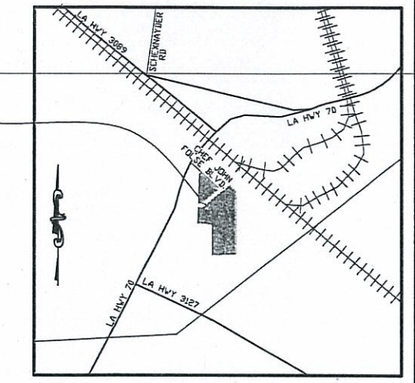
EXHIBIT A-1

(SCALE IN FEET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	322.73	N32°54'46"W
L2	240.59	N58°45'19"E
L3	83.70	S80°53'35"W
L4	872.46	S64°42'10"W
L5	69.79	S78°36'35"W
L6	141.59	N68°14'00"E
L7	93.69	S68°15'28"E
L8	89.77	S75°23'43"E
L9	417.11	N64°33'55"E
L10	313.16	N64°51'27"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	143.17'	2714.79'	143.16'	71.60'	N53°59'14"E	3°01'18"

SITE

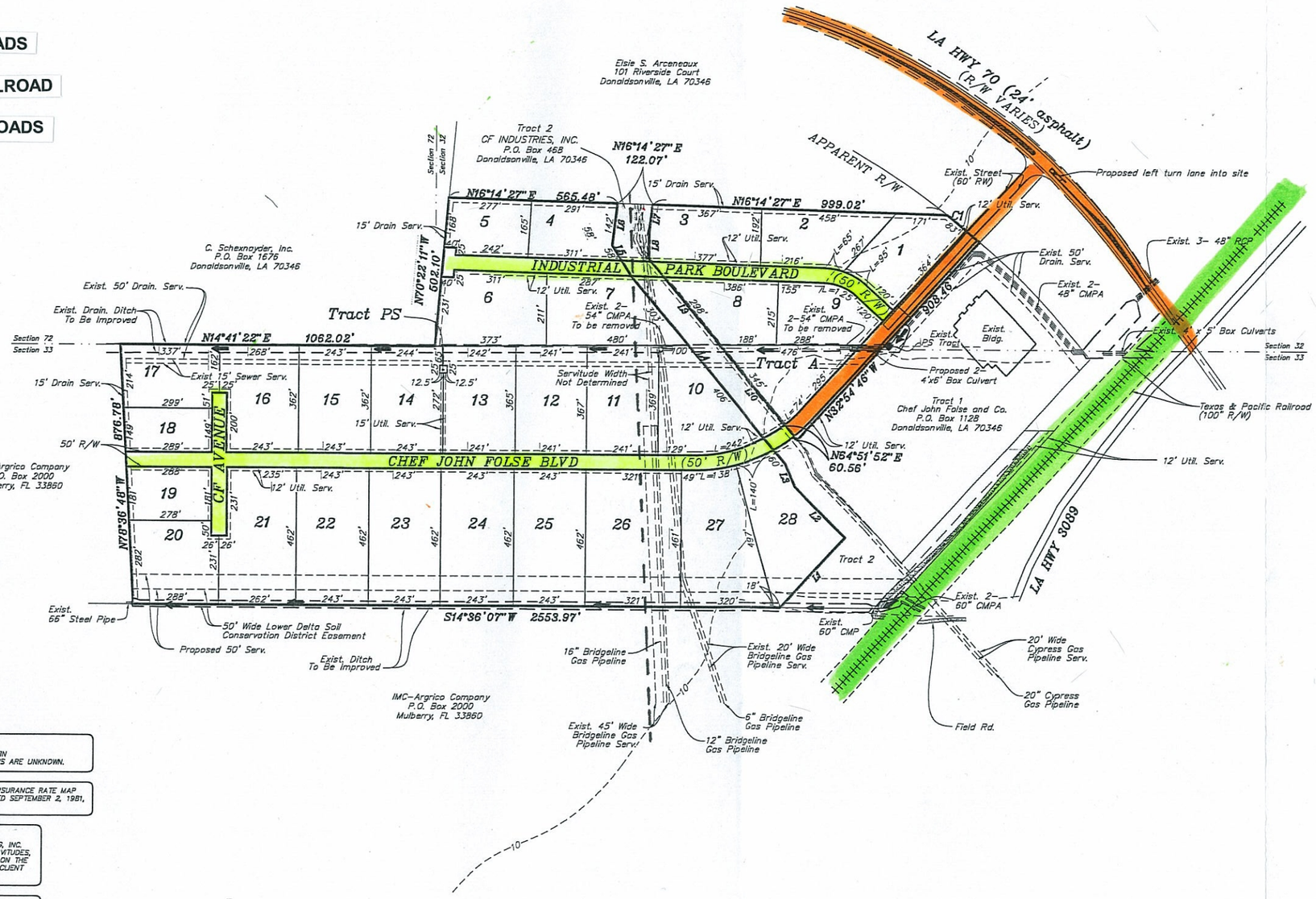


VICINITY MAP
SCALE: 1"=2000'

EXISTING ROADS

EXISTING RAILROAD

PROPOSED ROADS



GENERAL NOTES:

1. ZONING: INDUSTRIAL
2. FLOOD ZONE: C
3. 100 YEAR FLOOD: N/A
4. INUNDATION: N/A
5. UTILITIES:
   - ELECTRICITY – ENTERGY
   - GAS – CITY OF DONALDSONVILLE
   - WATER – ASCENSION CONSOLIDATED UTILITIES DISTRICT #1
   - SEWER – CITY OF DONALDSONVILLE
   - TELEPHONE – BELLSOUTH
6. TOTAL ACREAGE: 63.2± ACRES
7. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
8. LAND USE: INDUSTRIAL
9. STREETS: 25' CONCRETE (8" THICKNESS) WITH CURB & GUTTER
10. ALL LOT FRONTAGES, AREA, AND SETBACKS SHALL MEET ZONING REQUIREMENTS.
11. NUMBER OF LOTS: 28
12. EXISTING TRACT IS VACANT AGRICULTURAL LAND
13. TYPICAL LOT DIMENSIONS VARY
