

## Robert Brothers

Robert Brothers		
<b>Site Representative Info</b>	Name	Jerry W. Jones Jr.
	Title	Director of Economic Development
	Company / Organization	St. John the Baptist Parish
	Street Address	1801 W. Airline Highway
	City	LaPlace
	County/Parish	St. John the Baptist Parish
	State/Province	Louisiana
	Country	USA
	Postal Code	70068
	Office Phone	985.652.9569
	Mobile Phone	504.228.1164; 318.419.2331
	Email	<a href="mailto:jerry.jones@stjohn-la.gov">jerry.jones@stjohn-la.gov</a>
	Website	<a href="http://sjbparish.com/ecodev_index.php">http://sjbparish.com/ecodev_index.php</a>
<b>Site Name and Address</b>	Site Name	Robert Brothers
	Site Street Address	LA-18 & LA-3213
	City	Wallace
	County/Parish	St. John the Baptist Parish
	State/Province	Louisiana
	Country	USA
	Postal Code	70049
	Latitude Coordinate	30.03908
	Longitude Coordinate	-90.6427
<b>Site Ownership Info</b>	Total Number of Owners	Single LLC with multiple (family) members
	Name(s)	Robert Brothers Farm (former Whitney/Formosa)
	Public or Private Entity	Private
	Ownership Structure (i.e. fee simple, ground lease, etc.)	Fee Simple
	Street Address	
	City	Wallace
	State	Louisiana
	Postal Code	70049

## Robert Brothers

Office Phone	225.473.7778
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Email Address	<a href="mailto:graff@rjrobert.com">graff@rjrobert.com</a>

## Robert Brothers

		I. SITE & CIVIL INFORMATION
		RFI Response - Robert Brothers
<b>General Site Info</b>	Number of total acres of proposed site.	1,070 acres
	Number of total contiguous and developable acres of proposed site.	1,070 acres
	If property(ies) is currently under option, please provide a copy of the option(s).	Property is not currently under option.
	Describe general site configuration/shape including any out-parcels or site development limitations.	The configurations to the property are rectangular.
	Can the site be subdivided to meet the acreage requirements of the project?	Yes
	If the property can be subdivided, please describe the process.	Once a purchase price is agreed upon and contingencies are met, a request to re-subdivide the property must come before the parish to be approved. This process may take 60 to 90 days.
	Is the site for sale or lease?	Sale
	What is the average cost per acre?	\$49,000 if all are purchased
	What is the total property price?	\$52,430,000 if 1,070 acres are purchased
	Can the site be under control within 90 days of purchase/lease?	Yes
	Are any other projects considering this site?	Calls are made intermittingly. There has been developing interest in this particular site along the river.
	Does the site have any current leases that will survive the land transfer?	Yes, a 1-year farm lease that renews each year and a bargelease that is five years, but 3,000 ft. of the deepwater area of the riverfront can be taken back with 90 days notice lessee.
	If yes, will the leases restrict the ability to develop the site as proposed?	No.
Please describe current leases on the site.	1-year farm lease that renews each year and a bargelease that is five years, but 3,000 ft. of the deepwater area of the riverfront can be taken back with 90 days notice lessee.	

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	Does the proposed site have any easements that will survive the land transfer?	N/A
	If yes, will the easements restrict the ability to develop the site as proposed?	
	Please describe all current easements on the proposed site.	
	Does the proposed site have any right-of-ways that will survive the land transfer?	There is a natural gas pipeline running through the property near the 3213 Highway.
	If yes, will the right-of-ways restrict the ability to develop the site as proposed?	No
	Please describe all current right-of-ways on the proposed site.	Pipelines and railway
	Does the proposed site have any covenants that will survive the land transfer?	N/A
	If yes, will the covenants restrict the ability to develop the site as proposed?	
	Please describe all current covenants on the proposed site.	N/A
	Does the proposed site have any railroad track agreements that will survive the land transfer?	Union Pacific Railroad runs through the property in the rear portion.
	If yes, will the railroad track agreement restrict the ability to develop the site as proposed?	No
	Please describe all current railroad track agreements on the proposed site.	Railway crosses the rear portion of the property.

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	Does the proposed site have any riparian rights agreement that will survive the land transfer?	N/A
	If yes, will the riparian rights agreement restrict the ability to develop the site as proposed?	
	Please describe the riparian rights agreement on the proposed site.	
	Does the proposed site have any other agreements or encumbrances that will survive the land transfer?	No
	If yes, will these agreements or encumbrances restrict the ability to develop the site as proposed?	
	Please describe the agreements or encumbrances on the proposed site.	
	Describe the process for leasing, purchasing, or taking control of the site for development of this project.	Sign Purchase Agreement, go through due diligence period, purchase property (subject to resubdividing)
	What is the property's current use?	Farming
	Provide a chronology of previous land uses for each of the parcels including dates of reference.	Farming
	Are there any environmental problems at the site associated with previous land uses (i.e. soil, groundwater, asbestos, etc.)?	None. 800 acres have been delineated as non wetlands.
	Are there any existing structures on the proposed site?	Portable trailers and a scale
	If yes, indicate the number of structures on the proposed site.	Two trailers and a scale

