

Exhibit R. Moseley North Site Railroad Infrastructure Upgrade Map & Letter



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone: (225) 769-0546
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August 5, 2015

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

Re. Moseley North Site Railroad Spur Construction Estimate
CSRS Job No. 212161.14

Dear Mr. Cavanaugh:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Moseley North Site in Pointe Coupee Parish, Louisiana. The proposed rail spur will connect directly to an existing Big Cajun II Rail Line and extend through one property before servicing the Moseley North site. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, track, and turnout), and fill is estimated to be \$300 per linear foot (L.F) plus the cost of a turnout. The total track length of the proposed spur is approximately 5,400 L.F yielding a total estimated construction cost of \$2,200,000.

Please note this estimate does not include engineering, 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 and Kansas City Southern Railroad construction guidelines.

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

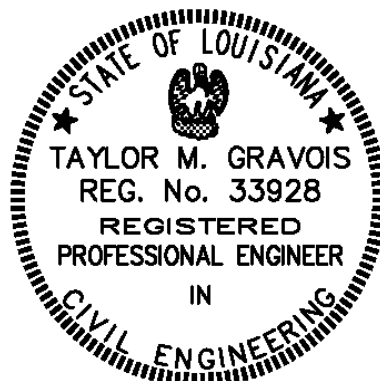


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Proposed Rail Spur
Moseley North Site
Pointe Coupee Parish, LA

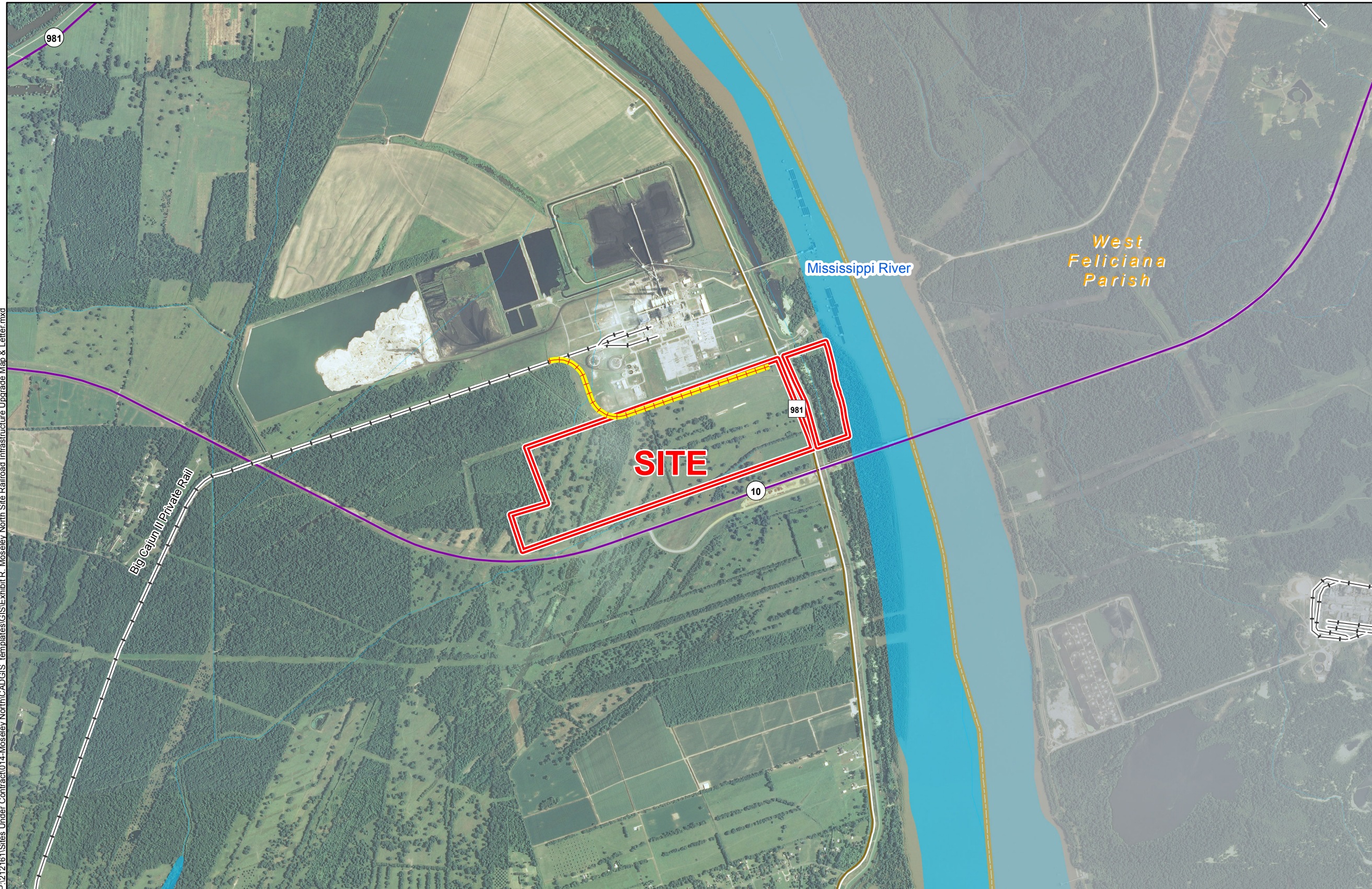
BRAC



Pointe Coupee Parish

LEGEND

- Site Boundary (304.24 Acres +/-)
- Proposed Rail Spur
- Existing Railroad
- Existing Roadway**
- Urban State Highway
- Rural State Highway
- Waterbody
- Parish Boundary



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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](http://ftp2.census.gov/geo/tiger/TIGER2013).
3. Proposed rail spur is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit, and is subject to revision. It IS NOT an official design or in any way to be considered a final plan. Actual rail location will depend on designs and agreements between land owner and Big Cajun II.
4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:25,000
0 1,300 2,600 Feet



Date: 8/10/2015
Project Number: 212161.20.012
Drawn By: JAY
Checked By: TMG

CSRS
IMAGINE SHAPE DELIVER
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Moseley North Site
Rail Cost Estimate
Job No. 212161.14

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	New Single Track on New Rail Bed	L.F.	5,400	\$300.00	\$1,620,000.00
2	Turnout - Concrete Ties ₁	Each	1	\$155,000.00	\$155,000.00
3	New 100' Wide Right-of-Way	Acre	5	\$3,000.00	\$15,000.00
4	Clearing and Grubbing of 100' R/W	Acre	5	\$5,000.00	\$25,000.00
Subtotal:					\$1,815,000.00
25% Contingency₂:					x 1.25
Rough Order of Magnitude (ROM):					\$2,275,000.00

Footnotes:

- 1.) This work includes:
 - Removal and reclamation of the standard track section where the turnout will be placed
 - Leveling of the roadbed and removing and stockpiling excess ballast for re-use
 - Installation of a switch panel which includes all rods, plates, anchors, fasteners, 136lb rail, switch points, stockrails, concrete ties and field welds to place the turnout in operation
 - Ballast
 - Filter fabric for the footprint of the turnout to be installed
 - Track surfacing to ensure proper vertical and horizontal alignment of the turnout and the track
 - Provision of a measure to protect the operating components of the turnout from freezing due to snow and ice, which include hot or cold air blowers and electric cal-rod heaters
- 2.) Does not include costs for engineering, permitting, right of way acquisition, or general project
- 3.) This cost estimate was prepared with the best information available at the time of certification.
- 4.) Actual costs can vary based on availability of material, site conditions, and labor.