

September 8, 2020

Mr. Fernando L. Sumaza
Fernando L. Sumaza & Company, Inc.
PO Box 3685
Mayagüez, PR 00681-3685


Re: Flood Zone Classification, Mirador Las Casa, San Juan, PR

Mr. Sumaza:

This letter serves to certify the regulatory flood zone classification for the Mirador Las Casa project in San Juan, PR. According to the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), panel 72000C0370J dated November 18, 2009 (Figure 1), the property is located within Zone X, and outside of the Special Flood Hazard Area having a 1% annual probability (100-yr return interval) of flooding with a base flood elevation of 1.8 m-msl. Figure 2 shows the regulatory flood zones within the property over aerial photography.

In April 13, 2018 the Puerto Rico Planning Board (PB) adopted new Advisory Flood Maps as a result of the passing of Hurricane Maria in September 2017 (see Figure 3). In these maps Advisory Base Flood Elevations (ABFE) are reported, but the maps indicate that these levels shall only be used for the design of new structures or substantial improvements to existing structures. The maps also indicate they were not developed for National Flood Insurance Program determinations and that for flood insurance purposes the regulatory FIRMs must be used. According to the Advisory Flood Map (panel 72000C0370J, dated April 13, 2018) the ABFE at the Mirador Las Casas project is also 1.8 m-msl. According to PB regulations, new structures must be raised at least 0.3 m above the ABFE. Figure 4 shows the advisory flood zones within the property over aerial photography. According to the Advisory Flood Map, the buildings within the property are located outside of the Advisory Zone AE.

