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# Exhibit EE.
# Magnolia Ridge Logistics Park
# Wetlands Delineation Report

LOUISIANA ECONOMIC DEVELOPMENT CERTIFIED SITE

GREATER BATON ROUGE ECONOMIC PARTNERSHIP

CSRS | BUILDING STRONGER, SMARTER COMMUNITIES TOGETHER.
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December 20, 2025

# Magnolia Ridge Logistics Park Wetlands Delineation Report

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

**RE: Magnolia Ridge Logistics Park – LED Site Certification**
**Wetlands Delineation and USACE Permit – Executive Summary**
**CSRS Project No 212161**

Dear Mr. Newell,

This Executive Summary provides a detailed explanation of the 183±-acre Magnolia Ridge Logistics Park with respect to wetlands due diligence and U.S. Army Corps of Engineers (USACE) permitting that has already been completed for the site. This information is documented within the Louisiana Economic Development (LED) Certified Sites Application and supporting exhibits. The objective of this summary is to clarify the wetlands delineation and USACE permit issued for the property and to assist interested parties in understanding differences in site boundaries, identified wetlands and waters, and the current status of the site from a wetlands and USACE regulatory perspective.

Prior to initiating the LED certification process, the landowner completed a wetlands delineation report for the site in 2023. The delineation was conducted across a 269-acre boundary, which included the entire 183-acre certified site boundary as well as an additional 86 acres located outside of the certification boundary. The delineation identified several wetlands, ponds, agricultural ditches, and other waters within the overall 269-acre study area. Potentially jurisdictional wetlands and other waters were identified within the 183-acre certified site boundary.

In 2024, the landowner submitted a USACE permit application for the 183-acre certified site boundary to the USACE New Orleans District. The application proposed the excavation and filling of 6.96 acres of wetlands and 0.72 acres of non-wetland waters (previously referred to as “other waters”). On October 14, 2025, the USACE approved and issued the permit (MVN-2024-00878-CF). As part of the permitted design, approximately 0.25 acres of wetlands were avoided. All remaining wetlands, waters, and other jurisdictional features within the certified site boundary were authorized by the USACE to be filled or excavated.

**In summary, only 0.25 acres of jurisdictional wetlands remain within the certified site boundary.** Other features previously identified or discussed in the 2023 wetlands delineation report no longer reflect current site conditions with respect to jurisdictional or existing wetlands, waters, or other hydrologic features within the current certified site boundary.

**All remaining acreage within the certified site boundary has been permitted by the USACE and is immediately available for development besides 0.25 acres of wetlands that were avoided in the USACE permit.** Please refer to Exhibit K. Magnolia Ridge Logistics Park Wetlands & Cultural Encumbrances to view the remaining onsite wetlands associated with the site.

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

Respectfully,

**Elliott Boudreaux**
*Industrial Development Practice Lead*

September 27, 2023

# Magnolia Ridge Logistics Park
# Wetlands Delineation Report

## WETLAND DELINEATION REPORT
## ASCENSION COMMERCE CENTER II
## 269-ACRE TRACT
## ASCENSION PARISH, LOUISIANA

**Prepared for**

**Ratcliff Development, LLC**
**3902 Lee Street**
**Alexandria, Louisiana 71302**

**Prepared by**

GEC
Gulf Engineers & Consultants

**Baton Rouge, Louisiana**

# WETLAND DELINEATION REPORT
# ASCENSION COMMERCE CENTER II
# 269-ACRE TRACT
# ASCENSION PARISH, LOUISIANA

GEC Project Number: 0028.2505101.000

Prepared for

**Ratcliff Development, LLC**
**3902 Lee Street**
**Alexandria, Louisiana 71302**

Prepared by

Gulf Engineers & Consultants

**8282 Goodwood Boulevard**
**Baton Rouge, Louisiana 70806**
Phone – 225/612-3000

**September 13, 2023**

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# WETLAND DELINEATION REPORT

# WETLAND DELINEATION REPORT
# ASCENSION COMMERCE CENTER II
# 269-ACRE TRACT
# ASCENSION PARISH, LOUISIANA

## INTRODUCTION

G.E.C., Inc. (GEC) recently conducted a wetland delineation on behalf of Ratcliff Development, LLC on a 269-acre Ascension Commerce Center II tract located along the north end of Industriplex Avenue in Gonzales, Louisiana (see Figures 1 and 2). More specifically the property is located in Section 26, 35, and 36 T-9-S, R-2-E in Ascension Parish. The project area consists mostly of undeveloped agriculture fields with some fallow fields, ponds and forested habitat along the western and northern edges of the property. Figures 3 and 4 provide a view of the project area overlaid on infrared imagery and LiDAR. The purpose of this delineation was to determine the wetland/waters boundaries within the proposed project area for proposed improvements to the existing drainage structures.

