

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No 1660-0008
 Expiration Date July 31 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1 Building Owner's Name Bentley Family Limited :- <u>PARTNERSHIP</u>		Policy Number:
A2 Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 12516 Creek Road		Company NAIC Number:
City Ojai	State CA	ZIP Code 93023

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Lion Mountain Ranch, APN 035-0-010-190.

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

A5. Latitude/Longitude: Lat. 34.434733 Long. -119.246625 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 NA-Bridge

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) NA sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A8.b NA sq in
 d) Engineered flood openings? Yes No NA

A9. For a building with an attached garage:
 a) Square footage of attached garage NA sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A9.b NA sq in
 d) Engineered flood openings? Yes No NA

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 060413 Ventura County. (UNINCORPORATED AREAS)

B2. County Name
 Ventura

B3. State
 CA

B4. Map/Panel Number
06111 C-0586
06111 C-0567
06111 C-0578

B5. Suffix
 E

B6. FIRM Index Date
Dec 14 2012
JAN 20, 2010

B7. FIRM Panel Effective/Revised Date
 Jan 20, 2010

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO use base flood depth)
630.674 653.21

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/Source _____

B11. Indicate elevation datum used for BFE in Item B9 NGVD 1929 NAVD 1988 Other/Source _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date NA 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-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: VEPID 980 (49-19) 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) NA feet meters
 b) Top of the next higher floor BRIDGE SCFFIT LOWEST SCFFIT NA feet meters
 c) Bottom of the lowest horizontal structural member (V-Zone only) 843.40 feet meters
 d) Attached garage (top of slab) NA feet meters
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) NA feet meters
 f) Lowest adjacent (finished) grade next to building (LAG) NA feet meters
 g) Highest adjacent (finished) grade next to building (HAG) NA feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support NA feet 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.

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

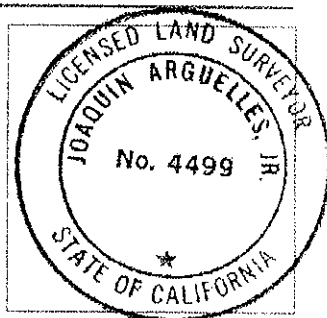
Check here if attachments.

Certifier's Name JOAQUIN ARGUELLES JR License Number 4499

Title PLS Company Name JAJ Surveys

Address 1575 SANDHAKER DR 105B 42 City VENTURA State CA ZIP Code 93001

Signature [Signature] Date 10-18-13 Telephone (805) 746-2235



ELEVATION CERTIFICATE, page 2

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. 12516 Creek Road		Policy Number:	
City: Ojai	State: CA	ZIP Code: 93023	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: Lion Mountain Ranch Bridge construction was completed on Oct 8 2013 and as-built survey completed on Oct 17, 2013. The lowest horizontal member is the girder (soffit) on the downstream side of the bridge, with an elevation of 643.40 ft NAVD88. Note: The approved design min. soffit elevation was 643.26 Ft NAVD88.

Signature: *[Handwritten Signature]*

A FEMA CLOMR (CASE No 13-09-1093R) FOR THIS BRIDGE WAS APPROVED APR 4, 2013
Date: 10-18-13

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 _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 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 _____ feet meters above or below the HAG.
- E3 Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4 Top of platform of machinery and/or equipment servicing the building is _____ 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: William O'Brien, PE NextGen Engineering

Address: 1287 Avila Drive City: Ojai State: CA ZIP Code: 93023

Signature: *William O'Brien, PE* Date: 11-29-13 Telephone: 805-798-7664

Comments: As-Built Survey results attached

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–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: *FP 2011-07* G5 Date Permit Issued: *April 29, 2013* G6 Date Certificate Of Compliance/Occupancy Issued: *December 10, 2013*

- G7 This permit has been issued for: New Construction Substantial Improvement
- G8 Elevation of as-built lowest floor (including basement) of the building: *643.40* feet meters Datum: *NAVD 1988*
- G9 BFE or (in Zone AO) depth of flooding at the building site: *N/A* feet meters Datum: _____
- G10 Community's design flood elevation: *654.21* feet meters Datum: *NAVD 1988*

Local Official's Name: *Brian Trushinski* Title: *Floodplain Manager*
 Community Name: *Ventura County (Unincorporated Areas)* Telephone: *(805) 477-1967*
 Signature: *[Handwritten Signature]* Date: *December 11, 2013*

Comments: *Private bridge crossing. CLOMR (Case No. 13-09-1093R) approved by FEMA April 4, 2013. LOMR submitted by Applicant 12-18-13 and signed by Brian Trushinski 12-18-13* Check here if attachments.

