



Federal Emergency Management Agency

Washington, D.C. 20472

NOV 7 2016

The Honorable Jake Spano
Mayor, City of St. Louis Park
City Hall
5005 Minnetonka Boulevard
St. Louis Park, MN 55416

Case No: 08-05-2032V
Community: City of St. Louis Park,
Hennepin County, Minnesota
Community No.: 270184
Effective Date: November 05, 2016
LOMC-VALID

Dear Mayor Spano:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated November 04, 2016, for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact our FEMA Map Information eXchange, toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure

cc: Community Map Repository
Kevin Locke, Community Development Director, City of St. Louis Park

REVALIDATED LETTERS OF MAP CHANGE FOR THE CITY OF ST. LOUIS PARK, MN
Case No: 08-05-2032V **Community No.: 270184**

November 05, 2016

Case No.	Date Issued	Identifier	Map Panel No.	Zone
199100591FIA	06/24/1983	Apt. Ownership No 20	27053C0334F	X
92-05-081B	03/17/1992	2630 ALABAMA AVE SO.	27053C0353F	X
93-05-400A	03/11/1993	PARK POINTE APARTMENTS	27053C0353F	X
93-05-850A	10/21/1993	BROOKSIDE SECOND DIVISION	27053C0361F	X
93-05-846A	12/10/1993	WESTWOOD HOMES	27053C0353F	X
94-05-198A	12/29/1993	LOT 2-39, BLOCK 1 - WESTWOOD TOWNHOUSES	27053C0354F	X
199400151R05	05/06/1994	Unknown	27053C0361F	X
199400227R05	07/05/1994	Unknown	27053C0361F	X
95-05-850A	07/05/1995	3151 HILLSBORO AVENUE, SOUTH	27053C0334F	X
95-05-2002A	08/25/1995	2827 AGUILA AVENUE SOUTH	27053C0334F	X
95-05-2668A	02/05/1996	LOTS 1-101, BLOCK 1 - SUNGATE ADDITION	27053C0353F	X
96-05-3414A	12/02/1996	LOTS 2 & 3, BLOCK 1 - WEST LYNN 2ND ADDITION	27053C0334F	X
97-05-3944A	11/10/1997	MINNEHANA GABLES - LOT 12, BLOCK 1, 2ND ADDITION - 3231 FLAG AVENUE	27053C0334F	X
97-05-5320A	12/03/1997	4740 W. 27TH STREET	27053C0354F	X
98-05-3068A	06/03/1998	BROOKSIDE SECOND DIVISION - LOT 2, BLOCK 3 - 6224 MEADOWBROOK BOULEVARD	27053C0361F	X
98-05-5486A	09/25/1998	MINNEHAHA GABLES, 2ND ADDITION - LOT 15, BLOCK 1 - 3301 FLAG AVENUE SOUTH	27053C0334F	X
98-05-4868A	12/16/1998	OTTERLEI ADDITION, LOT 2, BLOCK 1 - 6900 OXFORD STREET	27053C0361F	X
99-05-2420A	05/05/1999	CEDARWOOD SECOND ADDITION, BLOCK 6, LOTS 1 & 2 - 2524 MONTEREY AVENUE SOUTH	27053C0354F	X
99-05-3846A	05/12/1999	BROOKSIDE ADD 2, BLOCK 2 - LOT 8 - 4265 MEADOWBROOK BLVD	27053C0361F	X
00-05-5862A	09/21/2000	BROOKSIDE, LOT 4, BLOCK 4 - 5642 WOOD LANE/4341 YOSEMITE AVE. S	27053C0361F	X
00-05-5394A	11/28/2000	2170 CEDAR LAKE ROAD	27053C0353F	X
01-05-0730A	02/21/2001	3224 GETTYSBURG AVE., S. (LOT 7, BL. 1, MINNEHAHA GABLES, 2ND ADDITION)	27053C0334F	X

