

Exhibit R. T.O. Allen Industrial Park South Railroad Infrastructure Upgrade Letter & Map



T.O. Allen Industrial Park South 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 12, 2016

Mr. Zach Hager
One Acadiana
804 E. St. Mary Blvd.
Lafayette, LA 70503

Re. Allen Estates South Site Railroad Spur Construction Estimate
CSRS Job No. 214002

Dear Mr. Hager:

An existing BNSF Railway line is currently located 0.45 miles north of the Allen Estates South Site in Jefferson Davis Parish, Louisiana. A representative with BNSF Railway confirmed that railway access is possible; however, a comprehensive internal review from BNSF Railway will be required to confirm operational feasibility once a user of the site is identified and a site plan is developed.

The proposed rail spur will connect directly to a future BNSF Railway Company rail spur and will service the Allen Estates South site. The proposed extension will require an at-grade crossing of U.S. Highway 90 and one canal crossing. It should be noted that LADOTD policy has restrictions on creating new at-grade rail crossings over highways. Specifically, policy exists for no net increase in at-grade rail crossings, which means that other at-grade crossings in the state would need to be consolidated or closed. A proposed cost estimate is outlined below for the construction of a railroad spur to access the site. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$2,608,000.00.

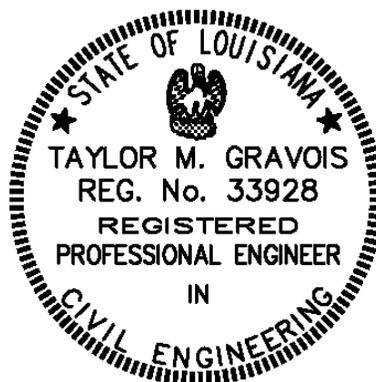
It should be noted that a rail support yard is currently under construction adjacent to the site. The rail support yard will include a rail spur and a storage yard for BNSF rail cars.

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 and BNSF Railway 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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Allen Estates South Site
 Railroad Infrastructure Cost Estimate
 Job No. 214002

Rough Order of Magnitude Cost Estimate

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	New crossing with Four Quadrant Gates with Warning System	Each	1	\$ 353,000.00	\$ 353,000.00
2	New Single Track on New Rail Bed	L.F.	6,067	\$ 300.00	\$ 1,820,100.00
3	Drainage Channel Crossing - Dbl 5x4 Box Culvert	Each	1	\$ 33,000.00	\$ 33,000.00
Subtotal:					\$ 2,206,100.00

20% Contingency₁: x 1.20

Rough Order of Magnitude (ROM): \$ 2,648,000.00

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.

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Proposed Rail Spur
Allen Estates South Site
Jefferson Davis Parish, LA

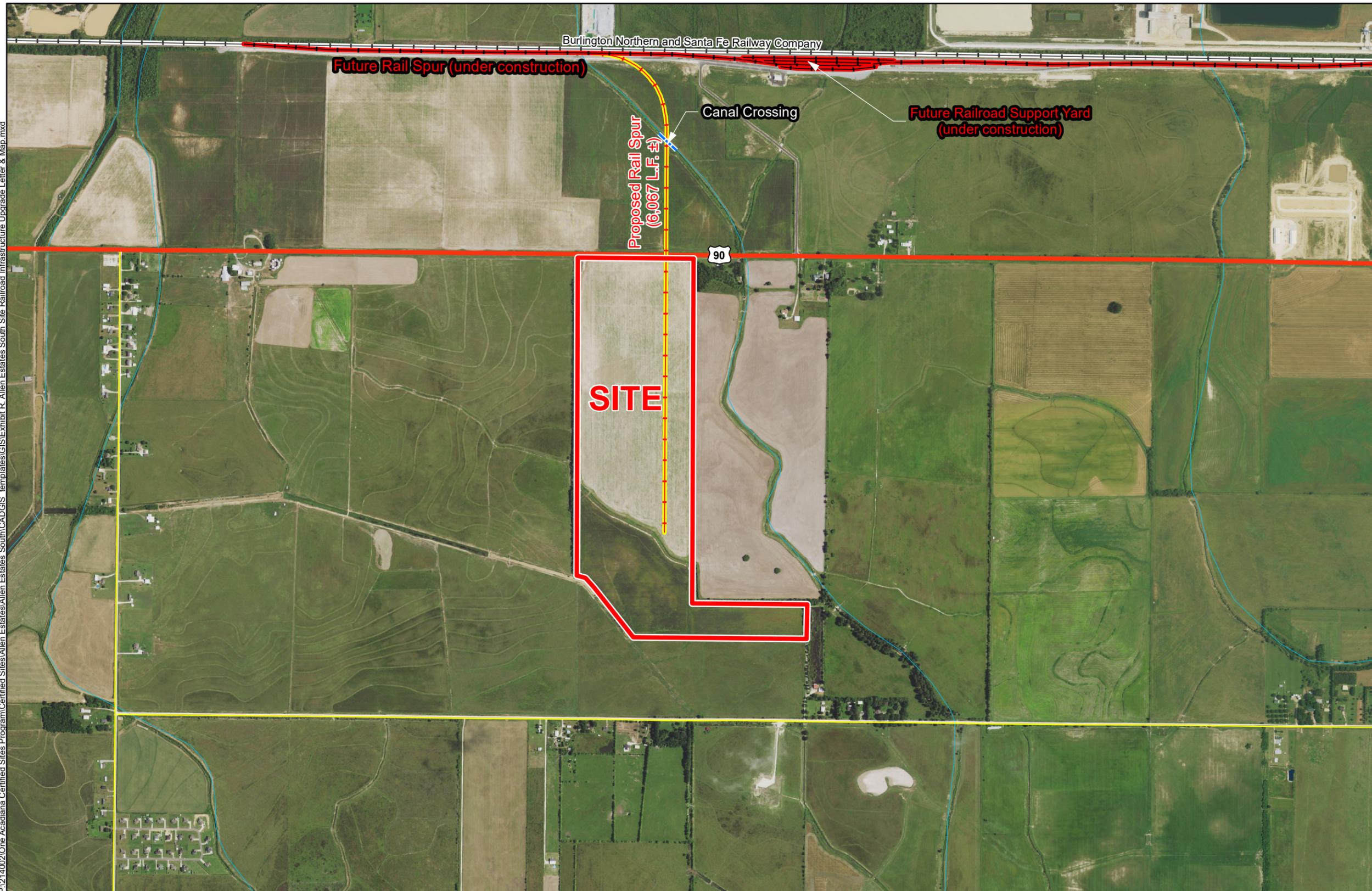
One Acadiana



Jefferson Davis Parish

LEGEND

- Site Boundary (142.59 Ac. ±)
- Proposed Rail Spur (6,067 L.F. ±)
- Future Railroad Infrastructure
- Existing Railroad
- Canal Crossing
- Existing Roadway
- US Highway
- Local Roads



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Allen Estates\Allen Estates South\CAD\GIS templates\GIS\Exhibit R. Allen Estates South Site Railroad Infrastructure Upgrade Letter & Map.mxd

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 1:14,000
0 750 1,500 Feet



Date:	1/19/2017
Project Number:	214002
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.csrsone.com