

# Exhibit M.

## Neame Industrial Site Wastewater Infrastructure Upgrade Letter & Map



**LOUISIANA CENTRAL**  
Industry & Entrepreneurship

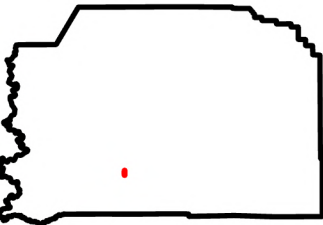
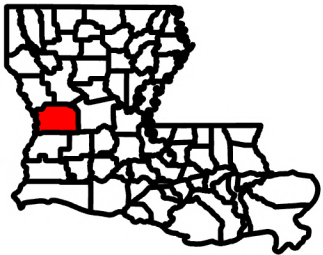




# Neame Industrial Site Wastewater Infrastructure Upgrade Letter & Map

Site Exhibit for  
Neame Industrial Site  
Vernon Parish, LA

## Louisiana Central



## Legend

- Site Boundary (±50.49 Ac.)
- Proposed 50,000 GPD Wastewater Treatment Plant
- Proposed 8-inch Wastewater Outfall Line (±711 Lf.)
- Receiving Stream (Tributary of Clear Creek)
- Streams
- Railroad
- Major Roads
- US Highway



Date: 8/21/2025  
Project Number: 222270  
Drawn By: CFO  
Checked By: EEB



The lines shown are an  
approximate representation  
only and may have been offset  
for depiction purposes.

Proposed 8-inch  
Wastewater Outfall Line (±711 LF)

Proposed 50,000 GPD  
Sewage Treatment Plant

Receiving Stream  
(Tributary of Clear Creek)

Kansas City Southern Railway Company

Flat Creek

Clear Creek

General Notes:  
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.  
2. 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.  
3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.  
4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground condition.  
5. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey.  
6. Utility data was derived and digitized from information provided by Ward 4 Water.

CSRS



0 500 1,000  
Feet



August 4, 2025

Mr. Dan Purvis  
Louisiana Central  
1302 Murray Street Alexandria, LA  
71301

**Neame Industrial Site  
Wastewater Infrastructure  
Upgrade Letter & Map**

**RE: Neame Industrial Site  
Wastewater Infrastructure Upgrade Letter & Map  
CSRS Project No 222270**

Dear Mr. Purvis,

According our research, the Neame Industrial Site located in Vernon Parish, Louisiana has no existing wastewater infrastructure on site.

In order to provide a domestic wastewater treatment facility to treat 50,000 gallons per day (GPD), a wastewater treatment facility would need to be constructed on site which would discharge to the unnamed tributary of Clear Creek, East of the site. The proposed wastewater treatment facility would have a total capacity of 50,000 GPD with no excess capacity. In addition to the treatment plant, a 711-foot 8-inch wastewater discharge line would be required to place the treated wastewater into the nearby outfall location.

The treatment requirements for the proposed wastewater treatment facility are based on LDEQ's Sanitary Wastewater General Permit for less than 100,000 GPD, and it is assumed only domestic sanitary waste will be treated at the proposed wastewater treatment facility. The monitoring data will consist of fecal coliform (limit 200 to 400 MPN/100mL), biochemical oxygen demand (BOD – limit 30 to 45mg/L), turbidity (TSS – 30 to 45mg/L), average flow through treatment facility (limit 50,0000 GPD), pH (limit – 6 to 9). If a project requires discharge of anything other than domestic waste (i.e. industrial waste) into the proposed wastewater facility, treatment requirements and monitoring data will have to be altered.

**Estimated Costs**

Based on preliminary engineering estimates, the construction of this treatment facility and discharge line is estimated to cost \$700,825.00.


Please note these estimates do not include cost for engineering, requiring rights of way, environmental impacts, operating/maintaining infrastructure, or infrastructure to deliver waste to treatment facility. The cost estimates were prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months or less based on preliminary engineering judgment.

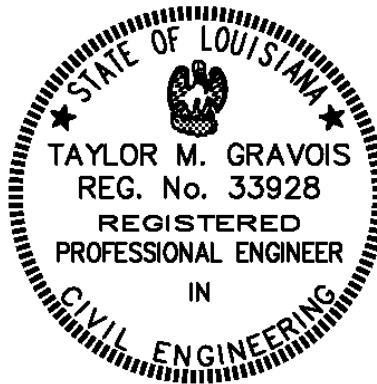
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Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

*Respectfully,*

**CSRS, Inc.**

  
Taylor Gravois, PE, PLS



Neame Industrial Site  
Wastewater Upgrade Rough Order of Magnitude Cost Estimate  
Project Number: 222270

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Total
1	Proposed Sewer Treatment Plant	Each	1	\$500,000.00	\$ 500,000.00
2	Proposed 8-inch Sanitary Sewer Line	L.F.	711	\$ 60.00	\$ 42,660.00
3	Proposed Sewer Manholes	Each	2	\$ 9,000.00	\$ 18,000.00
<b>Subtotal:</b>					<b>\$ 560,660.00</b>
<b>25% Contingency<sub>1</sub>:</b>					<b>x 1.25</b>
<b>Rough Order of Magnitude (ROM):</b>					<b>\$ 700,825.00</b>

Notes:	
1	Estimates does not include environmental consulting, permitting, utility coordination, ROW acquisition, and engineering design fees.
2	This cost estimate has been prepared based on the information and assumptions available at the time of its preparation. Actual costs may vary due to a variety of factors, including but not limited to changes in project scope, site conditions, market conditions, unforeseen events, and variations in design or construction. The estimate is provided for informational purposes only. The engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by this office.
3	The quantities in this Schedule of Items are estimates based on conceptual plans and are subject to change.
4	Since the engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Engineer cannot and does not guarantee that proposals, bids, or acutal construction costs will not vary from their opinions or estimates of construction costs.
5	Sewer Cost Estimate assumes average 50,000 GPD
6	This estimate does not include cost associated with state and local permtting costs.
7	This cost estimate only includes the treatment of sanitary / domestic wastewater. Treatment of process or industrial wastewater is not included.