

EXHIBIT X. PHASE I ENVIRONMENTAL SITE ASSESSMENT

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POINTE COUPEE PORT AND INDUSTRIAL PARK LETTSWORTH, LOUISIANA 70753



June 23, 2011

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Pointe Coupee Port and Industrial Park Lettsworth, Louisiana 70753

GEC Project No. 0027.2122101.000

Prepared for:



Baton Rouge Area Chamber
Baton Rouge, Louisiana

Prepared by:



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**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

1.0 SUMMARY

G.E.C., Inc. (GEC) has completed a Phase I Environmental Site Assessment (ESA) for the Pointe Coupee Parish Port and Industrial Park property located 19255 Port Road, Lettsworth, Louisiana. The property consists of 44.57 acres in three tracts located near the intersection of Louisiana Highways 418 and 970. For the purpose of this ESA, "the property" refers to the 44.57 acres and all improvements therein.

In order to characterize environmental conditions for the project, GEC:

- Reviewed federal, state, and local environmental databases;
- Conducted historical research;
- Interviewed pertinent personnel; and
- Performed a site investigation.

GEC performed this Phase I ESA in accordance with the scope and limitations of ASTM E 1527-05. Any exceptions to, or departures from, this practice are described in the report. Based on the review of federal, state, and local environmental databases, historical research, interviews, and site investigations, this assessment has revealed no evidence of recognized environmental conditions that might have adversely impacted environmental conditions at the property. The adjacent fertilizer facility may constitute a potential recognized environmental condition.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the assessment is to identify any potential RECs located on or in the vicinity of 19255 Port Road, Lettsworth, Louisiana, that have, or may have in the past, adversely impacted environmental conditions at the property.

2.2 Scope of Services

GEC is responsible for investigating the property in order to identify RECs within and adjacent to the property. Investigation procedures comply with ASTM E 1527-05, and the scope of services for this ESA includes the following:

- Research of available federal, state, and local environmental databases for potential REC sites on, or within a specified distance of, the property;
- Reviews of historical aerial photographs, Sanborn[®] Fire Insurance Maps, United States Geologic Survey (USGS) topographic maps, and/or published soils and geologic information;

- Interviews with state and local government agency representatives and/or persons knowledgeable of the property regarding documented inspections, violations, incidents, spill response, or past uses of therein;
- Visual observations of accessible portions of the property to identify current and historical REC sites. Visual observations of accessible portions of properties adjacent to the property were also conducted; and
- Preparation of a written report that identifies whether the property contains potential REC and whether or not conditions warrant further investigation.

In accordance with the procedures outlined in ASTM E 1527-05, a Phase I ESA typically does not include sampling and analysis of soil and/or groundwater. Additionally, a Phase I ESA typically does not include wetland delineations or surveys for cultural or historic resources, threatened or endangered species, lead based paint, or asbestos containing materials. Additionally, the Baton Rouge Area Chamber did not require a chain-of-title review to be included in this assessment.

2.3 Significant Assumptions

No significant assumptions were made in the preparation of this Phase I ESA.

2.4 Limitations and Exceptions

GEC's review of record information and environmental databases included information that was reasonably ascertainable from standard sources. *Reasonably ascertainable* denotes (1) information that is publicly available, (2) information that is obtainable within reasonable time and cost constraints, and (3) information that is practically reviewable. GEC's review included information gathered directly from governmental and regulatory agencies as well as an electronic database search performed by Geosearch. References used in the preparation of this document are included in Appendix A. Much of this information was gathered from public records and sources maintained by third parties. Although reasonable care was taken to verify this information, GEC does not accept responsibility for errors, omissions or inaccurate information.

GEC interviewed available individuals identified as having current and historical knowledge of land use, commercial and residential development, and activities and incidents associated with the property. *Available individuals* include (1) persons with whom contact can be made within reasonable time constraints, and (2) persons willing to share information with interviewers. These individuals were selected based on their employment in state and local government, association with, or proximity to, specific properties, or long-time residence in and knowledge of the area. Significant effort was made to identify and contact individuals possessing direct knowledge of sites; however, no guarantee is made or intended that all individuals with pertinent knowledge of sites were identified and interviewed. Additionally, GEC makes no guarantee that information provided during the interviews is free of errors, omissions, or inaccurate information.

Observations made during GEC's reconnaissance of the property were limited to (1) sites or portions of sites that were accessible to investigators, and (2) evidence that was visible to the investigators. Observations were based on evidence that was visible to inspectors while walking the property. No ground excavation, vegetation clearing, or physical relocation of obstacles was conducted during site investigations. Accordingly, no guarantee is made or intended that all property conditions were observed.

2.5 Special Terms and Conditions

No special terms or conditions significant with respect to ASTM E 1527-05 standards were made.

2.6 User Reliance

In accordance with ASTM E 1527-05 Section 7.5.2.1, *Reliance*, GEC is not required to verify independently the information provided by various sources but may rely on the information unless there is actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the course of the investigation or otherwise actually known to the investigators conducting the assessment. However, GEC has no indications that the information provided by outside sources is incorrect.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property consists of Pointe Coupee Police Jury Tract A (12.61 acres), Pointe Coupee Police Jury Tract B (2.77 acres) and Pointe Coupee Police Jury Tract C (29.19 acres) (figures 1 and 2). The physical address of the property is 19255 Port Road, Lettsworth, Louisiana, and it is centered at approximately 31° 00' 02.06" N latitude and - 91° 43' 01.69" W longitude. A survey provided by the User is included as Figure 3.

The legal descriptions of the properties as provided by the user are contained within parcel numbers 50003990 and 50003991, described as follows:

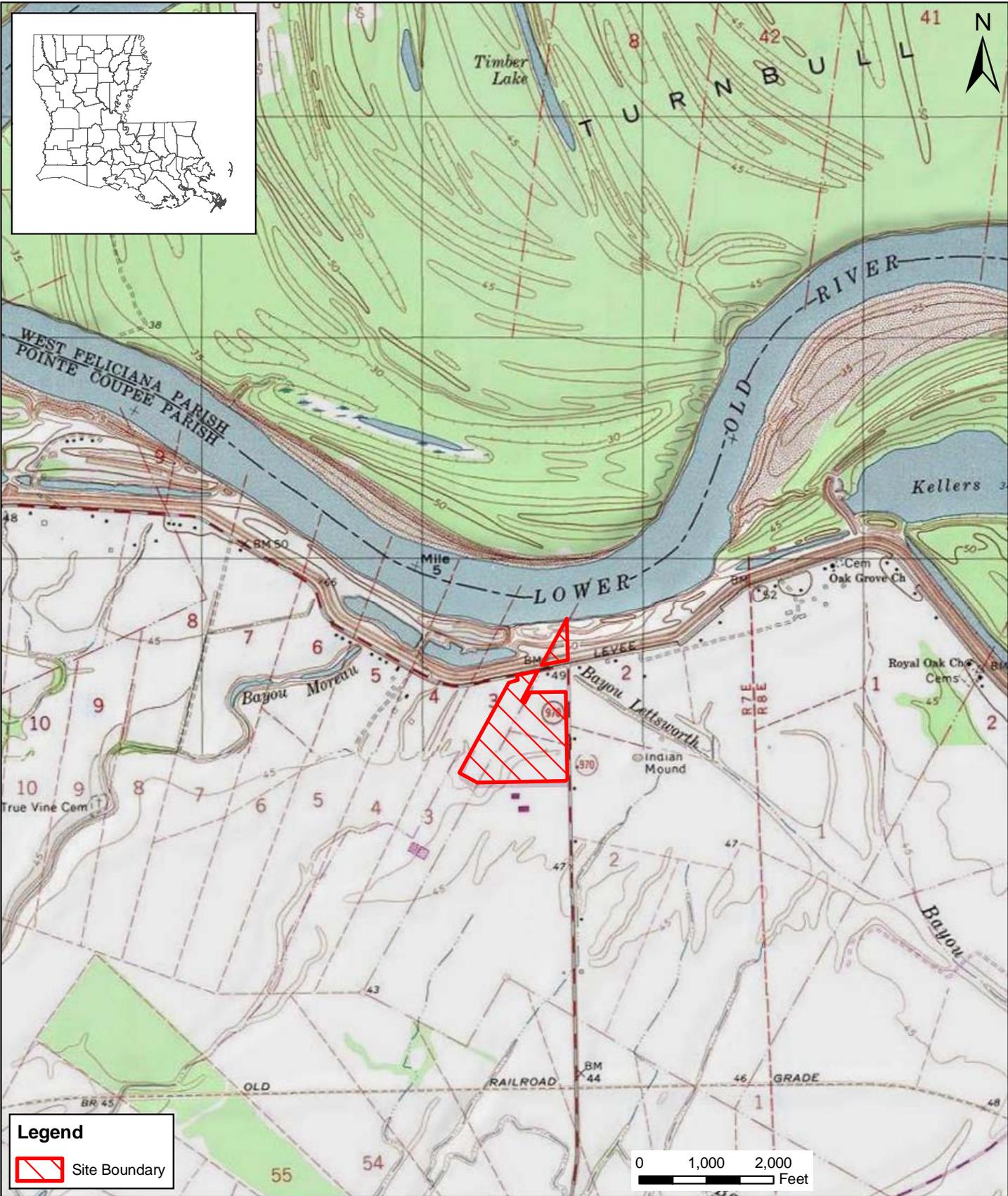
Parcel # 50003990

52.75 acres: 1) 50A-tract cont. 50.0005 acres taken from a 209.7 acre tract located in Sec. 2, T1S, R7E, as shown on plat for 'addition to port site, P.C. Parish Port, by Brown & Butler, et al dated 10/5/76, filed in map book 3, map no. 68, CB 139, E-223 (2) Tract cont. 2.759A in Sec. 2, T1S, R7E shown on a "plat of 2.759 A for add. To Port site P.C. Parish LA. By Brown & Butler dated 10/19/76 CB 139, E-223; map book 3, map no. 68 CB 357, E-182, map bk. 5, #372

Parcel # 50003991

61.44 acres: Port site tract in Sec. 3, T1S, R7E W&S remdr. of Sec. 3, prop. Of H.J. Hobgood, Jr., N-Lower Old River, E-Sec. 2, see map CB 118, E-129; CB 357, E-182; map book 5, map no. 372

Property information is included in Appendix B.

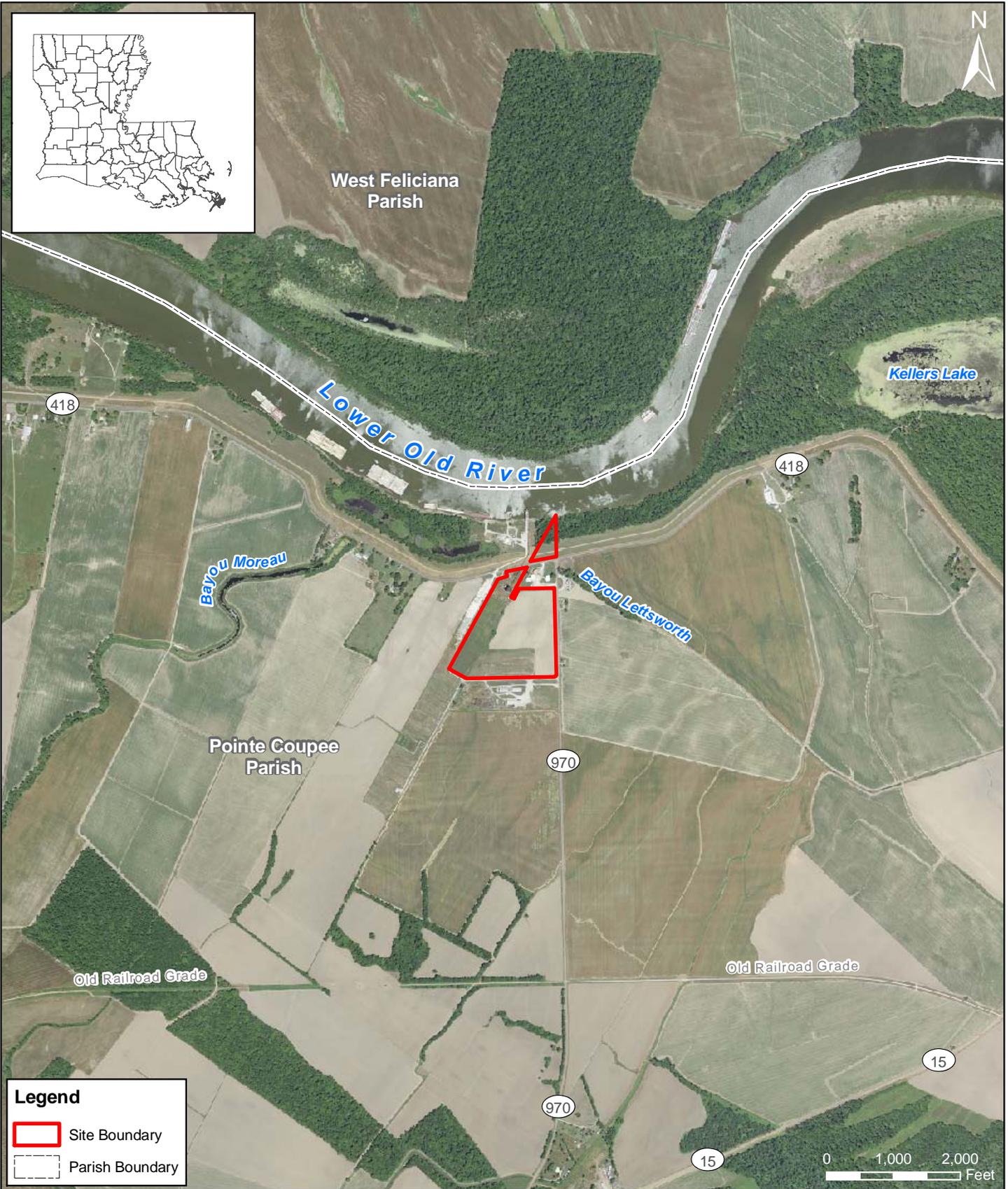


SITE LOCATION MAP
 Pointe Coupee Port and Industrial Park
 Phase I Environmental Site Assessment
 Pointe Coupee Parish, Louisiana

USGS 1:24,000 Quadrangle Maps: Innis and Turnbull Island



Figure: 1
Date: June 2011
Scale: 1:24,000
Source: USGS/GEC
Map ID: 272122101-2817



Legend

- Site Boundary
- Parish Boundary

SITE VICINITY MAP

Pointe Coupee Port and Industrial Park
 Phase I Environmental Site Assessment
 Pointe Coupee Parish, Louisiana

2010 USDA-FSA-APFO NAIP MrSID Mosaic: Pointe Coupee Parish

 Gulf Engineers & Consultants
Figure: 2
Date: June 2011
Scale: 1:24,000
Source: USDA/GEC
Map ID: 272122101-2817

REFERENCE MAPS:

- 1) MAP SHOWING SURVEY OF BLOCKS 1, 2 AND 3 OF THE POINTE COUPEE PARISH PORT, BY BROWN AND BUTLER, CONSULTING ENGINEERS, DATED MARCH, 1976, SIGNED BY C. CARTER BROWN, P.E.
- 2) MAP SHOWING SURVEY OF A 50' WIDE TRACT BY BROWN AND BUTLER, CONSULTING ENGINEERS, DATED MARCH, 1980, RECORDED IN THE CONVEYANCE RECORDS OF POINTE COUPEE PARISH AS MAP BOOK 4, MAP NO. 174.
- 3) MAP BY BROWN AND BUTLER, CONSULTING ENGINEERS, RECORDED IN THE CONVEYANCE RECORDS OF POINTE COUPEE PARISH AS MAP BOOK 5, MAP NO. 154.
- 4) MAP BY BROWN AND BUTLER, CONSULTING ENGINEERS, RECORDED IN THE CONVEYANCE RECORDS OF POINTE COUPEE PARISH AS MAP BOOK3, MAP NOS. 66 & 69A.
- 5) PLAT SHOWING SURVEY OF LOTS 14, 15 AND 16A, POINTE COUPEE PARISH INDUSTRIAL PARK, DATED SEPTEMBER 18, 1990, SIGNED BY DARYL B. PATIN, R.L.S., RECORDED IN THE CONVEYANCE RECORDS OF POINTE COUPEE PARISH, AS C.B. 361, ENTRY 42.
- 6) MAP SHOWING SURVEY OF LOTS 9 THRU 12, BLOCK II, 17 THRU 22, BLOCK III AND THE REMAINDER OF LOT 16, POINTE COUPEE PARISH INDUSTRIAL PARK, DATED JANUARY 6, 1991, SIGNED BY CHARLES R. ST. ROMAIN, R.L.S., RECORDED IN THE CONVEYANCE RECORDS OF POINTE COUPEE PARISH AS MAP BOOK 5, MAP NO. 322.

