

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name S.R. PARTNERS, LLC		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 633 S. GIBBONS STREET		Policy Number
City LOS ANGELES State CA ZIP Code 90031		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) POR. OF LOTS 2-11 OF KUHRTS BRIDGE TRACT, M.R. 25-93		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) LIVE-WORK UNITS		
A5. Latitude/Longitude: Lat. 34.0664801 Long. -118.2238091		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 1		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) N.A. sq ft	a) Square footage of attached garage N.A. sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N.A.	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N.A.	
c) Total net area of flood openings in A8.b N.A. sq in	c) Total net area of flood openings in A9.b N.A. sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number LOS ANGELES 060137		B2. County Name LOS ANGELES		B3. State CA	
B4. Map/Panel Number 060137-0066	B5. Suffix D	B6. FIRM Index Date 07-06-98	B7. FIRM Panel Effective/Revised Date 07-06-98	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 301
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> 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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized **CITY OF LA BM # 12-04310** Vertical Datum **NGVD 1929**
Conversion/Comments _____

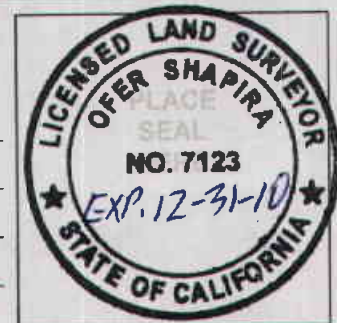
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 302.04	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor N.A.	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) N.A.	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) N.A.	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 303.02	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) 297.78	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) 301.06	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N.A.	<input 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. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name OFER SHAPIRA	License Number LS 7123
Title PRESIDENT	Company Name SURVEYING & DRAFTING SERVICES, INC.
Address 434 N. VISTA STREET	City LOS ANGELES State CA ZIP Code 90036
Signature <i>Ofer Shapira</i>	Date 11-02-10 Telephone (323) 857-1017



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 633 S. GIBBONS STREET	Policy Number
City LOS ANGELES State CA ZIP Code 90031	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 C2.d) Type of equipment: Water Heater. Bottom Elevation = 303.02 feet.

Signature [Signature] Date 11-10-10 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, crawlspace, or enclosure) is 0.98 feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is 4.26 feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N.A. feet meters above or below the HAG.
- E3. Attached garage (top of slab) is N.A. feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 1.96 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 Steve Rinari

Address 737 Loman Street City Los Angeles State CA ZIP Code 90031

Signature [Signature] Date 12-7-10 Telephone 323 330-8724

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 _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Bureau of Engineering	Title
Community Name	Stormwater Group	Telephone
Signature	Elevation Certificate Review	Date
Comments	Permit No. <u>07016-10000-10338</u> <input checked="" type="checkbox"/> Approved By: <u>MBA</u> Date: <u>12-14-2010</u>	

Check here if attachments

Building Photographs

See Instructions for Item A6.

