

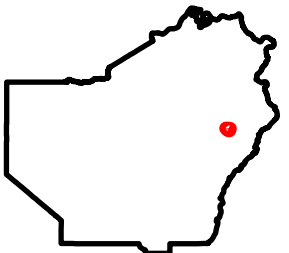
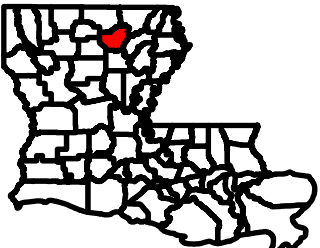
Exhibit P. Guide Site Natural Gas Infrastructure Upgrade Letter & Map



Guide Site Natural Gas Infrastructure Upgrade Letter & Map

Site Exhibit for
Guide Site
Ouachita Parish, LA

NLEP



Legend

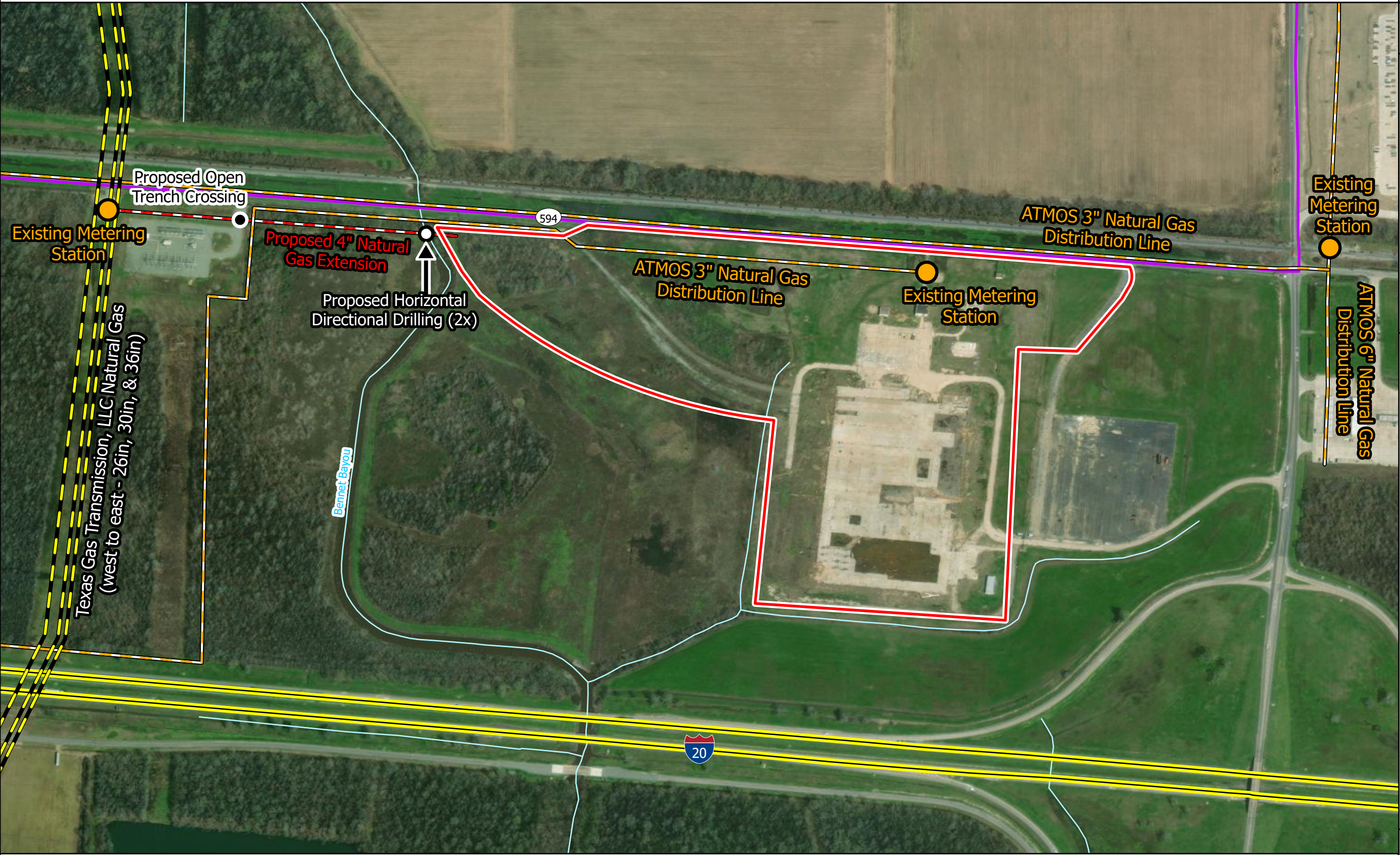
- Site Boundary (±49.49 ac.)
- Stream
- Apparent ATMOS Natural Gas Distribution Line
- Proposed 4" Natural Gas Extension Line
- Proposed Horizontal Directional Drilling
- Proposed Open Trench Crossing

National Pipeline Mapping System

- NATURAL GAS
- Major Road
 - Interstate
 - US Highway
 - State Highway



Date: 5/3/2024
Project Number: 216269
Drawn By: BMS
Checked By: EEB



General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. 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.
3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground condition.
5. 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.