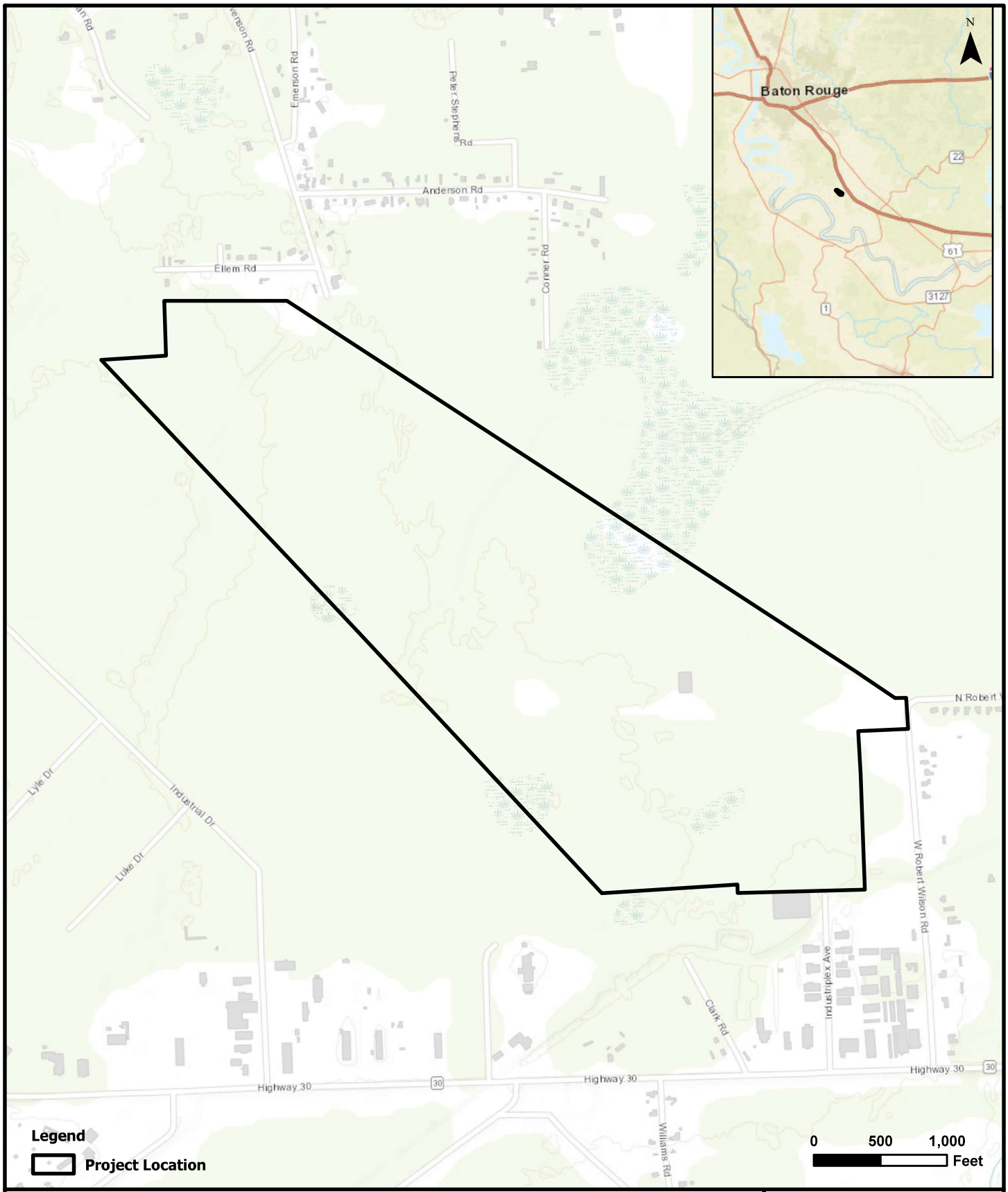
## METHODOLOGY

GEC conducted the wetland delineation in accordance with Section D, Subsection 2 of Technical Report Y-87-1, Corps of Engineers Wetlands Delineation Manual as well as the Atlantic and Gulf Coastal Plains Regional Supplement. Aerial photography, Natural Resources Conservation Service (NRCS) Ascension Parish soil survey map, and U.S. Geological Survey (USGS) topographic quadrangle maps were reviewed prior to the initiation of fieldwork to identify the potential extent of wetlands present on the subject property.

Wetland Delineation Data Forms (Appendix A), as approved by Headquarters, U.S. Army Corps of Engineers (USACE), were completed for various vegetative communities encountered within the project area. These data forms contain sufficient information regarding the presence or absence of hydric soils, hydrophytic vegetation, and wetland hydrology, to support the demarcation of a wetland boundary. The location of each sample plot along with mapped wetlands and other waters are shown in Figure 5.

Dominant vegetation was recorded on the data forms along with the indicator status as listed in the 2020 National Wetland Plant List (2020 NWPL v3.5) released November 2021. Once dominant vegetation was recorded and evaluated, if more than 50 percent of the dominant vegetation had an indicator status of FAC, FACW, or OBL or the prevalence index was ≤3.0, the hydrophytic vegetation criterion was met.

A soil pit was excavated to a depth of approximately 18 inches at each sample plot. The pit remained open for at least 15 minutes to allow the pit to fill with water, if present. Soils were sampled along the exposed stratum. Information recorded on the data forms included soil colors (hue, value, and chroma as per the 1992 revised edition of the Munsell Color Chart), size, color, abundance, and depth of mottles, as well as soil texture. Soil texture was determined using the “texture by feel” analysis. Figure 6 depicts the soils mapped by the NRCS within the project area.




