

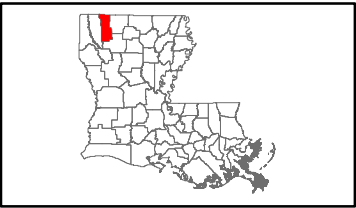
Exhibit I. Industrial Drive Minden Webster Site All Utilities Infrastructure Site Map



Industrial Drive Minden Webster Site All Utilities Infrastructure Site Map

Industrial Drive Minden
Webster Site
Webster, Parish, LA

NLEP



LEGEND

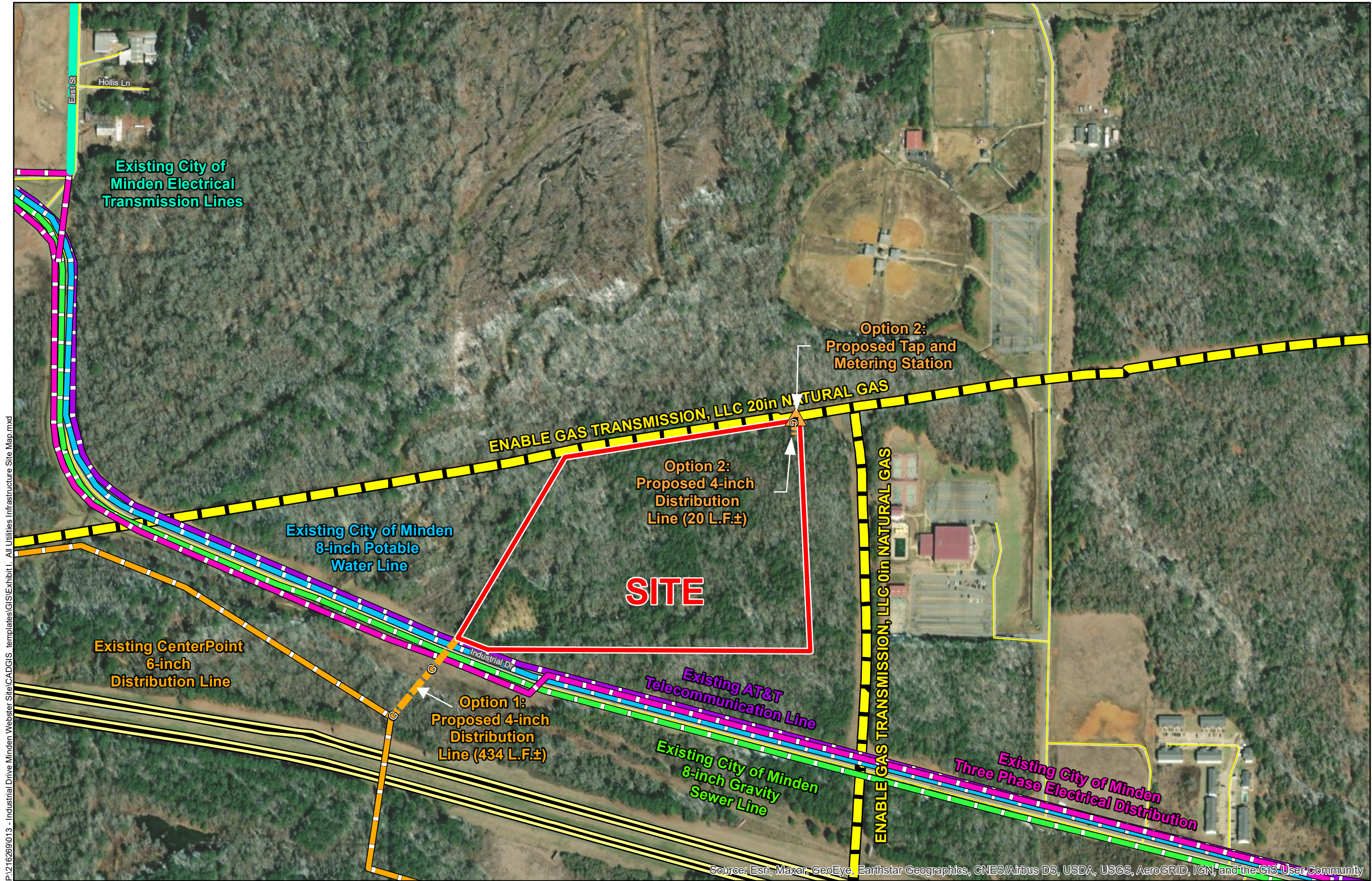
- City of Minden Electrical Transmission Lines
- AT&T Telecommunication Line
- Site Boundary (24.96 Ac.±)
- Proposed Tap and Metering Station
- Proposed 4-inch Natural Gas Line
- Proposed CenterPoint 4-inch Natural Gas Line
- Existing CenterPoint 6-inch Natural Gas Line
- Existing City of Minden 3-Phase Electrical Distribution Line
- Existing City of Minden 8-inch Potable Water Line
- Existing City of Minden 8-inch Gravity Sewer Line
- National Pipeline Mapping System
- NATURAL GAS
- Existing Roadway
- Interstate
- Local Roads



Date:	1/20/2022
Project Number:	216269
Drawn By:	SEW
Checked By:	EEB

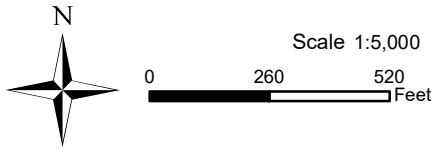


P:\216269\013 - Industrial Drive Minden Webster Site\CAD\GIS templates\GIS\Exhibit 1 - All Utilities Infrastructure Site Map.mxd



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. 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 14, 2022

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

**Re. Industrial Drive Minden Webster Site
Natural Gas System Cost Estimate
CSRS Job No. 216269**

**Industrial Drive Minden
Webster Site Natural Gas
Infrastructure Upgrade
Letter & Map**

Dear Ms. Pierre:

According to local utility officials, the Industrial Drive Minden Webster Site located on Industrial Drive 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 to the southwest of the site that may be available for natural gas access. A natural gas transmission line operated by Enable Gas Transmission, LLC. exists adjacent to the northern site boundary. 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 434 linear feet of a 4-inch natural gas distribution line. The construction of the 4" distribution line, along with the connection and the plug valves, is estimated to be \$32,000. 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 along the northern site boundary. The construction cost of a high pressure natural gas tapping station, proposed 20 linear feet of 4-inch natural gas line capable of providing service to the site, and plug valves is estimated to be \$484,000. Permission would have to be granted by Enable Gas Transmission, LLC. to tie into their transmission line and they may require an interconnecting fee.

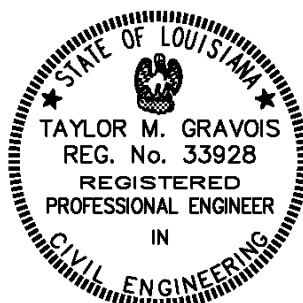
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material,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



Industrial Drive Minden Webster Site
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.	434	\$ 40.00	\$ 17,360.00
3	4" Plug Valves w/Boxes	Each	1	\$ 1,150.00	\$ 1,150.00
Subtotal:					\$ 25,010.00

20% Contingency₁: **x 1.20**

Rough Order of Magnitude (ROM):	\$ 32,000.00
--	---------------------

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.	20	\$ 40.00	\$ 800.00
3	4" Plug Valves w/Boxes	Each	1	\$ 1,150.00	\$ 1,150.00
Subtotal:					\$ 401,950.00

20% Contingency₁: **x 1.20**

Rough Order of Magnitude (ROM):	\$ 484,000.00
--	----------------------

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.