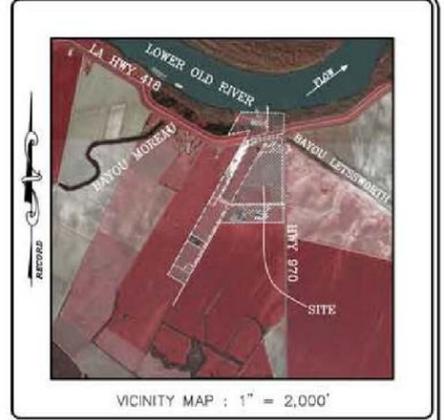
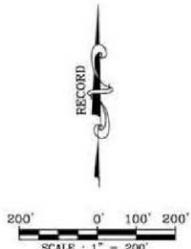
NOTES:

HORIZONTAL DATUM: NAD-1983
 PROJECTION: LAMBERT, LOUISIANA SOUTH ZONE
 UNITS: U.S. SURVEY FEET
 BEARINGS ARE BASED ON GPS MEASUREMENTS.

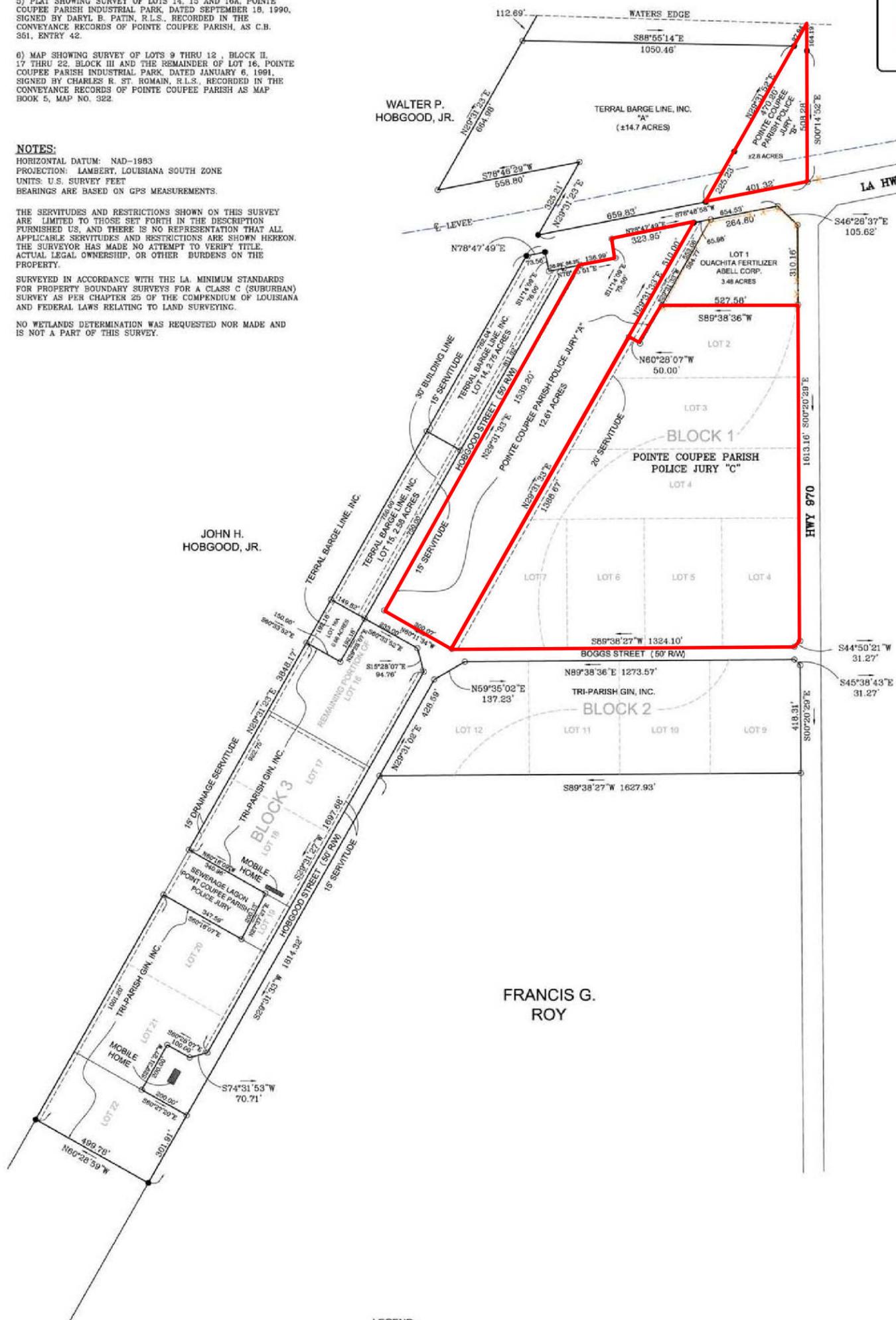
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO ATTEMPT TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY.

SURVEYED IN ACCORDANCE WITH THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C (SUBURBAN) SURVEY AS PER CHAPTER 25 OF THE COMPENDIUM OF LOUISIANA AND FEDERAL LAWS RELATING TO LAND SURVEYING.

NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE AND IS NOT A PART OF THIS SURVEY.



LOWER OLD RIVER



TERRAL BARGE LINE, INC. TRACT REGISTER	
TERRAL BARGE LINE, INC.	14.71 ACRES
LOT 14	2.76 ACRES
LOT 15	2.58 ACRES
LOT 16A	0.66 ACRES
TOTAL ACREAGE = 20.70 ACRES	

OUACHITA FERTILIZER ABELL CORP. TRACT REGISTER	
PORTION OF LOT 1	3.48 ACRES

TRI-PARISH GIN, INC. TRACT REGISTER	
BLOCK 2, LOTS 9-12	15.11 ACRES
BLOCK 3, LOTS 17-22	16.88 ACRES
PORTION OF LOT 16A	4.37 ACRES
TOTAL ACREAGE = 36.37 ACRES	

POINTE COUPEE PARISH POLICE JURY TRACT REGISTER	
POINTE COUPEE PARISH POLICE JURY "A"	12.61 ACRES
POINTE COUPEE PARISH POLICE JURY "B"	2.77 ACRES
POINTE COUPEE PARISH POLICE JURY "C"	29.19 ACRES
TOTAL ACREAGE = 44.67 ACRES	

ROAD R/W TRACT REGISTER	
ROAD R/W HOBGOOD ST. & BOGGS ST.	6.98 ACRES

- LEGEND:**
- FOUND MARKER (1/2" IRON ROD UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON PIPE
 - FENCE
 - CENTER LINE OF LEVEE

PLAT SHOWING SURVEY OF BLOCK I, BLOCK II AND BLOCK III OF THE POINTE COUPEE PARISH INDUSTRIAL PARK LOCATED SECTION 2 & 3, T 1 S - R 7 E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER FOR THE POINTE COUPEE PARISH PORT

*** THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW ***

I CERTIFY THAT IN MAY AND JUNE 2007, CHUSTZ SURVEYING, INC. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY AND THE LA. MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C (SUBURBAN) SURVEY.

MAY 7, 2009 DATE

JAMES H. CHUSTZ, JR.
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 4657

07037.DWG
 DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE: 05/07/2009	DRAWING No. 07037	211 RICHY STREET NEW ROADS, LA 70780 Tel: 225-638-5949 Fax: 225-638-3924	TOWNSHIP 1S	SECTION
DRAWN BY: JBG	JOB No. 07039		RANGE 7E	2&3
CHECKED BY: JHC	REF. No.			

PROPERTY SURVEY
 Pointe Coupee Port and Industrial Park
 Phase I Environmental Site Assessment
 Pointe Coupee Parish, Louisiana

Figure: 3	
Date: June 2011	
Scale: 1:18,000	
Source: Chustz Surveying, Inc.	
Map ID: 272122101-2817	

3.2 Site Vicinity and General Characteristics

Pointe Coupee Parish is located in central Louisiana adjacent to the Mississippi River north of Baton Rouge. Pointe Coupee Parish is best known for its agriculture, recreation and tourism industries. Agriculture is the largest income-producer in Pointe Coupee Parish, with gross revenues of about \$50 million annually. Pointe Coupee is the top pecan-producing parish in the state. The fastest expanding crops in the parish are sugar cane and cotton while soybeans, corn, wheat and grain sorghum (milo) are other major crops. Livestock production of beef cattle is another major agricultural force in the region.

False River, considered a trophy bass lake, has held the state record for the largest bass caught, although all water sports are enjoyed here. In upper Pointe Coupee Parish is Old River, a smaller oxbow-shaped lake with great fishing and recreation potential. Pointe Coupee Parish is home to approximately 23,500 people

The property is located within in the northwest portion of the Parish, near the community of Lettsworth, on the south bank of the Red-Atchafalaya River approximately four miles upstream of its confluence with the Mississippi River at the Old River Control Structure. The river in this area is locally known as Lower Old River. Land use in the vicinity of the property (Figure 2) is agricultural. The elevation of the property is approximately 45 feet above Mean Sea Level (MSL).

3.2.1 Geologic, Hydrogeologic, Topographic, and Soil Conditions

Geology. The property is located in the Coastal Plain province of southeastern Louisiana. The prominent landforms in this region are natural levees, freshwater and brackish swamp and marsh, and point bars. Subsurface sediments in the vicinity of the project area are typically composed of 60-100 feet of Holocene (0.1 million years ago [Ma] to present) sands and silts overlying Pleistocene (2.0-0.1 Ma) clays. Holocene sediments are thickest in point bar deposits on outside bends of the Mississippi River. Both the Pleistocene and Holocene sediments are typical of deltaic deposition, and represent a progradation over time from a coastal deltaic environment to a more inland coastal plain regime.

Hydrogeology. The region overlies the Mississippi River Alluvial Aquifer, a Pleistocene-aged aquifer found in the floodplain of the Mississippi River. The Mississippi River Alluvial aquifer is hydraulically connected with the Mississippi River and its major streams. Recharge is accomplished by direct infiltration of rainfall in the river valley, lateral and upward movement of water from adjacent and underlying aquifers, and overbank stream flooding. The amount of recharge from rainfall depends on the thickness and permeability of the silt and clay layers overlying it. Water levels fluctuate seasonally in response to precipitation trends and river stages. Water levels are generally within 30 to 40 feet of the land surface and movement is downgradient and toward rivers and streams. Natural discharge occurs by seepage of water into the Mississippi River and its streams, but some water moves into the aquifer when stream stages are above aquifer water levels. The hydraulic conductivity varies between 10 and 530 feet/day.

The maximum depths of occurrence of freshwater in the Mississippi River Alluvial range from 20 feet below sea level, to 500 feet below sea level. The range of thickness of the fresh water interval in the Mississippi River Alluvial is 50 to 500 feet.

Topography. The property south of the levee is flat, with the exception of turn rows associated with the agriculture. The levee rises from the property at about 45 feet MSL to about 65 feet MSL. The property the slopes steeply from the levee top to the river channel.

Soils. The soils on the majority of the property are Commerce silt loam. The southeast corner of the property is classified as Commerce silty clay loam. Both Commerce soils are somewhat poorly drained alluvial soils found on zero to one percent slopes. The area north of the levee, along the Lower Old River, contains Robinsonville and Commerce soils, occasionally flooded. These are well drained, silt loam to fine sandy loam and loamy fine sand soils found on zero to three percent slopes.

3.3 Current Use of Property

The eastern portion of the property is partially planted with soybeans and grass. The southwestern portion of the property is fallow, and the northwestern portion contains an abandoned grain silo and associated structures. The property north of the levee is wooded.

3.4 Description of Structures, Roads, and Other Improvements on Site

The property consists of 44.57 acres near the intersection of Louisiana Highways 418 and 970 in Pointe Coupee Parish, Louisiana (figures 1, 2 and 3). The property is improved with a grain silo and associated truck lift, dump house, and maintenance shed, a cinderblock office building, and a cinderblock and wooden scale house/laboratory. A metal conveyor runs from the silo across the levee to the Terral River Service property. There are two aboveground storage tanks (ASTs) on the property: a 15-foot by eight-foot diameter vertical tank west of the silo, and a propane tank south of the silo. A concrete circular driveway is present at the corner of Hobgood Street and Highway 418.

3.5 Current Uses of Adjoining Properties

The portion of the property south of the Lower Old River levee is bounded partly by Louisiana Highway 418 and partly by a Terral River Service fertilizer facility to the north, Louisiana Highway 970 to the east, Boggs Street to the south, and Hobgood Street to the west. Adjoining properties include:

- North: Terral River Service, Inc. barge facility and fertilizer facility
- East: Terral River Service fertilizer facility, grain storage silos, and three residential properties, followed by agricultural fields
- South: Cotton gin and agricultural fields
- West: Terral River Service scale and sand and gravel storage, followed by agricultural fields

The portion of the property north of the levee is bounded by Louisiana Highway 418 to the south, the Terral River Service barge facility to the west, vacant wooded property to the east, and the Lower Old River to the north.

North: Lower Old River
East: wooded property
South: Terral River Service fertilizer facility
West: Terral River Service barge facility

4.0 USER PROVIDED INFORMATION

As defined in ASTM E 1527-05 Section 3.3.93, *User*, the Baton Rouge Area Chamber is the User of this Phase I ESA.

The User provided GEC with various maps of the property including a survey depicting the property, the Pointe Coupee Parish Port Economic Development Master Plan, and the Pointe Coupee Parish assessor's listings for the property.

4.1 Title Records

As detailed in ASTM E 1527-05 Section 6.2, *Review Title and Judicial Records for Environmental Liens or Activity and Use Limitations (AULs)*, land title records should be reviewed in order to determine if environmental liens or activity and use limitations have been recorded against the property. In accordance with the agreement between GEC and the Baton Rouge Area Chamber, title records were not reviewed. However, GEC reviewed state and federal records research provided by Geosearch of CERLIS (Superfund) liens, federal land use controls, state sites with controls, and Louisiana Department of Environmental Quality liens; none were located within ASTM-recommended search distances of the property.

4.2 Environmental Liens or Activity and Use Limitations

Geosearch searched federal, state and local databases for sites with CERLIS (Superfund) liens, federal land use controls, state sites with controls, and Louisiana Department of Environmental Quality liens; none were located within ASTM-recommended search distances of the property. The Geosearch Report is presented in Appendix C.

4.3 Specialized Knowledge

No specialized knowledge regarding the environmental history of the property was conveyed to GEC.

4.4 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information regarding the environmental history of the property was conveyed to GEC.

4.5 Valuation Reduction for Environmental Issues

Information provided by the User from the Pointe Coupee Parish assessor's office does not indicate a valuation reduction.

4.6 Owner, Property Manager, and Occupant Information

The property is owned by the Pointe Coupee Parish Police Jury. The eastern portion of the property is partially planted with soybeans and grass. The southwestern portion of the property is fallow, and the northwestern portion contains an abandoned grain silo and associated structures. The property north of the levee is wooded. GEC spoke with Mr. Jim Bello, Pointe Coupee Parish Police Jury Administrator, as the owner representative. The interview is summarized in Section 7.0.

5.0 RECORDS REVIEW

In accordance with ASTM E 1527-05 Section 8.0, *Records Review*, GEC conducted a thorough search of federal, state and local government environmental databases to obtain and review records and/or documents that would aid in the identification of know or potential REC sites on or near the project. ASTM E 1527-05 contains a list of records that should be reviewed and the minimum search distance to use.

5.1 Standard Environmental Record Sources

ASTM E 1527-05 Section 8.2.1, *Standard Environmental Record Sources: Federal and State*, requires a review of the following databases and proscribes various search radii:

Federal NPL ¹ Site List	1.0 mi
Federal <i>Delisted</i> NPL Site List	0.5 mi
Federal CERCLIS ² List	0.5 mi
Federal CERCLIS-NFRAP ³ Site List	0.5 mi
Federal RCRA ⁴ CORRACTS ⁵ List	1.0 mi
Federal RCRA Non-CORRACTS TSD ⁶ Site List	0.5 mi
Federal RCRA LQG/SQG ⁷	target/adjoining property
Federal IC/EC ⁸ Registries	target property
Federal ERNS ⁹ List	target property
State-Equivalent NPL List	1.0 mi
State-Equivalent CERCLIS List	0.5 mi
State Landfill and/or Solid Waste Disposal Site Lists	0.5 mi
State Leaking UST ¹⁰ Lists	0.5 mi
State-Registered UST Lists	target/adjoining property
State IC/EC Registries	target property
State VCP ¹¹	0.5 mi
State Brownfield Sites	0.5 mi

¹National Priority List

²Comprehensive Environmental Response, Compensation, and Liability Information System

³CERCLIS-No Further Remedial Action Planned

⁴Resource Conservation and Recovery Act

⁵Corrective Action Report

⁶Treatment, Storage, and Disposal Facility

⁷Large or Small Quantity Generator

⁸Institutional Control/Engineering Control

⁹Emergency Response Notification System

¹⁰Underground Storage Tank

¹¹Voluntary Cleanup Program

Table 1 provides a summary of potential sites listed in federal and state environmental databases identified by GEC and Geosearch during the environmental records review. The search distances used for the various databases comply with ASTM E 1527-05 Section 8.2.1, *Standard Environmental Record Sources*, except for the federal RCRA LQG/SQG and State UST databases. For these databases, a conservative search distance of 0.25 mile was used. In addition to plottable sites, Geosearch generated a list of orphan sites. Orphan sites are those sites containing insufficient location information and can only be identified as being within the same zip code(s) as the project. The Geosearch Report is provided in Appendix C.

Table 1. Potential Sites Identified in Federal and State Databases

Database Name	Search Distance							
	Last Updated	Site	<1/8	1/8-1/4	1/4-1/2	>1/2-1	Orphan	Totals
<i>Federal</i>								
NPL	3/2011	---	---	---	---	---	---	0
Proposed NPL	3/2011	---	---	---	---	---	---	0
Delisted NPL	3/2011	---	---	---	---	---	---	0
CERCLIS	3/2011	---	---	---	---	NR	---	0
FACILITY REG	1/2011	---	---	---	---	---	---	0
CERC-NFRAP	3/2011	---	---	---	---	NR	---	1
CORRACTS	3/2011	---	---	---	---	---	---	0
RCRA TSDf	3/2011	---	---	---	---	NR	---	0
RCRA LQG/ SQG/CESQG	3/2011	---	---	---	NR	NR	---	0
US ENG CONTROLS	5/2011	---	---	---	---	NR	---	0
ERNS	12/2010	---	NR	NR	NR	NR	---	0
<i>State / Tribal</i>								
State Sites	4/2011	---	---	---	---	---	---	0
SWF/LF ¹	5/2011	---	---	---	---	NR	---	6
Leaking UST (LUST)	4/2011	---	---	---	---	NR	---	0
Reg. UST	4/2011	---	---	---	NR	NR	---	0
Historic LUST	3/1999	---	---	---	NR	NR	---	0
AUL	1/2011	---	---	---	---	NR	---	0
VRP	4/2011	---	---	---	---	NR	---	0
Brownfields	5/2011	---	---	---	---	NR	---	0
SPILLS	2/2011	---	---	---	---	---	---	0
Totals		0	0	0	0	0	23	0
Notes: --- indicates no sites/items were found. LUST and UST values represent facilities, some of which contain multiple tanks. NR- not required ¹ Solid Waste Facility/Landfill Sites								

Geosearch research of the databases indicated no plottable sites located within the ASTM-recommended search radii and two orphan sites. A review of Louisiana Department of Environmental Quality (LDEQ) records revealed that neither of these sites is located within one mile of the property.

5.2 Additional Environmental Record Sources

ASTM E 1527-05 Section 8.2.2, *Additional Environmental Record Sources*, states that one or more additional state or local sources may be checked to enhance and supplement the federal and state sources identified in ASTM E 1527-05 Section 8.2.1.

GEC reviewed LDEQ's Electronic Data Management System (EDMS) files for the grain silo facility. The facility is listed under Agency Interest No. 13711. The file contains air and stormwater permit records. The facility was operated by the Louis Dreyfus Company prior to Archer Daniels Midland (ADM), and the silos stored soybeans. The facility held a minor source air permit for the emissions of PM₁₀, SO₂, NO_x, CO, and VOC. Both permits were terminated in 2003. GEC also reviewed records for Terral River Service, Agency Interest No.131024. Terral hold an LPDES discharge permit at the facility adjacent to the property for intermittent discharge of dry commodity barge washwater and dock washwater to the Lower Old River. The permit renewal is currently out for public notice.

Water well records obtained from federal and state agencies were reviewed. The well information and a well location map in relation to the property are included in Appendix C with the Geosearch Report. Two water wells are identified on the property; however, both were drilled to the same depth on the same date, indicating that the two entries may represent one well listed twice in the database. One entry lists USGS well PC-232, drilled 592 feet to the 2,400-foot sand aquifer on May 28, 1976. The other is listed as a public supply well registered to the PC Port Commission; a two-inch well drilled to 592 feet in May 1976. No additional wells were located within ½-mile of the property.

A review of Louisiana Department of Natural Resources' oil and gas well locations revealed no oil and gas wells within ½-mile of the property.

5.3 Physical Setting Sources

GEC researched historical quadrangles for structures, mines, quarries, clearings, wells, and land use in order to (1) ascertain historical development of the project area, and (2) identify indications of possible REC sites.

In accordance with ASTM E 1527-05, a current USGS 7.5-Minute Topographic Map was utilized as the primary physical setting source. Additional sources were utilized to ascertain the geologic, hydrogeologic, hydrologic, and topographic conditions of the project. The sources include the following:

- U.S. Department of Agriculture (USDA) Historical Aerial Photographs;
- USGS Historical Aerial Photographs;
- USGS 7.5-Minute Historic Topographic Quadrangle Maps; and
- USGS 15-Minute Historic Topographic Quadrangle Maps.

5.4 Historical Use Information on Property and Adjoining Properties

5.4.1 Historical City Directories

GeoSearch conducted a historical tenant search of city directories for Louisiana Highway 418 near Simmesport, Louisiana at the Library of Congress in Washington, D.C. There were no directories available for the city of Simmesport or Pointe Coupee Parish.

Documentation of the historical tenant search is included in Appendix D.

5.4.2 Sanborn® Fire Insurance Maps

Founded in 1867, the Sanborn Fire Insurance Company produced Sanborn® Fire Insurance Maps that document the historical property use of over 12,000 American towns and cities. Known for their tremendous details of size, material composition and minute construction elements of buildings as well as property boundaries and street widths, Sanborn® maps provide a valuable tool for completing an ESA in that land use of a property can be monitored in depth over a long period of time. GEC reviewed Library of Congress files in order to determine if Sanborn maps were made in the vicinity of the property. None were available.

5.4.3 Historical Topographic Maps

GEC searched USGS historical topographic maps dating back to 1955 (Appendix E). The property is located within the Artonish, Louisiana 15-minute series quadrangle, and at the junction of the Innis and Turnbull Island, Louisiana quadrangles on the 7.5-minute series topographic maps. Maps from 1965, 1972, 1994, and 1996 were reviewed.

1965. The 1965 15-minute series map depicts the property located south of the Lower Old River. The Lower Old River levee is the prominent feature in the vicinity of the property. Hobgood Street and Highways 418 and 970 are present, and three structures are depicted along Highway 418 between Hobgood Street and Highway 970. Numerous structures are also present along the east side of Highway 970. Natural bayous are depicted both east and west of the property, but not on the property. However, the southernmost portion of the property is not visible on this map. Ponds are present north of the levee on the bature.

1965. The 1965 7.5-series Innis quadrangle depicts the southern portion of the property, and the Turnbull Island quadrangle shows the northern portion. The Innis map shows no development on the southern part of the property. The northern extent of an intermittent channel appears to extend into the property. The bayou flows in a southwesterly direction toward Black Lake. An Indian mound is located east of the property across Highway 970. The Turnbull Island map depicts both Highways 418 and 970, but not Hobgood Road. There is one structure depicted on the property along Highway 418, and one structure east of the property along Highway 970. The Lower Old River levee is visible, and two ponds are present on the bature west of the property.

1972. The 1972 Turnbull Island quadrangle was photorevised from the 1965 map. There are no apparent changes to the immediate vicinity of the property from the 1965 features.

1994. The 1994 Innis quadrangle was photorevised from the 1965 map. There are no structures on the southern portion of the property. The intermittent channel appears across the property from southwest to northeast. Both Hobgood and Boggs Streets are present, as well as two buildings associated with the cotton gin adjacent to the property. A third feature, possibly the wastewater treatment pond, is present southwest of the property.

1996. The 1996 7.5-minute series Turnbull Island map depicts the property identically to that seen in the 1972 quadrangle. Neither Hobgood nor Boggs Streets are depicted. One structure is shown on the property along Highway 418, and one structure is shown east of the property along Highway 970. The intermittent channel is not shown to extend into the portion of the property depicted on this map.

5.4.4 Historical Aerial Photographs

Historical aerial photographs for the years 1941, 1966, 1983, 1998, and 2009 were obtained from Geosearch and analyzed for information about the site history of the property. The historic aerial photographs obtained from EDR are included in Appendix F. Findings are summarized below.

1941. The 1941 aerial photograph depicts the property and surrounding area as agricultural. Louisiana Highways 418 and 970 are visible in their current configuration. A levee road is also visible, and the levee and batture appear devoid of vegetation. Ponded water is visible between the levee and the Lower Old River channel. Farm roads, including Boggs and Hobgood Streets, appear similar to their current configuration. A natural bayou channel crosses from southwest to northeast south of the property. The northwest corner of the property, south of Highway 418, appears to be developed with buildings and/or driveways.

1966. The 1966 photograph depicts the property and surrounding areas in similar condition to that seen in 1941. There is more vegetation along Hobgood Street, along the bayou south of the property, and on the batture than was seen in the 1941 photograph. Boggs Street does not appear as prominently as seen in 1941. Ponded water is visible between the levee and the Lower Old River channel, but the ponds are smaller than those seen in the 1941 photograph. Development on and adjacent to the property remains similar to that seen in 1941; however; there appears to be slightly increased development to the west of the property along Highway 418.

1983. The 1983 photograph depicts the property as primarily agricultural. Boggs and Hobgood Streets appear to have been improved, and Hobgood Street has been realigned and shifted slightly to the west. The former alignment appears vegetated. The silo is present, although not clearly, and casting a shadow. A large, square cleared area is visible on the property adjacent to Highway 970, and a sinuous channel appears to extend into the property from the south, across Boggs Street, leading to a square pond southwest of the property. A series of curved driveways is present in the vicinity of the former buildings/driveways at the northwest corner of the property south of Highway 418. One of these driveways extends north across Highway 418 and over the levee to a dock on the Lower Old River. An area on the batture in the vicinity of the dock appears cleared; the remaining areas appear vegetated. Ponds are visible on the batture immediately west of the property. Two barges can be seen on the riverbank immediately west of the property.

1998. The 1998 photograph depicts increased development at and in the vicinity of the property. Much of the surrounding area is agricultural, but the property appears to have been taken out of production. Two above ground storage tanks are visible adjacent to the northeast corner of the property, as well a driveway that connects them to Highways 418 and 970. A silo is present within the previously seen circular driveways at the northwest corner of the property. Clearing and development adjacent to the property on the west side of Hobgood Street is present, and the land immediately south of the development appears to be parceled, but no development is visible. The square pond southwest of the property remains visible, but the channel formerly extending onto the property is no longer present. A facility with buildings and driveways is present on the south side of Boggs Street adjacent to the property. An additional road and dock are visible within the cleared area of the batture.

2009. The 2009 photograph shows much of the property vicinity to be agricultural, and the property appears to be partially in production. Two additional above ground storage tanks are present adjacent to the northeast corner of the property. The silo is visible in the northwest corner of the property, but the previously seen circular driveways are no longer present. Development on the west side of Hobgood Street appears to be reduced, but the site pads are present. A facility remains on the south side of Boggs Street, and the footprint of the square pond southwest of the property is visible, but does not appear to hold water. Development within the previously cleared area of the batture is increased. A building can be seen in this area, as well as the previously depicted two docks and two barges on the river at this facility. Several more barges can be seen on the river west of the facility. Two ponds are visible on the batture.

6.0 SITE RECONNAISSANCE

In accordance with ASTM E 1527-05 Section 9.0, *Site Reconnaissance*, field investigations were conducted in order to inspect the property and surrounding areas for structures, oil and gas exploration and production, land use, runoff patterns, and indications of environmental impacts. The investigation was conducted June 21, 2011. Photographs from the investigation are presented in Appendix G.

6.1 Methodology and Limiting Conditions

The property was investigated in order to identify potential REC sites, current and historical, that have, or may have in the past, adversely impacted environmental conditions at the property. ASTM E 1527-05 Section 9.0, *Site Reconnaissance*, addresses aspects of site field investigations. GEC, as described in this report, has investigated the property for potential RECs based on information gathered during historical research, the environmental database review, interviews with pertinent personnel, and field reconnaissance in accordance with ASTM E 1527-05 standards, as applicable and appropriate.

Observations made during GEC's reconnaissance of the property were limited to (1) portions of the site that were accessible to investigators, and (2) evidence that was visible to the investigators. Observations were based on evidence that was visible to inspectors while walking the property. No ground excavation or physical relocation of obstacles was conducted during inspections. Accordingly, no guarantee is made or intended that all property conditions were observed.

