

## 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<br>Jonathan Mendoza Job # 214-17   |                 |                                   |   | Policy Number:            |  |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>600 Victoria Drive - Main Bldg. "A"   |                 |                                   |   | Company NAIC Number:      |  |
| City<br>Houston  |                 | State<br>Texas                    |   | ZIP Code<br>77022         |  |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>Tracts 8D, 9, 9A & 43 Op Kelton A-493 - 1.0275 acres   |                 |                                   |   |                           |  |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non Residential</u>  |                 |                                   |   |                           |  |
| A5. Latitude/Longitude: Lat. <u>29 50' 00.03" N</u> Long. <u>95 23' 16.18" 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 type="checkbox"/> No   |                 |                                   |   |                           |  |
| A9. For a building with an attached garage:  |                 |                                   |   |                           |  |
| a) Square footage of attached garage <u>0</u> sq ft  |                 |                                   |   |                           |  |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>   |                 |                                   |   |                           |  |
| c) Total net area of flood openings in A9.b <u>0</u> sq in   |                 |                                   |   |                           |  |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No   |                 |                                   |   |                           |  |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION  |                 |                                   |   |                           |  |
| B1. NFIP Community Name & Community Number<br>City of Houston 480295   |                 |                                   | B2. County Name<br>Harris County                    |                           | B3. State<br>Texas   |
| B4. Map/Panel Number<br>48201C 0660  | B5. Suffix<br>M | B6. FIRM Index Date<br>05/09/2014 | B7. FIRM Panel Effective/Revised Date<br>01/09/2017 | B8. Flood Zone(s)<br>AE   | B9. Base Flood Elevation(s) (Zone AE, use Base Flood Depth)<br>51.4' |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:<br><input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____ |                 |                                   |   |                           |  |
| 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 type="checkbox"/> No<br>Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA         |                 |                                   |   |                           |  |

# ELEVATION CERTIFICATE

OMB No. 1560-0008  
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.<br>800 Victors Drive - Main Bldg. "A" |                | Policy Number:            |
| City<br>Houston   | State<br>Texas | ZIP Code<br>77022         |
|   |                | 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, ARIA, ARI/AE, ARIA1-A30, ARIA1H, ARIA1O.  
Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: RMI 050160 Vertical Datum: NAVD 1988 / 2001 ADJ

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)   | 63.2 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <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<br>(Describe type of equipment and location in Comments) | 59.6 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 59.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 59.3 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 63.1 | <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<br>Fred W. Lawton                     | License Number<br>2321      |
| Title<br>R.P.L.S.                                      |                             |
| Company Name<br>South Texas Surveying Associates, Inc. |                             |
| Address<br>11261 Richmond Avenue Bldg. J Suite 101     |                             |
| City<br>Houston  | State<br>Texas              |
|  | ZIP Code<br>77062           |
| Signature  | Date<br>02/22/2017          |
|  | Telephone<br>(281) 556-6918 |



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)  
C2a is for A/C











FloodRisk Standard

|                       |   |               |               |
|-----------------------|---|---------------|---------------|
| Provided Location     | 800 VICTORIA DR #A, HOUSTON, TX 77022       |               |               |
| Standardized Location | 800 VICTORIA DR # A, HOUSTON, TX 77022-2908 |               |               |
| Latitude, Longitude   | 29.833308, -95.38778                        | Parcel ID     | 0431590020085 |
| FIPS / MSA / Tract    | 48201 / 26420 / 5305.01                     | Community No. | 480296        |
| Community Name        | HOUSTON, CITY OF                            |               |               |
| County Name           | HARRIS                                      |               |               |



|                |                                  |              |                           |               |            |
|----------------|----------------------------------|--------------|---------------------------|---------------|------------|
| Flood Zone     | Zone AE , FLOODWAY               |              | Next Nearest Zone (Dist.) | X500 (173 ft) |            |
| BFE            | 61 Feet NAVD88 (60.99 ft NGVD29) |              | USGS Ground Elev          | 60 ft NAVD88  |            |
| FEMA Map       | 48201C0660M, 06/09/2014          |              | Previous Map              | NOT AVAILABLE |            |
| NFIP Status    | PARTICIPATING                    | NFIP Program | REGULAR                   | First FIRM    | 12/11/1979 |
| LOMA or LOMR   | NO                               | CBRS / OPA   | NO                        | EC On-File    | NO         |
| Claims* \$ / # | \$4,762,368,499 / 86761          | NFIP PIF*    | 128767                    | NFIP Discount | 25%        |
| Flood Source   | 103 ft                           | Salt Water   | >6 miles                  | Fresh Water   | 117 ft     |

\*Aggregated by NFIP community.

