

FEDERAL EMERGENCY MANAGEMENT AGENCY
 NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
 Expires December 31, 2005

Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME: THE PROMENADE AT HOWARD HUGHES CENTER

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.: 6001 CENTER DRIVE, SUITE 121

CITY: LOS ANGELES STATE: CA. ZIP CODE: 90045

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): LOT 3, 4, AND 5 OF TR. 49299, MB. 1175, PG. 69-78, AND LOT 15, 16, AND 17 OF TR. 51419, MB. 1204, PG. 42-50.

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.): COMMERCIAL RETAIL AND MOVIE THEATRES.

LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or #####): _____ HORIZONTAL DATUM: NAD 1927 NAD 1983 SOURCE: GPS (Type): _____ USGS Quad Map Other: SURVEY

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER: 060137 CITY OF LOS ANGELES

B2. COUNTY NAME: LOS ANGELES

B3. STATE: CA.

B4. MAP AND PANEL NUMBER: <u>04</u>	B5. SUFFIX: <u>C</u>	B6. FIRM INDEX DATE: <u>5/4/99</u>	B7. FIRM PANEL EFFECTIVE/REVISED DATE: <u>NOV. 9, 2001</u>	B8. FLOOD ZONE(S): <u>X</u>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding): <u>CONTAINED IN STORM DRAIN</u>
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B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): LOMR

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

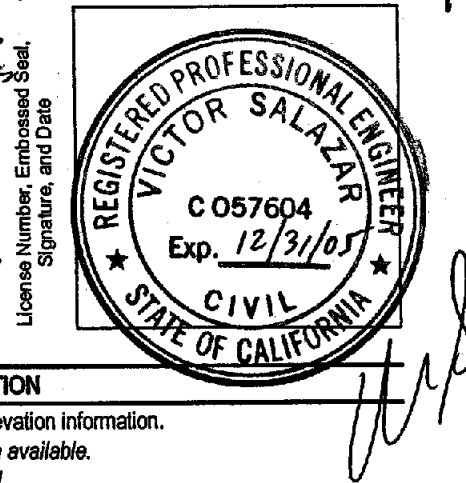
C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete items C3.-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum: N/A Conversion/Comments: NO DATUM CONVERSION IS REQUIRED BASED ON THE BASE FLOOD IS NOW CONTAINED IN A STORM DRAIN SYSTEM AS DESCRIBED ON FEMA CASE No. 01-09-557P

Elevation reference mark used: 31.35 Does the elevation reference mark used appear on the FIRM? Yes No

a) Top of bottom floor (including basement or enclosure) 53.85 ft(m) 41.50 FT vs 53.85 ft(m)
 b) Top of next higher floor 53.85 ft(m) 51.50 FT vs 53.85 ft(m)
 c) Bottom of lowest horizontal structural member (V zones only) N/A ft(m)
 d) Attached garage (top of slab) N/A ft(m)
 e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 43.50 ft(m)
 f) Lowest adjacent (finished) grade (LAG) @ SUITE 102 53.80 ft(m)
 g) Highest adjacent (finished) grade (HAG) @ PARKING STRUCTURE 61.68 FT vs 53.80 ft(m)
 h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A
 i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME: VICTOR SALAZAR LICENSE NUMBER: C57604

TITLE: SENIOR PROJECT MANAGER COMPANY NAME: LAND DESIGN CONSULTANTS, INC.

ADDRESS: 225 SO. LAKE AVENUE, SUITE 600 CITY: PASADENA STATE: CA. ZIP CODE: 91101

SIGNATURE: [Signature] DATE: 8/4/03 TELEPHONE: (626) 578-7000
(626) 578-7373(F)

IMPORTANT: In these spaces, copy the corresponding information from Section A.

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

6081 CENTER DRIVE, SUITE 121

CITY
LOS ANGELES

STATE
CA.