Sincerely,



José D. Miranda, MECE, PE



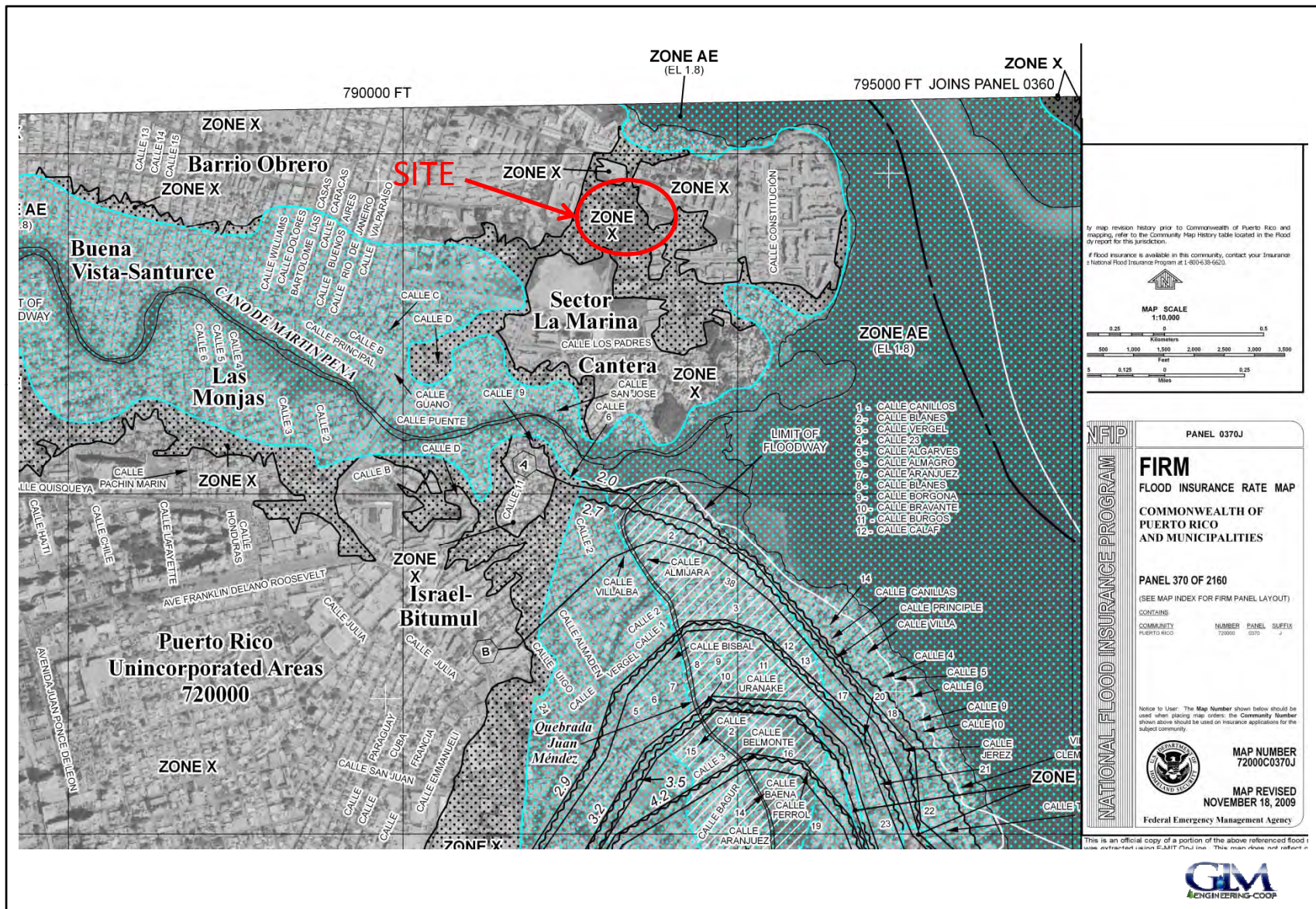


Figure 1: Site location on FEMA FIRM panel 72000C0370J, dated November 18, 2009

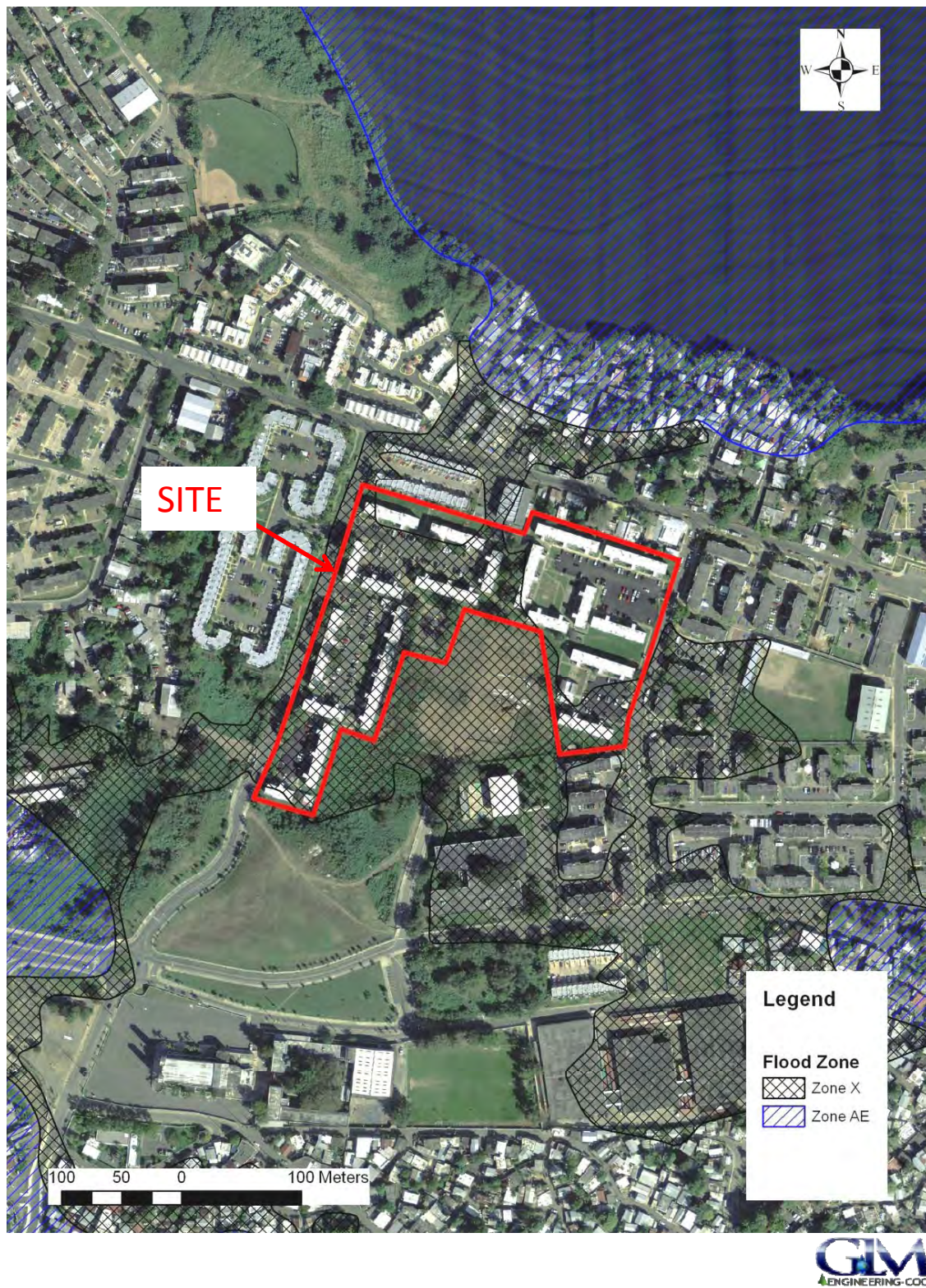