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	Briefly describe the existing structures on site.	Two trailers and a scale
	Indicate whether these structures need to be demolished or relocated.	Will be removed before closing
<b>Zoning &amp; Future Planned Zoning</b>	Identify current zoning/planned use of the site. Please attach zone designation and description of allowable land use under this zoning.	A zoning determination request will need to be made, which will incur a fee of \$30.00 payable to the St. John the Baptist Parish Council. The subject site is currently zoned Residential District One (R-1), Commercial District One (C-1), Industrial District One (I-1), Industrial District Three (I-3), and Industrial Batture District (B-2). There are specific zoning district regulations for each district.
	Is the proposed project operation allowable under the current zoning / planned use?	A full description of site processes and land use impacts is required to determine if the use is allowable under the current zoning district.
	Will the site require a zoning change for the proposed project?	A full description of site processes and land use impacts is required to determine if the use is allowable under the current zoning district.
	If yes, please provide a letter of commitment indicating the region's willingness to rezone the proposed site.	Requests to rezone property are subject to Council approval or denial. As such, the Planning and Zoning Department cannot provide a letter of commitment to rezone the subject property.
	Describe the process for rezoning the site, if necessary.	Requests to rezone property are subject to Council approval or denial. A full description of site processes and land use impacts is required to determine if the use is allowable under the current zoning district.
	Are any variances for the proposed project use required or necessary?	A full set of building plans (including site plan) is required to determine if any variances are required prior to building permits being issued.
	Are there any current zoning/use compliance variances on the proposed site? If so, please describe.	None known at this time
	If so, will these variances carry over to the new owner or do they become null and void upon transfer?	

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	Is the site permitted for 24/7/365 operations?	A full description of site processes and land use impacts is required to determine if the use/hours of operation proposed would be allowable under the current zoning district.
	Is the zoning and proposed use consistent with the local government's comprehensive land use plan?	The future land use designation of the area includes Residential, Undeveloped or Agriculture, Parks and Recreation, and Industrial. A full description of site processes and land use impacts is required to determine consistency with the Future Land Use Map and the Comprehensive Plan.
	Identify surrounding land uses.	Primarily agricultural
	Identify surrounding land zoning.	Dependent upon specific parcels
	Identify future surrounding land use(s) and zone planning.	Not known at this time
	What is the distance to the nearest residential development?	The subject property directly abuts residences.
	Please describe the residential development.	Single family residences
	Are there any residents on the site or surrounding area that would have to be relocated?	There are no residents on site. There are some who are nearby in a neighboring community and most have expressed a desire to be purchased if the company is interested.
	If yes, how many residents would have to be relocated?	Less than 50 homes
	What is the estimated costs to relocate residents, if necessary?	N/A
	Provide an estimated timeframe to complete resident relocation, if necessary?	N/A
	Describe the process of relocation including any approvals required by residents, governmental bodies, etc..	N/A
	Is the proposed site within an established Foreign Trade Zone?	No, but it can be via assistance from the Port of South Louisiana.

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<b>Topography and Soils</b>	What is the minimum topographic elevation of the site?	Not determined, however the property towards the front sits high along the river road.
	What is the maximum topographic elevation of the site?	Not determined at this time
	What is the maximum elevation change?	Not determined at this time
	Indicate the percent slope of the site.	Not determined at this time
	Describe terrain of the site (i.e. flat, gently sloping/rolling, moderately sloping/rolling, greatly sloping/rolling etc.).	Relatively flat
	Who assumes the site preparation costs including cut and fill?	Buyer would assume the expense.
	Describe soil types and conditions (Please provide any geotechnical data and / or soil borings that have been completed).	The soil type is mostly sharkey clay.
	Provide subsurface/load bearing information. Is there any rock in the subsurface? What is the distance to bedrock?	Sharkey Clay to about 40 feet
	Indicate the type of growth / foliage on the site.	Surgar cane and beans being farmed
	Provide water table depth and any seasonal variation on site.	Not determined at this time
	Does the site have a history of mineral rights ownership?	Not determined at this time
	If yes, does the site have current ownership of the mineral rights?	
	Has the site or surrounding area been mined or drilled in the past?	None known
If yes, provide the distance of the mines or drilling locations in relation to the proposed site.		



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	Does the site have evidence of sink holes? If yes, please describe.	No
	Does the site have evidence of natural springs? If yes, please describe.	No
	Does the site have evidence of caves? If yes, please describe.	No
	What is the seismic zone classification for the proposed site?	N/A
	Are there any naturally occurring or man-made hazards (i.e. undermining, fog, etc.) on the proposed site? If yes, please describe.	No
	Provide dates and duration of public evacuation notices over the past 15 years.	Three

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Please coordinate and work directly with utility providers.		
<b>Electric</b>	Name of electric power transmission company(ies) serving the site.	Entergy Louisiana LLC
	Name of electric power distribution company(ies) serving the site.	Entergy Louisiana LLC
	Can the current electric facilities support the project's 200 MW requirements for electric service?	No
	Identify electric facilities to include transmission, distribution, and substations that will serve the site.	Waterford 230kV substation, Two new 230kV transmission lines
	Specify distance to electric facilities that will serve the site.	14 miles from Waterford 230kV substation to new 230kV substation constructed on customer site
	Provide total capacity available to serve the proposed site.	Entergy will provide the capacity needed to meet customer's needs
	Specify any new electrical infrastructure required to serve the site.	Entergy proposes to build two new 230kV transmission lines single pole double circuit 230kV line between new customer substation and Waterford 230kV substation. A new 230kV, 4 element ring bus station at customer's site to be built at customer site. Solution also includes the addition of two new line bays at Waterford 230kV substation.
	Provide the total capacity, after planned electrical infrastructure improvements, to serve the site.	Facilities will be constructed to meet customer's requested load of 200 MW.
	Estimate the cost of extending electric service to the site.	Approximately \$44.5M to provide 230kV service at customer substation
	Based on the project's electric profile, who assumes the cost to extend electric service to the site?	Based on current customer load data and assumed revenue recovery, Entergy will provide the upfront capital to build the dedicated customer substation and customer will reimburse Entergy through an Additional Facilities Charge(AFC). Entergy will build the new transmission lines at no cost to the customer on the assumption of adequate revenue recovery through a signed electric service agreement.