Copyright Xactus. All Rights Reserved. This is not a guaranteed flood hazard determination, it is not a substitute for an elevation certificate, and it cannot be used to acquire a Letter of Map Amendment. Go to massivecert.com for certified products, building elevation and construction data, and flood risk scores. If you have questions about this report, call us toll-free at 844-4EZ-CERT, or email us at customersupport@xactus.com.



# STANDARD FLOOD INSURANCE APPLICATION

Texas Farmers Insurance  
Company

<https://www.farmers.com/>

PO Box 2057, Kalispell, MT, 59903

(888) 391-2810

| Date       | Application Number | Effective Date | Expiration Date | Waiting Period             |
|------------|--------------------|----------------|-----------------|----------------------------|
| 10-23-2024 | FLD1660094278      | 10-23-2024     | 10-23-2025      | Loan Transaction - No Wait |

| Insured Name(s)        | Mailing Address & Phone   | Property Address  | Agency Name, Address & Phone  |
|------------------------|---|---|---|
| 800 VICTORIA DRIVE LLC | 800 Victoria Dr #A,<br>Houston, TX, 77022<br><b>Home Phone:</b><br><b>Work Phone:</b><br><b>Cell Phone:</b> (281)780-2426<br><b>Email:</b> victor@mendozafreshproduce.com | 800 VICTORIA DR #A,<br>Houston, TX, 77022<br><br><b>Property Address Type:</b> Location | 3033 CHIMNEY ROCK RD # 113,<br>Houston, TX, 77056<br><b>Email:</b> nkoster@farmersagent.com<br><b>Phone Number:</b> 7136671665<br><b>Agent Name:</b><br>NORMA KOSTER INSURANCE AGENCY LLC |

**Applicant Type:**BUSINESS

**Prior Company NAIC:**

**Prior Policy Number:**

**Prior Company Name:**

**Renewal Billing:**

**Other Policy Number:**

**Potential Duplicate Policy:**

## 1st Mortgagee

Frost Bank  
3838 Rogers Road,  
San Antonio, Bexar County , TX, 78251

## 2nd Mortgagee

US Small Business Administration, A Government Ag  
2 North 20th St Ste 320,  
Birmingham, Jefferson County , AL, 35203

**Phone Number:**

**Fax Number:**

**Loan Number:**71454289002

**Required under**

**Mandatory**

**Purchase:**

**Phone Number:**

**Fax Number:**

**Loan Number:**0000000000

**Required under**

**Mandatory**

**Purchase:**

## Current Community Information

**Community Name:**

**Community Number:**480296

**Map Panel:**0660

**Map Panel Suffix:**M

**Current Flood Zone:**AE

**Current Base Flood Elevation(BFE):**60

**FIRM Date:**12-11-1979

**Program:**FLOODREGULAR

**Program Status:**

**County:**Harris County

**Current Map Date:**06-09-2014

**Rating Map Date:**

## Prior Community Information

**Community Number:**

**Map Panel:**

**Map Panel Suffix:**

**Flood Zone:**

**FIRM Date:**12-11-1979

**Has This Property Been Remapped?:**

**Map Revision Date:**

## Construction Date

**Date of Original Construction:**12-31-1983

**Building Substantially Improved:**NO

**Post-FIRM Construction:**YES

**Substantial Improvement Date:**

**Building is on list of Historic Buildings:**

## Prior Policy Information

**Is this a new purchase (within the last year)?**:NO

**Prior Owner Policy Number:**

**Prior Owner Company Name:**

**Did the applicant have a prior NFIP policy for the building that lapsed?:**

**Was the policy receiving a PRE-FIRM or**

**Newly Mapped discount?:**

**Mapped discount when it lapsed?:**

**Did the Policy lapse for a valid reason?:**

## Occupancy Information

**Occupancy Type:**Non-Residential Building

**Building Description:**

**Is this the Applicant's Primary**

**Residence:** NO

**Is the insured a small business with**

**less than 100 employees?:** NO

**Is the insured a nonprofit entity?:**NO

**Date:**

APC PRV 07 21





# STANDARD FLOOD INSURANCE APPLICATION

Texas Farmers Insurance  
Company

<https://www.farmers.com/>

PO Box 2057, Kalispell, MT, 59903

(888) 391-2810

|  |                    |  |                 |                            |
|--|--------------------|--|-----------------|----------------------------|
| Date   | Application Number | Effective Date   | Expiration Date | Waiting Period             |
| 10-23-2024   | FLD1660094278      | 10-23-2024   | 10-23-2025      | Loan Transaction - No Wait |
| <b>Building Information</b><br>Building Located In CBRS/OPA:NO<br>CBRS/OPA Designation Date:<br>If the building is in the buffer zone, did USFWS issue an official determination showing the building outside the system unit or OPA?:<br>Is the building use consistent with the protected area purpose?:<br>Prior NFIP Claims:<br>Building Severe Repetitive Loss (SRL)<br>Property:<br>Property on NFIP SRL list, Document(s) provided indicating non-SRL:<br>Coverage Req'd for Disaster Assistance: |                    | <b>Building Located Over Water:</b> Not over Water<br><b>Building in Course of Construction:</b> NO<br><b>Building Construction Type:</b> Masonry<br><b>Construction Type Description:</b><br><b>Estimated Building Replacement Cost:</b> 1500000<br><b>Replacement Cost Value Returned by FEMA:</b><br><b>Total sq. footage of building:</b> 10980<br><b>Total # of floors in building:</b> 1<br><b>Total # of units in building:</b> 1<br><b>What floor is the unit located on?:</b><br><b>Number of Detached Structures:</b> 2<br><b>Building Located on Federal Land:</b><br><b>Is the policy force-placed by the lender?:</b> |                 |                            |
| <b>Foundation Information</b><br>Foundation:Slab on Grade (non-elevated)<br>Enclosure/Crawlspace Size:<br>Number of Elevators:   |                    | <b>Mobilehome/Travel Trailer Information</b><br><b>On Permanent Foundation:</b><br><b>Anchored By:</b><br><b>Serial Number:</b>  |                 |                            |
| <b>Venting Information (excluding V-Zones)</b><br>Enclosure/Crawlspace Has Valid Flood Openings:<br>Number of Openings:  |                    | <b>Area of Permanent Openings (Sq. In.):</b><br><b>Has Engineered Openings:</b>  |                 |                            |
| <b>Building Machinery, Equipment and Appliances</b><br>Does the building contain appliances?:<br>Are all appliances elevated above the first floor?:   |                    | <b>Does the building contain machinery and equipment servicing the building?:</b><br><br><b>Is all machinery and equipment servicing the building, located inside or outside the building, elevated above the first floor?:</b> NO   |                 |                            |
| <b>Elevation Certificate Information</b><br>Elevation Certificate Section Used:C<br>Elevation Certificate Date:02-22-2017<br>Diagram Number:1B<br>Top of Bottom Floor:63.2<br>Top of Next Higher Floor:<br>Lowest Adjacent Grade (LAG):  |                    | <b>Floodproofing Certificate:</b><br><b>Flood Proofing Elevation:</b><br><b>Lowest (Rating) Floor Elevation:</b><br><b>Elevation Certificate First Floor Height:</b> 63.2<br><b>FEMA First Floor Height:</b> 63.2<br><b>First Floor Height Method Used:</b> EC   |                 |                            |

## Premium Calculations

| RISK RATING 2.0 | COVERAGE   | DEDUCTIBLE | COMPONENTS OF THE TOTAL                     | AMOUNT DUE         |
|-----------------|------------|------------|---|--------------------|
| Building        | 500,000.00 | 5,000.00   | Building Premium:                           | \$ 4,068.00        |
| Content         | 200,000.00 | 5,000.00   | Content Premium:                            | \$ 2,402.00        |
|                 |            |            | Increased Cost of Compliance (ICC) Premium: | \$ 75.00           |
|                 |            |            | Mitigation Discount:                        | \$ 0.00            |
|                 |            |            | Community Rating System Reduction:          | \$ (1,588.00)      |
|                 |            |            | Full Risk Premium:                          | \$ 4,957.00        |
|                 |            |            | Annual Increase Cap Discount:               | \$ 0.00            |
|                 |            |            | Pre-Firm Discount:                          | \$ 0.00            |
|                 |            |            | Discounted Premium:                         | \$ 4,957.00        |
|                 |            |            | Reserve Fund Assessment:                    | \$ 892.00          |
|                 |            |            | HFIAA Surcharge:                            | \$ 250.00          |
|                 |            |            | Federal Policy Fee:                         | \$ 47.00           |
|                 |            |            | Probation Surcharge:                        | \$ 0.00            |
|                 |            |            | <b>Total Quoted Premium</b>                 | <b>\$ 6,146.00</b> |

Signature of Insurance Agent/Producer

Date

Signature of Policy Holder (Optional)

Date

Date:

APC PRV 07 21







## **Flood Insurance Payment Confirmation Receipt**

Quote Number: TMP240820289052

Policy Number: FLD1660094278

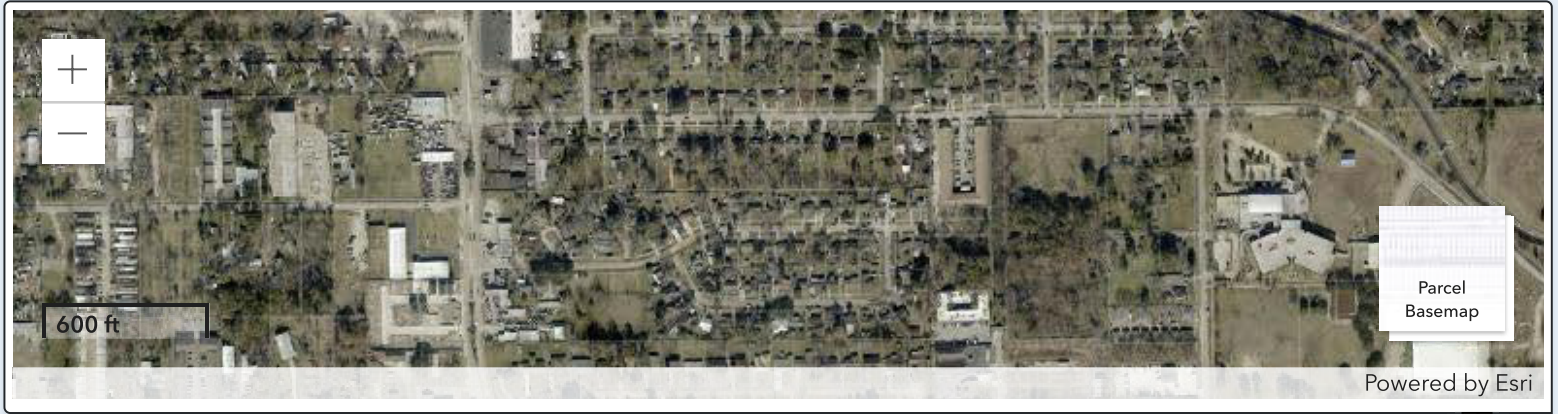
Insured Name: 800 VICTORIA DRIVE LLC

Property Address: 800 VICTORIA DR #A, Houston, TX, 77022

Transaction Date: 10/23/2024

Remittance ID: 27IMRIUS

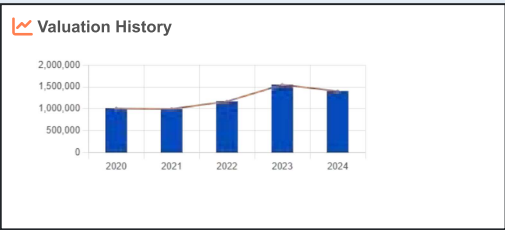
Premium Paid: \$6146



800 VICTORIA DR  
HOUSTON, TX 77022

**Commercial**

Account: 0431590020085  
Name: 800 VICTORIA DRIVE LLC  
Mailing Address: 4114 OSBY DR HOUSTON, TX 77025-4614



**\$ Valuations**

**Certified**

|              |             |
|--------------|-------------|
| Land:        | \$430,580   |
| Improvement: | \$970,342   |
| Market:      | \$1,400,922 |
| Appraised:   | \$1,400,922 |

[File a protest](#)  
[Value Notice](#)

| Jurisdictions/Exemptions     |                                       |                 |           |           |
|------------------------------|---------------------------------------|-----------------|-----------|-----------|
| District                     | Jurisdictions                         | Exemption Value | 2023 Rate | 2024 Rate |
| 001                          | <a href="#">HOUSTON ISD</a>           |                 | 0.868300  | 0.868300  |
| 040                          | <a href="#">HARRIS COUNTY</a>         |                 | 0.350070  | 0.385290  |
| 041                          | <a href="#">HARRIS CO FLOOD CNTRL</a> |                 | 0.031050  | 0.048970  |
| 042                          | <a href="#">PORT OF HOUSTON AUTHY</a> |                 | 0.005740  | 0.006150  |
| 043                          | <a href="#">HARRIS CO HOSP DIST</a>   |                 | 0.143430  | 0.163480  |
| 044                          | <a href="#">HARRIS CO EDUC DEPT</a>   |                 | 0.004800  | 0.000000  |
| 048                          | <a href="#">HOU COMMUNITY COLLEGE</a> |                 | 0.092231  | 0.000000  |
| 061                          | <a href="#">CITY OF HOUSTON</a>       |                 | 0.519190  | 0.519190  |
| 949                          | GRTR NRTHSD MGMT DIST                 |                 | 0.000000  | 0.000000  |
| Exemption Type : <b>None</b> |                                       |                 |           |           |

**Property Details**

|                   |                                      |
|-------------------|--------------------------------------|
| Legal Description | TRS 8D 9 9A & 43 ABST 493 O P KELTON |
| Land              | 44,758 SF                            |
| Building Area     | 12,980 SF                            |
| Building Class    | E                                    |
| Units             | 0                                    |
| Net Rentable Area | 0                                    |

**Fiduciary**

None

**Status**

Notice Sent on: Apr 19, 2024

Deadline to file a protest: May 20, 2024

ARB Status: Certified

| Location               |              |                          |                    |           |         |
|------------------------|--------------|--------------------------|--------------------|-----------|---------|
| State Class Code       | Neighborhood | Neighborhood Name        | Market Area        | Map Facet | Key Map |
| F1 -- Real, Commercial | 5922         | CROSTIMBERS/SHEPHERD/45N | 6008 -- Near North | 5360A     | 453J    |

Additional Links

[Property Tax Database](#)

[Same Street Name](#)

[Property Owners Website](#)

| Land Details      |   |           |        |             |             |                 |                 |           |            |                |            |
|-------------------|---|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|------------|
| Line              | Land Use  | Unit type | Units  | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value      |
| Market Value Land |   |           |        |             |             |                 |                 |           |            |                |            |
| 1                 | 8003 -- Land Neighborhood Section 3<br>4399 -- Warehouse-Metallic | SF        | 27,758 | 1.00        | 1.00        | 1.00            | --              | 1.00      | 10         | 10.00          | 277,580.00 |
| 2                 | 8003 -- Land Neighborhood Section 3<br>4399 -- Warehouse-Metallic | SF        | 17,000 | 1.00        | 1.00        | 0.90            | Floodway        | 0.90      | 10         | 9.00           | 153,000.00 |



| Ownership History         |                |
|---------------------------|----------------|
| Owner                     | Effective Date |
| 800 VICTORIA DRIVE LLC    | 03/30/2017     |
| EASTWOOD DAVID A          | 09/18/1995     |
| TEXAS MARINE OFFSHORE INC | 03/12/1993     |
| WESTBURY INV CO           | 01/02/1990     |
| GREGORY DANIEL R          | 12/10/1985     |

| Building Summary |          |            |           |                      |                        |         |            |
|------------------|----------|------------|-----------|----------------------|------------------------|---------|------------|
|                  | Building | Year Build | Remodeled | Type                 | Style                  | Quality | Impr Sq Ft |
| +                | 1        | 1984       | 2017      | Warehouse - Metallic | 8454 Shell, Industrial | Average | 10,980     |
| +                | 2        | 2006       | 2017      | Warehouse - Metallic | 8454 Shell, Industrial | Average | 2,000      |
|                  |          |            |           |                      |                        |         |            |

|                |   |
|----------------|---|
| Extra Features | + |
|----------------|---|