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Case No.	Date Issued	Identifier	Map Panel No.	Zone
01-05-586A	04/13/2001	BLOCK 6, LOT 4, CEDARWOOD 2ND ADDITION; 2510 MONTEREY AVENUE SOUTH	27053C0354F	X
02-05-0432A	11/30/2001	LOT 7, BLOCK 2, BROOKSIDE SECOND DIVISION--4255 MEADOWBROOK BLVD.	27053C0361F	X
02-05-2920A	08/28/2002	3295 HILLSBORO AVENUE SOUTH	27053C0334F	X
02-05-3911A	12/11/2002	LOTS 5 AND 6, WEST LYNN SUBDIVISION--8630 WEST 29TH STREET	27053C0334F	X
03-05-4140A	09/18/2003	LOTS 18 & 19, BLOCK 2, JOHN A. JOHNSON'S ADDITION--6301 WAYZATA BLVD.	27053C0351F	X
03-05-4680A	09/25/2003	7448 WEST 16TH STREET	27053C0353F	X
03-05-4634A	10/14/2003	LOT 1, BLOCK 1, ASPENWOOD--2357 PARKWOODS ROAD	27053C0354F	X
03-05-2644A	11/17/2003	LOTS 8, 9, 17 & 18, BLOCK 3, BARRETT'S ADDN. TO MINNEAPOLIS--2745 NATCHEZ AVE. S	27053C0354F	X
04-05-4054A	11/24/2004	LOT 2, BLOCK 1, LAMPLIGHTER PARK TOWNHOMES--7607 WEST 14TH STREET	27053C0334F	X
05-05-0585A	12/06/2004	WEST LYNN SUBDIV, LOT 3 -- 8600 WEST 29TH STREET	27053C0334F	X
05-05-0695A	12/16/2004	WOLFE LAKE PROFESSIONAL CENTER, BLOCK 1, LOT 1 -- 5000 & 5040 WEST 36TH STREET	27053C0354F	X
05-05-0760A	02/01/2005	VERNON OAKS, BLOCK 1, LOT 2 -- 2559 VERNON AVENUE	27053C0353F	X
05-05-0617A	02/02/2005	TRACTS A AND B, REGISTERED SURVEY NO. 217--3430 SUNSET RIDGE ROAD	27053C0334F	X
05-05-1285A	03/16/2005	MINIKAHDA OAKS, BLOCK 2, LOT 11 -- 3336 HUNTINGTON AVENUE SOUTH	27053C0354F	X
05-05-1523A	03/16/2005	ISENSEE'S ADDITION, BLOCK 1, LOT 3 -- 3310 HILLSBORO AVENUE SOUTH	27053C0334F	X

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05-05-1276A	03/21/2005	ARETZ 4TH ADDITION, BLOCK 2, LOT 12 -- 2466 GETTYSBURG AVENUE SOUTH	27053C0334F	X
05-05-1235A	05/12/2005	ARETZ 4TH ADDITION, BLOCK 2, LOT 10 -- 2454 GETTYSBURG AVENUE SOUTH	27053C0334F	X
05-05-3405A	06/29/2005	PRINCETON COURT TOWNHOMES	27053C0354F	X
05-05-3630A	07/19/2005	MINIKAHDA OAKS SUBDIV, BLOCK 1, LOTS 3 & 4 -- 4121 RANDALL AVENUE SOUTH	27053C0354F	X
05-05-3981A	08/11/2005	MINNEHAHA GABLES ANNEX, BLOCK 1, LOT 13 -- 3307 DECATUR LANE	27053C0334F	X
05-05-2838A	08/18/2005	SUNGATE ADDITION, BLOCK 1, LOTS 1-100	27053C0353F	X
05-05-4255A	10/11/2005	HILLSBORO OAKS SUBDIV, BLOCK 1, LOT 2 -- 3148 HILLSBORO AVENUE SOUTH	27053C0334F	X
06-05-0103A	11/22/2005	PURE'S KNOLLWOOD ADDITION, BLOCK 1, LOT 1 -- 8510 & 8530 STATE HIGHWAY NO. 7	27053C0342F	X
06-05-0844A	01/24/2006	BROOKSIDE 2ND DIVISION, BLOCK 3, LOT 1 -- 6200 MEADOWBROOK BLVD	27053C0361F	X
05-05-3593A	01/31/2006	HOMES OF VERNON OAKS SUBDIV	27053C0353F	X
06-05-0995A	04/04/2006	CEDARWOOD 2ND ADDITION, BLOCK 1, LOT 12 -- 4320 WEST 25TH STREET	27053C0354F	X
06-05-B743A	04/04/2006	Sungate One, BLOCK 1, LOT 1 -- 2559 ALABAMA AVENUE SOUTH (MN)	27053C0353F	X
06-05-BC46A	04/18/2006	WEST LYNN 2ND ADDITION, BLOCK 1, LOT 4 -- 2801 AQUILA AVENUE SOUTH (MN)	27053C0334F	X
06-05-BN92A	08/02/2006	OTTERLEI ADDITION, BLOCK 1, LOT 1 -- 6980 OXFORD STREET (MN)	27053C0361F	X
07-05-1295A	02/06/2007	EATON'S 2ND & 3RD ADDITIONS, BLOCK 1, VARIOUS LOTS -- 25 1/2 STREET WEST	27053C0353F	X
07-05-2635A	03/06/2007	WEST LYNN SECOND ADDITION, BLOCK 1, LOT 2 -- 2745 AQUILA AVENUE SOUTH (MN)	27053C0334F	X

