

Exhibit M. Belle Grove Site  
Natural Gas Infrastructure  
Upgrade Letter & Map

## Belle Grove Site Natural Gas Infrastructure Upgrade Letter & Map

February 15, 2017

Mr. Jim Cavanaugh  
Baton Rouge Area Chamber  
564 Laurel Street  
Baton Rouge, LA 70801

Re Belle Grove Site Natural Gas Distribution Service Line CSRS Job  
No. 212161

Dear Mr. Cavanaugh:

According to local utility officials, the Belle Grove site located on Louisiana Highway 405 east of White Castle in Iberville Parish, Louisiana does not have access to an existing natural gas line to service the site. A 2" natural gas line operated by Atmos Energy exists adjacent to the site, but does not meet LED requirements. A natural gas transmission line operated by Kinder Morgan Energy Partners exists east of the site and may be available for natural gas access.

In order to provide a natural gas supply, the site would require the construction of a 500 linear foot (L.F.) service connection to tie in to the Kinder Morgan Energy Partners gas line. The construction cost of a proposed 6" natural gas line capable of providing service to the site is estimated to be \$580,000.00. Permission would have to be granted from Kinder Morgan Energy Partners to tie in to their transmission line. Also, servitudes would have to be obtained from the land owners of the proposed pipeline's path. The proposed line crosses two parcels prior to reaching the Belle Grove site.

Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was 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 180 days or less based on preliminary engineering judgment.

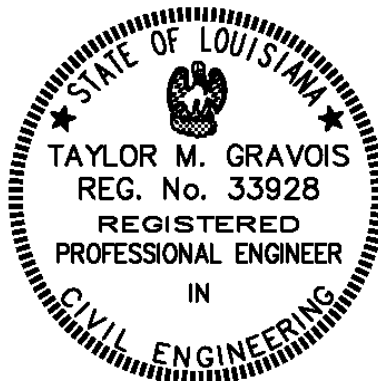
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.



Taylor M. Gravois, PE, PLS



# Belle Grove Site Natural Gas Infrastructure Upgrade Letter & Map



Belle Grove Site Natural  
Gas Cost Estimate Job No.  
212161

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	High Pressure Pipeline Tap & Regulator Station	Each	1	\$ 450,000.00	\$ 450,000.00
2	6" HDPE Gas Pipe	L.F.	500	\$ 60.00	\$ 30,000.00
3	6" Plug Valves w/Boxes	Each	2	\$ 1,500.00	\$ 3,000.00
<b>Subtotal:</b>					<b>\$ 483,000.00</b>
<b>20% Contingency <sub>1</sub>:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM):</b>					<b>\$ 580,000.00</b>

## Footnotes:

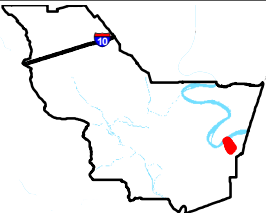
- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.



# Belle Grove Site Natural Gas Infrastructure Upgrade Letter & Map

Belle Grove Site  
Iberville Parish, LA

BRAC



Iberville Parish

LEGEND

- Site Boundary (555.19 Ac. +/-)
- Existing Atmos Energy 3" Natural Gas Line
- Proposed 6" Natural Gas Line
- Pipeline Commodity**
  - Natural Gas
- Existing Roadway**
  - 4-Lane State Highway
  - Rural State Highway
  - Local Roads
- Railroad
- Levee
- Stream
- Waterbody

