

Exhibit "B1"



CONFIDENTIAL

SITE EVALUATION

Iberville Business & Technology Park

(02/20/07)

Prepared By:



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I. LOCATION

- A. City: Plaquemine
- B. County: Iberville
- C. State: Louisiana
- D. Name of Site: Iberville Business and Technology Park
- E. Township/Range/Section: T9S., 12E., Sec. 51
- F. Highway/Street Coordinates: LA Hwy 1148
- G. Industrial Park/ Rural or Residential Area: Rural

II. SITE CHARACTERISTICS

- A. Size: 60 Acres
- B. Price: Dependant on Number of Jobs Created
- C. Dimensions (feet):
- D. Current/Prior Uses: Industrial Park
- E. Surrounding land uses: Agriculture / Industrial
- F. Rail Service Available/Provider: Missouri 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: Yes
- B. Any visible pipelines or other easements: Yes – DOW Chemical Ethanol Pipeline Running the Length of Southern Property Line
- C. Any cemeteries or gravesites: No
- D. Clearing: No
- E. Removal of Structures: No
- 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: 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: 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: .00125 x Cost
- B. Building Permit Fee: \$1.25 per thousand dollars of cost
- C. Impact Fee Formula: None
- D. Impact Fee Total: None
- E.

VI. SITE ACCESS

- A. Distance to Interstate Highway: 15 Miles Interstate 10
- B. Distance to local or state highway: 2.5 Miles
- C. Access for trucks:
 1. Road / Street / Name: Hwy 1148
 2. Condition: Paved Asphalt
 3. Weight limit: Unknown
 4. Two Lanes / Four Lanes

5. State / Local / U.S.:

D. Improvements Required: N/A

E. Cost of Improvements: N/A

F.

VII. FIRE AND POLICE PROVIDER

A. Fire Protection Provided by: City of Plaquemine

B. Distance: 2 Miles

C. ISO Rating: To Be Determined

D. Police Protection Provided by: Iberville Parish Sheriff

E. Distance: 2 Miles

VIII. TAXES

A. Chart:

Taxing Entity	Real Property	Personal Property	Inventory
City			
School	39.27		
Parish (County)			
Total Tax Rate	Avg. 88.94		

B. What is the tax valuation formula? The assessed value x millage rate

IX. AIRPORT

A. Name of Local Airport: Baton Rouge Metropolitan Airport (BTR Foreign Trade Zone)

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1. Distance from site: _____.

2. Runway Length: 1st 6,900 feet 2nd 7,500 feet

B. Nearest Commercial Airport:

1. Distance from site: Baton Rouge Metropolitan Airport (BTR)

X. RAIL

A. Rail Service Provider: Missouri Pacific

B. Position of line serving site: .25 Mile to East of Site (Running North – South)

C. Easement requirements: Unknown

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 Ditch / Draws On Site

C. Obvious or known wetlands, endangered species or historic site: No

D. Any studies completed on site: No

XII. WATER

A. Provider: Parish of Iberville

B. Distance to Main: On-Site

C. Cost of Extension: N/A

D. Main Size: 12 Inch

E. Any connection fees or pro rata charges: No

F. Water usage rate: Commercial: \$15.60 for first 1000 gals. - \$3.15 per 1000 gals. after

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: Pointe Coupee Electric

B. Location of line serving site: On-Site

C. Outage history: Unknown

D. Distance to Distribution feeder/substation: On-Site

E. Size of substation: 5000 KW

- F. Cost of Extension: Dependent on Customer Needs
- G. Cost to provide alternate feed to site: Unknown
- H. Electric service rates: Depending on Type of Service (Estimate: \$175 for first 50 kW/kVA .75 for each additional kW/kVA up to 450 kW/kVA - .50 per kW/kVA for all additional)

XV. TELEPHONE

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

XVI. NATURAL GAS

- A. Provider: Parish of Iberville
- B. Distance to Nearest Main: On-Site (2" Main)
- C. Cost of Extension: Unknown
- D. Natural Gas Rates: Unknown

XVII. GEOTECHNICAL

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

XVIII. TOPOGRAPHY

- A. Maximum elevation: 32
- B. Minimum elevation: 30
- C. Flat / Gently Rolling / Rolling
- D. Mineral Rights: Yes
- E. Riparian Rights: Yes