

Exhibit P.

CSX Almonaster Site Natural Gas Infrastructure Upgrade Letter & Map



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

CSX Almonaster Site Natural Gas Infrastructure Upgrade Letter & Map

CSX Almonaster Site
Orleans Parish, LA

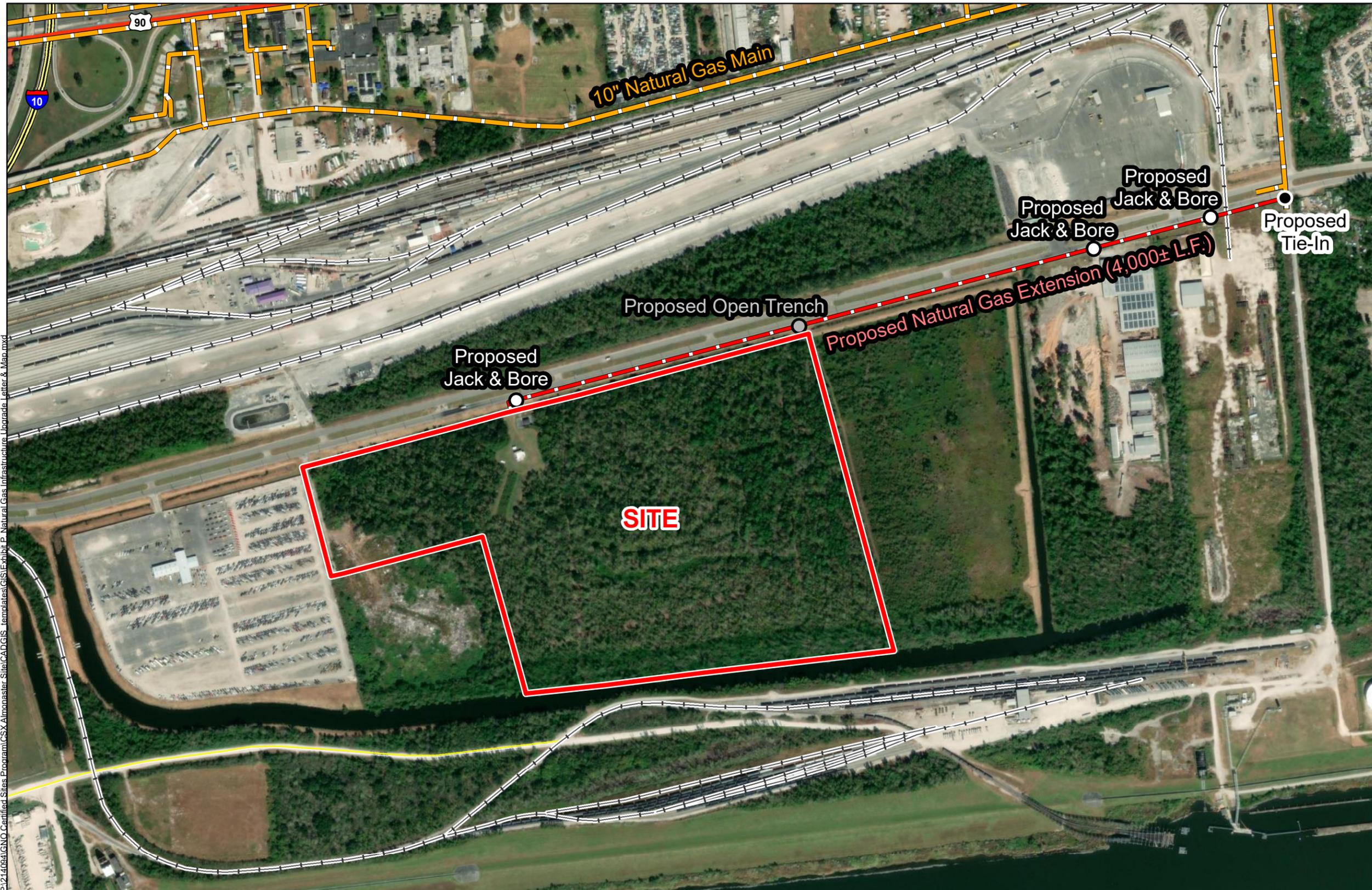
GNO



Orleans Parish

LEGEND

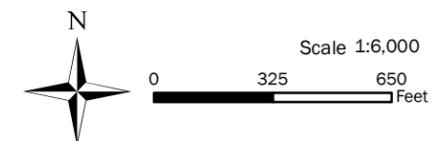
- Site Boundary (73.24± ac.)
- 10" Entergy Natural Gas Main
- Proposed Natural Gas Infrastructure**
- Proposed Jack & Bore
- Proposed Open Trench
- Proposed Tie-In
- Proposed Natural Gas Extension (4,000± L.F.)
- Existing Roadway**
- Interstate
- US Highway
- Railroad



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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. 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.



Date:	2/21/2024
Project Number:	214094
Drawn By:	BMS
Checked By:	EEB



February 21, 2024

Mr. Gary Silbert
Company Name
Street Address
City, State Zip

**CSX Almonaster Site
Natural Gas Distribution Infrastructure
Upgrade Letter & Map**

**RE: CSX Almonaster Site
Natural Gas Infrastructure Upgrade Letter & Map
CSRS Project No 214094**

Dear Mr. Silbert,

According to local utility officials, the CSX Almonaster Site located in Orleans Parish, Louisiana does not have access to an existing natural gas line to service the site. A natural gas distribution main line operated by Entergy Corporation exists approximately 4,000 feet east 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 an approximate 4,000 linear foot (L.F.) service connection to tie in to the Entergy Corporation gas line. The construction cost of a proposed 4-inch natural gas line capable of providing service to the site is estimated to be \$203,750. Permission would have to be granted from Entergy Corporation to tie into their transmission line. Also, servitudes may have to be obtained from the landowners of the proposed pipeline's path.

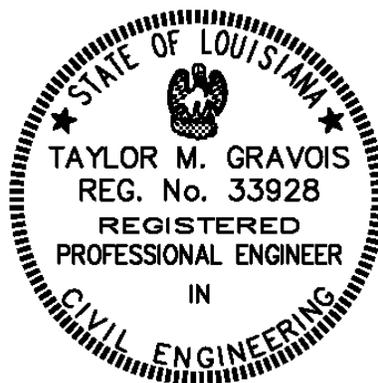
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months 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.

Respectfully,

CSRS, Inc.


Taylor Gravois, PE, PLS



ENGINEER'S OPINION OF PROBABLE COST					
CSX Almonaster Site Natural Gas Extension Length +/- 4,000'		 BUILDING STRONGER, SMARTER COMMUNITIES TOGETHER.			
2/20/2024					
CONSTRUCTION COST - NATURAL GAS					
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
1	Tie-In to Existing 4" Gas Main	Each	\$7,500	1	\$7,500
2	Proposed 4" Natural Gas Extension	L.F.	\$35.00	4,000	\$140,000
3	Jack & Bore Crossing	Each	\$2,500.00	3	\$7,500
4	Open Trench Crossing	Each	\$10,000.00	1	\$10,000
5	Contingency		%	25	\$38,750
Subtotal (1-12)					\$203,750
Total:					\$203,750

Note:

- 1) Natural Gas Cost Estimate assumes a ±4,000-foot 4-inch natural gas extension
- 2) Cost assumes line can be run inside EXISTING R/W, and NO new R/W is required
- 3) This cost summary represents offsite natural gas extension ONLY