ZIP CODE
90045

Facility Name/Company Use
Policy Number
Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

- ELEVATION REFERENCE MARK, SOURCE: CITY OF LOS ANGELES, BM #17-02735 (1985 ADJ.)
- TOP OR BOTTOM FLOOR ELEVATION (LOWEST) AT THE RETAIL AREA IS FOUND AT SUITE 102 (FL. 53.1)
- TOP OR BOTTOM FLOOR ELEVATION (LOWEST) AT PARKING STRUCTURE IS ELEV. 41.50
- LOWEST ELEVATION FOUND (ELEV. 43.50) IS AT DNP-MANHOLE UNDERNATH SUITE 105 APPROX. Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is 0.05 ft.(m) in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is N/A ft.(m) in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is (ELECTRICAL) 6.1 ft.(m) in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
 Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

VICTOR SALAZAR, P.E.

ADDRESS

225 SO. LAKE AVENUE, SUITE 600 PASADENA,

CITY

STATE

ZIP CODE

SIGNATURE

[Signature]

DATE

AUG. 4, 2003

TELEPHONE

COMMENTS

THE STORM DRAIN SYSTEM IS COMPLETE AND ACCEPTED BY THE CITY OF LOS ANGELES, DEPT. OF PUBLIC WORKS. THE AREA BASE FLOOD IS NOW CONTAINED IN THE S.D. SYSTEM. NO FLOOD INSURANCE WILL BE REQUIRED FOR ALL THE LOTS DESCRIBED Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

ABOVE FOR THE PROPERTY.

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is:

___ ft.(m)

Datum: ___

G9. BFE or (in Zone AO) depth of flooding at the building site is:

___ ft.(m)

Datum: ___

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

Check here if attachments



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable James K. Hahn
Mayor, City of Los Angeles
200 North Spring Street, Room 303
Los Angeles, CA 90012

IN REPLY REFER TO:
Case No.: 01-09-557P

Community: City of Los Angeles, CA
Community No.: 060137
Panels Affected: 0084 C and 0085 C
Effective Date of **NOV 09 2001**
This Revision:

102-D

Dear Mayor Hahn:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for your community in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated March 16, 2001, Ms. Rosalia Rojo, NFIP/CRS Coordinator, Stormwater Program, Department of Public Works, City of Los Angeles, requested that FEMA revise the FIRM to show the effects of construction of the Airport Boulevard Storm Drain, a 12-foot-wide by 8-foot-high reinforced-concrete box culvert, between Centinela Channel and 74th Street, and construction of the Mesmer Avenue Storm Drain, a pipe culvert of varying sizes, from a point approximately 1,000 feet east and 500 feet north of the intersection of Mesmer Avenue and Major Street to a point approximately 700 feet north of the intersection of 74th Street and Airport Boulevard.

All data required to complete our review of this request were submitted with letters from Mr. Dionicio Gonzales, P.E., President/CEO, Gonzales, Suarez and Associates, Inc., and Ms. Rojo.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along an unnamed flooding source. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for the unnamed flooding source decreased. The base flood is contained in the storm drains. The modifications are shown on the enclosed annotated copies of FIRM Panels 0084 C and 0085 C. This Letter of Map Revision (LOMR) hereby revises the above-referenced panels of the effective FIRM dated December 2, 1980.

The modifications are effective as of the date shown above. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the culverts rests with your community.


Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by calling the Chief, Community

Mitigation Programs Branch, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7184. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



