

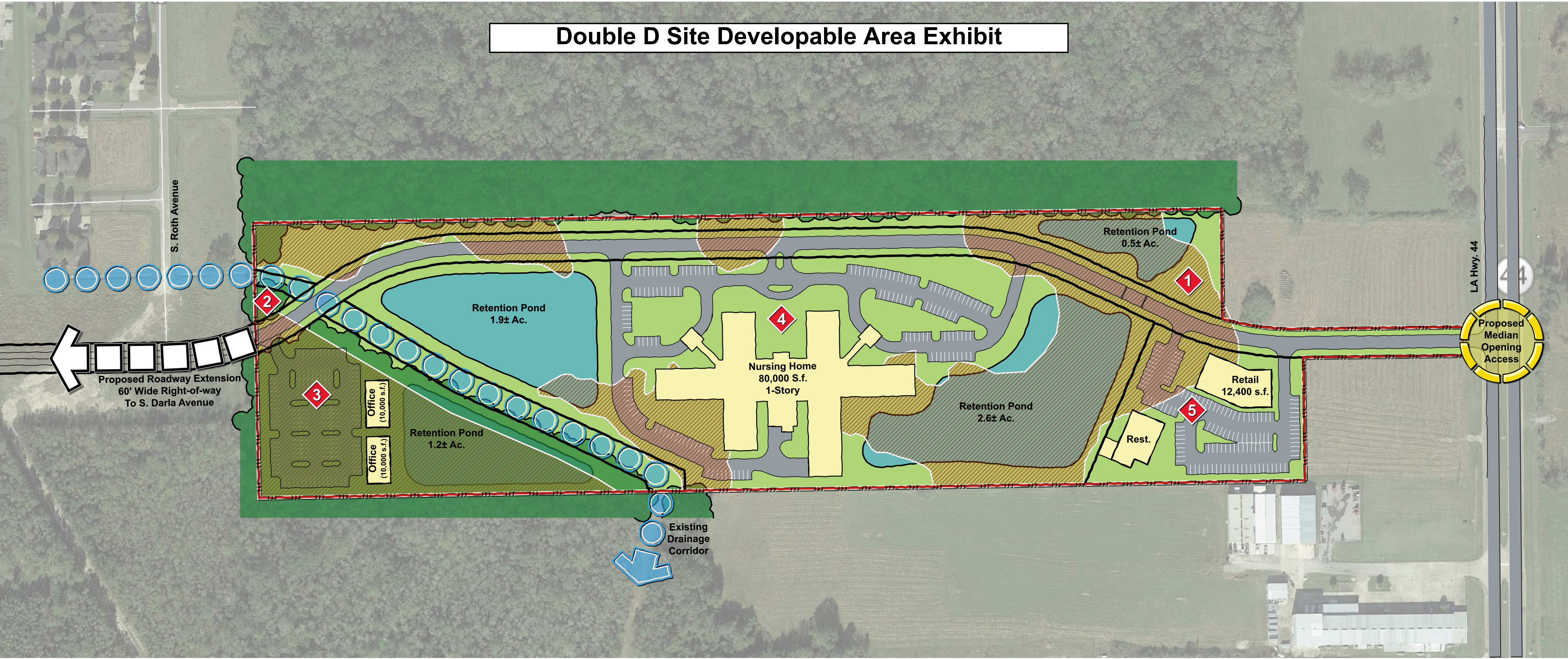
## Exhibit II. Double D Site Developable Area Exhibit



Baton Rouge Area Chamber®



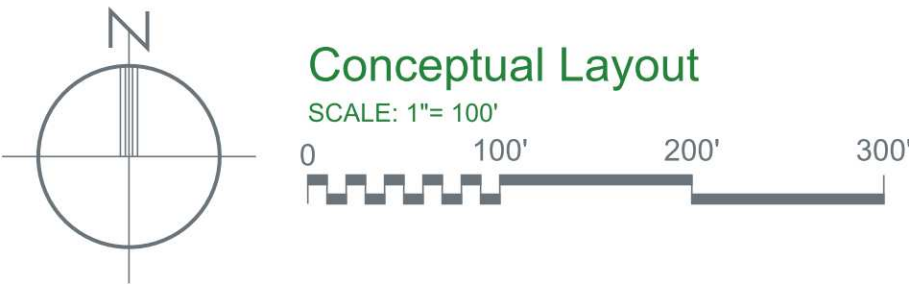




Site Data - Total 28.7± Acres

Parcel 1	2.9± Ac.	Proposed Roadway	3.6± Ac.
Parcel 2	0.1± Ac.	(2,675± L.F)	
Parcel 3	4.1± Ac.	Existing Drainage Corridor	1.0± Ac.
Parcel 4	14.3± Ac.		
Parcel 5	2.7± Ac.		