Building Photographs

See Instructions for Item A6.

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.
516 Creek Road

Policy Number:

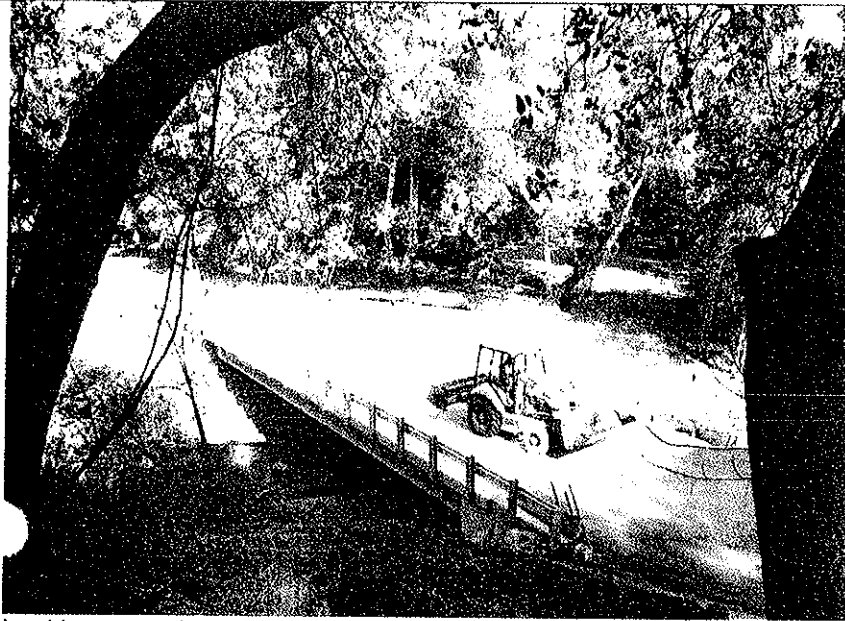
City Ojai

State CA

ZIP Code 93023

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.



Looking toward west. Completed Bridge 10-04-13



Looking from upstream side of bridge showing girder soffits. 10-4-13

Building Photographs

Continuation Page

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.
2516 Creek Road

Policy Number:

City Ojai

State CA

ZIP Code 93023

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.

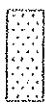
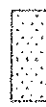



Looking East toward Ranch 10-4-13



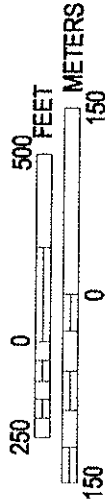
Looking from Creek Road Entrance toward Bridge 10-8-13

Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 500'



NFIP **PANEL 0586E**

FIRM
FLOOD INSURANCE RATE MAP

VENTURA COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 586 OF 1275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:


