

August 20, 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: B85-Chennault Site 5 (160 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 Chennault Site 5 (+/- 160 acres), located southeast of the City of Lake Charles in Calcasieu Parish, Louisiana.

The nearest Parish Road is Tom Watson Road. Tom Watson Road is a 2 lane road, with each lane being 10' wide and runs adjacent to the site. In discussions with the City of Lake Charles Engineering Department, it was determined that 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 estimated cost for improvements to this roadway in order to allow for HS20 capacity would be \$1,020,000. This cost includes removal of the existing asphalt roadway and installing an 8" concrete pavement over an 8" class II base course.

The nearest State Highway is LA 397 and is 1.05 miles from the site. LA 397 is a 2 lane road, with each lane being 12' wide. 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 a 2 lane road, with each lane being 12' wide and is 1.87 miles from the site.

The nearest Interstate Highway is I-10, which extends in an East-West direction and is approximately 2.81 miles from the site. The nearest North-South Interstate Highway is I-49, which can be accessed approximately 70 miles east of the site.

Access to the site is not currently controlled by a traffic light. Currently there are no known improvements planned for local roadways near the site. 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

Fax (225) 769-3596

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Currently this site is served by rail and there is a rail spur on site or adjacent to the site. The nearest freight railroad line carrier is Union Pacific Railroad. The second closest freight railroad line carrier is BNSF/Union Pacific, which is located 2.5 miles from the site. The nearest intermodal rail yard is approximately 3.5 miles and the distance in rail miles to nearest intermodal rail yard is 4.6 miles. Union Pacific Railroad is the responsible party for ongoing maintenance of line extended to this site.

