

Exhibit KK. Noel Site Executive Summary & Developable Area Exhibit



Noel Site Cost & Construction Schedule Projections

					Pre Construction				Construction			
Activity Description	Extension	Duration - Months	Start	Finish	2019		2020		2021		2022	
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Pre Construction												
Natural Gas Design & Permitting ^{3,4}	\$ 48,618.00	\$ 48,618.00	6 M	Q3 '20	Q4 '20							
Potable Water Design & Permitting ^{3,5}	\$ 157,200.00	\$ 157,200.00	6M	Q3 '20	Q4 '20							
Wastewater Treatment Design & Permitting ^{3,6}	\$ 132,087.00	\$ 132,087.00	6 M	Q3 '20	Q4 '20							
Rail Design & Permitting ^{3,7}	\$ 7,771,200.00	\$ 7,771,200.00	12 M	Q1 '20	Q4 '20							
Post Construction												
Natural Gas Infrastructure ⁴	\$ 405,150.00	\$ 405,150.00	6 M	Q1 '21	Q2 '21							
Potable Water Infrastructure ⁵	\$ 1,310,000.00	\$ 1,310,000.00	6 M	Q1 '21	Q2 '21							
Wastewater Treatment Infrastructure ⁶	\$ 1,100,725.00	\$ 1,100,725.00	6 M	Q1 '21	Q2 '21							
Rail Infrastructure ⁷	\$ 64,760,000.00	\$ 64,760,000.00	24 M	Q1 '21	Q4 '22							
Total:	\$ 75,684,980.00	\$ 75,684,980.00										
20% Contingency:												
Rough Order Magnitude (ROM)	\$ 90,830,000.00	\$ 90,830,000.00										

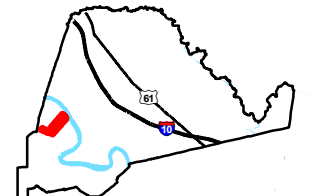
Comments:

- 1.) This cost estimate was prepared with the best information available at the time of certification.
- 2.) Actual costs can vary based on availability of material, site conditions, and labor.
- 3.) Design and Permitting costs estimated to be 12% of overall construction costs.
- 4.) According to local utility officials, there is an existing EnLink natural gas transmission line that runs along the east side of the property. In order to supply natural gas from the line, the creation of a tap and metering station as well as a 100 foot 4-inch line may be required to provide service to the site.
- 5.) Potable water infrastructure upgrade option includes creation of an on site well and storage tank capable of supplying the site with 250,000 GPD of potable water . The on-site treatment option also takes into account the local aquifers having elevated levels of iron and manganese that may require filter treatment if these contaminants exceed acceptable levels.
- 6.) After correspondence with local utility providers. It was determined that currently no waste water treatment options are available to the site. In order to provide wastewater treatment, the site will require the construction of a 250,000 GPD treatment plant and a 1,000 foot 6-inch wastewater discharge line. This line will discharge into the Mississippi River. The expected discharge limits of BOD5, TSS, NH3, and Phosphorus will be (30/30/2/5) respectively.
- 7.) Rail Infrastructure Includes 17,950 feet of rail to access the property and the necessary bridge to realign LA Highway 1 to create an overpass over the proposed Rail Line. This price does not include the cost for any wetland mitigation or necessary right of way right of way.

