

## Exhibit R. Schexnayder Site Railroad Infrastructure Upgrade Map & Letter

August 6, 2014

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

Re. 1,000 Ac +/- Schexnayder Site Railroad Spur Construction Estimate  
CSRS Job No. 213084.20.002 SC\_01

Dear Mr. Cavanaugh:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the 1,000 Ac +/- Schexnayder Site in Ascension Parish, Louisiana. The proposed rail spur will connect directly to an existing Union Pacific Railroad Rail Line and service the site on the south side of LA Hwy 3089. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), drainage crossings, and embankment fill is estimated to be \$283.33 per linear foot (LF). The total track length of the proposed spur is approximately 6,000 LF yielding a total estimated construction cost of \$1,700,000.00.

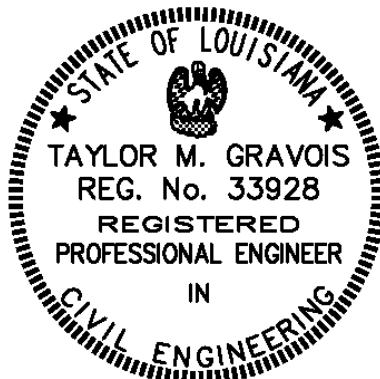
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 180 days or less based on preliminary engineering judgment and Union Pacific 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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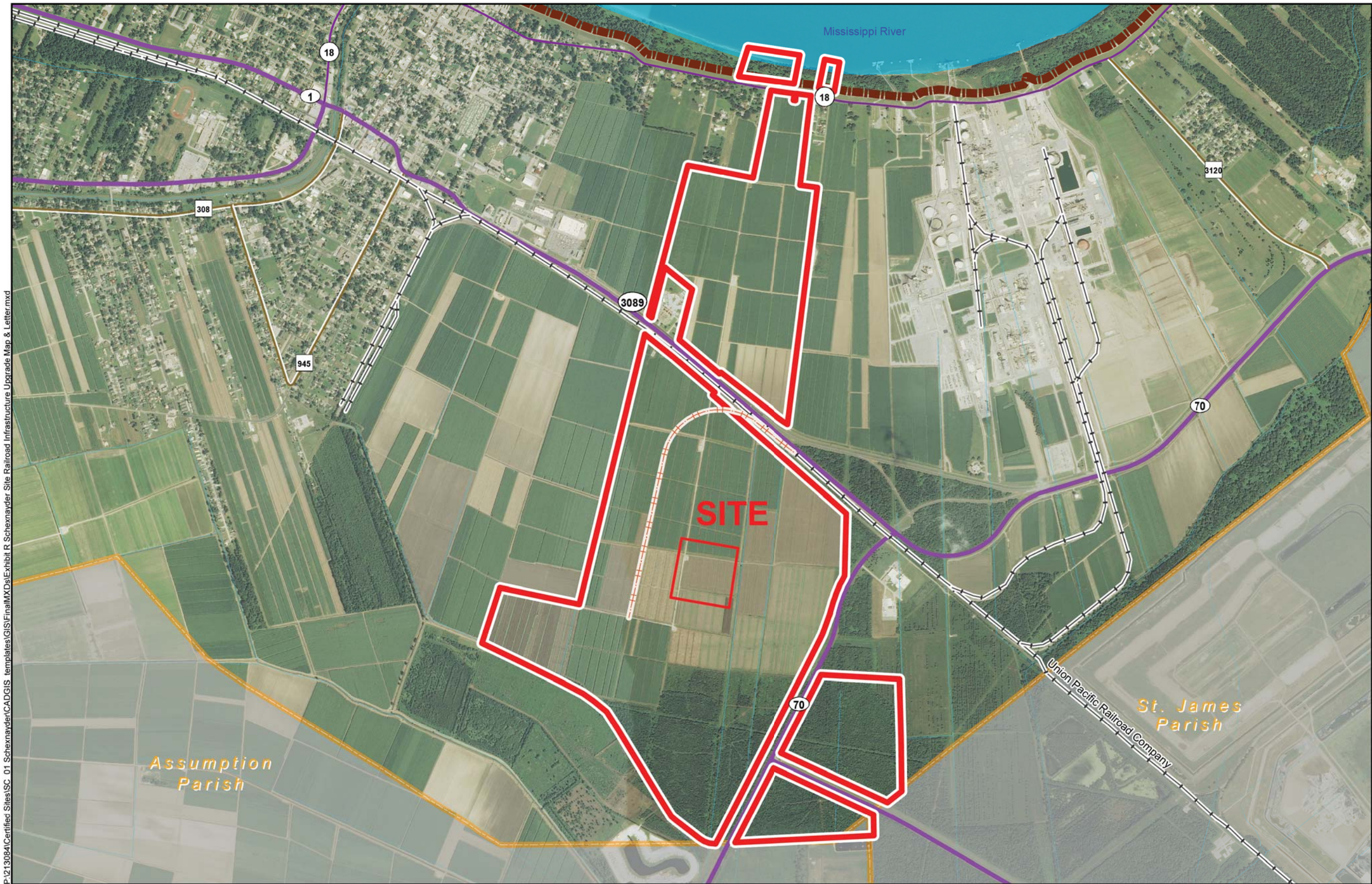
Proposed Rail Spur  
Schexnayder Site  
Ascension Parish, LA



Ascension Parish

## LEGEND

- Site Boundary (1,000 Acres +/-)
- Sample 25-Acre Site Pad
- Railroad Infrastructure**
  - Proposed Rail Spur
  - Existing Railroad
- Existing Roadway**
  - 4-Lane State Highway
  - Urban State Highway
  - Rural State Highway
- Levee
- Waterbody
- Parish Boundary



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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 [ftp2.census.gov/geo/tiger/TIGER2013](http://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. Actual rail location will depend on designs and agreements between land owner and Union Pacific Railroad.
4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:21,162  
0 1,100 2,200 Feet



Date: 8/22/2014  
Project Number: 213084.20.002  
Drawn By: MMS  
Checked By: TMG

**CSRS**  
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