

Date	September 27, 2011
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Louisiana Certified Sites Program Application

Site name	I-20/Greenwood Road	
Street Address or other physical location	Near 7340 Greenwood Road Shreveport, LA 71119	
City/town(nearest), State, and Zipcode	Shreveport, LA 71119	
Parish	Caddo	
Contact person and title (owner, Director, etc.)	Bobby E. Jelks, Manager	
Organization	Franks Investment Company, L.L.C.	
Address	P.O. Box 7626	
City/State/Zip	Shreveport, LA 71137-7626	
Telephone	Office 318-221-2688	Cell 318-455-7541
E-mail	bjelks@fmcllc.com	

Updated 3-2017

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.

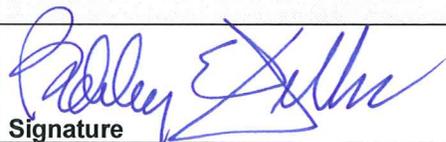
 Signature	Manager Title	9-27-11 Date
E-mail	bjelks@fmcllc.com	

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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	I-20/Greenwood Road	
2.	Address or physical location (include accurate latitude/longitude if available)	Near 7340 Greenwood Road	
3.	City/town (nearest), state/zipcode	Shreveport, LA 71119	
4.	Parish	Caddo	
5.	Contact person and title	Bobby E. Jelks, Manager	
6.	Address	P.O. Box 7626	
7.	City/State/Zip	Shreveport, LA 71137-7626	
8.	Telephone	Office 318-221-2688	Cell 318-455-7541
9.	E-mail Contact(s)	bjelks@fmcllc.com	
10.	Total contiguous developable acreage (above the 100-year flood plain)	313 acres	
11.	Number of parcels making up acreage	One	
12.	Number of owners	One	
13.	Total acreage selling price (\$)	\$7,200,000	
14.	Total acreage annual lease (\$)	N/A	
15.	Is there a lease-purchase option? (YES/NO)		Yes
	If yes, description/comment on lease-purchase option: Negotiable		
16.	Is there a right-of-first-refusal feature? (YES/NO)		Yes
	If yes, description/comment on right-of-first refusal option: Negotiable		

17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	If YES, Exhibit # and name of document?	Exhibit 2 – Title Opinion Dated May 24, 1979 Exhibit 1 – List of Exhibits		
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 (\$)
	Negotiable			

A. Site Identification (continued) – Owner#1 information			
1.	Site name	I-20/Greenwood Road	
2.	Owner name	Franks Investment Company, L.L.C	
3.	Contact person	Bobby E. Jelks, Manager	
4.	Address	P.O. Box 7626	
5.	City/State/Zip	Shreveport, LA 71137-7626	
6.	Telephone	Office 318-221-2688	Cell 318-455-7541
7.	E-mail	bjelks@fmcllc.com	
8.	Total acres within the site owned by this owner	313	
9.	Total selling price of this acreage (\$)	\$7,200,000	
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 – The sole owner, Franks Investment Company, L.L.C., is the applicant and intends to sell the tract.	
12.	Comments regarding the immediate availability of this parcel:		
	Parcel is available.		

A. Site Identification (continued) – Owner #2 information		
1.	Site name	N/A
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	N/A
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	N/A	
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	N/A	
2.	Contact person and organization (as appropriate)		
3.	Address		
4.	City		
5.	Telephone	Office	Cell
6.	E-mail		
7.	Total number of acres under option to purchase		
8.	Option expiration date		
9.	Is the option assignable? (YES/NO)		
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and name of document.		
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)	Yes
	If so, what municipality?	Shreveport, LA
2.	Is the site within a zoning district? (YES/NO)	Yes
	If YES, contact name, agency name, address and phone of zoning authority.	Shreveport Metropolitan Planning Commission 505 Travis Street, #440 Shreveport, LA 71101 Mark Sweeny, Executive Director 318-673-6480
	If zoned, briefly describe the property's current zoning classification?	I-1 - Light Industrial (PUD)
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.	Yes Exhibit 3A – Zoning Map Exhibit 3B – Planned Unit Development Reg (PUD) Exhibit 3C – R/A - Residence/Agriculture Exhibit 3D – B-3 Community Business District Zoning Reg Exhibit 3E – I-1 - Light Industrial (PUD) Exhibit 3F – I-2 Heavy Industrial Zoning Reg Exhibit 3G – R-1D Single Family Residence Zoning Reg
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)	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)	No Exhibit 3A – Zoning Map

