U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1650-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE Important: Follow the instructions on pages 1-6.

CHILD TO THE PARTY OF THE PARTY		NOW A - PROPERTY	ents for (1) community offi INFORMATION		Assessment of the Party of the	E COMPANY USE
		TION A - PROPERTY			Policy Number:	
A1. Building O		#214-17				
Jonathan Mend	out a derana fine	luding Apt. Unit, Suite	and/or Bidg. No.) or P.C	Route and	Company NAIC	Number.
Box No.		Fig. 1				
600 Victoria Dei	vs - Rest Bidg."	8*	State		ZIP Code	
CITY			Texas		77022	
Houston		The Carlotte Year	x Parcel Number, Legal D	escription, etc.)	-	
A3. Property D	escription (Lot as	A-493 - 1,0275 acres				
				Non Residential		
			Addition, Accessory, etc.) Long. 95 23' 16.67' W	Horizontal Datum	: NAD 192	1 NAD 1983
AS Lastude Lo	udition. Fat St			- The second second		
AS. Attach at le	est 2 photograp	ha of the building if the	Certificate is being used	ID ODNING SPORE STATE	THE PARTY OF THE P	
A7. Building Die						
		page or enclosure(s):				
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to Number	of narmanant fir	and openings in the cr	awispace or enclosure(s)	within 1.0 foot above	adjacent gred	0
		panings in A8.b				
200						
d) Engineer	ned flood openin	gs? Yes N	10			
	111					
A9 For a building	or with an attech	red garage				
			so ft			
a) Square f	ootage of attach	ed garage 0	sq R	foot above religions	orade	0
a) Square fi	ootage of attach	ed garage 0	sq ft tached garage within 1.0	foot above adjacent	grade	0-
a) Square 6 b) Number	ootage of attach of permanent fir	ed garage 0 ood openings in the at	tached garage within 1.0	foot above adjacety	grade	0
a) Square 6 b) Number o c) Total net	oolage of attach of permanent fir area of flood op	ed garage 0 and openings in the at penings in A9.b	tached garage within 1.0	toot above adjacen	grade	0
a) Square 6 b) Number of c) Total net	oolage of attach of permanent fir area of flood op	ed garage 0 ood openings in the at	tached garage within 1.0	foot above adjacent	grade	0
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SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) Building elevations are based on:	TOTATION OF STIERCATE		- 1	OMB No. 1950-0006 Expiration Date: November 30, 2018
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SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) Building elevations are based or: Construction Drawings: Building local Construction: A new Elevation Certificate with be required when construction of the building is comprised. Beveations - Zones A1-A30, AE A14 A term SEP, VI, VI-VIDO, V (with BFE), AR, ARIA, ARIAE, ARIA1-A30, ARIAH, ARIAD, Elevations - Zones A1-A30, AE A14 A term SEP, VI, VI-VIDO, V (with BFE), AR, ARIA, ARIAE, ARIA1-A30, ARIAH, ARIAD, Indicate elevations according to the building diagram speciated in from A1 to Petrol Ricco only, enter materia. Indicate elevation dealum used for the elevations in items a) through his below. Indicate elevation dealum used for the elevations in items a) through his below. Indicate elevation of the following basement, crewingsize, or anoticeures foor). 30 Top of bottom floor (including basement, crewingsize, or anoticeure floor). 31 Top of bottom floor (including basement, crewingsize, or anoticeure floor). 32 Sept. 33 Top of bottom floor (including basement, crewingsize, or anoticeure floor). 34 Sept. 35 Sept. 36 Sept. 36 Sept. 36 Sept. 37 Sept. 38 Sept. 39 Sept. 30 Lowest delivation of machinery or equiposent servicing the building (N/A. 30 Sept. 30 Lowest delivation of machinery or equiposent servicing the building (N/A. 30 Sept. 31 Sept. 32 Sept. 33 Sept. 34 Sept. 35 Sept. 36 Sept. 36 Sept. 36 Sept. 37 Sept. 38 Sept. 39 Sept. 39 Sept. 30 Lowest delivation of machinery or equiposent servicing the building (N/A. 30 Sept. 30 Lowest adjacent (instance) grade next to building (N/A. 30 Sept. 30 Sept.	Allian Should Address (including Apr., Unit.		remember []	
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All Lowest adjacent (Brished) grade next to building (HAG) NI Lowest adjacent grade in lowest elevation of deck or stairs, including SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION Contribution is to be aligned and sested by a land surveyor, engineer, or architect authorized by law to certify elevation information and the certificate represents my best efforts to interpret the data available. I understand that any false ment may be purishable by fine or imprisonment under 18 U.S. Code, Section 1001 Interestand tengitude in Section A provided by a licensed land surveyor? License Number License Number License Number 2321 S. S. Serry Name Texas Surveying Associates, Inc. State Toxas Tross Telephone Date Telephone Date Telephone C2/22/2017 (281) 556-6916 If peaces of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but to the certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but to the certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but the certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but the certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but the certificate and all attachments for (1) community official, (2) insurance agent/corpority; and (3) but the certificate and certificate	Description of adolptimit may a	STREET, STREET	59 35	leet meters
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SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION Consistency in the surveyor and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information in the surveyor on the Caraticete represents my best efforts to interpret the date available. I understand that any fels my the my surveyor of the purished to the certification and tengitude in Section A provided by a scened land surveyor? License Number License Number 2321 S. Serry Name Rightmond Avenue Bidg. J Suite 101 State Texas Tross Texas Tro	g) Highest adjacent (Brished) grade r	sext to busing (PAO)	0.000	THE PARTY OF THE P
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10/21/2024 **Report Date Report Number**

