

Date	
-------------	--

Louisiana Certified Sites Program Application

Site name	Nord du Lac	
Street Address or other physical location	Section 12, Township 7 South, Range 10 East	
City/town(nearest), State, and Zipcode	Covington, LA	
Parish	Saint Tammany	
Contact person and title (owner, Director, etc.)	Bruce Wainer, Partner	
Organization	All State Financial Company	
Address	321 Veterans Blvd., Suite 201	
City/State/Zip	Metairie, LA 70005	
Telephone	Office 504-834-5511	Cell 504-812-9811
E-mail	bruce@wainerco.com	

Statement of Affirmation

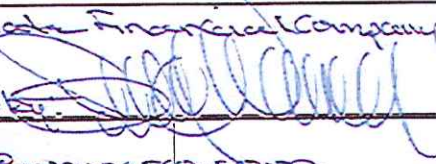
I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or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

All State Financial Company

Signature



Title

Partner

Date

9/23/11

E-mail

bore@warwick.com

Table of Contents

Instructions	4
Minimum Criteria Check List	6
I. Verification of Site Availability	7
A. Site Identification	7
A. Site Identification (continued) – Owner#1 information.....	9
A. Site Identification (continued) – Owner #2 information.....	10
A. Site Identification (continued) – Owner #3 information.....	11
A. Site Identification (continued) – Owner #4 information.....	12
B. Option to Purchase Site (<i>if applicable</i>)	13
C. Site Zoning, Tax Assessment, and Special Economic Development Districts...	14
D. Existing Structures on-site	16
E. Land Transferability and Encumbrances.....	17
F. Fire Protection Rating and Proximity to Emergency Medical Care	19
II. Utilities and infrastructure	20
A. Potable Water Infrastructure	20
B. Wastewater Infrastructure.....	22
C. Electricity Infrastructure	24
D. Natural Gas Infrastructure	25
E. Local Product Pipelines.....	27
F. Telecommunications Infrastructure.....	28
G. Roadway Transportation Infrastructure.....	29
H. Air Transportation Infrastructure	31
I. Rail Infrastructure.....	32
J. Water Transportation Infrastructure	33
K. Geography and Geological Assessment.....	34
L. Environmental Assessment.....	36
Required Documents Check List	38

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	Nord du Lac	
2.	Address or physical location (include accurate latitude/longitude if available)	Section 12, Township 7 South, Range 10 East 30°27'19.99"N 90°09'11.07"W	
3.	City/town (nearest), state/zipcode	Covington, La	
4.	Parish	Saint Tammany	
5.	Contact person and title	Bruce Wainer, Partner	
6.	Address	321 Veterans Blvd., Suite 201	
7.	City/State/Zip	Metairie, La 70005	
8.	Telephone	Office 504-834-5511	Cell 504-812-9811
9.	E-mail Contact(s)	bruce@wainerco.com	
10.	Total contiguous developable acreage (above the 100-year flood plain)	170 Acres	
11.	Number of parcels making up acreage	1 See Exhibit 36 - Nord du lac Master Plan or Exhibit 36A - Master Plan Vicinity	
12.	Number of owners	1	
13.	Total acreage selling price (\$)	\$6.50 per square foot to \$12.50 per square foot. See Exhibit 8 - Price and conditions of sale letter	
14.	Total acreage annual lease (\$)	See Exhibit 8 - Price and conditions of sale letter	
15.	Is there a lease-purchase option? (YES/NO)	No	
	If yes, description/comment on lease-purchase option:	N/A	
16.	Is there a right-of-first-refusal feature? (YES/NO)	N/A	

	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 12A - Title Commitment Exhibit 12B - Title Commitment Exhibit 12C - Title Commitment Exhibit 12D - Title Commitment		
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 (\$)
	Acreage can be subdivided to suit the buyer's specific requirements.			See Exhibit 8 - Price and conditions of sale letter

A. Site Identification (continued) – Owner#1 information

1.	Site name	Nord du Lac	
2.	Owner name	Allstate Financial Company	
3.	Contact person	Bruce Wainer	
4.	Address	321 Veterans Blvd.	
5.	City/State/Zip	Metairie, LA 70005	
6.	Telephone	Office 504-834-5511	Cell 504-812-9811
7.	E-mail	bruce@wainerco.com	
8.	Total acres within the site owned by this owner	309.5 See outline of property in Exhibit 3 - Industrial Park Boundary Map, Exhibit 10A - Tax Map and Exhibit 10B - Tax Map page 2	
9.	Total selling price of this acreage (\$)	See Exhibit 8 - Price and conditions of sale letter	
10.	Total annual lease price of this acreage (\$)	See Exhibit 8 - Price and conditions of sale letter	
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.	Yes, Exhibit 7 - Intent to Sell Letter	
12.	Comments regarding the immediate availability of this parcel: Available immediately for purchase.		

