

## Exhibit V. Angel Ranch Site FEMA 100 year Flood Plain Map & Fill Letter

October 22, 2014

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

Re: Angel Ranch Site  
CSRS Job No. 212161.012

Dear Mr. Cavanaugh:

According to the FEMA Flood Insurance Rate Map (FIRM) panel no. 2201400260C of Pointe Coupee Parish, Louisiana, effective November 16, 1995, the Angel Ranch property located 4,100 feet east of the intersection of Louisiana Highway 10 and Louisiana Highway 420 is located in Flood Zone "A" (no base flood elevations determined). In addition, according to the FEMA Preliminary DFIRM map provided on the LSU AgCenter website (<http://maps.lsuagcenter.com>), the site is located in Flood Zone "A". A determination was requested from the Flood Plain Administrator, who determined a BFE of elevation 32 feet (determination attached). The LiDAR contours downloaded from LSU's ATLAS site indicate that the site ranges in elevation from 25 feet to 39 feet, however, the majority of the developable property on the site is at elevation 32 feet.

In order to raise twenty-five (25) contiguous acres to one foot above the BFE of 32 feet, approximately 40,500 cubic yards of in-place select fill will be required, thus bringing the twenty-five (25) contiguous acres to an elevation of 33 feet. The estimated construction cost for importing select fill embankment is \$607,500 and \$400,000 for suitable embankment material excavated on-site.

Alternatively, a building can be raised above the base flood elevation (BFE) of 32 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 32 feet with select imported material is approximately \$0.60 per square foot of building.

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 18 months or less based on preliminary engineering judgment.



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

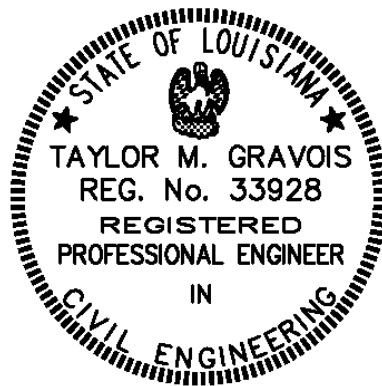
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.

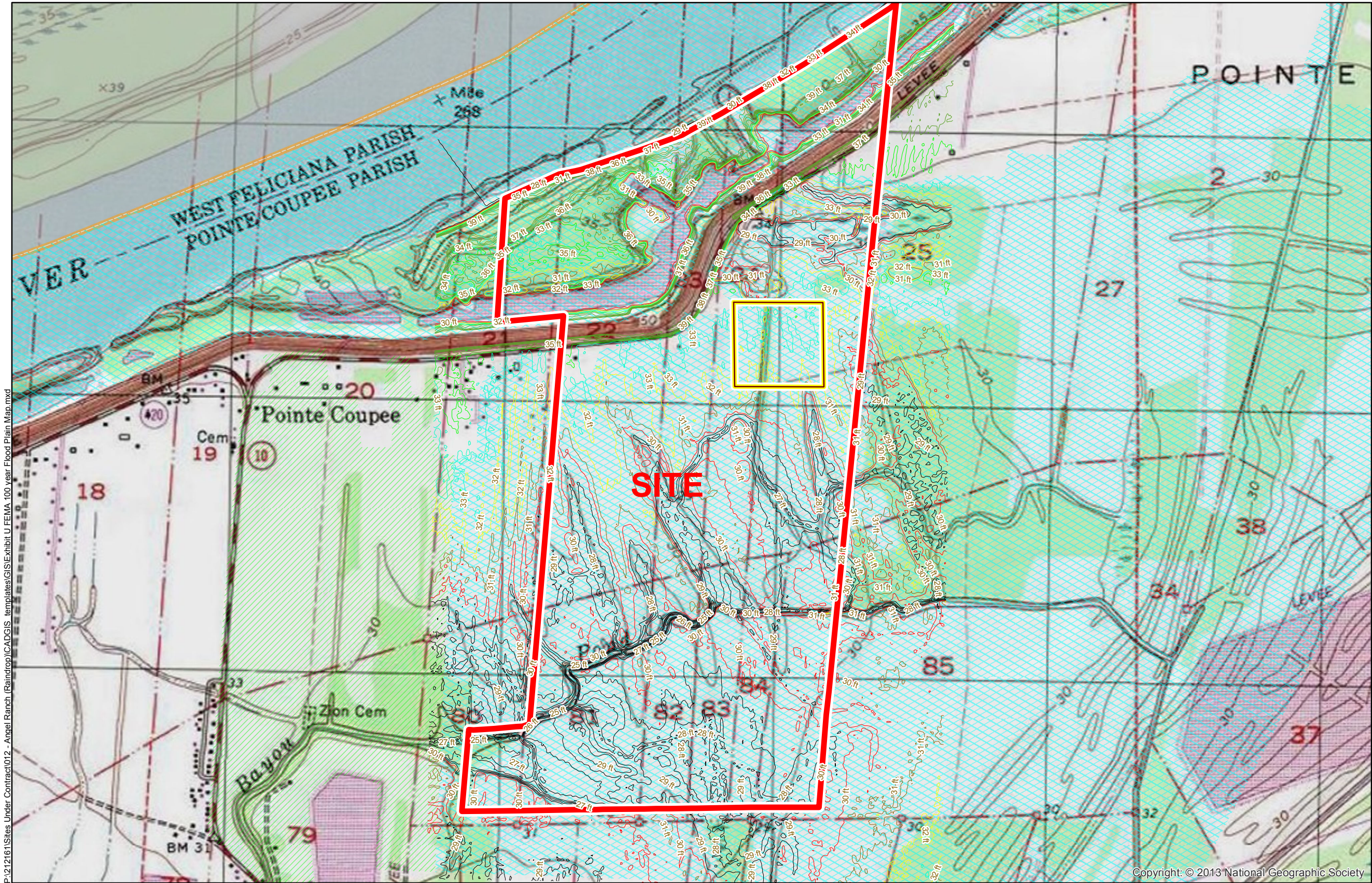
A handwritten signature in blue ink, appearing to read 'Taylor M. Gravois', is written over the printed name.

