

Churchill Technology & Business Park

Exhibit 29

FEMA 100 Year Floodplain Letter and Map



JEDCO

Jefferson Parish Economic Development Commission



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

FEMA 100-year Floodplain Letter & Map



FEMA 100-year Floodplain MEMO

Date: 08/28/2024

PROJECT #: 23-1544

PROJECT NAME: Churchill Technology & Business Park

LOCATION: 706 Churchill Parkway

To whom it may concern,

The following Letter of Map Amendment Determination Document (LOMA) is a document from FEMA that updates the flood zone status of a property. For the property at 706 Churchill Parkway, FEMA reviewed the flood zone status since the property was believed to have been wrongly included in a high-risk flood area. After review, **FEMA determined that the majority of the property is NOT within the 100-year high-risk flood zone.** Additionally, this property is protected by a levee protection system under the jurisdiction of the US Army Corps of Engineers.

This means the property owner is no longer required by the federal government to have flood insurance for that part of the property, although their lender might still require it. Any future construction must follow the most recent floodplain regulations.

Should you require any additional information, please feel free to contact me via email at jory@ddgpc.com or by phone at 504-434-6565.

Thank you,

A handwritten signature in blue ink that reads 'Joseph Ory'.

Joseph Ory
Project Manager



FEMA 100-year Floodplain Letter & Map Federal Emergency Management Agency

Washington, D.C. 20472

November 04, 2022

MR. CORY MACMENAMIN
DUPLANTIS DESIGN GROUP
16564 EAST BREWSTER ROAD
SUITE 101
COVINGTON, LA 70433

CASE NO.: 22-06-2513A
COMMUNITY: JEFFERSON PARISH, LOUISIANA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 225199

DEAR MR. MACMENAMIN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	JEFFERSON PARISH, LOUISIANA (Unincorporated Areas)	A portion of Churchill Farms Subdivision, as described in the Deed recorded as Document No. 11729350, in Book 3392, Page 19, in the Office of the Clerk of Court, Jefferson Parish, Louisiana The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 225199	
AFFECTED MAP PANEL	NUMBER: 22051C0195F DATE: 2/2/2018	
FLOODING SOURCE: INNER CATAOUATCHE CANAL; MISSISSIPPI RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.890313, -90.180893 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	706 Churchill Parkway	Portion of Property (Parcel 1)	X (shaded)	--	--	-3.5 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.)

LEGAL PROPERTY DESCRIPTION	LEVEE PROTECTED
DETERMINATION TABLE (CONTINUED)	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE SFHA	

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 described portion(s) of the property(ies) is/are 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.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

PARCEL 1

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NICOLLE BOULEVARD AND WESTERLY RIGHT OF WAY LINE OF CHURCHILL PARKWAY AND NORTHEAST CORNER OF LOT 26-A1-A OF CHURCHILL SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S01°21'44"E A DISTANCE OF 123.85 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 274.63 FEET, RADIUS OF 508.00 FEET AND CHORD BEARING S14°06'11"W A DISTANCE OF 271.30 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S29°35'26"W A DISTANCE OF 237.26 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG CURVE TO THE RIGHT AN ARC DISTANCE OF 78.54 FEET, RADIUS OF 50.00 FEET AND CHORD BEARING S74°35'27"W A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING. BEGINNING AT A POINT OF THE WESTERLY RIGHT OF WAY LINE OF CHURCHILL PARKWAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S29°35'26"W A DISTANCE OF 114.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH ARC LENGTH OF 78.54 FEET, RADIUS OF 50.00 FEET, CHORD BEARING S15°24'34"E A DISTANCE OF 70.71 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY LINE N31°31'54"W A DISTANCE OF 60.23 FEET TO A POINT; THENCE N61°47'22"W A DISTANCE OF 47.47 FEET TO A POINT; THENCE S56°29'34"W A DISTANCE OF 128.95 FEET TO A POINT; THENCE S88°40'10"W A DISTANCE OF 218.87 FEET TO A POINT; THENCE N12°49'06"E A DISTANCE OF 207.03 FEET TO A POINT; THENCE N55°54'18"W A DISTANCE OF 130.01 FEET TO A POINT; THENCE N78°26'51"W A DISTANCE OF 170.26 FEET TO A POINT; THENCE N15°30'12"E A DISTANCE OF 473.31 FEET TO A POINT; THENCE N88°46'17"E A DISTANCE OF 387.81 FEET TO A POINT; THENCE S01°23'04"E A DISTANCE OF 524.80 FEET TO A POINT; THENCE S60°24'34"E A DISTANCE OF 159.61 FEET TO THE POINT OF BEGINNING

