LOUISIANA ECONOMIC DEVELOPMENT

Bobby Jindal
Governor

Stephen Moret
Secretary

Date	5-27-2015

Louisiana Certified Sites Program Application

Site name	Petty Company South	
Street Address or other physical location	HWY 594, Ouachita Parish, Monroe, LA, 71203	
City/town(nearest), State, and Zip code		
Parish	Ouachita	
Contact person and title (owner, Director, etc.)	Ben Marshall, Director	
Organization	Petty Company	
Address	1810 Roselawn Ave.	
City/State/Zip	Monroe, LA 71201	
Telephone	Office (318) 361-0061	Cell (318) 237-9935
E-mail	bmarshall@bulldogtitle.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.

Signature	Title	Date
	Director	May 27, 2015

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Foreword

As you prepare to undertake the LED certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as "busy work" necessary to get your site certified by LED. That could be a big mistake. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Do your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits. Take your time and show your site in its best light. A minimum quality submittal will get minimal interest from buyers.

Prospective buyers that contact LED are often considering multiple states. Your site submittals may be compared to a dozen sites under consideration from other states. Do what you can via enhanced submittals to make sure your site makes it to the second round and you get a site visit from the buyer.

Do NOT fill out this application if you have not received LED's review and approval of the pre-application form.

Instructions

Save yourself time, effort, and rework. Please read these instructions carefully.

Also, to eliminate the need to complete this document a second time, please download the latest version from LED's website. Don't bother submitting an out-of-date version.

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.

Requirement - Upper/Lower Case
All responses MUST BE in upper/lower case. Upper/lower case responses are easier to read. Responses in all UPPER CASE are the hardest to read and will be rejected.

Requirement - Descriptive Titles on All Exhibits
In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give an exhibit a title as long as is necessary to property describe the contents of the exhibit.

> Submissions with brief, non-descriptive titles will be rejected. For example, the titles "Exhibit B – SHPO" and "Exhibit C – Wetlands" will both be rejected since they do not properly convey the contents of the exhibit. But, the titles "Exhibit B – SHPO Letter of Site Clearance" and "Exhibit C –

Wetlands Delineation" are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

Requirement - Large, Clear Labeling of All Exhibits
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.

NOTE: Applicants are requested NOT to use Brother "PTouch" and other similar tape-based labeling systems as this results in a significantly degraded exhibit when the tape-labeled exhibit is rescanned into the computer. Instead, use one of the myriad of the computer tools like Adobe Acrobat, discussed elsewhere herein, or PDF-Exchange (free) that allow users to submit 1st generation copies.

DO NOT place the exhibit label any closer than ½ inch from any edge of the exhibit as the exhibit name may be lost during any later scans of the image/document. Scanners often truncate text/graphics near edges.

The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in BOLD font and at least 16-points in size if the document allows.

Note: To accomplish the above, may require the applicant to purchase a copy of Adobe Acrobat (not to be confused with Adobe READER.) Adobe ACROBAT (~$99) allows the user to edit PDF documents and place text at the top of any PDF file. So, if the user has a scanned PDF document of a letter from the Corps or a survey boundary, the user can label it properly to reflect the Exhibit number and title.

Requirement – Consistent Exhibit Naming
LED does not have any special requirement regarding exhibit numbering/naming except that all exhibits must have the same general format. If you use letters (a, b, c, etc.) to name your exhibits ("Exhibit A – XXXX"), then use letter designators on all exhibits. When you get to Exhibit Z, start over with Exhibit AA, AB, AC, until done. If you choose to use numbers to identify exhibits, then start at Exhibit "1" and increase the exhibit numbers by "1" until you are complete.

Requirement – All Exhibits Referenced at Least Once
Lastly, all exhibits should be referenced in the application at least once.

Requirement – Titles of Filenames Must Exactly Match Exhibit Names
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.

Requirement – Map Specifications and Quality
The site must be clearly outlined on all maps, aerial photos, etc. in a wide line that contrasts sharply with the surrounding colors on the map/photo.

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3rd generation maps.

Requirement – Roadway Maps
At least one map should be included to show the roadways in the area of the site. At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included.