14085970

Standard X Advanced Premium

FloodRisk Standard

Provided Location	800 VICTORIA DR, HOUSTON, TX	X 77022	
Standardized Location	800 VICTORIA DR, HOUSTON, TX	X 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 (D	vist.) X500 (17	'3 ft)
BFE	61 Feet NAVD88 (60.99 ft NGVD29	9)	USGS Ground Elev	60 ft NA\	/D88
FEMA Map	48201C0660M, 06/09/2014		Previous Map	NOT AVAILA	BLE
NFIP Status	PARTICIPATING	NFIP Program	REGULAR	First FIRM	12/11/1979
LOMA or LOMR	NO	CBRS / OPA	NO	EC On-File	NO
Claims* \$ / #	\$4,781,155,419 / 86872	NFIP PIF*	126869	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

PO Box 2057, Kalispell, MT, 59903

Texas Farmers Insurance

Company

https://www.farmers.com/

(888) 391-2810

Application Number Effective Date **Expiration Date** Waiting Period Date 10-23-2024 FLD1660094296 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, Bldg # B, 3033 CHIMNEY ROCK RD # 113, 800 Victoria Dr. Bldg # B. Houston, TX, 77022 Houston, TX, 77022 Houston, TX, 77056 **Home Phone:** Email:nkoster@farmersagent.com Work Phone: **Phone Number:**7136671665 Property Address Type:Location Cell Phone:(281)780-2426 Agent Name: Email:Victor@mendozafreshproduce.com NORMA KOSTER INSURANCE AGENCY LLC Applicant Type:BUSINESS **Prior Company NAIC:** Other Policy Number: **Prior Policy Number:** Potential Duplicate Policy: **Prior Company Name:** Renewal Billing: 2nd Mortgagee 1st Mortgagee US Small Business Administration, A Government Ag Frost Bank 3838 Rogers Road, 2 North 20th St Ste 320, San Antonio, Bexar County, TX, 78251 Birmingham, Jefferson County, AL, 35203 Phone Number: Phone Number: Fax Number: Fax Number: Loan Number:71454289002 Required under Loan Number:0000000000 Required under Mandatory Mandatory Purchase: Purchase: **Current Community Information Community Name:** Community Number:480296 **Prior Community Information** Map Panel:0660 Community Number: Map Panel Suffix:M Map Panel: Current Flood Zone:AE Map Panel Suffix: Current Base Flood Elevation(BFE):61 Flood Zone: FIRM Date:12-11-1979 FIRM Date:12-11-1979 Program:FLOODREGULAR Has This Property Been Remapped?: **Program Status: Map Revision Date:** County: Harris County Current Map Date:06-09-2014 Rating Map Date: **Prior Policy Information** Is this a new purchase (within the last year)?:NO **Prior Owner Policy Number: Construction Date** Date of Original Construction:12-31-1983 Prior Owner Company Name: Did the applicant have a prior NFIP policy for **Building Substantially Improved:**NO the building that lapsed?: Post-FIRM Construction:YES Was the policy receviing a PRE-FIRM or **Substantial Improvement Date:** Newly Mapped disocount?: **Building is on list of Historic Buildings:** Mapped discount when it lapsed?: Did the Policy lapse for a valid reason?: Occupancy Information Occupancy Type:Non-Residential Building Is the insured a small business with **Building Description:** less than 100 employees?:

