

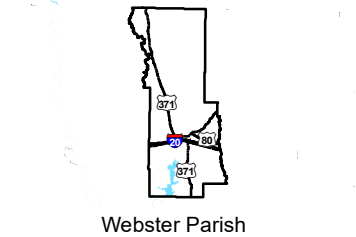
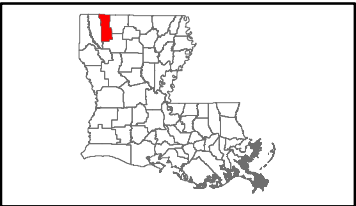
Exhibit P. Kitchco Ryans Way Natural Gas Infrastructure Upgrade Letter & Map



Kitchco Ryans Way Natural Gas Infrastructure Upgrade Letter & Map

Kitchco Ryans Way
Webster Parish, LA

NLEP



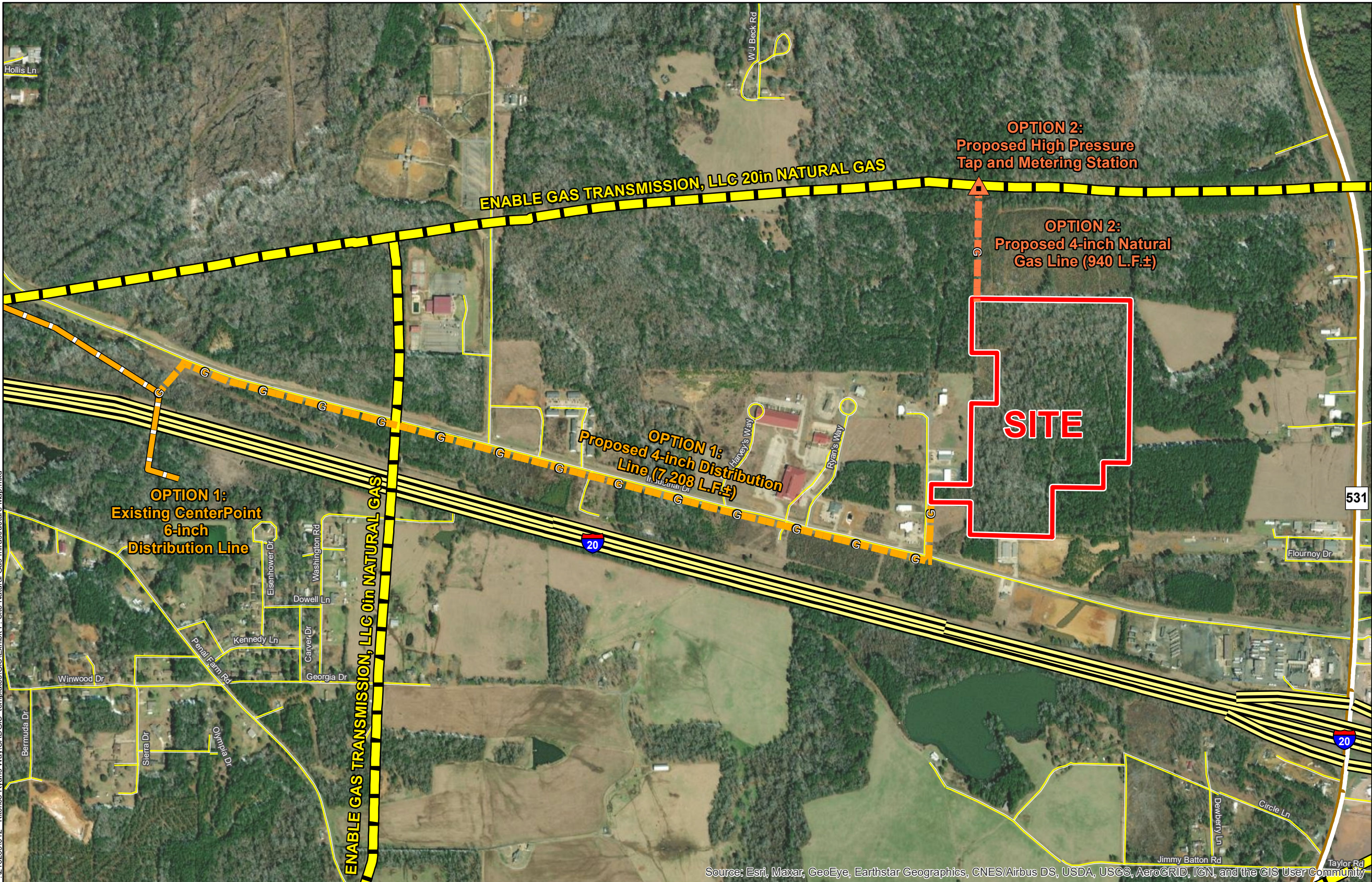
LEGEND

- Site Boundary (51.46 Ac.±)
- Proposed Tap and Metering Station
- Proposed 4-inch Natural Gas Line
- Proposed CenterPoint 4-inch Natural Gas Line
- Existing CenterPoint 6-inch Natural Gas Line
- NATURAL GAS
- Interstate
- Rural State Highway
- Local Roads

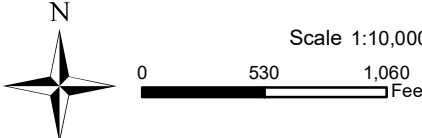
National Pipeline Mapping System



| | |
|-----------------|-----------|
| Date: | 1/31/2022 |
| Project Number: | 216269 |
| Drawn By: | SEW |
| Checked By: | EEB |



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.
3. 2015 aerial imagery from ESRI Online Basemaps and may not reflect current ground conditions.
4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.



January 26, 2022

Ms. Liz Pierre
North Louisiana Economic Partnership
1814 North 18th Street, Suite 501
Monroe, Louisiana 71208

**Re. Kitchco Ryans Way
Natural Gas System Cost Estimate
CSRS Job No. 216269**

**Kitchco Ryans Way
Natural Gas Infrastructure
Upgrade Letter & Map**

Dear Ms. Pierre:

According to local utility officials, Kitchco Ryans Way located on Ryan's Way in Minden, Webster Parish, Louisiana does not have access to a natural gas line near the site. A natural gas distribution line operated by CenterPoint Energy exists approximately 1.3 road miles southwest of the site that may be available for natural gas access. A natural gas transmission line operated by Enable Gas Transmission, LLC. exists 0.18 miles north of the site. It should be noted that CenterPoint services the commercial businesses near the site, but they are serviced by 2-inch natural gas lines and the system does not have enough capacity to incorporate this site. In order to provide an adequate natural gas supply to the site, two options are listed below to provide adequate natural gas availability to the site.

In order to provide natural gas to the property, Option 1 involves installation of approximately 7,208 linear feet of a 4-inch natural gas distribution line along the southern side of Industrial Drive and the east side of Ryan's Way. The construction of the 4" distribution line, along with the connection and the plug valves, is estimated to be \$374,000. It should be noted the proposed line would have to cross Industrial Drive to service the site.


Option 2 involves tapping and metering to the existing 20-inch Enable Gas Transmission, LLC. natural gas line that runs east to west approximately 0.18 miles north of the site boundary. The construction cost of a high-pressure natural gas tapping station, proposed 940 linear feet of 4-inch natural gas line capable of providing service to the site, and plug valves is estimated to be \$528,000. Permission would have to be granted by Enable Gas Transmission, LLC. to tie into their transmission line and they may require an interconnecting fee.

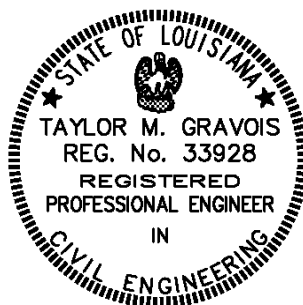
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months or less based on preliminary engineering judgment.

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.

Respectfully,

CSRS, Inc.


Taylor Gravois, PE, PLS



Kitchco Ryans Way
Natural Gas Cost Estimate
Job No. 216269

| Option 1: Rough Order of Magnitude Cost Estimate | | | | | |
|--|---------------------------------------|------|---------------|-------------|----------------------|
| Item No. | Description | Unit | Est. Quantity | Unit Price | Extension |
| 1 | Connection to Existing 6" PE Gas Main | Each | 1 | \$ 6,500.00 | \$ 6,500.00 |
| 2 | 4" PE Gas Main | L.F. | 7,208 | \$ 40.00 | \$ 288,320.00 |
| 3 | 4" Plug Valves w/Boxes | Each | 14 | \$ 1,150.00 | \$ 16,100.00 |
| Subtotal: | | | | | \$ 310,920.00 |

20% Contingency₁: **x 1.20**

| | | | | |
|--|--|--|--|----------------------|
| Rough Order of Magnitude (ROM): | | | | \$ 374,000.00 |
|--|--|--|--|----------------------|

| Option 2: Rough Order of Magnitude Cost Estimate | | | | | |
|--|--|------|---------------|---------------|----------------------|
| Item No. | Description | Unit | Est. Quantity | Unit Price | Extension |
| 1 | High Pressure Tap and Metering Station | Each | 1 | \$ 400,000.00 | \$ 400,000.00 |
| 2 | 4" PE Gas Main | L.F. | 940 | \$ 40.00 | \$ 37,600.00 |
| 3 | 4" Plug Valves w/Boxes | Each | 1 | \$ 1,150.00 | \$ 1,150.00 |
| Subtotal: | | | | | \$ 438,750.00 |

20% Contingency₁: **x 1.20**

| | | | | |
|--|--|--|--|----------------------|
| Rough Order of Magnitude (ROM): | | | | \$ 528,000.00 |
|--|--|--|--|----------------------|

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) This cost estimate does not include an interconnecting fee which may be required by Enable Gas Transmission, LLC.