

Exhibit "B1"



**CONFIDENTIAL**

**SITE EVALUATION**

**Donaldsonville Industrial Park**

**(03/7/07)**

Prepared By:



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**I. LOCATION**

- A. City: Donaldsonville
- B. County: Ascension
- C. State: Louisiana
- D. Name of Site: Donaldsonville Industrial Park
- E. Township/Range/Section: T11 S – R14 E – Sec 33
- F. Highway/Street Coordinates: Adjacent to LA 70
- G. Industrial Park/ Rural or Residential Area: Industrial

**II. SITE CHARACTERISTICS**

- A. Size: 62 Acres
- B. Price:
- C. Dimensions (feet):
- D. Current/Prior Uses: Timber
- E. Surrounding land uses: Industrial
- F. Rail Service Available/Provider: Texas and Pacific
- 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: Yes
- 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: 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: \_\_\_\_\_
- B. Building Permit Fee: \_\_\_\_\_
- C. Impact Fee Formula: \_\_\_\_\_
- D. Impact Fee Total: \_\_\_\_\_
- E.

**VI. SITE ACCESS**

- A. Distance to Interstate Highway: (I-10) 10 Miles
- B. Distance to local or state highway: (LA 70) Adjacent to Site
- C. Access for trucks:
  1.  Road /  Street / Name: LA 70
  2. Condition: Paved Asphalt
  3. Weight limit: Unknown
  4.  Two Lanes /  Four Lanes
  5.  State /  Local /  U.S.: LA 70

D. Improvements Required: None

E. Cost of Improvements: N/A

**VII. FIRE AND POLICE PROVIDER**

A. Fire Protection Provided by: City of Donaldsonville

B. Distance: 2.5 Miles

C. ISO Rating: Class 5

D. Police Protection Provided by: Ascension Parish Police

E. Distance: 2.5 Miles

**VIII. TAXES**

A. Chart:

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

B. What is the tax valuation formula?   

**IX. AIRPORT**

A. Name of Local Airport: \_\_\_\_\_.

1. Distance from site: \_\_\_\_\_.

2. Runway Length: \_\_\_\_\_.

B. Nearest Commercial Airport: \_\_\_\_\_

1. Distance from site: \_\_\_\_\_

C. Flight Path:

**X. RAIL**

A. Rail Service Provider: Texas and Pacific

B. Position of line serving site: Adjacent to Site

C. Easement requirements: Unknown

D. Cost of extension: Unknown

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

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

**XII. WATER**

Provider: Town of Donaldsonville

- A. Distance to Main: On site
- B. Cost of Extension: N/A
- C. Main Size: 10 Inch
- D. Any connection fees or pro rata charges: N/A
- E. Water usage rate: Unknown

**XIII. SANITARY SEWER**

- A. Provider: Town of Donaldsonville
- B. Nearest Main: Adjacent to Site
- C. Size: 4 Inch
- 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: Entergy
- B. Location of line serving site: Adjacent to Site
- C. Outage history: Unknown
- D. Distance to Distribution feeder/substation: .5 Miles
- E. Size of substation: 22.4 MVA
- F. Cost of Extension: Unknown
- G. Cost to provide alternate feed to site: N/A

H. Electric service rates: Very Reasonable (Economic Development Discounts Available)

**XV. TELEPHONE**

A. Provider: Bell South

B. Distance to Main: Adjacent to Site

C. Cost of Extension: N/A

**XVI. NATURAL GAS**

A. Provider: City of Donaldsonville

B. Distance to Nearest Main: On Site.

C. Cost of Extension: N/A.

D. Natural Gas Rates: Unknown.

**XVII. GEOTECHNICAL**

A. General Soil Type: Silt 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: 10'

B. Minimum elevation: 8'

C.  Flat /  Gently Rolling /  Rolling

D. Mineral Rights: No

E. Riparian Rights: N/A