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

Sincerely,

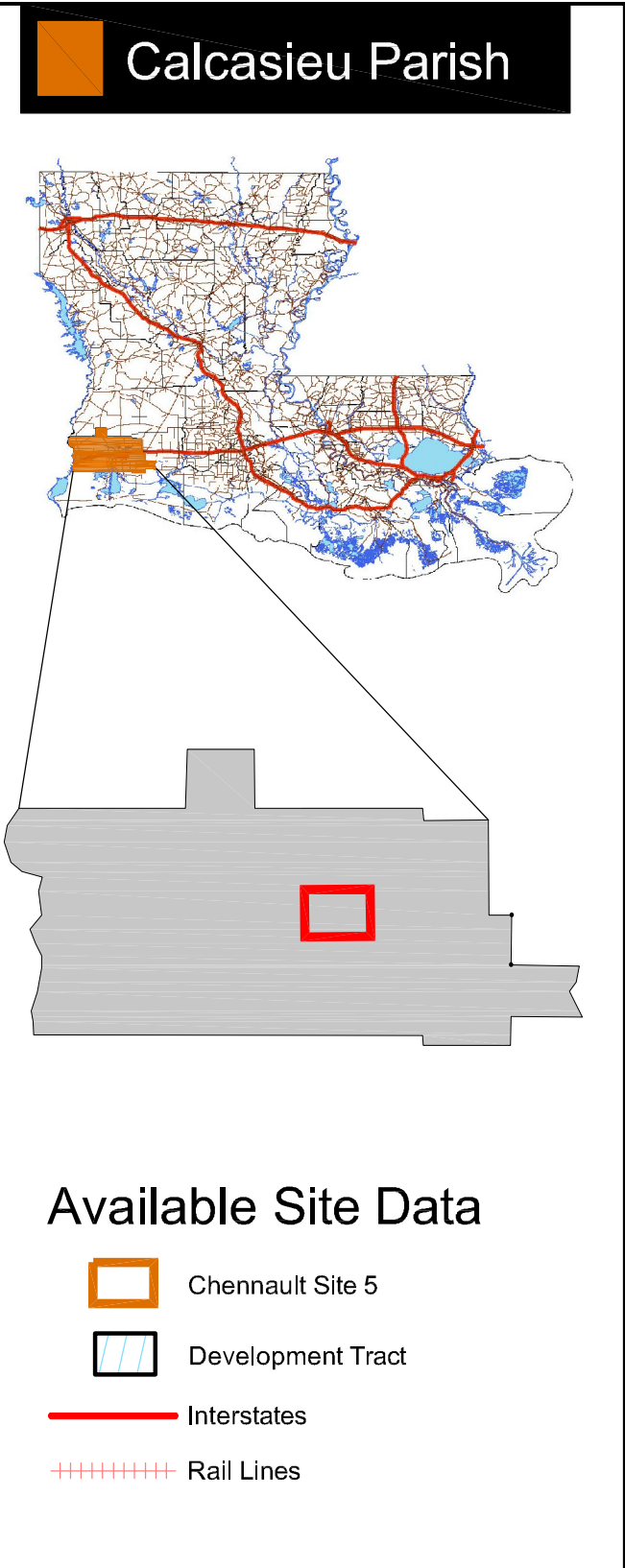
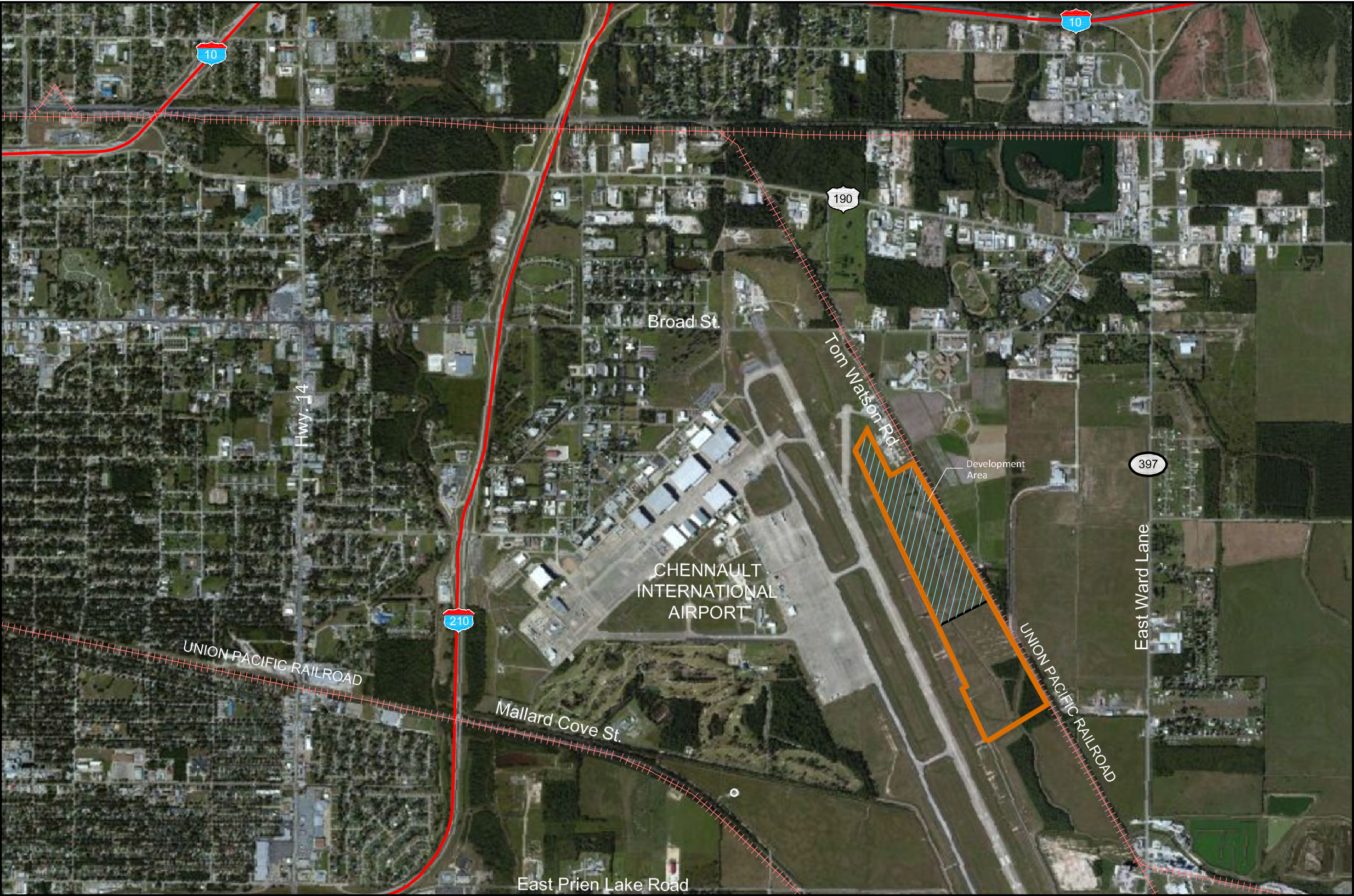
**SJB GROUP, LLC**



Andy Hursey

Engineering Department Manager

Exhibit N - Transportation Service Map



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