**PROJECT LOCATION**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Esri, HERE, Garmin, NGA, USGS, NPS*

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| Figure: 1 |
| Date: September 2023 |
| Scale:1:12,000 |
| Source: GEC |
| Map Author: C. Perez |


**PROJECT VICINITY**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, iPC, Maxar*

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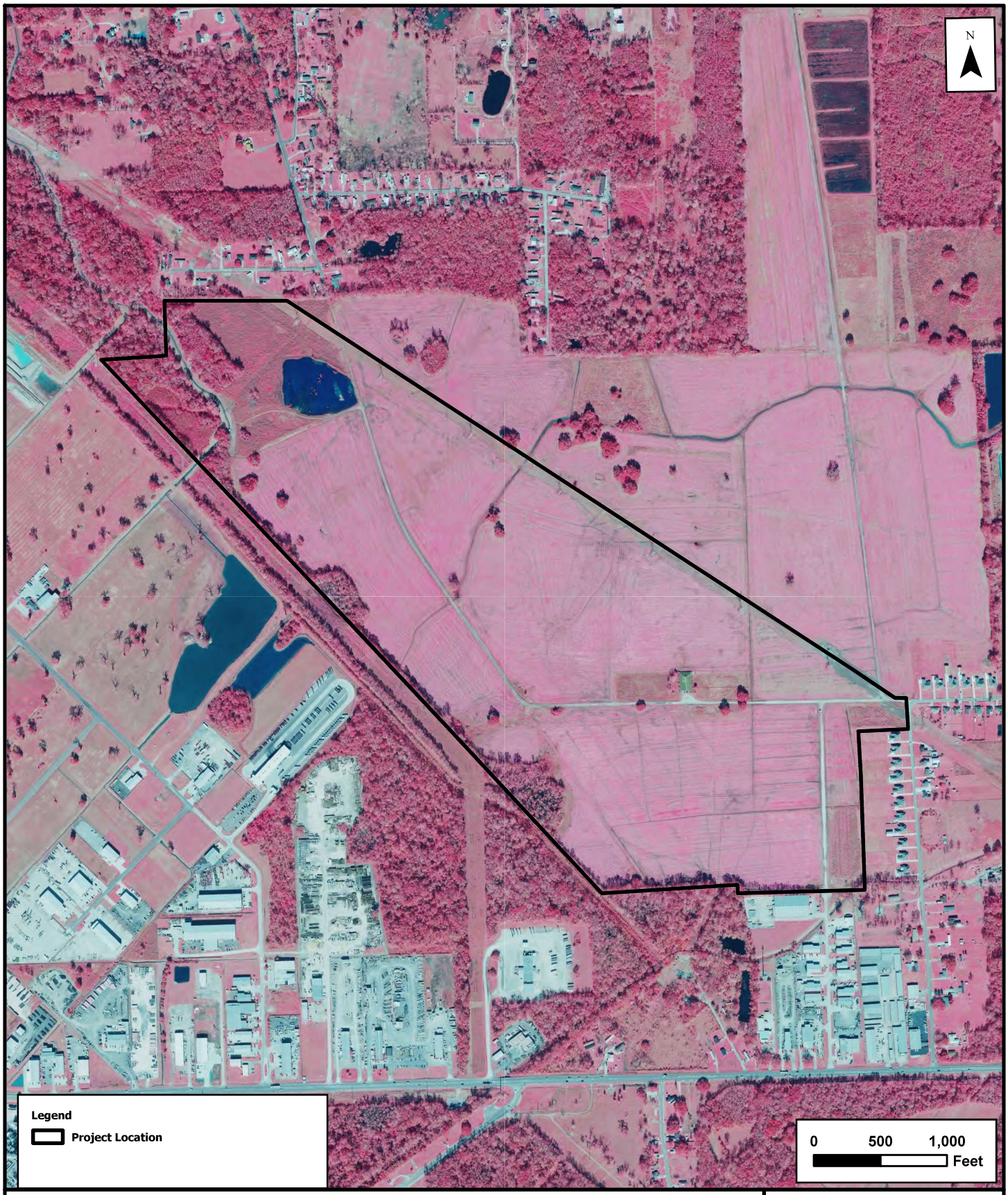
| Date: September 2023 |
| Scale:1:12,000 |
| Source: GEC |
| Map Author: C. Perez |