NOTE:  
ILLUSTRATION IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FURTHER  
DETAILED ANALYSIS, ENGINEERING DESIGN, AND FINAL APPROVAL. CSRS IS NOT LIABLE  
FOR THE USE OR MISUSE, MISINTERPRETATION, OR ERRORS IN ANY CALCULATIONS  
DERIVED FROM ILLUSTRATED CONCEPTUAL LAYOUT.





## Double D Property Estimated Development Cost

Activity Description	Extension	
<b>On-Site Transportation Infrastructure</b>	<b>\$</b>	<b>1,537,500.00</b>
Required Clearing & Grubbing <sub>3</sub>	\$	20,500.00
Roadway Infrastructure <sub>4</sub>	\$	649,000.00
Sidewalk Infrastructure <sub>5</sub>	\$	163,000.00
Roadside Drainage Infrastructure <sub>6</sub>	\$	705,000.00
<b>Required Utility Infrastructure</b>	<b>\$</b>	<b>370,000.00</b>
Natural Gas Infrastructure Along Proposed Roadway <sub>7</sub>	\$	110,500.00
Potable Water Infrastructure Along Proposed Roadway <sub>8</sub>	\$	49,000.00
Wastewater Infrastructure Along Proposed Roadway <sub>9</sub>	\$	189,000.00
Electrical Infrastructure Along Proposed Roadway <sub>10</sub>	\$	21,500.00
<b>On-Site Wetlands Mitigation<sub>11</sub></b>	<b>\$</b>	<b>1,270,000.00</b>
Total: \$		3,177,500.00
20% Contingency:		
<b>Rough Order Magnitude (ROM)</b>	<b>\$</b>	<b>3,820,000.00</b>

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.) Estimated cost for Clearing & Grubbing is Based on the required 4.1 acres of Right of Way show on the conceptual layout for the site.
- 4.) Roadway infrastructure upgrades are based on the conceptual plan which requires approximately 2,645 L.F. of 2 inch thick asphalt roadway with a 12 inch thick soil cement base layer.
- 5.) Sidewalk Infrastructure based on the conceptual plan requiring approximately 5,320 L.F. of pedestrian travel ways.
- 6.) Roadside drainage infrastructure is based on the conceptual plan which requires approximately 2,645 L.F. of 42' corrugated plastic pipe, 770 L.F. of 36" RCP cross drainage pipe, and inlets.
- 7.) Natural Gas improvements include 2,675 L.F. of 4 in. Natural Gas Line with box valves that will be installed within the right of way of the proposed on-site roadway. This line will tie into the existing 2 in. Natural Gas Line that runs along the west side of Louisiana Highway 44.
- 8.) Potable Water improvements include 2,675 L.F. of 6 in. PVC Water Line that will be installed within the right of way of the proposed on-site roadway. This line will tie into the existing 12 in. Potable Water Line that runs along the west side of Louisiana Highway 44.
- 9.) Wastewater improvements include 2,675 L.F. of 8 in. Gravity Sewer Line that will be installed within the right of way of the proposed on-site roadway. This line will tie into the existing 8 in. Gravity Sewer Line that runs along the west side of Louisiana Highway 44.
- 10.) Electrical improvements include 2,675 L.F. of 2 in. Conduits that will be installed within the right of way of the proposed on-site roadway. This line will tie into the existing Electrical Infrastructure that runs along Louisiana Highway 44.
- 11.) Wetland Mitigation Cost is based off of 12.7 Acres of on-site jurisdictional wetlands. Cost per acre may vary due to availability of credits, location of mitigation banks, and USACE mitigation ratio requirements. Cost does not include additional permitting fees.