0 270 540
Feet

April 24, 2024

Mrs. Sheena Bryant
North Louisiana Economic Partnership
333 Texas Street, Suite 411
Shreveport, LA 71101

**Guide Site
Natural Gas Distribution
Infrastructure Upgrade
Letter & Map**

**RE: Guide Site
FEMA 100 Year Flood Plain Letter & Map
CSRS Project No 216269**

Dear Mrs. Bryant,

Local natural gas distribution utility information was provided by ATMOS for the Guide Site located in Ouachita Parish, Louisiana, but a cost estimate to tie into a nearby natural gas transmission line has been provided as excess capacity from the distribution line could be limited. A natural gas transmission line operated by Texas Gas Transmission, LLC exists approximately 1200 feet 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 1,200 linear foot (L.F.) service connection to tie into the Texas Gas Transmission, LLC natural gas transmission line. The construction cost of a proposed 4-inch natural gas line including a high pressure tap and metering station capable of providing service to the site is estimated to be \$662,500. During the construction of the proposed natural gas line, open trench crossing will have to be done to cross the driveway for the electrical substation, and horizontal directional drilling will be used to cross Bennet Bayou. Since the proposed natural gas pipeline will be running perpendicular to the existing electrical transmission line, the impact of induced current will be insignificant. The estimate construction cost does take into consideration tie-in to existing infrastructure, 4-inch values, right-of-way clearing, open trench crossing, and horizontal directional drilling. Permission will have to be granted from Texas Gas Transmission, LLC to tie into their transmission line. Also, servitudes may have to be obtained from the landowners of the proposed pipeline's path.

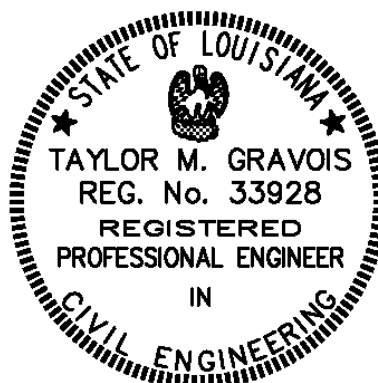
Please note this estimate does not include costs for engineering, right-of-way/land acquisitions, environmental impacts, surveying, or the operation/maintenance of the proposed infrastructure. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions, and labor availability. This plan can be executed within a reasonable timetable of 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 Gravois, PE, PLS



ENGINEER'S OPINION OF PROBABLE COST					
Guide Site Proposed Natural Gas Extension Length +/- 1,200ft. <div>  <div> BUILDING STRONGER, SMARTER COMMUNITIES TOGETHER. </div> </div>					
4/24/2024					
CONSTRUCTION COST - NATURAL GAS					
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
1	High Pressure Tap & Metering Station	Each	\$410,000	1	\$410,000
	Tie-In to Existing Infrastructure 4" Values				
2	Proposed 4" Natural Gas Extension	L.F.	\$100	1200	\$120,000
	ROW Clearing Open Trench Crossing Horizontal Directional Drilling				
Contingency:				25%	\$132,500
Total:					\$662,500

Note:

- 1) Natural Gas Cost Estimate assumes a $\pm 1,200$ -foot 4-inch natural gas extension with a high pressure tap and metering station
- 2) Permission will have to be granted from the transmission line company to tie into their existing infrastructure
- 3) This estimate does not include costs for engineering, right-of-way/land acquisitions, environmental impacts, surveying, or the operation/maintenance of the proposed infrastructure
- 4) Actual costs can vary based on the availability of material, site conditions, and labor availability

Natural Gas Utility Provider Questionnaire

(page 1 of 2)

Site Name:

CSRS Project ID:

Site Map 1

Site Map 2

Date:

Provider Name:

Address:

City:

State:

Zip Code:

Name:

Phone:

Email:

Title:

Is natural gas distribution service currently available to this site?	Yes	No
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Does this distribution line have excess capacity to service an industrial site?	Yes	No
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What is the distance to (feet), size (inches), and pressure (psi) of the **distribution** service line?

Distance (feet)	Diameter (in)	Pressure (psi)
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What is the distance to (miles), size (inches), and pressure (psi) of the nearest **transmission** line?

Distance (feet)	Diameter (in)	Pressure (psi)
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Transmission provider of natural gas:

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.

Natural Gas Utility Provider Questionnaire

(page 2 of 2)

Site Name:

CSRS Project ID:

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