**COLOR INFRARED**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, Esri, USDA Farm Service Agency*

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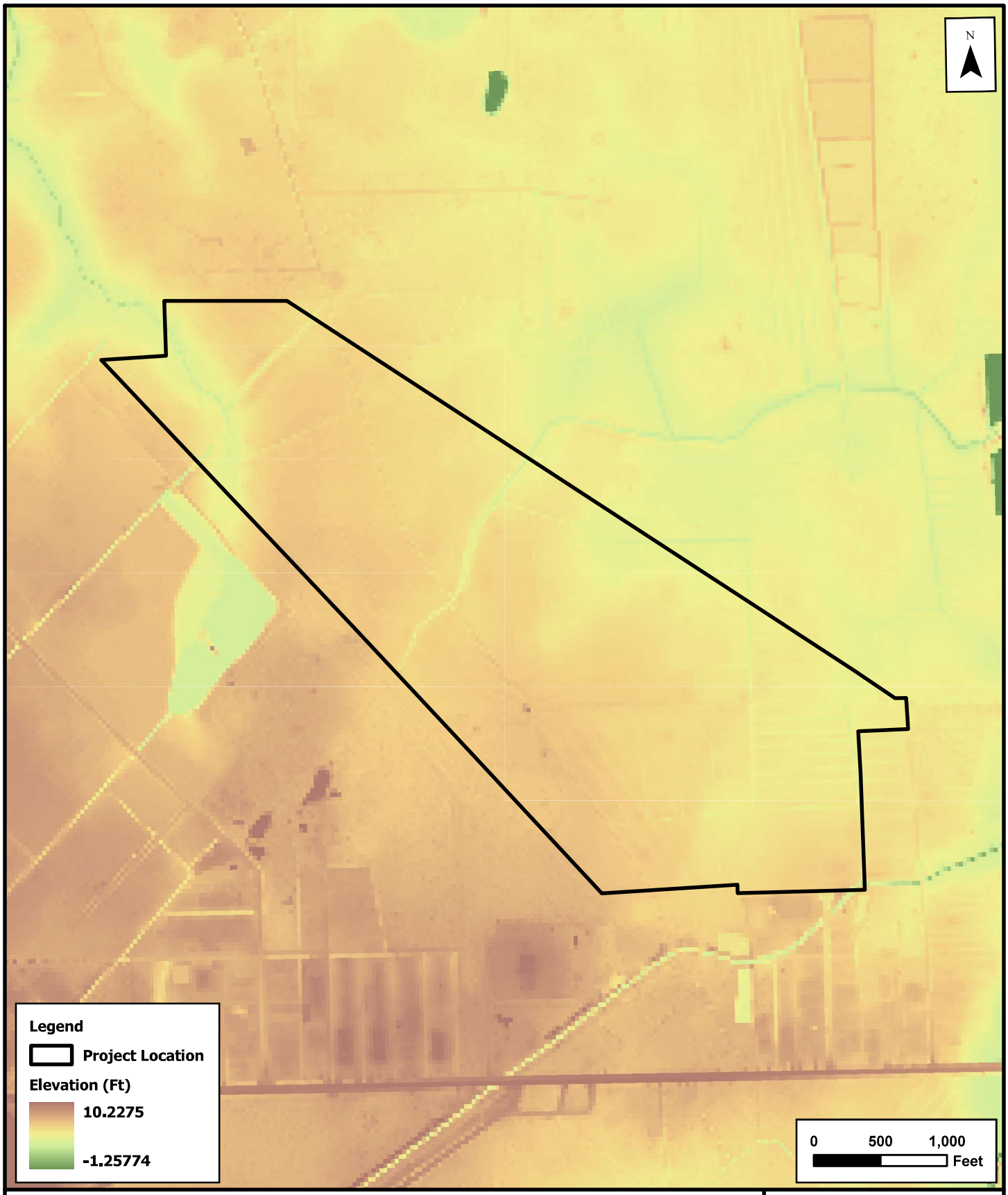
| Figure: 3 |
| Date: September 2023 |
| Scale:1:12,000 |
| Source: GEC/NAIP |
| Map Author: C. Perez |




**LIDAR**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA*

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| Figure: 4 |
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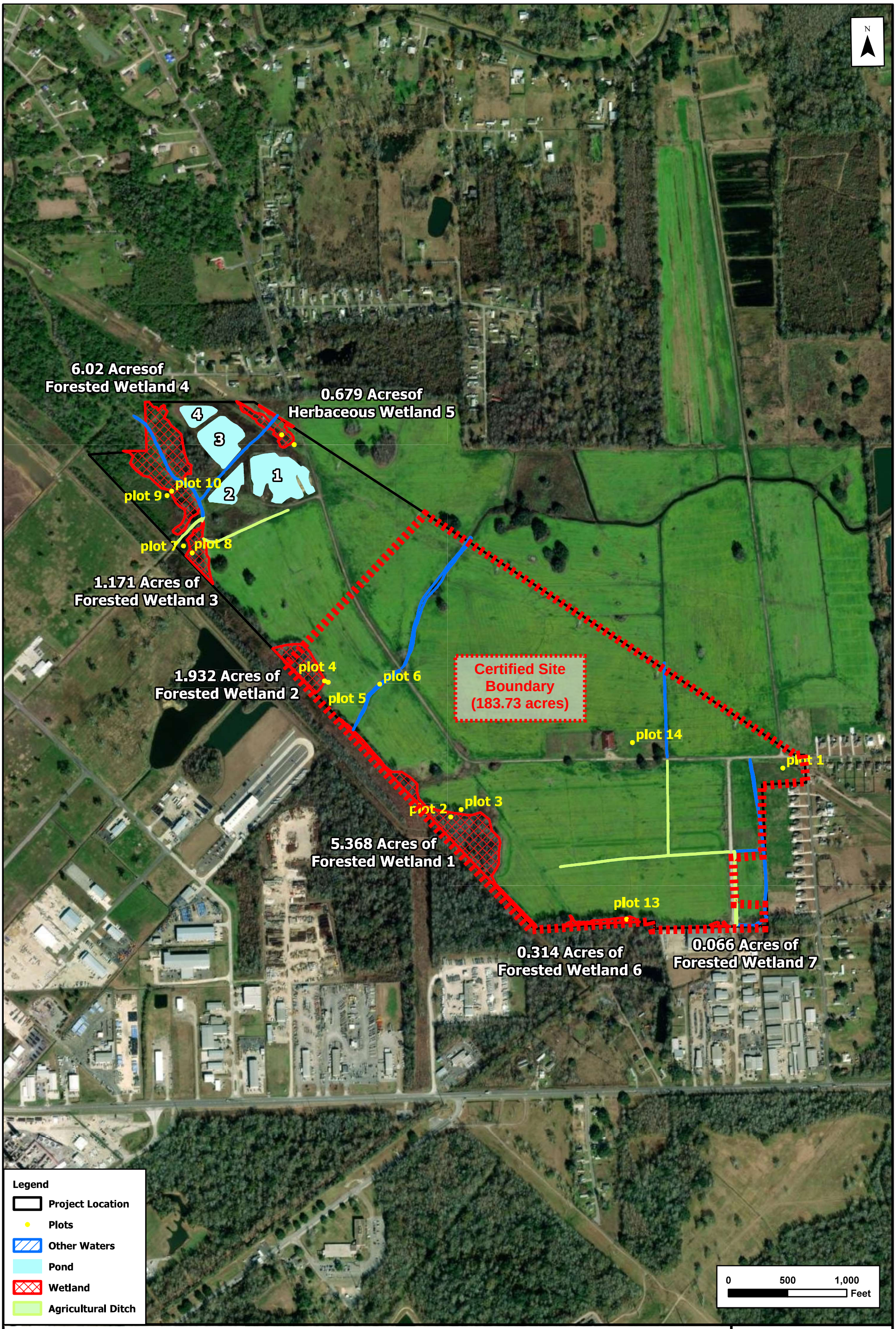
| Source: GEC/USGS |
| Map Author: C. Perez |




