

Exhibit "B1"



CONFIDENTIAL

SITE EVALUATION

Northline Rd. Site
West Baton Rouge Parish

April 16, 2007

Prepared By:



P.O. Box 1751
Baton Rouge, LA 70821-1751
Tel: (225) 769-3400
Fax: (225) 769-3596

I. LOCATION

- A. City: Port Allen
- B. County: West Baton Rouge
- C. State: Louisiana
- D. Name of Site: Northline Rd. Site
- E. Township/Range/Section: T7S / R12E / Sec 95 - 96
- F. Highway/Street Coordinates: 1.5 Miles West of Hwy 1
- G. Industrial Park/ Rural or Residential Area: Industrial

II. SITE CHARACTERISTICS

- A. Size: 28 Acres
- B. Price:
- C. Dimensions (feet):
- D. Current/Prior Uses: Sugar Cane
- E. Surrounding land uses: 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: 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: Industrial (I-2)

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 (I-2)
 - b) South: Industrial (I-2)
 - c) East: Industrial (I-2)
 - d) West: Industrial (I-2)
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) 3 Miles
- B. Distance to local or state highway: (LA 1) 1.5 Miles From Site
- C. Access for trucks:
 1. Road / Street / Name: LA 1
 2. Condition: Paved Asphalt
 3. Weight limit: Unknown
 4. Two Lanes / Four Lanes
 5. State / Local / U.S.: LA 1

D. Improvements Required: None

E. Cost of Improvements: N/A

VII. FIRE AND POLICE PROVIDER

A. Fire Protection Provided by: Port Allen Fire Dept.

B. Distance: 3.5 Miles

C. ISO Rating: Class 5

D. Police Protection Provided by: West Baton Rouge Sheriff Dept.

E. Distance: 3.5 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: Missouri Pacific

B. Position of line serving site: 1.5 Miles From 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: West Baton Rouge Utilities

- A. Distance to Main: Adjacent to Site (North Property Line)
- B. Cost of Extension: N/A
- C. Main Size: 8"
- D. Any connection fees or pro rata charges: N/A
- 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: Adjacent to (North & South)
- C. Outage history: Unknown
- D. Distance to Distribution feeder/substation: . 4 Miles
- E. Size of substation: 100 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: West Baton Rouge Utilities

B. Distance to Nearest Main: 4" On Northline Rd.

C. Cost of Extension: N/A

D. Natural Gas Rates: Unknown

XVII. GEOTECHNICAL

A. General Soil Type: 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: 24'

B. Minimum elevation: 26'

C. Flat / Gently Rolling / Rolling

D. Mineral Rights: No

E. Riparian Rights: N/A