PARCEL 2

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NICOLLE BOULEVARD AND WESTERLY RIGHT OF WAY LINE OF CHURCHILL PARKWAY AND NORTHEAST CORNER OF LOT 26-A1-A OF CHURCHILL SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S01°21'44"E A DISTANCE OF 123.85 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 274.63 FEET, RADIUS OF 508.00 FEET AND CHORD BEARING S14°06'11"W A DISTANCE OF 271.30 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S29°35'26"W A DISTANCE OF 237.26 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG CURVE TO THE RIGHT AN ARC DISTANCE OF 78.54 FEET, RADIUS OF 50.00 FEET AND CHORD BEARING S74°35'27"W A DISTANCE OF 70.71 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S29°35'26"W A DISTANCE OF 114.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 78.54 FEET, RADIUS OF 50.00 FEET, CHORD BEARING S15°24'34"E A DISTANCE OF 70.71 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE S29°36'24"W A DISTANCE OF 162.96 FEET TO THE POINT OF BEGINNING. BEGINNING AT A POINT OF THE WESTERLY RIGHT OF WAY LINE OF CHURCHILL PARKWAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S29°29'46"W A DISTANCE OF 27.70 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT WITH ARC LENGTH OF 159.87 FEET, RADIUS OF 622.00 FEET, CHORD BEARING S22°13'39"W A

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DISTANCE OF 159.43 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N88°36'56"E A DISTANCE OF 119.90 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY LINE S18°39'03"W A DISTANCE OF 202.05 FEET TO A POINT; THENCE N89°42'01"E A DISTANCE OF 1040.48 FEET TO A POINT; THENCE S00°16'06"E A DISTANCE OF 824.60 FEET TO A POINT; THENCE S89°45'07"W A DISTANCE OF 966.50 FEET TO A POINT; THENCE S00°07'34"E A DISTANCE OF 479.70 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 804.18 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 1349.02 FEET TO A POINT; THENCE N17°25'38"E A DISTANCE OF 445.78 FEET TO A POINT; THENCE S58°39'55"E A DISTANCE OF 53.35 FEET TO A POINT; THENCE N87°57'39"E A DISTANCE OF 462.72 FEET TO A POINT; THENCE N53°49'52"E A DISTANCE OF 97.51 FEET TO A POINT; THENCE S62°22'06"E A DISTANCE OF 50.14 FEET TO A POINT; THENCE S27°56'54"W A DISTANCE OF 123.35 FEET TO A POINT; THENCE S55°56'39"E A DISTANCE OF 44.85 FEET TO THE POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	706 Churchill Parkway	Portion of Property (Parcel 2)	X (shaded)	--	--	-3.8 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

LEVEE PROTECTED (This Additional Consideration applies to the preceding 2 Properties.)

