

Exhibit S. Sinclair Site Railroad Infrastructure Upgrade Letter & Map



Sinclair Site Railroad Infrastructure Upgrade Letter & Map



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

December 6, 2016

Mr. Andrew Jacques
St. Bernard Economic Development Foundation
100 Port Boulevard, Suite 10
Chalmette, Louisiana 70043

Re. Sinclair Site Railroad Spur Construction Estimate
CSRS Job No. 214094

Dear Mr. Jacques:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Sinclair Site in St. Bernard Parish, Louisiana. CSRS contacted a representative of Norfolk Southern Railroad Company and determined that a rail spur is feasible for this site. The proposed rail spur will connect to an existing Norfolk Southern Rail Line and will service the Sinclair site. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$300.00 per linear foot (L.F). The total track length of the proposed spur is approximately 2800 L.F yielding a total estimated construction cost of \$840,000.00.

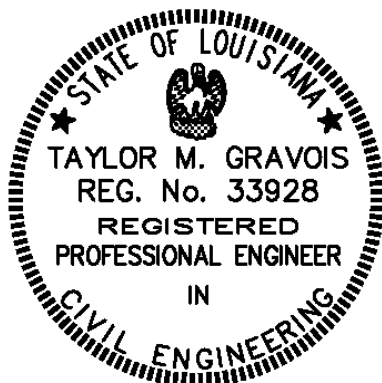
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 6 months or less based on preliminary engineering judgment and Norfolk 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.

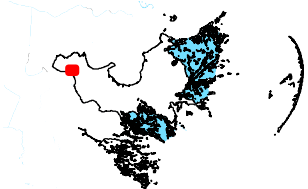
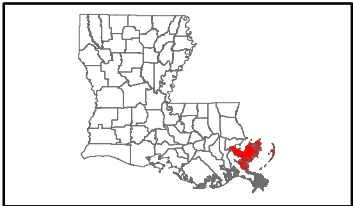
Taylor M. Gravois, PE, PLS



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Proposed Rail Spur
Sinclair Site
St. Bernard Parish, LA

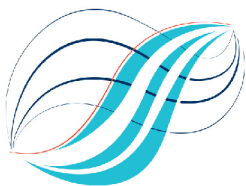
St. Bernard EDF



St. Bernard Parish

LEGEND

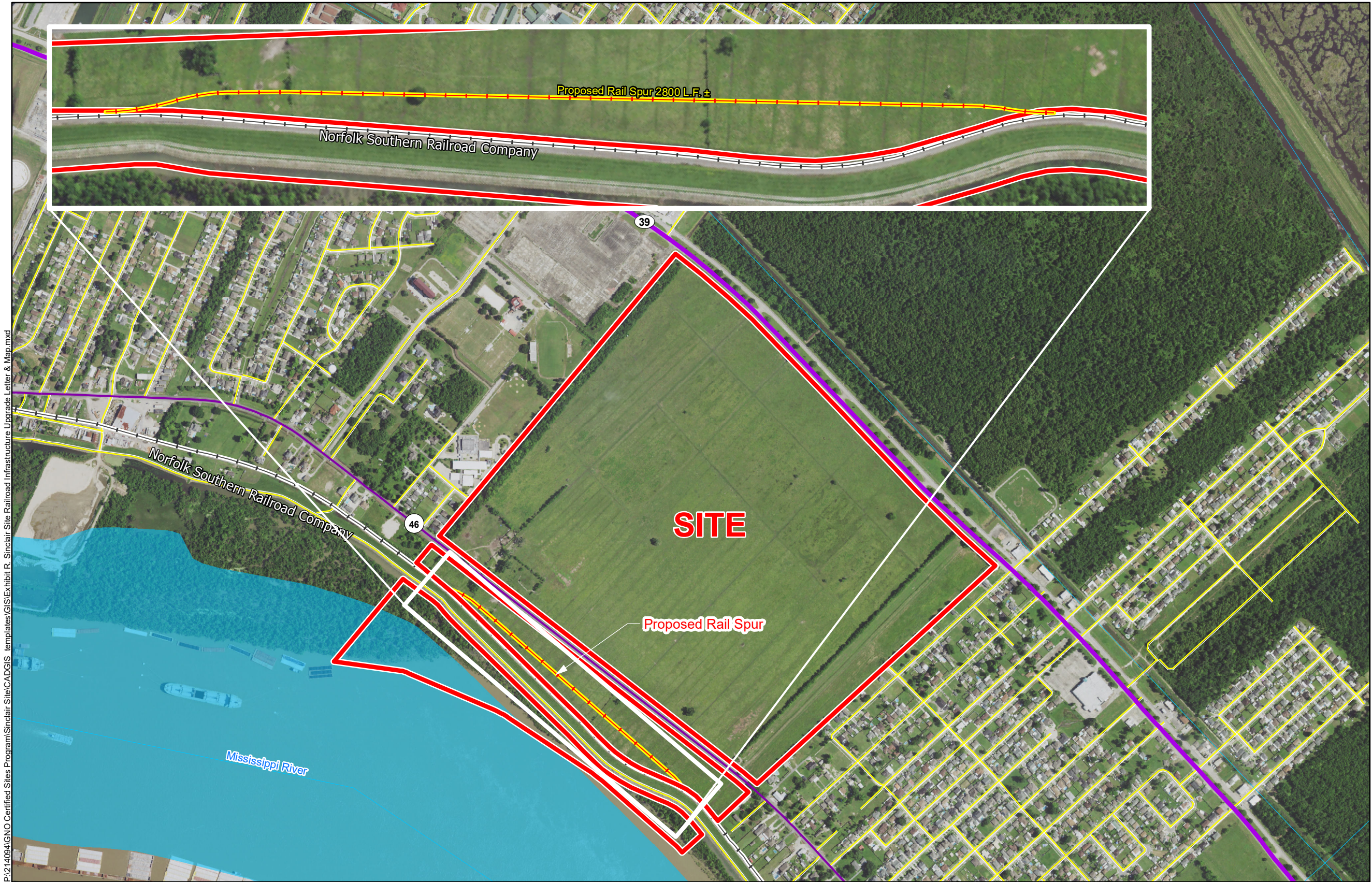
- Sinclair Site Boundary (285.64 Ac. ±)
- Proposed Rail Spur (2,800 L.F. ±)
- Existing Roadway**
 - 4-Lane State Highway
 - Urban State Highway
 - Local Roads
- Existing Railroad
- Waterbody



Date:	11/15/2016
Project Number:	214094
Drawn By:	TMK
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

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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. 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.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:10,000
0 540 1,080 Feet