Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF PENN HILLS, ALLEGHENY COUNTY, PENNSYLVANIA	A parcel of land, as described and recorded in an Indenture, Volume 7275, Pages 297-301, on April 4, 1986, filed by the Allegheny County Recorder
	COMMUNITY NO.: 421092	
AFFECTED MAP PANEL	NUMBER: 42003C0383E	
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 10/04/1995	
FLOODING SOURCE: UNNAMED FLOODING SOURCE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.465, -79.806 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	90 Stotler Road	Structure	A	970.0 feet	969.1 feet	—	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY
SOURCE OF BASE FLOOD ELEVATION
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program map, we have determined that the structure on the property is located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller

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Hazards Study Branch
Mitigation Directorate

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (NON-REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	84 Stotler Road	Structure	A	970.0 feet	969.1 feet	—	—
—	—	—	86 Stotler Road	Structure	A	970.0 feet	969.1 feet	—	—
—	—	—	88 Stotler Road	Structure	A	970.0 feet	969.1 feet	—	—

SOURCE OF BASE FLOOD ELEVATION (This Additional Consideration applies to the preceding 4 Properties.)

Attached is a copy of the source for the Base Flood Elevation that we used in our determination for the subject property. This information represents the best flood data available at this time.

ZONE A (This Additional Consideration applies to the preceding 4 Properties.)

The NFIP map affecting this property depicts an SFHA that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF PENN HILLS, ALLEGHENY COUNTY, PENNSYLVANIA	A parcel of land, as described and recorded in an Indenture, Volume 7275, Pages 297-301, on April 4, 1986, filed by the Allegheny County Recorder
	COMMUNITY NO.: 421092	
AFFECTED MAP PANEL	NUMBER: 42003C0383E	
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 10/04/1995	
FLOODING SOURCE: UNNAMED FLOODING SOURCE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.465, -79.806 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	159 Bale Drive	Structure	X(unshaded)	961.6 feet	971.3 feet	—	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure on the property is not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	161 Bale Drive	Structure	X(unshaded)	961.9 feet	971.3 feet	—	—
—	—	—	28 Stotler Road	Structure	X(unshaded)	958.2 feet	981.3 feet	—	—
—	—	—	30 Stotler Road	Structure	X(unshaded)	958.6 feet	981.3 feet	—	—
—	—	—	32 Stotler Road	Structure	X(unshaded)	958.8 feet	981.3 feet	—	—
—	—	—	34 Stotler Road	Structure	X(unshaded)	959.0 feet	981.3 feet	—	—
—	—	—	36 Stotler Road	Structure	X(unshaded)	959.2 feet	981.3 feet	—	—
—	—	—	38 Stotler Road	Structure	X(unshaded)	959.4 feet	981.3 feet	—	—
—	—	—	40 Stotler Road	Structure	X(unshaded)	959.8 feet	978.1 feet	—	—
—	—	—	42 Stotler Road	Structure	X(unshaded)	960.0 feet	978.1 feet	—	—
—	—	—	44 Stotler Road	Structure	X(unshaded)	960.2 feet	978.1 feet	—	—
—	—	—	46 Stotler Road	Structure	X(unshaded)	960.4 feet	978.0 feet	—	—
—	—	—	48 Stotler Road	Structure	X(unshaded)	961.7 feet	976.6 feet	—	—

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	50 Stotler Road	Structure	X(unshaded)	961.9 feet	976.5 feet	—	—
—	—	—	52 Stotler Road	Structure	X(unshaded)	962.2 feet	976.5 feet	—	—
—	—	—	54 Stotler Road	Structure	X(unshaded)	962.4 feet	976.5 feet	—	—
—	—	—	56 Stotler Road	Structure	X(unshaded)	962.7 feet	976.5 feet	—	—
—	—	—	58 Stotler Road	Structure	X(unshaded)	962.9 feet	976.4 feet	—	—
—	—	—	60 Stotler Road	Structure	X(unshaded)	963.2 feet	971.7 feet	—	—
—	—	—	62 Stotler Road	Structure	X(unshaded)	963.4 feet	971.7 feet	—	—
—	—	—	64 Stotler Road	Structure	X(unshaded)	963.7 feet	971.7 feet	—	—
—	—	—	66 Stotler Road	Structure	X(unshaded)	963.9 feet	971.7 feet	—	—
—	—	—	163 Bale Drive	Structure	X(unshaded)	962.2 feet	971.3 feet	—	—
—	—	—	165 Bale Drive	Structure	X(unshaded)	962.8 feet	971.3 feet	—	—
—	—	—	167 Bale Drive	Structure	X(unshaded)	963.0 feet	971.3 feet	—	—

