

Date	08/20/2011
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Louisiana Certified Sites Program Application

Site name	Pointe Sunshine	
Street Address or other physical location	4549 Highway 18 West	
City/town(nearest), State, and Zipcode	Donaldsonville, LA 70346	
Parish	Ascension	
Contact person and title (owner, Director, etc.)	J. Michael Eades, CEcD	
Organization	Ascension Economic Development Corporation	
Address	6967 Highway 22-A	
City/State/Zip	Sorrento	
Telephone	Office 225-675-1750	Cell 225-456-4009
E-mail	meades@ascensionedc.com	
E-mail	meades@ascensionedc.com	

Statement of Affirmation

I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information as requested by the department.

In submitting this application, I do freely participate in the Louisiana Certified Sites Program. Certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.

I therefore request certification pursuant to this application.


Signature 	President/CEO Title	8/20/2011 Date
E-mail	meades@ascensionedc.com	

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Instructions

This is a “protected form.” Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the user from blank to blank.

All attachments submitted with the questionnaire should be CLEARLY labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a title: “Exhibit A – Property Boundary Survey,” preferably at the top of the page. The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in BOLD font and at least 16-points in size if the document allows.

Note: To accomplish the above, may require the applicant to purchase a copy of Adobe Acrobat (not to be confused with Adobe READER.) Adobe ACROBAT(~\$99) allows the used to edit PDF documents and place text at the top of any PDF file. So, if the user has a scanned PDF document of a letter from the Corps or a survey boundary, the user can label it properly to reflect the Exhibit number and title.

Lastly, all exhibits should be referenced in the application at least once.

It is the intent of the department to send an electronic copy to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy and electronic form. In addition to 16-point exhibit names on the top page of each document (discussed above), all files submitted electronically should have a similar filename. That is, the “Exhibit A – Property Boundary Survey”, when submitted electronically, should have a filename similar to: “Exhibit A – Property File Survey.”

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document when opened, should have the 1) Exhibit number and 2) title prominently (16-point or larger as mentioned above) at the top of the page.

Minimum Criteria for Entry into the Louisiana Certified Sites Program

Note: A site does not have to be certified to have its profile published on Louisiana Economic Development's interactive sites and building website.

- **Size:** At least 10 contiguous, buildable acres, free of impediments to development such as soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A price per acre or leasing price is required to certify and publish a site.
- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required the property can be obtained free and clear of encumbrances.
- **Zoning:** The site must be zoned or otherwise cleared for industrial applications. If zoned, a zoning district description and map are required.
- **Flood:** At least 10 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a plan by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Potable Water:** Delivery within 180 days of notification, either by line or by well, a minimum of 50,000 gallons of potable water per day. If an existing source of potable water is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Sanitary Sewer:** Provide a minimum of 50,000 gallons per day of available sanitary sewer capacity within 180 days of notification. If existing capacity is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers.
- **Electricity:** Identify service provider or providers that can deliver 3-Phase service to the site within 180 days of execution. If existing capacity is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Natural Gas:** Natural gas must be available within 2,500 ft of the site or available within 180 days of notification. If natural gas is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Listing:** The property owner must agree to have the site published by the **Louisiana Economic Development** on its interactive sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 10 years old from the date of submission for non-active sites (agricultural, fallow or forested lands) and less than 5 years old for sites engaged in active commerce within the last five years.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided or remediation efforts have been completed and documented according to DEQ standards.

Minimum Criteria Check List

Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain	10 acres or greater	Yes
Price per acre	Price/Lease quoted in writing	Yes
Control of property	Ownership/Option/Other	Yes
Use classification (zoning)	Zones for industrial use and, if zoned, a zoning map is attached	Yes
Potable water	50,000 gpd or greater is available on site within 180 days. If the water source is greater than 2,500 ft from site, a construction plan and cost estimate is attached.	Yes
Wastewater	50,000 gpd or greater is available at the site within 180 days. If the nearest sewer line is greater than 2,500 ft away, a construction plan and cost estimate is attached.	Yes
Electricity	3-phase on site or a construction plan and cost estimate is attached.	Yes
Environmental	Phase I (less than 10-yr old for agricultural, forestry and fallow sites; less than 5 years old for others) Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Highway access	Capable of supporting 83,400 pounds gross weight	Yes

