

August 25, 2020



Chris Barr
Barr Realty & Auction Company, Inc.
879 Hillcrest Drive
Brandenburg, Kentucky 40108

Re: South Jefferson Industrial Park – Estate of Charles R. Hardin

Dear Mr. Barr:

The Federal Emergency Management Agency (FEMA) has created a Flood Insurance Rate Map (FIRM) for each low-lying area that has historically been prone to flooding. FEMA has determined that the subject properties are geographically located in a flood hazard area (designated as “Zone A”). The FIRM map corresponding to this location is #21093C0030D. The FIRM map is an illustration of the anticipated area that a given flood event will impact – it is not, however, a guarantee that all properties located within a designated zone will be impacted. Structures located within a designated zone can be at a sufficient elevation that they incur minimum to no impact. The anticipated impact is based solely on the elevation of the property or structure, and whether the rising water elevation reaches that elevation during the flood event. Per FEMA's National Flood Hazard Viewer, flood elevation for this location is between 442 and 443 feet above sea level. Through field-conducted surveys performed on 8/21/20, Milestone Design Group has determined the finished floor elevations for all of the existing buildings on the properties belonging to the Estate of Charles R. Hardin to be at 443' or higher.

It's my opinion that:

- A) While each of the buildings to be auctioned has been constructed at an elevation above the FEMA "100 year flood" elevation, this does not infer that flood waters will not reach low lying areas on that property.
- B) The vacant lot (12C) has a substantial area, large enough to facilitate constructing a building similar in size to the other buildings being auctioned. It is recommended that the buyer consult an engineering/surveying firm to ensure future construction is above the flood elevation.
- C) The existing finish grades of the vacant lots (11A and 11B) are currently completely below the FEMA determined base flood elevation (BFE = 443.00 feet) for that location. This would necessitate placing fill aggregate to raise the building pad. Again, it is recommended that the buyer consult an engineering/surveying firm to ensure future construction is above the flood elevation.

Please feel free to contact me with any comments/questions.

Sincerely,
Milestone Design Group, Inc.

A handwritten signature in blue ink, appearing to read 'Rick Williamson Jr.', is written over a light blue horizontal line.

Rick Williamson Jr, P.L.S.
Director of Surveying