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LOS ANGELES, CA 90015-2213

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MEMO OF REVIEW FOR CORRECTNESS AND COMPLETION

In accordance with this community's participation in the National Flood Insurance Program's Community Rating System, all FEMA Elevation Certificates must be correct and complete. The attached Certificate has some incorrect items which are noted here.

SECTION A – PROPERTY INFORMATION			For Insurance Company Use:	
A1. Building Owner's Name			Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.o. Route and Box No. 2409 Griffith Park Blvd			Company NAIC Number	
City	State	Zip Code		
Los Angeles	CA	90039		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)				
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) _____				
A5. Latitude/Longitude: Lat. _____ Long. _____ 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 _____				
A8. For a building with a crawl space or enclosures(s), provide			A9. For a building with an attached garage, provide:	
a)	Square footage of crawl space or enclosure(s) _____sq ft		a)	Square footage of attached garage _____sq ft
b)	No. of permanent flood openings in the crawl space or enclosures(s) walls within 1.0 foot above adjacent grade _____		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 A8.b _____sq in		c)	Total net area of flood openings in A9.b _____sq in

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Los Angeles 060137		B2. County Name		B3. State	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date 09/26/2008	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

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 _____ 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 _____ Vertical Datum _____

Conversion/Comments _____

COMMENTS:

Incorrect Index FIRM Date. Index date changed to “09/26/2008”.

Date of Review: 08/14/20 Community Official: 

All elevation certificates shall be maintained by the community and copies with the attached memo made available upon request.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name GP PROPERTY INVESTORS, LLC ✓				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2409 GRIFFITH PARK BOULEVARD ✓				Company NAIC Number:	
City LOS ANGELES ✓	State California ✓	ZIP Code 90039 ✓			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 19 IN BLOCK 27 OF "IVANHOE", MB 17, PGS 65 THRU 68; APN 5432-003-004 ✓					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL ✓					
A5. Latitude/Longitude: Lat. 34-06-11 N ✓ Long. 118-16-21 W ✓ 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 7 ✓					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 11,750 sq ft ✓					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 4 ✓					
c) Total net area of flood openings in A8.b 22,248 sq in ✓					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft ✓					
b) Number 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 A9.b N/A sq in ✓					
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 CITY OF LOS ANGELES, 060137 ✓			B2. County Name LOS ANGELES ✓		B3. State California ✓
B4. Map/Panel Number 06037C1610 ✓	B5. Suffix F ✓	B6. FIRM Index Date 04-04-2018 ✓	B7. FIRM Panel Effective/ Revised Date 09-26-2008 ✓	B8. Flood Zone(s) AO ✓	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) DEPTH 1.0' (BFE 410.8') ✓
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 type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: LOMA CASE NO. 15-09-0695A ✓					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
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: N/A ✓ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA ✓					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 2409 GRIFFITH PARK BOULEVARD ✓			Policy Number:
City LOS ANGELES ✓	State California ✓	ZIP Code 90039 ✓	Company NAIC Number

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. In Puerto Rico only, enter meters.

Benchmark Utilized: CITY OF LA BM 12-22940 ✓ Vertical Datum: 408.377 (NAVD 1988) ✓

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|--|---------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 409.0 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 419.5 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 411.8 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 409.0 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 416.1 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 409.0 ✓ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name DOUGLAS R. HOWARD ✓	License Number 6169 ✓
Title PROJECT MANGER ✓	
Company Name PSOMAS ✓	
Address 555 SOUTH FLOWER STREET, SUITE 4300 ✓	
City LOS ANGELES ✓	State California ✓
	ZIP Code 90071 ✓



Signature <i>Douglas R. Howard</i> ✓	Date 10-24-2018 ✓	Telephone (213) 223-1400 ✓	Ext. 1471 ✓
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Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Latitude and Longitude were determined from Google Earth.
Electrical panel set atop concrete pad is lowest equipment at elev.=411.8' ✓
A/C units, hot water boiler and Elevator Mechanicals on roof top at elev.= 439.4'
Air handlers lowest elevation=419.5'

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 2409 GRIFFITH PARK BOULEVARD ✓			Policy Number:
City LOS ANGELES ✓	State California ✓	ZIP Code 90039 ✓	Company NAIC Number

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 _____ ✓ N/A feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ✓ N/A 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 1–2 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 _____ ✓ N/A 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 or Owner's Authorized Representative's Name
DOUGLAS R. HOWARD ✓

Address	City	State	ZIP Code
555 SOUTH FLOWER STREET, SUITE 4300 ✓	LOS ANGELES ✓	California ✓	90071 ✓

Signature	Date	Telephone
<i>Douglas R. Howard</i> ✓	10-24-2018 ✓	(213) 223-1400 ✓

Comments

SEE ATTACHED DIAGRAM FOR VENT LOCATIONS AND PICTURES OF ENCLOSED AREAS IN GARAGE. ✓

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 2409 GRIFFITH PARK BOULEVARD ✓			Policy Number:
City LOS ANGELES ✓	State California ✓	ZIP Code 90039 ✓	Company NAIC Number

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–G10. In Puerto Rico only, enter meters.

- 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–G10) is provided for community floodplain management purposes.