Figure 2: Regulatory Flood Zone limits from FEMA FIRM panel 72000C0370J, dated November 18, 2009

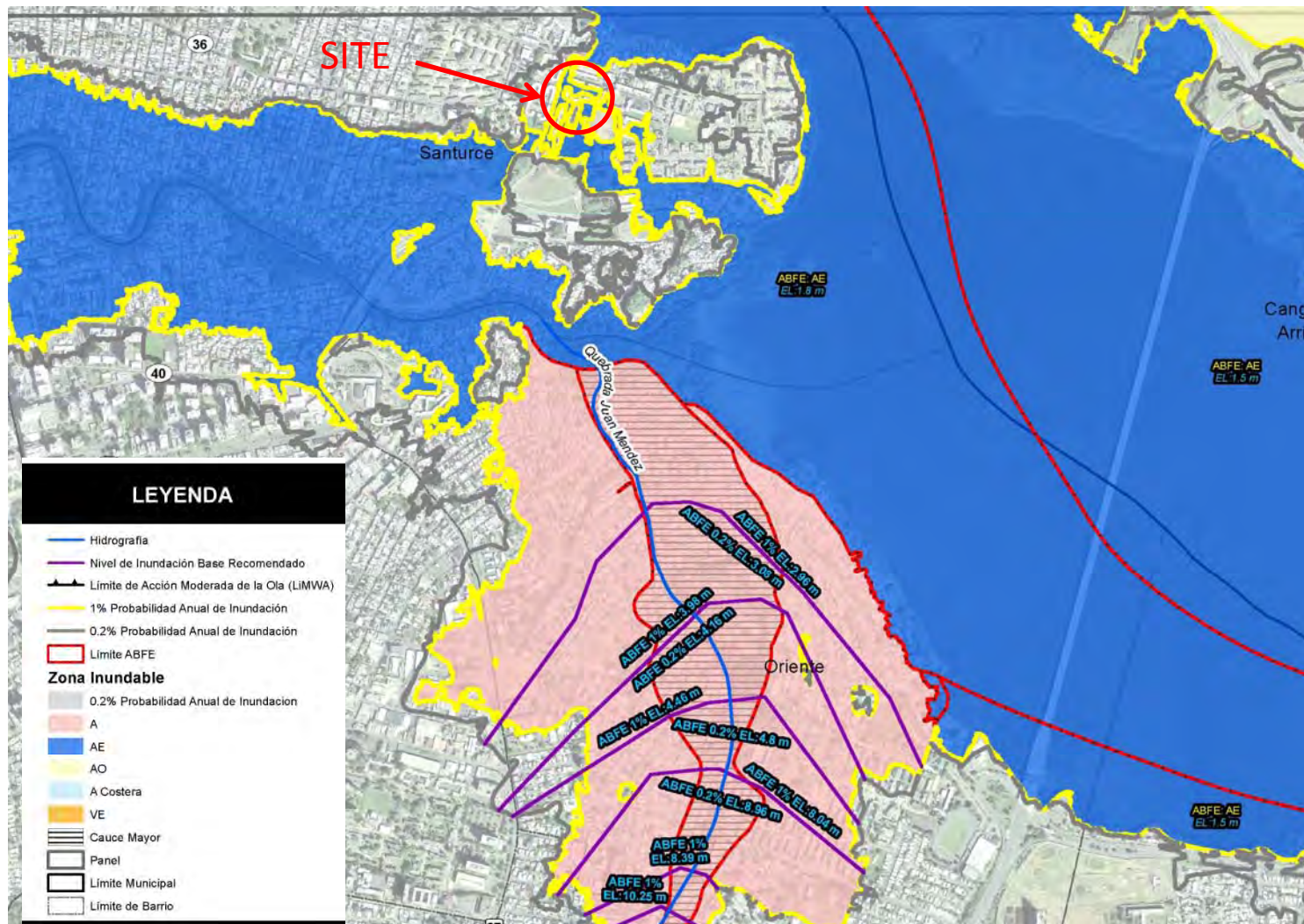


Figure 3: Site location on Advisory Flood Maps panel 72000C0370J, dated April 13, 2018