**WETLANDS DELINEATION MAP**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, iPC, Maxar*

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| Figure: 5 |
| Date: September 2023 |
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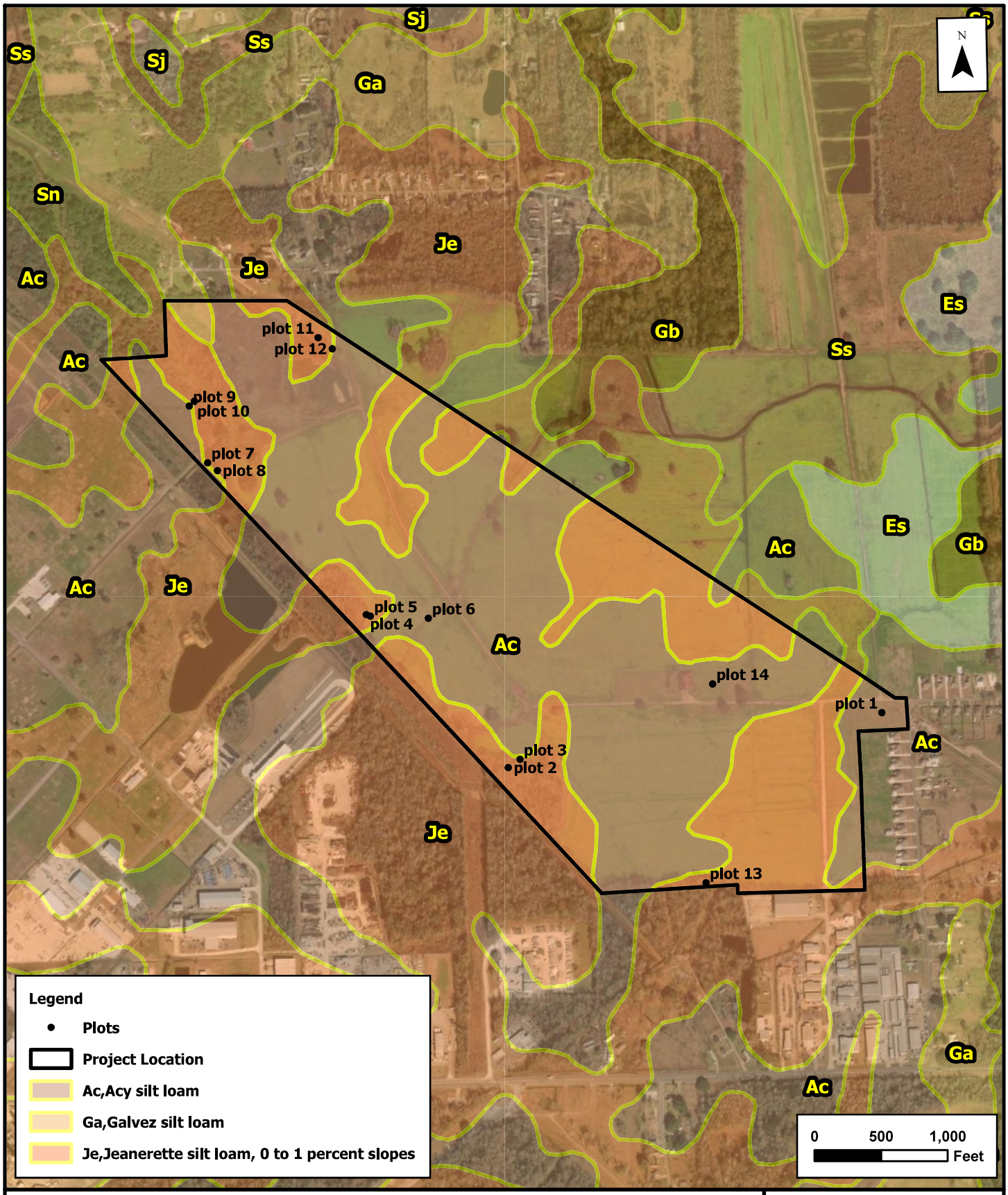
| Source: GEC |
| Map Author: C. Perez |




