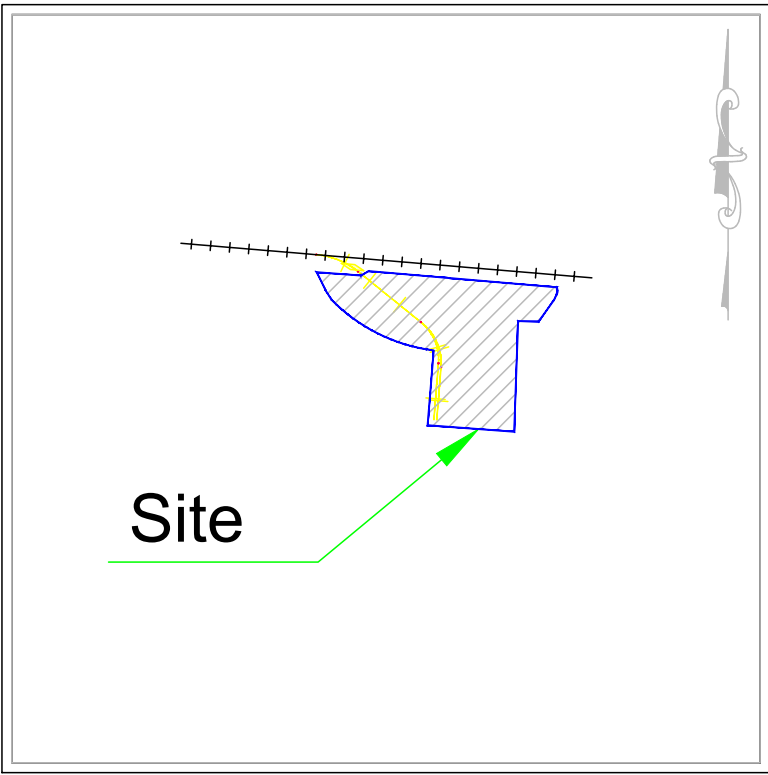


Exhibit U. Guide Site Railroad Infrastructure Upgrade Letter & Map



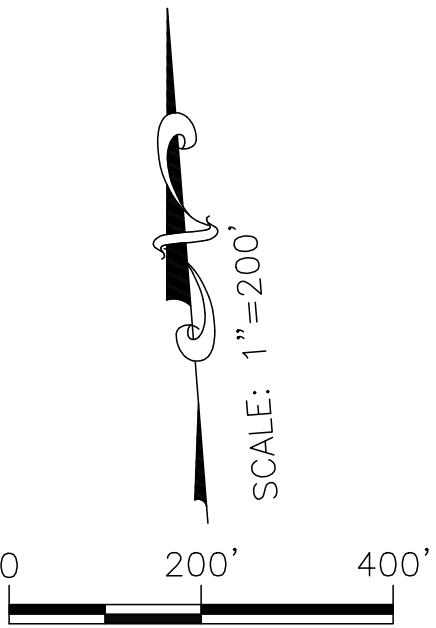
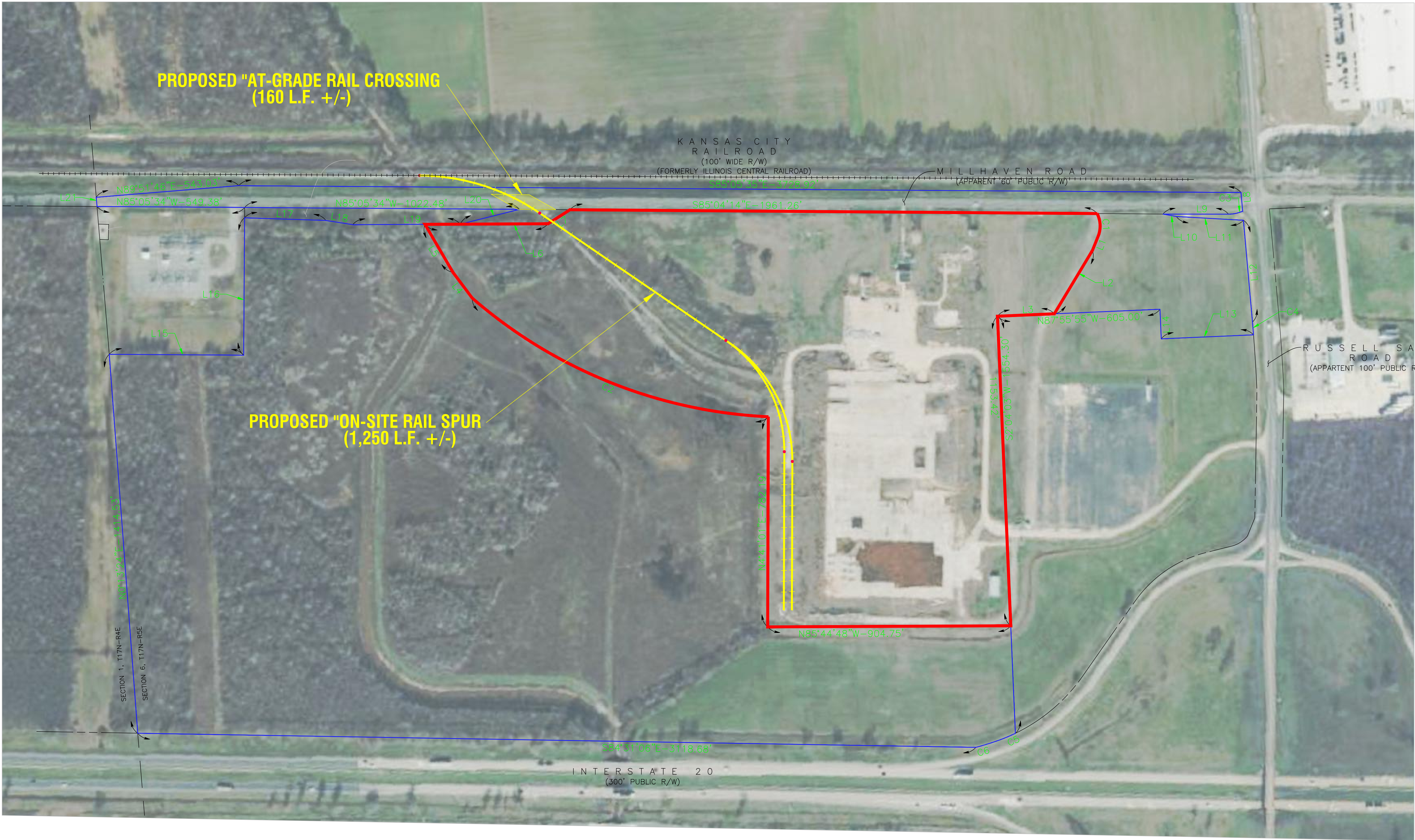
GUIDE SITE RAIL INFRASTRUCTURE UPGRADE LETTER & MAP



VICINITY MAP
Scale: 1"=2000'±

CURVE TABLE					
#	RAD.	ARC LEN.	CHD. DIR.	CHD. LEN.	DELTA
C1	102.43°	83.53'	S0°58'20"W	81.23'	46°43'15"
C2	1807.44°	1209.09'	N63°38'16"W	1186.68'	38°19'42"
C3	130.00°	54.18'	S82°39'33"W	53.79'	23°52'47"
C4	5674.58°	47.63'	N0°17'13"W	47.63'	0°28'51"
C5	650.00°	75.36'	S72°08'44"W	75.32'	6°38'35"
C6	1105.92°	80.54'	S77°33'13"W	80.52'	4°10'21"