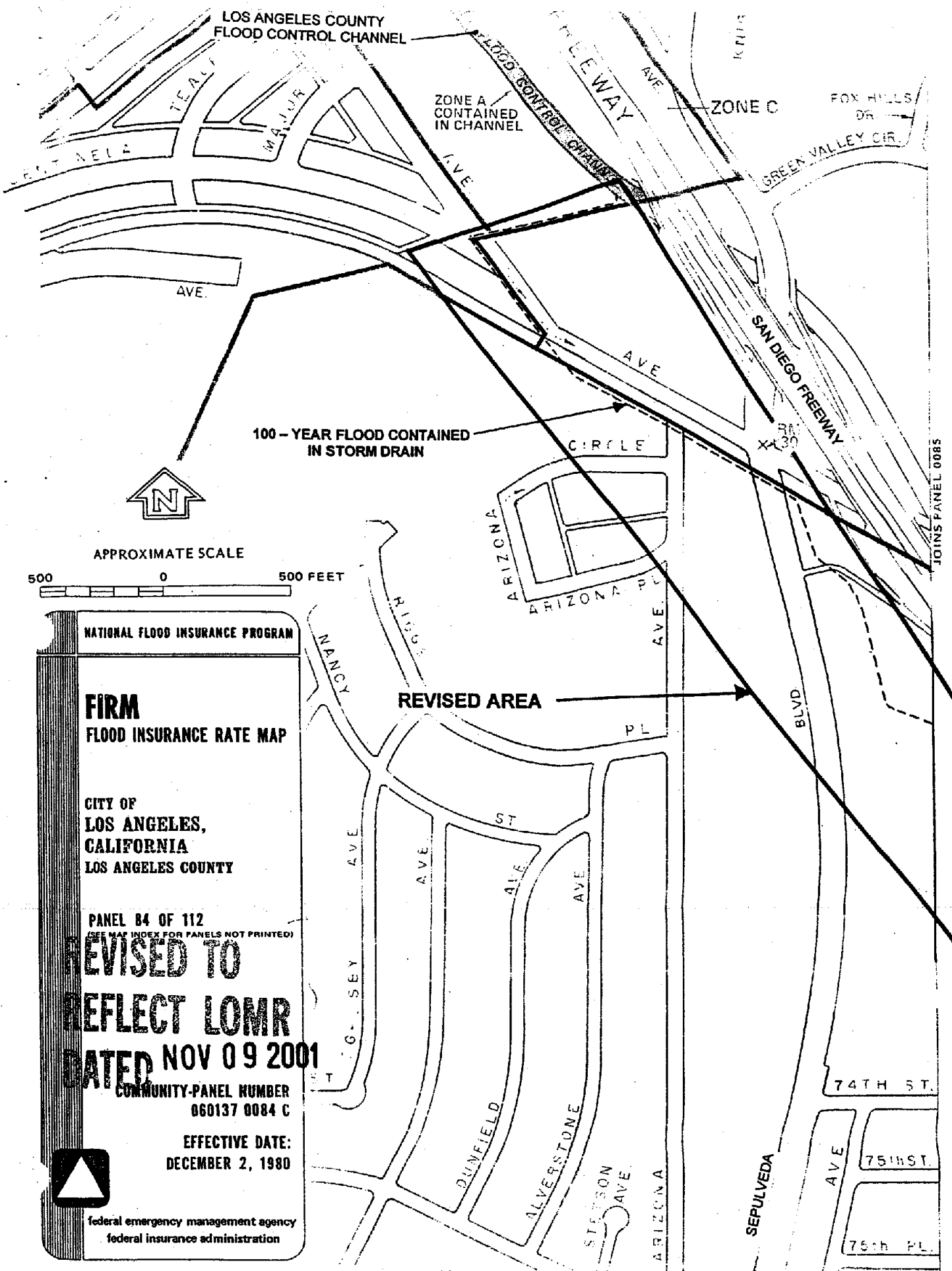
Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Federal Insurance and
Mitigation Administration

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and
Mitigation Administration

Enclosures

cc: Ms. Rosalia Rojo
NFIP/CRS Coordinator
Stormwater Program
Department of Public Works
City of Los Angeles

Mr. Dionicio Gonzales, P.E.
President/CEO
Gonzales, Suarez & Associates, Inc.



JOINS PANEL 0085

LOS ANGELES COUNTY
FLOOD CONTROL CHANNEL

ZONE A
CONTAINED
IN CHANNEL

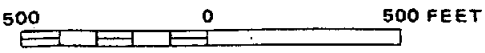
ZONE C

100-YEAR FLOOD CONTAINED
IN STORM DRAIN

REVISED AREA



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
LOS ANGELES,
CALIFORNIA
LOS ANGELES COUNTY

PANEL 84 OF 112
(SEE MAP INDEX FOR PANELS NOT PRINTED)