G4. Permit Number 16010-10000-02240 ✓	G5. Date Permit Issued 01-26-2017 ✓	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: _____ ✓ 409.0 feet meters Datum NAVD1988 ✓

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ✓ 410.8 feet meters Datum NAVD1988 ✓

G10. Community's design flood elevation: _____ ✓ 411.8 feet meters Datum NAVD1988 ✓


Local Official's Name SYLVIA DHIMDIS	Title CEA II
Community Name CITY OF LOS ANGELES	Telephone (213) 485-4465
Signature 	Date 10/25/18

Comments (including type of equipment and location, per C2(e), if applicable)

Latitude and Longitude were determined from Google Earth.
Electrical panel set atop concrete pad is lowest equipment at elev.=411.8'
A/C units, hot water boiler and Elevator Mechanicals on roof top at elev.= 439.4' ✓
Air handlers lowest elevation=419.5'

**Bureau of Engineering
Stormwater Group
Elevation Certificate Review**

Permit No. 16010-10000-02240

Approved By: 

Date: 10/25/2018 For Sylvia Dhimdis

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

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. 2409 GRIFFITH PARK BOULEVARD ✓			Policy Number:
City LOS ANGELES. ✓	State California ✓	ZIP Code 90039 ✓	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption EAST ✓

Clear Photo One

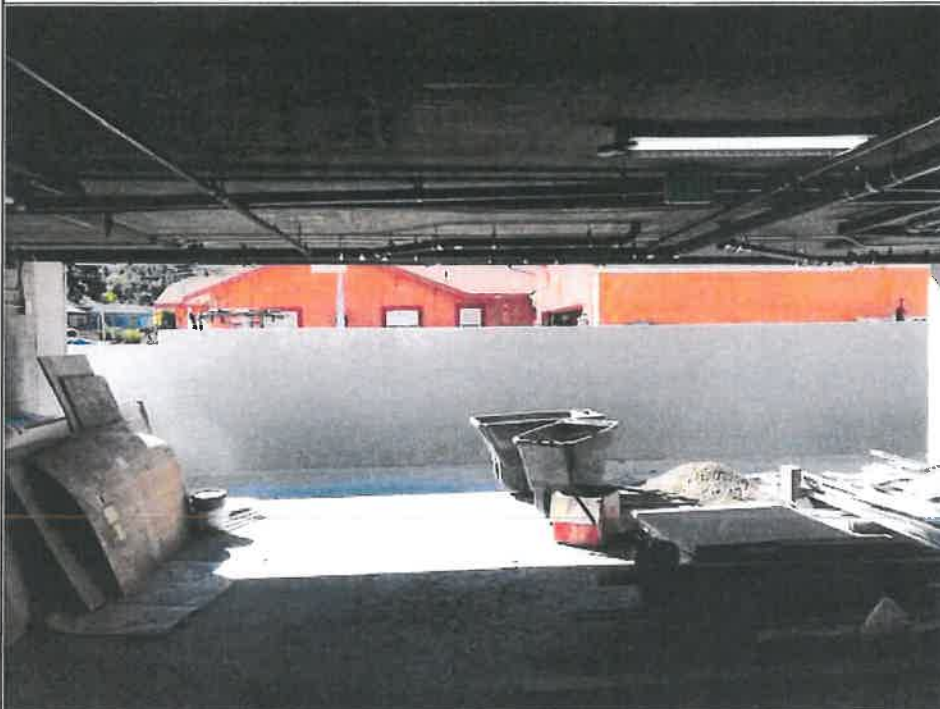


Photo Two

Photo Two Caption SOUTH ✓

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

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. 2409 GRIFFITH PARK BOULEVARD ✓			Policy Number:
City LOS ANGELES ✓	State California ✓	ZIP Code 90039 ✓	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption NORTH ✓

Clear Photo Three

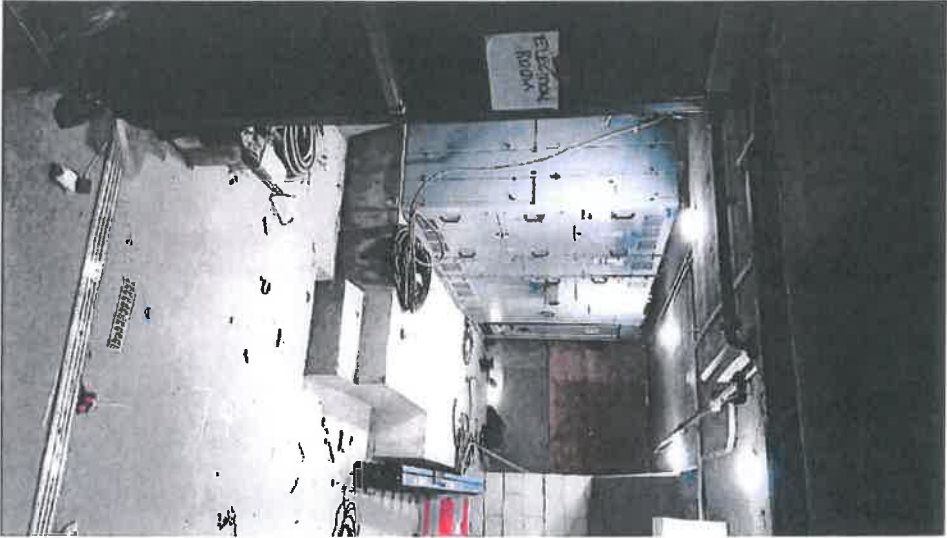


Photo Four

Photo Four Caption NORTH SIDE ✓

Clear Photo Four

ELECTRICAL ROOM



ELECTRICAL ROOM ✓