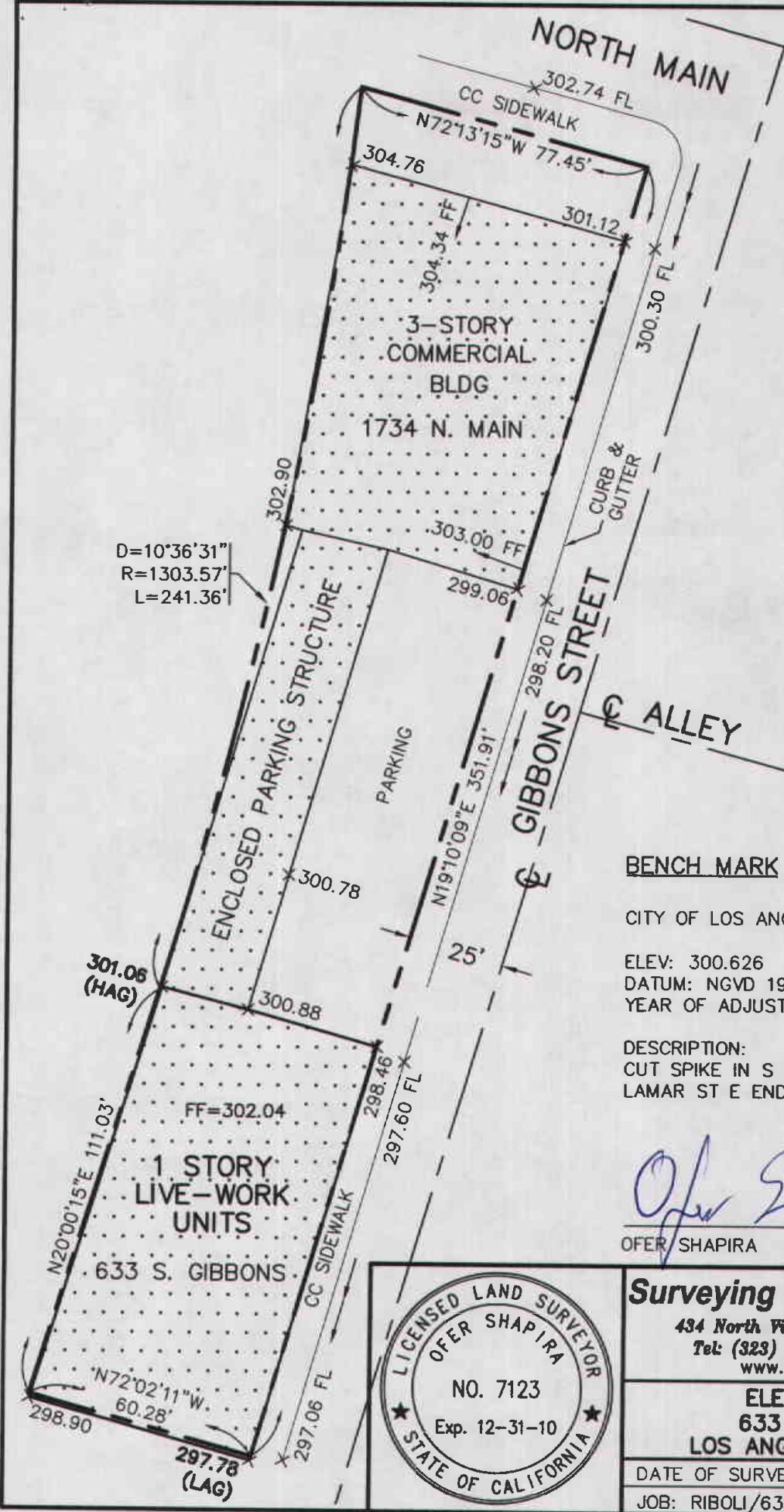
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 633 S. GIBBONS STREET	For Insurance Company Use:
City LOS ANGELES State CA ZIP Code 90031	Policy Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	

FRONT VIEW TAKEN ON 4-27-2010:



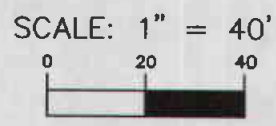
REAR VIEW TAKEN ON 4-27-2010:





LEGEND

- FF FINISHED FLOOR
- FL FLOW LINE
- HAG HIGHEST ADJACENT GRADE
- LAG LOWEST ADJACENT GRADE
- ← SURFACE DRAIN



BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 12-04310

ELEV: 300.626
 DATUM: NGVD 1929
 YEAR OF ADJUSTMENT: 1985

DESCRIPTION:
 CUT SPIKE IN S CURB N MAIN ST 7 FT W OF LAMAR ST E END CB.

