

October 22, 2015

Mr. Larry Henson  
Louisiana Economic Development (LED)  
1051 North Third St.  
Baton Rouge, LA 70802-5239

Mr. David Conner  
Southwest Economic Development Alliance (SWLA)  
P.O. Box 3110  
Lake Charles, LA 70602

RE: H.C. Drew Property (+/- 183 Acres)  
Roadways & Rails

Dear Gentlemen:

SJB Group, LLC (SJB) has been authorized by Louisiana Economic Development (LED and Southwest Louisiana Economic Alliance (SWLA) to perform due diligence investigations to determine the existence of fatal flaws, if any, that would inhibit the development of H.C. Drew Property (1,000 Acres) – Development Area (+/- 183 Acres), located west of the City of Sulphur, in Calcasieu Parish, Louisiana.

The nearest Parish Road is Fabacher Road. Fabacher Road is a north-south 2 lane road that parallels the western boundary of the site, with each lane being ten (10) feet wide. This road cannot sustain HS20 capacity (3-4 axle vehicles, such as semi-trucks and trailers). The weight limit of this road is 16000 lbs/axle.

The nearest State Highway providing access from the Interstate is LA 3063. LA 3063 is a north-south two (2) lane road, with each lane being eleven (11) feet wide and is located 5.3 miles from the site. This State Highway can sustain HS20 capacity (3-4 axle vehicles, such as semi-trucks and trailers). The weight limit of the State Highway is 32,000 lbs/axle.

The nearest US Hwy is US 90. US 90 is an east-west two (2) lane road along the northern boundary of the site, with each lane being twelve (12) feet wide.

The nearest North-South Interstate Highway is I-49, which is 94 miles to the east of the site. The nearest East-West Interstate Highway is I-10, the nearest interchange from which is approximately 6 miles from the site. Access to interstate I-10 would be available via Fabacher Rd., 2 miles from the site, with the construction of a future interchange at Fabacher Rd. and I-10. Currently there are no known improvements planned for local roadways near the site.

Access to the site is not controlled by a traffic light. There are no roadway improvements that are required to access the site and no rights-of-way need to be obtained to access the site.

Parks & Planning

Transportation

Site Development

Utility Systems

Land Surveying

Construction Services

Environmental Services

Real Estate Services

P. O. Box 1751

Baton Rouge, Louisiana

70821-1751

(225) 769-3400

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www.sjbgroup.com

April 30, 2015

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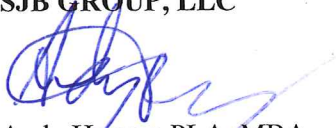
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Currently the site is not served by rail and there is no rail spur on site or adjacent to the site. The nearest rail line is jointly owned by UPRR and BNSF Railway, with UPRR having responsibility for maintenance and repair. Rail service to the proposed project development site would be provided by the Union Pacific Railroad (UPRR) from their Lafayette Subdivision. As such, the approval from UPRR would follow their Industrial Development Guidelines. The Opinion of Probable Construction Cost for the proposed rail spur extension is approximately \$4,200,000. The second closest freight railroad line carrier is Kansas City Southern, which is located 13.3 miles from the site. The nearest intermodal rail yard is approximately 14 miles and the distance in rail miles to the nearest intermodal rail yard is 14 miles.

Please feel free to contact me at (225) 769-3400, at any time, should you have any questions or need further information.