**SOILS MAP**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, iPC, Maxar*

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| Figure: 6 |
| Date: September 2023 |
| Scale:1:12,000 |
| Source: GEC |
| Map Author: C. Perez |

Wetland hydrology indicators were also recorded at each sample plot as per the USACE requirements. If at least one primary or two secondary hydrology indicators were present, the sample plot was classified as having wetland hydrology.

Photographs were taken at each sample plot where a data form was completed. These photographs show a representative soil profile, as well as overviews of the sample plots (Appendix B). Additional photographs were taken along the project area to provide overviews of the ditches and other habitats observed within the project area. Figure 7 provides the location and direction for each photograph taken during the delineation.

## RESULTS

Wetland scientists conducted the field surveys within the project area on August 24, 25, 28 and September 19, 2023. Sample plots were taken within various habitats observed within the project area to characterize the project area and identify the non-wetland and wetland habitats occurring within the property boundaries provided by the client. The following provides the descriptions of the different habitats observed with dominant vegetation, soil characteristics, and hydrology indicators.

### Agricultural Fields

The majority of the project area consists of active agricultural fields that were planted in soybeans at the time of the survey efforts. Other sparsely occurring species observed along the edges of the bean fields or within the fields but in areas void of soybeans included jungle-rice (*Echinochloa colona*), littlebell (*Ipomoea cordatotriloba*), curly dock (*Rumex crispus*), spotted sandmat (*Euphorbia maculata*), cantaloupe (*Cucumis melo*), chamber-bitter *(Phyllanthus urinaria),* Chinese tallow (*Triadica sebifera*), purslane (*Portulaca oleracea*), and jute *Corchorus aestuans*. Soils in the agriculture fields were mapped as Acy silt loam or Jeanerette silt loam, 0 to 1 percent slopes. Soils at Sample Plot #1 were not identified as hydric soils, since no hydric soil indicators were observed. However, the soil profiles observed at Sample Plots 3 and 5 exhibited a depleted below dark surface hydric soil indicator and were characterized as hydric soils. The agriculture fields over all appeared to be well drained and did not exhibit any primary wetland hydrology indicators. Crawfish burrows (C8), a secondary wetland hydrology indicator, were recorded at two of the sample plots but were not extremely common throughout the agriculture fields. Data gathered within the agriculture fields indicate that this habitat type does not met the criteria for wetland habitats. Sample Plots #1, #3, and #5 in Appendix A provide more details for the agriculture field characteristics.

### Non-Wetland Herbaceous Fields

Fallow fields were located in the northern portion of the property surrounding the four ponds and around the barn located in the south central portion of the property. Sample Plots #12 and #14 in Appendix A provide the detailed data describing these habitat types. Dominant herbaceous species recorded in the non-wetland fields surrounding the ponds included tall goldenrod (*Solidago altissima*) and giant ragweed (*Ambrosia trifida*) with other non-dominant species consisting of vervain (*Verbena brasiliensis*), annual marsh-elder (*Iva annua*), bushy bluestem (*Andropogon glomeratus*), and chamber-bitter. Vegetation within this herbaceous field does not met the criteria for hydrophytic vegetation. Soils within this habitat were mapped as Jeanerette silt loam, 0-1 percent slopes and did not exhibit any hydric soil indicators. Primary and secondary hydrology indicators were lacking within this habitat. Therefore, this habitat was characterized as non-wetland herbaceous fields.

Surrounding the existing barn, the dominant vegetation is vasey grass (*Paspalum urvillei*), Bermuda grass (*Cynodon dactylon*), and southern crab grass (*Digitaria ciliaris*) (see Sample Plot #14).

