

Exhibit M.

Foster Site

Wastewater Infrastructure Upgrade Letter & Map

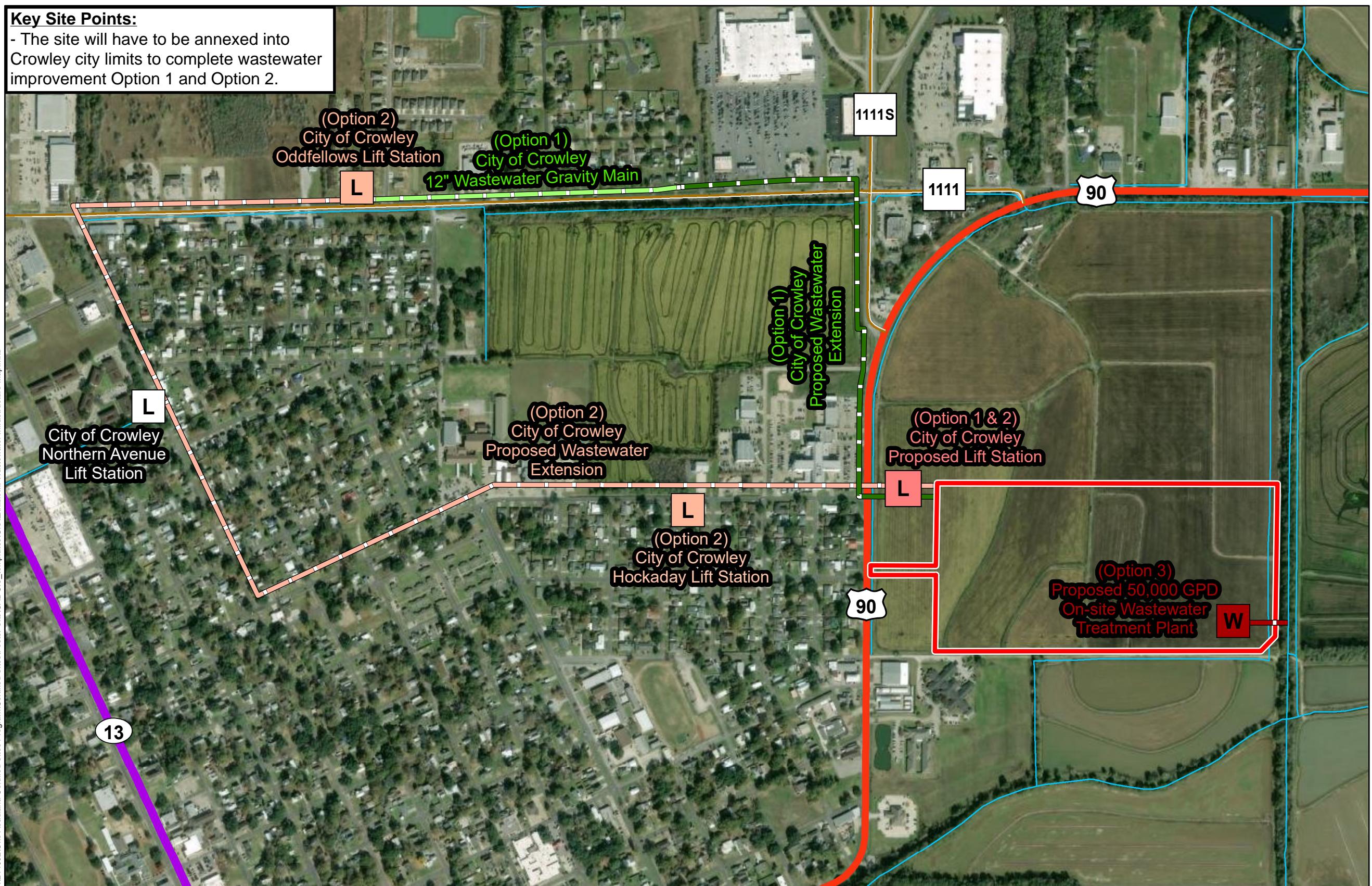


Foster Site Wastewater Infrastructure Upgrade Letter & Map

Foster Site
Acadia Parish, LA

Key Site Points:

- The site will have to be annexed into Crowley city limits to complete wastewater improvement Option 1 and Option 2.



One Acadiana



LEGEND

- Site Boundary (51.71± ac.)
- City of Crowley Lift Station
- Stream
- Option 1 - Wastewater Improvement
- City of Crowley 12" Wastewater Gravity Main
- City of Crowley Proposed Wastewater Extension
- City of Crowley Proposed Lift Station
- Option 2 - Wastewater Improvement
- City of Crowley Proposed Wastewater Extension
- City of Crowley Lift Station
- City of Crowley Proposed Lift Station
- Option 3 - Wastewater Improvement
- Proposed Discharge Line
- Proposed 50,000 GPD On-site Wastewater Treatment Plant
- W
- Existing Roadway
- US Highway
- 4-Lane State Highway
- Rural State Highway



Date: 11/25/2024
Project Number: 214002
Drawn By: BMS
Checked By: EEB

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. Wastewater utility information was derived and digitized from the City of Crowley.

N
Scale 1:7,500
0 410 820 Feet

CSRS

October 21, 2024

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

**Foster Site
Wastewater Infrastructure
Upgrade Letter & Map**

RE: Foster Site
Wastewater Infrastructure Upgrade Letter & Map
CSRS Project No 214002

Dear Mrs. Duhon,

According to our utility research for the Foster Site, there is existing public wastewater infrastructure available for the site, but some degree of improvements will be required to adequately serve the site. Based on recent discussions with local utility providers and preliminary engineering estimates, there are likely three (3) options to provide wastewater infrastructure to treat a minimum of 50,000 GPD in accordance with LED certification requirements.