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	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)	Yes
	If YES, contact name, agency name, address and phone of zoning authority.	St. Tammany Parish Government Department of Planning and Zoning 21490 Koop Drive Mandeville, LA 70471 985-898-2529
	If zoned, briefly describe the property's current zoning classification?	PBC1 - Planned Business Center PBC2 - Planned Business Center HC-2 - Highway Commercial District A-5 - Two family Residential District A-7 - Multiple Family Residential District A-4A - Single Family Residential District (SOLD) MD-1 - Medical Residential District (SOLD) See also Exhibit 25 - Willingness to Re-zone Letter
	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 26 - Zoning Map Exhibit 27 - Zoning Ordinances A-4, A-4A, and A-7 Exhibit 28 -Zoning Ordinances HC-2, MD-1, NC-1 PBC-1 and PBC-2 Exhibit 29 - Zoning Ordinaces - PUD
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)	Yes
	If YES, please describe:	PBC1 and PBC2 : Building height not to exceed 200' HC-2 - Not to exceed 35' if located within 100' of a residentially zoned property, otherwise, not to exceed 60' A-4A - Not to exceed 35' A-5 - Not to exceed 35' A-7 - Not to exceed 35' if located within 100' of a residentially zoned property, otherwise, not to exceed 60' MD-1 - Not to exceed 30' if located within 100' of a residentially zoned property, otherwise, not to exceed 50'
5.	Describe any land use restrictions (e.g., hours of operation)	N/A
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

Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
8.	North: Residential Subdivision, Evergreen Acres, Maison du Lac	
	East: Residential Subdivision, Normandy Oaks	
	South: Interstate 12, Utility Oxidation Pond	
	West: Residential Subdivision - Shady Lake Estates, Cornelius Johnson - wooded property	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	138.15 148.45
10.	What is the current assessed valuation of the site?	\$9,068.00
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 9A - Tax Assessment Exhibit 9B - Tax Assessment Exhibit 9C - Tax Assessment Exhibit 9D - Tax Assessment
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.	N/A				
2.	Paved surfaces				
	Ochsner Boulevard	224,333	2003		
	Ochsner Boulevard Extension	464,977	2011		
3.	Fences				
	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 7A - Deed Exhibit 7B - Deed Exhibit 7C - Deed Exhibit 7D - Deed
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	Exhibit 11 - Boundary Map
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.	See Exhibit 13 - Legal Descriptions Rights of Way and Easements
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document.	See Exhibit 13 - Legal Descriptions Rights of Way and Easements
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	Goodbee Fire Department St. Tammany Parish Fire District 13
3.	Rating of fire service provider	4
4.	Distance to fire station (miles)	.5 Miles
	Name of Fire Station providing services to the site	St. Tammany Parish Fire District 13
5.	Distance to emergency medical care (miles)	2.8 Miles
	Name and brief description of nearest emergency medical care facility:	St. Tammany Parish Hospital - 237 bed acute care facility. Providing wellness and prevention to diagnosis, treatment, rehabilitation and recovery

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 30C - Water Infrastructure and Exhibit 33 - Water Willingness to Serve Letter	
2.	Company/agency name, address and phone of provider of potable water	Utilities Inc. 201 Holiday Blvd. Covington, LA 70433 985-893-6646	
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	Ochsner Blvd. Extension - On-Site	
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 55
6.	Source of potable water (lake, well, other source)	Wells	
7.	Total potable water system capacity (millions of gallons per day)	2.3 MGD	
8.	Current average daily use (millions of gallons per day)	.5 MGD	
9.	Peak load (millions of gallons per day)	.6 MGD	
10.	Excess capacity (millions of gallons per day)	1.7 MGD	
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.	No	
12.	Distance to closest elevated potable water storage tank (miles)	.25 Miles	
13.	Capacity of closest elevated potable water storage tank (gallons)	300,000 Gallons	
14.	Distance to the appropriate booster station (miles)	N/A (tank .25 miles from site)	
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)	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 30D - Sewer Infrastructure and Exhibit 34 - Wastewater Willingness to Serve Letter
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Utilities Inc. 201 Holiday Blvd. Covington, LA 70433 985-893-6646
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.)	Ochsner Bld. - On-site
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)	562 GPM
7.	NPDES permit number of sewer provider	LA0066567
8.	Total capacity of wastewater system (gallons/day)	.8 MGD
9.	Current average daily use of wastewater system (gallons/day)	.4 MGP
10.	Peak load on wastewater system (gallons/day)	N/A
11.	Excess capacity of wastewater system (gallons/day)	.4 MGD
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?	Current flows do not depict committed capacity from areas yet to be developed.
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. Pre-treatment only required for industrial type customers. Type use will dictate pre-treatment requirements.	

