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1149 S. BROADWAY, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90015-2213

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RECEIVED

DEC 08 2008

CENTRAL DISTRICT  
PERMIT COUNTER

RECEIVED

DEC 08 2008

CENTRAL DISTRICT  
PERMIT COUNTER

December 4, 2008

Ron Wiener  
2219 Balsam Avenue  
Los Angeles, CA 90064

Dear Mr. Wiener:

**2219 BALSAM AVENUE – PCIS #07014-20000-05369 APPROVED ELEVATION  
CERTIFICATE**

I received the completed and stamped Elevation Certificate for the above project. The Elevation Certificate conforms to the elevation required at time of building permit sign-off, therefore, my office has no objections for the issuance of Certificate of Occupancy for the permit number PCIS #07014-20000-05369.

Please provide a copy of the attached Elevation Certificate to the City Building and Safety Inspector. If you have any questions, please contact Mr. Mohammad Al-Jamal, at (213) 485-4462.

Sincerely,

Susan Shu, Group Manager  
Stormwater Group

SSS\CP\MAJ.kj  
H:\Kirra\Stormwater\Mohammad\2219 Balsam aveEC.doc

CC: Robert Steinbach, DBS, MS 115  
Tom Stevens, DBS, MS 115  
Wesley Tanijiri, BOE, MS 503 ✓  
Cindy Pham, BOE, MS 494



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <b>Ron Wiener</b>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2219 Balsam Ave</b>		Policy Number
City <b>Los Angeles</b> State <b>CA</b> ZIP Code <b>90064</b>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tract No. <b>5609 Block 122 Lot 21 A.P.N. 4315-001-021</b>		

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Residential**

A5. Latitude/Longitude: Lat. **36'** Long. **63'** Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **8**

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s)	<b>1,763</b> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<b>31</b>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<b>3,100</b> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>City of Los Angeles 060137</b>		B2. County Name <b>Los Angeles</b>		B3. State <b>CA</b>	
B4. Map/Panel Number <b>060137 0071</b>	B5. Suffix <b>c</b>	B6. FIRM Index Date <b>05/04/1999</b>	B7. FIRM Panel Effective/Revised Date <b>December 2, 1980</b>	B8. Flood Zone(s) <b>AO</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>195.57 (D=3')</b>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item 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 **N/A**  CBRS  OPA

## 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. 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 C2.a-g below according to the building diagram specified in Item A7.  
Benchmark Utilized **13-26340** Vertical Datum **200.935**  
Conversion/Comments **No Conversion Factor.**

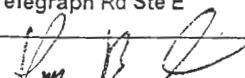
Check the measurement used.

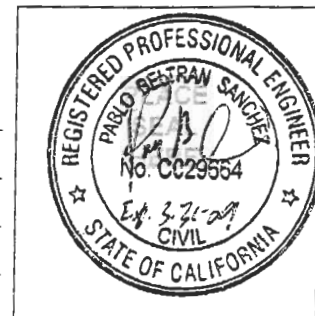
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<b>192.65</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<b>196.65</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<b>N/A</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<b>191.95</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<b>197.28</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<b>191.47</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<b>192.57</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## 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 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.

Check here if comments are provided on back of form.

Certifier's Name <b>Pablo B. Sanchez</b>		License Number <b>29664</b>	
Title <b>Vice-President</b>		Company Name <b>Landdevelopment Engineering Inc.</b>	
Address <b>9519 Telegraph Rd Ste E</b>		City <b>Pico Rivera</b> State <b>CA</b> ZIP Code <b>90660</b>	
Signature 	Date <b>December 4, 2008</b>	Telephone <b>562-949-5100</b>	




<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2219 Balsam Ave	Policy Number
City Los Angeles State CA ZIP Code 90064	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: Forced Air Unit. (197.28)

Signature 

Date December 4, 2008

Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).  
 a) Top of bottom floor (including basement, crawl space, or enclosure) is 0.08  feet  meters  above or  below the HAG.  
 b) Top of bottom floor (including basement, crawl space, or enclosure) is 1.18  feet  meters  above or  below the HAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is 4.08  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is 0.70  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 4.71  feet  meters  above or  below the HAG.
- E5. 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, 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, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

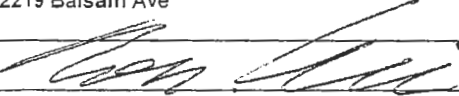
Ron Wiener

Address 2219 Balsam Ave

City Los Angeles

State CA

ZIP Code 90064

Signature 

Date December 4, 2008

Telephone 310-274-4946

Comments

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

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. Check the measurement used in Items G8. and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by 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: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments