

Exhibit II. Blue Andrus Property Executive Summary & Developable Area



Blue Andrus Property Cost & Construction Schedule Projections																					
						Pre Construction				Construction											
Activity Description	Extension		Duration - Months	Start	Finish	2019				2020				2021				2022			
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Pre Construction																					
Grading Plan & Permitting ^{4,5}	\$ 6,458.40	\$ 15,069.60	6 M	Q3 '20	Q4 '20																
Natural Gas Design & Permitting ^{3,4,6}	\$ -	\$ 27,768.00	0 M - 6 M	Q3 '20	Q4 '20																
Potable Water Design & Permitting ^{3,4,7}	\$ -	\$ 518,400.00	0 M - 12 M	Q1 '20	Q4 '20																
Wastewater Treatment Design & Permitting ^{4,8}	\$ 129,564.00	\$ 129,564.00	6 M	Q3 '20	Q4 '20																
Post Construction																					
Earthwork & Grading ⁵	\$ 53,820.00	\$ 125,580.00	6 M	Q1 '21	Q2 '21																
Natural Gas Infrastructure ^{3,6}	\$ -	\$ 231,400.00	6 M	Q1 '21	Q2 '21																
Potable Water Infrastructure ^{3,7}	\$ -	\$ 4,320,000.00	12 M	Q1 '21	Q4 '21																
Wastewater Treatment Infrastructure ⁸	\$ 1,079,700.00	\$ 1,079,700.00	6 M	Q1 '21	Q2 '21																
Total:	\$ 1,269,542.40	\$ 6,447,481.60																			
20% Contingency:																					
Rough Order Magnitude (ROM)	\$ 1,530,000.00	\$ 7,740,000.00																			

Comments:

- 1.) This cost estimate was prepared with the best information available at the time of certification.
- 2.) Actual costs can vary based on availability of material, site conditions, and labor.
- 3.) Accessing the City of Grand Coteau utility lines may require the annexation into the city limits.
- 4.) Design and Permitting costs were estimate to be 12% of overall construction costs.
- 5.) Grading & Earthwork was evaluated to raise the 32.60 Ac. buildable area up to the sites BFE elevation of 46 feet. Both options for importing fill (high cost) and excavating fill on site (low cost) were evaluated. The on site excavation would require the creation of a 1.5 Ac. retention pond on site to acquire the fill needed.
- 6.) Natural gas infrastructure upgrade includes tying in to the existing 4" CenterPoint natural gas line north of our site and running a 5,500 foot line to the property boundary (high cost) or tying into the existing Grand Coteau 3" natural gas Line at the southern corner of the site (low cost).
- 7.) Potable water infrastructure upgrade option incudes tying into the Existing 8" Grand Coteau potable water line at the southern corner of the site (low cost) or creation of an on site well and storage tank capable of supplying the site with 2500,000 gpd of potable water (high Cost). The on site treatment option also takes into account the Chicot Aquifer having higher than allowed levels of Iron and Manganese within the water. Lime treatment will be required if these contaminants exceed acceptable levels.
- 8.) Wastewater treatment infrastructure upgrade incudes an on site treatment plant capable of treating up to 250,000 gpd of waste before discharging the treated water into Bayou Bourbeux.

Blue Andrus Property Executive Summary & Developable Area Map

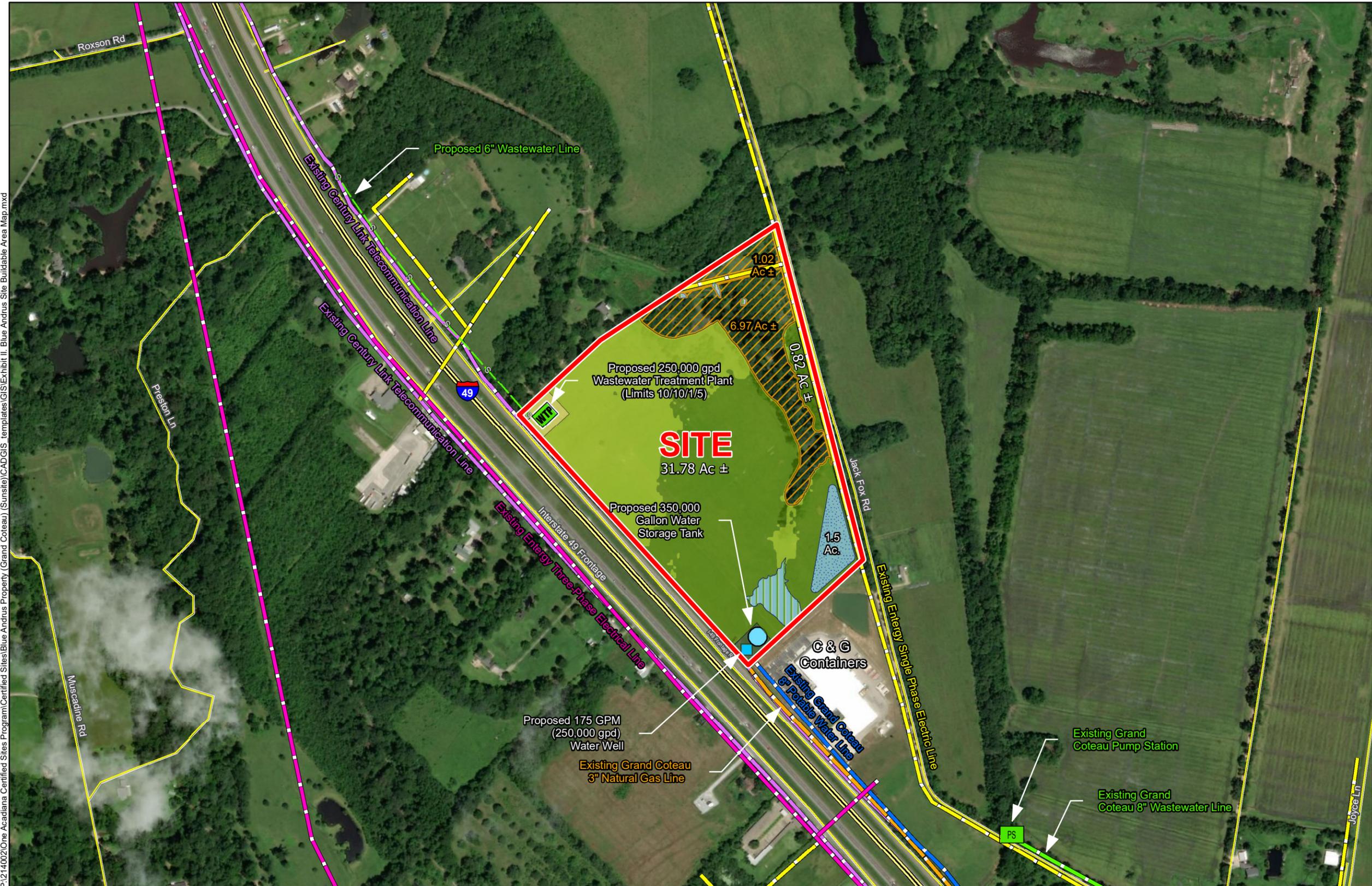
Blue Andrus Property
St. Landry Parish, LA

One Acadiana



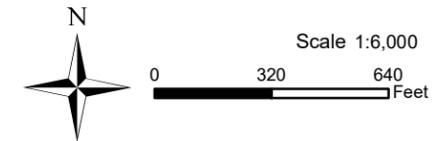
St. Landry Parish

- LEGEND**
- Site Boundary (45.77 Ac.±)
 - Area Requiring Fill (14.70 Ac.±)
 - Buildable Area (32.60 Ac.±)
 - Area Excluded Fill (7.99 Ac. ±)
 - Excavation Pond (1.5 Ac.)
 - Wetlands (0.96 Ac.)
 - Proposed Water Well
 - Proposed Water Storage Tank
 - WTP Proposed Wastewater Treatment Plant
 - Proposed 6" Wastewater Line
 - PS Existing Pump Station
 - Existing Grand Coteau 8" Wastewater Line
 - Existing 3" Grand Coteau Natural Gas Distribution Line
 - Existing Single-Phase Entergy Electrical Line
 - Existing Entergy Three-Phase Electrical Line
 - Existing 8" Grand Coteau Potable Water Line
 - Existing CenturyLink Telecommunication Line
 - Existing Roadway**
 - Interstate
 - Local Roads



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Blue Andrus Property (Grand Coteau) (Sunsite)\CAD\GIS templates\GIS\Exhibit II. Blue Andrus Site Buildable Area Map.mxd

- General Notes:**
- 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 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
 - 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 - The 1.5 acre pond is to provide the fill needed to raise the buildable area up to the BFE of 46 feet.



Date:	8/22/2018
Project Number:	214002
Drawn By:	DWC
Checked By:	EEB

