

Date	7/11/11
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Louisiana Certified Sites Program Application

Site name	Charleston Site	
Street Address or other physical location	Hwy 165 By-Pass South (approximately 5 miles south of I-20) Lat: 32.428043 Long: 92.084570	
City/town(nearest), State, and Zipcode	Monroe, Louisiana 71202	
Parish	Ouachita	
Contact person and title (owner, Director, etc.)	Kenny Anderson	
Organization	DBA Anderson Farms	
Address	810 Mansfield Road	
City/State/Zip	Monroe, Louisiana 71202	
Telephone	Office (318) 322-5150	Cell (318) 376-9221


Statement of Affirmation		
<p>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.</p> <p>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.</p> <p>I therefore request certification pursuant to this application.</p>		
Signature 	Landowner Title	Date 7/11/11
E-mail	kennyandersonco@yahoo.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 user 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 I 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 83,4000 pounds gross weight	Yes

I. Verification of Site Availability

A. Site Identification			
1.	Site name	Charleston Site	
2.	Address or physical location (include accurate latitude/longitude if available)	Hwy 165 By-Pass South (Approximately 5 miles south of I-20) Lat: 32.428043 Long: 92.084570	
3.	City/town (nearest), state/zipcode	Monroe, Louisiana 71202	
4.	Parish	Ouachita	
5.	Contact person and title	Kenny Anderson	
6.	Address	810 Mansfield Road	
7.	City/State/Zip	Monroe, Louisiana 71202	
8.	Telephone	Office (318) 322-5150	Cell (318) 376-9221
9.	E-mail Contact(s)	kennyandersonco@yahoo.com	
10.	Total contiguous developable acreage (above the 100-year flood plain)	700	
11.	Number of parcels making up acreage	1	
12.	Number of owners	1 Exhibit G - Roster of Owners - Charleston Site.	
13.	Total acreage selling price (\$)	\$14,000,000 (\$20,000 per acre) Exhibit G - Roster of Owners - Charleston Site.	
14.	Total acreage annual lease (\$)	To be negotiated Exhibit G - Roster of Owners - Charleston Site.	
15.	Is there a lease-purchase option? (YES/NO)		Yes
	If yes, description/comment on lease-purchase option:		

	To be negotiated	
16.	Is there a right-of-first-refusal feature? (YES/NO)	No.
	If yes, description/comment on right-of-first refusal option:	
	N/A	

17.	Has a title abstract been submitted with this application? (YES/NO)			Yes.
If YES, Exhibit # and name of document?		Exhibit I - Final Title Opinion - Charleston Site		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes
18a.	Parcel description	Acres	Lease or price per acre (\$)	Total Lease or selling price (\$)
	Dependent upon prospect requirements Exhibit G - Roster of Owners - Charleston Site.	< 700 Acres	\$9,500 - \$45,000 per acre	Dependent upon number of acres purchased and location
	Dependent upon prospect requirements Exhibit G - Roster of Owners - Charleston Site.	< 700 Acres	\$9,500 - \$45,000 per acre	Dependent upon number of acres purchased and location
	Dependent upon prospect requirements Exhibit G - Roster of Owners - Charleston Site.	< 700 Acres	\$9,500 - \$45,000 per acre	Dependent upon number of acres purchased and location
	Dependent upon prospect requirements Exhibit G - Roster of Owners - Charleston Site.	< 700 Acres	\$9,500 - \$45,000 per acre	Dependent upon number of acres purchased and location

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Charleston Site	
2.	Owner name	DBA Anderson Farms	
3.	Contact person	Kenny Anderson	
4.	Address	810 Mansfield Road	
5.	City/State/Zip	Monroe, Louisiana 71202	
6.	Telephone	Office (318) 322-5150	Cell (318) 376-9221
7.	E-mail	kennyandersonco@yahoo.com	
8.	Total acres within the site owned by this owner	700	
9.	Total selling price of this acreage (\$)	\$14,000,000 (\$20,000 per acre) Exhibit G - Roster of Owners - Charleston Site.	
10.	Total annual lease price of this acreage (\$)	To be negotiated Exhibit G - Roster of Owners - Charleston Site.	
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.	
12.	Comments regarding the immediate availability of this parcel:		
	N/A		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner	N/A	
9.	Total selling price of this acreage (\$)	N/A	
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, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel: N/A		

