

Exhibit J. South Morgan Site All Utilities Infrastructure Map



South Morgan Site All Utilities Infrastructure Map

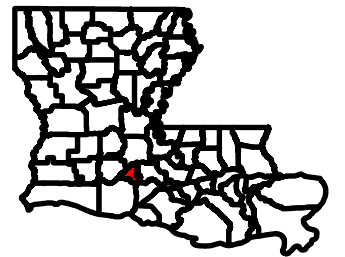
Site Exhibit for
South Morgan Site
Lafayette Parish, LA

Key Site Points:

- The excess capacity of the City of Broussard 8-inch wastewater line was unable to be confirmed by the City of Broussard.
- A cost estimate was provided for a proposed 50,000GPD on-site wastewater treatment plant in the event the City of Broussard wastewater line does not have excess capacity for 50,000 GPD of wastewater.

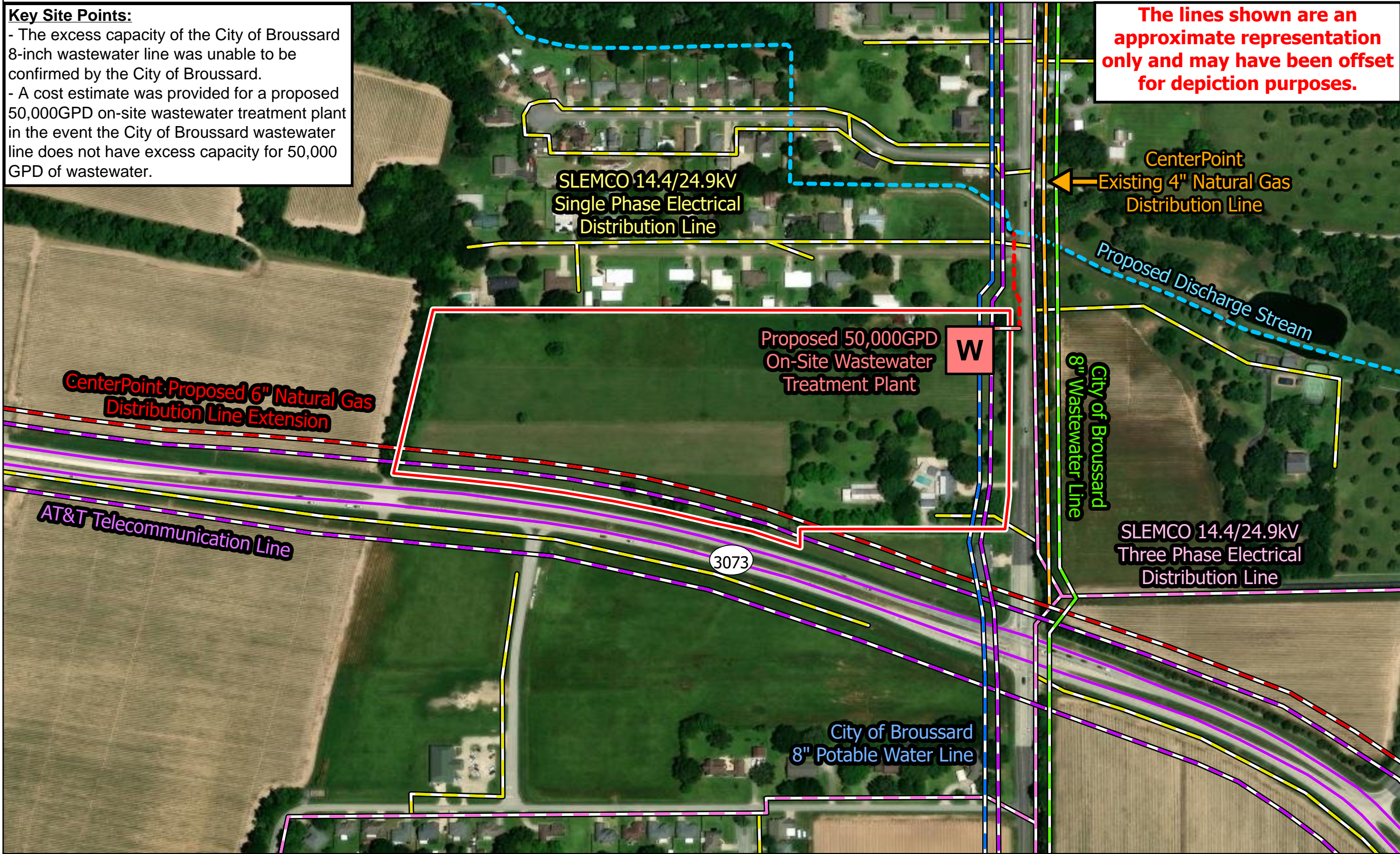
The lines shown are an approximate representation only and may have been offset for depiction purposes.