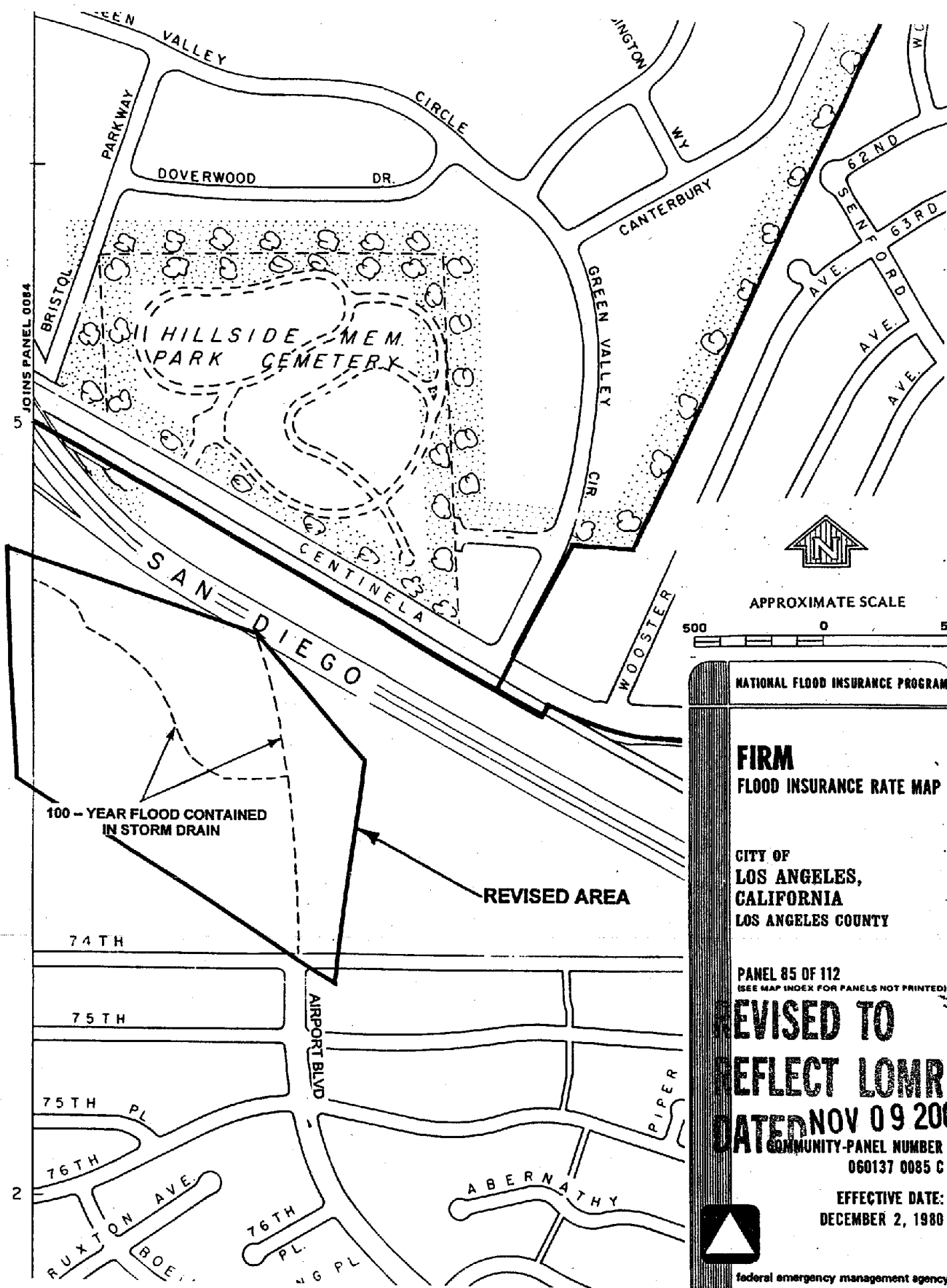
**REVISED TO
REFLECT LOMR
DATED NOV 09 2001**

COMMUNITY-PANEL NUMBER
860137 0084 C

EFFECTIVE DATE:
DECEMBER 2, 1980



federal emergency management agency
federal insurance administration



ST JOINS PANEL 0084

100 - YEAR FLOOD CONTAINED
IN STORM DRAIN

REVISED AREA

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
LOS ANGELES,
CALIFORNIA
LOS ANGELES COUNTY

PANEL 85 OF 112
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**REVISED TO
REFLECT LOMR
DATED NOV 09 200**

COMMUNITY-PANEL NUMBER
060137 0085 C

EFFECTIVE DATE:
DECEMBER 2, 1980



federal emergency management agency
federal insurance administration