Requirement – Legible Exhibits
LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

> **IMPORTANT NOTE:** Some of the required maps, such as the National Resource Conservation Soils map, the FEMA floodplain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data is lost via this process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous tools available from Adobe and others to accomplish this task.

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 25 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A fixed purchase price or a fixed leasing price per acre for a specified time period 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 that the property can be obtained free and clear of encumbrances.
- **Zoning**: The site must be zoned or otherwise approved for industrial applications. If zoned, a zoning district description and map are required. Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered.
- **Flood:** At least 25 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 250,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Sanitary Sewer:** Provide a minimum of 250,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing capacity is not available to the property boundary, certification will require submission of an order-of-magnitude cost estimate, conceptual design, and funding source to meet the minimum level of service within a reasonable timetable.
- **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. If an access road does not exist, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the required access within a reasonable timetable.
- **Electricity:** Identify service provider or providers that can deliver reliable 3-Phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Natural Gas:** Natural gas must be available to the property boundary or available prior to any potential project startup. If natural gas is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Listing:** The property owner must agree to have the site published by the Louisiana Economic Development on its interactive sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Assessment must be less than 5 years old from the date of submission.

- **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.

- **Due Diligence:** The following due diligence action items must be completed for certification.

  - **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Assessment must be less than 5 years old from the date of submission.

  - **Wetland and Stream Delineation:** Applicants must have a wetland and stream field survey conducted to delineate all wetlands and "waters of the U.S." on the site. If wetlands and waters of the U.S. will likely be impacted by planned development of the site (i.e., wetlands are in the middle of the site or in areas likely to undergo construction), the applicant must submit the wetlands delineation to the U.S. Army Corps of Engineers for a formal Jurisdictional Determination. This formalizes the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

    Notes: Wetlands mitigation is NOT required of an applicant but applicants with wetlands in the prime areas of their site are encouraged to mitigate those wetlands.

  - **Topographic Survey and 100/500 year Floodplain Designation:** Obtain a USGS map of the site. The map should be zoomed in close enough to the site so as to be able to read topographical data (elevations). Obtain the latest FEMA DFIRM map, whether preliminary or final. Demonstrate that the site is either above the 100/500 year floodplain or a site manufacturing pad can be cost effectively constructed to raise the site above the floodplain.

  - **Preliminary Geotechnical Investigation:** Obtain a preliminary geotechnical investigation of the site generally characterizing the site's soil, rock and groundwater conditions. Substantiate that unfavorable geotechnical conditions do not exist at the site. The geotechnical investigation required for certification should involve no less than 3 and no more than 5 borings spread evenly across the site, unless engineers recommend more for a very large site.

  - **Cultural Resources Investigation:** Obtain a database research level cultural and archeological investigation of the site from a qualified third party archeologist to document that there are no known cultural resource sites existing on the site. Provide the results of this third party investigation to the State Historical Preservation Office (SHPO) and request a letter from SHPO indicating whether the site is cleared for development or if the site requires a Phase I Cultural Resources Assessment. If a clearance letter cannot be obtained from SHPO, then a Phase I cultural resources survey must be performed.

  - **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact any protected or endangered species on or near the site. Work requested by LDWF for a clearance letter must be done.

  - **Land Use Development Plan:** Prepare a land use development plan for the site including an order-of-magnitude cost estimate for clearing, grading and storm water management for the site's planned developable acreage.

  - **Railroad Accessibility:** If the site can be served by railroad, determine if a right-of-way can be secured and that there is a cost effective manner to reach the site. Also, determine if the railroad owner is a short line or single Class 1 railroad and if a long term commitment has been made by the railroad to keep the rail in service. Obtain an order-of-magnitude cost estimate for rail service to the site, if appropriate. A letter from the rail provider should be obtained stating their willingness to serve the site.

  - **Utility, Oil/Gas Well and Pipeline Easements and Rights-of-Way:** Identify any and all existing

easements, utility rights-of-way, well heads, pipelines, etc. on the site that may be potential impediments to fully utilizing the site. Determine if the identified impediments can be cost effectively relocated.

- **Roadway Accessibility:** A four lane major highway within close proximity of the site is preferred. Determine if there is a cost effective means to obtain right-of-way and construct an access road from the site to the four lane highway. Obtain an order-of-magnitude cost estimate for the access road construction, if needed. 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.