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07-05-4048A	05/29/2007	KNOLLWOOD COUNTRY CLUB, BLOCK 1, LOT 10 -- 8906 MINNEHAHA CIRCLE NORTH (MN)	27053C0334F	X
07-05-4109A	05/29/2007	MINIKAHDA OAKS, BLOCK 2, LOT 7 -- 3320 HUNTINGTON AVENUE SOUTH (MN)	27053C0354F	X
07-05-3921A	07/17/2007	KNOLLWOOD COUNTRY CLUB, BLOCK 1, LOT 11 -- 8900 MINNEHAHA CIRCLE NORTH (MN)	27053C0334F	X
07-05-5725A	09/11/2007	WEST LYNN, LOT 2 -- 8530 WEST 29TH STREET	27053C0334F	X
08-05-0037A	10/23/2007	WESTWOOD VILLA CONDOMINIUMS -- 2200 NEVADA AVENUE SOUTH	27053C0353F	X
07-05-6216A	11/01/2007	KNOLLWOOD COUNTRY CLUB, BLOCK 1, LOT 12 -- 8901 SOUTH MINNEHAHA CIRCLE	27053C0334F	X
08-05-2987A	08/21/2008	CEDARWOOD SECOND ADDITION, BLOCK 1, LOT 14 -- 4400 WEST 25TH STREET	27053C0354F	X
08-05-4801A	09/04/2008	MINNEHAHA GABLES 2ND ADDITION, BLOCK 1, LOT 13 -- 3235 FLAG AVENUE SOUTH	27053C0334F	X
08-05-4594A	09/12/2008	Lot 11, Block 1, Cedarwood 2nd Addition Subdivision - 4310 West 25th Street	27053C0354F	X
09-05-0051A	11/18/2008	CEDARWOOD 2ND ADDITION, BLOCK 6, LOT 4 -- 2510 MONTEREY AVENUE SOUTH	27053C0354F	X
09-05-0041A	11/25/2008	LOU PARK ADDITION, BLOCK 1, LOTS 1 & 2 -- 6465 WAYZATA BOULEVARD	27053C0351F	X
09-05-0466A	11/25/2008	COBBLECREST ADDITION, BLOCK 3, LOT 8 -- 8806 MINNETONKA BOULEVARD	27053C0334F	X
09-05-0866A	02/17/2009	REGISTERED LAND SURVEY NO. 554, TRACTS A & B -- 7102 & 7104 LAKE STREET WEST	27053C0353F	X
09-05-1470A	02/24/2009	LOTS 3-11, BLOCK 5, MINIKAHDA OAKS & PORTION OF SECTION 6, T28N, R24W	27053C0354F	X

