

Exhibit Y. Sinclair Site FEMA 100 Year Flood Plain Fill Letter & Map



Sinclair Site FEMA 100 Year Flood Plain Fill Letter



CSRS, INC.
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Baton Rouge, Louisiana 70808
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January 11, 2017

Mr. Andrew Jacques
St. Bernard Economic Development Foundation
100 Port Boulevard, Suite 10
Chalmette, Louisiana 70043

Re. Sinclair Site
CSRS Job No. 214094

Dear Mr. Jacques

According to the FEMA Flood Insurance Rate Map (FIRM) panel no. 2252040295B of St. Bernard Parish, Louisiana, effective May 1, 1985, the Sinclair property on Louisiana Highway 39 is located in Flood Zone "B" and "A2". In addition, according to the FEMA DFIRM map panel no. 22087C0491D September 29, 2015, provided on the LSU AgCenter website (<http://maps.lsuagcenter.com>), the site is located in Flood Zone "AE". The LiDAR contours downloaded from LSU's ATLAS site indicate that the site ranges in elevation from -2.0 feet to 4.0 feet, however, the majority of the developable property on the site is at elevation 2 feet.

The base flood elevation (BFE) for the site in Zone "A2" is one (1) foot. According to St. Bernard Code of Ordinances, the minimum finish floor elevation (FFE) is 18 inches above BFE. Approximately 120.87 acres of the southern portion of the site currently meets this requirement. Therefore, fill will not be required to raise twenty-five (25) contiguous acres to an elevation of 2.5 feet for this portion of the property. It should be noted that Zone "B" is an area protected from the one percent annual chance (100-year) flood by the levee, subject to possible failure or over topping during larger floods. The 100-year base flood elevation on the river side of the levee is 16 feet.

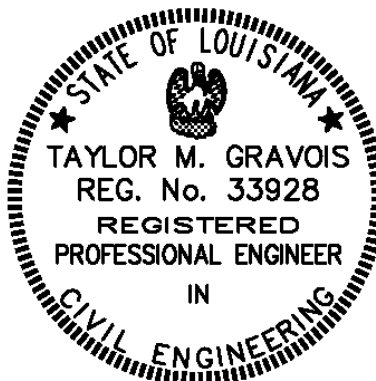
In order to raise twenty-five (25) contiguous acres to an elevation of 2.5 feet for the northern portion of the property, approximately 56,620 cubic yards of in-place select fill will be required, thus bringing the twenty-five (25) contiguous acres to an elevation of 2.5 feet. The estimated construction cost for importing select fill embankment is \$849,300 and for suitable embankment material excavated on-site is \$396,340.

Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of six months or less based on preliminary engineering judgment. 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.

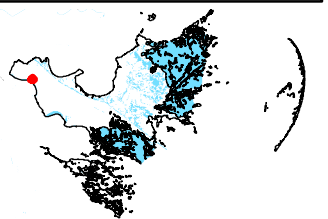
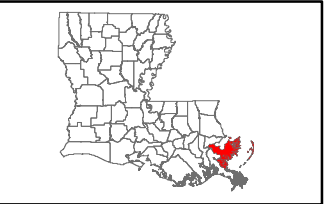
Taylor M. Gravois, PE, PLS



Sinclair Site FEMA 100 Year Flood Plain Map

FEMA 100 Year Flood Map
Sinclair Site
St. Bernard Parish, LA

St. Bernard EDF



St. Bernard Parish

LEGEND

- Sinclair Site Boundary (285.64 Ac. ±)
- Suggested Site Pad Vicinity Line
- Effective FIRM Flood Zone**
 - A1-A30 (Areas of 100-year flood; base flood elevation determined)
 - B (Areas protected by levee from the base flood)
- Advisory Base Flood Elevation Ground
- Elevation Contours
- Preliminary FIRM Flood Zone**
 - AE (100-year with Base Flood Elevation)
 - Preliminary FIRM Base Flood Elevation
- Existing Roadway**
 - 4-Lane State Highway
 - Urban State Highway
 - Rural State Highway
 - Local Roads
 - Waterbody
 - Base Flood Elevation Line

Site Details

Appx. Site Size: 285.64 Ac. ±
Area in 1% Flood Zone: 86.62 Ac. ±



Date:	10/18/2016
Project Number:	214094
Drawn By:	TMK
Checked By:	JAY

CSRS
IMAGINE SHAPE DELIVER
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www.csrsonline.com

Flood Notes:
ABFE stands for "Advisory Base Flood Elevation".
HEAG stands for "Highest Existing Adjacent Grade".

- General Notes:
- 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.
 - Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 - 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 - Effective FIRM Flood data provided by FEMA Flood Map Service Center (msc.fema.gov), FIRM panel no. 225204295B effective 05/01/1985 and panel no. 2252040290B effective 05/01/1985.
 - Preliminary FIRM Flood data provided by LSU AgCenter GIS Web Application (<http://maps.lsuagcenter.com/floodmaps/>). DFIRM Panel No 22087C0491D issued 09/29/2015 (This may go into effect in the near future).
 - All land south of the suggest site pad vicinity line is 18 inches above the base flood elevation as required by the St. Bernard Code of Ordinances.



Scale 1:12,000
0 640 1,280 Feet