

Exhibit Q. Angel Ranch Site Railroad Infrastructure Upgrade Map & Letter

October 22, 2014

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

Re. Angel Ranch Site Railroad Spur Construction Estimate
CSRS Job No. 212161.012

Dear Mr. Cavanaugh:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Angel Ranch Site in Pointe Coupee Parish, Louisiana. The proposed rail spur will connect directly to an existing rail line owned by Big Cajun II, pass under an overpass and extend through seven properties before servicing the Angel Ranch site. This would require negotiating an agreement with Big Cajun II to connect to their rail line. The clearance and design requirements to pass the rail line under the overpass must be verified prior to construction. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$300 per linear foot (L.F). The total track length of the proposed spur is approximately 5,000 L.F yielding a total estimated construction cost of \$1,500,000.

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 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

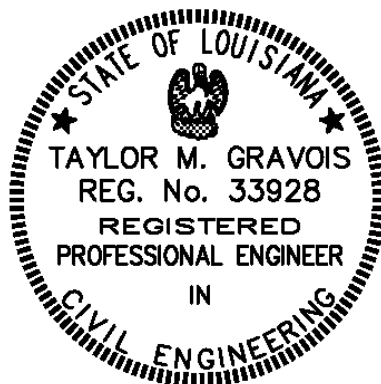


Exhibit Q. Angel Ranch Site Railroad Infrastructure Upgrade Map

Proposed Rail Spur
Angel Ranch Site
Pointe Coupee Parish, LA

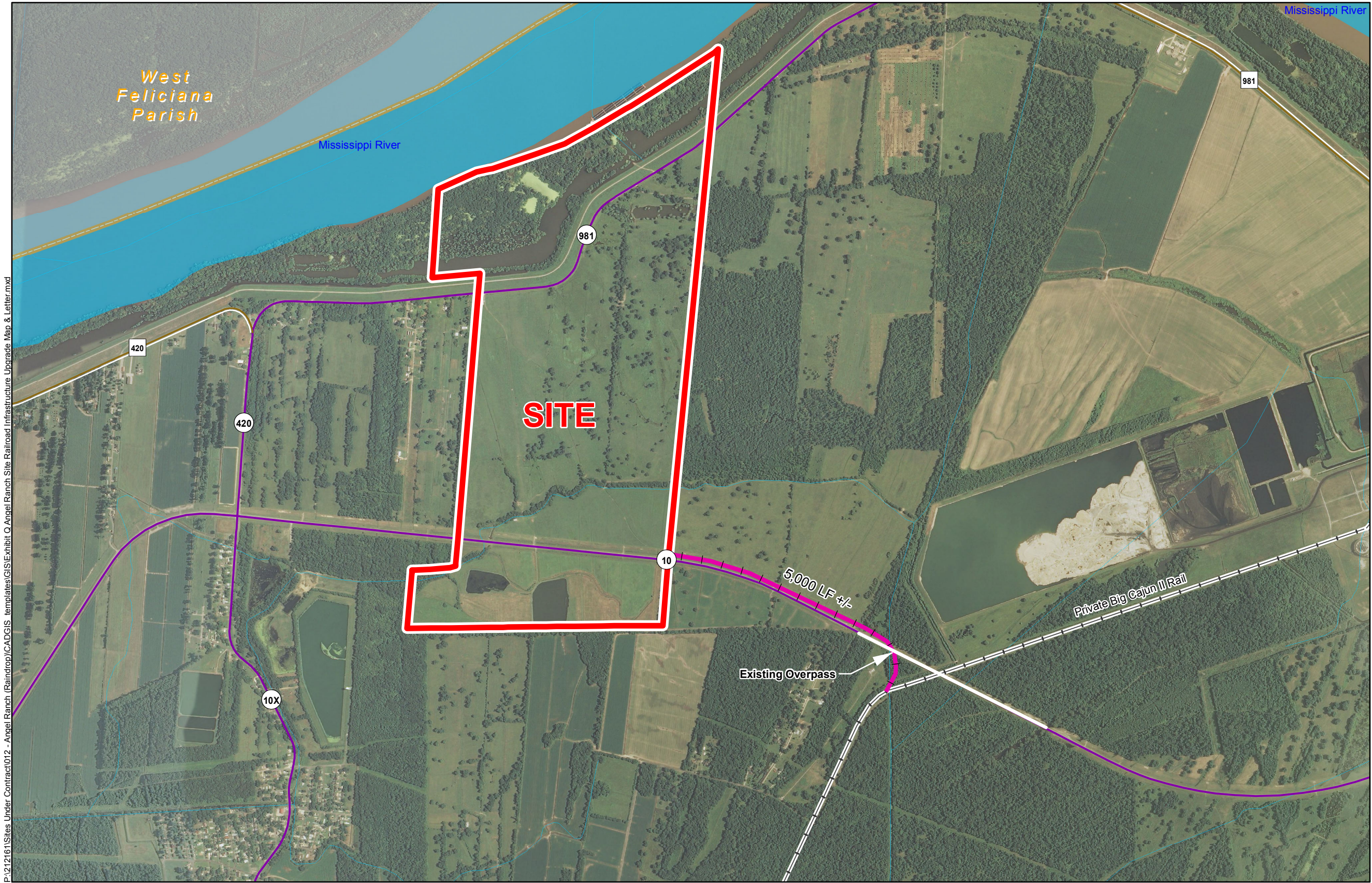
BRAC



Pointe Coupee Parish

LEGEND

- Site Boundary (731.56 Acres +/-)
- Proposed Rail Spur
- Existing Railroad
- Existing Roadway
 - Urban State Highway
 - Rural State Highway
- Waterbody
- Parish Boundary



General Notes:

- 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.
- Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
- 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 Union Pacific Railroad.
- 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:20,000
0 1,000 2,000 Feet



Date: 10/28/2014
Project Number: 212161.20.012
Drawn By: MAT
Checked By: TMG

CSRS
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