LINE TABLE			LINE TABLE		
#	DIR.	DIST.	#	DIR.	DIST.
L1	S26°24'24"W	60.64'	L12	S0°31'38"E	380.55'
L2	S35°32'03"W	275.08'	L13	N87°55'50"W	343.59'
L3	N87°55'55"W	211.47'	L14	N2°04'05"E	110.00'
L4	N32°17'27"W	120.00'	L15	S85°05'34"E	500.00'
L5	N25°43'21"W	206.65'	L16	N4°54'26"E	511.68'
L6	S85°45'07"E	457.89'	L17	S83°36'07"E	302.54'
L7	N61°55'43"E	97.05'	L18	S76°30'18"E	101.12'
L8	S0°31'38"E	69.60'	L19	S85°45'07"E	400.03'
L9	N85°24'04"W	243.97'	L20	N80°27'41"E	227.23'
L10	S75°12'06"E	50.76'	L21	N0°13'24"W	34.39'
L11	S82°14'23"E	250.05'			



LEGEND

- CERTIFIED SITE BOUNDARY (49.49 ACRES ±)
- PARENT SITE BOUNDARY (158.34 ACRES ±)

Revisions:

CSRS

8555 United Plaza Blvd. Baton Rouge, LA 70809
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com

RAIL INFRASTRUCTURE UPGRADE LETTER & MAP

OF THE
GUIDE SITE
LOCATED IN

SECTION 6
T-17-N R-05-E
NORTH OF RED RIVER LAND DISTRICT
OUACHITA PARISH
LOUISIANA

FOR
LED

Date: MAY, 2024
Project Number: 216269
Drawn By: TBO
Checked By: CBG
Sheet:

GENERAL NOTES:

- REFERENCE DOCUMENTS:
 - "BOUNDARY & PARTIAL IMPROVEMENT SURVEY FOR GUIDECO LOUISIANA, LLC" DATED 9/18/2008, BY DONALD W. KORN
 - "TOPOGRAPHIC SURVEY, AN ASSEMBLY FACILITY FOR PROJECT LIBERTY" DATED 8/26/2009, BY CHARLES N. HATCH, JR.
 - "ROUTE SURVEY TO INDICATE A THIRTY (30) FOOT WIDE DRAINAGE EASEMENT, THIRTY FIVE (35) FOOT WIDE DRAINAGE EASEMENT...." DATED 3/27/2020, BY THOMAS C. DAVID, JR.
 - "ROUTE SURVEY TO INDICATE A VARYING WIDTH SEWER & DRAINAGE EASEMENT ON THE PROPERTY OF GUIDECO PROPERTIES, LLC" DATED 3/26/2020, BY THOMAS C. DAVID, JR.
 - "ROUTE SURVEY TO INDICATE A TWENTY FIVE (25) FOOT WIDE SHARED ACCESS & UTILITY EASEMENT ON THE PROPERTY OF GUIDECO PROPERTIES, LLC, DATED 3/26/2020, BY THOMAS C. DAVID, JR.
 - "ROUTE SURVEY TO INDICATE A TWENTY FIVE (25) FOOT WIDE SHARED ACCESS & UTILITY EASEMENT ACROSS PROPERTY TO BE PURCHASED BY LOVE'S TRAVEL STOP AND COUNTRY STORES" DATED 3/26/2020, BY THOMAS C. DAVID, JR.
 - "ROUTE SURVEY TO INDICATE A 20' WIDE UNDERGROUND POWER & TELEPHONE EASEMENT ON THE PROPERTY OF GUIDECO PROPERTIES, LLC", DATED 3/26/2020, BY THOMAS C. DAVID, JR.
- "PROPOSED UNDERGROUND POWER LINE RIGHT-OF-WAY ROUTE MAP", DATED 4/15/2021, BY MARK H. TOOKE
- "UNDERGROUND RIGHT-OF-WAY INSTRUMENT ENTERGY LOUISIANA, LLC", DATED 2/8/2021, BY ENTERGY LOUISIANA, LLC.
- "OVERHEAD RIGHT-OF-WAY INSTRUMENT ENTERGY LOUISIANA, LLC" DATED 2/8/2021, BY ENTERGY LOUISIANA, LLC.
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM DOCUMENT REFERENCED ABOVE.
- THE COORDINATE SYSTEM USED IS NAD83 LOUISIANA STATE PLANE SOUTH (US SURVEY FEET). COORDINATES WERE DERIVED BY OVERLAYING THE BOUNDARY ON AN AERIAL PHOTOGRAPH AND ARE WITHIN 100' OF TRUE LOCATION.
- RIGHTS OF WAY, EASEMENTS, AND SERVITUDES SHOWN HEREON HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

