Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT**  
**DETERMINATION DOCUMENT (REMOVAL)**

<table>
<thead>
<tr>
<th>Community and Map Panel Information</th>
<th>Legal Property Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Los Angeles, Los Angeles County, California</td>
<td>Lot 13, Block 134, Tract No. 9300, as described in the Grant Deed recorded as Document No. 20101193598, in the Office of the Recorder, Los Angeles County, California</td>
</tr>
</tbody>
</table>

**Community**

Community No.: 060137

**Affected Map Panel**

Number: 06037C1588F

Date: 9/26/2008

Flood Source: Pulga Canyon

**Approximate Latitude & Longitude of Property:** 34.045, -118.541

**Source of Lat & Long:** Google Earth Pro

**Datum:** NAD 83

**Determination**

<table>
<thead>
<tr>
<th>Lot</th>
<th>Block/Section</th>
<th>Subdivision</th>
<th>Street</th>
<th>Outcome</th>
<th>What Is Removed From the SFHA</th>
<th>Flood Zone</th>
<th>1% Annual Chance Flood Elevation (NAVD 83)</th>
<th>Lowest Adjacent Grade Elevation (NAVD 83)</th>
<th>Lowest Lot Elevation (NAVD 83)</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>134</td>
<td>Tract 9300</td>
<td>537 Bienvenida Avenue</td>
<td>Property</td>
<td>X (unshaded)</td>
<td>185.5 feet</td>
<td>-</td>
<td>223.5 feet</td>
<td></td>
</tr>
</tbody>
</table>

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**Additional Considerations** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

**Zone A**

Study Underway  
Supercedes Previous Determination

This document provides the Federal Emergency Management Agency’s determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

2013 AUG 15 AH 11:08
LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 4/9/2013, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2527 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration
Federal Emergency Management Agency  
Washington, D.C. 20472

August 06, 2013

MR. THOMAS HENDRIX  
CHRIS NELSON & ASSOCIATES  
31238 VIA COLINAS, SUITE C  
WESTLAKE VILLAGE, CA 91362

CASE NO.: 13-09-2572A  
COMMUNITY: CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA  
COMMUNITY NO.: 060137

DEAR MR. HENDRIX:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

[Signature]

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
    Community Map Repository  
    Region  
    Dr. Michael Irwin