Minimum Criteria Check List

Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain using latest DFIRM maps	25 acres or greater	Yes
Price per acre	Price/Lease quoted in writing	Yes
Control of property	Ownership/Option/Other	Yes
Use classification (zoning)	If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned to industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.	N/A
Water supply	250,000 gpd or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan and cost estimate is attached.	Yes
Wastewater	250,000 gpd or greater is available at the site within a reasonable time frame. If existing capacity is not available to the property boundary, a construction plan and cost estimate is attached.	Yes
Electricity	Reliable 3-phase on site or a construction plan and cost estimate is attached.	Yes
Natural Gas	Must be available to the property boundary or a construction estimate and plan for bringing to the site attached.	Yes
Environmental	Phase I (less than 5 years old). Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural Resources	Phase I is required if the State Historical Preservation Office does not clear the site for development.	Yes
Endangered Species	A clearance letter from the Louisiana Department of Wildlife and Fisheries indicating that development on the site will not impact threatened/endangered species.	Yes
Highway access	Capable of supporting 83,400 pounds gross weight.	Yes
Maps and Attachments	Have all REQUIRED Maps and attachments, as a minimum, been included with this submittal? (See list of REQUIRED/DESIRED Exhibits near the end of the form.)	Yes

I. Verification of Site Availability

A. Site Identification

1.	Site name	Petty South	
2.	Address or physical location (include accurate latitude/longitude, if available)	HWY 594, Ouachita Parish, Monroe, LA, 71203 Latitude: N 32 29 55, Longitude: W 91 59 47	
3.	City/town (nearest), state/zip code	Monroe, LA 71203	
4.	Parish	Ouachita	
5.	Contact person and title	Ben Marshall, Director	
6.	Address	1810 Roselawn	
7.	City/State/Zip	Monroe, LA 71201	
8.	Telephone	Office (318) 361-0061	Cell (318) 237-9935
9.	E-mail Contact(s)	bmarshall@bulldogtitle.com	
10.	Total acres for lease/sale?		156.49
	Total contiguous developable acreage **above the 100-year flood plain**		76
11.	Number of parcels making up acreage		1
12.	Number of owners of the separate parcels		1
13.	Total selling price for all acres ($) Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required.		$13,000,000
14.	Total acreage annual lease ($)		N/A
15.	Is there a lease-purchase option? (YES/NO)		No
	If yes, description/comment on lease-purchase option:		
	No		
16.	Is there a right-of-first-refusal feature? (YES/NO)		No

	If yes, description/comment on right-of-first refusal option:			
	N/A			
17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	If YES, Exhibit # and name of document?	Exhibit A, Petty Title Research		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			No
18a.	Parcel description	Acres	Lease or selling price per acre ($)	Total Lease or selling price ($)

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Petty South	
2.	Owner name	Petty Company	
3.	Contact person	Ben Marshall, Director	
4.	Address	1808 Roselawn Ave.	
5.	City/State/Zip	Monroe, LA 71201	
6.	Telephone	Office (318) 361-0061	Cell (318) 237-9935
7.	E-mail	bmarshall@bulldogtitle.com	
8.	Total acres within the site owned by this owner		156.49
9.	Total selling price of this acreage ($)		$13,000,000
10.	Total annual lease price of this acreage ($)		N/A
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, Exhibit B, Petty South Purchase Option	
12.	Comments regarding the immediate availability of this parcel:		
	Available Immediately		

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	Louisiana Economic Development	
2.	Contact person and organization (as appropriate)	Larry Henson	
3.	Address	1051 N. Third St.	
4.	City	Baton Rouge, LA 70802	
5.	Telephone	Office 225.342.1135	Cell 225.200.8518
6.	E-mail	Larry.Henson@LA.GOV	
7.	Total number of acres under option to purchase		156.49
8.	Option expiration date		None
9.	Is the option assignable? (YES/NO)		Yes
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.	Yes, Exhibit B, Petty South Purchase Option	
12.	Special comments, if any, relative to option to purchase:		
	Available Immediately		