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	169 Bale Drive	Structure	X(unshaded)	963.2 feet	971.3 feet	—	—
—	—	—	171 Bale Drive	Structure	X(unshaded)	963.5 feet	971.4 feet	—	—
—	—	—	173 Bale Drive	Structure	X(unshaded)	963.7 feet	971.4 feet	—	—
—	—	—	175 Bale Drive	Structure	X(unshaded)	964.4 feet	969.6 feet	—	—
—	—	—	177 Bale Drive	Structure	X(unshaded)	964.7 feet	969.6 feet	—	—
—	—	—	179 Bale Drive	Structure	X(unshaded)	964.9 feet	969.6 feet	—	—
—	—	—	181 Bale Drive	Structure	X(unshaded)	965.1 feet	969.6 feet	—	—
—	—	—	183 Bale Drive	Structure	X(unshaded)	965.3 feet	969.6 feet	—	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 33 Properties.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 33 Properties.)

The NFIP map affecting this property depicts an SFHA that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF PENN HILLS, ALLEGHENY COUNTY, PENNSYLVANIA	A parcel of land, as described and recorded in an Indenture, Volume 7275, Pages 297-301, on April 4, 1986, filed by the Allegheny County Recorder
	COMMUNITY NO.: 421092	
AFFECTED MAP PANEL	NUMBER: 42003C0383E	
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 10/04/1995	
FLOODING SOURCE: UNNAMED FLOODING SOURCE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.465, -79.806 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	92 Stotler Road	Structure	X(unshaded)	970.0 feet	970.5 feet	—	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure on the property is not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	94 Stotler Road	Structure	X(unshaded)	970.0 feet	970.4 feet	—	—
—	—	—	96 Stotler Road	Structure	X(unshaded)	970.0 feet	970.4 feet	—	—
—	—	—	98 Stotler Road	Structure	X(unshaded)	970.0 feet	970.3 feet	—	—
—	—	—	149 Bale Drive	Structure	X(unshaded)	960.4 feet	973.0 feet	—	—
—	—	—	151 Bale Drive	Structure	X(unshaded)	960.7 feet	972.8 feet	—	—
—	—	—	153 Bale Drive	Structure	X(unshaded)	961.0 feet	972.8 feet	—	—
—	—	—	155 Bale Drive	Structure	X(unshaded)	961.2 feet	972.7 feet	—	—
—	—	—	157 Bale Drive	Structure	X(unshaded)	961.4 feet	971.2 feet	—	—
—	—	—	68 Stotler Road	Structure	X(unshaded)	964.5 feet	969.3 feet	—	—
—	—	—	70 Stotler Road	Structure	X(unshaded)	964.7 feet	969.3 feet	—	—
—	—	—	72 Stotler Road	Structure	X(unshaded)	964.9 feet	969.3 feet	—	—
—	—	—	74 Stotler Road	Structure	X(unshaded)	965.2 feet	969.2 feet	—	—

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	76 Stotler Road	Structure	X(unshaded)	965.6 feet	967.6 feet	—	—
—	—	—	78 Stotler Road	Structure	X(unshaded)	965.8 feet	967.6 feet	—	—
—	—	—	80 Stotler Road	Structure	X(unshaded)	966.0 feet	967.7 feet	—	—
—	—	—	82 Stotler Road	Structure	X(unshaded)	966.2 feet	967.7 feet	—	—
—	—	—	185 Bale Drive	Structure	X(unshaded)	965.5 feet	969.6 feet	—	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 18 Properties.)
This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 18 Properties.)

The NFIP map affecting this property depicts an SFHA that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))
This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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