A. Site Identification (continued) – Owner #3 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner	N/A	
9.	Total selling price of this acreage (\$)	N/A	
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, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel: N/A		

A. Site Identification (continued) – Owner #4 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner		N/A
9.	Total selling price of this acreage (\$)		N/A
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, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel:		
	N/A		

B. Option to Purchase Site (if applicable)			
1.	Option holder	N/A	
2.	Contact person and organization (as appropriate)	N/A	
3.	Address	N/A	
4.	City	N/A	
5.	Telephone	Office N/A	Cell N/A
6.	E-mail	N/A	
7.	Total number of acres under option to purchase	N/A	
8.	Option expiration date	N/A	
9.	Is the option assignable? (YES/NO)	N/A	
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)	N/A	
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	N/A	
12.	Special comments, if any, relative to option to purchase: N/A		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts		
1.	Is site within incorporated municipal limits? (YES/NO)	No.
	If so, what municipality?	N/A
2.	Is the site within a zoning district? (YES/NO)	No.
	If YES, contact name, agency name, address and phone of zoning authority.	N/A
	If zoned, briefly describe the property's current zoning classification?	There is open zoning for all rural or unincorporated areas of Ouachita Parish.
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.	N/A
3.	Are there any restrictions on noise level? (YES/NO)	No.
	If YES, please describe:	N/A
4.	Are there any height restrictions? (YES/NO)	No.
	If YES, please describe:	N/A
5.	Describe any land use restrictions (e.g., hours of operation)	There are no land use restrictions
6.	Can any required city/parish re-zoning permits or other required permits be issued within 180 days? (YES/NO)	N/A
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: Auto U-Pull It salvage yard; Richwood Middle School (adjoins property on North boundary); Richwood High School (adjoins property on the North Boundary)		
	East: Open; Undeveloped Land		
	South: Open; Undeveloped Land		
	West: Auto Shred of Louisiana; Scott Salvage Company; Open; Undeveloped Land		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	123.29	
10.	What is the current assessed valuation of the site?	\$18,579	
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 J - Property Assessment - Charleston Site	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)		No.
13.	Is the site located within a Renewal Community? (YES/NO)		Yes.
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.	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
2.	Paved surfaces				
	Hwy 165 By-Pass U.S. Highway	4 Lane			
	Richwood #2 Parish Road	2 Lane			
	N/A	N/A	N/A		
3.	Fences				
	N/A	N/A	N/A		
	N/A	N/A	N/A		
	N/A	N/A	N/A		
4.	Are there any cemeteries located on the site? (YES/NO)				No.
	If YES, please describe.	N/A			
5.	Can any structures not included in the sale be removed within 180 days? (YES/NO)				N/A
	If current and existing structures will be removed, does a 180-day work plan exist to remove structures? (YES/NO)			N/A	
	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 H2 - Act of Partition - Charleston Site Exhibit H3 - Assumption Deed - Charleston Site
2.	Has the required boundary/property survey been included with this application? (YES/NO)	No.
	If YES, include Exhibit# and name of document.	N/A
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.	
	Exhibit E1 - Louisiana Power and Light Right of Way Permit - 1930 - Charleston Site Exhibit E2 - Louisiana Power and Light Right of Way Permit - 1960 - Charleston Site	
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document.	
	N/A	
5.	List and describe any liens against the property.	
	Include Exhibit # and name of document if attached as a separate document.	
	Exhibit H1 - Collateral Mortgage - Charleston Site	
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit # and name of document if attached as a separate document.	
	There are no judgements impacting the development of the site.	
7.	List and describe any restrictive covenants.	
	Include Exhibit # and name of document if attached as a separate document.	
	There are no restrictive covenants.	

8.	List and describe other encumbrances. Include Exhibit # and name of document if attached as a separate document.
	There are no other encumbrances.