I. Verification of Site Availability

A. Site Identification			
1.	Site name	Pointe Sunshine	
2.	Address or physical location (include accurate latitude/longitude if available)	4549 Highway 18 West	
3.	City/town (nearest), state/zipcode	Donaldsonville, LA 70346	
4.	Parish	Ascension	
5.	Contact person and title	J. Michael Eades, CEcD	
6.	Address	6967 Highway 22-A	
7.	City/State/Zip	Sorrento, LA 70778	
8.	Telephone	Office 225-675-1750	Cell 225-456-4009
9.	E-mail Contact(s)	meades@ascensionedc.com	
10.	Total contiguous developable acreage (above the 100-year flood plain)	760	
11.	Number of parcels making up acreage	1	
12.	Number of owners	1	
13.	Total acreage selling price (\$)	\$32,401 per acre	
14.	Total acreage annual lease (\$)	N/A	
15.	Is there a lease-purchase option? (YES/NO)		No
	If yes, description/comment on lease-purchase option:		
16.	Is there a right-of-first-refusal feature? (YES/NO)		No
	If yes, description/comment on right-of-first refusal option:		

17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	If YES, Exhibit # and name of document?	Exhibit 1--Title Abstract		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			No
18a.	Parcel description	Acres	Lease or price per acre (\$)	Total Lease or selling price (\$)

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Pointe Sunshine	
2.	Owner name	Crawford & Thibaut, Inc.	
3.	Contact person	William H. Thibaut	
4.	Address	421 Mississippi Street	
5.	City/State/Zip	Donaldsonville, LA 70346	
6.	Telephone	Office 225-473-8241	Cell (225) 328-9988
7.	E-mail		
8.	Total acres within the site owned by this owner	987	
9.	Total selling price of this acreage (\$)	\$32,401/acre	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No but AEDC has an Option Agreement on this property	
12.	Comments regarding the immediate availability of this parcel: AEDC has an Option Agreement to purchase this property.		

A. Site Identification (continued) – Owner #2 information		
1.	Site name	
2.	Owner name	
3.	Contact person	
4.	Address	
5.	City/State/Zip	
6.	Telephone	Office Cell
7.	E-mail	
8.	Total acres within the site owned by this owner	
9.	Total selling price of this acreage (\$)	
10.	Total annual lease price of this acreage (\$)	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	
12.	Comments regarding the immediate availability of this parcel:	

A. Site Identification (continued) – Owner #3 information		
1.	Site name	
2.	Owner name	
3.	Contact person	
4.	Address	
5.	City/State/Zip	
6.	Telephone	Office Cell
7.	E-mail	
8.	Total acres within the site owned by this owner	
9.	Total selling price of this acreage (\$)	
10.	Total annual lease price of this acreage (\$)	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	
12.	Comments regarding the immediate availability of this parcel:	

A. Site Identification (continued) – Owner #4 information			
1.	Site name		
2.	Owner name		
3.	Contact person		
4.	Address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail		
8.	Total acres within the site owned by this owner		
9.	Total selling price of this acreage (\$)		
10.	Total annual lease price of this acreage (\$)		
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.		
12.	Comments regarding the immediate availability of this parcel:		

B. Option to Purchase Site (if applicable)			
1.	Option holder	Ascension Economic Development Corporation	
2.	Contact person and organization (as appropriate)	J. Michael Eades, CEcD	
3.	Address	6967 Highway 22-A	
4.	City	Sorrento	
5.	Telephone	Office 225-675-1750	Cell 225-456-4009
6.	E-mail	meades@ascensionedc.com	
7.	Total number of acres under option to purchase	987	
8.	Option expiration date	12/31/2012	
9.	Is the option assignable? (YES/NO)	Yes	
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)	Yes	
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	Yes Exhibit 2-Option to Purchase Exhibit 3--Amendment to Option to Purchase	
12.	Special comments, if any, relative to option to purchase:		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts

1.	Is site within incorporated municipal limits? (YES/NO)	No
	If so, what municipality?	
2.	Is the site within a zoning district? (YES/NO)	Yes
	If YES, contact name, agency name, address and phone of zoning authority.	Ascension Parish Office of Planning and Development Ricky Compton 42077 Churchpoint Road Gonzales, Louisiana 70737-1659 Phone: (225) 621-5700 Fax: (225) 621-5705 Web: www.planascension.org
	If zoned, briefly describe the property's current zoning classification?	Industrial
	If zoned, has a copy of the zoning regulation been attached? (YES/NO)	Yes
	If zoning regulation is attached, include Exhibit# and name of document.	Exhibit 4--Zoning Map Exhibit 5--Permitted Uses
3.	Are there any restrictions on noise level? (YES/NO)	No
	If YES, please describe:	
4.	Are there any height restrictions? (YES/NO)	No
	If YES, please describe:	
5.	Describe any land use restrictions (e.g., hours of operation)	None
6.	Can any required city/parish re-zoning permits or other required permits be issued within 180 days? (YES/NO)	Yes
7.	Are adjacent properties zoned the same as the site? (YES/NO)	Yes

8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
	North: Mississippi River		
	East: Mississippi River		
	South: Residential and agricultural		
West: Mississippi			
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	102.23 mills	
10.	What is the current assessed valuation of the site?	\$32,810	
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)		Yes
	If YES, include Exhibit# and name of document.	Exhibit 6--Property Tax Assessment	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	No, but the property could be declared a subzone of Port of Baton Rouge	
13.	Is the site located within a Renewal Community? (YES/NO)	No	
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)	Yes	

D. Existing Structures on-site					
	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	1			Abandoned residential	Yes
	5			Equipment sheds--property is in active cultivation of sugar cane. Required equipment is stored in these sheds	Yes
2.	Paved surfaces				
	Louisiana Highway 18 runs through the site along the Mississippi River. The right of way for LA 18 is NOT part of the available acreage				
3.	Fences				
	N/A				
4.	Are there any cemeteries located on the site? (YES/NO)				No
	If YES, please describe.				
5.	Can any structures not included in the sale be removed within 180 days? (YES/NO)				Yes
	If current and existing structures will be removed, does a 180-day work plan exist to remove structures? (YES/NO)			No	
	If YES, include Exhibit# and name of document.				

E. Land Transferability and Encumbrances		
1.	Has the required copy of the deed been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	Exhibit 1--Title Abstract
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	Exhibit 7--Property Survey
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit if lengthy.	
	Include Exhibit # and name of document if attached as a separate document. Louisiana Highway 18 runs through the property along the Mississippi River levee. Acadian Gas Pipeline System has a 20 in pipeline that runs along the southeast boundary of the property See Exhibit 7--Property survey and Exhibit 8--gas infrastructure	
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document. Acadian Gas Pipeline System has a 20 in pipeline that runs along the southeast boundary of the property See Exhibit 7--Property survey and Exhibit 8--gas infrastructure	
5.	List and describe any liens against the property.	
	Include Exhibit # and name of document if attached as a separate document. N/A	
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit # and name of document if attached as a separate document. N/A	
7.	List and describe any restrictive covenants.	
	Include Exhibit # and name of document if attached as a separate document. N/A	

8.	List and describe other encumbrances. Include Exhibit # and name of document if attached as a separate document.
	N/A

F. Fire Protection Rating and Proximity to Emergency Medical Care		
1.	Is fire service available at the site? (YES/NO)	Yes
2.	Name of agency or other provider of fire protection services to the site	Donaldsonville Fire Department
3.	Rating of fire service provider	Class 5
4.	Distance to fire station (miles)	3
	Name of Fire Station providing services to the site	Donaldsonville Fire Department
5.	Distance to emergency medical care (miles)	4
	Name and brief description of nearest emergency medical care facility:	Prevost Memorial Hospital. 25 bed facility with 24-hour emergency room