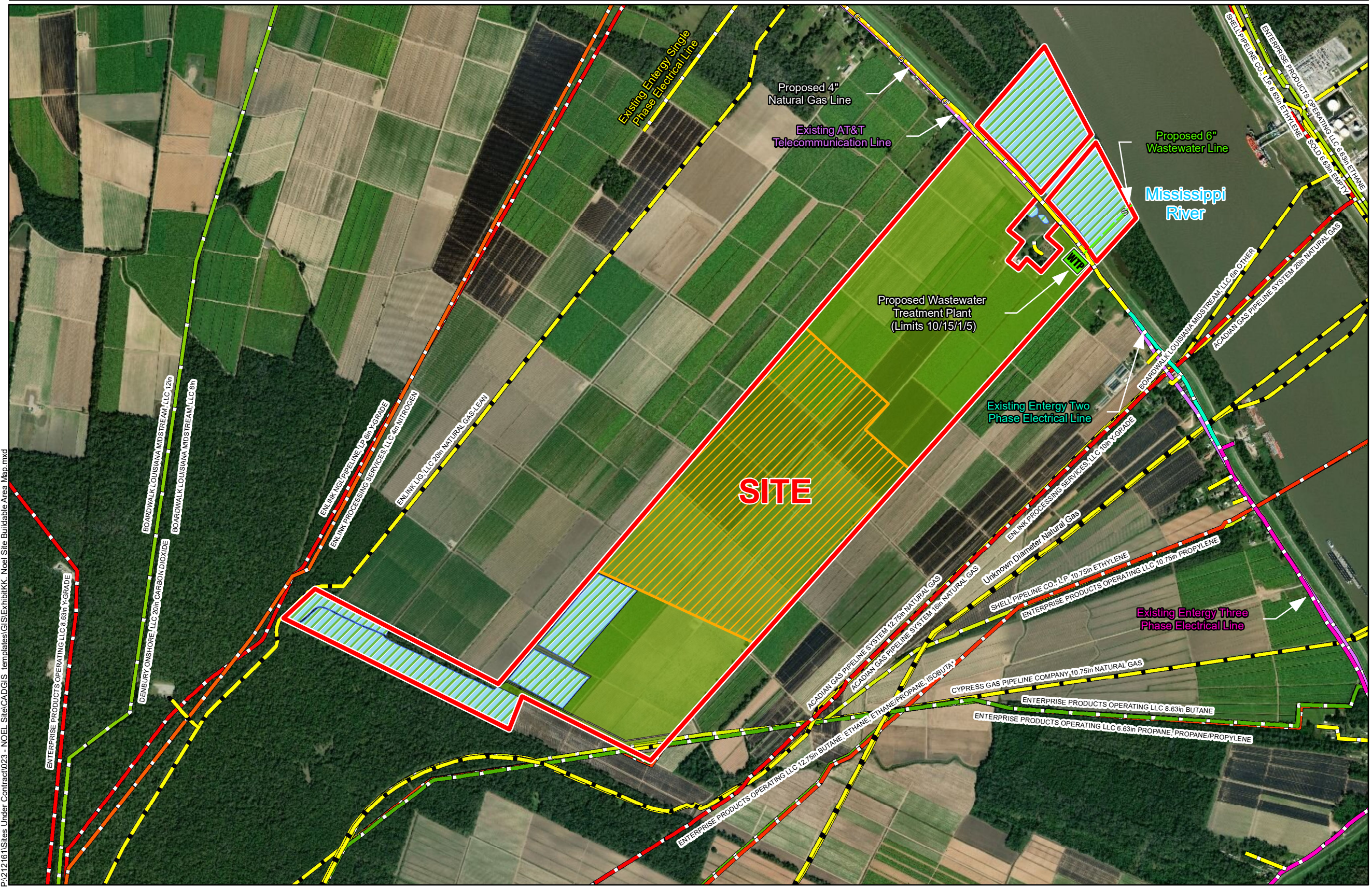
Noel Site Executive Summary & Developable Area Exhibit

Noel Site
Ascension Parish, LA

BRAC



Ascension Parish



LEGEND

- Site Boundary
- Buildable Area (715.69 Ac. ±)
- Former Pine Bluff Gravel Company Lease (310.21 Ac.±)
- Wetlands (175.83 Ac. ±)

Existing Entergy Electrical Lines

- Single Phase
- Three Phase
- Two Phase
- Existing AT&T Telecommunication Line
- Proposed 4" Natural Gas Line
- WTP Proposed Wastewater Treatment Plant
- Proposed 6" Wastewater Line

NPMS_Pipelines (1:24,000 Display)

National Pipeline Mapping System Pipelines

- BUTANE
- BUTANE, ETHANE, ETHANE/PROPANE, ISOBUTA*
- CARBON DIOXIDE
- EMPTY
- ETHANE
- ETHYLENE
- NATURAL GAS
- NATURAL GAS-LEAN
- NITROGEN
- PROPANE, PROPANE/PROPYLENE
- PROPYLENE
- Y-GRADE

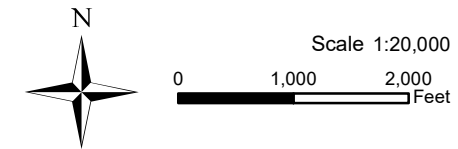
Baton Rouge Area Chamber

Date:	6/10/2019
Project Number:	212161
Drawn By:	DWC
Checked By:	EEB

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General Notes:

- 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.
- 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).
- 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



CSRS
IMAGINE SHAPE DELIVER

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