8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
	North: The tracts adjacent to the north are all currently zoned R/A and are undeveloped timberland.		
	East: The tract bordering the northern half of the eastern boundary is zoned R-1D, and it includes a timber-buffered residential subdivision. The tracts bordering the southern half of the eastern boundary are zoned B-3 and I-1. The south half of the eastern boundary is also bordered by the proposed extension of Hwy 526 (Bert Kouns Industrial Loop) seen in Exhibit 7G – Road ROW – East Line Sect 21.		
	South: The western portion of the southern boundary fronts US Hwy 80 (Greenwood Road). The remainder of the southern boundary borders several businesses in light industrial fields. These neighboring tracts are zoned B-3 and I-1.		
	West: The southern half of the western boundary borders a residential subdivision, all of which is zoned R-1D. The northern half of the western boundary borders undeveloped timberland tracts zoned R/A.		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	<p style="text-align: right;">(2016) 137.94 Mills Caddo Parish</p> <p style="text-align: right;">36.29 Mills City of Shreveport</p> <p style="text-align: right;">174.23 Mills Total</p>	
10.	What is the current assessed valuation of the site?	4,117 (2016)	
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 4A – 2016 Caddo Parish Tax Assessments Exhibit 4B – 2016 City of Shreveport Tax Assessments	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	No	
13.	Is the site located within a Renewal Community? (YES/NO)	No	
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)	No	

D. Existing Structures on-site					
	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	None				
2.	Paved surfaces				
	Small access path about 1/4 mile long				
3.	Fences				
	Perimeter barbed wire, bad condition				
	Several internal barbed wire fences, all bad condition				
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 5 – Property Deed Dated May 24, 1979
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	Exhibit 6 – Property Boundary 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.	
	Exhibit 7E – Down Guy ROW #1 Exhibit 7G - Road ROW - East Line of Sect 21 Exhibit 7H - Re-Aligned Road ROW Bert Kouns @ US Hwy 80	
4.	List and describe other easements (include property survey indicating easements) Include Exhibit # and name of document if attached as a separate document.	
	None	
5.	List and describe any liens against the property. Include Exhibit # and name of document if attached as a separate document.	
	None	
6.	List and describe any judgments impacting development of the site. Include Exhibit # and name of document if attached as a separate document.	
	None	
7.	List and describe any restrictive covenants. Include Exhibit # and name of document if attached as a separate document.	

	None
8.	List and describe other encumbrances. Include Exhibit # and name of document if attached as a separate document.
	None

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	Shreveport Fire Department
3.	Rating of fire service provider	5/5
4.	Distance to fire station (miles)	3.5
	Name of Fire Station providing services to the site	Caddo Fire District #3
5.	Distance to emergency medical care (miles)	8.3
	Name and brief description of nearest emergency medical care facility:	Willis-Knighton Medical Center – A 779 staffed bed hospital with full standards compliance and full accreditation from The Joint Commission.

