

Exhibit Q. Claiborne Site Railroad Infrastructure Upgrade Letter & Map



CSRS, INC.
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May 10, 2016

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

Re. Claiborne Plantation Site Railroad Spur Construction Estimate
CSRS Job No. 212161.016

Dear Mr. Cavanaugh:

The Claiborne Plantation Site in Iberville Parish, Louisiana currently does not have access to a rail line to service the site. A Union Pacific rail line is located approximately 15,000 linear feet (L.F.) south of the site, but would require an at-grade crossing and right of way acquisition from three separate property owners to access the site. According to Louisiana Law, the construction of a new at-grade railroad crossing would require the closure of an existing crossing elsewhere in the state. The State may require a grade separation for the rail crossing, which would significantly decrease the feasibility of the rail spur. An alternative for rail access in to tie-in to the future Ascension West Bank Development rail loop.

In 2015, Ascension Economic Development Corporation (AEDC) commissioned a rail study to evaluate alternatives for providing rail service to a site adjacent to the east property line of the Claiborne Plantation site. The conceptual layout of the rail currently terminates at the Claiborne Plantation Site eastern property boundary. A proposed cost estimate for the construction of a railroad spur from the Ascension West Bank Development rail loop to access the Claiborne Plantation Site is outlined below.

The proposed rail spur will connect directly to the Ascension West Bank Development rail loop and extend directly to the Claiborne Plantation site without crossing any additional properties. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$300 per linear foot (L.F.). The total track length of the proposed spur is approximately 14,000 L.F. The total rough order of magnitude construction cost is estimated to be \$4,200,000.

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. The execution of this plan is dependent on the timeline and construction of a future rail, which is currently in conceptual stage. An estimate of when the future rail may be constructed cannot be determined at this time.

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

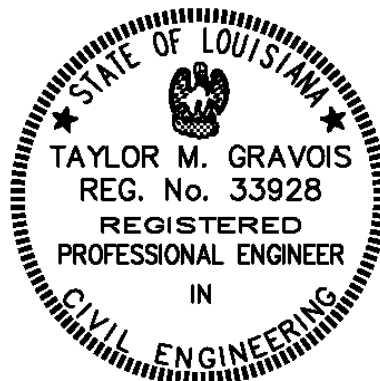
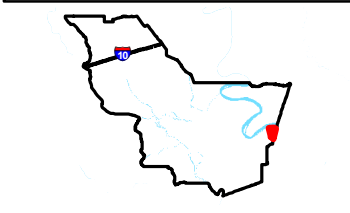


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**Railroad Infrastructure Map
Claiborne Site
Iberville Parish, LA**

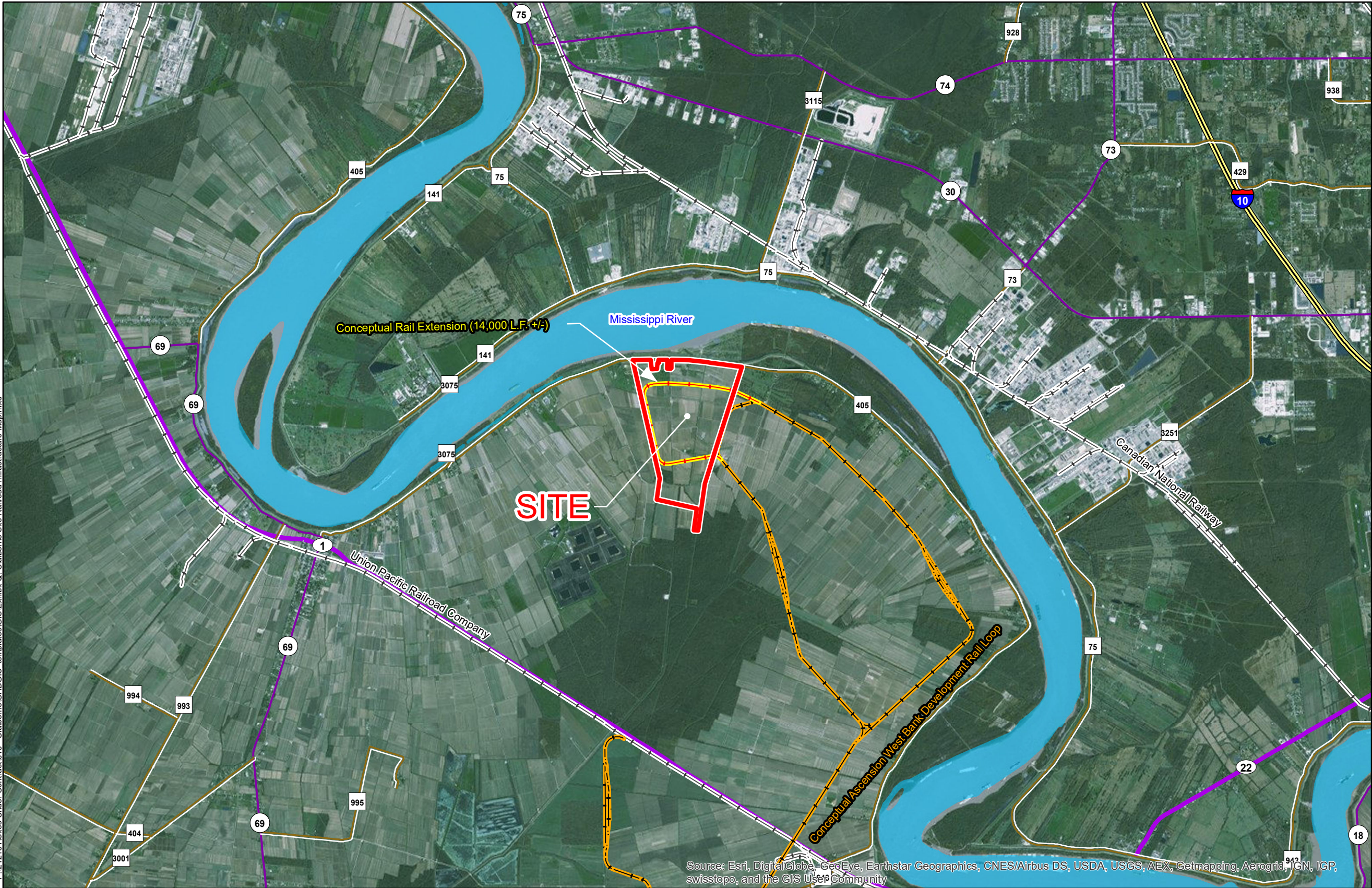
BRAC



Iberville Parish

LEGEND

-  Site Boundary (926.93 Ac. +/-)
-  Conceptual Rail Extension (14,000 L.F. +/-)
-  Conceptual Ascension West Bank Development Rail Loop
-  Existing Railroad
- Existing Roadway**
-  Interstate
-  2-Lane State Highway
-  Urban State Highway
-  Rural State Highway
-  Waterbody



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](http://ftp2.census.gov/geo/tiger/TIGER2013).
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Date: 10/10/2016

Project Number: 212161

Drawn By: AMB

Checked By:	JAY
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