COMMUNITY	NUMBER	PANEL	SUFFIX
VENTURA COUNTY	060413	0586	E
CAL CITY OF	060416	0586	E

REVISED TO REFLECT LOMR
EFFECTIVE: December 11, 2012

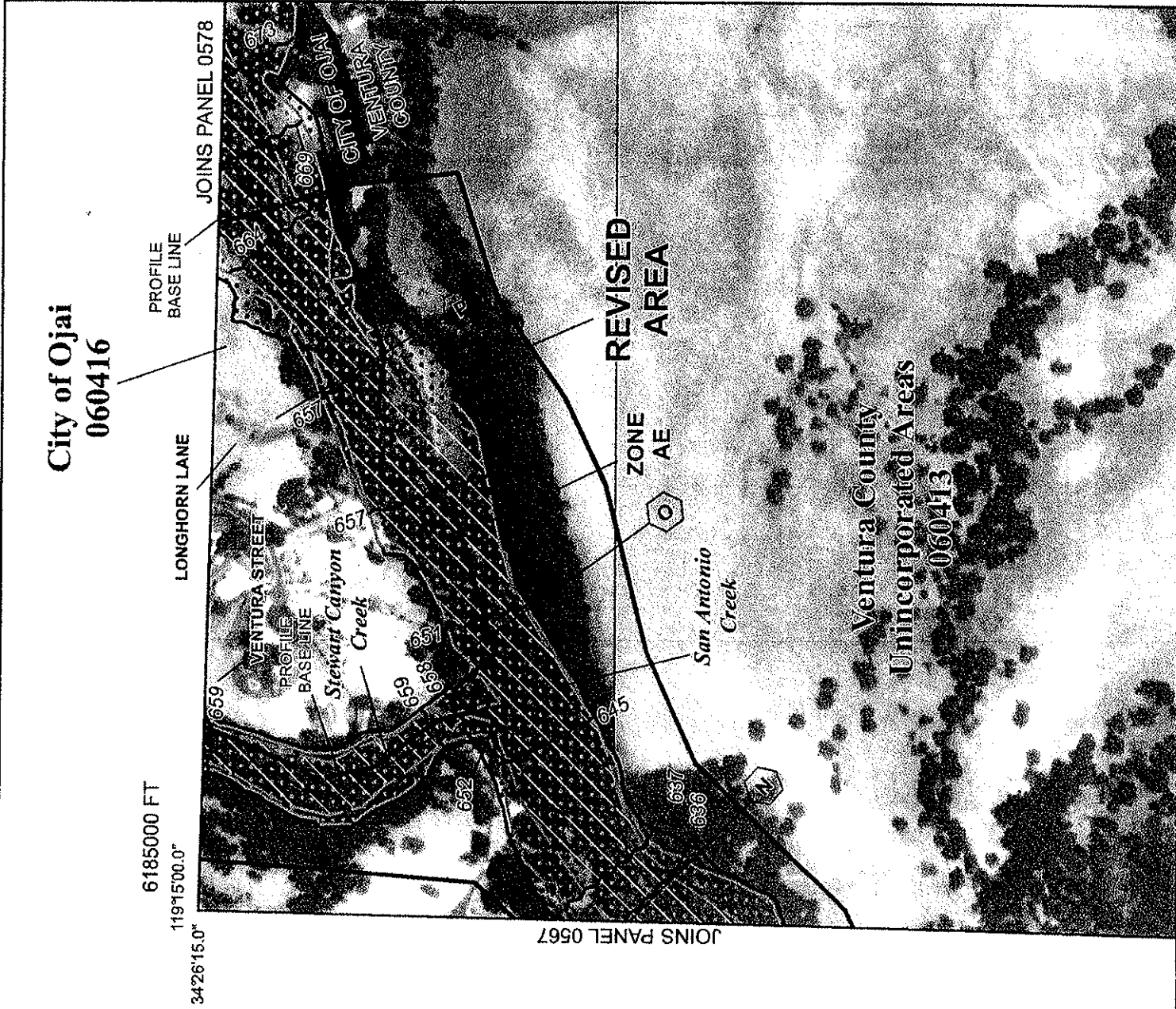
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06111C0586E

EFFECTIVE DATE
JANUARY 20, 2010

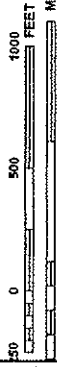


Federal Emergency Management Agency





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0586

FIRM

FLOOD INSURANCE RATE MAP
VENTURA COUNTY,
CALIFORNIA
AND UNINCORPORATED AREAS

PANEL 586 OF 175

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAGES

DATE OF REVISION: 02/11/10
DRAWN BY: J. GIBSON
CHECKED BY: J. GIBSON

Note: This map is based on the latest available data and is subject to change. The information shown on this map is for informational purposes only and should not be used for insurance purposes or for any other purpose without the approval of the appropriate authority.