Offer Shapira
 OFFER SHAPIRA

11-2-10
 DATE

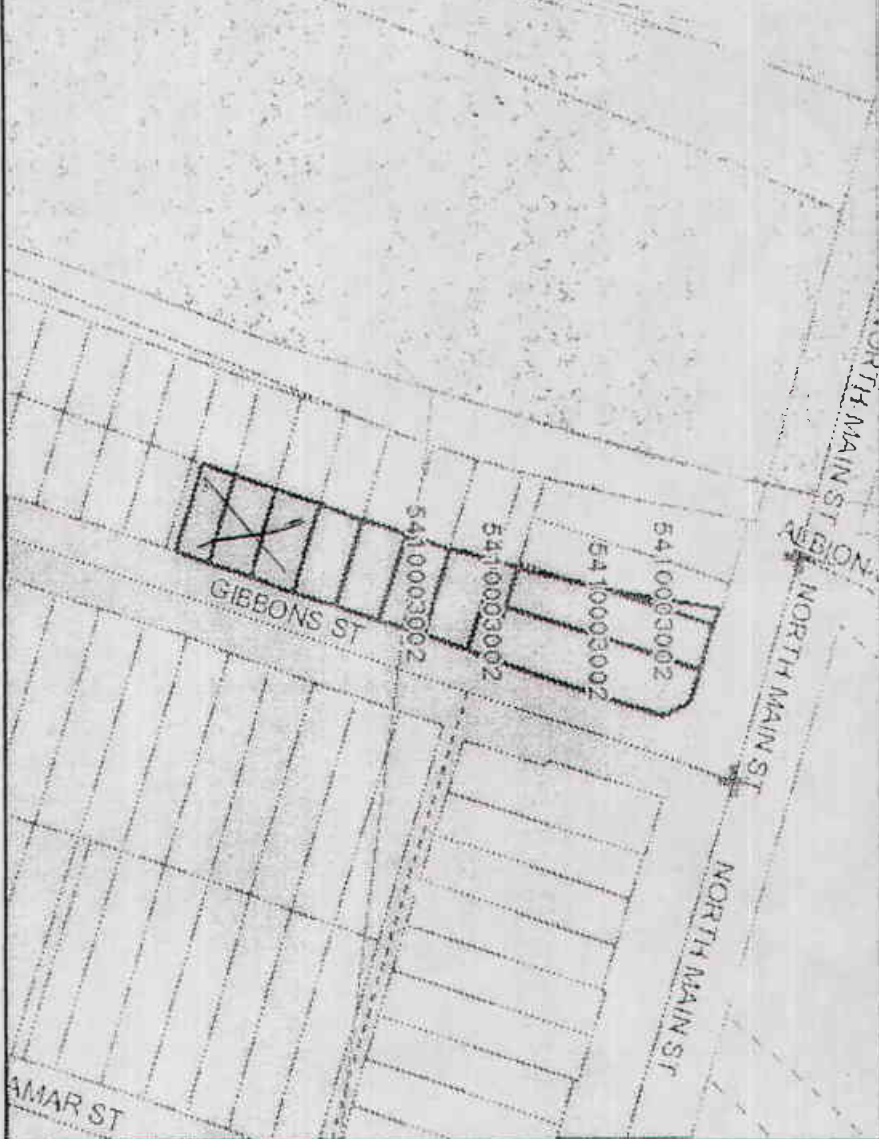


Surveying & Drafting Services, Inc.

434 North Vista Street, Los Angeles, CA., 90036
 Tel: (323) 857-1017 Fax: (323) 857-1079
 www.surveyinganddrafting.com

ELEVATION CERTIFICATE
 633 S. GIBBONS STREET
 LOS ANGELES, CALIFORNIA 90031

DATE OF SURVEY: 10-28-10	DRAWN BY: O.S.
JOB: RIBOLI/633-GIBBONS	SHEET: 1 OF 1



APN: 5410003002

Addresses	1734 N NORTH MAIN ST, 1738 N NORTH MAIN ST, 611 S GIBBONS ST, 633 1-B S GIBBONS ST	
Zip Code	90031	
Council Dist	14	
LOMPLOMA	Flood Depth	Not Available
Flood Status	Elevation	301
Zone Type	FEMA Panel No	060137 0066 D
	Effective Date	07/06 1998

NOTES TO USER

Certain areas not in the special flood hazard areas (Zones A and V) may be protected by flood control structures. This map is for flood insurance purposes only. It does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. City of Los Angeles Stormwater Program / Source: Federal Emergency Management Agency

EXPLANATION OF ZONE DESIGNATION

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- A** Areas of 100-year flood, no base flood elevations determined
- AE** Areas of 100-year flood, base flood elevations determined
- AH** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet (usually areas of ponding); base flood elevations are shown
- AO** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet (usually streamflow on sloping terrain); average depths of inundation are shown
- AO(AF)** Areas of 100-year alluvial fan flooding; average depths of inundation are shown
- A1-A30** Areas of 100-year flood, base flood elevations and flood hazard factors determined
- A1-A30(FW)** Floodway areas
- VE** Areas of 100-year coastal flood with velocity hazard (wave action); base flood elevations determined
- V1-V30** Areas of 100-year coastal flood with velocity hazard (wave action); base flood elevations and flood hazard factors determined
- 500-YEAR FLOOD AREAS**
- B or X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood
- OTHER AREAS**
- C or X** Areas determined to be outside 500-year flood plain; Areas of minimal flooding
- D** Areas in which flood hazards are undetermined

Base Flood Elevation Line With Elevation In Feet: ---5.13--- (EL987)
 Base Flood Elevation In Feet Where Uniform Within Zone: (EL987)
 Elevation Reference Mark: RM7 X
 River Mile: M1.5
 ** Referenced to the National Geodetic Vertical Datum of 1929

