

# Exhibit L. Woodley Site Natural Gas Infrastructure Upgrade Letter & Map



Baton Rouge Area Chamber®

CSRS  
IMAGINE SHAPE DELIVER

# Woodley Site Natural Gas Infrastructure Upgrade Letter & Map



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

June 24, 2016

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

Re. Woodley Plantation Site Natural Gas Distribution Service Line  
CSRS Job No. 212161.017

Dear Mr. Cavanaugh:

According to local utility officials, the Woodley Plantation site located on Louisiana Highway 77 south of Livonia, Louisiana in Pointe Coupee Parish, Louisiana does not have access to an existing natural gas line to service the site. A 2" natural gas line operated by the Pointe Coupee Parish Police Jury runs adjacent to the site, but does not meet Louisiana Economic Development minimum size requirements. A natural gas transmission line operated by Enterprise Product Partners exists 2,400 feet north 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 2,400 linear foot (L.F.) service connection to tie in to the Enterprise gas line. The construction cost of a proposed 6" diameter natural gas line capable of providing service to the site is estimated to be \$692,000. Permission would have to be granted from Enterprise Product Partners 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 pipeline may be able to be constructed in Department of Transportation and Development right of way which would eliminate obtaining servitudes from landowners prior to reaching the Woodley Plantation site.

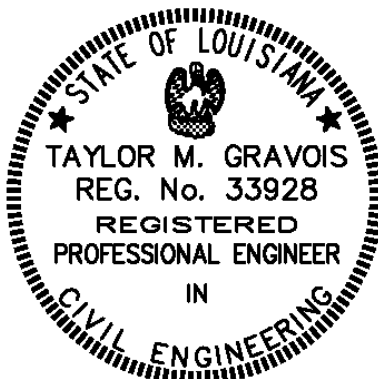
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material,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



# Woodley Site Natural Gas Infrastructure Upgrade Letter & Map



Woodley Plantation Site  
Natural Gas Cost Estimate  
Job No. 212161.017

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	High Pressure Pipeline Tap & Regulator Station	Each	1	\$ 350,000.00	\$ 350,000.00
2	Directionally Bore 8" HDPE Gas Pipe	L.F.	250	\$ 375.00	\$ 93,750.00
3	6" HDPE Gas Pipe	L.F.	2,150	\$ 60.00	\$ 129,000.00
4	6" Plug Valve w/ Box	Each	2	\$ 1,500.00	\$ 3,000.00
<b>Subtotal:</b>					<b>\$ 575,750.00</b>
<b>20% Contingency<sub>1</sub>:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM):</b>					<b>\$ 692,000.00</b>

## Footnotes:

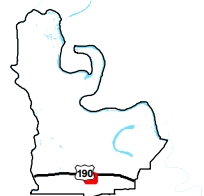
- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.



# Woodley Site Natural Gas Infrastructure Map

Natural Gas Infrastructure  
Woodley Site Pointe  
Coupee Parish, LA

BRAC



Pointe Coupee Parish

## LEGEND

- Site Boundary (341.42 Ac. +/-)
- Existing Natural Gas Distribution
  - Existing Town of Livonia 2" Gas Line
- Existing Roadway
  - Urban State Highway
  - Rural State Highway
  - Local Roads
  - Stream



## 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.



Scale 1:7,000  
0 375 750 Feet



Date: 6/23/2016  
Project Number: 212161  
Drawn By: AMB  
Checked By: JAY

CSRS  
IMAGINE SHAPE DELIVER

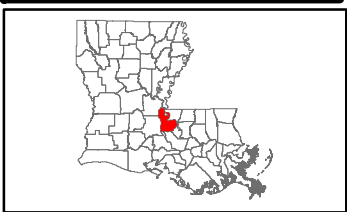
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
[www.csrsonline.com](http://www.csrsonline.com)