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 8 – Map of Utilities	
2.	Company/agency name, address and phone of provider of potable water	Shreveport Dept. of Water and Sewerage Barbara Featherston, Director 505 Travis Street, Suite 580 Shreveport, LA 71101 318-673-7660 barbara.featherston@shreveportla.gov	
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	<20'	
4.	Size of potable water line closest to the site (inches in diameter)	16"	
5.	Static and residual pressures of the potable water line closest to the site	Static 60#	Residual 55#
6.	Source of potable water (lake, well, other source)	Lake (Cross Lake)	
7.	Total potable water system capacity (millions of gallons per day)	78	
8.	Current average daily use (millions of gallons per day)	40	
9.	Peak load (millions of gallons per day)	65	
10.	Excess capacity (millions of gallons per day)	13	
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 8A – Letter From Water-Wastewater Service Provider	
12.	Distance to closest elevated potable water storage tank (miles)	0.5	
13.	Capacity of closest elevated potable water storage tank (gallons)	2 million	

14.	Distance to the appropriate booster station (miles)	2.5
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes
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) If YES, include Exhibit# and name of document.	No
	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 8 – Map of Utilities
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Shreveport Dept. of Water and Sewerage Barbara Featherston, Director 505 Travis Street, Suite 580 Shreveport, LA 71101 318-673-7660 barbara.featherston@shreveportla.gov
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.)	<50'
4.	Size of wastewater line closest to the site (inches diameter)	12"
5.	Is there a force main at or near the site? (YES/NO)	No
6.	Capacity of nearest lift station (gallons/day)	25 million
7.	NPDES permit number of sewer provider	LA0041394
8.	Total capacity of wastewater system (gallons/day)	30 million
9.	Current average daily use of wastewater system (gallons/day)	22 million
10.	Peak load on wastewater system (gallons/day)	25 million
11.	Excess capacity of wastewater system (gallons/day)	5 million
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Yes
	If not, what is the basis for this assertion?	Exhibit 8A – Letter From Water-Wastewater Service Provider
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.	
	Exhibit 8B – Shreveport Code Chapter 94-Article IV – Sanitary Sewer	

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>	No	

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 8 – Map of Utilities
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Southwestern Electric Power Company Eric Basinger, Manager of Economic Development 428 Travis Street Shreveport, LA 71101 318-673-3170 esbasinger@aep.com
3.	Distance to provider's nearest line (feet)	<10' - along Greenwood Rd fronting site
4.	Size of provider's nearest distribution line (kV)	12.47 kV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	1/2 mile
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)	No
8.	Peak load capacity available at site (MW)?	2 MW
9.	Distance to nearest substation to serve the site (miles)	0.75 mile
10.	Distance to the next closest substation to serve the site (miles)	3 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 8 – Map of Utilities	
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Brian Gehlbach CenterPoint Energy brian.gehlbach@centerpointenergy.com (713) 207-4339	
3.	Distance to nearest distribution service line (NOT transmission line)	<100'	
4.	Size of distribution service line (inches)	10" Steel	
5.	Pressure of distribution service line (psi)	60# MAOP	
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.	N/A	
	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.		
	Description/Plans of Proposed Development and Gas Demand		
7.	Transmission provider of natural gas	Centerpoint Energy Gas Transmission	
8.	Distance to nearest transmission line (NOT distribution line)	3.25 miles south of location	
9.	Size and pressure of transmission line (inches and PSI)	16" Steel HP	
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>	None
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.	<p>Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	Roberty Vinet, Regional Director, AT&T 3115 Dee Street, Suite 100 Shreveport, LA 71105 robert.vinet@att.com (318) 670-5001
3.	Distance to provider's nearest line	<.5 mile
4.	Distance to nearest central office (CO) serving the site	1 Mile
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)	No
8.	Are T-3 lines available for the site? (YES/NO)	No
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.	<p>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)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
	If a plan has been developed, which services are to be included:	
	<p>Site is Certified ATT "Fiber Ready" and AT&T does have fiber infrastructure nearby in the area. Depending on the type of service required, AT&T will make timely additions to that infrastructure to support whatever is requested- POTS lines, DS-1, DS-3, Ethernet, etc. AT&T's timeline for provisioning should be relatively short once we have customers' needs assured.</p>	
	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 9A – Roadway Map - Large Scale Exhibit 9B – Roadway Map – Mid Scale Exhibit 9C – Roadway Map – Small Scale		
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Caddo Parish Road 18 aka Jefferson-Paige Road	2.0	2	12'
	State highway	LA 526 aka Bert Kouns Industrial Loop	0.3	4	12'
	U.S. highway	US Hwy 80 aka Greenwood Road	0.0	2	12'
	North-south Interstate highway	I-49	9.5		
	East-west Interstate highway	I-20	0.2		
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?				83,400
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?				83,400
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.				Yes
	Local roadway to be improved	Description of improvement, Including controlling or funding authority			Schedule
	LA 526	Extension of road north along the east boundary line of site - right of way owned by City of Shreveport			Unknown