The subject property is located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

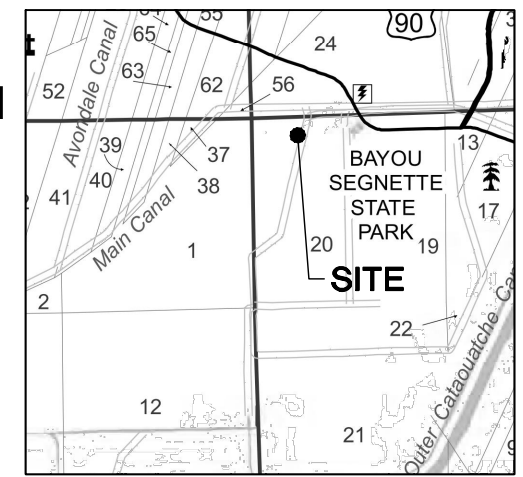
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

METES & BOUNDS EXHIBIT CHURCHILL FARMS SUBDIVISION

SECTION 20,
TOWNSHIP 14 SOUTH - RANGE 23 EAST,
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
JEFFERSON PARISH, LOUISIANA



VICINITY MAP
NOT TO SCALE

REFERENCES:

- 1) RESUBDIVISION OF LOTS 26-A1-C3 & 58-A-1A INTO LOTS EP, CP, CF, & 58-A-1A1 AND DEDICATION OF A 10' WATER SERVITUDE AND DEDICATION OF A 100' ACCESS SERVITUDE. CHURCHILL FARMS. BY: LANDMARK SURVEYING, INC. LAST REVISED: 7-12-17.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: "X" (SHADED) & "AE"

BASE FLOOD ELEVATION: NOT INDICATED FOR "X" (SHADED) & -4' FOR "AE"

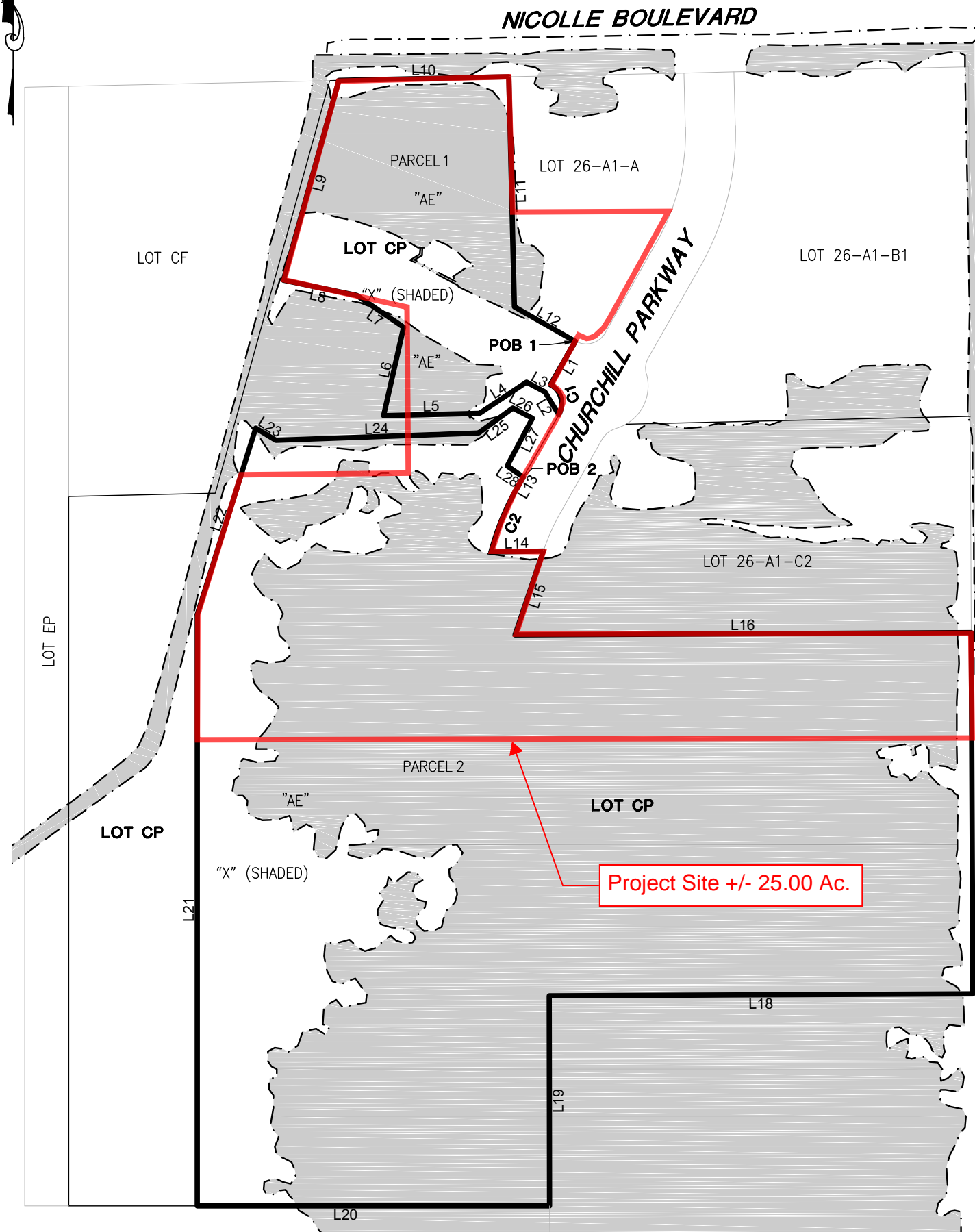
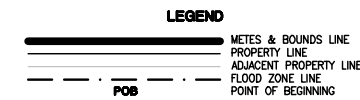
COMMUNITY PANEL NO. 22051C0195F