6.2 General Site Setting

ASTM E 1527-05 Section 9.4.1, *General Site Setting*, addresses current and past use of the property being assessed, adjoining properties, and surrounding area. The property is located in rural northern Pointe Coupee Parish, Louisiana. Land use in the vicinity of the property (Figure 2) is agricultural. The elevation of the property is approximately 45 feet above MSL.

6.3 Exterior Observations

The majority of the property south of the levee is agricultural. The eastern portion of the property along Highway 970 was planted with soybeans at the time of the site visit. The central portion of the property along Boggs Street was planted with grass, and the southwestern portion at the intersection of Boggs and Hobgood Streets was fallow. A cotton module builder was stored in this area. The abandoned grain silo is located in the northwest corner of the property south of the levee.

The silo facility is on a grassed property that had been mowed at the time of the site visit. The silo consists of a concrete structure with seven connected bins. Signage indicates the silo was operated by ADM of Decatur, Illinois. An elevated metal conveyor extends from the silo across the levee to the port facility dock. An exterior Zimmerman Equipment continuous dryer is located immediately east of the silo. A metal shed labeled "flammable" and a wooden shop are located immediately north of the dryer. The flammable shed contained 55- and 25-gallon oil drums, paint cans, and epoxy containers. The shop contained wooden debris and a riding lawn mower.

East of these structures, in a clump of vegetation, is a six-burner array that appeared at one time to be connected to both propane and water supply. Another propane connection was noted just north of the burners. A large (LDEQ records indicate 7,300-gallon) propane AST with remote fill port is located south of the silo. There appeared to be underground piping connected from the AST to the burner array.

West of the silo is a 15-foot by eight-foot diameter (approximately 5,500 gallons) AST. A tar stain was noted adjacent to the AST but the AST was not labeled. A truck dump building is located between the AST and the silo, and a truck lift is located immediately north of this building.

A cinderblock office is located along Highway 418. The office was abandoned and in disrepair. A cinderblock scale, scale house, and attached wooden laboratory are located east of the office building. The scale house is also abandoned.

The portion of the property north of the levee is undeveloped. The northern slope of the levee is grassed and mowed. The batture is wooded with mature trees.

6.3.1 Pits, Ponds, or Lagoons

No ponds or lagoons were observed on the exterior of property or adjacent properties. The area along the batture supports vegetation that indicates it occasionally floods. A pit is located on the west side of the silo behind the truck dump building. The pit was accessed through two

red, 12-inch square hinged covers at the corners of a concrete slab. The depth of the pit is undetermined; it appeared to contain sediment and water.

6.3.2 Stained Soil or Pavement

No areas of stained soil, gravel, or pavement indicating the discharge of petroleum product or hazardous substances were observed on the property or adjacent properties.

6.3.3 Stressed Vegetation

No stressed vegetation was observed on the property or adjacent properties. Former driveways were grassed over, and clumps of opportunistic vegetation and climbing vines were growing on the silo and other structures on the property.

6.3.4 Solid Waste

Minimal debris was observed on the property. Debris observed in outside spaces was associated with the deterioration of the silo operation. Four tires were present behind the shop shed.

Approximately 20 55-gallon drums and a 1,000-gallon AST were observed on the adjacent property to the west, near the sand and gravel storage area. Interviews indicated these drums were relocated from the Terral River Service barge facility in anticipation of recent flooding. Solid waste associated with the cotton gin was observed on the adjacent property to the south. The waste was confined to the northwest corner of the gin property and contained primarily scrap metal and some tires.

6.3.5 Wells

One water well is reportedly located on the property. GEC looked for the wellhead but was unable to locate it.

6.3.6 Septic Systems

There were no septic systems observed on the property. According to the Pointe Coupee Parish Port Economic Development Master Plan, sewer treatment is addressed by way of a sewer treatment pond. The pond is maintained by the Pointe Coupee Parish Police Jury and located on Police Jury property southwest of the subject property. Sewer manhole covers were observed in the center of both Boggs and Hobgood Streets.

6.3.7 Oil and Gas Drilling Activities

There was no evidence of current or past oil or gas drilling activities observed on the property.

6.3.8 Storage Tanks

Two ASTs were observed on the property. One 7,300-gallon, white horizontal AST is located south of the silo and labeled propane. A remote fill port was observed associated with this AST.

A second AST is located east of the silo. The 5,500-gallon metal AST was not labeled. A tar stain was noted at the base of the AST. Interviews indicated that this AST contained an edible mineral or vegetable oil that was sprayed onto the grain during loading to suppress dust. Photographs taken in a 1985 inspection contained in LDEQ's files show a third white, horizontal AST in a cradle near the conveyor belt. GEC did not observe evidence of this AST during the site visit.

Four large diameter ASTs are located on the adjacent fertilizer facility. Interviews indicate that the larger tanks store 32 percent Urea (UAN) and Ammonium thiosulfate. Smaller tanks contain micronutrients including boron and zinc. Two boron tanks and one zinc tank were observed during the site visit.

6.3.9 Odors

No strong, pungent, or noxious odors were detected on the exterior of the property or adjacent properties during the site reconnaissance.

6.3.10 Pools of Liquid

No pools of liquid were observed on the property or adjacent properties.

6.3.11 Drums and Containers

No drums or containers were observed on the exterior portions of the property. Approximately twenty 55-gallon drums and a 1,000-gallon AST were observed on the adjacent property to the west, near the sand and gravel storage area. Interviews indicated these drums were relocated from the Terral River Service barge facility in anticipation of recent flooding.

6.3.12 Unidentified Substance Containers

No unidentified containers were observed on the exterior of the property.

6.3.13 Polychlorinated Biphenyls (PCBs)

No transformers were observed on the exterior of the property. Site diagrams as well as photographs taken in a 1985 inspection contained in LDEQ's files show three transformers located outside between the truck dump and the control room. Neither the transformers nor the mounting poles were present at the time of the site visit. Pole mounted transformers were observed at the Terral River Service facility north of the levee.

6.4 Interior Observations

GEC inspected the interior of the silo, the truck dump building, the flammable storage shed, the shop, the office and the scale house. The silo is constructed of thick concrete walls and floors. The silo was empty at the time of the site visit, and minimal organic debris was observed on the floor. A large pit is located under floor grating inside the silo that appears to extend under the control house area within the front of the silo and was observed under floor grating within the truck dump house. This pit is also likely connected to the exterior pit observed on the west side

of the building. The pit was filled with water in both the silo and the truck dump house at the time of the site visit. An electrical panel and transformer are located within the control room area of the silo, as well as an electrical man-lift (elevator). Hydraulic pumps noted on building plans were not observed during the site visit and may have been removed.

The flammable storage shed located east of the silo contained four (three full and one empty) 55-gallon drums labeled Rotella Multi-Grade 15W-40, Rachel Oil Co., Mansura. Three ¾-full, approximately 25-gallon drums, two labeled used oil and one labeled good oil, were also located in the shed. Additionally, a ½-full five gallon container of 80W40 gear oil, 10 paint cans, two antifreeze containers, one epoxy container, a five-gallon container of roof cement, and Elmer's glue were located in the shed. Minimal staining was observed on the shed floor.

The metal shop building contained scrap wood, a scale, and a riding lawn mower. A few bags of lime (one opened) and filing cabinets were observed as well. The concrete floor was stained and debris strewn.

The office and scale house both contained office furniture. The roof of the office building was damaged, and water damage was evident inside part of the building. The scale house contained some scale and laboratory equipment, as well as one five-liter bottle of methanol. The scale house had an odor of fermenting grain. A pit was observed under the scale. A small amount of water was observed in the pit.

6.4.1 Heating/Cooling

No heating or cooling equipment was observed in any of the structures.

6.4.2 Stains or Corrosion

Water staining and associated discoloration were observed in various areas of the structures. Many of the stains are likely due to active water leaks. No major leaks or spills were noted; minor staining of the floor was observed within the flammable storage shed and inside the control room. Many of the metal components at the silo facility showed signs of rust and corrosion, likely due to exposure to the elements.

6.4.3 Drains or Sumps

Pits observed on the property have been described above. No additional drains or sumps were observed.

7.0 INTERVIEWS

GEC spoke with Mr. Jim Bello, Pointe Coupee Police Jury Administrator, as the owner representative on June 22, 2011. Mr. Bello indicated the Parish would like to expand port operations to be more productive, attract more business to the port, and to provide safety improvements. He stated that the Parish has conducted a cost study and determined that it is not cost effective to refurbish the grain silo, so they plan to demolish it, but that some of its components, including the truck dump and scale, will be assets to expanded port operations. Mr. Bello is not aware of any past spills at the property, nor is he aware of any USTs at the

property. He indicated the only tanks he was aware of are the Terral River Service fertilizer ASTs. Mr. Bello did not know if the fertilizer tanks were required to be permitted, and he was unaware of any other permitted activities, current or past, conducted at the property. He indicated that the cotton gin was operated by a co-operative group.

GEC spoke with Mr. Jim Cavanaugh of the Baton Rouge Area Chamber on June 16, 2011, who is working with Pointe Coupee Parish on the Port development. Mr. Cavanaugh provided the Port Master Plan as well as other maps and documents for review. He stated that the property has primarily been in agricultural use, and that Terrell barge operations and a cotton gin have been uses on the property. He indicated that the grain silos were constructed in the 1970s. There is an office building on the river, and he indicated that information regarding water and sewer infrastructure could be found in the documents that he provided. Mr. Cavanaugh was unaware of any fuel tanks on the property.

Mr. Scot Byrd, Director of Economic Development for Pointe Coupee Parish, spoke with GEC on June 16, 2011. Mr. Byrd indicated that a cotton gin and a liquid fertilizer plant were located adjacent to the property. He was unaware of any fuel tanks on the property. Mr. Byrd stated that the Pointe Coupee Police Jury owns the property.

Mr. Justin Adams, a Terral employee for the last 16 years currently serving as Terral River Service's Marine/Port Manager, spoke with GEC on June 21, 2011. Mr. Adams stated that all fuel used for fueling equipment at the facility is handled in skid and portable tanks. There are no USTs or permanent storage tanks located at the site. Mr. Adams stated there had been no spills, leaks, or other environmental incidents that required regulatory notification or hazardous response. MSDS sheets are maintained for all materials used and stored at the facility. Waste fluids and empty containers, drums, and totes are manifested and securely stored for periodic pick-up by a recycling service. All solid waste debris generated at the site and on the vessels that come into the port is monitored and documented to prevent regulated waste from being improperly disposed. Drums and containers currently located across the levee behind the Aggregate Facility (sand and gravel storage) were recently moved from the port maintenance area in preparation for the anticipated river flooding. The large metal tank located adjacent to the truck hoist at the ADM Grain Elevator (silo) contained an edible mineral or vegetable oil that was sprayed onto the grain during loading to suppress dust. He is not aware of any underground or permanent storage tanks located at the silo with the exception of the propane tank used in conjunction with the grain dryer.

GEC spoke with Mr. Chad Daigrepoint, who has served as Terral River Service's Fertilizer Manager for the last three years, on June 21, 2011. The fertilizer facility is adjacent to the property at the northeast corner. Mr. Daigrepoint indicated that Terral purchased the facility from Ouachita Fertilizer in 2010. Bulk liquid fertilizer mixing and distribution is conducted at the facility. Bulk materials are offloaded by barge and truck into storage tanks onsite. Batch formulation occurs during loading process. Large tanks at the facility contain 32 percent Urea (UAN) and Ammonium thiosulfate. Smaller tanks contain micronutrients including boron and zinc. All materials are handled in bulk transport quantities, no drums or small containers are handled at the facility. Mr. Daigrepoint is not aware of any recent or historical spills, leaks, or hazardous incidents at the site. All facility maintenance is conducted by Terral's Marine Division across the levee, and all maintenance products are located there. No fuel or hydrocarbon storage tanks are present at the facility.

8.0 FINDINGS

As defined in ASTM E 1527-05 Section 1.1.1, REC means:

The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

8.1 Potential REC Sites Outside Target Property Limits

GEC noted one potential REC site outside the target property boundaries in the course of its review of federal, state, and local environmental databases; historical research; interviews; and site investigations: the Terral Fertilizer facility adjacent to the northeast corner of the property. Although the fertilizers stored at the site do not require RCRA permitting, they do meet the definition of *hazardous substance* as defined in ASTM E 1527-05, and therefore may, if damaged, present a material threat of a release to the subject property.

The fertilizer facility was observed to be well kept at the time of the site visit. There was no evidence of present or past releases, nor was there observed evidence of damage to any of the tanks. An earthen berm surrounds the facility, which should prevent minor leaks or spills from migrating to the subject property. Catastrophic failure of one or more ASTs at one time might result in a release to the subject property over land or via groundwater; therefore, the site is recognized as a potential REC, although it is unlikely to impact the subject property under current and/or normal operating conditions.

8.2 Potential REC at Target Property

GEC noted two potential RECs within the target property boundaries in the course of its review of federal, state, and local environmental databases; historical research; interviews; and site investigations. The 5,500-gallon AST has no secondary containment, and a tar stain was observed next to it. Interviews indicated that it formerly contained a vegetable oil; therefore, it is not likely to have caused an adverse environmental effect to the property and is not considered a REC. GEC observed several oil drums and paint cans in the flammable shed, as well as four tires, on the property. Because the materials were well labeled, were not leaking, and properly stored, GEC considers this a *de minimis* condition. The materials stored on site can easily be reused, recycled, or properly disposed.

9.0 OPINION

Through the review of federal, state, and local environmental databases, historical research, interviews, and site investigations, two potential RECs were noted on the subject property; it is GEC's professional opinion that neither constitutes a REC requiring further investigation. One potential REC was noted off-site within ASTM-recommended search radii: the ASTs of fertilizer at the adjacent Terral facility. Although it meets the definition of a REC, with proper

management, the fertilizer facility should not pose an environmental concern to the subject property.

9.1 Data Gaps

Data gaps are defined in ASTM E 1527-05 Section 3.2.20, *data gap*, as a lack of or inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. No significant data gaps were encountered.

10.0 CONCLUSIONS

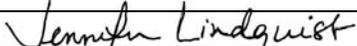
GEC has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-05 for the 44.57-acre property located at Pointe Coupee Parish Port and Industrial Park property located 19255 Port Road, Lettsworth, Louisiana. Any exceptions to, or deletions from this practice are described in Section 2.4, Limitations and Exceptions, of this report. This assessment has revealed no evidence of recognized environmental conditions that might have adversely impacted environmental conditions at the property.

11.0 DEVIATIONS

Based on the scope of the project, GEC believes an appropriate inquiry level was utilized for the assessment. GEC complied with the standards specified in ASTM E 1527-05, when reasonably ascertainable. As provided for in ASTM E 1527-05 Section 4.5.2, *Not Exhaustive*, GEC did not perform an exhaustive assessment of observably clean portions of the property. Additionally, and as described in sections 4.0 and 6.0 of the report, certain observation limitations were encountered as noted.

