

# Exhibit Z.

# Magnolia Ridge Logistics Park

# FEMA 100 Year Flood Plain Letter

# & Map

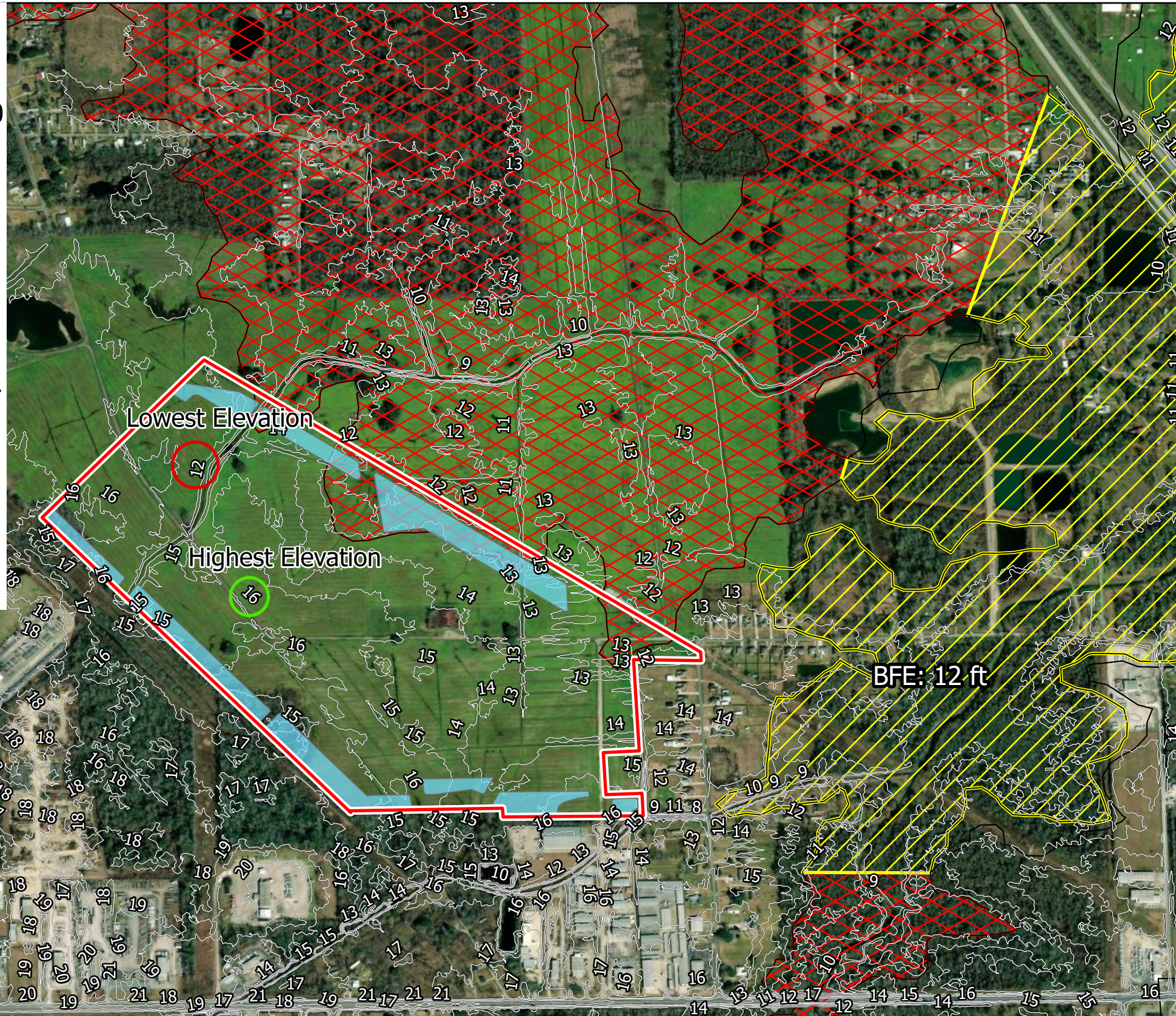


# Magnolia Ridge Logistics Park FEMA 100 Year Flood Plain Letter & Map

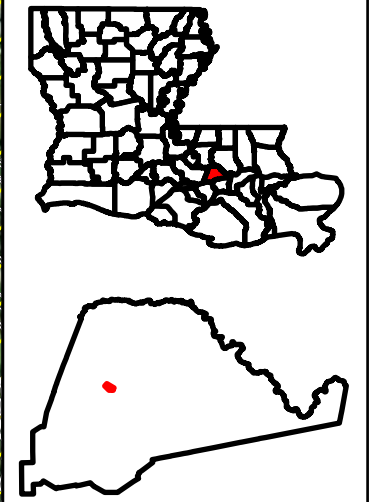
Site Exhibit for  
Magnolia Ridge Logistics Park  
Ascension Parish, LA

## Key Site Points:

- According to FEMA FIRM Panel 22005C0105E (effective 8/16/2007), the majority of the site—approximately 167.10 acres—lies within Flood Zone X, which is outside the 100-year flood hazard area and has less than 1% annual chance of flooding. The remaining ±16.63 acres fall within Flood Zone A, which is within the 100-year flood hazard area and has a 1% annual chance of flooding. However, flood risk has been mitigated through the construction of multiple onsite stormwater retention ponds and grading improvements. These measures were evaluated as part of a Drainage Impact Study, and both the study and construction plans have been reviewed and approved by Ascension Parish.



**Greater Baton Rouge Economic Partnership**



## Legend

- Site Boundary (±183.73 Ac.)
- 1' Contours
- Detention Ponds
- Flood Zone**
- A (100 Year Without Base Flood Elevation)
- AE (100 Year With Base Flood Elevation)
- X (Area Outside of 100 Year)

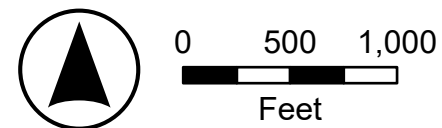
**GREATER BATON ROUGE ECONOMIC PARTNERSHIP**

Date: 12/18/2025  
Project Number: 212161  
Drawn By: CFO  
Checked By: EEB

**CSRS**  
a Westwood company



- General Notes:**
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  - 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 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
  - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.
  - Federal Emergency Management Agency (FEMA) National Flood Hazard Layer data is from the website: <https://www.fema.gov/flood-maps/national-flood-hazard-layer>.



November 12, 2025

Mr. Jayson Newell  
Greater Baton Rouge Economic Partnership  
564 Laurel Street  
Baton Rouge, LA 70801

**RE: Magnolia Ridge Logistics Park  
FEMA 100 Year Flood Plain Letter  
& Map  
CSRS Project No 212161-029**

**Magnolia Ridge Logistics  
Park  
FEMA 100 Year Flood Plain  
Letter & Map**

Dear Mr. Newell,

According to FEMA Digital Flood Insurance Rate Map (DFIRM) Panel No. 22005C0105E for Ascension Parish, Louisiana (effective August 16, 2007), approximately 167.10 acres of the 183.73-acre Magnolia Ridge Logistics Park lie within Flood Zone X, while the remaining 16.63 acres are located in Flood Zone A. The FEMA Effective DFIRM available through the LSU AgCenter's online mapping portal further corroborates that the site is predominantly situated in Flood Zone X.


Flood risk at the site has been proactively addressed through the construction of multiple onsite stormwater retention ponds and the grading of the development area. These measures were evaluated as part of a comprehensive Drainage Impact Study, and both the study and the associated construction plans have been formally reviewed and approved by Ascension Parish. LIDAR contours from LSU's ATLAS platform indicate that site elevations range from approximately 12 to 16 feet, with an average elevation of about 14 feet across the developable portions of the property.

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.

Respectfully,

**CSRS, Inc.**

  
Taylor Gravois, PE, PLS