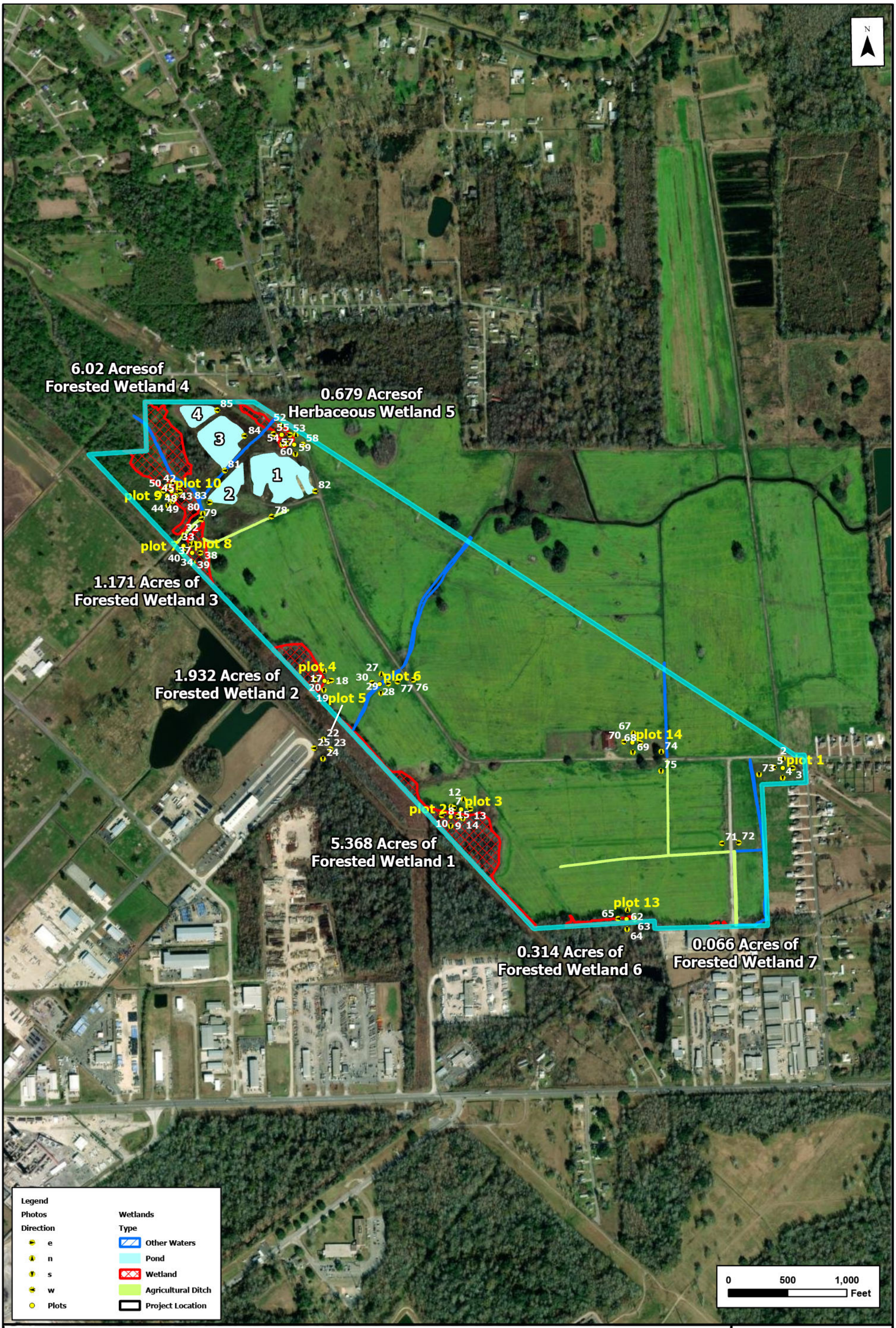


**PHOTO LOCATION MAP**

Wetland Delineation Report
Ascension Commerce Center II
269-Acre Tract
Ascension Parish, Louisiana

*Esri, HERE, Garmin, iPC, Maxar*

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| Figure: 7 |
| Date: September 2023 |
| Scale:1:9,000 |
| Source: GEC |
| Map Author: C. Perez |

The less abundant species recorded include narrow-leaf carpet grass (*Axonopus fissifolius*), annual marsh-elder, opposite-leaf spotflower (*Acmelia repens*), Northern frogfruit (*Phyla lanceolate*), and Virginia buttonweed (*Diodia virginiana*). This combination of vegetation does not meet the criteria for hydrophytic vegetation. There were no primary or secondary hydrology indicators recorded within the sample plot; therefore, wetland hydrology is not present in this habitat. The soils are mapped as Acy silt loam and the field observations did not identify any hydric soil indicators. It is GEC's opinion that this habitat is not a wetland habitat.

**Wetland Herbaceous Field**

This habitat is located in the northern corner of the property within the powerline right-of-way traversing along the northern edge of the property. Dominant vegetation includes sand spike-rush (*Eleocharis montevidensis*) and soft rush (*Juncus effusus*) both of which are wetland species. The other less abundant species were saltmarsh loosestrife (*Lythrum lineare*), saw-tooth blackberry (*Rubus argutus*), broad-leaf cat-tail (*Typha latifolia*), Mexican primrose-willow (*Ludwigia octovalvis*), shallow sedge (*Carex lurida*), and tall goldenrod. Vegetation within this habitat meet the hydrophytic vegetation criteria for wetlands. Primary hydrology indicators consisted of Inundation Visible on Aerial Imagery (B7) and Oxidized Rhizospheres on Living Roots (C3) with secondary indicators of Surface Soil Cracks (B6) and a positive FAC-Neutral Test (D5). Soils within this habitat are mapped as Jeanerette silt loam, 0 to 1 percent slopes and exhibit a hydric soil indicator of depleted matrix. Since this habitat contains the wetland criteria for all three wetland parameters, it is GEC's opinion that this habitat is a wetland herbaceous habitat (see Appendix A, Sample Plot #11).