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	Estimate the timing in months of extending electric service to the site.	Entergy will need 30 months to complete construction after receiving the appropriate collateral security and an executed Electric Service Agreement. The proposed construction schedule allows 18 months for ROW acquisition of the new 230 kV Transmission route from Waterford 230kV substation to the proposed customer substation.
	Is dual feed an option for this site?	Yes, two 230kV transmission feeds are proposed to serve this site.
	If dual feed is available please describe.	Entergy proposes to build two new 230kV transmission lines single pole double circuit 230kV line between new customer substation and Waterford 230kV substation.
	Estimate the cost of providing dual electric service to the site.	Approximately \$44.5M to provide 230kV service at customer substation
	Based on the electric profile, who assumes the cost to provide dual feed?	Based on current customer load data and assumed revenue recovery, Entergy will provide the upfront capital to build the dedicated customer substation and customer will reimburse Entergy through an Additional Facilities Charge(AFC). Entergy will build the new transmission lines at no cost to the customer on the assumption of adequate revenue recovery through a signed electric service agreement.
	Is dual electric suppliers available to the site?	No, Entergy Louisiana, LLC is the sole electric provider for this site.
	If dual electric suppliers are available please describe.	N/A
	Indicate the all-in average rate per kWh based on the project's electric profile.	4.03 ¢/KWH - Based on 160MW peak operating load with a 90% LF
	Have there been any unplanned power outages to industrial users in the past 5 years?	Service provided with two new transmission lines; therefore no outage history is available.
	If yes, indicate the number of outages over the past 5 years.	N/A

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	Is construction power available at the site currently?	Yes, distribution facilities are available in the area; available capacity to be determined based on customer's construction power requirements that will be needed.
	If not, what investment will be required?	TBD
	Who assumes this investment cost?	This will depend on the construction power load and time that will be needed.
Natural Gas	Is natural gas available at the proposed site?	Yes
	What is the current MCF/hour capacity at the proposed site?	10-inch Lateral line connected to a larger transmission line approximately a mile away
	Please describe any upgrades that are required to meet the project's needs.	TBD
	Please indicate if there are any other "bottlenecks" or issues within the line/system which may have to be improved to serve this project.	TBD
	Can firm service be provided?	Yes
	Can interruptible service be provided?	Yes
	Name of natural gas transmission company(ies) serving the site.	Williams and others
	Is the natural gas transmission an interstate pipeline?	Yes
	What is the approximate distance of the transmission line to the proposed site?	1.25 miles approximately
	What is the size of the transmission line that will serve the proposed site?	20 inches
	What is the pressure of the transmission line?	Approximately 800 psi
Indicate the average all-in (commodity, distribution, taxes, fees, etc.) rate per MCF for industry in your area.	Henry hub plus transportaion cost. Paranthetically 10 to 12 cents	

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	Estimate the cost to extend natural gas service to the site.	TBD
	Estimate the timing required to extend natural gas service to the site.	TBD
	Based on the project's natural gas profile, who assumes the cost to extend service to the site?	
	Estimate the cost to provide and set the meter.	
<b>Municipal Industrial Water</b>	Is industrial process water available at the site?	No not on this site
	What is the name of the municipal water provider?	
	Is the proposed site served with industrial water by a municipal source?	No
	Can 15 MGD of municipal water be made available at the proposed site?	No
	Specify the distance (feet) to the nearest municipal water line that can serve the site with the water requirements of the project.	Not determined at this time
	Indicate the size (inches) of the municipal water line that will serve the proposed site.	N/A
	Indicate the pressure of the municipal water line that will serve the proposed site.	N/A

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Please coordinate and work directly with utility providers.		
	Indicate the total capacity of the municipal water system (MGD).	N/A
	Indicate the average utilization of the municipal water system (GPD).	N/A
	Indicate the peak utilization of the municipal water system (GPD).	N/A
	Indicate the excess capacity of the municipal water system available to the project (MGD).	N/A
	If 15 MGD of municipal water is not currently available at the site, provide an explanation of the infrastructure required to serve the site (i.e. line extensions, upgrades, etc.).	TBD
	What are the estimated costs of these upgrades?	TBD
	Who assumes the cost of the required upgrades?	TBD
	If 15 MGD of municipal water is not currently available at the site, provide an explanation of the timeframe required to serve the site.	N/A
	Provide an average rate per 1,000 gallons for municipal water.	N/A
	Has the municipal water system ever imposed industrial water restrictions in the past?	N/A
	Provide any other pertinent information in regards to municipal industrial water.	N/A
<b>Industrial Well Water</b>	Does the proposed site have well water?	N/A

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	Is a minimum of 15 MGD of well water available at the proposed site?	N/A
	Indicate the location of the water wells on the proposed site.	N/A
	What is the groundwater aquifer depth (feet)?	N/A
	Provide any other pertinent information to describe the on site water wells.	N/A
<b>Industrial Raw Water</b>	Can the site be provided with raw water from a nearby intake from a river, lake, etc.?	Yes via Mississippi River
	Is a minimum of 15 MGD of raw intake water available at the proposed site?	Yes
	Specify the approximate distance (feet) to nearest body of water for a raw water intake.	The Mississippi River adjoins the property by approximately 150 feet.
	Specify the total volume of raw water that can be withdrawn per day (GPD) from the body of water.	Landowners along the river can remove as much water from the river as needed for their purposes as long as the quantity removed does not impact other users of the river water.
	Describe any seasonal, low flow restrictions or water moratoriums that apply to the body of water.	None known
	Provide any other pertinent information to describe the raw water availability.	The Mississippi River
	Is the proposed site served by a graywater source?	No
	What is the name of the graywater provider?	N/A