Texas Farmers Insurance Company  
PO Box 2057 Kalispell MT 59903 USA

Texas Farmers Insurance Company  
<https://www.farmers.com/>  
(888) 391-2810  
NAIC# : 21660

|                     |  |                           |                         |
|---------------------|--|---------------------------|-------------------------|
| PROPERTY ADDRESS #: | 800 VICTORIA DR #A, Houston, TX, 77022                       | POLICY FORM:              | General property form   |
| POLICY #:           | FLD1660094278  | POLICY DECLARATIONS TYPE: | New Policy Declarations |
| NFIP POLICY #:      | 1660094278   |                           |                         |
| POLICY TERM:        | 10-23-2024 (At time of loan closing) - 10-23-2025 (12:01 AM) | RATE CATEGORY :           | RatingEngine            |
| POLICY ISSUED BY:   | Texas Farmers Insurance Company                              |                           |                         |
| PAYOR:              | 800 VICTORIA DRIVE LLC                                       |                           |                         |

#### INSURED NAME & MAILING ADDRESS

800 VICTORIA DRIVE LLC  
800 Victoria Dr #A,  
Houston, TX, 77022

#### AGENT CONTACT INFORMATION

NORMA KOSTER INSURANCE AGENCY LLC  
3033 CHIMNEY ROCK RD # 113, Houston, TX, 77056

Phone : 7136671665

## FLOOD INSURANCE POLICY DECLARATIONS

This Declarations Page is part of your policy. THIS IS NOT A BILL.

### Policy Coverages & Endorsements

|   | COVERAGE   | DEDUCTIBLE |   |
|---|------------|------------|---|
| Building  | \$ 500,000 | \$ 5,000   | \$ 6,146  |
| Contents  | \$ 200,000 | \$ 5,000   |   |
| Coverage limitations may apply. See your Policy Form for details. |            |            | Total Annual Payment                              |
|   |            |            | Includes Premium, Discounts, Fees, and Surcharges |

### Property Information

|                              |   |
|------------------------------|---|
| Primary Residence            | NO  |
| Building Occupancy           | Non-Residential Building                            |
| Building Description         | Commercial  |
| First Floor Height (FFH)     | 4.2   |
| Method Used to Determine FFH | EC  |
| Property Description         | Slab on Grade (non-elevated), 1 Floors ,<br>Masonry |
| Date of Construction         | 12-31-1983  |
| Prior NFIP Claims            | 0 Claim(s)  |
| Replacement Cost Value       | \$ 1,500,000.00                                     |

Your property's NFIP flood claims history can affect your premium.

### Premium Calculations

| COMPONENTS OF THE TOTAL                     | PREMIUM         |
|---|-----------------|
| Building Premium:                           | \$ 4,068        |
| Contents Premium:                           | \$ 2,402        |
| Increased Cost of Compliance (ICC) Premium: | \$ 75           |
| Community Rating System Discount:           | \$ (1,588.00)   |
| <b>Full-Risk Premium:</b>                   | \$ 4,957        |
| <b>Discounted Premium:</b>                  | \$ 4,957        |
| Fees and Surcharges:                        |                 |
| Reserve Fund Assessment:                    | \$ 892          |
| HFIAA Surcharge:                            | \$ 250          |
| Federal Policy Fee:                         | \$ 47           |
| <b>Total Premium</b>                        | <b>\$ 6,146</b> |

### ADDITIONAL INTERESTS

|                        |                                     |
|------------------------|-------------------------------------|
| First Mortgagee        | Loss Payee                          |
| Frost Bank,            | U.S. Small Business Administration, |
| 3838 Rogers Road,      | 1545 Hawkins BLVD Suite 202,        |
| San Antonio, TX, 78251 | El Paso, TX, 79925                  |
| Loan # : 71454289002   | Loan # : 79837911908                |

If there have been any mortgagee changes, please make sure your profile reflects the changes.  
For questions about your flood insurance rating, contact your agent or insurance company.  
To learn more about your flood risk, please visit [FloodSmart.gov](https://www.floodsmart.gov)

Date Mailed: 11-06-2024

