

Exhibit I. The Lakes at Madison Park Site Potable Water Infrastructure Upgrade Letter & Map

June 12, 2015

Ms. Judy Darby
Darby Holdings, LLC
810 Main Street
Madisonville, LA 70447

Re. The Lakes at Madison Park Site Potable Water System Cost Estimate
CSRS Job No. 215029

Dear Ms. Darby:

According to correspondence with local utility officials and an interview with the operators with Tammany Utilities, the Lakes at Madison Park site located near Vista Street in St. Tammany Parish, Louisiana has an existing 8" potable water line at the southwest property boundary of the site. An 8" potable water line operated by Tammany Utilities also exists approximately 150 feet west of site and is available for alternative water access. In order to provide potable/process water supply from this alternative line, the site will require the construction of a service connection to tie in to the 8" main water line.

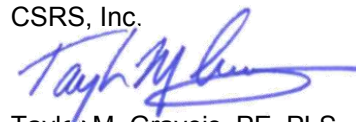
The estimated construction cost of a 150 foot 8" water line extension, including piping, boring, fire hydrants, ductile iron fittings, and valves, is estimated to be \$35,000. Note that an existing utility servitude is available for access from the Lakes at Madison Park site to the existing 8" water main.

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 180 days 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.

Sincerely,

CSRS, Inc.



Taylor M. Gravois, PE, PLS

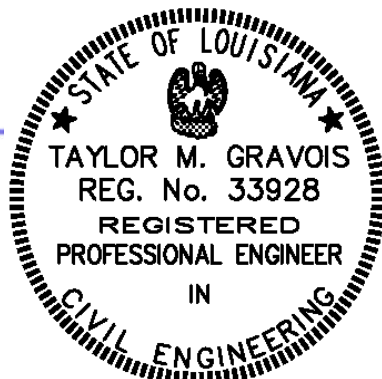


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Potable Water
The Lakes at Madsion Park Site
St. Tammany Parish, LA