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<b>Industrial Graywater</b>	Is a minimum of 15 MGD of graywater available at the proposed site?	N/A
	Specify the distance to the nearest graywater line that can serve the proposed site.	N/A
	Specify the size of the graywater line that can serve the site.	N/A
	Specify the pressure of the graywater line that can serve the site.	N/A
	Indicate the total capacity of the graywater system (GPD).	N/A
	Indicate the average utilization of the graywater system (GPD).	N/A
	Indicate the peak utilization of the graywater system (GPD).	N/A
	Indicate the excess capacity of the graywater system available to the project (GPD).	N/A
	If 15 MGD of graywater is not currently available at the site, provide an explanation of the infrastructure required to serve the site (i.e. line extensions, upgrades, etc.).	N/A
	What are the estimated costs of these upgrades?	N/A
Who assumes the cost of the required upgrades?	N/A	



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	If 15 MGD of graywater is not currently available at the site, provide an explanation of the timeframe required to serve the site.	N/A
	Provide an average rate per 1,000 gallons for graywater.	N/A
	Provide any other pertinent information in regards to graywater availability.	N/A
<b>Potable Water</b>	Is the proposed site served with potable water from a municipal source?	Yes
	What is the name of the potable water provider?	St. John the Baptist Parish District 2 Water System
	Specify the distance (feet) to the nearest potable water line that can serve the site with the water requirements of the project.	The property adjoins Highway 18 where the potable water line runs along the roadway.
	Indicate the size (inches) of the potable water line that will serve the proposed site.	12 inches
	Indicate the pressure of the potable water line that will serve the proposed site.	55 lbs.
	Indicate the total capacity of the potable water system (GPD).	750,000 gallons per day
	Indicate the average utilization of the potable water system (GPD).	550,000 gallons per day
	Indicate the peak utilization of the potable water system (GPD).	750,000 gallons
	Indicate the excess capacity of the potable water system available to the project (GPD).	200,000

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<b>Water</b>	What are the estimated costs of required upgrades?	TBD by the project needs
	Who assumes the cost of the required upgrades?	N/A
	If potable water is not currently available at the site, provide an explanation of the timeframe required to serve the site.	N/A
	Provide an average rate per 1,000 gallons for potable water.	Up to 400,000 gallons is \$5.00 per gallon of water; Excess of 400,000 gallons is priced at a negotiated rate.
	Has the potable water system ever imposed water restrictions in the past?	Yes. For weather events(i.e. freeze, leaks, and or emergencies)
	Provide any other pertinent information as it relates to serving the site with potable water.	N/A
<b>Ethane</b>	Is ethane available onsite?	There is not an ethane line onsite
	If not onsite, please specify distance to ethane pipeline(s).	There are three pipelines in proximity to the site: Chevron Pipeline Co has an ethane/propane pipe 13 miles south by southwest by existing pipeline right of way, as well as a dedicated ethane pipeline 18 miles southeast by existing pipeline right of way. Enterprise Products has a dedicated ethane pipeline east by southeast 19 miles away by existing pipeline right-of-way.
	Specify pipe size of all nearby ethane pipelines.	Chevron 1 = 8"/ Chevron 2 = 6"/ Enterprise Products = 10.75"
	Indicate owner of each pipeline.	Chevron Pipeline Company (x2) and Enterprise Products Operating LLC
	Please describe current utilization of each pipeline (built for one user, available capacity, etc.)	Unknown
	Cost to bring infrastructure to site?	To be determined

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	Who is responsible for costs of pipeline infrastructure?	It is common for the supplier to pay to extend pipelines to a customer, but final responsibility is to be determined between the client and provider.
	Anticipated timeline to bring ethane infrastructure to site.	To be determined
<b>Ethylene</b>	As ethylene is a product of this operation, please describe any potential storage locations (caverns, etc.) or end users in the vicinity of the site.	South Louisiana has several pipeline operators that store and facilitate the movement of ethylene. In addition, South Louisiana is fortunate to have multiple salt dome formations used for hydrocarbon storage. One of the largest is Boardwalk Louisiana Midstream's <i>CHOCTAW HUB</i> located near Plaquemine Louisiana in Iberville Parish, approximately 45 miles away.
<b>Fire Protection</b>	Is water for fire protection available?	The project will need to install a fire protection loop.
	Is water pressure adequate for fire protection?	
	From what source(s) and at what quantity?	
	Are there any additional facilities required?	
	If so, what is the estimated timeline for such facilities?	Unknown at this time
	If so, what is the cost for such facilities?	Unknown at this time
	Based on the project profile, who assumes the cost of these facilities?	The project facility
	Is a municipal wastewater provider available to the site?	Yes
	If not, what is the distance to the closest wastewater line that can serve the site?	On site
	Specify the name of the industrial wastewater supplier/source.	St. John the Baptist Parish Wallace Wastewater Treatment Plant
	Provide the size of the nearest wastewater line that can serve the needs of the project.	Industry will be required to construct their own treatment plant for industrial waste water

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<b>Industrial Wastewater</b>	Provide the capacity of the nearest wastewater line that can serve the needs of the project.	N/A at this time
	Indicate the capacity of the wastewater system (MGD).	
	Provide the average utilization of the wastewater system (MGD).	
	Provide the peak utilization of the wastewater system (MGD).	
	Specify the excess capacity of the wastewater system (GPD) available to support the project.	
	Is a minimum of 5 MGD currently available in the municipal wastewater system to treat accept the project's industrial wastewater?	
	Indicate any line upgrades, extension of lines and/or system upgrades required to support this project.	A new Industrial Wastewater facility would be required to accept the capacity mentioned in the specifications for this project.
	What is the estimated timeframe to complete these upgrades and extensions?	3+ years
	What are the estimated costs of these upgrades and extensions?	\$18,000,000.00
	Based on the project profile, who assumes the cost of these upgrades?	Futher discussion would have to take place in regards to this matter.
	Does the municipal wastewater treatment system have an industrial program?	Yes
If yes, what capacity does it have for BOD, COD, or other constituents?	N/A	