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature	
Name	Jennifer Lindquist, P.G.
Organization	G.E.C., Inc.
Date	June 23, 2011

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

13.1 Jennifer Lindquist

Ms. Lindquist is an environmental scientist/geologist with over 18 years of experience in planning, coordination, and consulting services on federal and state regulatory compliance issues for numerous governmental and private clients. Environmental projects completed include:

Environmental Site Assessments – Numerous assessments for commercial, industrial and governmental clients nationwide to evaluate the presence of hazardous substances and petroleum products in accordance with ASTM Standard E 1527-00 and 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and ASTM Standard E 1903-97, *Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

Ms. Lindquist is a licensed professional geologist in Texas (license number 10842), a certified Environmental Specialist, Environmental Inspector, as well as an Asbestos Inspector (Accreditation No. 9I01539) and Lead Inspector (Accreditation No. Pb10I00467) in Louisiana. Ms. Lindquist is also trained in HAZWOPER in accordance with 29 CFR 1910.120. She completed the 40-hour training in 2003 and maintains training through the yearly eight-hour refresher course.

Appendix A

REFERENCES

REFERENCES

American Society for Testing and Materials

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property, ASTM Standard E 2247-08.

Louisiana State Government

Louisiana Department of Environmental Quality

Inactive and Abandoned Sites List, updated quarterly.

Leaking Underground Storage Tanks (LUST) Database, updated quarterly.

Listing of Institutional and/or Engineering Controls (AUL) Database, updated quarterly.

Solid Waste Landfill (SWL) Database, updated annually.

Underground Storage Tank (UST) Database, updated quarterly.

Voluntary Remediation Program Sites (VCP) Database, updated quarterly.

Brownfields, updated quarterly.

Louisiana Geological Survey

Generalized Geologic Map of Louisiana. Revised 2010.

United States Government

Environmental Protection Agency

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database, updated quarterly.

Emergency Response Notification System (ERNS) Database, updated annually.

Engineering Controls Sites List (US Eng Controls) Database, updated quarterly.

Institutional Controls Sites List (US Inst Control) Database, updated quarterly.

National Priorities List (NPL) Database updated quarterly.

National Priorities List Deletions (Delisted NPL) Database, updated quarterly.

No Further Remedial Action Planned (NFRAP) Database, updated quarterly.

RCRA Generator Database, updated quarterly.

RCRA Treatment, Storage, and Disposal (TSD) Database, updated quarterly.

RCRA Corrective Action Sites (CORRACTS) Database, updated quarterly.

Department of the Interior

Aerial Photograph U.S. Geological Survey, Pointe Coupee Parish, Louisiana, 1998.

15-Minute Series Quadrangle, U.S. Geological Survey, Artonish, Louisiana, 1955.

7.5-Minute Series Quadrangle, U.S. Geological Survey, Innis, Louisiana, 1965.

7.5-Minute Series Quadrangle, U.S. Geological Survey, Innis, Louisiana, 1994.

7.5-Minute Series Quadrangle, U.S. Geological Survey, Turnbull Island, Louisiana, 1965.

7.5-Minute Series Quadrangle, U.S. Geological Survey, Turnbull Island, Louisiana, 1972.

7.5-Minute Series Quadrangle, U.S. Geological Survey, Turnbull Island, Louisiana, 1996.

Department of Agriculture

Aerial Photograph USDA, Pointe Coupee Parish, Louisiana, 1983.

Aerial Photograph USDA, Pointe Coupee Parish, Louisiana, 1966.

Aerial Photograph USDA, Pointe Coupee Parish, Louisiana, 1941.

<http://websoilsurvey.nrcs.usda.gov/app/>

Other

<http://www.pcchamber.org/>

LJC Poole, LLC. 2011. Pointe Coupee Parish Port, Port Economic Development Master Plan. May 2011.

Appendix B

PROPERTY INFORMATION

James A. Laurent, Jr.
Assessor, Pointe Coupee Parish
211 East Main St, Ste 4 Courthouse
New Roads, LA 70760

2011 PARCEL LISTING

OWNER
POINTE COUPEE PARISH POLICE JURY
COURTHOUSE ANNEX
NEW ROADS, LA 70760

PARCEL# 50003990

<i>Parcel Number</i>	<i>Map Number</i>	<i>Parcel Type</i>	<i>Ward</i>	<i>Physical Address</i>
50003990		Permanent Exempt	02	

ITEMS- PARCEL#50003990

<i>Description</i>	<i>Assessed Value</i>	<i>Homestead Value</i>	<i>Units</i>	<i>Homestead Units</i>
1 LAND (EXEMPT)	5,275		52.75	0.00
Item Totals	5,275		52.75	0.00

LEGAL DESCRIPTION- PARCEL#50003990
52.75 ACRES: 1) 50A-TRACT CONT. 50.005 ACRES TAKEN FROM A 209.7 ACRE TRACT LOCATED IN SEC. 2, T1S,R7E, AS SHOWN ON PLAT FOR 'ADDITION TO PORT SITE, P. C. PARISH PORT, BY BROWN & BUTLER, ET AL DATED 10/5/76, FILED IN MAP BOOK 3, MAP NO. 68, CB 139, E-223 (2) TRACT CONT. 2.759A IN SEC. 2, T1S,R7E SHOWN ON A 'PLAT OF 2.759 A FOR ADD. TO PORT SITE P. C. PARISH LA. BY BROWN & BUTLER DATED 10/19/76 CB 139, E-223; MAP BOOK 3, MAP NO.68 CB 357, E-182; MAP BK. 5, MAP #372

OWNERSHIP- PARCEL#50003990

<i>Owner Name</i>	<i>From</i>	<i>To</i>
POINTE COUPEE PARISH POLICE JU...	03/20/2002	

TAX REGIONS- PARCEL#50003990

<i>Tax Region</i>	<i>Value Applied</i>
WARD 02	5,280

James A. Laurent, Jr.
Assessor, Pointe Coupee Parish
211 East Main St, Ste 4 Courthouse
New Roads, LA 70760

2011 PARCEL LISTING

OWNER
POINTE COUPEE PARISH POLICE JURY
COURTHOUSE ANNEX
NEW ROADS, LA 70760

PARCEL# 50003991

<i>Parcel Number</i>	<i>Map Number</i>	<i>Parcel Type</i>	<i>Ward</i>	<i>Physical Address</i>
50003991	010700302919	Permanent Exempt	02	

ITEMS- PARCEL#50003991

<i>Description</i>	<i>Assessed Value</i>	<i>Homestead Value</i>	<i>Units</i>	<i>Homestead</i>	<i>Units</i>
1 LAND (EXEMPT)	9,216		1.00		0.00
2 GOV. BLDG (EXEMPT)	18,150		2.00		0.00
Item Totals	27,366		3.00		0.00

LEGAL DESCRIPTION- PARCEL#50003991
61.44 ACRES: PORT SITE TRACT IN SEC. 3, T1S,R7E W&S-REMDR. OF SEC. 3, PRO P. OF H.J. HOBGOOD, JR., N-LOWER OLD RIVER, E-SEC. 2, SEE MAP **CB 118, E- 129**; CB 357, E-182; **MAP BOOK 5, MAP NO. 372**

OWNERSHIP- PARCEL#50003991

<i>Owner Name</i>	<i>From</i>	<i>To</i>
POINTE COUPEE PARISH POLICE JU...	03/20/2002	

TAX REGIONS- PARCEL#50003991

<i>Tax Region</i>	<i>Value Applied</i>
WARD 02	27,370

Appendix C

DATABASE REPORT



GeoPlus Radius Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000030156>

Click on link above to access the map and satellite view of current property

Target Property:

**Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753**

Prepared For:

GEC Inc.

Order #: 13016

Job #: 30156

Date: 06/20/2011

TARGET PROPERTY SUMMARY

Pointe Coupee Parish Port

LA Hwy 418

Pointe Coupee Parish, Louisiana 70753

USGS Quadrangle: **Turnbull Island, LA**

Target Property Geometry: **Corridor**

Target Property Longitude(s)/Latitude(s):

(-91.715291, 31.005418), (-91.715229, 30.998852), (-91.719825, 30.998821), (-91.719856, 30.998789), (-91.720544, 30.999227), (-91.718074, 31.002979), (-91.717855, 31.002979), (-91.717668, 31.003448), (-91.716229, 31.003605), (-91.716730, 31.002542), (-91.715322, 31.002573), (-91.715229, 31.005418), (-91.716042, 31.004136), (-91.715260, 31.004261), (-91.715260, 31.004230), (-91.715322, 31.004199)

County/Parish Covered:

Pointe Coupee (LA), West Feliciana (LA)

Zipcode(s) Covered:

Lettsworth LA: 70753

State(s) Covered:

LA

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
<u>FEDERAL</u>				
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	Target Property
BIENNIAL REPORTING SYSTEM	BRS	0	0	Target Property
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	Target Property
EPA DOCKET DATA	DOCKETS	0	0	Target Property
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	Target Property
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSLA	0	0	Target Property
FACILITY REGISTRY SYSTEM	FRSLA	0	0	Target Property
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR06	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	Target Property
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR06	0	0	Target Property
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	Target Property
PERMIT COMPLIANCE SYSTEM	PCSR06	0	0	Target Property
CERCLIS LIENS	SFLIENS	0	0	Target Property
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	Target Property
TOXICS RELEASE INVENTORY	TRI	0	0	Target Property
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	Target Property
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	Target Property and Adjoining
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR06	0	0	Target Property and Adjoining
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	1.0000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

STATE (LA)

ASBESTOS DEMOLITION AND RENOVATION NOTIFICATION PROJECTS	ASBESTOS	0	0	Target Property
SITES WITH CONTROLS	IC	0	0	Target Property
LISTING OF LOUISIANA DEQ LIENS	LIENS	0	0	Target Property
SPILLS LISTING	SPILLS	0	0	Target Property
WASTE TIRE GENERATOR LIST	WASTETIRE	0	0	Target Property
DRYCLEANING FACILITIES	DCR	0	0	0.2500
NO LONGER REPORTED UNDERGROUND STORAGE TANKS	NLRUST	0	1	0.2500
UNDERGROUND STORAGE TANKS	UST	0	1	0.2500
APPROVED HURRICANE DEBRIS DUMP SITES	ADS	0	0	0.5000
HISTORICAL LEAKING UNDERGROUND STORAGE TANKS	HLUST	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
RECYCLING FACILITIES	RCY	0	0	0.5000
SOLID WASTE LANDFILLS	SWLF	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM SITES	VRP	0	0	0.5000
WASTE PITS	WP	0	0	0.5000
CONFIRMED AND POTENTIAL SITES INVENTORY	CPI	0	0	1.0000
SUB-TOTAL		0	2	

LOCAL

CITY OF NEW ORLEANS MARKETABLE BROWNFIELD PROPERTIES	MBF	0	0	0.5000
CITY OF NEW ORLEANS POTENTIAL BROWNFIELD PROPERTIES	PBF	0	0	0.5000
CITY OF NEW ORLEANS REDEVELOPED CLOSED SERVICE STATIONS	RCSS	0	0	0.5000
CITY OF WESTWEGO BROWNFIELD RENEWAL PROJECTS	WBF	0	0	0.5000
SUB-TOTAL		0	0	

TRIBAL

UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR06	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR06	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	

TOTAL		0	2	
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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<u>FEDERAL</u>								
AIRSAFS		.0200	0	0	0	0	NS	0
BRS		.0200	0	0	0	0	NS	0
CDL		.0200	0	0	0	0	NS	0
DOCKETS		.0200	0	0	0	0	NS	0
EC		.0200	0	0	0	0	NS	0
ERNSLA		.0200	0	0	0	0	NS	0
FRSLA		.0200	0	0	0	0	NS	0
HMIRSR06		.0200	0	0	0	0	NS	0
ICIS		.0200	0	0	0	0	NS	0
ICISNPDES		.0200	0	0	0	0	NS	0
MLTS		.0200	0	0	0	0	NS	0
NPDES06		.0200	0	0	0	0	NS	0
PADS		.0200	0	0	0	0	NS	0
PCSR06		.0200	0	0	0	0	NS	0
SFLIENS		.0200	0	0	0	0	NS	0
SSTS		.0200	0	0	0	0	NS	0
TRI		.0200	0	0	0	0	NS	0
TSCA		.0200	0	0	0	0	NS	0
NLRRCRAG		.1250	0	0	0	0	NS	0
RCRAGR06		.1250	0	0	0	0	NS	0
BF		.5000	0	0	0	0	NS	0
CERCLIS		.5000	0	0	0	0	NS	0
LUCIS		.5000	0	0	0	0	NS	0
NFRAP		.5000	0	0	0	0	NS	0
NLRRCRAT		.5000	0	0	0	0	NS	0
ODI		.5000	0	0	0	0	NS	0
RCRAT		.5000	0	0	0	0	NS	0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DNPL		1.000	0	0	0	0	NS	0
DOD		1.000	0	0	0	0	NS	0
FUDS		1.000	0	0	0	0	NS	0
NLRRCRAC		1.000	0	0	0	0	NS	0
NPL		1.000	0	0	0	0	NS	0
PNPL		1.000	0	0	0	0	NS	0
RCRAC		1.000	0	0	0	0	NS	0
RODS		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

STATE (LA)

ASBESTOS		.0200	0	0	0	0	NS	0
IC		.0200	0	0	0	0	NS	0
LIENS		.0200	0	0	0	0	NS	0
SPILLS		.0200	0	0	0	0	NS	0
WASTETIRE		.0200	0	0	0	0	NS	0
DCR		.2500	0	0	0	0	NS	0
NLRUST		.2500	0	0	0	0	NS	0
UST		.2500	0	0	0	0	NS	0
ADS		.5000	0	0	0	0	NS	0
HJUST		.5000	0	0	0	0	NS	0
LJUST		.5000	0	0	0	0	NS	0
RCY		.5000	0	0	0	0	NS	0
SWLF		.5000	0	0	0	0	NS	0
VRP		.5000	0	0	0	0	NS	0
WP		.5000	0	0	0	0	NS	0
CPI		1.000	0	0	0	0	NS	0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SUB-TOTAL			0	0	0	0	0	0
LOCAL								
MBF		.5000	0	0	0	0	NS	0
PBF		.5000	0	0	0	0	NS	0
RCSS		.5000	0	0	0	0	NS	0
WBF		.5000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0
TRIBAL								
USTR06		.2500	0	0	0	0	NS	0
LUSTR06		.5000	0	0	0	0	NS	0
ODINDIAN		.5000	0	0	0	0	NS	0
INDIANRES		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

