

Exhibit L. Claiborne Site Natural Gas Infrastructure Upgrade Letter & Map

April 5, 2016

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

Re. Claiborne Site Natural Gas Distribution Service Line
CSRS Job No. 212161.016

Dear Mr. Cavanaugh:

According to local utility officials, the Claiborne site located on Louisiana Highway 405 east of White Castle in Iberville Parish, Louisiana does not have access to an existing natural gas line to service the site. A 2" natural gas line operated by Atmos Energy exists adjacent to the site, but does not meet LED requirements. A natural gas transmission line operated by Kinder Morgan Energy Partners exists west of the site and may be available for natural gas access.

In order to provide a natural gas supply, the site would require the construction of a 5,600 linear foot (L.F.) service connection to tie in to the Kinder Morgan gas line. The construction cost of a proposed 8" natural gas line capable of providing service to the site is estimated to be \$1,320,000. Permission would have to be granted from Kinder Morgan to tie in to their transmission line. Also, servitudes would have to be obtained from the land owners of the proposed pipeline's path. The proposed line crosses six parcels prior to reaching the Claiborne site. The gas line may be able to be constructed in the Louisiana Highway 405 right of way, which would allow access to the site without additional servitudes.

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 180 days 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.

Sincerely,

CSRS, Inc.



Taylor M. Gravois, PE, PLS

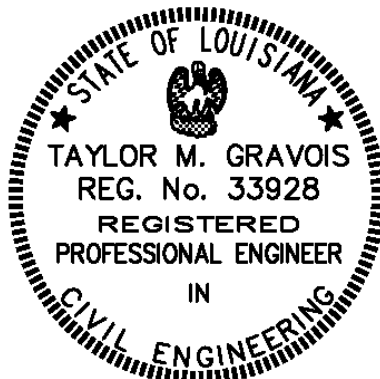


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Claiborne Plantation Site
 Natural Gas Cost Estimate
 Job No. 212161.016

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	High Pressure Pipeline Tap & Regulator Station	Each	1	\$ 450,000.00	\$ 450,000.00
2	8" HDPE Gas Pipe	L.F.	5,600	\$ 115.00	\$ 644,000.00
3	8" Plug Valve w/ Box	Each	2	\$ 2,750.00	\$ 5,500.00
Subtotal:					\$ 1,099,500.00
20% Contingency ₁:					x 1.20
Rough Order of Magnitude (ROM):					\$ 1,320,000.00

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.

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Natural Gas Infrastructure
Claiborne Site
Iberville Parish, LA

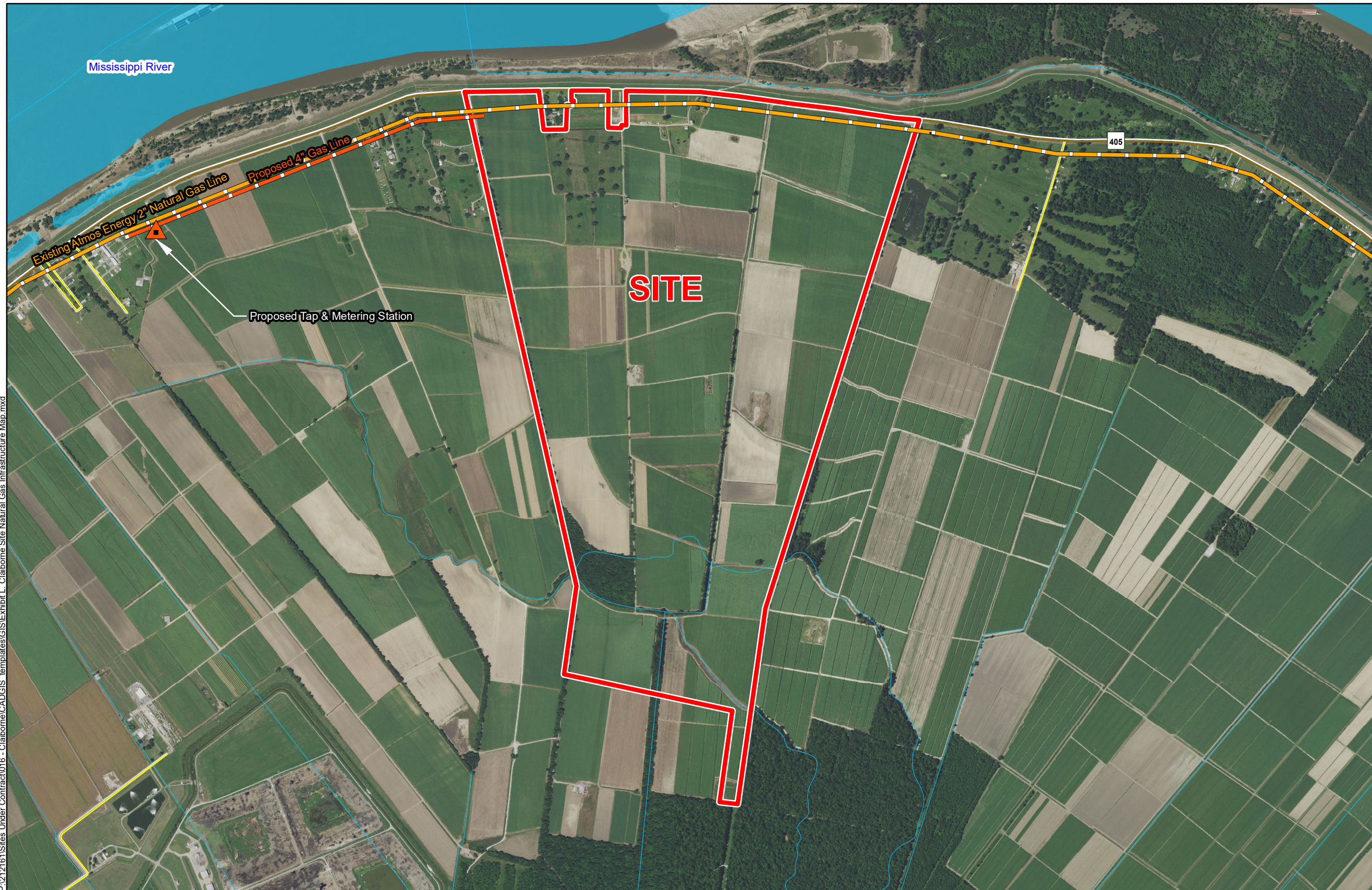
BRAC



Iberville Parish

LEGEND

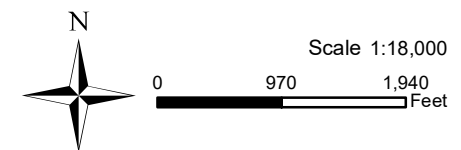
- Site Boundary (926.93 Ac. +/-)
- Proposed 4" Gas Line
- Existing Atmos Energy 2" Natural Gas Line
- Existing Roadway**
- Rural State Highway
- Local Roads
- Stream
- Waterbody



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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>.
3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Proposed natural gas upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.



Date:	10/10/2016
Project Number:	212161
Drawn By:	AMB
Checked By:	JAY

CSRS
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