Is the insured a nonprofit entity?:NO

Date:

Residence:



Is this the Applicant's Primary

NO



STANDARD FLOOD INSURANCE APPLICATION

PO Box 2057, Kalispell, MT, 59903

Texas Farmers Insurance

Company

https://www.farmers.com/

(888) 391-2810

Date	Application Number	Effective Date	Expiration Date	Waiting Period
10-23-2024	FLD1660094296	10-23-2024	10-23-2025	Loan Transaction - No Wait
Building Information			g Located Over Water:Not over Water	er
Building Located In CH	BRS/OPA:NO	Buildir	g in Course of Construction:NO	
CBRS/OPA Designation		Buildir	g Construction Type:Other	
0	buffer zone, did USFWS issue an official determination	Constr	uction Type Description:	
	utside the system unit or OPA?:	Estima	ted Building Replacement Cost:15000	00
Is the building use cons		Replac	ement Cost Value Returned by FEM.	A:
protected area purpose	?:	Total s	q. footage of building:2000	
Prior NFIP Claims:		Total #	of floors in building:1	
Building Severe Repetit	tive Loss (SRL)	Total #	of units in building:1	
Property:		What	loor is the unit located on?:	
Property on NFIP SRL	**	Numbe	er of Detached Structures:0	
provided indicating nor	n-SRL:		g Located on Federal Land:	
Coverage Req'd for Dis	saster Assistance:	Is the p	oolicy force-placed by the lender?:	
Foundation Informatio	n	Mobile	home/Travel Trailer Information	
Foundation:Slab on Gra	ide (non-elevated)	On Per	manent Foundation:	
Enclosure/Crawlspace	Size:	Ancho	red By:	
Number of Elevators:		Serial :	Number:	
Venting Information (e	xcluding V-Zones)	A 200 0	f Permanent Openings (Sq. In.):	
Enclosure/Crawlspace	Has Valid Flood Openings:		gineered Openings:	
Number of Openings:		Has Ei	gmeered Openings.	
		Does th	e building contain machinery and	
Building Machinery, Ed Does the building conta	quipment and Appliances	equipn	ent servicing the building?:	
	ini apphances:: ited above the first floor?:	Is all n	achinery and equipment servicing	
Are an apphances cieva	act above the first noor		lding, located inside or outside the	
		buildir	g, elevated above the first floor?: NO)
Elevation Certificate In	formation	Floods	roofing Certificate:	
Elevation Certificate Se	ection Used:C	-	Proofing Elevation:	
Elevation Certificate D	ate:02-22-2017		(Rating) Floor Elevation:	
Diagram Number:1B			on Certificate First Floor Height:63.2	
Top of Bottom Floor:63	3.2		First Floor Height:63.2	•
Top of Next Higher Flo	or:		loor Height Method Used:EC	
Lowest Adjacent Grade	e (LAG):	rnstr	III.ght Method Oscalio	

Premium Calculations

RISK RATING 2.0	COVERAGE	<u>DEDUCTIBLE</u>	COMPONENTS OF THE TOTAL A	MOUNT DUE
Building	150,000.00	5,000.00	Building Premium:	\$ 1,186.00
Content	0.00	0.00	Content Premium:	\$ 0.00
			Increased Cost of Compliance (ICC) Premium:	\$ 23.00
			Mitigation Discount:	\$ 0.00
			Community Rating System Reduction:	\$ (253.00)
			Full Risk Premium:	\$ 956.00
			Annual Increase Cap Discount:	\$ 0.00
			Pre-Firm Discount:	\$ 0.00
			Discounted Premium:	\$ 956.00
			Reserve Fund Assessment:	\$ 172.00
			HFIAA Surcharge:	\$ 250.00
			Federal Policy Fee:	\$ 47.00
			Probation Surcharge:	\$ 0.00
			Total Quoted Premium	\$ 1,425.00