TOTAL	0						
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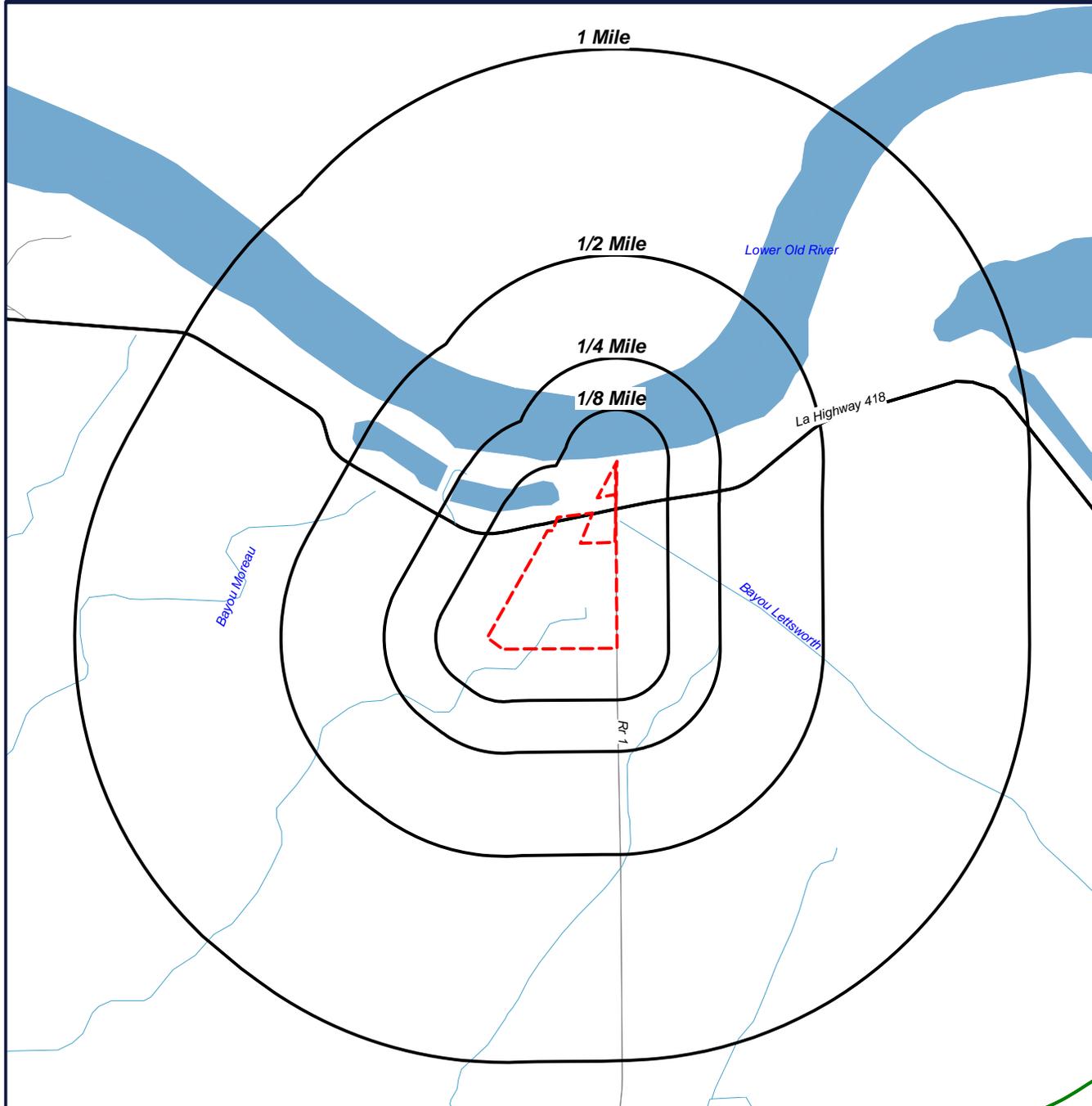
NOTES:

NS = NO SEARCH REQUESTED BY CUSTOMER



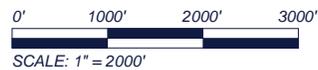
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RADIUS MAP



 Target Property (TP)

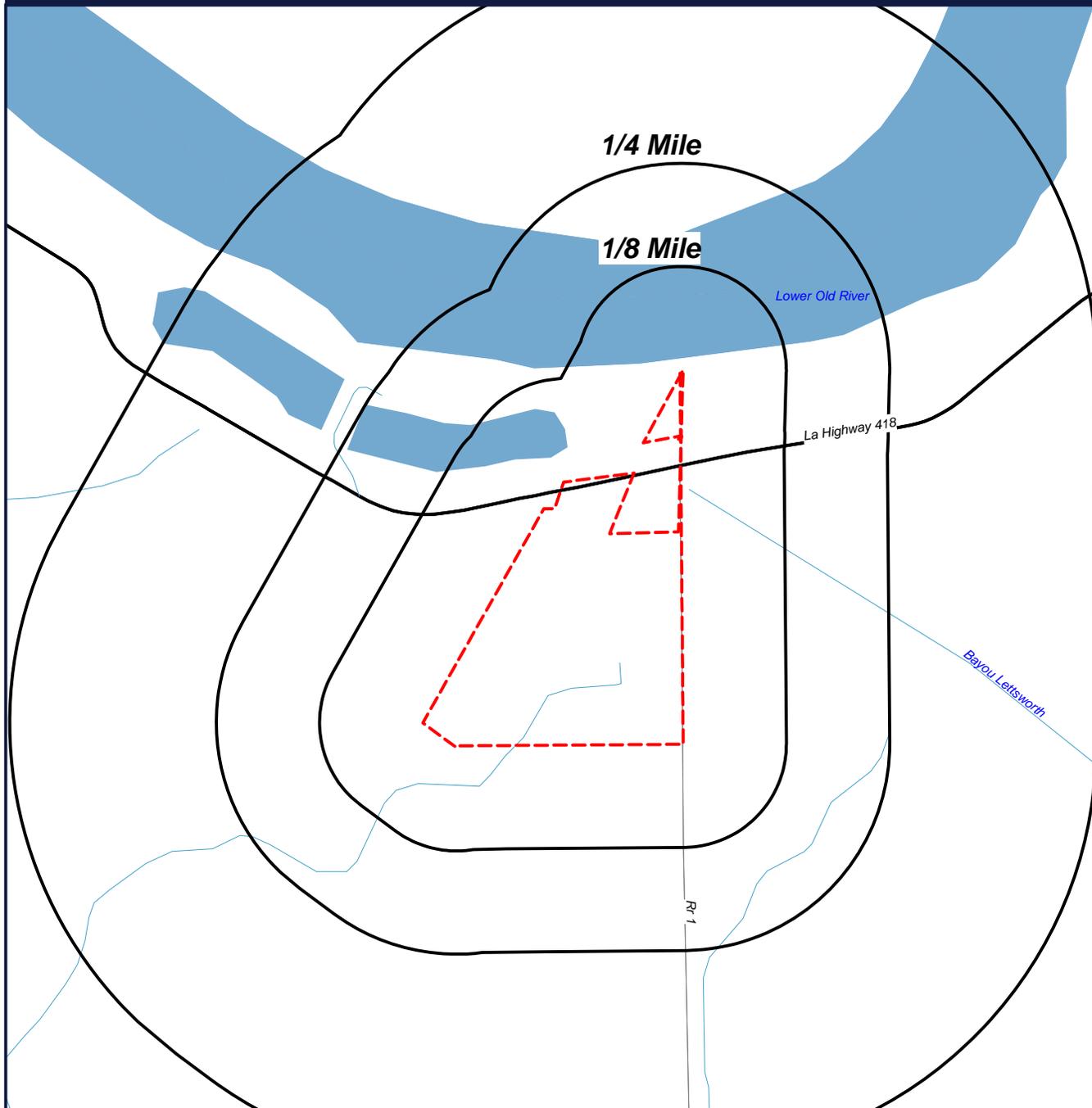
Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753



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RADIUS MAP



 Target Property (TP)

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753



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ORTHOPHOTO MAP



 Target Property (TP)

**Quadrangle(s): Turnbull
Island, Innis, Turnbull Island
Source: LOSCO (01/28/1998)
Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753**

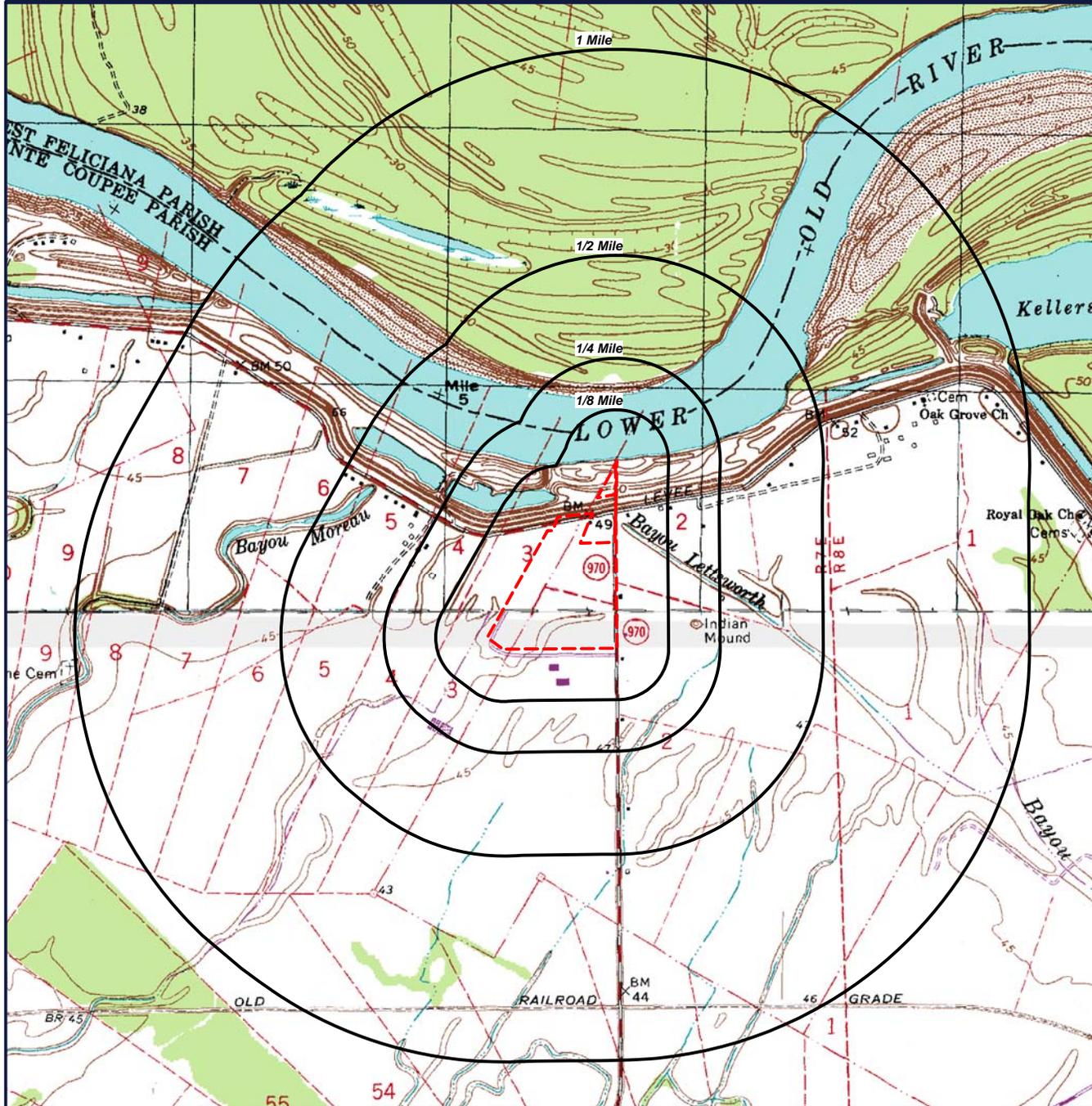


0' 500' 1000' 1500'
SCALE: 1" = 1000'

GeoSearch

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TOPOGRAPHIC MAP



Target Property (TP)

**Quadrangle(s): Turnbull
Island, Innis, Turnbull Island
Source: USGS, 1999
Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753**



GeoSearch

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REPORT SUMMARY OF UNLOCATABLE SITES

DATABASE TYPE	SITE ID#	SITE NAME	ADDRESS	CITY	ZIP CODE
NLRUST	39-008648	KINGSBERRY PLANTATION	HWY 418	LETTSWORTH	70753
UST	71392	JOHN MIGLICCO BAR	HWY 418	LETTSWORTH	70753



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NO LONGER REPORTED UNDERGROUND STORAGE TANKS (NLRUST)

* DATA USED IN THIS REPORT ORIGINATES FROM A NO LONGER ACTIVE FILING SYSTEM OF THE LOUISIANA DEQ.
THIS DATA WAS LAST UPDATED IN FEBRUARY OF 2004.

FACILITY INFORMATION

ID#: 39-008648
NAME: KINGSBERRY PLANTATION
ADDRESS: HWY 418
LETTSWORTH, LA 70753
PARISH: POINTE COUPEE
REGION: 2
FACILITY OPERATING STATUS: (M) NOT REPORTED
OF TANKS: 1
INDIAN LAND: (N) NOT ON INDIAN LAND
MANAGER NAME: JOHN L. CROSBY
MANAGER TITLE: PRESIDENT
MANAGER PHONE: (504) 638-6306
FORM AMMENDED: (N) NO
FORM SIGNED BY: JOHN L. CROSBY
TITLE SIGNED BY: PRESIDENT
FROM SIGNED DATE: 05-06-86

OWNER INFORMATION

OWNER ID #: 00270900
NAME: SMITH-CROSBY OIL CO., INC.
ADDRESS: 615 POYDRAS ST.
NEW ROADS, LA 70760
PHONE: 04) 638-6306
OWNER OPERATING STATUS: (A) ACTIVE

TANK INFORMATION

TANK ID#: 23290
USE: TEMPORARILY OUT OF USE
INSTALLED: .
OPERATING STATUS: NOT REPORTED
EMPTY STATUS: (X) EMPTY
LEAKING: (.) NOT REPORTED
TANK MATERIAL: STEEL
INTERIOR PROTECTION: UNKNOWN
EXTERIOR PROTECTION: UNKNOWN
PIPING NETWORK: UNKNOWN

CAPACITY (GAL): 550
CONTENTS: DIESEL
REPLACEMENT: (N) NOT A REPLACEMENT

REPLACEMENT INFORMATION

REPLACEMENT DATE: NOT REPORTED
REPLACEMENT LEAK: (.) NO LEAK WHEN REPLACED

REPLACEMENT AGE: NOT REPORTED
SOIL CONTAMINATION: (.) NOT REPORTED



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UNDERGROUND STORAGE TANKS (UST)

