



Exhibit B. Gateway II Site FEMA Flood Plain Mitigation Plan Letter

CSRS, INC.

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August 8, 2013

Mr. Jim Cavanaugh
Baton Rouge Area Chamber
564 Laurel Street
Baton Rouge, LA 70801

Re. Gateway II
CSRS Job No. 208015.000

Dear Mr. Cavanaugh:

According to the FEMA Flood Insurance Rate Map (FIRM) panel no. 22005C0100E, the Gateway II Site located on LA 30 between LA 73 and LA 3115 is located in flood zone AE and X, with a Base Flood Elevation (BFE) of 17 feet. The LiDAR contours downloaded from LSU's ATLAS site indicates that the site ranges in elevation from 9 feet along the west boundary near the bottom of New River to 24 feet near the northeast end of the property. The majority of the property that is in flood zone AE is at elevation 16 feet.

In order to raise twenty-five (25) contiguous acres to one foot above the FIRM BFE of 17 feet, approximately 80,670 cubic yards of in-place select fill will be required, thus bringing the twenty-five (25) contiguous acres to elevation 18 feet. The estimated construction cost for importing select fill embankment is \$1,025,000 and \$726,100 for suitable embankment material excavated on-site. This task can be accomplished in 180 days.

Alternatively, a building can be raised above the base flood elevation (BFE) of 17 feet without raising the elevations of the paved and unpaved surfaces at a potential cost savings. The estimated construction cost per square foot to raise a slab on grade building pad to the BFE of 17 with select imported material is approximately \$0.50 per square foot of building.

Please note that the estimated prices quoted herein are subject to change based on location, availability of suitable material, and transportation cost of fill material to the site.

Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.

Taylor M. Gravois, PE, PLS