Darby Holdings, LLC

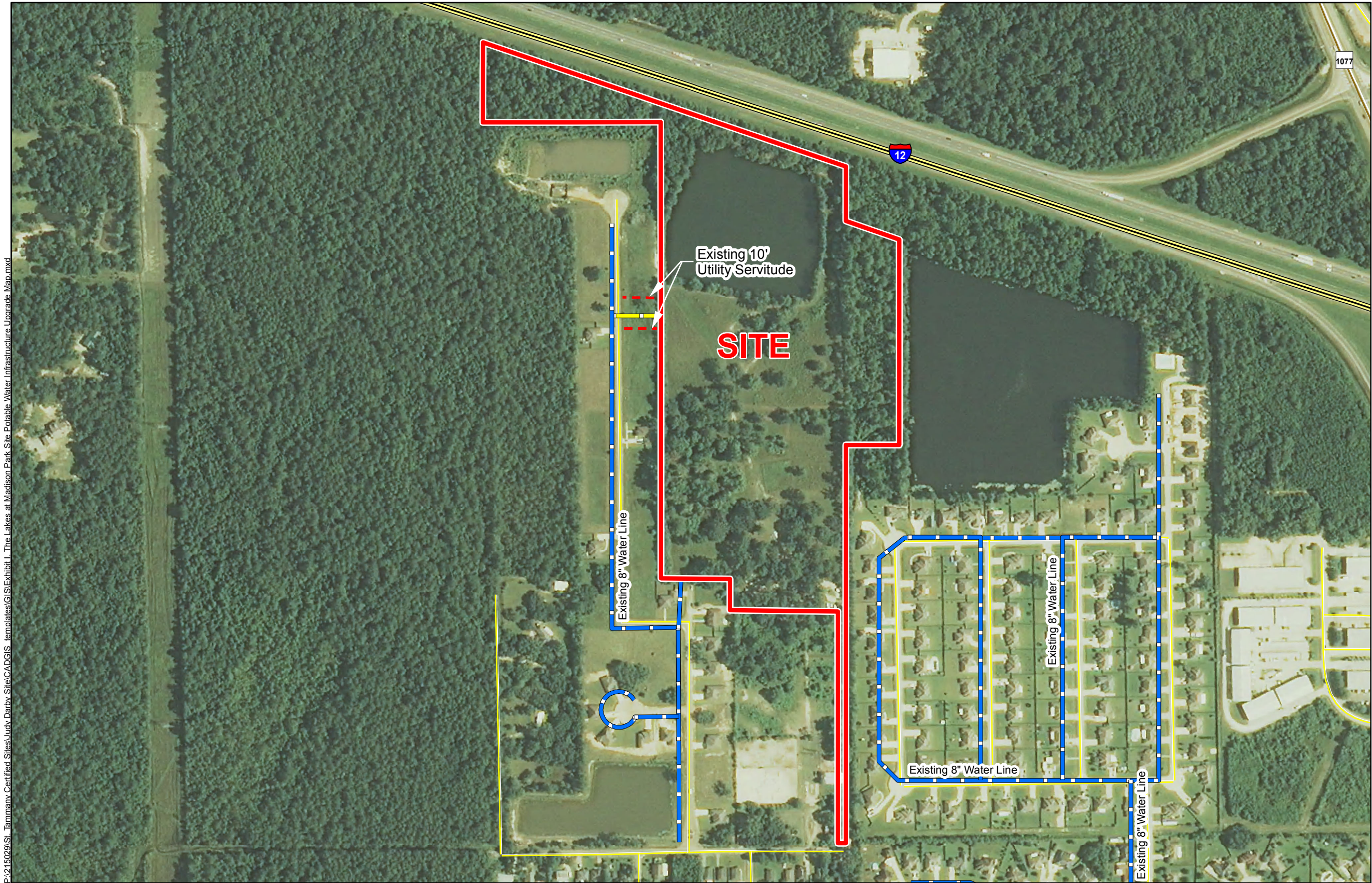


St. Tammany Parish

LEGEND

- Site Boundary (33.548 Acres +/-)
- Existing 10' Utility Servitude (Not to Scale)
- Existing 8" Water Line
- Proposed 8" Water Line
- Existing Roadway
 - Interstate
 - Rural State Highway
 - Local Roads

P:\215029\St. Tammany Certified Sites\Jury Darby Site\CAD\GIS\templates\GIS\Exhibit I. The Lakes at Madison Park Site Potable Water Infrastructure Upgrade 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](http://ftp2.census.gov/geo/tiger/TIGER2013).
3. 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.
4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. 10' Utility Servitude from "Palm Courts As-Built Paving & Drainage Plan" by Kelly J. McHugh & Assoc., Inc. dated 9/10/07.
6. Proposed potable water upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.



Scale 1:4,396
0 180 360 Feet

Date:	6/24/2015
Project Number:	215029
Drawn By:	AMB
Checked By:	JAY

CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsonline.com



St. Tammany Parish Government

Department of Environmental Services

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2535

Fax: (985) 898-2523

es@stpgov.org

Pat Brister
Parish President

November 25, 2014

Judy Darby
Darby Holdings, LLC
810 Main Street
Madisonville, Louisiana 70447

Exhibit I. The Lakes at Madison Park Site Potable Water Infrastructure Upgrade Letter & Map

Re: Madison Pond Corporate Park
Excess Water Capacity

Ms. Darby:

This letter verifies that Tammany Utilities currently has approximately 3.0 MGD of excess water capacity available on the water system to which the proposed development would connect.

This letter should not be construed as a reservation of any available capacity. Until such time as a written Utility Services Agreement is executed, Tammany Utilities expressly reserves the right to sell said capacity to any third party.

If you have any questions or require additional information, please contact me at (985) 898-2535.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy G. Brown", is written over a horizontal line.

Timothy G. Brown
Tammany Utilities
Department of Environmental Services

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The Lakes At Madison Park Site

Potable Water Rough Order of Magnitude Cost Estimate

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	Tap Existing 8" Water Main w/8: Tapping Sleeve & Valve	Each	1	\$5,250.00	\$5,250.00
2	8" C900 PVC Water Main	L.F.	150	\$50.00	\$7,500.00
3	8" DR11 HDPE Water Pipe Directionally Bored	L.F.	30	\$175.00	\$5,250.00
4	Fire Hydrant	Each	1	\$5,750.00	\$5,750.00
5	Ductile Iron Fittings (MJ)	Ton	0.25	\$8,550.00	\$2,137.50
6	8" Gate Valves w/Box	Each	1	\$1,750.00	\$1,750.00
Subtotal ₁:					\$27,637.50
20% Contingency:					x 1.20
Rough Order of Magnitude (ROM)₂:					\$35,000.00

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.
Actual costs can vary based on availability of material, site conditions, labor, final engineering design, and regulatory approvals.