FACILITY INFORMATION

AI#: 71392
ID#: 39008633
NAME: JOHN MIGLICCO BAR
ADDRESS: HWY 418
LETTSWORTH, LA 70753
PARISH: NOT REPORTED

FACILITY DETAILS

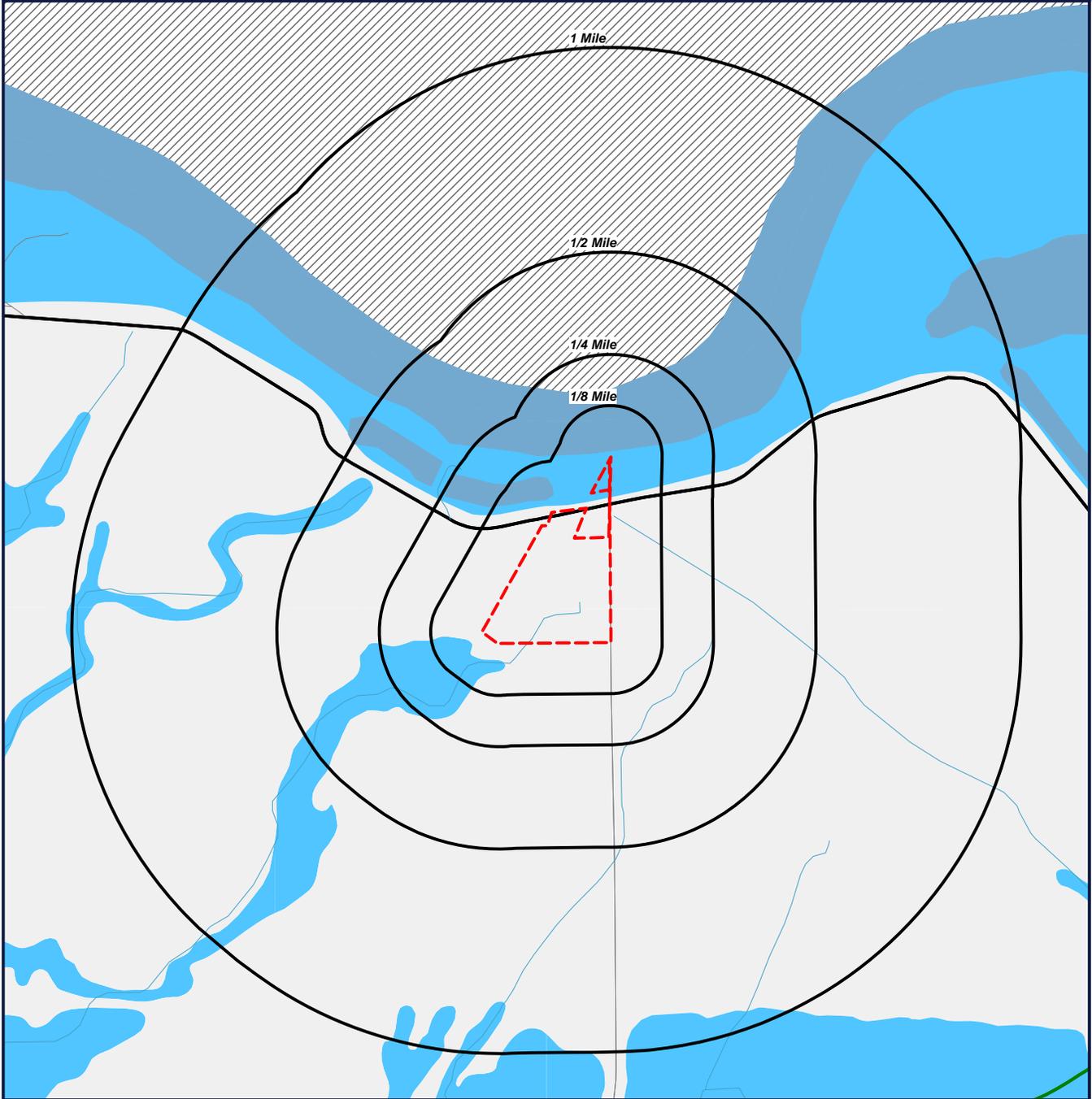
TANK ID: 23263
INSTALLED DATE: 06-MAY-1956
TANK STATUS: REMOVED IN
TOTAL CAPACITY (GAL): 550
GASOLINE: NO
DIESEL: NO
KEROSENE: NO
HEATING OIL: NO
NEW OR USED OIL: NO
OTHER SUBSTANCE: NO
ASPHALT/COALT: NO
CATHODICALLY PROTECTIVE STEEL: NO
CONCRETE: NO
OTHER MATERIALS: NO
PIPING METHOD: NOT REPORTED

OWNER INFORMATION

OWNER ID #: NOT REPORTED
NAME: NOT REPORTED
ADDRESS: NOT REPORTED
NOT REPORTED
PHONE: NOT REPORTED

EPOXY COATED STEEL: NO
COMPOSITE: NO
FIBERGLASS: NO
LINED INTERIOR: NO
DOUBLE WALLED: NO
POLYETHYLENE JACKET: NO
EXCAVATION LINER: NO
UNKNOWN MATERIAL: NO

FEMA MAP



- - - Target Property (TP)

- | | | | |
|---|------------|---|----------------------------------|
|  | ZONE A |  | ZONE X |
|  | ZONE AE |  | ZONE X500 |
|  | ZONE AH |  | NDA - DIGITAL DATA NOT AVAILABLE |
|  | ZONE ANI | | |
|  | ZONE D | | |
|  | ZONE UNDES | | |
|  | ZONE V | | |
|  | ZONE VE | | |

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753

Panel #: 2201400025B



FEDERAL EMERGENCY MANAGEMENT AGENCY REPORT

FEMA - Federal Emergency Management Agency

The information used in this report is derived from the Federal Emergency Management Agency (FEMA). The Q3 Flood Data is developed by electronically scanning the current effective map panels of existing paper Flood Insurance Rate Maps (FIRMs). Certain key features are digitally captured and then converted into area features, such as floodplain boundaries. Q3 Flood Data captures certain key features from the existing paper FIRMs, including:

- 100-year and 500-year (1% and 0.2% annual chance) floodplain areas, including Zone V areas, certain floodway areas (when present on the FIRM), and zone designations
- Coastal Barrier Resources Act (COBRA) areas
- FIRM panel areas, including panel number and suffix

This data was last updated between 1996 and 2000 and is available in select counties throughout the United States.

FEMA Flood Zone Definitions Relevant to Map

A Zone A

An area inundated by 100 year flooding. No BFEs (base flood elevations) determined.

NDA - DIGITAL DATA NOT AVAILABLE

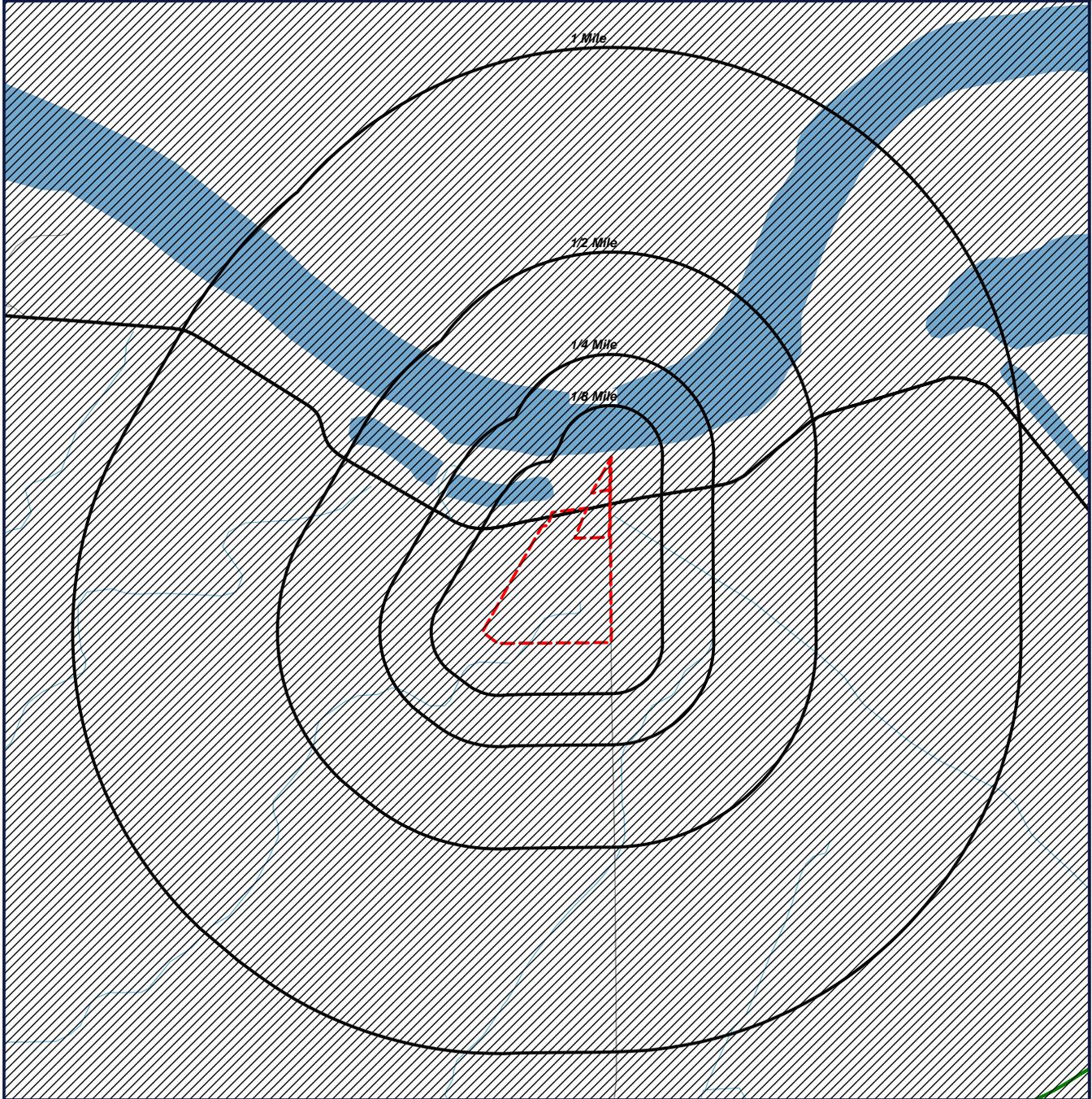
X Zone X

An area that is determined to be outside the 100 and 500 year floodplains.

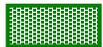


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NWI MAP



- - - Target Property (TP)



NWI BOUNDARY



NDA - DIGITAL DATA NOT AVAILABLE

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753



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NATIONAL WETLANDS INVENTORY REPORT

NWI - National Wetlands Inventory

The US NWI digital data bundle is a set of records of wetlands location and classification as defined by the U.S. Fish & Wildlife Service. This dataset is one of a series available in 7.5 minute by 7.5 minute blocks containing ground planimetric coordinates of wetlands point, line, and area features and wetlands attributes. When completed, the series will provide coverage for all of the contiguous United States, Hawaii, Alaska, and U.S. protectorates in the Pacific and Caribbean. The digital data as well as the hardcopy maps that were used as the source for the digital data are produced and distributed by the U.S. Fish & Wildlife Service's National Wetlands Inventory project. Currently, this data is only available in select counties throughout the United States.

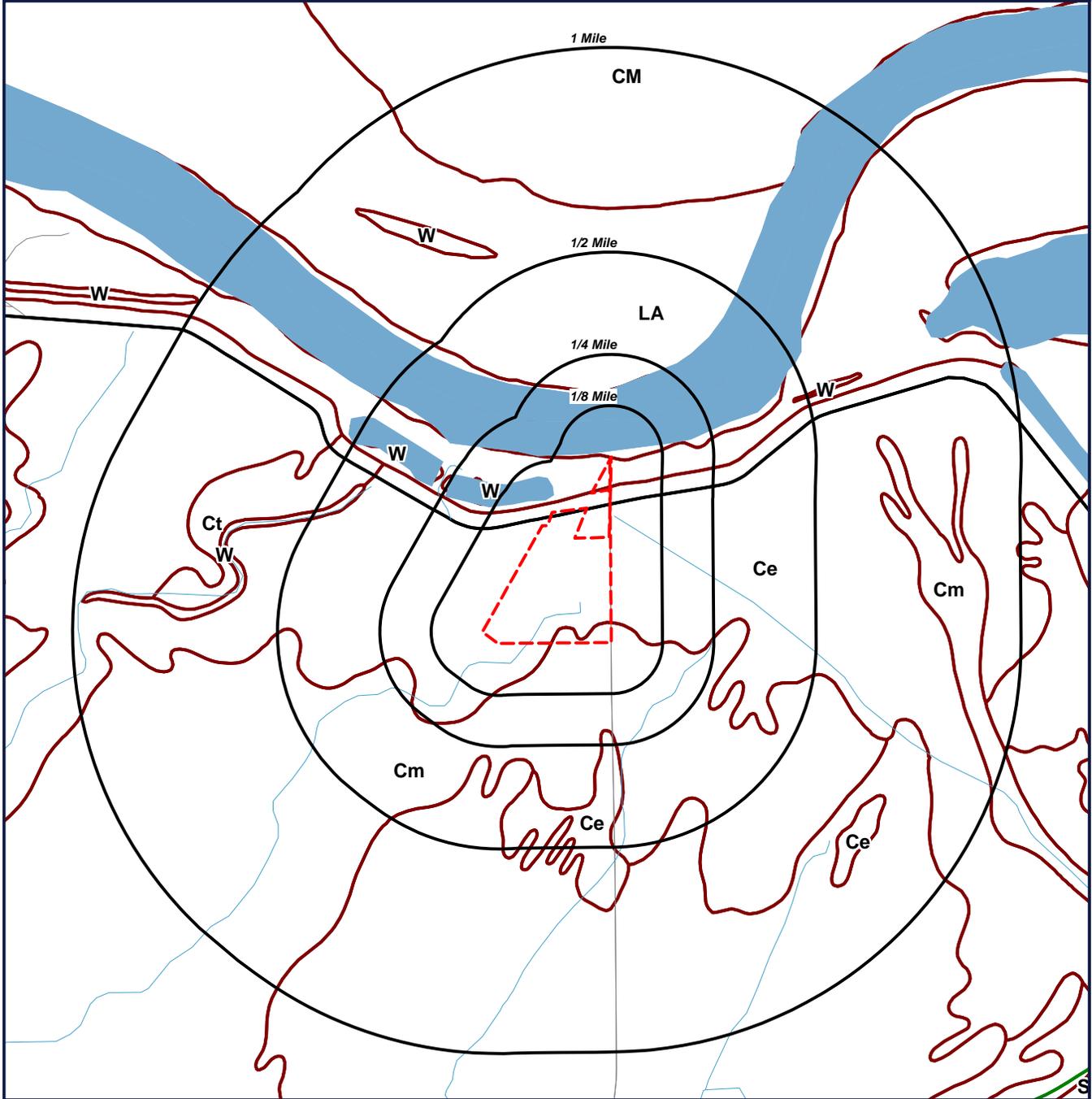
NWI Definitions Relevant to Map

NDA - DIGITAL DATA NOT AVAILABLE



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SOIL SURVEY MAP



- - - Target Property (TP)

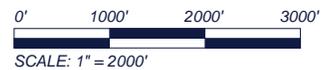


SOIL BOUNDARY



NDA - DIGITAL DATA NOT AVAILABLE

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Pointe Coupee Parish County,
Louisiana
70753



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SOIL SURVEY REPORT

Soil Surveys

The soil data used in this report is obtained from the Natural Resources Conservation Service (NRCS). The NRCS is the primary federal agency that works with private landowners to help them conserve, maintain and improve their natural resources. The soil survey contains information that can be applied in managing farms and ranches; in selecting sites for roads, ponds, buildings and other structures; and in determining the suitability of tracts of land for farming, industry and recreation. This data is available in select counties throughout the United States.

Soil Code Definitions Relevant to Map

Ce	Commerce silt loam
Cm	Commerce silty clay loam
Ct	Convent silt loam
RE	Robinsonville and Commerce soils, occasionally flooded
Sf	Sharkey clay
W	Water
CM	Commerce soils, gently undulating, occasionally flooded
LA	Latanier and Moreland soils, undulating, occasionally flooded
W	Water



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 3/2010

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BF Brownfields Management System

VERSION DATE: 5/2011

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment.

BRS Biennial Reporting System

VERSION DATE: 1/2003

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 5/2011

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 3/2011

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 3/2011

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/2005

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

DOD Department of Defense Sites

VERSION DATE: 12/2005

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 5/2011

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

ERNSLA Emergency Response Notification System

VERSION DATE: 12/2010

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSLA Facility Registry System

VERSION DATE: 1/2011

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 8/2010

The 2009 FUDS inventory includes properties previously owned by or leased to the United States and under Secretary of Defense jurisdiction. The remediation of these properties is the responsibility of the Department of Defense.

