

Exhibit Q. Woodley Site Railroad Infrastructure Upgrade Letter & Map



Woodley Site Railroad Infrastructure Upgrade Letter & Map



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

April 25, 2016

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

Re. Woodley Plantation Site Railroad Spur Construction Estimate
CSRS Job No. 212161.017

Dear Mr. Cavanaugh:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Woodley Plantation Site in Pointe Coupee Parish, Louisiana. The proposed rail spur will connect directly to an existing Union Pacific Rail Line, which is adjacent to the west property boundary of the Woodley Plantation site. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), and fill is estimated to be \$300 per linear foot (L.F). The total track length of the proposed spur is approximately 3,700 L.F yielding a total estimated construction cost of \$1,110,000.

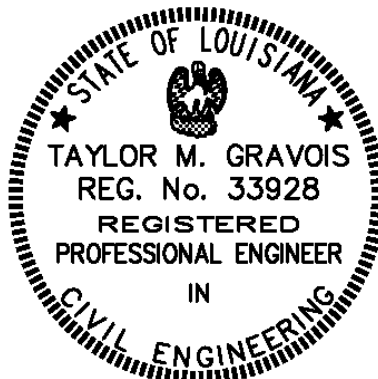
Please note this estimate does not include engineering, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor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

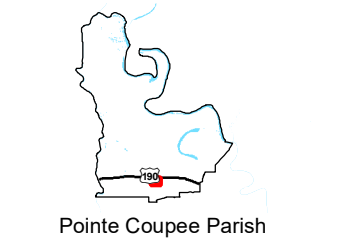
Taylor M. Gravois, PE, PLS



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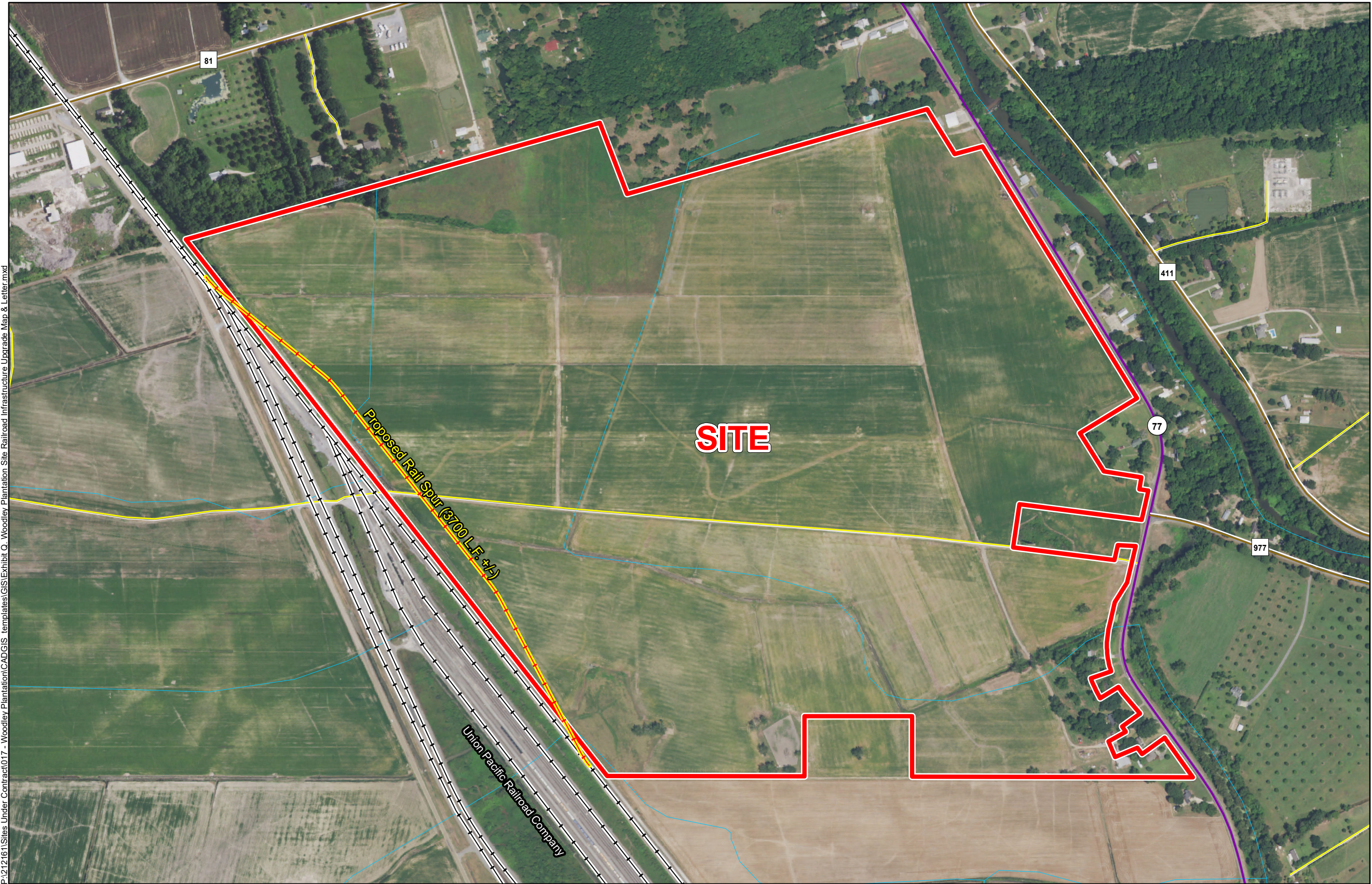
Proposed Rail Spur
Woodley Site
Pointe Coupee Parish, LA

BRAC

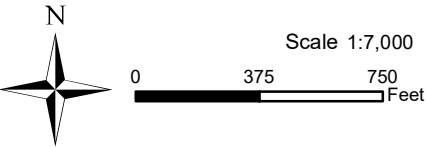


LEGEND

- Site Boundary (341.42 Ac. +/-)
- Existing Railroad
- Proposed Rail Spur (3700 L.F. +/-)
- Existing Roadway
 - Urban State Highway
 - Rural State Highway
 - Local Roads



- 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.



Baton Rouge Area Chamber.	
Date:	6/23/2016
Project Number:	212161
Drawn By:	AMB
Checked By:	JAY

CSRS
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