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	Provide an average rate per 1,000 gallons for industrial wastewater treatment.	Based on the ordinance and the strength of the wastewater.
	Provide any other pertinent information regarding the municipal wastewater treatment system.	System is currently going through an rehabilitation phase. More discussion would need to take place if there is a desire to increase the capacity to 5,000,000.
	Is direct discharge to a nearby body of water available to receive pre-treated wastewater from the proposed site?	Yes. Mississippi River
	If yes, specify the name of the body of water?	Mississippi River
	What are the limits on the discharge quantity (GPD)?	The limits on the discharge quantity vary depending on the type of facility and the permit issued.
	What are the limits on the discharge constituents?	BOD <sub>5</sub> /TSS/NH <sub>3</sub> /Phosphorous: 30/30/2/7
	Is the body of water for direct discharge impaired in any way?	No
	If so, what limitations exist?	
	Are there currently any discharge facilities on site?	N/A
	If yes, indicate the location of the existing discharge facilities.	N/A
	What type of direct discharge permit does the current discharge facility have?	N/A
	If there are no direct discharge facilities currently on site, will the community extend a discharge line to the proposed site?	No, developer will be responsible.
	If yes, describe the upgrades and extensions that will be required to meet the project's needs.	N/A

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	Indicate the timeframe (in months) to complete the upgrades.	N/A
	Indicate the estimated cost to complete these upgrades.	N/A
	Provide any other pertinent information regarding direct wastewater discharge.	N/A
<b>Sanitary Sewer</b>	Who is the sanitary sewer provider?	St. John the Baptist Parish Wallace Wastewater Treatment Plant
	Is a sanitary sewer line located at the site?	Yes
	If no, identify the distance to extend the nearest line to the site.	
	What is the estimated timeframe (in months) to extend the line to the site?	N/A - Line is parallel to site
	What is the estimated cost to extend the line to the site?	N/A - Line is parallel to site
	Based on the project profile, who assumes the cost of these extensions?	N/A - No extensions necessary
	Provide an average rate per 1,000 gallons for sanitary sewer treatment.	1 to 1 ratio with water rates
	Provide any other pertinent information in regards to sanitary sewer.	N/A
<b>Solid Waste Disposal</b>	Name of non-hazardous solid waste handler.	Metro Waste Services
	Distance to the site from non-hazardous solid waste provider.	Not determined at this time
	Indicate the services provided for non-hazardous solid waste.	Not determined at this time
	Indicate the excess capacity available at the non-hazardous solid waste facility.	Not determined at this time
	Indicate the cost per ton for non-hazardous solid waste.	Not determined at this time

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	Name of hazardous solid waste handler.	Not determined at this time
	Distance to the site from hazardous solid waste provider.	Not determined at this time
	Indicate the services provided for hazardous solid waste.	Not determined at this time
	Indicate the excess capacity available at the hazardous solid waste facility.	Not determined at this time
	Indicate the cost per ton for hazardous solid waste.	Not determined at this time
<b>Telecommunications</b>	Name of telecommunications provider serving the site.	AT&T
	Is fiber optic available at the proposed site?	Fiber ready
	If not available, what is the distance to bring service to the site?	
	If not available, provide the cost to bring service to the site.	
	Based on project description who assumes this cost?	Project facility

## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
<b>Highways &amp; Site Access</b>	Indicate nearest north/south interstate.	Interstate 55
	Provide distance (miles) to nearest north/south interstate.	21.1 miles
	Provide transit time from the site to nearest north/ south interstate.	27 minutes
	Indicate nearest north/south 4-lane national highway.	US Highway 61
	Provide distance (miles) to nearest north/south 4-lane national highway.	4.8 miles
	Provide transit time from the site to the nearest north/south 4-lane national highway.	6 minutes
	Indicate nearest east/west interstate.	Interstate 10
	Provide distance (miles) to nearest east/west interstate.	8.8 miles
	Indicate transit time from the site to the nearest east/west interstate.	11 minutes
	Indicate nearest east/west 4-lane national highway.	US Highway 90
	Provide distance (miles) to nearest east/west 4-lane national highway.	23.2 miles
	Indicate transit time from the site to the nearest east/west 4-lane national highway.	26 minutes
	Describe the directions from the site to the closest interstate or 4-lane national highway.	Directions to Highway 61 - Head west on LA-18 W - Turn left onto the ramp LA-3212 N - Slight rights onto LA-3213 N - Keep right to stay on LA-3213 N
	If the truck route is different, what are the directions to the site from the nearest interstate or 4-lane national highway?	



## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
	Describe the conditions of the transportation route between the site and the closest interstate or 4-lane national highway (i.e. road type, controlled intersections and congestion issues).	The road way beginning at the site is a two-lane roadway then called River Road. Take River road towards Veterans Memorial Bridge intersection. Cross the bridge to access US Highway 61 or continue north to Interstate 10.
	Indicate the number of roads with access to the site.	Three roadways have access to the property.
	Are these access roads public right-of-ways?	Yes
	Is access to the site controlled with a traffic light?	No
	Does the site have a middle lane/ turning lane for site access?	No
	Describe any road access improvements onto the site that will be necessary (i.e. extension of roads, improvement of intersections, road widening, etc.).	A roadway will have to be built off one of the three roadways.
	Estimate the costs of these access improvements. Who assumes the costs of these improvements?	Not known at this time, project facility would assume cost.
	What is the estimated schedule for construction of these improvements?	Not known at this time.
	Describe the site ingress/egress routes including congestions, control/uncontrolled intersection, turn lanes, etc.	There should be opportunity to design safe options for ingress/egress
	Rate site ingress/egress routes as excellent, <u>average or poor for congestion/safety.</u>	There should be opportunity to design safe options for ingress/egress
	Will a traffic study be required for the planned operation?	Yes
Rail	Is rail service available at the site?	Yes

## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
	Provide location of rail siding extendable to the site.	The rail is available on the backside of the site.
	Provide distance (ft) of rail siding extendable to the site.	1.23 miles
	Does the site ownership currently have control of right-of-ways to extend the rail to the site?	Yes
	If no, who owns the right-of-way?	Union Pacific
	Describe any rail access improvements that will be necessary.	0.9 mile
	How long (months) will it take to extend the rail line to the site?	Rail is on the site
	What are the estimated costs to bring rail to the site?	TBD
	Who assumes these costs based on the project profile?	TBD
	Who is the primary rail carrier with service to the site?	TBD
	Is this a Class I mainline, industrial spur or shortline rail?	Class I Mainline
	If shortline, what mainline provider does it tie into and where?	
	What is the distance (miles) from the site to the mainline tie in?	On Site
	Indicate type of trains operating on track (i.e. passenger, cargo, tankers, etc.).	Cargo, Tankers
	Indicate the number of trains per week.	TBD
	Indicate the average number of cars per train.	TBD
	Indicate the maximum gross weight per rail car allowed on the line.	TBD

## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
<b>Intermodal</b>	What is the closest intermodal facility to the site?	Globalplex Intermodal Terminal
	Who is the intermodal service provider?	Owned by Port of South Louisiana; Operated by Associated Terminals
	Specify distance (miles) to the intermodal facility.	River Miles: 6; Road Miles: approximately 12 miles
	Specify transit time (minutes) to the intermodal facility.	River: 30 minutes, Road: 17 minutes
	Indicate intermodal service capabilities.	Rail, vessel, barge, & truck loading & unloading capabilities
	Indicate intermodal service capacities.	Dock length of 1,300 feet, spotting for approximately 10 railcars, no limit to truck loading
	Are there any expansions planned at the nearest intermodal facility.	
	If yes, describe the expansion plans and timing.	

## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
<b>Deep Water &amp; Barge Access</b>	Specify distance (miles) and transit time to nearest deep water (>32' depth) port.	1.5 miles from nearest deep water port
	What is the draft depth of the port? Does the depth vary with tidal fluctuations?	46 feet at GlobalPlex/Port of South Louisiana
	Describe the services available at the port.	Rail, barge, deep water ship and truck
	Does the proposed site have access to a barge terminal?	No
	What is the draft depth of the barge terminal?	N/A
	Describe the services available at the barge terminal.	N/A
	Does the site have onsite/nearby access to deep water?	On site
	If yes, what is the likelihood of establishing a dedicated deep-water dock for this operation? Please describe.	The site is available for a deep water dock.
	Indicate the ability of the site to accommodate the delivery of large modular equipment.	Local heavy haul companies can determine routes and options for modular equipment deliveries.
<b>Air Transport Infrastructure &amp; Service</b>	Name of major hub or regional airport(s) in close proximity to the proposed site.	Louis Armstrong New Orleans International Airport (MSY)
	Distance (miles) to closest major hub or regional airport.	32.5 miles

## Robert Brothers

		III. LOGISTICS
		RFI Response - Robert Brothers
	Transit time to closest major hub or regional airport.	40 minutes
	Name of closest municipal/ private airport with a minimum 5000' runway.	Port of South Louisiana Executive Airport, Reserve, La.
	Indicate the length of the runway of the closest municipal/ private airport.	5,150 feet
	Are there any airports adjacent to or in close proximity to the proposed site?	Port of South Louisiana Executive Airport, Reserve, La. - approximately 15 minutes away
	If yes, are there any government approvals required or other airport related issues (i.e. lighting, height restrictions, etc.)?	Not determined at this time
	If yes, please describe the required approvals or restrictions.	

## Robert Brothers

		IV. PERMITTING & HEALTH, SAFETY & ENVIRONMENTAL
		RFI Response - Robert Brothers
<b>Permits</b>	What regulatory agencies have jurisdiction over the property?	Local parish agencies govern local permits, LDEQ governs state environmental permitting through EPA regulations
	Please provide a list of the necessary permits/approvals required for the proposed operation (i.e. air permit, building, ground water, wastewater, etc.).	Please see Exhibit 1 - Water Permitting and Exhibit 2 - Permitting Timeline
	Provide type of permit, approval authority, time frame for application approval, public hearings required, etc..	Please see Exhibit 1 - Water Permitting and Exhibit 2 - Permitting Timeline
	Can the permit application data be kept confidential?	The application becomes public when publication of notice is issued. Please see Exhibit 3 - Air Permitting Requirements
	Are the environmental permits obtained sequentially or concurrently to the building permit?	Concurrently
	What regulatory law does the regulatory agency base it's decisions and interpretations on?	EPA regulations
	Will the approving agency compile and publish a preliminary decision on our application?	Please see Exhibit 3 - Air Permitting Requirements
	If there are objections to our applications by a certain agency or the public, how are these objections addressed and by whom? How long can it further the review time by law?	There is a public notice for air permitting and a public hearing to receive comments. No additional time is required from the schedule shown in the LDEQ Air permitting guideline if the permit application satisfies all regulatory requirements.
	Based on the project description, can this facility obtain all permits required under 6 months?	Title V and PSD permits issued by LDEQ have been averaging 6 months to issue from the date of a completed application.
<b>Air Permit</b>	Is the county where the proposed site is located in an air quality attainment area for all pollutants?	Yes

