

Exhibit R - Base Flood Elevation (BFE)
Map & Letter

October 22, 2015

Mr. Larry Henson
Louisiana Economic Development (LED)
1051 North Third St.
Baton Rouge, LA 70802-5239

Mr. David Conner
Southwest Economic Development Alliance (SWLA)
P.O. Box 3110
Lake Charles, LA 70602

RE: H.C. Drew Property (+/- 183 Acres)
Topographic Survey & Floodplain Designation

Dear Gentlemen:

SJB Group, LLC (SJB) has been authorized by Louisiana Economic Development (LED and Southwest Louisiana Economic Alliance (SWLA) to perform due diligence investigations to determine the existence of fatal flaws, if any, that would inhibit the development of H.C. Drew Property (1,000 Acres) – Development Area (+/- 183 Acres), located west of the City of Sulphur, in Calcasieu Parish, Louisiana.

The latest available FEMA Flood Insurance Rate Maps (FIRM) were utilized to determine the approximate location of flood zone boundaries for the subject tract. The FIRM was overlaid on the tract along with available GIS information to determine an approximate amount of fill required to elevate the site to the Base Flood Elevation (BFE). Currently, the southern portion of the tract lies within the floodplain limits of Flood Zone “AE”.

A flood zone determination was obtained from the Army Corps of Engineers to determine a BFE of 14. Available GIS information shows existing contours ranging from 10 feet to 17 feet in elevation. As such, approximately 3,112 cubic yards of fill is required to elevate the low areas within the Development Area to the BFE.

The estimated cost associated with importing the required mitigated fill to elevate the Development Areas to the BFE is approximately \$62,240. The estimate is based on a unit price of \$20 per cubic yard of imported mitigated fill. The cost will vary based upon the available fill within the drainage basin.

Parks & Planning

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Baton Rouge, Louisiana

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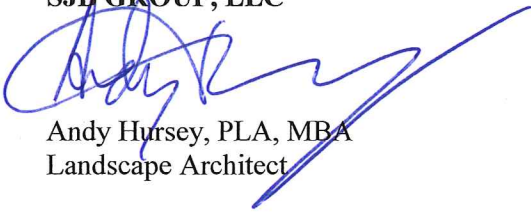
www.sjbgroup.com

Depending on the development, the amount of fill will vary as all of the site elements may not be required to be outside of the floodplain or may need additional fill to be elevated above the BFE. The imported fill will require mitigation in order to prevent a net fill within the local drainage basin.

Please feel free to contact me at (225) 769-3400, at any time, should you have any questions or need further information.

Sincerely,

SJB GROUP, LLC



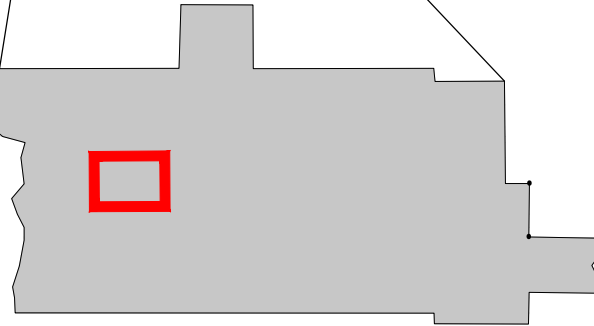
Andy Hursey, PLA, MBA
Landscape Architect

Enclosure: Base Flood Elevation (BFE) Map





Exhibit R - Base Flood Elevation (BFE) Map



 Calcasieu Parish



Available Site Data

-  H.C. Drew Property (1,000 Acres)
-  Existing Contours
-  Flood Zone "AE"
BFE = 14.0'
-  Development Area = 183 Acres
FILL = 3,112 CU. YDS.

Source:
- Aerial Photo: 2014 Google Earth
- Site Boundaries are Approximate
- 12/10/2014
-Flood Information from FIRM 22019C0410F
dated February 18, 2011
-Existing contours based on available GIS.