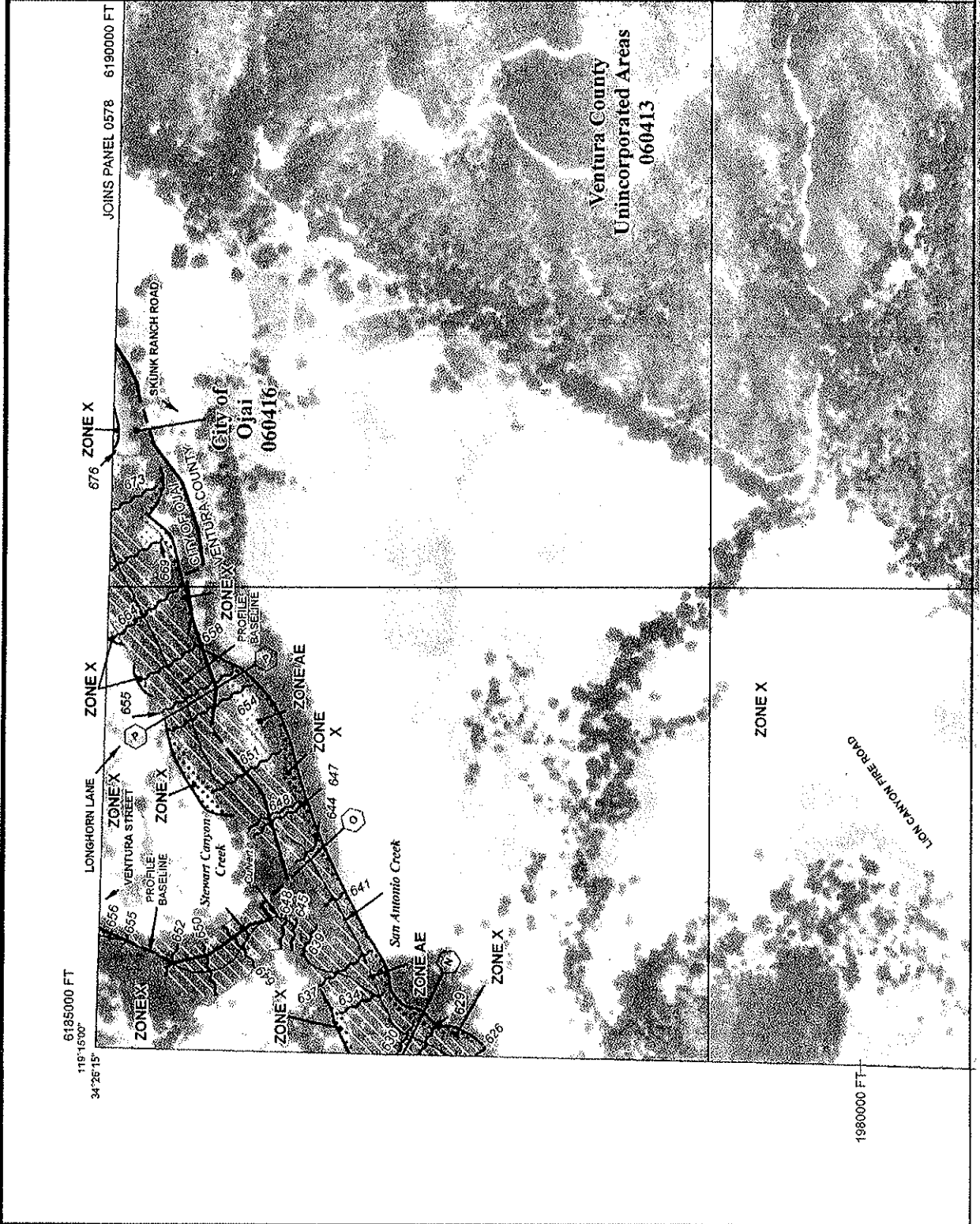


MAP NUMBER
06111C0586E

EFFECTIVE DATE
JANUARY 20, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was prepared using Fair-Use. This map does not reflect changes made to the map since the date of publication. For the latest product information about National Flood Insurance Program flood maps, visit the FEMA Flood Map Store at www.mms.fema.gov



6185000 FT
119°15'00"
34°26'15"

LONGHORN LANE
VENTURA STREET
PROFILE BASELINE
Stewart Canyon Creek
San Antonio Creek

JOINS PANEL 0578 6190000 FT

SKUNK RANCH ROAD

City of Ojai
060416

Ventura County
Unincorporated Areas
060413

ZONE X

LONG CANYON FIRE ROAD

1980000 FT

Survey Monument Data Sheet

County of Ventura -- Public Works Agency

Date Revised: 12/1/1994

Printed: 6/17/2008

VCPID	980	Stamping	49-19 1970
Designation	49-19	Magnetic	NO
NGSPID		Special Control	VCBN (LBN)
Alias		Specific Setting	CONCRETE CORE
Search Northing	342620	Character	VENTURA COUNTY BRASS DISK
Search Easting	1624000	Vicinity	OJAI

Visit Date	Ground to Mark	Visit By Description	Condition Description
01-Jan-70	0	VENTURA COUNTY	ESTABLISHED
01-Jan-92	0	VENTURA COUNTY	GOOD

Visit Date	To Reach
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01-Jan-70 0.95 MILE NORTHEASTERLY ALONG CREEK ROAD FROM ITS INTERSECTION WITH HERMOSA ROAD, 51.0 FEET SOUTHERLY FROM THE CENTER OF BRIDGE NO. 316, 21.0 FEET WESTERLY FROM THE CENTER OF CREEK ROAD, 1.0 FOOT EASTERLY FROM A METAL GUARD POST.

Ortho Height (meters)	Ortho Datum	Ortho Epoch	Ortho Order Class	Survey Date
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197.102	NAVD 88	VEN CO ADJ PUB 1992	2ND-I	1/1/1992
196.333	NGVD 29	SCRP PUB 1980	1ST	1/1/1986
196.352	NGVD 29	SCCLP PUB 1970	2ND	1/1/1971

WARNING!!!

In Ventura County there is a variable difference of approximately 3/4 meter between the National Geodetic Vertical Datum of 1929 (NGVD' 29) and the North American Vertical Datum of 1988 (NAVD'88)