

Exhibit "B1"



CONFIDENTIAL

SITE EVALUATION

Commercial Park

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Prepared By:



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I. LOCATION

- A. City: Geismar
- B. County: Ascension
- C. State: Louisiana
- D. Name of Site: Commercial Park
- E. Township/Range/Section: T9S / R2E / Section 50
- F. Highway/Street Coordinates: North of LA 30 East of LA 7.
- G. Industrial Park/ Rural or Residential Area: Industrial (Commercial Park)

II. SITE CHARACTERISTICS

- A. Size: 409 Acres
- B. Price
- C. Dimensions (feet):
- D. Current/Prior Uses: Forest / Cleared Area
- E. Surrounding land uses: Residential / Industrial
- F. Rail Service Available/Provider: Canadian National
- G. Current Title Report Available: Yes
- H. Any roll back taxes on-site: No

III. ENCROACHMENTS/ SITE PREPARATION

- A. Any public roads on the site: No
- B. Any visible pipelines or other easements: No
- C. Any cemeteries or gravesites: No
- D. Clearing: No
- E. Removal of Structures: No

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: Residential / Industrial

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: Industrial
 - b) South: Industrial
 - c) East: Industrial
 - d) West: Industrial
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: <100,000 = \$3 per \$1,000
\$100,000 - \$500,000 = \$2 per thousand above \$100,000
> \$500,000 = \$1,100 + \$1.50 per thousand above \$500,000
- B. Building Permit Fee: The bid price + 10% will determine the valuation of a commercial building. Please see the valuation formula above.

VI. SITE ACCESS

- A. Distance to Interstate Highway: I-10 (2.5 Miles)
- B. Distance to local or state highway: LA 30 & LA 73 (Adjacent to site)
- C. Access for trucks:
 1. Road / Street / Name: LA 30 & LA 73
 2. Condition: Paved Asphalt
 3. Weight limit: Unknown
 4. Two Lanes / Four Lanes
 5. State / Local / U.S.: LA 30 & LA 73
- D. Improvements Required: None
- E. Cost of Improvements: N/A

VII. FIRE AND POLICE PROVIDER

- A. Fire Protection Provided by: Geismar Volunteer Fire Dept.
- B. Distance: 1.5 Miles
- C. ISO Rating: Class 5
- D. Police Protection Provided by: Ascension Parish Sheriff Dept.
- E. Distance: 15 Miles

VIII. TAXES

A. Chart:

Taxing Entity	Real Property	Personal Property	Inventory
City	6.27-11.53		
School			
Parish (County)			
Total Tax Rate	Avg. 104.2		

- B. What is the tax valuation formula? Millage Rate x 10 % of the Total Assessed Value
- C. What is the tax valuation formula for Commercial Improvements? Millage Rate x 15% of the Total Assessed Value

IX. AIRPORT

- A. Name of Local Airport: Baton Rouge Metropolitan Airport (Foreign Trade Zone)
 - 1. Distance from site: 30 Miles
 - 2. Runway Length: 1st 6,900 Feet - 2nd 7,500 Feet
- B. Nearest Commercial Airport: Baton Rouge Metropolitan Airport (Foreign Trade Zone)
 - 1. Distance from site: 30 Miles
- C. Commercial Airport: Louis Armstrong New Orleans International Airport (MSY)
 - 1. Distance from site: 45 Miles
 - 2. Runway Length: 1st 7,000 - 2nd 10,080 - 3rd 3576

X. RAIL

- A. Rail Service Provider: Canadian National Rail
- B. Position of line serving site: 1.5 Miles Southeast of Site

C. Easement requirements: N/A

D. Cost of extension: Unknown

XI. DRAINAGE/FLOOD CONTROL/ENVIRONMENTAL

A. Any floodway or critical flood zone: Yes

B. Creek/drainage ditch/blue line stream on site: Comite River

C. Obvious or known wetlands, endangered species or historic site: Unknown

D. Any studies completed on site: No

XII. WATER

A. Provider: Louisiana Water Co. 8755 Goodwood Blvd, Baton Rouge, 70806 - (225) 926-4081

B. Distance to Main: On-Site

C. Cost of Extension: N/A

D. Main Size: 12" Main

E. Any connection fees or pro rata charges: N/A

F. Water usage rate: Unknown

XIII. SANITARY SEWER

A. Provider: Septic

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: Unknown

XIV. ELECTRICITY

A. Provider: Entergy

B. Location of line serving site: Lines running adjacent to NE & NW property boundaries

C. Outage history: Unknown

D. Distance to Distribution feeder/substation: Adjacent to Site

E. Size of substation: 100 MVA

- F. Cost of Extension: N/A
- G. Cost to provide alternate feed to site: N/A
- H. Electric service rates: Rates Vary (Economic Development Rate Discounts Available)

XV. TELEPHONE

- A. Provider: Eatel
- B. Distance to Main: Adjacent to Site
- C. Cost of Extension: N/A

XVI. NATURAL GAS

- A. Provider: Atmos Energy
- B. Distance to Nearest Main: 2" Main (North side of LA73); 4" Main (North side of LA30)
- C. Cost of Extension: N/A
- D. Natural Gas Rates: Unknown

XVII. GEOTECHNICAL

- A. General Soil Type: Silt, Clay, Loam
- 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: 18'
- B. Minimum elevation: 14'
- C. Flat / Gently Rolling / Rolling
- D. Mineral Rights: Yes
- E. Riparian Rights: N/A