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09-05-1956A	03/17/2009	WESTWOOD ESTATES 4TH ADDITION, LOT 3 & PORTION OF LOT 4, BLOCK 1 -- 8323 FRANKLIN AVENUE WEST	27053C0334F	X
09-05-2604A	05/05/2009	CEDARWOOD 2ND ADDITION, BLOCK 6, LOT 6 -- 4441 25TH STREET WEST	27053C0354F	X
09-05-2343A	05/12/2009	3332 HUNTINGTON AVENUE SOUTH -- LOT 10, BLOCK 2, MINIKAHDA OAKS	27053C0354F	X
09-05-2819A	06/02/2009	PORTION OF SECTION 31, T29, R24 -- 4832 27TH STREET WEST	27053C0354F	X
09-05-5867A	10/23/2009	SUNGATE ONE CONDOMINIUM, UNIT 2567 -- 2567 ALABAMA AVENUE	27053C0353F	X
10-05-0898A	01/07/2010	LOT 3, BLOCK 6, CEDARWOOD 2ND ADDITION -- 2516 MONTEREY AVENUE SOUTH	27053C0354F	X
10-05-0995A	01/08/2010	LOT 8, BLOCK 3, COBBLECREST ADDITION -- 8808 MINNETONKA BOULEVARD	27053C0334F	X
10-05-2065A	01/26/2010	Lot 12, Block 1, Westwood Estates 2nd Addition Subdivision - 8806 Westmoreland Lane	27053C0334F	X
10-05-1205A	02/09/2010	LOTS 1-11, SUNSET RIDGE BUSINESS PARK -- CEDAR LAKE ROAD	27053C0353F	X
10-05-1847A	03/04/2010	LOT 4, BLOCK 1, RIDGE ADDITION -- 2460 HIGHWAY 100 SOUTH	27053C0353F	X
10-05-2894A	03/30/2010	LOT 2, BLOCK 1, TEXA-TONKA 3RD ADDITION -- 2845 WYOMING AVENUE SOUTH	27053C0334F	X
10-05-4949A	08/06/2010	LOT 1, BLOCK 1, FARRS SUNSET RIDGE -- 2030 RIDGE DRIVE	27053C0353F	X
10-05-5163A	08/20/2010	LOT 1, BLOCK 1, WESTWOOD ESTATES 4TH ADDITION -- 833 FRANKLIN AVENUE WEST	27053C0334F	X
10-05-4952A	10/05/2010	LOT 1, BLOCK 1, FARRS SUNSET RIDGE -- 2010 RIDGE DRIVE	27053C0353F	X
11-05-6021A	06/14/2011	Lot 1, Block 1, Mill City Addition Subdivision - 7201 Walker Street	27053C0353F	X