## Robert Brothers

		IV. PERMITTING & HEALTH, SAFETY & ENVIRONMENTAL
		RFI Response - Robert Brothers
	If the site is in a non attainment area, please provide pollutants that are in non attainment status. Are credits available to offset proposed projects emission profile?	N/A
	If the site is located in an air maintenance area, describe the conditions of the maintenance status.	N/A
	Are there any Class I areas in close proximity to the site?	There is no Class I in the area.
<b>Wastewater Permit</b>	Is a NPDES permit required for direct discharge of pre-treated industrial wastewater into a nearby body of water?	Yes; Louisiana's Water Quality Regulations (LAC 33:Chapter IX) require permits for the discharge of pollutants from any point source into waters of the state of Louisiana. This surface water discharge permitting system is administered under the Louisiana Pollutant Discharge Elimination System (LPDES) program. LDEQ became a state delegated to administer the NPDES Program in August of 1996.
	Indicate the estimated timeframe to receive an NPDES permit.	Permit issuance is typically less than six months.
	What are costs associated with receiving a NPDES permit?	Annual fees are calculated by multiplying the rating points times the rate factor. The rating points are computed using the appropriate annual fee rating worksheet. This worksheet should accompany the draft permit. The current rate factor for municipal facilities is \$148.00/rating point and for all other facilities is \$271.96/rating point.
<b>Environmental</b>	Indicate if any environmental or other site studies that have been previously performed or are currently underway. Has a Phase I ESA been completed? If so, were there any Recognized Environmental Conditions? Was a Phase II performed? If available, please provide a copy of the Executive Summary for both studies.	None
	Are there any other environmental conditions at that site that would delay or prohibit development?	None known
	Please describe any environmental activism in the area.	Limited

## Robert Brothers

		IV. PERMITTING & HEALTH, SAFETY & ENVIRONMENTAL
		RFI Response - Robert Brothers
	List any environmentally sensitive areas (i.e. recreational areas, historic areas, national monuments, nature reserves, etc.) in close proximity to the site.	Limited
	Are there any threatened or endangered species identified in the vicinity of the site?	Not known at this time
	Has the property been granted any historical designations (i.e. listed buildings) that will impact ability to use or develop the property?	Not known at this time
	Are there any archaeological issues such as ruins or historical artifacts located on or below the surface of the site that could impact ability to use or develop the property?	Not known at this time
	Is the site is in the 100-year floodplain or similar designation?	Portions of the site
	Does the site have any protection from periodic floods?	Parish Drainage System
	Does the site have any wetlands on site? If yes, please describe.	Portions of the site
	Does the site have any creeks or streams on or adjacent to the site? If yes, please describe.	Parish Drainage System
	Who has jurisdiction controlling these bodies of water/wetlands?	USACE
	Has the appropriate agency approved the wetlands delineation?	Not at this time
	Can these wetlands and/or streams be removed or relocated?	TBD



## Robert Brothers

		IV. PERMITTING & HEALTH, SAFETY & ENVIRONMENTAL
		RFI Response - Robert Brothers
	What is the timing involved in mitigating these wetlands and/or streams? If wetlands have been delineated, please provide copy of the study.	No delineation done
	What are the costs associated with mitigating these wetlands and/or streams?	TBD
	What is the exchange ratio for mitigating these wetlands and/or streams?	Not known at this time
	Are there special requirements to protect wetlands or streams?	Not known at this time
	Can the wetlands or streams be used to discharge stormwater?	Not known at this time
	If map of wetlands is available, please provide.	Provided in Section VIII
	How does stormwater currently drain from the property?	Existing drainage avenues
	Where will stormwater drain after site development?	Generally continue to drain in same manner
	Are there any restrictions on stormwater drainage?	No
<b>Restrictions</b>	Identify any noise restrictions for the site.	70 dba at the site boundary
	Identify any height restrictions for the site.	TBD
	Identify any restrictions with smell at the site.	None
<b>Special Regulations</b>	Are there any neighboring operations that could impact operations (i.e. chemical release zone, blast zone, etc.)?	None
	Identify any special rules or regulations associated with the site.	None

## Robert Brothers

		V. HUMAN RESOURCES
		RFI Response - Robert Brothers
<b>Community</b>	What training facilities are available to service the project? Who performs the training?	The Associated Builders and Contractors (ABC) training centers provide advanced certifications in skilled crafts to incumbent workers, with multiple campuses across South Louisiana. Trainers are highly qualified skilled craft workers with extensive industry experience. The technical and community college campuses listed below have training facilities that are regularly made available to industry partners, and frequently provide high quality customized training programs to industry at their campuses or on-site at the plant. These flexible solutions can make use of college instructors, contracted experts, company trainers, or a combination.
	What technical schools are in the vicinity? What type of programs do they have? What is enrollment and annual graduates in technical programs? Other programs?	<p>Delgado Community College                      Northshore Technical Community College                      Nunez Community College</p> <p>Program &amp; 2015 Completions: Computer and Information Sciences and Support Services - 294; Personal and Culinary Services - 324; Engineering Technologies and Engineering-related Fields - 667; Family and Consumer Sciences/Human Sciences - 257; Legal Professions and Studies - 35; Liberal Arts and Sciences, General Studies and Humanities - 1,139; Homeland Security, Law Enforcement, Firefighting and Related Protective Services - 153; Construction Trades - 379; Mechanic and Repair Technologies - 403; Precision Production - 489; Visual and Performing Arts - 53; Health Profession - 1,736; Business, Management, Marketing and Related Support Services - 542</p>