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	Ouachita Parish Fire Department
3.	Rating of fire service provider	Class 5
4.	Distance to fire station (miles)	3.5
	Name of Fire Station providing services to the site	Ticheli Fire Station #3
5.	Distance to emergency medical care (miles)	4.5
	Name and brief description of nearest emergency medical care facility:	<p>LSUHSC Shreveport Affiliate (E.A. Conway Medical Center)</p> <p>The LSU Health Sciences Center/EA Conway Medical Center is a full service, acute care, accredited hospital. It provides emergency services and has 247 beds. The hospital is part of the LSU Health Sciences System and also serves as a teaching and research hospital. Clinical services offered include: Anesthesiology, Emergency, Family Practice, Internal Medicine, Obstetrics, Radiology, Surgery, and many others. More information can be found at the hospital's website:</p> <p>http://www.lsuhsctshreveport.edu/EAConwayMedicalCenter/EAConwayHome.aspx</p>

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 L1 - Potable Water Site Map - Charleston Site
2.	Company/agency name, address and phone of provider of potable water		Mr. Tommy Sparks Greater Ouachita Water Company 1505 North 19 th Street Monroe, Louisiana 71207 (318) 388-1440 Exhibit B - Contact List - Charleston Site
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		On-Site
4.	Size of potable water line closest to the site (inches in diameter)		6 inches
5.	Static and residual pressures of the potable water line closest to the site		Static 65 psi Residual 50 psi
6.	Source of potable water (lake, well, other source)	Deep Wells	
7.	Total potable water system capacity (millions of gallons per day)		0.864 Exhibit L1b - Potable Water Additional Notes - Greater Ouachita Water Company - Charleston Site
8.	Current average daily use (millions of gallons per day)		0.395
9.	Peak load (millions of gallons per day)		0.482
10.	Excess capacity (millions of gallons per day)		0.382
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 L1a - Potable Water Letter - Greater Ouachita Water Company - Charleston Site

12.	Distance to closest elevated potable water storage tank (miles)	4 miles
13.	Capacity of closest elevated potable water storage tank (gallons)	Refer to Exhibit L1b - Potable Water Additional Notes - Greater Ouachita Water Company - Charleston Site
14.	Distance to the appropriate booster station (miles)	6
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	No. Exhibit L1b - Potable Water Additional Notes - Greater Ouachita Water Company - Charleston Site
16.	Has a plan to improve or upgrade the existing potable water system (including construction budget and schedule) been provided with this application? (YES/NO)	No.
	If YES, include Exhibit# and name of document.	
	If YES, can this plan be executed within 180 days? (YES/NO)	N/A
	If the plan can be implemented within 180 days, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?	
	N/A	

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 L2 - Wastewater Site Map - Charleston Site
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Mr. Tommy Sparks Greater Ouachita Water Company 1505 North 19th Street Monroe, Louisiana 71207 (318) 388-1440 Exhibit B - Contact List - Charleston Site
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.)	On-Site Exhibit L2b - Wastewater Additional Notes - Greater Ouachita Water Company - Charleston Site
4.	Size of wastewater line closest to the site (inches diameter)	16 Inches. Refer to Exhibit L2b - Wastewater Additional Notes - Greater Ouachita Water Company - Charleston Site
5.	Is there a force main at or near the site? (YES/NO)	Yes. Exhibit L2b - Wastewater Additional Notes - Greater Ouachita Water Company - Charleston Site
6.	Capacity of nearest lift station (gallons/day)	There is no lift station. Exhibit L2b - Wastewater Additional Notes - Greater Ouachita

		Water Company - Charleston Site
7.	NPDES permit number of sewer provider	LA 0101834
8.	Total capacity of wastewater system (gallons/day)	600,000
9.	Current average daily use of wastewater system (gallons/day)	380,000
10.	Peak load on wastewater system (gallons/day)	418,000
11.	Excess capacity of wastewater system (gallons/day)	182,000
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Yes. Exhibit L2a - Wastewater Letter - Greater Ouachita Water Company - Charleston Site
	If not, what is the basis for this assertion?	N/A
13.	What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.	
	If included as a separate document, please include Exhibit# and title of document here. Compatible with domestic sewerage; no metals, O/G, etc. Exhibit L2c - Greater Ouachita Water Company - Water Discharge Permit - Charleston Site	