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11-05-6299A	07/14/2011	LOT 3, BLOCK 2, MINNEHAHA GABLES ANNEX -- 8911 WEST 34TH STREET	27053C0334F	X
11-05-7369A	07/19/2011	Lot 4, Block 2, Aretz 4th Addition Subdivision - 2410 Gettysburg Avenue South	27053C0334F	X
11-05-6922A	08/04/2011	LOT 1, BLOCK 1, RORBACH'S ADDITION -- 6401 WAYZATA BOULEVARD	27053C0351F	X
11-05-8103A	08/31/2011	Lot 1 & 2, Block 9, Thorpe Bros Cedar Lake Heights Subdivision - 2530 Monterey Avenue	27053C0354F	X
12-05-0913A	11/29/2011	LOT 7, BLOCK 1, ASPENWOOD, 2309 PARKWOODS ROAD	27053C0354F	X
12-05-6388A	08/30/2012	APARTMENT OWNERSHIP NO. 41 GREENSBORO CONDOMINIUMS, APTS. 203-210 -- FRANKLIN AVENUE WEST	27053C0353F	X
12-05-9563A	11/01/2012	ASPENWOOD, BLOCK 1, LOT 2 -- 2349 PARKWOODS ROAD	27053C0354F	X
13-05-0379A	11/15/2012	MONTEREY ADDITION, BLOCK 1, LOT 3 -- 2732 MONTEREY AVENUE SOUTH	27053C0354F	X
13-05-2511A	02/26/2013	A PORTION OF BLOCK 4, BROOKSIDE SECOND DIVISION -- 6312 MEADOWBROOK BOULEVARD	27053C0361F	X
13-05-3639A	04/23/2013	GREENSBORO CONDOMINIUMS -- 7335, 7339, 7343, 7347, 7351, 7403, 7407 & 7411 FRANKLIN AVENUE WEST	27053C0353F	X
13-05-6856A	07/23/2013	LOT 3, BLOCK 1, ASPENWOOD -- 2341 PARKWOODS ROAD	27053C0354F	X
13-05-7841A	08/30/2013	BROOKSIDE SECOND DIVISION, BLOCK 2, LOT 7 -- 4255 MEADOWBROOK BOULEVARD	27053C0361F	X
14-05-1896A	12/31/2013	LOT 6 & A PORTION OF LOT 5, BLOCK 2, MINIKAHDA OAKS -- 3316 HUNTINGTON AVENUE SOUTH	27053C0354F	X
14-05-2673A	01/30/2014	ARETZ 4TH ADDITION, BLOCK 2, LOT 8 -- 2442 GETTYSBURG AVENUE SOUTH	27053C0334F	X

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14-05-2136A	03/13/2014	LOT 8, BLOCK 1, ASPENWOOD -- 2301 PARKWOODS ROAD	27053C0354F	X
14-05-4470A	03/25/2014	LOT 5, BLOCK 1, WEST LYNN SECOND ADDITION --- 2811 AQUILA AVENUE SOUTH	27053C0334F	X
14-05-4724A	04/03/2014	Lot 29, Block 1, Minnehaha Gables Annex Subdivision - 9018 34th Street West	27053C0334F	X
14-05-7709A	07/14/2014	Lot 2, Block 1, Westwood Estates 4th Addition Subdivision - 8329 Franklin Avenue West	27053C0334F	X
14-05-7782A	07/22/2014	PART OF LOTS 4, 5, 7 & 8, BLOCK 2, WEST LYNN 2ND ADDITION -- 8510 29TH STREET WEST	27053C0334F	X
14-05-7978A	07/23/2014	Lot A, Registered Land Survey No. 154 Subdivision - 8610 29th Street West	27053C0334F	X
15-05-0623A	11/03/2014	Lot 5, Block 6, Cedarwood Second Addition Subdivision - 2506 Monterey Avenue South	27053C0354F	X
15-05-2636A	03/10/2015	WEST LYNN SECOND ADDITION, BLOCK 1, LOT 1 -- 2739 AQUILA AVENUE	27053C0334F	X
15-05-3433A	04/16/2015	NOVARTIS ADDITION, BLOCK 1, PORTION OF LOT 1 -- 5320 23RD STREET WEST	27053C0353F	X
15-05-3949A	06/18/2015	MINIKAHDA OAKS, BLOCK 2, LOTS 8 AND 9 -- 3330 HUNTINGTON AVENUE SOUTH	27053C0354F	X
15-05-6728A	08/25/2015	Lot 4 - 5, Block 1, Westwood Estates 4th Addition Subdivision - 8317 Franklin Avenue West	27053C0334F	X
15-05-7395A	11/16/2015	CEDARWOOD SECOND ADDITION, BLOCK 1, LOT 13 -- 4330 WEST 25TH STREET	27053C0354F	X
16-05-2864A	04/01/2016	SECTION 5, T117, R21 -- 6661 WAYZATA BOULEVARD	27053C0351F	X
16-05-4779A	05/27/2016	Lot 4 - 5, Block 2, Minikahda Oaks Subdivision - 3308 Huntington Avenue South	27053C0354F	X
16-05-4841A	06/21/2016	Lot 14, Block 1, Minnehaha Gables Annex Subdivision - 3301 Decatur Lane	27053C0334F	X