II. Utilities and infrastructure

A. Potable Water Infrastructure			
1.	Has a site map indicating the location of all existing water utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 9--Water and Sewer Systems	
2.	Company/agency name, address and phone of provider of potable water	Ascension Consolidated Utilities District #1 304 Chetimatches Street Donaldsonville, LA 70346 225-473-0115	
3.	Distance to the closest potable water line to service the site (feet) (Note: The line must be within 2,500 feet of the site or a construction plan and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and name of document	Approximately 2,100 feet	
4.	Size of potable water line closest to the site (inches in diameter)	8	
5.	Static and residual pressures of the potable water line closest to the site	Static 60	Residual 60
6.	Source of potable water (lake, well, other source)	Mississippi River	
7.	Total potable water system capacity (millions of gallons per day)	2.5	
8.	Current average daily use (millions of gallons per day)	1.56	
9.	Peak load (millions of gallons per day)	3.9	
10.	Excess capacity (millions of gallons per day)	0.94	
11.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	Yes, Exhibit 10--Ascension Consolidated Utilities District #1 Letter	
12.	Distance to closest elevated potable water storage tank (miles)	2 miles	
13.	Capacity of closest elevated potable water storage tank (gallons)	400,000	
14.	Distance to the appropriate booster station (miles)	3 miles	
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	No	

16.	<p>Has a plan to improve or upgrade the existing potable water system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, include Exhibit# and name of document.</p>	<p>No. An industrial project built on this site will probably develop their own water filtration and effluent treatment facility using the Mississippi River as an intake point and discharge location as is customary with other plants in the region.</p>
	<p>If YES, can this plan be executed within 180 days? (YES/NO)</p>	<p>N/A</p>
	<p>If the plan can be implemented within 180 days, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?</p>	
	<p>An industrial project built on this site will probably develop their own water filtration and effluent treatment facility using the Mississippi River as an intake point and discharge location as is customary with other plants in the region.</p>	

B. Wastewater Infrastructure		
1.	Has a site map indicating the location of all existing wastewater utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 9-Water and Sewer Systems
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	No provider is available at this site. An industrial project built on this site would probably develop their own water filtration and effluent treatment facility using the Mississippi River as both intake point and discharge location as is customary with other plants in the region.
3.	Distance to the closest wastewater line to service the site (feet) (Note: Line must be within 2,500 ft or a construction plan and cost estimate must be attached.)	Approximately 3,000
4.	Size of wastewater line closest to the site (inches diameter)	8
5.	Is there a force main at or near the site? (YES/NO)	No
6.	Capacity of nearest lift station (gallons/day)	1,152,000
7.	NPDES permit number of sewer provider	NPDES No. LA0043931
8.	Total capacity of wastewater system (gallons/day)	1,500,000
9.	Current average daily use of wastewater system (gallons/day)	1,330,000
10.	Peak load on wastewater system (gallons/day)	4,010,000
11.	Excess capacity of wastewater system (gallons/day)	There is no excess capacity in the wastewater treatment system. An industrial project built on this site would develop their own water filtration and effluent treatment facility using the Mississippi River as both intake point and discharge location as customary with

		other plants in the region.
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	No
	If not, what is the basis for this assertion?	The review by an engineer of the final monthly readings over the past year(s) supplied by the City of Donaldsonville Wastewater Treatment Plant.
13.	<p>What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.</p> <p>If included as a separate document, please include Exhibit# and title of document here.</p> <p>The limits are unknown. From prior knowledge and experience, it is believed that the City of Donaldsonville currently does not have a pretreatment ordinance. The jail is billed on their average BOD, since it is higher than the BOD of normal domestic sewage. If Pointe Sunshine has industrial dischargers, they will have to pretreat to a max BOD of 250 mg/L and have no heavy metals that are higher than the limits on Donaldsonville's LPDES permit and no concentrations of heavy metals or chemical compounds that violate USEPA/LaDEQ requirements or would impair the WWTP process.</p>	