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 30A - Electric Lines Exhibit 31 - Electrical willingness to serve Letter
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Cleco Power John Murchison 2900 East Causeway Approach Mandeville, LA 70471 985-624-3233
3.	Distance to provider's nearest line (feet)	On Site
4.	Size of provider's nearest distribution line (kV)	34.5/13.2 KV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	1 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)	Yes, with system upgrade
8.	Peak load capacity available at site (MW)?	25 MW
9.	Distance to nearest substation to serve the site (miles)	1.5 Miles
10.	Distance to the next closest substation to serve the site (miles)	2.5 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 30B - Natural Gas and Exhibit 32 - Natural Gas Willingness to Serve Letter
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Atmos Energy 68388 Compress Way East Mandeville, LA 70471 985-276-6003 Attn: Kenneth Glass
3.	Distance to nearest distribution service line (NOT transmission line)	On-Site
4.	Size of distribution service line (inches)	2", 6"
5.	Pressure of distribution service line (psi)	80 psi
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)	Yes
	What is your basis for asserting that the plan can be completed in 180 days? Engineering/construction estimate? Letter from natural gas supplier? etc. Exhibit 32 - Natural Gas Willingness to serve letter.	
7.	Transmission provider of natural gas	Gulf States Pipeline
8.	Distance to nearest transmission line (NOT distribution line)	1.5 Miles
9.	Size and pressure of transmission line (inches and PSI)	6" @ 400-700 psi
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

	List and describe services to be upgraded or improved.
11.	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.	<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>	<p>Yes</p> <p>Exhibit 30E- Telecommunications Infrastructure and Exhibit 35- Telecommunications Willingness to serve.</p>
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	<p>AT&T</p> <p>72337 Industry Park</p> <p>Covington, LA 70435</p>
3.	Distance to provider's nearest line	Approximately 1,000'
4.	Distance to nearest central office (CO) serving the site	4,000' to east of site
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)	N/A
10.	Is satellite or commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	N/A
	<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
11.	<p>If a plan has been developed, which services are to be included:</p> <p>N/A</p> <p>Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?</p> <p>N/A</p>	

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)				Yes
	If YES, please include Exhibit# and title of document.				
<p>Exhibit 2- General Location Map Exhibit 11- Boundary Map - Boundary map shows the most recent roadway (Ochsner Boulevard Extension) crossing the site - as most maps have not been updated with this information. See Exhibit 24- Transportation Map with Clearances for list of Over/Underpass clearances in immediate vicinity.</p>					
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Ochsner Blvd. and Ochsner Blvd. Extension	on-site	4	11'
	State highway	La.Highway 21	.55 Miles	4	12'
	U.S. highway	U.S. Hwy 190	5.8 Miles	6	12'
	North-south Interstate highway	Interstate 55	21.4 Miles		
	East-west Interstate highway	Interstate 12	.71 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?				8 Tons / Axle
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?				8 Tons / Axle
7.	Is access to site controlled by a traffic light? (YES/NO)				Yes
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?	N/A	
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	Louis Armstrong New Orleans International Airport 900 Airline Drive Kenner, LA 70062
2.	Distance in road miles to the nearest commercial airport	42 Miles See Exhibit 6 - Map with roads rail ports and airports.
3.	Average travel time to nearest commercial airport	52 Minutes
4.	Number of air carriers serving nearest commercial airport	10
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	Canadian National Railway Line (CN)	
3.	Distance to the nearest freight railroad line	17.5 Miles	
4.	Second closest freight railroad line	Norfolk Southern	
5.	Distance to the second closest freight railroad line	27 Miles	
6.	Location of nearest intermodal rail yard	Port Manchac 31450 Hwy. 51 South Manchac, LA 70421	
7.	Distance in rail miles to nearest intermodal rail yard	37 Road Miles - See Exhibit 6 - Map with roads rail ports and airports.	
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	Port Manchac 31450 Highway 51 South Manchac, LA 70421 985-386-9309 Attn: Helen Mueller
2.	Name of waterway at shallow draft port	North Pass / Lake Pontchartrain
3.	What water depth is maintained at the port?	9 ft draft main Channel 12 ft along shoreline
4.	Distance in road miles to nearest shallow draft port	31 Miles See Exhibit 6 -Map with roads rail ports and airports.
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	Port of New Orleans 1350 Port of New Orleans Place New Orleans, LA 70160 Attn: Clay Miller 504-528-3324
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	47 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 5 - Quadrangle 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 14 - Soil Survey
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 15 - 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 Exhibit 16 - FEMA Flood Map
5.	Minimum topographical elevation (ft)	13' See Exhibit 22 - Topographic Survey Map
6.	Maximum topographical elevation (ft)	23' See Exhibit 22 - Topographic Survey Map
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	10'
8.	Indicate the general grade or percentage slope of the site.	Little to no slope
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.	Pines, mixed hardwoods, scrub trees

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	See attached wetlands permit Exhibit 18A - Jurisdictional Determination for wetland locations	USACE
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.	Exhibit 21 - Geotechnical Study
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
13.	Groundwater depth (ft)	16' below existing grade (50' boring)
14.	Suitability of soil for building and roadway substrate	Good
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 4 - Aerial Photograph

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 17A - Phase One Environmental Assessment Exhibit 17B - Phase One Environmental Assessment Exhibit 17C - Phase One Environmental Assessment
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 19A - Endangered or Threatened Species Statement and Exhibit 19B - Endangered and threatened species USFWS
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
	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 18A - Jurisdictional 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 Exhibit 18B- Mitigation Plan
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)	See Exhibit 20- Historical Preservation Recommendation Letter.
	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, see Exhibit 20 - Historical Preservation Letter. Study not yet performed.

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