

YEE Exhibit "B1"



CONFIDENTIAL

SITE EVALUATION

Holden Site

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Prepared By:



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I. LOCATION

- A. City: Holden
- B. County: Livingston
- C. State: Louisiana
- D. Name of Site: Holden Site
- E. Township/Range/Section: Sec19 / T65 / R6E
- F. Highway/Street Coordinates: North of Hwy 190
- G. Industrial Park/ Rural or Residential Area: Rural

II. SITE CHARACTERISTICS

- A. Size: 95 Acres
- B. Price:
- C. Dimensions (feet):
- D. Current/Prior Uses: Timber
- E. Surrounding land uses: Industrial.
- F. Rail Service Available/Provider: Canadian National – Adjacent to Property
- G. Current Title Report Available: Yes.
- H. Any roll back taxes on-site: N/A

III. ENCROACHMENTS/ SITE PREPARATION

- A. Any public roads on the site: Yes – Dan Pierson Ln. Runs Through Site
- B. Any visible pipelines or other easements: Yes (Southern Natural Gas Pipeline)
- C. Any cemeteries or gravesites: No
- D. Clearing: Yes
- 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: 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: _____
- B. Building Permit Fee: _____
- C. Impact Fee Formula: _____
- D. Impact Fee Total: _____
- E.

VI. SITE ACCESS

- A. Distance to Interstate Highway: 3 Miles to I-12
- B. Distance to local or state highway: Hwy 190 Adjacent to Site
- C. Access for trucks:
 1. Road / Street / Name: Hwy 190
 2. Condition: Paved Asphalt
 3. Weight limit: Unknown
 4. Two Lanes / Four Lanes
 5. State / Local / U.S.: US 190

D. Improvements Required: No

E. Cost of Improvements: N/A

F.

VII. FIRE AND POLICE PROVIDER

A. Fire Protection Provided by: Albany Fire Dept. District # 10

B. Distance: 3.5 Miles

C. ISO Rating: Class 6

D. Police Protection Provided by: Livingston Sheriff

E. Distance: 5 Miles

VIII. TAXES

A. Chart:

Taxing Entity	Real Property	Personal Property	Inventory
City			
School			
Parish (County)	66.64		
Total Tax Rate	Avg. 140		

B. What is the tax valuation formula?

C.

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: Canadian National

B. Position of line serving site: East - West

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: Albany Community Water (225) 209-0110

A. Distance to Main: On-Site

B. Cost of Extension: N/A

C. Main Size: 6"

D. Any connection fees or pro rata charges: Negligible

E. 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: N/A

XIV. ELECTRICITY

A. Provider: Entergy.

B. Location of line serving site: None

C. Outage history: Unknown

D. Distance to Distribution feeder/substation: 5.5 Miles (In the Town of Livingston)

E. Size of substation: 10.5 MVA

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

XV. TELEPHONE

- A. Provider: Bell South
- B. Distance to Main: On-Site
- C. Cost of Extension: Unknown

XVI. NATURAL GAS

- A. Provider: Denham Springs Gas
- B. Distance to Nearest Main: 6" Main On-Site
- C. Cost of Extension: Unknown
- D. Natural Gas Rates: Unknown

XVII. GEOTECHNICAL

- A. General Soil Type: Sandy 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: 48
- B. Minimum elevation: 42
- C. Flat / Gently Rolling / Rolling
- D. Mineral Rights: Yes
- E. Riparian Rights: No