14.	<p>Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>An industrial project built on this site would probably develop their own water filtration and effluent treatment facility using the Mississippi River as both intake point and discharge location as is customary with other plants in the region.</p>
If YES, can this plan be executed within 180 days? (YES/NO)		N/A
15.	<p>Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)</p> <p>If YES, please include the Exhibit# and title of document.</p>	<p>An industrial project built on this site would probably develop their own water filtration and effluent treatment facility using the Mississippi River as both intake point and discharge location as is customary with other plants in the region.</p>

C. Electricity Infrastructure		
1.	Has a site map indicating the location of all existing electrical lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	YES Exhibit 11--Electricity Infrastructure
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Entergy David Herring 1619 Burnside Gonzales, LA 70737 225-649-7040
3.	Distance to provider's nearest line (feet)	13,200 feet
4.	Size of provider's nearest distribution line (kV)	13.8 KV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	6 Miles
6.	Is 3-phase service available? (YES/NO) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.)	No
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	Exhibit 12--Electricity Upgrade
	What additional services are to be included with this upgrade.	New substation needed. Timeline TBD with customer data
	Can these plans be executed within 180 days? (YES/NO)	No
7.	Is 2-way feed available? (YES/NO)	No
8.	Peak load capacity available at site (MW)?	N/A
9.	Distance to nearest substation to serve the site (miles)	3.4 Miles
10.	Distance to the next closest substation to serve the site (miles)	6

D. Natural Gas Infrastructure		
1.	Has a site map indicating the location of all existing natural gas lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 8- Gas Infrastructure
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	City of Donaldsonville 609 Railroad Ave Donaldsonville, LA 70346 225-473-4247
3.	Distance to nearest distribution service line (NOT transmission line)	Transmission line on site. No distribution line
4.	Size of distribution service line (inches)	Transmission line on site. No distribution line
5.	Pressure of distribution service line (psi)	Transmission line on site. No distribution line.
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No. Transmission lines are on site. If customer would need natural gas, they would probably tie into transmission lines.
	If the line needs to be extended to the site, can this plan be executed within 180 days? (YES/NO)	N/A
	What is your basis for asserting that the plan can be completed in 180 days? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	N/A	
7.	Transmission provider of natural gas	Cypress Gas Pipeline
8.	Distance to nearest transmission line (NOT distribution line)	Both are onsite
9.	Size and pressure of transmission line (inches and PSI)	Cypress--20 inches and 700 psi
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

11.	List and describe services to be upgraded or improved.
	N/A
	Can these plans be executed within 180 days? (YES/NO) If so, what is the basis for this assertion?
	N/A

E. Local Product Pipeline Crossings

1.	<p>Do any pipelines cross the site? (YES/NO)</p> <p>If YES, has a site map indicating the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
2.	Pipeline owner	
	Primary contents of pipeline	
3.	Pipeline owner	
	Primary contents of pipeline	
4.	Pipeline owner	
	Primary contents of pipeline	
5.	Pipeline owner	
	Primary contents of pipeline	
6.	Pipeline owner	
	Primary contents of pipeline	

F. Telecommunications Infrastructure		
1.	Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No, new lines would be run to the site
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	Cox Communications 7401 Florida Blvd Baton Rouge, LA 70806 Stephen Allain 225-237-5266
3.	Distance to provider's nearest line	4.7 miles
4.	Distance to nearest central office (CO) serving the site	depends on the build out
5.	Is digital switching available for the site? (YES/NO)	Yes
6.	Is fiber optic cable available for the site? (YES/NO)	Yes
7.	Are T-1 lines available for the site? (YES/NO)	Yes
8.	Are T-3 lines available for the site? (YES/NO)	Yes
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	Yes
10.	Is satellite or commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	Yes
11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
	If a plan has been developed, which services are to be included:	
	Fiber optics and coax	
	Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?	
Yes, depending on scope of services for project.		