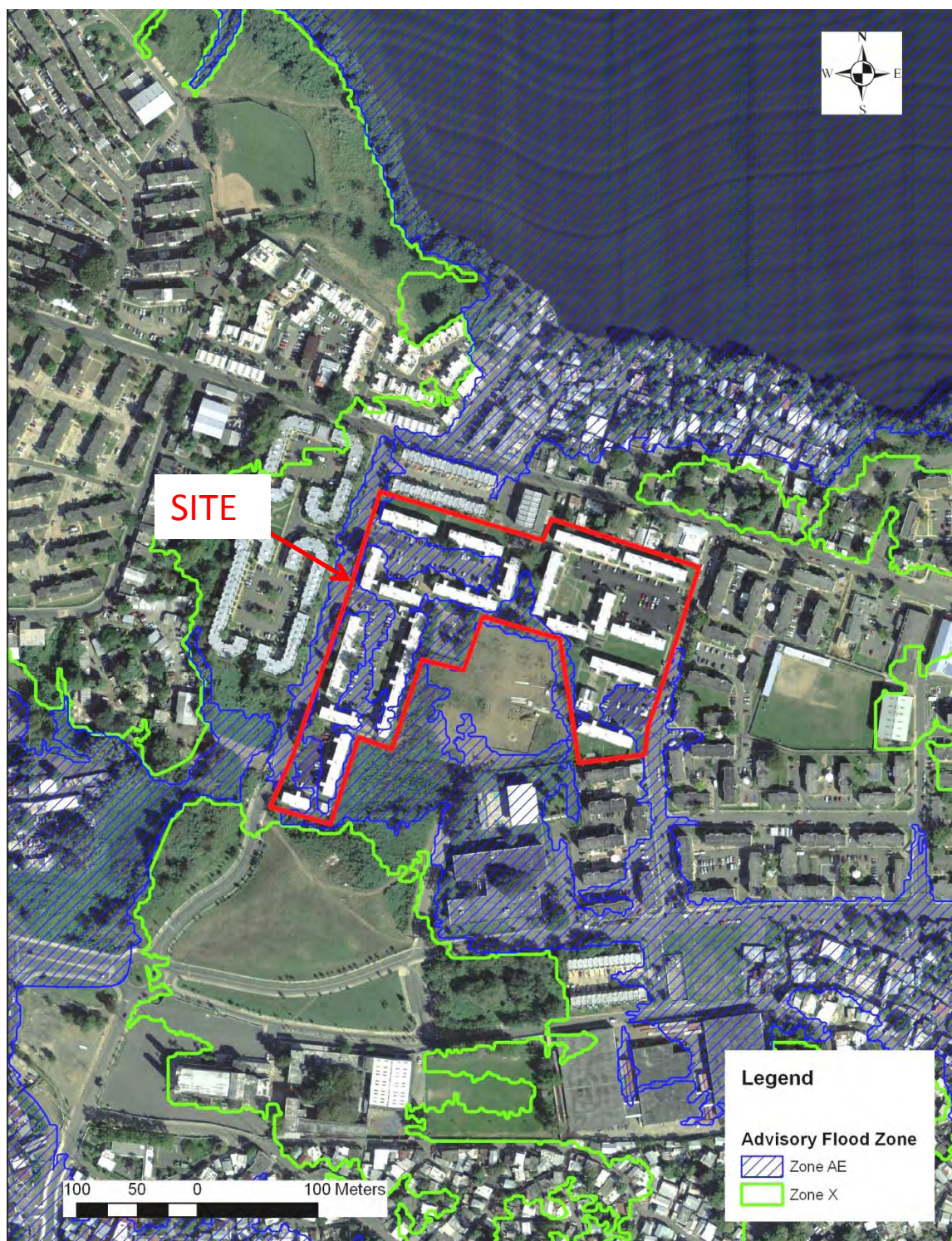


Figure 4: Advisory Flood Zone limits, from Advisory Flood Map panel 72000C0370J, dated April 13, 2018