14. TRACT A TO BE RESERVED FOR UTILITY AND MAINTENANCE AREA FOR INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION.
13. TRACT 2 IS A UTILITY SERVITUDE TRACT OWNED BY C.F. INDUSTRIES. THE PROPOSED ROAD RIGHT OF WAY TRAVERSING THIS AND ALL SERVITUDES WILL BE DEDICATED AND PERMITTED BY C.F. INDUSTRIES AND THE RESPECTIVE PIPELINE COMPANIES OR SERVITUDE DEDICATOR.

SERVITUDE NOTE:
VARIOUS PIPELINE SERVITUDES ARE LOCATED HEREIN APPROXIMATE LOCATIONS SHOWN, EXACT LOCATIONS ARE UNKNOWN.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220013 0225 B FOR ASCENSION PARISH, DATED SEPTEMBER 2, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONE C.

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP'S, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

PRELIMINARY PLAT

OF

DONALDSONVILLE INDUSTRIAL PARK

BEING TRACT 1-A, 3, 4 AND 5 OF THE C.F. INDUSTRIES, INC. PROPERTY

LOCATED IN SECTION 32 & 33, T-11-S, R-15-E SE LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA

FOR

THE INDUSTRIAL DEVELOPMENT BOARD OF CITY OF DONALDSONVILLE
113 MARKET STREET
DONALDSONVILLE, LA 70346

F.B. NO.:	PG. NO.:
DESIGNED: KMK	CADFILE: 04195PL7
DETAILED: KMK	DATE: 9/11/06
CHECKED: GWS	SHEET NO:

GWS Engineering, Inc.
Engineering Consultants – Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808