

Exhibit P.
BIDCO Site
Natural Gas Infrastructure Upgrade
Letter & Map

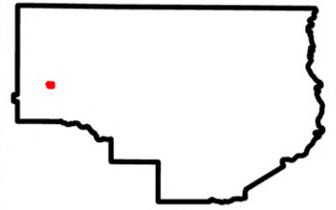


BIDCO Site Natural Gas Infrastructure Upgrade Letter & Map

Site Exhibit for
BIDCO Site
Union Parish, LA

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

NELA



Legend

BIDCO Site Boundary (±142.25 Ac)

BIDCO Existing Natural Gas Infrastructure

2"

Delta Utilities Future 4in Line

Proposed 4" distribution line extension (±930 LF)

Major Road

US Highway



Date:
Project Number: 222263
Drawn By: CFO
Checked By: EEB



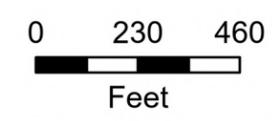
Existing Regulator Station

Proposed 4" Natural Gas Line Extension

Delta Utilities Future 4" Natural Gas Distribution Line

Existing 2" Natural Gas Line

- 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 Delta Utilities.



P:\216269\019 - BIDCO\CADGIS_templates\GIS\BIDCO Site Natural Gas Infrastructure

July 9, 2025

Mr. Rob Cleveland
Grow NELA
100 Century Link Drive
Monroe, LA 71203

BIDCO Site
Natural Gas Distribution
Infrastructure Upgrade Letter & Map

RE: BIDCO Site
Natural Gas Infrastructure Upgrade Letter & Map
CSRS Project No 216269

Dear Mr. Cleveland,

According to local utility officials, the BIDCO Site located in Union Parish, Louisiana has existing natural gas distribution service in the area but improvements to the system to support new developments may be required. Delta Utilities has an existing 2-inch distribution line immediately adjacent to the site along Pisgah Road. The existing distribution line is fed from an Entergy Transfer (Enable Gas) transmission line located approximately 0.74 miles west along LA Highway 2. There is also an existing Delta Utilities regulator station located at the intersection of US Highway 167 and Pisgah Road.

Delta Utilities has indicated that a distribution infrastructure upgrade for the Town of Bernice is currently underway that will increase a pipe diameter from a 2-inch to 4-inch line at a supply point 2.3 miles South of the BIDCO site. This upgrade would support approx. 5 Mcfh excess capacity available to the BIDCO site with 10 psig pressure availability. However, this planned extension will still require an interconnect point to the BIDCO site to provide onsite service.

In order to provide this natural gas connection, the site would require the construction of a 930 linear foot (L.F.) service to tie in to the Delta Utilities gas line. The construction cost of a proposed 4-inch natural gas line capable of providing service to the site is estimated to be \$224,000. Permission would have to be granted from pipeline operator to tie into their transmission line. Also, servitudes may have to be obtained from the landowners of the proposed pipeline's path.

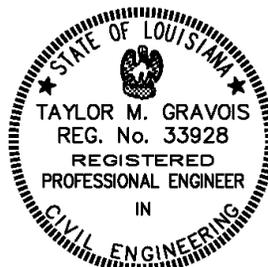
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months 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.

Respectfully,

CSRS, Inc.


Taylor Gravois, PE, PLS



BIDCO Site
Natural Gas Infrastructure Upgrade Letter & Map
Job No. 216269

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	Connection to Existing 4" PE Gas Main	Each	1	\$ 4,500.00	\$ 4,500.00
2	4" PE Gas Main	L.F.	930	\$ 150.00	\$ 139,500.00
2	Jack and Bore (Road Crossing)	Each	1	\$ 35,000.00	\$ 35,000.00
3	4" Plug Valves w/Boxes	Each	7	\$ 1,000.00	\$ 7,000.00
Subtotal:					\$ 186,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$ 224,000.00

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.