COMPILED MAP:

THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. BEARINGS AND DISTANCES OF TRACTS WERE OBTAINED FROM REFERENCE DOCUMENTS.
NO DATA HAS BEEN FIELD VERIFIED BY THE SURVEYOR IN RESULT TO THIS MAP.

May 1, 2024

Mrs. Sheena Bryant
North Louisiana Economic Partnership
333 Texas Street, Suite 411
Shreveport, LA 71101

**Guide Site
Rail Infrastructure
Upgrade Letter & Map**

**RE: Guide Site
Rail Infrastructure Upgrade Letter & Map
CSRS Project No 216269**

Dear Mrs. Bryant,

The Guide Site in Ouachita Parish, LA was the former location of a General Motors original equipment manufacturing facility that operated on site for over thirty years. During this period of operation, the facility received and shipped product to and from the facility via an on site rail spur with direct access to the immediately adjacent Kansas City Southern (KCS) main line. Since the closure of the facility, the onsite rail spur has been abandoned and removed from site. According to our research, the at-grade rail crossing along Millhaven Road (LA Highway 594) has also been removed due to the apparent and assumed lack of need.


In part of the Louisiana Economic Development Certified Sites Program, CSRS has provided the following rough order of magnitude cost estimate to restore rail service to the Guide Site. The proposed rail alignment would provide immediate access from the KCS main line with a spur that crosses Millhaven Road. The construction cost of a railroad spur and at-grade road crossing which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$1,980,000.00.

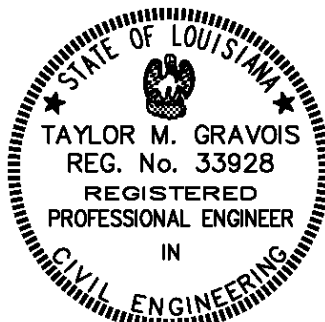
Please note this estimate does not include costs for engineering, right-of-way/land acquisitions, environmental impacts, surveying, or the operation/maintenance of the proposed infrastructure. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions, and labor availability. This plan can be executed within a reasonable timetable of 18 months or less based on preliminary engineering judgment.

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

Respectfully,

CSRS, Inc.


Taylor Gravois, PE, PLS



ENGINEER'S OPINION OF PROBABLE COST

Guide Site
Rail Infrastructure Update
Rough Order of Magnitude Cost Estimate



5/01/2024

CONSTRUCTION COST - WASTEWATER

ITEM NO.	DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	Extension
1	Electric Controlled Switch/Turnout	Each	2ea	\$25,000.00	\$50,000.00
2	At-Grade Road Crossing (Millhaven Road)	L.F.	160'	\$1,250.00	\$200,000.00
3	Onsite Construction (Single Rail Track on New Rail Bed)	L.F.	3,500'	\$400.00	\$1,400,000.00
4	Contingency	%	1ea	20%	\$330,000.00
Total Estimate					\$1,980,000.00

Note:

1. Conceptual alignment based on previous onsite rail spur and road crossing. Future alignment is subject to DOTD and KCS review and approval.
2. Cost estimate assumes protective pipeline casings are still in place and require no improvement from past rail service. Additional costs may be required and will be subject to pipeline owner/operator approval and crossing guidelines.
3. Cost estimates are strictly for preliminary planning/budgeting purposes and are subject to change based on project requirements.
4. Cost estimate prepared with the best information available and actual costs can vary based on availability of material, site conditions, and labor.
5. Estimate does not include costs for engineering, permitting, mitigation, or general project management.