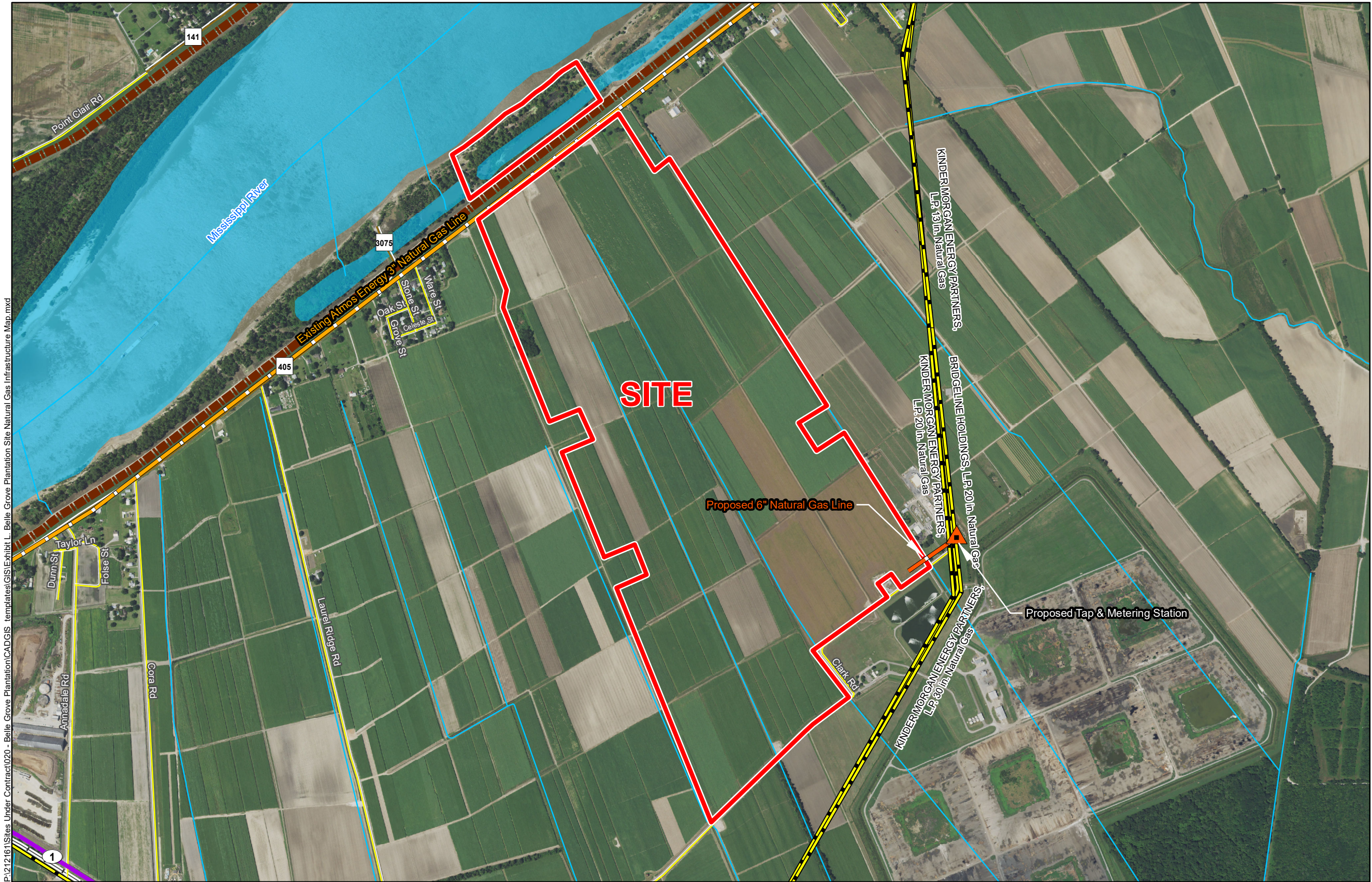


Date: 4/17/2017  
Project Number: 212161  
Drawn By: AMB  
Checked By: JAY



6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsonline.com

P:\212161\Sites Under Contract\020 - Belle Grove Plantation\CAD\GIS templates\GIS\Exhibit L Belle Grove Plantation Site Natural Gas Infrastructure Map.mxd



## General Notes:

1. 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.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Proposed natural gas upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.



Scale 1:15,000  
0 800 1,600 Feet