## Robert Brothers

V. HUMAN RESOURCES	
RFI Response - Robert Brothers	
	<p>What 4-year educational institutions are in the vicinity? What type of programs do they have? What is enrollment and annual graduates in technical programs? Other programs?</p> <p>Louisiana State University and A&amp;M College - Total 2015 Enrollment: 33359; Total 2015 Completers: 6149; 2015 STEM Program Completers: 3760; 2015 Other Program Completers: 2389            Nicholls State University - Total 2015 Enrollment: 7532; Total 2015 Completers: 1166; 2015 STEM Program Completers: 680; 2015 Other Program Completers: 486            Southeastern Louisiana University - Total 2015 Enrollment: 17573; Total 2015 Completers: 2298; 2015 STEM Program Completers: 1226; 2015 Other Program Completers: 1072            Southern University and A&amp;M College - Total 2015 Enrollment: 7544; Total 2015 Completers: 957; 2015 STEM Program Completers: 313; 2015 Other Program Completers: 644            Southern University at New Orleans - Total 2015 Enrollment: 3093; Total 2015 Completers: 469; 2015 STEM Program Completers: 170; 2015 Other Program Completers: 299            Tulane University - Total 2015 Enrollment: 13936; Total 2015 Completers: 3456; 2015 STEM Program Completers: 2718; 2015 Other Program Completers: 738            University of Louisiana at Lafayette - Total 2015 Enrollment: 19477; Total 2015 Completers: 3087; 2015 STEM Program Completers: 1944; 2015 Other Program Completers: 1143            University of New Orleans - Total 2015 Enrollment: 11268; Total 2015 Completers: 1910; 2015 STEM Program Completers: 1256; 2015 Other Program Completers: 654            Xavier University of Louisiana - Total 2015 Enrollment: 3354; Total 2015 Completers: 401; 2015 STEM Program Completers: 334; 2015 Other Program Completers: 67</p> <p>*South Louisiana is home to a large number of colleges and universities; we have included only those with a substantial focus on STEM education. We used the NSF definition of STEM fields.            **12-month unduplicated headcount, 2014-2015, Integrated Postsecondary Education Data System (IPEDS), National Center for Education Statistics (NCES)            ***Unduplicated Completers in Bachelor's degree and post-baccalaureate programs, 2014-2015, Integrated Postsecondary Education Data System (IPEDS), National Center for Education Statistics (NCES)</p>

## Robert Brothers

		V. HUMAN RESOURCES
		RFI Response - Robert Brothers
	What are the K12 facilities? What percentage of students are enrolled in private schools?	St. John the Baptist Parish - approximately 25% of students are enrolled in private schools Riverside Academy East St. John High School West St. John High School St. Charles Catholic High School East St. John Elementary School Fifth Ward Elementary School Ascension of Our Lord Catholic School St. Peter School St. Joan of Arc Garyville/Mt. Airy Math and Science Magnet School Lake Ponchartrain Elementary School LaPlace Elementary School Emily C. Watkins Elementary School West St. John Elementary School John L. Ory Communication Magnet School
	What is the percentage of union activity in the private sector in your community?	3.3
	What is the percentage of union activity in the public sector in your community?	17.2
	When was the last union certification in your community?	1999
	When was the last union election in your community?	1999
	When was the last union decertification in your community?	None since 1988
	What housing is available for professionals? For production workers? What are the costs?	St. John the Baptist Parish Total Housing Units - 17,584 Vacant Housing Units - 2,252 Median Home Value - \$150,000 Median Rent - \$869

## Robert Brothers

		V. HUMAN RESOURCES
		RFI Response - Robert Brothers
	What recreational and cultural amenities are in the area? Are there adequate services (hotels, restaurants, shopping, etc.)?	<p>St. John Parish            7 Hotels (LaPlace)            70+ Restaurants            6 Boat Launches            Riverlands Golf and Country Club            Belle Terre Country Club            New Orleans (~40 minute drive)            38,000 hotel rooms (Metropolitan Area)            New Orleans Saints &amp; Pelicans            Audubon Zoo &amp; Aquarium            The Outlet Collection at Riverwalk            The Shops at Canal Place            Jefferson Parish (~30minute drive)            Lakeside Shopping Center            Clearview Mall            Esplanade Mall            Bayou Segnette State Park            TPC of Louisiana Golf Course            NOLA Motorsports Park</p>
	What medical services are located in the area? Is there a service that is lacking?	<p>Ochsner Health Center - River Parishes            University Medical Center- Level 1 Trauma Center (~40 minute drive)            Ochsner Medical Center (~40 minute drive)</p>
	What business services (staffing, IT, accounting, etc.) are available in the vicinity?	<p><b>St. John Parish, Orleans Parish, Jefferson Parish</b>            - 375 Accounting Services Organizations            - 51 Staffing Services Organizations            - 16 IT Services Organizations</p>
	What industrial services (machine shop, tool & die, maintenance & repair, etc.) are available in the vicinity?	<p><b>St. John Parish, Orleans Parish, Jefferson Parish</b>            - 103 Industrial Maintenance Organizations            - 44 Machine Shops Organizations            - 11 Industrial Coating Organizations            - 32 Die Castings Repair Organizations</p>

## Robert Brothers

		V. HUMAN RESOURCES
		RFI Response - Robert Brothers
	What emergency services are available to the site (i.e. fire, ambulance, police, etc.)? What is the response time for each?	Fire and Police are provided by the parish and EMS provided by a private company. Fire's response time is 5 minutes. EMS response time is 10 minutes
	What is the ISO Fire Suppression Rating for the community in which the site is located?	ISO Fire Suppresion Rating of 4
	Any other issues?	