MAP REVISED: FEBRUARY 2, 2018

(CONTACT JEFFERSON PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

LINE #	BEARING	LENGTH
L1	S29°35'26"W	114.00'
L2	N31°31'54"W	60.23'
L3	N61°47'22"W	47.47'
L4	S56°29'34"W	128.95'
L5	S88°40'10"W	218.87'
L6	N12°49'06"E	207.03'
L7	N55°54'18"W	130.01'
L8	N78°26'51"W	170.26'
L9	N15°30'12"E	473.31'
L10	N88°46'17"E	387.81'
L11	S01°23'04"E	524.80'
L12	S60°24'34"E	159.61'
L13	S29°29'46"W	27.70'
L14	N88°36'56"E	119.90'
L15	S18°39'03"W	202.05'
L16	N89°42'01"E	1040.48'
L17	S00°16'06"E	824.60'
L18	S89°45'07"W	966.50'
L19	S00°07'34"E	479.70'
L20	N90°00'00"W	804.18'
L21	N00°00'00"E	1349.02'
L22	N17°25'38"E	445.78'
L23	S58°39'55"E	53.35'
L24	N87°57'39"E	462.72'
L25	N53°49'52"E	97.51'
L26	S62°22'06"E	50.14'
L27	S27°56'54"W	123.35'
L28	S55°56'39"E	44.85'

CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	78.54'	50.00'	S15°24'34"E \ 70.71'
C2	159.87'	622.00'	S22°13'39"W \ 159.43'



THIS EXHIBIT SHOWS THE PROPOSED SUBJECT AREA TO BE REMOVED FROM THE FLOOD ZONE BASED ON THE TECHNIQUES AND ELEVATION DATUM IDENTIFIED ABOVE. IT IS NOT TO BE USED AS OR CONSTRUED TO BE A PROPERTY BOUNDARY SURVEY.

DATE OF EXHIBIT: 07/11/2022

Cory MacMenamin

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR
CMACMENAMIN@DDGPC.COM



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 | Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.DDGPC.com



FLOOD ZONE EXHIBIT
JEFFERSON PARISH, LOUISIANA
JEFFERSON ECONOMIC DEVELOPMENT COMMISSION

DRAWN
CHECKED
DATE
07/27/2022
DATE FOR REVIEW
DATE FOR REVIEW
PROJECT NO.
21-700-LOMA-EXHIBIT_072722