

Exhibit II. Rebecca Development Park North Executive Summary & Developable Area

Rebecca Development Park North Cost & Construction Schedule Projections

					Pre Construction				Construction												
Activity Description	Extension		Duration - Months	Start	Finish	2019				2020				2021				2022			
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Pre Construction																					
Natural Gas Design & Permitting ^{3,4}	\$	48,282.00	\$	48,282.00	6 M	Q3 '20	Q4 '20														
Wastewater Treatment Design & Permitting ^{3,5}	\$	150,000.00	\$	168,180.00	6 M	Q3 '20	Q4 '20														
Post Construction																					
Natural Gas Infrastructure ⁴	\$	402,350.00	\$	402,350.00	6 M	Q1 '21	Q2 '21														
Wastewater Treatment Infrastructure ⁵	\$	1,250,000.00	\$	1,401,500.00	6 M	Q1 '21	Q2 '21														
Total:	\$	1,850,632.00	\$	2,020,312.00																	
20% Contingency:																					
Rough Order Magnitude (ROM)	\$	2,230,000.00	\$	2,430,000.00																	

Comments:

- 1.) This cost estimate was prepared with the best information available at the time of certification.
- 2.) Actual costs can vary based on availability of material, site conditions, and labor.
- 3.) Design and Permitting costs estimated to be 12% of overall construction costs.
- 4.) According to local utility officials, there is an existing Bridgeline Holdings natural gas transmission line that runs along the north side of the property. In order to supply natural gas from the line, the creation of a tap and metering station may be required to provide service to the site.
- 5.) According to local utility providers, there is currently no on-site waste water treatment. However in order to provide adequate wastewater treatment to the property, two alternatives may be considered. The first option could require the construction of a 250,000 GPD treatment plant that may discharge into the Terrebonne Lafourche Drainage Canal. The expected discharge limits of BOD5, TSS, NH3, and Phosphorus could be (10/10/1/5) respectively. Another alternative may be to update the existing 25,000 GPD plant that is approximately 2,000 feet south of the property to provide a total available capacity of 250,000 GPD. Wastewater may be transported along a 3,930 foot 6 inch gravity wastewater line to the treatment plant within the right of way of LA Highway 311.

CONCEPTUAL LAND USE PLAN

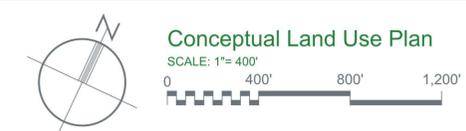


Legend

- Site Boundary
- Terrebonne Parish Parcel Data
- Existing Contour (1' Interval)
- 100 Year Flood Zone A (No Base Flood Elevations Determined)
- Advisory Base Flood Elevation (6-Foot)
- Proposed Road Corridor
- Existing Drainage Corridor
- Proposed Light Industrial, Distribution, Warehousing, or Commercial Land Use
- Existing Trees / Buffer
- Proposed Roadway Access
- Existing Wastewater Treatment

Notes:

1. The proposed project area is a non-survey boundary.
2. Elevation data shown is derived from LiDAR via www.atlas.lsu.edu. LiDAR elevations shall be considered preliminary and are for planning purposes only. An on the ground or aerial topographic survey must be conducted to determine actual ground elevations.
3. Further engineering design is required to determine stormwater management requirements.



Rebecca Development Park North
Terrebonne Parish, Louisiana | June 2019

NOTE: ILLUSTRATION IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE BASED UPON FURTHER DETAILED ANALYSIS, ENGINEERING DESIGN, AND FINAL APPROVAL. CSRS IS NOT LIABLE FOR THE USE OR MISUSE, MISINTERPRETATION, OR ERRORS IN ANY CALCULATIONS DERIVED FROM ILLUSTRATED CONCEPTUAL LAYOUT.



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