One Acadiana



Legend

- Site Boundary (±21.31 ac.)
- Utility Infrastructure**
 - SLEMCO 14.4kV/24.9kV Single Phase Electrical Distribution Line
 - SLEMCO 14.4kV/24.9kV Three Phase Electrical Distribution Line
 - AT&T Telecommunication Distribution Line
 - CenterPoint Existing 4" Natural Gas Distribution Line
 - CenterPoint Proposed 6" Natural Gas Distribution Line
 - City of Broussard 8" Potable Water Line
 - City of Broussard 8" Wastewater Line
 - Proposed 50,000 GPD On-site Wastewater Treatment Plant
 - Proposed 100-foot Wastewater Discharge Line
 - Proposed Discharge Route
 - Proposed Discharge Stream
- Major Road**
 - State Highway



- General Notes:
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 - 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 2023 TIGER datasets via U.S. Census Bureau at <LINK><https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html></LINK>
 - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground condition.
 - Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey.
 - Utility data was derived and digitized from information provided by SLEMCO, AT&T, CenterPoint, and the City of Broussard.

CSRS  0 263 525 Feet

Date: 1/6/2025
Project Number: 214002
Drawn By: BMS
Checked By: EEB

P:\214002\One Acadiana Certified Sites Program\Certified Sites\South Morgan

November 26, 2024

Mrs. Megan Duhon
One Acadiana
322 Audubon Avenue
Thibodaux, Louisiana 70310

**South Morgan Site
Wastewater Infrastructure
Upgrade Letter**

**RE: South Morgan Site
Wastewater Infrastructure Upgrade Letter
CSRS Project No 214002**

Dear Mrs. Duhon,

According to our research, the South Morgan Site located in Lafayette Parish, Louisiana does have existing wastewater infrastructure adjacent to the site, but the wastewater provider was unable to confirm the excess capacity for the wastewater line adjacent to the site.

As an alternative in the event the adjacent City of Broussard 8-inch wastewater line does not have excess capacity to support 50,000 gallons per day (GPD) of wastewater, a cost estimate has been provided for a proposed on-site 50,000 GPD wastewater treatment plant which would discharge to an unnamed drainage ditch adjacent to the site, then to Cypress Bayou, and finally to the Vermillion-Teche River Basin.

The treatment requirements for the proposed wastewater treatment facility are based on LDEQ's Sanitary Wastewater General Permit for less than 100,000 GPD, and it is assumed only domestic sanitary waste will be treated at the proposed wastewater treatment facility. The monitoring data will consist of fecal coliform (limit 400 MPN/100mL), biochemical oxygen demand (BOD – limit 45mg/L), turbidity (TSS – 45mg/L), average flow through treatment facility (limit 50,000 GPD), pH (limit – 6 to 9). If a project will require to discharge anything other than domestic waste (i.e. industrial waste) into the proposed wastewater facility, treatment requirements and monitoring data will have to be altered. The proposed wastewater treatment facility will have a total capacity of 50,000 GPD with a peak demand of approximately 50,000 GPD and no excess capacity.


The construction cost for the on-site wastewater treatment facility and discharge line is estimated to be **\$653,125.00**.

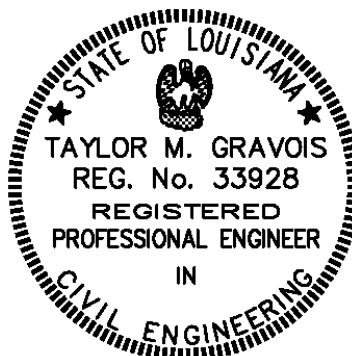
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, 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



ENGINEER'S OPINION OF PROBABLE COST

**South Morgan Site
On-Site Wastewater
Treatment Facility
50,000 GPD**



11/26/2024

CONSTRUCTION COST - WASTEWATER

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	COST	TOTAL
1	On-Site 50,000 GPD Wastewater Treatment Plant	Each	1	\$500,000.00	\$500,000.00
2	6" Wastewater Discharge Line	L.F.	100	\$125.00	\$12,500.00
3	Open Trench Excavation	L.F.	100	\$100.00	\$10,000.00
4	Contingency			25%	\$130,625.00
Total:					\$653,125.00

Note:

- 1) *Wastewater Cost Estimate assumes a 50,000 GPD on-site wastewater treatment facility with a 100-foot discharge line.*
- 2) *Costs for engineering, requiring rights of way, environmental impacts, operating/maintaining infrastructure, or infrastructure to deliver waste to treatment facility are not included.*
- 3) *If any waste other than domestic sanitary waste has to be treated, the treatment requirements and monitoring data will have to be altered.*
- 4) *An on-site wastewater treatment plant will only have to be constructed, if the City of Broussard wastewater line adjacent to the site does not have excess capacity for 50,000 GPD of wastewater.*