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
	If the site is NOT within an incorporated municipality, how far is it to the boundary line of the nearest incorporated area (miles)? What is the name of the incorporated municipality/city/town?	0.1 miles, Monroe, LA
2.	Is the site within a zoning district? (YES/NO)	No
	If YES, contact name, agency name, address and phone of zoning authority.	N/A
	If zoned, briefly describe the property's current zoning classification?	N/A
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.	N/A
3.	Are there any restrictions on noise level? (YES/NO)	No
	If YES, please describe:	N/A
4.	Are there any height restrictions? (YES/NO)	No
	If YES, please describe:	N/A
5.	Describe any land use restrictions (e.g., hours of operation)	None
6.	How long will it take for required city/parish re-zoning permits or other required permits to be issued? (months)	N/A
7.	Are adjacent properties zoned the same as the site? (YES/NO)	Yes

8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.	
	North: Government, Education	
	East: Agriculture	
	South: Industrial, Commercial	
	West: Woods	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	130 Millage per Assessed Value
10.	What is the current assessed valuation of the site?	$5,128
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 C, Petty South 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.					
2.	Paved surfaces				
3.	Fences				
	Barb Wire, South Boundary				

4.	Are there any cemeteries located on the site? (YES/NO)	No
	If YES, please describe.	
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)	N/A
	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO) If YES, include Exhibit# and name of document.	N/A

E. Land Transferability and Encumbrances		
1.	Has a copy of the deed been included with this application? (YES/NO) NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, limitations of use, or other encumbrances must be attached as an exhibit.	Yes
	If YES, include Exhibit# and name of document.	Exhibit D, Petty South Property 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 E, Petty South, Property Plat
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.	
	West boundary has a drainage easement to Ouachita Parish for an existing drainage ditch.	
4.	List and describe other easements (include property survey indicating easements) Include Exhibit # and name of document if attached as a separate document.	
	None	
5.	List and describe any liens against the property. Include Exhibit # and name of document if attached as a separate document.	
	None	
6.	List and describe any judgments impacting development of the site. Include Exhibit # and name of document if attached as a separate document.	
	None	

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

F. Fire Protection Rating and Proximity to Emergency Medical Care			
1.	Is the site within the coverage area of a fire department? (YES/NO)		Yes
2.	Name of agency or other provider of fire protection services to the site	Ouachita Parish Fire Department	
3.	Rating of fire service provider		Class 5
4.	Distance to fire station (miles)		5.1
	Name of Fire Station providing services to the site	Ouachita Parish Fire Department	
5.	Distance to emergency medical care (miles)		7.5 Miles
	Name and brief description of nearest emergency medical care facility:	St. Francis Medical Center, General and Surgical Hospital with 350 Beds & Emergency Room.	

II. Utilities and infrastructure

A. Water Supply 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.	Exhibit F, Petty South Site, Potable Water Infrastructure Map	
2.	Company/agency name, address and phone of provider of potable or process water to the site	Monroe Water Department,316 Breard St, Monroe, LA 71201, 318-329-2359	
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available to the property boundary 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	12" and 16" Line adjacent to site.	
4.	Size of potable/process water line closest to the site (inches in diameter)	12" Line	
5.	Static and residual pressures of the potable/process water line closest to the site	Static 80 PSI	Residual 60 PSI
6.	Source of potable or process water (lake, well, other source)	Bayou Desiard	
7.	Total potable/process water system capacity (millions of gallons per day)	19.5 MGD	
8.	Current average daily use of the water system (millions of gallons per day)	12.5 MGD	
9.	Peak demand (millions of gallons per day)	16 MGD	
10.	Excess capacity of the existing water system (millions of gallons per day)	3.5 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.	Yes	
12.	Distance to closest elevated potable water storage tank (miles)	1.45	
13.	Capacity of closest elevated potable water storage tank (gallons)	500,000	
14.	Distance to the appropriate booster station (miles)	N/A	
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 water system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	Yes, Exhibit F, Petty South Site, Existing and Proposed Potable Water Infrastructure Map.
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Yes
	If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?	
	6 Months. Estimate is based on similar projects completed in the area in recent years.	