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>	No.	
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>No. Wastewater treatment facility is currently on-site (south boundary of property)</p> <p>Exhibit L2 - Wastewater Site Map - Charleston Site</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 L3 - Electrical Site Map - Charleston Site
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Mr. Roderick Worthy Entergy Louisiana, LLC 2901 Cypress Street West Monroe, Louisiana 71294-5803 (318) 329-5399 Exhibit B - Contact List - Charleston Site
3.	Distance to provider's nearest line (feet)	~ 500 feet
4.	Size of provider's nearest distribution line (kV)	336 AL 13.8KV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	2.3 miles (115KV)
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.)	Yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	N/A
	What additional services are to be included with this upgrade.	N/A
	Can these plans be executed within 180 days? (YES/NO)	N/A
7.	Is 2-way feed available? (YES/NO)	Yes.
8.	Peak load capacity available at site (MW)?	10.0 MVA
9.	Distance to nearest substation to serve the site (miles)	1.8 miles
10.	Distance to the next closest substation to serve the site (miles)	~4.0 miles

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 L4a - Natural Gas Distribution Site Map - Charleston Site Exhibit L4b - Natural Gas Transmission Site Map - Charleston Site	
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Mr. Raymond Browning Atmos Energy 800 Delta Drive Monroe, Louisiana 71203-6010 (318) 651-6328 Exhibit B - Contact List - Charleston Site	
3.	Distance to nearest distribution service line (NOT transmission line)	~ 800 feet	
4.	Size of distribution service line (inches)	2"	
5.	Pressure of distribution service line (psi)	60 psi max	
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.	
	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	Crosstex Energy	
8.	Distance to nearest transmission line (NOT distribution line)	~ 800 feet	
9.	Size and pressure of transmission line (inches and PSI)	12"	
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	N/A
	Primary contents of pipeline	N/A
3.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
4.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
5.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
6.	Pipeline owner	N/A
	Primary contents of pipeline	N/A

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.	Yes. Exhibit L5 - Telecommunications Site Map - Charleston Site
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	Mr. Stacy Welch AT&T Louisiana 301 Catalpa Street, 4 th Floor Monroe, Louisiana 71201 (318) 398-1526 Exhibit B - Contact List - Charleston Site
3.	Distance to provider's nearest line	1,500 feet
4.	Distance to nearest central office (CO) serving the site	This area is served by CO cable and also fiber fed Digital Carrier/Mux. Distance from Monroe main CO = 28,000 feet. Distance from fiber fed Digital Carrier/Mux = 2,000 feet
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:
	N/A
	Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?
	N/A

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 K1 - Roadway Site Map - Detail View - Charleston Site Exhibit K2 - Roadway Site Map - Broad View - Charleston Site	
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Richwood Road #2	Adjoins property on North Boundary	2	10.5 feet
	State highway	LA-15	3.9 miles	2	11 feet
	U.S. highway	165	Adjacent to site on West Boundary	4	12 feet
		80	6.7 miles	4	12 feet
	North-south Interstate highway	I-49	88 miles		
East-west Interstate highway	I-20	5.1 miles			
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes.
4.	What is the weight limit of the parish road?				80,000 Pounds.
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?				80,000 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
	N/A	N/A		N/A
	N/A	N/A		N/A
	N/A	N/A		N/A

9.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		Yes.
	If YES, how long will access to the interstate be impacted?	I-20 Overlay project near Hwy 165. Estimated completion date is October 2011	
10.	Are any roadway improvements required to access the site? (YES/NO)		No.
	If YES, please describe required improvements.	N/A	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		N/A
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.	N/A	
	If YES, what is the time schedule for obtaining these rights-of-way?		N/A

