

Exhibit Q. Beauregard Airport Industrial Site Railroad Infrastructure Upgrade Letter & Map



Beauregard Airport Industrial Site Railroad Infrastructure Upgrade Letter



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone: (225) 769-0546
Fax: (225) 767-0060

July 19, 2016

Mrs. Avon Knowlton
SWLA Economic Development Alliance
4310 Ryan Street
Lake Charles, LA 70602

Re. Beauregard Airport Industrial Site Railroad Spur Construction Estimate
CSRS Job No. 214135

Dear Mrs. Knowlton:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Beauregard Airport Industrial Site in Beauregard Parish, Louisiana. CSRS contacted a representative of Timber Rock Railroad Company, Inc. and determined that a rail spur is feasible for this site. The proposed rail spur will connect directly to an existing Timber Rock rail line and will service the Beauregard Airport Industrial Site. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$300.00 per linear foot (L.F). The total track length of the proposed spur is approximately 2,781 L.F yielding a total estimated construction cost of \$834,300.

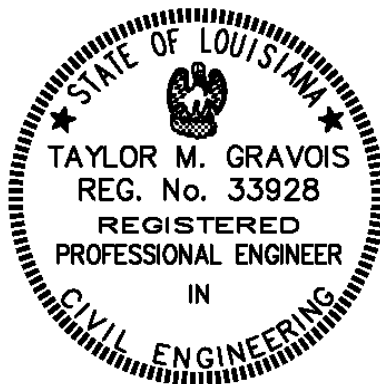
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, 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 Timber Rock 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.

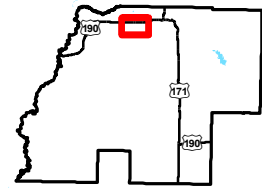
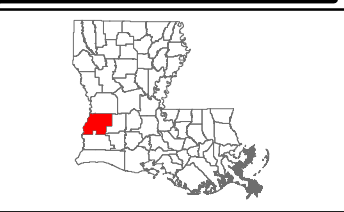
Taylor M. Gravois, PE, PLS



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Proposed Rail Spur
Beauregard Airport Industrial Site
Parish, LA

SWLA EDA

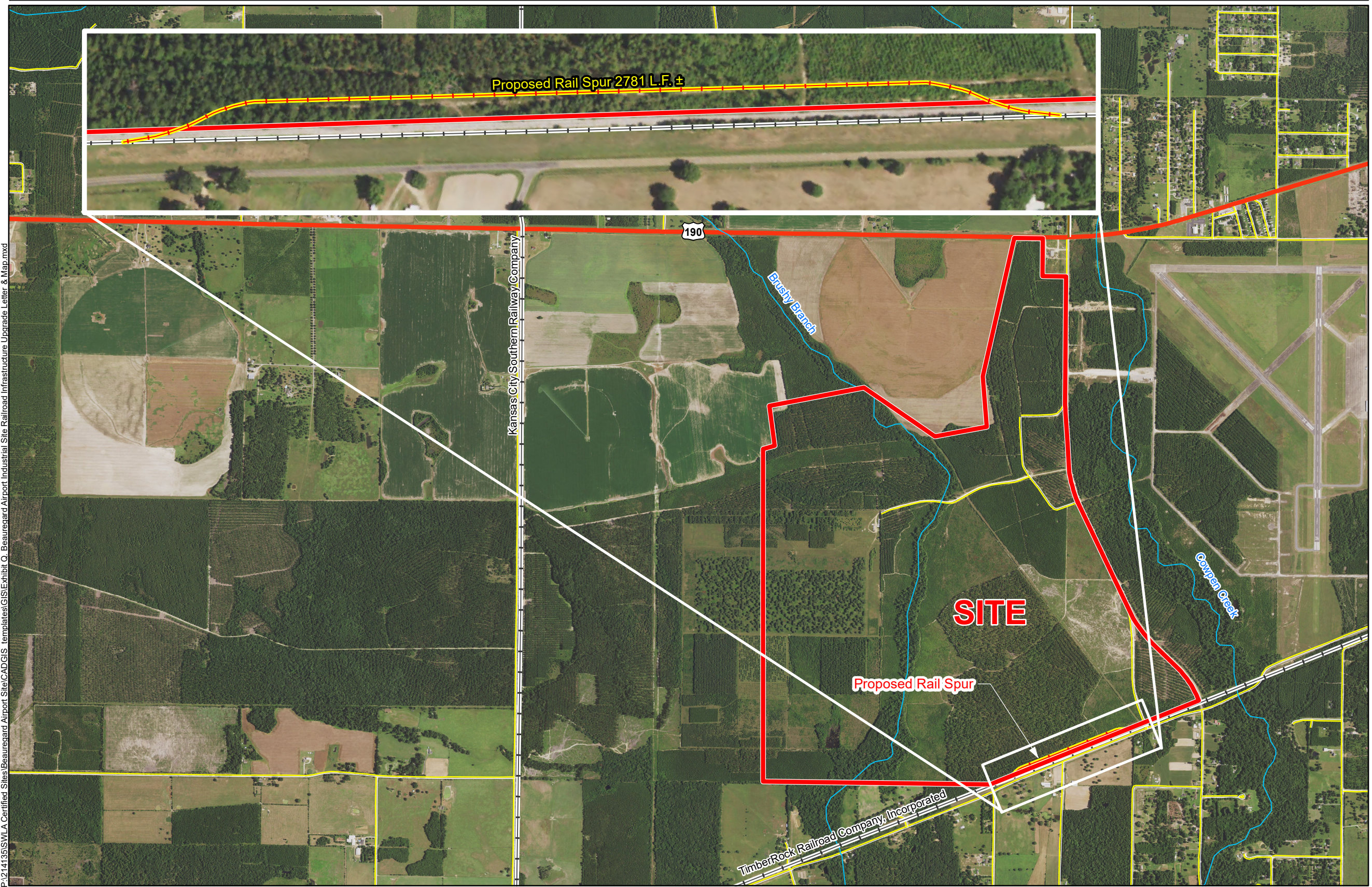


Beauregard Parish

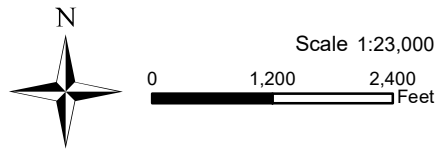
LEGEND

- Site Boundary (1187.59 Ac. ±)
- Proposed Rail Spur (2781 L.F. ±)
- Existing Railroad
- Existing Roadway
 - US Highway
 - Rural State Highway
 - Local Roads
 - Stream

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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. 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.



Date: 10/14/2016
Project Number: 214135
Drawn By: TMK
Checked By: JAY