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?	The LA 526 addition will provide more direct access to I-20 Exhibit 7G – Road ROW – East Line Sect 21	
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	Shreveport Regional Airport 5103 Hollywood Ave Shreveport, LA 71109 318-673-5370
2.	Distance in road miles to the nearest commercial airport	5.5 miles
3.	Average travel time to nearest commercial airport	10 minutes
4.	Number of air carriers serving nearest commercial airport	5
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
2.	Name of nearest freight railroad line	Union Pacific
3.	Distance to the nearest freight railroad line	2.0 miles
4.	Second closest freight railroad line	Kansas City Southern
5.	Distance to the second closest freight railroad line	10.0 miles
6.	Location of nearest intermodal rail yard	Texarkana, TX
7.	Distance in rail miles to nearest intermodal rail yard	85 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?	Unknown
	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	Brenda Levinson Caddo-Bossier Port 6000 Doug Attaway Blvd. Shreveport, LA 71115 (318) 524-2272 brenda@portsb.com
2.	Name of waterway at shallow draft port	Red River
3.	What water depth is maintained at the port?	9 feet
4.	Distance in road miles to nearest shallow draft port	18 Miles
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 Lake Charles 1611 West Sallier Street Lake Charles, LA 70601 marketing@portlc.com
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	193 Miles
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 10A – USGS Quad Map Exhibit 10 B – Detailed Topographical 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 11 – NRCS (SCS) Soil 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 12 – USFWS National Wetlands Inventory 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 – The entire tract is within “Zone X – Areas determined to be outside the 500-year floodplain” Exhibit 13A – FEMA Flood Map West Exhibit 13B - FEMA Flood Map East
5.	Minimum topographical elevation (ft)	245
6.	Maximum topographical elevation (ft)	290
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	45
8.	Indicate the general grade or percentage slope of the site.	1-8%
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Gently rolling/Flat
10.	Described the general type of vegetation on the site.	Mixed pine/hardwood forest cover

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.	
	See Exhibit 17A - Final Wetlands Determination	USACE	
	Also Attached is Exhibit 17B - Preliminary Wetlands Determination		
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO)	Yes	
	If YES, please include Exhibit# and title of document.	See Exhibit 11 – NRCS (SCS) Soil Map for soil information	
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)		N/A
13.	Groundwater depth (ft)	See Exhibit 11A - Geotechnical Study - North 110 Acres	
14.	Suitability of soil for building and roadway substrate	See Exhibit 11A - Geotechnical Study - North 110 Acres	
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)	Yes	
	If YES, please include Exhibit# and title of document.	Exhibit 14A – Aerial Photo From South Looking North (August 2010) Exhibit 14B – Aerial Photo From North Looking South (August 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 15 – Phase I Environmental Study
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 16 – LDWF Endangered Species Impact Letter
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 See Exhibit 17A - Final Wetlands Determination Also Attached is Exhibit 17B - Preliminary Wetlands Determination
	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)	No

	Alternatively, will the jurisdictional wetlands be mitigated? (YES/NO)	Yes
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
	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) If YES, please include Exhibit# and title of document.	Yes Exhibit18 - LA SHPO Letter With Phase I Archaeological

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 *See Exhibit 11 in lieu 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