**Forested Wetlands**

Forested wetland habitats are located along the southern and western edges of the property as well as in the northern portion surrounding an Other Waters traversing through the northwestern corner of the property. The dominant vegetation within these habitats varies between each location but all are designated as forested wetlands. The detailed information for these areas are found in Appendix A, Sample Plots #2, #4, #8, #10, and #13. Dominant trees consisted of water oak (*Quercus nigra*), Chinese tallow, live oak (*Quercus virginiana*), American elm (*Ulmus americana*), and swamp chestnut oak (*Quercus michauxii*). The sapling/shrub dominants included American elm, red maple (*Acer rubrum*), dwarf palmetto (*Sabal minor*), Chinese privet (*Ligustrum sinense*), and sugarberry (*Celtis laevigata*). Dominant herbaceous species across the sample plots consist of Virginia dayflower (*Commelina virginica*), blunt broom sedge (*Carex tribuloides*), dwarf palmetto, poison ivy (*Toxicodendron radicans*), Carolina coralbead (*Cocculus carolinus*), southern dewberry *(Rubus trivialis*), and Savannah-panic grass (*Phanopyrum gymnocarpon*). The woody vine stratum also had a variety of dominant species such as trumpet creeper (*Campsis radicans*), fringed greenbrier (*Smilax bona-nox*), muscadine (*Vitis rotundifolia*), frost grape (*Vitis vulpina*), and poison ivy. Dominant vegetation within the forested habitats represented by the Sample Plots referenced meet the criteria for hydrophytic vegetation because over 50 percent of the dominants have wetland indicator statuses of Facultative (FAC) or wetter. Water marks (B1) or water-stained leaves (B9) are the primary hydrology indicators recorded at the represented sample plots. All of the sample plots recorded a positive FAC-Neutral Test (D5), two contained crayfish burrows (C8), and one had geomorphic position (D2) identified. Soils were mapped as Jeanerette silt loam, 0 to 1 percent slopes and all contained hydric soil indicators for depleted matrix (F3) except for Sample Plot #8, which was redox dark surface (F6). Since these habitats contain the wetland criteria for all three wetland parameters, it is GEC's opinion that these habitats function as forested wetland communities.

**Forested Non-Wetland Habitats**

Non-wetland forested habitats are located in the northern portion of the property and are upslope of the identified wetland forested habitats. These areas are characterized by the data provided from Sample Plots #7 and #9. Dominant trees within these areas include live oak, sweetgum (*Liquidambar styraciflua*), and water oak. American elm, Chinese privet, and sweetgum are the dominant sapling/shrub species recorded within these areas. The herbaceous stratum is dominated by dwarf palmetto and saw-tooth blackberry. Wetland hydrology indicators are lacking within these habitats. Soils within the non-wetland forested habitats are Acy silt loam and Jeanerette silt loam, 0 – 1 percent slopes and field observations of these soils did not identify any hydric soil indicators. It is GEC's opinion that the habitats represented by these sample plots are non-wetland forested habitats.

**Herbaceous Wetland Drain**

There are several drainage features that traverse through the property, which are vegetated with wetland vegetation. Even though these features are mapped as "Other Waters," Sample Plot #6 was taken within one of the more prominent features to characterize the habitat within these features. The dominant vegetation includes chufa (*Cyperus esculentus*) and alligator-weed (*Alternanthera philoxeroides*). Primary wetland hydrology indicators recorded at the sample plot are drift deposits (B3), inundation visible on aerial imagery (B7), and oxidized rhizospheres on living roots (C3). The soils are mapped as Jeanerette silt loam, 0-1 percent slopes and field observations of the profile identified a depleted matrix hydric soil indicator. Since all three wetland parameters are met at this sample plot, it is GEC's opinion that this habitat is a herbaceous wetland.

**Ponds**

Four open water ponds are located in the northern portion of the property. Each of these ponds have relatively steep banks with very little vegetation along the edges. There are visible canals or culverts connecting these ponds to nearby drainage features or wetland habitats. These ponds are manmade and are believed to be non-jurisdictional features.

## CONCLUSIONS

Field surveys of the 269-acre tract in Ascension Parish were conducted on August 24, 25, 28, and September 19, 2023. The majority of the property is utilized as agricultural fields for soybeans. The field surveys identified seven wetland areas mostly along the western edge of the property and in the northern end of the property (see Figure 5). Wetlands #1, #2, #3, #4, #6, and #7 are forested wetland habitats encompassing approximately 14.871 acres. Wetland #5 is a 0.68-acre herbaceous wetland located in the northeast edge of the property within the existing powerline right-of-way. Several drainage features traverse through the property and are designated as "Other Waters" (see Figure 5). These "Other Waters" encompass a total of approximately 1.43 acres. Other drainage features mapped on the property include agricultural ditches, which encompass approximately 0.4 acre. The four ponds located in the northern portion of the property encompass approximately 8.25 acres and are considered as non-jurisdictional open water, since there are no direct connections to surrounding drainage features or wetlands. Locations of these features and all other wetland habitats are provided on Figure 5.

Although GEC uses the same criteria and methodology as that of the USACE, due to the degree of subjectivity associated with studies of this type, there may be some degree of variance in the demarcation of the wetland boundary. Consequently, GEC's opinion may not necessarily reflect that of the USACE, nor does it relieve our client of any legal obligations to verify the wetland findings, consult with the USACE, and possibly obtain a Department of the Army permit prior to performing any dredging, filling and/or construction operations in Waters of the United States, including wetlands.

# Appendix A

# DATA FORMS