From: Carly Kelley
To: Anita McNamara
Subject: FW: 845 River Place Survey
Date: Monday, September 11, 2017 4:53:27 PM
Attachments: Post Const EC Lot 7 River Place.pdf
River Place Lot 7 Pre Const EC.pdf

Hi Anita,

Please see the response from Steve Inabnit below.

Carly Kelley
Realtor® | Sales Associate

BERKSHIRE HATHAWAY HOMESERVICES MONTANA PROPERTIES
406.329.2034 office | 406.207.1176 cell | 406.728.4660 fax
1020 South Ave. West
Missoula, MT 59801

From: Steve Inabnit [mailto:steve@elisurvey.com]
Sent: Monday, September 11, 2017 4:45 PM
To: 'Carly Kelley' <carly.kelley@bhhsmt.com>
Subject: RE: 845 River Place Survey

Hi Carly,
The elevation certification that you sent me is what I considered the final EC. Because the building was 100% completed I had checked the "under construction" box instead of the "finished construction" box. These EC's were completed not for FEMA or Insurance purposes but to satisfy the "conditions of approval" for the subdivision. As part of the subdivision review process the Msla City Floodplain Administrator thought it would be a good idea if when homes were built that the finished floor be above the BFE – not because the subdivision is in the FP but because it is relatively close to the river…

Attached are both EC's that I prepared for Lot 7. And even though I checked the "under construction" box the City accepted the EC and gave Edgell an occupancy permit because as the photo's show the building was nearly complete and obviously the main floor elevation (C2b) was not going to change and that is the only elevation they actually cared about.

Hope this helps.

Regards,
Steve Inabnit
Eli & Associates, Inc.
406-549-5022

From: Carly Kelley [mailto:carly.kelley@bhhsmt.com]
Sent: Monday, September 11, 2017 3:25 PM
To: steve@elisurvey.com
Subject: 845 River Place Survey

Hi Steve,

I represent a buyer who has 845 River Place under contract. An elevation change of the sidewalk at the west end of the house has the buyer concerned about the flood plain. In checking with Anita McNamara we found that the final elevation certificate is not on file with the city. You had performed the elevation certificate when the home was under construction (see attached). I have checked with Edgell and this is all they have on file as it's all they need to get their final inspection approval.

Are you able to help me locate the final certificate the city should have on file?

Thank you,

Carly Kelley
Realtor® | Sales Associate

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