# Woodley Plantation Site Natural Gas Infrastructure Upgrade Map

Natural Gas Infrastructure  
Woodley Site  
Pointe Coupee Parish, LA

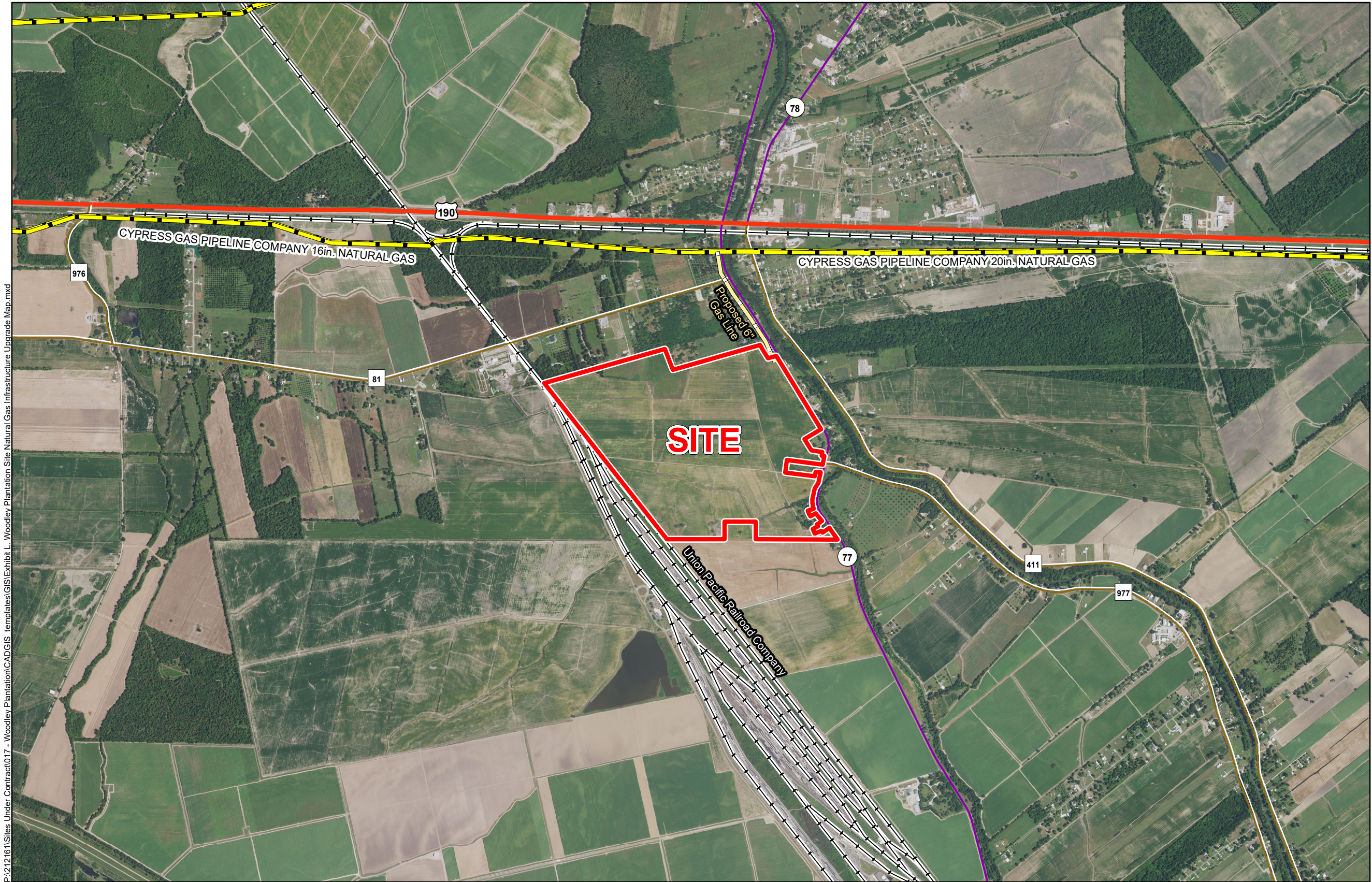
BRAC



Pointe Coupee Parish

## LEGEND

- Site Boundary (341.42 Ac. +/-)
- Proposed 6" Gas Line
- Existing Roadway
  - US Highway
  - Urban State Highway
  - Rural State Highway
  - Local Roads
  - Stream



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Scale 1:24,000  
0 1,250 2,500 Feet



Date: 6/23/2016  
Project Number: 212161  
Drawn By: AMB  
Checked By: JAY

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