Date

Signature of Policy Holder (Optional)

Date:



Signature of Insurance Agent/Producer

Date



Flood Insurance Payment Confirmation Receipt

Quote Number: TMP241021063041

Policy Number: FLD1660094296

Insured Name: 800 VICTORIA DRIVE LLC

Property Address: 800 VICTORIA DR, Bldg # B, Houston, TX, 77022

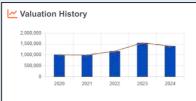
Transaction Date: 10/23/2024

Remittance ID: 27IMPM10

Premium Paid: \$1425







\$ Valuations	Certified
Land:	\$430,580
Improvement:	\$970,342
Market:	\$1,400,922
Appraised:	\$1,400,922

District	Jurisdictions	Exemption Value	2023 Rate	2024 Rate
001	HOUSTON ISD		0.868300	0.868300
040	HARRIS COUNTY		0.350070	0.385290
041	HARRIS CO FLOOD CNTRL		0.031050	0.048970
042	PORT OF HOUSTON AUTHY		0.005740	0.006150
043	HARRIS CO HOSP DIST		0.143430	0.163480
044	HARRIS CO EDUC DEPT		0.004800	0.000000
048	HOU COMMUNITY COLLEGE		0.092231	0.000000
061	CITY OF HOUSTON		0.519190	0.519190
949	GRTR NRTHSD MGMT DIST		0.000000	0.000000

Property De Legal Description	tails 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

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	CROSSTIMBERS/SHEPHERD/45N	6008 Near North	5360A	453J		

	Ø Additional Links
	☑ Property Tax Database
	,O <u>Same Street Name</u>
	☑ Property Owners Website
ı	
	Land Details

Land D	etails										
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 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 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	Туре	<u>Style</u>	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, Bldg # B, Houston, TX, 77022 POLICY FORM: General property form

POLICY #: FLD1660094296 POLICY DECLARATIONS TYPE: New Policy Declarations

NFIP POLICY #: 1660094296

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 AGENT CONTACT INFORMATION

800 VICTORIA DRIVE LLC 800 Victoria Dr, Bldg # B, Houston, TX, 77022

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
 \$ 150,000
 \$ 5,000
 \$ 1,425

 Contents
 \$ 0
 \$ 0
 Total Annual Payment

Coverage limitations may apply. See your Policy Form for details.

Includes Premium, Discounts, Fees, and Surcharges

Property Information

Premium Calculations

		COMPONENTS OF THE TOTAL	PREMIUM
Primary Residence	NO	Building Premium:	\$ 1,186
Building Occupancy	Non-Residential Building	Contents Premium:	\$ 0
Building Description	Commercial	Increased Cost of Compliance (ICC) Premium:	\$ 23
First Floor Height (FFH)	63.2	Community Rating System Discount:	\$ (253.00)
Method Used to Determine FFH	EC	Full-Risk Premium:	\$ 956
Property Description	Slab on Grade (non-elevated), 1 Floors , Other	Discounted Premium:	\$ 956
Date of Construction	12-31-1983	Fees and Surcharges:	
Prior NFIP Claims	0 Claim(s)	Reserve Fund Assessment:	\$ 172
Replacement Cost Value	\$ 150,000.00	HFIAA Surcharge:	\$ 250
Your property's NFIP flood claims history can affect your premium.		Federal Policy Fee:	\$ 47
		Total Premium	\$ 1,425

ADDITIONAL INTERESTS

First Mortgagee Loss Payee

Date Mailed: 11-06-2024

Frost Bank, US SMALL BUSINESS ADMINISTRATION,

 3838 Rogers Road,
 1545 Hawkins BLVD,

 San Antonio, TX, 78251
 El Paso, TX, 79925

 Loan # : 71454289002
 Loan # : 79837911908