G. Roadway Transportation Infrastructure

1.	Has the required site map indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.		Yes Exhibit 13--Roadway Transportation		
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road				
	State highway	18	0	2	
	U.S. highway				
	North-south Interstate highway	I-55	35		
	East-west Interstate highway	I-10	8.5		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				No Parish Road onsite
4.	What is the weight limit of the parish road?				No Parish Road onsite
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway?				85,000 Pounds
7.	Is access to site controlled by a traffic light? (YES/NO)				No
8.	Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below.				No
	Local roadway to be improved	Description of improvement, Including controlling or funding authority		Schedule	

9.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)	No
	If YES, how long will access to the interstate be impacted?	
10.	Are any roadway improvements required to access the site? (YES/NO)	No
	If YES, please describe required improvements.	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)	
11.	Do any rights-of-way need to be obtained to access the site? (YES/NO)	No
	If YES, please describe Right-of-Way needs.	
	If YES, what is the time schedule for obtaining these rights-of-way?	

H. Air Transportation Infrastructure

1.	Name and address of nearest commercial airport with scheduled passenger service	Baton Rouge Regional Airport 9430 Jackie Cochran Dr. Baton Rouge LA 70807 Louis Armstrong International Airport in New Orleans 900 Airline Drive Kenner, LA 70062
2.	Distance in road miles to the nearest commercial airport	BR--50 Miles NO--60 Miles
3.	Average travel time to nearest commercial airport	1 hour to both
4.	Number of air carriers serving nearest commercial airport	BR--3 NO--9
5.	Is direct international passenger service available? (YES/NO)	Yes
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	Yes

I. Rail Infrastructure			
1.	Is the site currently served by rail? (YES/NO) (Is there a rail spur currently on the site or adjacent to the site?)	No	
2.	Name of nearest freight railroad line	Union Pacific	
3.	Distance to the nearest freight railroad line	1.5 Miles	
4.	Second closest freight railroad line	N/A	
5.	Distance to the second closest freight railroad line	N/A	
6.	Location of nearest intermodal rail yard	West Yard, Avondale, LA	
7.	Distance in rail miles to nearest intermodal rail yard	55 +/- Highway miles	
8.	If rail does not serve the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)	Yes Exhibit 14- Rail Feasibility Study	
	If YES, please include Exhibit# and title of document.		
	In what time frame (number of months) can rail service to the site be provided?		15 +/-
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.		
Duplantis Design Group Estimate			
9.	Do rights-of-way exist for extension of line to site? (YES/NO)	No	
10.	Do rights-of-way cross federal, state, or parish roadways? (YES/NO)	Yes	
11.	What party is responsible for ongoing maintenance of line extended to the site?	N/A	

J. Water Transportation Infrastructure

1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port	There are numerous commercial barge docks on the Mississippi River within 1-2 mile radius of the site. Several of these docks operate as fee-based break bulk terminals for users in the surrounding areas	
2.	Name of waterway at shallow draft port	Mississippi River	
3.	What water depth is maintained at the port?	25 feet	
4.	Distance in road miles to nearest shallow draft port	1-2	
5.	Does the site currently have barge docking facilities? (YES/NO)	No	
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port	Port of Greater Baton Rouge Jay Hardman, P.E. Executive Director 2425 Ernest Wilson Drive P.O. Box 380 Port Allen, LA 70767-0380 225.342.1660 ph	
7.	Name of body of water at deepwater port	Mississippi River	
9.	Distance in road miles to nearest deepwater port	26	
10.	Does the site currently have deepwater vessel docking facilities? (YES/NO)	No	

K. Geography and Geological Assessment		
1.	Has a U.S. Geological Survey quad map with the site outlined been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 15--USGS Map
2.	Has a Soils Conservation Service (SCS) map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 16--Soils Map
3.	Has a National Wetlands Inventory (NWI) map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 17--Wetlands Map
4.	Has a FEMA 100-year flood plain map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 18--FEMA Flood Plain
5.	Minimum topographical elevation (ft)	15
6.	Maximum topographical elevation (ft)	23 (not including the Batture)
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	7
8.	Indicate the general grade or percentage slope of the site.	1-2%
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	flat
10.	Described the general type of vegetation on the site.	The bulk of the site is under cultivation for sugar cane