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.	Exhibit G, Petty South Site, Wastewater Infrastructure Map
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Monroe Sewer Department,1350 Grammont St, Monroe, LA 71201, 318-329-2392
3.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be available to the site boundary or a construction plan and cost estimate must be attached.)	50'
4.	Size of wastewater collection line closest to the site (inches diameter)	10
5.	Is there a force main at or near the site? (YES/NO)	YES
6.	Capacity of nearest lift station (gallons/day)	1,300,000 GPD
7.	NPDES permit number of sewer provider	LA0038741
8.	Total capacity of wastewater system (gallons/day)	21,000,000
9.	Current average daily use of wastewater system (gallons/day)	7,000,000 GPD
10.	Peak load on wastewater system (gallons/day)	10,000,000 GPD
11.	Excess capacity of wastewater system (gallons/day)	10,000,000 GPD
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Yes
	If not, what is the basis for the excess capacity assertion?	Engineering calculations from the City engineering consultant
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.	
	Wastewater must meet general criteria for domestic sewer.	

14.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No.
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	N/A
15.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO) If YES, please include the Exhibit# and title of document.	N/A

C. Electricity Infrastructure

1.	Has a site map, with the site clearly outlined, 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 H, Petty South Site, Electrical Infrastructure Map
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Entergy Louisiana, 2901 Cypress St, West Monroe, LA 71291 Amanda Edge 318-557-5596
3.	Distance to provider's nearest distribution line (feet)	On Site
4.	Size of provider's nearest distribution line (kV)	13.8 kV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	On Site
6.	Is reliable 3-phase service available at the site today? (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 reasonable timetable.)	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 a reasonable timetable such as 180 days or less? (YES/NO)	N/A
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO)	Not currently but can be provided
8.	Peak load capacity available at site (MW)?	16.4 mW
9.	Distance to nearest substation to serve the site (miles)	0.1
10.	Distance to the next closest substation to serve the site (miles)	3

D. Natural Gas Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing natural gas lines near/adjacent to the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Exhibit I, Petty South Site, Natural Gas Infrastructure Map
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Bobby J Mobley Sr Project Specialist Atmos Energy Corporation Louisiana Division 800 Delta Drive Monroe, La 71203 318-651-6305 Office 318-669-1724 Mobile Bobby.Mobley@Atmosenergy.Com
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	50'
4.	Size of distribution service line (inches)	4"
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.	Exhibit I, Petty South Site, Natural Gas Infrastructure Map
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	N/A
	What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	N/A	
7.	Transmission provider of natural gas	Texas Gas
8.	Distance to nearest transmission line (NOT distribution line) (miles)	0.2 Miles
9.	Size and pressure of transmission line (inches and PSI)	26",30",36" , 400 PSI
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

11.	List and describe services to be upgraded or improved.
	Construct distribution line to Atmos distribution and transmission line.
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion?
	Yes

E. Local Product Pipeline Crossings		
1.	Do any pipelines of any type (natural gas, water, crude oil, etc.) cross the site? (YES/NO) If YES, has a site map, with the site clearly outlined, indicating the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
2.	Pipeline owner	
	Primary contents of pipeline	
3.	Pipeline owner	
	Primary contents of pipeline	
4.	Pipeline owner	
	Primary contents of pipeline	
5.	Pipeline owner	
	Primary contents of pipeline	
6.	Pipeline owner	
	Primary contents of pipeline	

F. Telecommunications Infrastructure

1.	Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Exhibit J, Petty South Site Telecommunications Infrastructure Map
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	AT&T Louisiana 301 Catalpa St. Monroe, LA 71201 Larry Bratton Cell: 318-614-0356
3.	Distance to provider's nearest telecommunications line (feet)	300
4.	Distance to nearest central office (CO) serving the site (miles)	3.5
5.	Is digital switching available at the site? (YES/NO)	No
6.	Is fiber optic cable currently available at the site? (YES/NO)	No
7.	Are T-1 lines available at the site? (YES/NO)	No
8.	Are T-3 lines available at the site? (YES/NO)	No
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	Yes
10.	Is satellite or commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	Yes
11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
	If a plan has been developed, which services are to be included:	
	AT&T can provide Gigabit Ethernet, Sonet(x), and 4G LTE wireless service towers	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion?	
	Yes	

G. Roadway Transportation Infrastructure

1.	Has the required site map, with the site clearly outlined, indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, Exhibit K, Petty South Site Transportation Infrastructure Map

2.

Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
Parish road	N/A			
State highway	594	Adjacent	2	12'
U.S. highway	80	Adjacent	2	12'
North-south Interstate highway	I-49	104		
East-west Interstate highway	I-20	0.4		

3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)	N/A
4.	What is the weight limit of the parish road in pounds (lbs)?	N/A
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 in pounds (lbs)?	88,000 lbs.
7.	Is access to site controlled by a traffic light? (YES/NO)	No
8.	Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below.	No

8.

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?	
10.	Are any roadway improvements required to access the site? (YES/NO)	No
	If YES, please describe required improvements.	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)	
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.	
	If YES, what is the time schedule for obtaining these rights-of-way?	

H. Air Transportation Infrastructure		
1.	Name and address of ***nearest commercial airport*** with scheduled passenger service	Monroe Regional Airport, 54 Operations Rd., Monroe, LA 71203
2.	Distance in road miles to the nearest commercial airport	3 Miles
3.	Average travel time to nearest commercial airport	10 Minutes
4.	Number of air carriers serving nearest commercial airport	3
5.	Is direct international passenger service available at this airport? (YES/NO)	No
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	No
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from both airports.		
8.	Name and address of second closest commercial airport with scheduled passenger service	Jackson Medgar Evers Airport, 100 International Dr., Jackson MS 39208
9.	Distance in road miles to the second closest commercial airport	121
10.	Average travel time to second closest commercial airport	2 Hours
11.	Number of air carriers serving second closest commercial airport	4
12.	Is direct international passenger service available at this airport? (YES/NO)	No
13.	Is international passenger service available within a two-hour flight at this airport? (YES/NO)	Yes
14.	Is international cargo service available at this airport? (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 carrier of nearest freight railroad line?	Kansas City Southern, Class 1
3.	Distance to the nearest carrier's freight railroad line (miles)	Adjacent
4.	Second carrier's closest freight railroad line, if a second carrier is available.	Union Pacific, Class 1
5.	Distance to the second closest carrier's freight railroad line (miles)	3.3
6.	Location of nearest intermodal rail yard	Jackson, Mississippi
7.	Distance in rail miles to nearest intermodal rail yard	121
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) If YES, please include Exhibit# and title of document.	No
	In what time frame (number of months) can rail service to the site be provided?	1 Year
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
	Engineering Estimate	
9.	If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (YES/NO)	No
	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)	N/A
10.	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***	Greater Ouachita Port, Post Office Box 2039, West Monroe, LA 71294, Paul Trichel, 318-998-1271
2.	Name of waterway at shallow draft port	Ouachita River
3.	What water depth is maintained at the shallow water port? (feet)	9
4.	Distance in road miles to nearest shallow draft port	3
5.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes
6.	Name, address, phone and contact name (as appropriate) of ***nearest deepwater port***	Greater Baton Rouge Port, 2425 Ernest Wilson Dr, Port Allen, LA 70767 Jay G. Hardman, P.E., 225.342.1660
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	188
10.	Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO)	Yes
11.	How much draft can this deepwater port accommodate?	45

K. Geography and Geological Assessment		
1.	Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO) Note: We prefer a map where the site has been zoomed into close enough to where the topographical data (elevations) is legible. We do not need the whole USGS quad map but would appreciate it if both exhibits are attached. If YES, please include Exhibit# and title of document.	Yes, Exhibit L, Petty South Site, USGS Topographic Quad Map
2.	Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, Included in Exhibit M, Petty South SCS Map
3.	Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, A Wetlands Delineation was completed on the site. See Exhibit N, Petty South, Wetlands and Other Waters Findings Report
4.	Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO) Please use the latest FEMA DFIRM map, even if preliminary. If YES, please include Exhibit# and title of document.	Yes, Exhibit O, Petty South Site, FEMA 100 Year Flood Plain Map
5.	Minimum topographical elevation (ft, MSL)	65
6.	Maximum topographical elevation (ft, MSL)	70
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	5
8.	Indicate the general grade or percentage slope of the site.	.002
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.	Row Crops

