

Exhibit W. Belle Grove Site FEMA 100 Year Flood Plain Fill Letter & Map



Belle Grove Site FEMA 100 Year Flood Plain Fill Letter & Map



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546
Fax: (225) 767-0060

February 16, 2017

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

Re. Belle Grove Site
CSRS Job No. 212161

Dear Mr. Cavanaugh:

According to the FEMA Digital Flood Insurance Rate Map (DFIRM) panel no. 22047C0355D and 22047C0365D of Iberville Parish, Louisiana, effective November 6, 2013, the Belle Grove property is located in two flood zones. Approximately 30.19 acres north of the levee are located in Flood Zone "AE", with the remaining 536.35 acres south of the levee are located in Flood Zone "X". The LiDAR contours downloaded from LSU's ATLAS site indicate that the site ranges in elevation from 14 feet to 28 feet, however, the mean elevation of the developable property on the site is at elevation 17 feet.

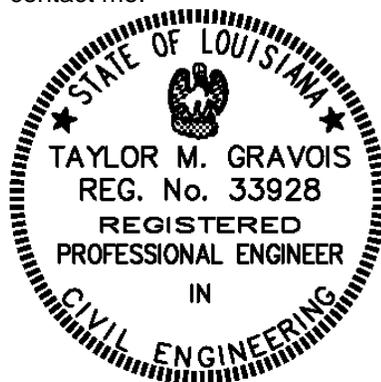
The 30.19 acres north of the levee in Flood Zone AE are located in the Mississippi River batture and are not developable. Therefore, no further action is needed to meet floodplain construction standards.

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



Belle Grove Site FEMA 100 Year Flood Plain Fill Letter & Map

Belle Grove Site
Iberville Parish, LA

BRAC



Iberville Parish

LEGEND

- Site Boundary (555.19 Ac. +/-)
- 25 Acre Site Pad
- Flood Zone**
- A (100-year with no Base Flood Elevation)
- AE (100-year with Base Flood Elevation)
- X (protected from the 1-percent-annual-chance or greater flood hazard by a levee system)
- Base Flood Elevation Line
- Existing Roadway**
- 4-Lane State Highway
- Rural State Highway
- Local Roads
- Railroad
- Levee
- Stream

Site Details

Appx. Site Size: 555.19 Ac. ±
Area in 1% Flood Zone: 26.18 Ac. ±

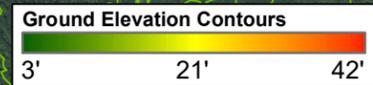
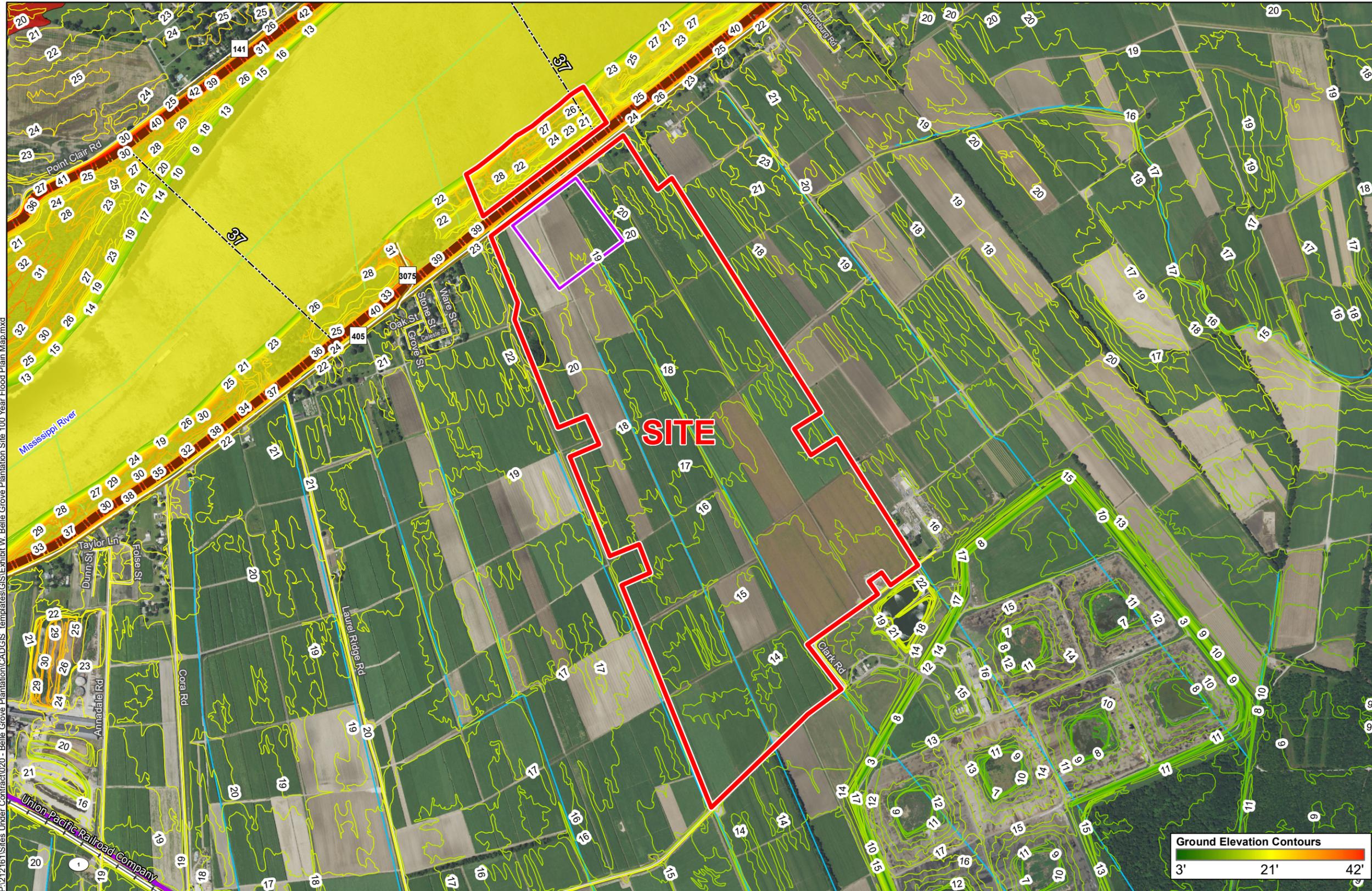


Date: 3/29/2017
Project Number: 212161
Drawn By: TMK
Checked By: JAY



IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
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P:\212161\Sites Under Contract\020 - Belle Grove Plantation\CAD\GIS templates\GIS\Exhibit W. Belle Grove Plantation Site 100 Year Flood Plain Map.mxd

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Effective FIRM Flood data provided by FEMA Flood Map Service Center (msc.fema.gov), FIRM panel no. 22047C0355D and 22047C0365D effective 11/6/2013.



Scale 1:16,000
0 850 1,700 Feet