H. Air Transportation Infrastructure		
1.	Name and address of nearest commercial airport with scheduled passenger service	Mr. Cleve Norrell Monroe Regional Airport (MLU) 5400 Operations Road Monroe, Louisiana 71203 (318) 329-2460 Exhibit B - Contact List - Charleston Site
2.	Distance in road miles to the nearest commercial airport	7 miles
3.	Average travel time to nearest commercial airport	15 minutes
4.	Number of air carriers serving nearest commercial airport	3
5.	Is direct international passenger service available? (YES/NO)	No.
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. There is a Union Pacific main line that adjoins the site on the South Boundary, but there is no rail spur on-site.
2.	Name of nearest freight railroad line	Union Pacific Railroad
3.	Distance to the nearest freight railroad line	Adjoins site on South Boundary
4.	Second closest freight railroad line	Kansas City Southern
5.	Distance to the second closest freight railroad line	~ 6 miles
6.	Location of nearest intermodal rail yard	West Monroe (Ouachita Terminal Inc. [OTI])
7.	Distance in rail miles to nearest intermodal rail yard	15 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)	No.
	If YES, please include Exhibit# and title of document.	
	In what time frame (number of months) can rail service to the site be provided?	N/A
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
N/A		
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)	N/A
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	Mr. Paul Trichel Ouachita Terminals Inc (OTI) 101 Valley Road West Monroe, Louisiana 71294 (318) 998-1271 Exhibit B - Contact List - Charleston Site	
2.	Name of waterway at shallow draft port	Ouachita River (West Bank)	
3.	What water depth is maintained at the port?	9 feet	
4.	Distance in road miles to nearest shallow draft port	10 miles	
5.	Does the site currently have barge docking facilities? (YES/NO)	Yes.	
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port	Mr. Jay Hardman, P.E. Port of Greater Baton Rouge 2425 Ernest Wilson Drive Port Allen, Louisiana 70767-0380 (225) 342-1660 Exhibit B - Contact List - Charleston Site	
7.	Name of body of water at deepwater port	Mississippi River	
9.	Distance in road miles to nearest deepwater port	190 miles	
10.	Does the site currently have deepwater vessel docking facilities? (YES/NO)	Yes.	

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 C - US Geological Survey Quad Map - Charleston Site
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 M1 - Soils Conservation Service Map - Charleston Site
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 R - Preliminary Wetlands Determination Letter - Charleston Site
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 N - FEMA Flood Map - Charleston Site
5.	Minimum topographical elevation (ft)	66 Exhibit F - Topographical Map - Charleston Site.
6.	Maximum topographical elevation (ft)	70 Exhibit F - Topographical Map - Charleston Site.
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	4 Exhibit F - Topographical Map - Charleston Site.
8.	Indicate the general grade or percentage slope of the site.	Flat; Open Land
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Flat; Open Land; Falling to the East along bayou
10.	Described the general type of vegetation on the site.	Farm Crops

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.	
	Bayou Mouchoir de L' Ourse	Ouachita Parish Police Jury	
	N/A	N/A	
	N/A	N/A	
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.	No. Exhibit O - Geotechnical Study - Charleston Site Exhibit O1 - Geotechnical Study Cost Estimate - Charleston Site	
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)		N/A
13.	Groundwater depth (ft)	50 Feet	
14.	Suitability of soil for building and roadway substrate	Refer to Exhibit M2 - Soils Conservation Service Map - Local Roads and Streets - Charleston Site Refer to Exhibit M3 - Soils Conservation Service Map - Small Commercial Buildings - Charleston Site Refer to Exhibit M4 - Soils Conservation Service Map - Dwellings Without Basements - Charleston Site	
15.	Is soil augmentation required? (YES/NO)		Refer to Exhibits M2 - M4 Listed in Question #14 above
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 D - Color Aerial Photo - Charleston Site	

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 P - Phase I Environmental Assessment Introduction - Charleston Site
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)	N/A
	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. Exhibit Q - Dept Fish and Wildlife Endangered Species Letter - Charleston Site
5.	Has the LA Dept. of Fish and Wildlife approved a plan to avoid impact to these species during development? (YES/NO)	N/A
6.	Has a wetlands delineation/determination been conducted for this site? (YES/NO)	Yes.
	If a wetlands determination has been conducted, has a copy of the wetland delineation/ determination been provided with this application? (YES/NO) If a copy has been included, please include Exhibit# and title of document.	Yes. Exhibit R - Preliminary Wetlands Determination Letter - Charleston Site

	If a wetlands determination has been conducted, did it indicate the presence of jurisdictional wetlands and/or other waterways on site? (YES/NO)	Yes.
	If jurisdictional wetlands are present, will they be excluded from the property to be certified or will they otherwise remain undeveloped? (YES/NO)	Undetermined at this time.
	Alternatively, will the jurisdictional wetlands be mitigated? (YES/NO)	Undetermined at this time.
7.	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)	No.
	<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>Yes.</p> <p>Exhibit S - Historical and Cultural Artifacts Letter - Charleston Site</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