- **Option 1:** Construct a new lift station and extend a connection to an existing wastewater main northwest of site.
- **Option 2:** Construct a new lift station, extend a new gravity line from one of the existing lift stations, remove a different existing lift station, and connect the new gravity line to the new lift station.
- **Option 3:** Construct private on-site wastewater treatment facility.

Either of the three (3) options may be preferred for any future user of the site depending on the level of wastewater service required, ownership/maintenance responsibilities, construction schedule, and project effluent stream.

Option 1

The first option will be to connect to an existing City of Crowley 12-inch gravity main located along Highway 1111. This would require constructing a new lift station within proximity to the Foster Site and installing a new gravity line approximately 3,900-ft north to connect to the existing 12-inch gravity main. Currently, the site is located outside of Crowley city limits. Wastewater service by the City of Crowley would require the site to be annexed into city limits. This option would have the wastewater treated by the City of Crowley Wastewater Treatment plant. If industrial wastewater treatment is required, a pretreatment program permit will have to be submitted to the city.

Option 2

The second option will also require construction of a new lift station near the Foster Site as well as annexation into Crowley city limits and a pretreatment program permit for industrial wastewater treatment. Once the new lift station is built, a new gravity line will be extended from the existing Oddfellows Lift Station to the new lift station. Additionally, the Hockaday Lift Station will have to be removed for Option 2 to be feasible.

Option 3

If municipal wastewater service is not feasible for a project, a third option would be to construct a private on-site wastewater treatment plant. The proposed wastewater treatment facility would have a total capacity of 50,000 GPD with no excess capacity. In addition to the treatment plant, a 6-inch wastewater discharge line would be required to a nearby outfall location. It is likely the treated wastewater could be discharged into Crowley Canal that conveys water to Bayou Blanc, the Mermentau River, then ultimately Lake Arthur.

Private on-site treatment requirements for the proposed wastewater treatment facility would be 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 would 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 discharge anything other than domestic waste (i.e. industrial waste) into the proposed wastewater facility, the treatment requirements and monitoring data will have to be altered.

Estimated Costs

Based on preliminary discussion with the City of Crowley's utility department, Option 1 is estimated to cost approximately \$500,000, and Option 2 could potentially cost over \$1,000,000. The construction cost of the new wastewater treatment facility and discharge line for Option 3 is estimated to be \$653,125.00. Option 3 would be at the owner's expense to construct, maintain, and provide long-term permitting/monitoring for the proposed private treatment system. Partial funding and responsibility for Options 1 and 2 could likely be negotiated with the City of Crowley.

Please note these estimates do not include cost for engineering, requiring rights of way, environmental impacts, operating/maintaining infrastructure, or infrastructure to deliver waste to treatment facility. The cost estimates were 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.

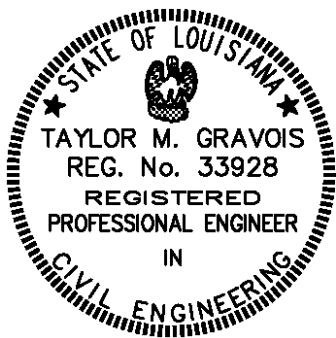
Thank you for the opportunity to assist you with this project. Should you have any questions or require additional information, feel free to contact me.

Respectfully,

CSRS, Inc.



Taylor M. Gravois, PE, PLS



ENGINEER'S OPINION OF PROBABLE COST

**Foster Site
Proposed Wastewater
Improvements**



10/22/2024

CONSTRUCTION COST - WASTEWATER

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	COST	TOTAL
Option 1					
1	Construct a new lift station and extend a connection to an existing wastewater main northwest of site.	Each	1	\$500,000.00	\$500,000.00
					Total: \$500,000.00
Option 2					
1	Construct a new lift station, extend a new gravity line from one of the existing lift stations, remove a different existing lift station, and connect the new gravity line to the new lift station.	Each	1	\$1,000,000.00	\$1,000,000.00
					Total: \$1,000,000.00
Option 3					
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) Costs for engineering, requiring rights of way, environmental impacts, operating/maintaining infrastructure, or infrastructure to deliver waste to treatment facility are not included.
- 2) If any waste other than domestic sanitary waste has to be treated, the treatment requirements and monitoring data will have to be altered.

Wastewater Utility Provider Questionnaire

(page 1 of 2)

Site Name:
CSRS Project ID:

Site Map 1

Date:

Provider Name:

Address:

City:

State:

Site Map 2

Zip Code:

Name:

Phone:

Email:

Title:

Is wastewater collection currently available at this site? Yes No Is there a force main at or near the site? Yes No

What is the distance in feet to the closest wastewater collection line to service this site?

What is the size (inches in diameter) of the nearest line?

Does this line have enough excess capacity to allow an additional 175 gpm average daily flow?

Yes No

NPDES permit number of sewer provider:

What is the total capacity of the nearest lift station in gallons per day?

What is the total capacity of the wastewater system in gallons per day?

What is the current average daily use of the existing wastewater system in gallons per day?

What is the peak load on the existing wastewater system in gallons per day?

What is the excess capacity of the existing wastewater system in gallons per day?

What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please provide a separate document.

Wastewater Utility Provider Questionnaire

(page 2 of 2)

Site Name:

CSRS Project ID:

Is a plan underway to improve services at or near this site within the next year? If so, please provide anticipated upgrades, location and time for implementation.

Please provide a map of existing utility assets near site. (click in area to insert image)