

Exhibit "B1"



**CONFIDENTIAL**

**SITE EVALUATION**

**Singleton Farm**

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Prepared By:



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**I. LOCATION**

- A. City: Greensburg
- B. County: St. Helena
- C. State: Louisiana
- D. Name of Site: Singleton Farm
- E. Township/Range/Section: T4,5R6E, Sec.35
- F. Highway/Street Coordinates: La Hwy 10
- G. Industrial Park/ Rural or Residential Area: TP/Rural

**II. SITE CHARACTERISTICS**

- A. Size: 160 Acres
- B. Price:
- C. Dimensions (feet):
- D. Current/Prior Uses: Cattle / Timber Farm
- E. Surrounding land uses: Cattle / Timber Farm
- F. Rail Service Available/Provider: Yes / 3.5 Miles to 1 CG Line
- G. Current Title Report Available: Title Insurance Available
- H. Any roll back taxes on-site: No

**III. ENCROACHMENTS/ SITE PREPARATION**

- A. Any public roads on the site: No, Except on Southern Perimeter (Hwy 10)
- B. Any visible pipelines or other easements: None
- C. Any cemeteries or gravesites: No
- D. Clearing: Mostly Cleared
- E. Removal of Structures: None
- F.

**IV. JURISDICTION AND ZONING**

- A. Is site in the city limits: No
- B. Is annexation necessary: No
  - 1. Approximate time required: N/A

- C. Current zoning on the site: None
1. Height limit: N/A
  2. Approximate time to rezone: N/A
  3. Does zoning allow metal buildings: N/A
  4. Does zoning require landscaping: N/A
  5. Zoning of surrounding tracts:
    - a) North: N/A
    - b) South: N/A
    - c) East: N/A
    - d) West: N/A
  6. Any restrictive covenants: N/A
  7. Any common area maintenance fees: N/A
  8. Do covenants prohibit metal buildings: N/A

**V. BUILDING FEES**

- A. Building Permit Formula: None (standard fee)
- B. Building Permit Fee: \$25.00
- C. Impact Fee Formula: N/A
- D. Impact Fee Total: N/A
- E.

**VI. SITE ACCESS**

- A. Distance to Interstate Highway: 2.5 Miles (I-55)
- B. Distance to local or state highway: 0 (Hwy 10)
- C. Access for trucks:
  1.  Road /  Street / Name: La Hwy 10
  2. Condition: Excellent
  3. Weight limit: Heaviest Trucks.
  4.  Two Lanes /  Four Lanes

5.  State /  Local /  U.S.: 10

D. Improvements Required: None

E. Cost of Improvements: N/A

F.

## VII. FIRE AND POLICE PROVIDER

A. Fire Protection Provided by: Hillside Vol. Fire Dept (Water Reservoir used for .  
Fire Protection – Piping in Pond)

B. Distance: Approx. 5 miles

C. ISO Rating: To Be Determined

D. Police Protection Provided by: St. Helena Parish Sheriff

E. Distance: 5 Miles

## VIII. TAXES

A. Chart:

Taxing Entity	Real Property	Personal Property	Inventory
City			
School	17.86		
Parish (County)	67.13		
Total Tax Rate	84.99		

B. What is the tax valuation formula? 10% of assessed value

## IX. AIRPORT

A. Name of Local Airport: Fermwood (20 Miles) – Hammond Regional (BR. Airport 40-  
50 miles)

1. Distance from site: 30 Miles

2. Runway Length: BTR (13/31 – 7004 ft.) (4L22R – 6900 ft.)

Hammond Northshore Regional (13/31 - 6502 ft.) (18/36 – 5001 ft.)

B. Nearest Commercial Airport: Hammond / B.R. Airports

1. Distance from site: Hammond 30 Miles / B.R. 45 Miles

C. Flight Path:

## X. RAIL

A. Rail Service Provider: Illinois Central Gulf

- B. Position of line serving site: 3.5 Miles East of I-55 (Parallel To)
- C. Easement requirements: None
- D. Cost of extension: Unknown
- E.

**XI. DRAINAGE/FLOOD CONTROL/ENVIRONMENTAL**

- A. Any floodway or critical flood zone: No
- B. Creek/drainage ditch/blue line stream on site: 2 Drains / Draws - Existing Ponds
- C. Obvious or known wetlands, endangered species or historic site: No
- D. Any studies completed on site: No
- E.

**XII. WATER**

- A. Provider: Community Water System / Waterworks District #2 St. Helena Parish  
P.O. 658 Greensburg, La. 70441 (985) 748-4657

- A. Distance to Main: 0
- B. Cost of Extension: N/A
- C. Main Size: Unknown
- D. Any connection fees or pro rata charges: Negligible
- E. Water usage rate: Unknown
- F.

**XIII. SANITARY SEWER**

- A. Provider: None
- B. Nearest Main: N/A
- C. Size: N/A
- D. Cost of Extension: N/A
- E. Lift station required: N/A
- F. Cost of Lift Station: N/A
- G. Any connection fees or pro rata charges: N/A
- H. Usage rates for sanitary sewer: N/A

**XIV. ELECTRICITY**

- A. Provider: On Site

- B. Location of line serving site: None
- C. Outage history: Unknown
- D. Distance to Distribution feeder/substation: 5 Miles
- E. Size of substation: Unknown
- F. Cost of Extension: None
- G. Cost to provide alternate feed to site: Unknown
- H. Electric service rates: Very Reasonable – Approx. .074 cents per KWH

**XV. TELEPHONE**

- A. Provider: CenturyTel (225) 222-9000
- B. Distance to Main: 5 miles
- C. Cost of Extension: On-Site.

**XVI. NATURAL GAS**

- A. Provider: Atmos Energy (225) 376-4600
- B. Distance to Nearest Main: 5 Miles
- C. Cost of Extension: Unknown
- D. Natural Gas Rates: Unknown

**XVII. GEOTECHNICAL**

- A. General Soil Type: Clay
- B. Is rock prevalent in the area? No
- C. Are there any known unusual soil conditions: No
- D. Seismic Zone: Unknown

**XVIII. TOPOGRAPHY**

- A. Maximum elevation: 278
- B. Minimum elevation: 238
- C.  Flat /  Gently Rolling /  Rolling
- D. Mineral Rights: Yes
- E. Riparian Rights: N/A