

**EXTENDED DUE DILIGENCE
PACKAGE FOR:**

**9696 Siegen Lane
Baton Rouge, Louisiana**

PREPARED FOR:



VICINITY MAP

NTS

November 2015

SJB Job No. 80019.8

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Executive Summary

SJB Group, LLC has completed its Due Diligence investigation for 9696 Siegen Lane, located on the northwest corner of the intersection of Siegen Lane and North Oak Hills Parkway in Baton Rouge, Louisiana. This report includes findings on zoning, topography, flood zone information, site access, utilities, drainage and other matters associated with site development. A summary of the findings is as follows.

The subject tract consists of 1.05 acres of land. The site is located within the city limits of Baton Rouge and is currently zoned A1 (Single Family Residential). Depending on the proposed use of this site, rezoning may be necessary to suit that use.

Based on utility provider information at the site and surrounding area, water, sewer, electricity, telephone and cable television are available adjacent to or very near the subject property. Baton Rouge Water Company is the provider of water service. East Baton Rouge Parish Department of Public Works provides sanitary sewer service. Entergy is the provider of electrical and natural gas service to this area. BellSouth provides telephone service. Cox Communications provides cable television and internet service, as well as telephone service.

According to the FEMA Flood Insurance Rate Map, the site is in Flood Zone "X," which is outside the 500 year flood plain. A drainage impact study will be required to address any drainage issues/concerns prior to development of this site.

Scope

The scope of this due diligence report includes identifying:

- Current traffic counts
- Existing Zoning
- Subdivision Lot & Block Map
- Utility Availability
- Existing Soils
- Existing Topography & FEMA Base Flood Elevations (BFE)
- Existing Drainage Patterns
- Flood Zone Determination & Inundation Record
- Preliminary Wetlands Review
- Fire Insurance Rating
- Title Research
- Existing Easements and Servitudes
- Desktop Environmental Hazards Database Review
- Desktop Cultural Resources Database Review

Traffic Count

Average Daily Traffic (ADT) 1,800 feet north of this site on Siegen Lane was 23,119 when the last traffic count was performed in 2014. In addition, the site is controlled by signalized access at North Oak Hills Parkway and Siegen Lane.

Existing Site Conditions

Zoning

The property is currently zoned A1 (Single Family Residential). The purpose of the A1 district is to permit low density residential development with a maximum density of 4.1 units per acre. This site will require rezoning to support commercial activities. It is bordered on the north and west with A1 Residential. It is bordered on the east by Siegen Lane and the south by North Oak Hills Parkway (See Exhibit 2 for property details, Exhibit 3 for existing zoning regulations & Exhibit 4 for lot & block map).

Utilities

In discussions with Louisiana One Call and service providers, the following utilities are available adjacent to the site. Further investigation, outside the scope of this study should be pursued to determine if the capacities of the available utility is adequate for the proposed development. Off-site improvements are not anticipated as necessary to extend services to this site.

Electric

Entergy provides electrical services to this area and can serve this site with overhead or underground service as requested by the owner/developer. Three phase is available.

Gas

Entergy also provides natural gas services to this area. There is an existing 2" gas main on the north side of N. Oak Hills Parkway, 110' west of this site. Depending on future required loads, there appears to be adequate capacity available to serve this site.

Water

The Baton Rouge Water Company provides water service to this site. Pending plan approval, BR Water can service this site. It is to be noted that each proposed building on the site shall be separately metered in addition to a master meter and fire sprinkler meter for the complex. Meters will be supplied, read and billed by the BR Water Company.

There is an 8" water meter along N. Oak Hills Parkway and a 12" main along Siegen Lane. Both mains have sufficient capacity for domestic water use as well as private fire protection

Sewerage

East Baton Rouge Parish provides sanitary sewer to the site. At this time the East Baton Rouge Parish Sewer Department indicates there to be adequate capacity available to serve this site. In addition, a sewer impact fee will be necessary prior to issuance of Certificate of Occupancy.

Cable

Cox Communications provides telephone, cable, and Internet services to this area. They have lines running above ground on the western side of Siegen Lane.

Telephone

BellSouth provides telephone service to this area. They have existing lines running above ground on the western side of Siegen Lane.

Existing Soils

The site is entirely composed of Frost Silt Loam soil, which is characterized as having slopes of 0 to 1% and is somewhat poorly drained. Although these soils are considered "hydric" in nature, there are no conditions apparent from aerial imagery that indicate wetlands are present. Frost Silt Loam is located in hydrologic soil group 'C/D'. The soils are characterized as having a very slow infiltration rate (high runoff potential) when thoroughly wet.

Existing Topography & FEMA Base Flood Elevation

The existing site's topography is generally flat and gently slopes to the south. Elevations range from +/- 38, to +/- 36, with existing slopes of approximately 1.2%.

The subject site is located in Flood Zone "X" according to the FEMA Flood Insurance Rate (FIRM) map (220058-0330E) provided in Exhibit 5. Flood Zone "X" is defined as "areas determined to be outside 500-year flood-plain." The site is currently at an elevation of +/- 37. The nearest effective Base Flood Elevation (BFE) is located along the Wards Creek corridor. The BFE near Wards Creek is at 23.00 and is +/- 4,000 feet to the northeast of the site.

Existing Drainage Patterns

The site's relatively flat terrain is cleared and covered with turf grass. It drains toward the south and into drain inlets along North Oak Hills Parkway. Storm water runoff from a proposed development could require mitigation in order to not exceed runoff from the existing conditions. Further investigation will be required to determine if the existing infrastructure along adjacent roadways has sufficient capacity to accommodate the developed runoff rates.

Flood Zone Determination & Inundation Record

The entire site is located outside of the floodplain subject to 0.2% inundation level according to FIRM 220058-0330E dated 5/2/2008. With an adjacent BFE of 23.50 and an existing elevation of +/- 37, this site has a very low probability of flooding from backwater effect. As shown in Exhibit 11, the inundation elevation of record at this site is 21.5.

Preliminary Wetlands Review

There are no delineated wetlands on the site according to the National Wetlands database. Although there are soils on the site that are considered "hydric" in nature, there is no visual evidence that indicate wetlands are present. An official wetlands delineation from the United States Army Corps of Engineers can be performed to determine if wetlands are present. An official jurisdictional wetlands delineation is good for a period of 5 years from completion.

Fire Insurance Rating

According to the St. George fire department, the fire insurance rating for this site is "Class II." The nearest fire station serving this site is at 13686 Perkins Road, which is 1.1 miles to the north east.

Title Research (Current Deed Only)

Current deed information on the property obtained from the Clerk of Court's Office is contained in this report as Exhibit 8. A Cash Sale document is shown as well as referenced property maps. Should the property be acquired, a new boundary survey should be completed as well as an abstract verifying title, easements and servitudes.

Existing Easements and Servitudes

As shown on map 533 in Exhibit 8, there is a 5' sewer and water servitude along the southern property line, a 15' 'existing' servitude along the northern property line and 30' building lines along the North Oak Hills and Siegen Lane Rights of Way. This information should be verified prior to purchase and/or development.

Desktop Environmental Hazard Database Review

During a desktop review of the LADEQ environmental hazard database, no environmental hazards were identified on or near this site.

Desktop Cultural Resources Database Review

During a desktop review of the Louisiana Cultural Resources database there are no culturally significant sites on or near this site. In 2007 a Phase I Cultural Resources survey of the Siegen Lane corridor was performed for the Green Light program's widening of Siegen Lane. During shovel testing of this corridor there were no culturally significant sites identified.