Sincerely,

**SJB GROUP, LLC**

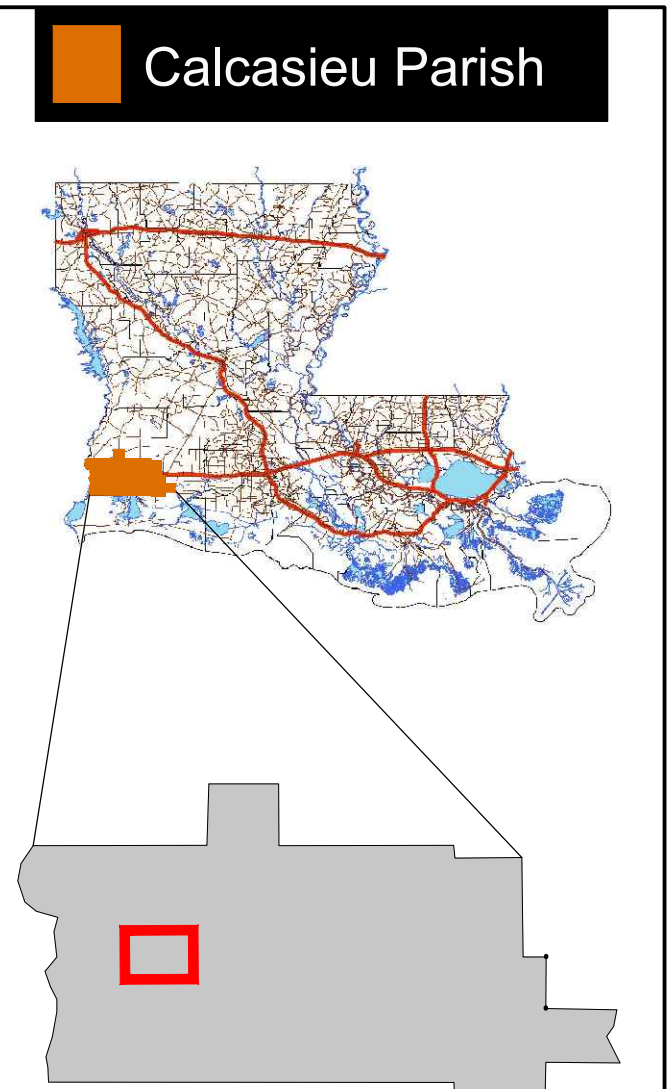
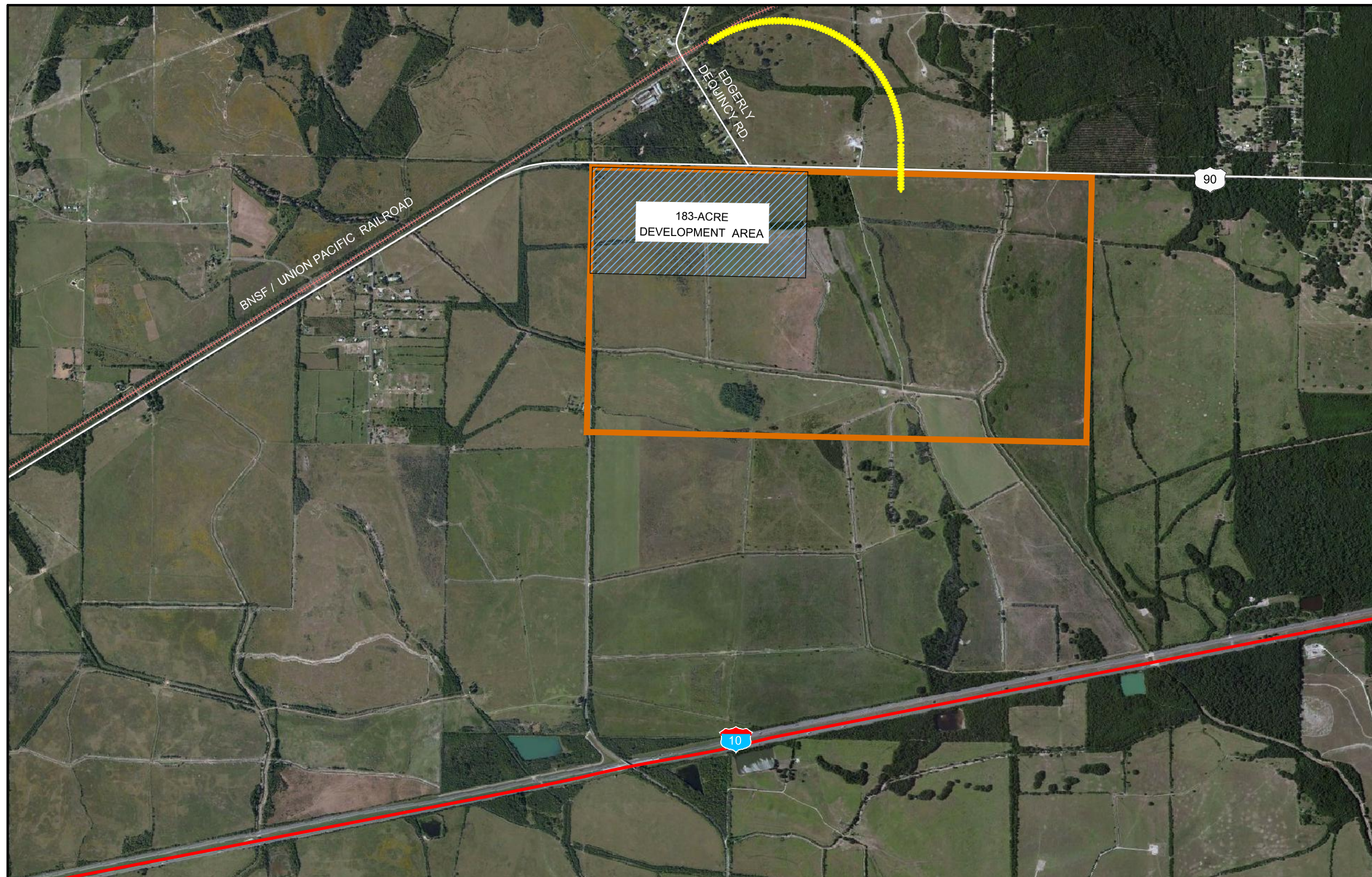


Andy Hursey, PLA, MBA  
Landscape Architect

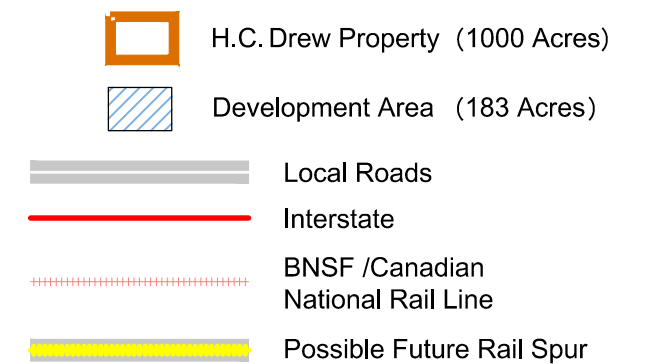
Enclosure:      Transportation Service Map



# Exhibit M - Transportation Service Map



## Available Site Data



Source:  
 - Aerial Photo: 2014 Google Earth  
 - Site Boundaries are Approximate  
 - 12/10/2014

