

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 Top Gear Properties				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14562 167th Ave SE				Company NAIC Number:	
City Monroe		State WA		ZIP Code 98272	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot A-5 Monroe Gateway; TPN 010488-000-001-05					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential					
A5. Latitude/Longitude: Lat. <u>47° 51' 55.38" N</u> Long. <u>122° 00' 28.75" W</u> 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 <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> 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 <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> 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 Monroe 530169			B2. County Name Snohomish		B3. State WA
B4. Map/Panel Number 53061C/1357	B5. Suffix G	B6. FIRM Index Date 06/19/2020	B7. FIRM Panel Effective/Revised Date 06/19/2020	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 35.1'
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: <u>Letter from Chris Nelson, Snohomish County SWM 3/9/2011 confirming BFE of 35.12' NAVD88</u>					
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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 14562 167th Ave SE			Policy Number:
City Monroe	State WA	ZIP Code <input checked="" type="checkbox"/> 98272	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: WSRN / RTK GPS Vertical Datum: NAVD 88

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) | <u>36.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>48.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <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) | <u>36.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>32.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>36.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input 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 License Number
James B. McDaniel **WaPLS 21359**

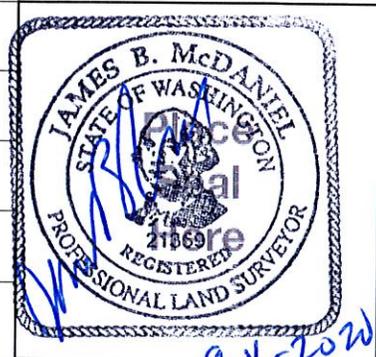
Title
Professional Land Surveyor

Company Name
Harmson LLC

Address
PO Box 516

City State ZIP Code
Monroe **WA** **98272**

Signature Date Telephone Ext.
James B. McDaniel 9-4-2020 (360) 794-7811



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)

C2(e) is a electrical transformer, located inside the structure

C2(f) is a loading dock area

Photo Sheet Attached



WEST FACE OF STRUCTURE

IRONMASTER
14562 167TH Ave SE
MONROE WA 98272
TAX PCL NO 01048800000105
DATE OF PHOTOS: SEPT 3, 2020
BY: HARMSSEN LLC
P.O.BOX 516
MONROE, WA 98272

STRUCTURE NOTE:

THE PRIMARY STRUCTURE IS ON A SLAB WHICH IS HIGHER THAN ADJACENT GRADE IN SOME AREAS.

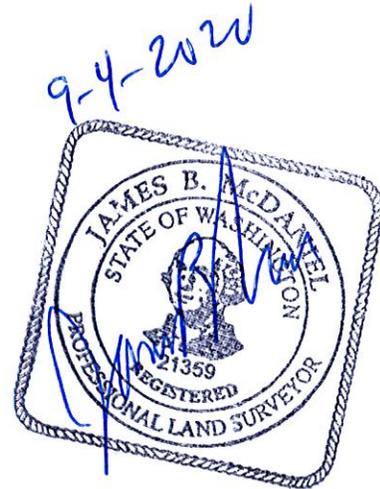
THE STRUCTURE HAS NO FLOOD VENTING.



SOUTH FACE OF STRUCTURE



EAST FACE OF STRUCTURE





**IRONMASTER
14562 167TH Ave SE
MONROE WA 98272
TAX PCL NO 01048800000105
DATE OF PHOTOS: SEPT 3, 2020
BY: HARMSSEN LLC
P.O.BOX 516
MONROE, WA 98272**

STRUCTURE NOTE:

C2(e) IS AN ELECTRICAL TRANSFORMER
INSIDE THE WAREHOUSE.

THE NEXT-HIGHEST FLOOR HAS A
SMALLER FOOTPRINT THAN THE
OVERALL STRUCTURE.

THERE IS A LOADING DOCK IN THE
NORTHWEST CORNER OF THE
STRUCTURE, WITH PARKING BELOW
ADJACENT GRADE.

C2(e) IS AN ELECTRICAL TRANSFORMER INSIDE WAREHOUSE



NEXT-HIGHEST FLOOR



LOADING DOCK AT NW CORNER OF STRUCTURE



National Flood Hazard Layer FIRMette



122°0'46"W 47°52'7"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

OTHER AREAS OF FLOOD HAZARD

- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- No Screen Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/24/2020 at 10:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undomesticated areas cannot be used for regulatory purposes.

Frylands / French Crk

Jim McDaniel

From: Nelson, Chris [Chris.Nelson@co.snohomish.wa.us]
Sent: Wednesday, March 09, 2011 2:49 PM
To: Jim McDaniel
Subject: RE: Gonyea N0. 2
Attachments: 2010_PFIRM_Gonyea.pdf

Jim,

Thank you for bringing this matter to our attention. You note in your letter dated Feb. 11, 2011, " the BFE actually drops about half a foot from the existing FIRM to the proposed FIRM."

The effective Base Flood Elevation (BFE) for the French Slough area is 32 feet relative to the National Geodetic Vertical Datum of 1929 (NGVD 29). This elevation was established by the FIS adopted in 2005. **The 1%-Annual Chance (100-yr) flood elevation for the French Slough area as modeled in the 2005 FIS is 31.6 feet NGVD 29.** Per FEMA standards, this elevation was rounded to 32 feet to establish the BFE shown on the effective Flood Insurance Rate Map (FIRM). This BFE has not changed since adoption of the maps in 2005. The elevation for the FSFCD on the pre-2005 map was 30 ft NGVD29.

In 2006 West Consultants reviewed the hydraulic model used in the 2001 study and it was determined that a section of levee was omitted from the model. The hydraulic model was revised to include the segment of levee previously omitted. **The revised model shows the 1%-Annual Chance (100-yr) flood elevation for the French Slough area to be 31.42 feet NGVD29, a difference of -0.18 feet.** If the FIRM had been published in 2005 using this revised elevation, the whole-foot BFE would have been rounded down to 31 feet NGVD29.

The new FIRM will be published using the North American Vertical Datum of 1988 (NAVD88). The conversion factor for the Snohomish River is 3.7 feet. That is, to convert from NGVD 29 to NAVD 88 you would add 3.7 feet to the NGVD 29 value. The revised BFE for the French Slough area will be 31.42 + 3.7 = 35.12 ft NAVD 88. **The revised whole-foot BFE will be 35 feet NAVD88.**

The revised elevation and topographic elevation data collected in 2006 was used to re-map the 1%-Annual Chance (100-yr) flood hazard area boundary. The re-delineated flood hazard area boundary is shown on the revised preliminary FIRMs issued by FEMA in October. The boundary was created by smoothing the more detailed contours using an automated process. As can be seen on the attached map it appears that a large portion of the property in question is above the revised BFE of 35 ft NAVD88.

It would be helpful if you could provide a digital line file depicting the 35 foot contour per your ground survey. Upon receipt of the contour data I will refine the proposed flood boundary and submit it to FEMA with my recommendation for inclusion in the final FIRM.

Best regards,

Chris J.O. Nelson, P.E. | River Engineer | Snohomish County Surface Water Management
3000 Rockefeller Ave., MS 607, Everett, WA 98201-4046 | 425.388.3464 x4696 |
chris.nelson@snoco.org

Please consider the environment before printing my e-mail

3/10/2011