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	Mississippi River	US Army Corp of Engineers
	Presence of wetlands in portion of Batture	
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 19--Geotechnical Report
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
13.	Groundwater depth (ft)	6 feet
14.	Suitability of soil for building and roadway substrate	Many large plants are built in proximity to this site
15.	Is soil augmentation required? (YES/NO)	No
16.	Has a color aerial photo from the past 12 months been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, Exhibit 20--Aerial Photo October 2010

L. Environmental Assessment		
1.	Has the required copy of the Phase I Environmental Assessment been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 21—Phase 1 Environmental Executive Summary
2.	Was the result from Phase I “No Further Action”? (YES/NO) If NO, what additional recommendations were made?	Yes
3.	Do the findings of Phase I require a Phase II? (YES/NO)	No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)	No
	If a Phase II has been completed, has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	N/A
	Was the result from Phase II “No Further Action”? (YES/NO)	N/A
4.	Has the LA Dept. of Fish and Wildlife determined that development will not impact any endangered species? (YES/NO)	Yes, the pallid sturgeon is known to be in the Mississippi River, but it does not impact industrial development activity along the MS River corridor
5.	Has the LA Dept. of Fish and Wildlife approved a plan to avoid impact to these species during development? (YES/NO)	No
6.	Has a wetlands delineation/determination been conducted for this site? (YES/NO)	Yes

	<p>If a wetlands determination has been conducted, has a copy of the wetland delineation/ determination been provided with this application? (YES/NO)</p> <p>If a copy has been included, please include Exhibit# and title of document.</p>	<p>Exhibit 22--Wetlands Determination</p>
	<p>If a wetlands determination has been conducted, did it indicate the presence of jurisdictional wetlands and/or other waterways on site? (YES/NO)</p>	<p>Yes</p>
	<p>If jurisdictional wetlands are present, will they be excluded from the property to be certified or will they otherwise remain undeveloped? (YES/NO)</p>	<p>No, The probable jurisdictional wetlands are located in the Batture Area. A portion of the Batture area would be developed if the end user requires barge and or deepwater ship docks</p>
	<p>Alternatively, will the jurisdictional wetlands be mitigated? (YES/NO)</p>	<p>TBD</p>
<p>7.</p>	<p>Has the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation (the federally-designated State Historic Preservation Office (SHPO)), determined that archeological or historical resources are present on the site? (YES/NO)</p> <p>Has the State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Please refer to Exhibit 23-SHPO Letter</p> <p>Exhibit 23 - SHPO Letter</p>

Required Documents/Exhibits Check List

- 1. U.S. Geological Survey quad map with the site outlined
- 2. Color aerial photo from the past 12 months **with the site outlined**
- 3. Boundary survey (including rights-of-way and easements)
- 4. Topographical map **with the site outlined**
- 5. Roster of owners
- 6. Copy of the deed
- 7. Copy of title abstract (if available)
- 8. Copy of the latest property assessment from the parish assessor
- 9. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
- 10. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications utilities lines
- 11. Soils Conservation Service (SCS) map **with the site outlined**
- 12. National Wetlands Inventory (NWI) map **with the site outlined**
- 13. FEMA flood plain map **with the site outlined**
- 14. Copy of a geotechnical study
- 15. Phase I environmental assessment (must be within the last 5 years for active sites and no older than 10 ten years for sites with no prior use other than agriculture/farming.)
- 16. La. Dept. of Fish and Wildlife determination that development will not impact any endangered species?
- 17. Copy of the wetland determination
- 18. State Historical Preservation Officer letter regarding the presence of historical or cultural artifacts on the site
- 19. If applicable, a plan to improve or upgrade the existing potable water system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- 20. Letter from the local water provider confirming excess potable water capacity.
- 21. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- 22. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)

- 23. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- 24. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- 25. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)
- 26. If applicable, a copy of a Phase II assessment