

Exhibit "B1"



Baton Rouge Area Chamber

**CONFIDENTIAL**  
**SITE EVALUATION**

**Iberville Business & Technology Park**

**March 1, 2007**

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: \$1.25 per thousand dollars of cost
- B. Building Permit Fee: \$1.25 x 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	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 (BRT)

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

2. Runway Length: 1<sup>st</sup> 6900 feet 2<sup>nd</sup> 7500 feet.

B. Nearest Commercial Airport:

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

C. Flight Path:

**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 (225) 687-5152
- 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