

Exhibit "B1"



CONFIDENTIAL

SITE EVALUATION

Sullivan Site

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Prepared By:



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I. LOCATION

- A. City: Baton Rouge
- B. County: East Baton Rouge
- C. State: Louisiana
- D. Name of Site: Sullivan
- E. Township/Range/Section: T7S / R2E / Sec 27, 51, 54, 57
- F. Highway/Street Coordinates: North of Intersection of South Choctaw Dr. & US 190
- G. Industrial Park/ Rural or Residential Area: Industrial (M-1)

II. SITE CHARACTERISTICS

- A. Size: 1063 Acres
- B. Price:
- C. Dimensions (feet):
- D. Current/Prior Uses: Forest Area
- E. Surrounding land uses: Residential
- 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: Yes (Entergy Power line Easements Bisecting Site & Running North / South on East Side of Site)
- 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: Yes
- 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: Residential
 - d) West: Residential
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: > \$500,000 flat fee plus \$1.50 per each additional \$100
- B. Building Permit Fee: > \$500,000 fee = \$1.10
- C. Impact Fee Formula: Basic Rate set by city/parish government on an annual basis
- D. Impact Fee Total: 3/4" = 5,038 1"=6,964 1.5" = 27,280 2" = \$56,868

VI. SITE ACCESS

- A. Distance to Interstate Highway: I-12 (1.5 Miles)
- B. Distance to local or state highway: South Choctaw Dr. (Adjacent to site)
- C. Access for trucks:
 1. Road / Street / Name: South Choctaw Dr.
 2. Condition: Paved Asphalt
 3. Weight limit: Unknown
 4. Two Lanes / Four Lanes
 5. State / Local / U.S.: US 190 (Florida Blvd.)
- D. Improvements Required: None
- E. Cost of Improvements: N/A

VII. FIRE AND POLICE PROVIDER

- A. Fire Protection Provided by: East Baton Rouge Parish Fire Dept. Station #18
- B. Distance: 2 Miles
- C. ISO Rating: Class 1
- D. Police Protection Provided by: Baton Rouge City Police Dept #1
- E. Distance: 6.5 Miles

VIII. TAXES

A. Chart:

Taxing Entity	Real Property	Personal Property	Inventory
City	7.84		
School	43.45		
Parish (County)	48.943		
Total Tax Rate	100.233/1,000		

B. What is the tax valuation formula? Real property assessed at 15%; Mills per \$1,000 of assessed value

IX. AIRPORT

- A. Name of Local Airport: Baton Rouge Metropolitan Airport (Foreign Trade Zone)
 - 1. Distance from site: 6 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: 6 Miles
- C. Nearest International Airport: Louis Armstrong International Airport
 - 1. Distance from site: 70 Miles

X. RAIL

- A. Rail Service Provider: Canadian National Rail
- B. Position of line serving site: Bisecting Site
- C. Easement requirements: 50'
- 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: Unknown
- F. Water usage rate: Unknown

XIII. SANITARY SEWER

- A. Provider: Baton Rouge Dept. of Public Works
- B. Nearest Main: Adjacent to Site
- C. Size: 10"
- 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 & Demco
- B. Location of line serving site: On-Site
- C. Outage history: Unknown
- D. Distance to Distribution feeder/substation: Demco Sub-Station, Less than 1 Mile
Entergy Sub-Station, Less than .25 Mile
- E. Size of substation: Demco - 20 MVA Capacity / Entergy 50 MVA
- F. Cost of Extension: N/A

- G. Cost to provide alternate feed to site: N/A
- H. Electric service rates: Entergy -Rates Vary (Economic Development Rate Discounts Available)
- Demco - First 50 KWH per KVA of billing KVA at 3.224 cents per KWH; Next 100 KWH per KVA of billing KVA at 2.424 cents per KWH

XV. TELEPHONE

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

XVI. NATURAL GAS

- A. Provider: Entergy
- B. Distance to Nearest Main: On-Site
- C. Cost of Extension: N/A
- D. Natural Gas Rates: Rates Vary (Economic Development Rate Discounts Available)

XVII. GEOTECHNICAL

- A. General Soil Type: Sandy, 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: 48'
- B. Minimum elevation: 24'
- C. Flat / Gently Rolling / Rolling
- D. Mineral Rights: Yes
- E. Riparian Rights: Yes