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	Bennett Bayou on Western Border of Site	Ouachita Parish, USACE
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO) Note: By "geotechnical study," we mean the study must have included soil borings by a licensed geotechnical contractor at the site or a nearby adjacent site. A GeoCheck report, while useful information, is not deemed sufficient to satisfy this criteria. If YES, please include Exhibit# and title of document.	Yes, See Exhibit P, Petty South Geotechnical Report
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
	If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes
	If YES, is soil augmentation required for construction of a "typical" 100,000 sq ft industrial manufacturing building? (YES/NO)	No
13.	Depth to groundwater (ft)	17'-20'
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes, See Exhibit Q, Petty South Site, Aerial Photo, 2013

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 R, Petty South ESA
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)	No
	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 required letter from the LA Dept. of Wildlife and Fisheries indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO) Please include Exhibit# and title of document.	Yes, Exhibit S, Petty South, LW&F Clearance Letter
5.	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 N, Petty South, Wetlands and Other Waters Findings Report
	If a wetlands determination has been conducted, did it indicate the presence of wetlands and/or other waterways on site? (YES/NO)	Yes

	If wetlands are present, has a Corp of Engineers Sec 404 Permit Application been submitted? (YES/NO) If YES, please include Exhibit# and title of document.	No
	If wetlands are present, has a Corp of Engineers Sec 404 Permit been received? (YES/NO) If YES, please include Exhibit# and title of document.	N/A
	If wetlands are present, have all wetlands on the site been mitigated? (YES/NO) If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.	No
	Any other comments related to the possible presence of wetlands on site?	See Exhibit N, Petty South, Wetlands and Other Waters Findings Report, contains a concurrence letter from the USACE.
6.	Has the required State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO) Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. Please include Exhibit# and title of document.	YES, Exhibit T, Petty South Historic Preservation Clearance
	Has the SHPO cleared the site for development? (YES/NO)	Yes
	If the SHPO has NOT cleared the site for development, has the required Phase I Cultural Resources Assessment been performed? (YES/NO) If YES, please include Exhibit# and title of document.	Exhibit T, Petty South Historic Preservation Clearance includes a clearance letter.

Required Documents/Exhibits List

- ☐ 1. U.S. Geological Survey quad map **with the site outlined**
- ☐ 2. Color aerial photo from the past 24 months **with the site outlined**
- ☐ 3. Boundary survey (including rights-of-way and easements)
- ☐ 4. Copy of the deed or other documents, including parish, state or federal ordinances that would restrict construction or operations at the site of any type.
- ☐ 5. Topographical map **with the site outlined** (The USGS Quad map will satisfy this requirement if the topo/elevation data is clearly visible on the portion of the Quad map included as an exhibit.)
- ☐ 6. Roster of owners
- ☐ 7. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
- ☐ 8. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utilities lines
- ☐ 9. USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
- ☐ 10. National Wetlands Inventory (NWI) map **with the site outlined**
- ☐ 11. If 10% or more of a site is thought to be wetlands, a wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been thru the Army Corps' Wetland Delineation course.)

  The submitted wetlands delineation does not have to be a "jurisdictional wetlands determination," that is, a delineation officially approved by the Corps of Engineers. Nor is a Corps of Engineers 404 wetlands permit required. However, if a permit or jurisdictional wetlands delineation has been completed, a copy of the wetland determination or Corps of Engineers wetlands permit should be submitted with the application.
- ☐ 12. FEMA flood plain map **with the site outlined**
- ☐ 13. Phase I environmental assessment (must be within the last 5 years.)
- ☐ 14. If a Phase II environmental assessment has been completed, a copy of a Phase II assessment report in its entirety.
- ☐ 15. La. Dept. of Wildlife and Fisheries (LDWF) determination – A clearance letter from LDWF indicating that development will not impact any endangered species.
- ☐ 16. State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site. The letter from SHPO will indicate that the site is cleared or may indicate that further evaluation is required.
- ☐ 17. Phase I cultural resources assessment if letter from SHPO asks for further evaluation of the site.
- ☐ 18. Copy of a geotechnical study for the site.

Desired Documents List

- ☐ 19. Copy of the deed, if not required above
- ☐ 20. Copy of title abstract
- ☐ 21. Copy of the latest property assessment from the parish assessor
- ☐ 22. 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)
- ☐ 23. Letter from the local water provider confirming excess water capacity.
- ☐ 24. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- ☐ 25. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- ☐ 26. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- ☐ 27. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- ☐ 28. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)

(Last revision: December 2012)