Taylor M. Gravois, PE, PLS



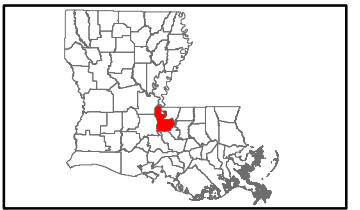


P:\212161\Sites Under Contract\012 - Angel Ranch (Raindrop)\CADGIS templates\GIS\Exhibit U FEMA 100 year Flood Plain Map.mxd



FEMA 100-Year Flood Map  
Angel Ranch Site  
Pointe Coupee Parish, LA

BRAC



Pointe Coupee Parish

LEGEND

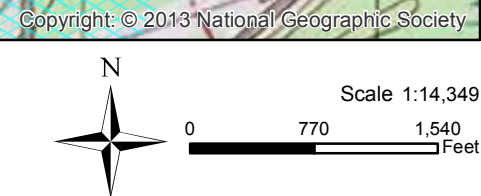
- Site Boundary (731.56 Acres +/-)
- Sample 25-Acre Site Pad
- Flood Zone**
  - A (100-year with no Base Flood Elevation)
  - AE (100-year with Base Flood Elevation)
- ELEVATION**
  - 25-29'
  - 30 ft
  - 31 ft
  - 32 ft
  - 33 ft
  - 34 ft
  - >= 35'
- Parish Boundary

Site Details

Appx. Site Size: 731.56 Ac. ±  
Area in 1% Flood Zone: 704.95 Ac. ±

Baton Rouge Area Chamber.	
Date:	10/28/2014
Project Number:	212161.20.012
Drawn By:	MMS
Checked By:	TMG

- 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 [ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
  - NGS US Topo map from ESRI Online.
  - Parcel information taken from Pointe Coupee Parish Assessor GIS data provided by BRAC. **Parcels in the Site are: 00309900, 00277335 and 00277340. Site size is approximately 731.56 Acres +/-.**
  - Flood areas depicted were digitized from LSU AgCenter website based on preliminary DFIRM issued 5/29/09, panel 22077C0335D.
  - Base Flood Elevation (BFE) has been established as 32' per Cletus Langlois, floodplain administrator.**



CSRS  
IMAGINE SHAPE DELIVER  
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
[www.csrsonline.com](http://www.csrsonline.com)

Copyright: © 2013 National Geographic Society