HMIRSR06 Hazardous Materials Incident Reporting System

VERSION DATE: 5/2011

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 3/2010

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 3/2010

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System
VERSION DATE: 9/2006

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System
VERSION DATE: 2/2011

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NFRAP No Further Remedial Action Planned Sites
VERSION DATE: 3/2011

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities
VERSION DATE: 3/2011

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAG No Longer Regulated RCRA Generator Facilities
VERSION DATE: 3/2011

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 3/2011

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NPDES06 National Pollutant Discharge Elimination System

VERSION DATE: 4/2007

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NPL National Priorities List

VERSION DATE: 3/2011

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 6/1985

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 11/2010

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR06 Permit Compliance System

VERSION DATE: 3/2010

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

PNPL Proposed National Priorities List

VERSION DATE: 3/2011

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 3/2011

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRAGR06 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 3/2011

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAT Resource Conservation & Recovery Act - Treatment, Storage & Disposal Facilities

VERSION DATE: 3/2011

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 5/2011

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SFLIENS CERCLIS Liens

VERSION DATE: 9/2010

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/2009

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

TRI Toxics Release Inventory

VERSION DATE: 12/2009

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/2006

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

ENVIRONMENTAL RECORDS DEFINITIONS - STATE (LA)

ADS Approved Hurricane Debris Dump Sites

VERSION DATE: 10/2008

This Louisiana Department of Environmental Quality listing of hurricane debris sites contains the temporary and the permitted landfills in the state that can currently accept hurricane debris (C&D, chipping, grinding, burning, staging, woodwaste). These landfills include Type I (Non-hazardous Industrial), Type II (Municipal) and Type III (Construction and Demolition Debris and Wood Waste).

ASBESTOS Asbestos Demolition and Renovation Notification Projects

VERSION DATE: 6/2010

This listing of Asbestos Demolition and Renovation Projects is provided by the Louisiana Department of Environmental Quality (DEQ). In accordance with the DEQ Air Quality Regulations, LAC 33:III.5151.F.1.f, any contractor performing removal of asbestos containing material that involves Regulated Asbestos Containing Material (see definition in LAC 33:III.5151.B) must become licensed by the Louisiana State Licensing Board for Contractors.

CPI Confirmed and Potential Sites Inventory

VERSION DATE: 4/2011

The Inactive and Abandoned Sites Division of the Louisiana Department of Environmental Quality maintains the confirmed and potential sites inventory. This listing contains state-equivalent CERCLIS hazardous wastes sites.

DCR Drycleaning Facilities

VERSION DATE: 4/2011

This listing of drycleaning facilities was provided by the Louisiana Department of Environmental Quality.

HLUST Historical Leaking Underground Storage Tanks

VERSION DATE: 3/1999

The Historical Leaking Underground Storage Tank database provides descriptive leaking facility reports from the Louisiana Department of Environmental Quality's Underground Storage Tanks Case History System. This database has not been updated since 1999. Please refer to LUST database as source of current data.

IC Sites With Controls

VERSION DATE: 1/2011

This site listing is maintained by the Louisiana Department of Environmental Quality's Remediation Division. Institutional controls (IC) are administrative and/or legal measures in place to safeguard the public and the environment from potential contamination. In certain circumstances, local



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (LA)

zoning or ordinances can serve as an IC. This listing may also include locations where Engineering Controls are in effect, such as a cap, barrier, or other engineering device to prevent access, exposure, or continued migration of contamination.

LIENS Listing of Louisiana DEQ Liens

VERSION DATE: 4/2011

A listing of liens filed against properties by the Remediation Services Division of the Louisiana Department of Environmental Quality.

LUST Leaking Underground Storage Tanks

VERSION DATE: 4/2011

This database contains facilities with reported leaking underground storage tanks and is maintained by the the Louisiana Department of Environmental Quality.

NLRUST No Longer Reported Underground Storage Tanks

VERSION DATE: 2/2004

This Underground Storage Tank listing originates from the no longer active PEL filing system of the Louisiana Department of Environmental Quality.

RCY Recycling Facilities

VERSION DATE: 4/2006

This listing of recycling facilities is maintained by the Louisiana Department of Environmental Quality.

SPILLS Spills listing

VERSION DATE: 2/2011

The Louisiana Department of Environmental Quality provides this database. Information includes releases of hazardous or potential hazardous chemical/materials into the environment.

SWLF Solid Waste Landfills

VERSION DATE: 5/2011

This Louisiana Department of Environmental Quality solid waste facility listing includes type I, II, and III landfills. A type I facility is used for the disposal of industrial solid waste. A type II facility is used for the disposal of residential or commercial solid waste. A type III facility is defined in LAC 33:VII.115 as a facility used for disposing or processing of construction/demolition debris or wood waste, composting organic waste to produce a usable material, or separating recyclable wastes. Residential, commercial, or industrial solid waste must not be disposed in a type III facility.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (LA)

UST Underground Storage Tanks

VERSION DATE: 4/2011

The Underground Storage Tank database includes a listing of registered underground storage tanks maintained by the Louisiana Department of Environmental Quality.

VRP Voluntary Remediation Program Sites

VERSION DATE: 1/2011

The Louisiana Department of Environmental Quality's Voluntary Remediation Program (VRP) provides a mechanism by which property owners (or potential owners) or others can clean up contaminated properties and receive a release of liability for further cleanup of historical contamination at a site. This release of liability flows to future owners of the property as well.

WASTETIRE Waste Tire Generator List

VERSION DATE: 3/2011

This listing of active registered waste tire generators is maintained by the Louisiana Department of Environmental Quality.

WP Waste Pits

VERSION DATE: 1/1999

This listing is from a 1999 Louisiana Oil Spill Coordinator's Office (LOSCO) study, which identified statewide abandoned non-hazardous waste pits and facilities that have the potential to initiate an oil spill.



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ENVIRONMENTAL RECORDS DEFINITIONS - LOCAL

MBF City of New Orleans Marketable Brownfield Properties

VERSION DATE: 3/2007

This listing of marketable brownfield properties is maintained by the City of New Orleans Office of Environmental Affairs. All properties included on this listing are or are alleged to be closed service stations.

PBF City of New Orleans Potential Brownfield Properties

VERSION DATE: NR

The Brownfields database is maintained by the City of New Orleans Office of Environmental Affairs. This listing of potential brownfields includes abandoned or underused industrial or commercial properties with possible environmental contamination. The Louisiana Department of Environmental Quality and the United States Environmental Protection Agency provide support to the City of New Orleans for the redevelopment of these properties. The information contained within this listing was compiled sometime between 2002 and 2003.

RCSS City of New Orleans Redeveloped Closed Service Stations

VERSION DATE: 3/2007

This list of redeveloped closed service stations is maintained by the City of New Orleans Office of Environmental Affairs. These sites range from reopening as a service station or mechanic shop, residential unit, coffee shop, bank satellite branch, offices, car wash, up to and including addition to a funeral home.

WBF City of Westwego Brownfield Renewal Projects

VERSION DATE: 10/2008

The Westwego Brownfields Renewal Project was started in October 2000, funded by a \$200,000 EPA Grant from Region VI. Mayor Robert Billiot and the Westwego City Council are committed to identifying and restoring the brownfield sites in Westwego. This is being done in conjunction with the redevelopment of the City's historic Salaville area.



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ENVIRONMENTAL RECORDS DEFINITIONS - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 1/2000

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

LUSTR06 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 7/2010

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/2006

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR06 Underground Storage Tanks On Tribal Lands

VERSION DATE: 8/2010

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.



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GeoPlus Water Well Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000030153>

Click on link above to access the map and satellite view of current property

Target Property:

***Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753***

Prepared For:

GEC Inc.

Order #: 13016

Job #: 30153

Date: 06/20/2011

TARGET PROPERTY SUMMARY

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753

USGS Quadrangle: **Turnbull Island, LA**
Target Property Geometry: **Corridor**

Target Property Longitude(s)/Latitude(s):

(-91.715291, 31.005418), (-91.715229, 30.998852), (-91.719825, 30.998821), (-91.719856, 30.998789),
(-91.720544, 30.999227), (-91.718074, 31.002979), (-91.717855, 31.002979), (-91.717668, 31.003448),
(-91.716229, 31.003605), (-91.716730, 31.002542), (-91.715322, 31.002573), (-91.715229, 31.005418),
(-91.716042, 31.004136), (-91.715260, 31.004261), (-91.715260, 31.004230), (-91.715322, 31.004199)

County/Parish Covered:

Pointe Coupee (LA), West Feliciana (LA)

Zipcode(s) Covered:

Lettsworth LA: 70753

State(s) Covered:

LA

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L
(picocuries per liter).

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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
FEDERAL				
UNITED STATES GEOLOGICAL SURVEY NATIONAL WATER INFORMATION SYSTEM	NWIS	1	0	0.5000
SUB-TOTAL		1	0	
STATE (LA)				
LOUISIANA WATER WELL REGISTRY	WW	1	0	0.5000
SUB-TOTAL		1	0	

TOTAL

2 0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<u>FEDERAL</u>								
NWIS		.5000	1	0	0	0	NS	1
SUB-TOTAL			1	0	0	0	0	1
<u>STATE (LA)</u>								
WW	1	.5000	0	0	0	0	NS	1
SUB-TOTAL	1		0	0	0	0	0	1

TOTAL	1		1	0	0	0	0	2
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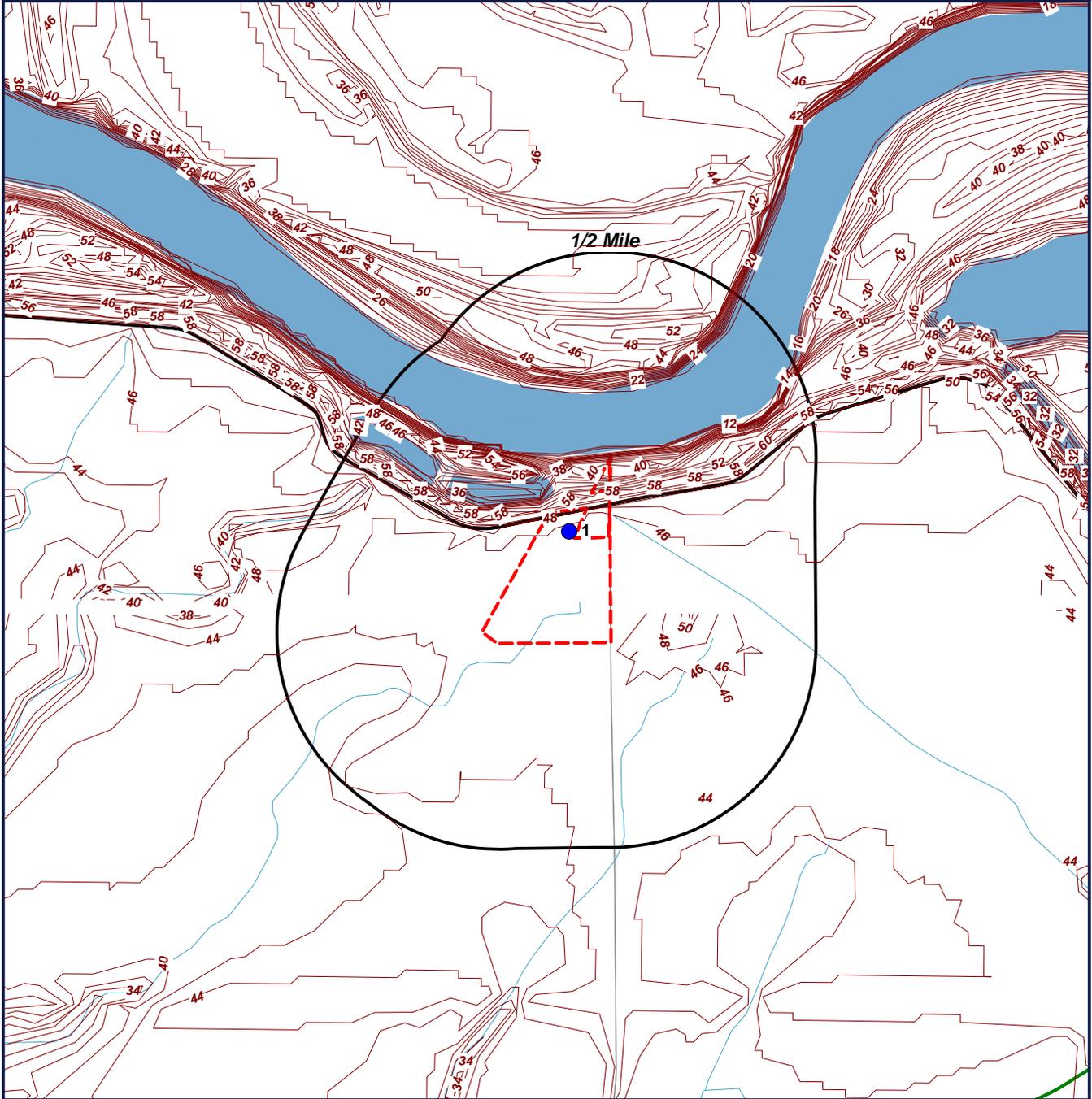
NOTES:

NS = NO SEARCH REQUESTED BY CUSTOMER



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WATER WELL MAP



- - - Target Property (TP)
- WW

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753

CONTOUR LINES REPRESENTED IN FEET



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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
1	NWIS	00916228	0.030 W	PC- 232			1
1	WW	31001009143010	0.020 W	PC PORT COMM			2



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UNITED STATES GEOLOGICAL SURVEY NATIONAL WATER INFORMATION SYSTEM (NWIS)

MAP ID# 1 Distance from Property: 0.03 mi. W

REPORTING AGENCY: **US GEOLOGICAL SURVEY**

SITE NUMBER: **31001009**

STATION NAME: **PC- 232**

SITE TYPE: **WELL**

LATITUDE: **31.00295778** LONGITUDE: **-91.71706360**

DATE DRILLED: **05/28/1976**

WELL DEPTH: **592'**

HOLE DEPTH: **592'**

LOCAL AQUIFER: **2400-FOOT SAND OF BATON ROUGE AREA**



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WATER WELL DATABASE (WW)

MAP ID# 1

Distance from Property: 0.02 mi. W

ID NUMBER: 310010091430101
LOCAL WELL: 232
PARISH NUM: 077
OWNER NAME: PC PORT COMM
WELL USE: PUBLIC SUPPLY
USE DESCRIPTION: INSTITUTION PUBLIC SUPPLY
DRILLER NAME: ACME
WELL DEPTH: 592
WATER LEVEL: 0.00
YIELD: NOT REPORTED
HOLE DEPTH: 592
ELEVATION: NOT REPORTED
PLUGGED BY: NOT REPORTED
DATE PLUGGED: NOT REPORTED
DATE COMPLETED: 05/76
DRAWDOWN: NOT REPORTED
CASING DIAMETER: 2
CASING MATERIAL: METAL
SCREEN DIAMETER: 2
SCREEN INTERVAL: 577-592
GEOLOGIC UNIT: 12224BR
QUAD NUM: NOT REPORTED
TOWNSHIP/SECTION/RANGE: 01S 003 07E
LATITUDE: 310010 LONGITUDE: 914301



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NWIS

United States Geological Survey National Water Information System

VERSION DATE: 3/2011

The USGS National Water Information System includes water-resources data for approximately 1.5 million sites across the United States from 1857 to present. The USGS investigates the occurrence, quantity, quality, distribution, and movement of surface and underground waters and disseminates the data to the public, State and local governments, public and private utilities, and other Federal agencies involved with managing our water resources.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (LA)

WW

Louisiana Water Well Registry

VERSION DATE: 5/2011

The Statewide Water Well Registration data file is maintained by the Louisiana Department of Natural Resources, Office of Conservation (DNR). This database includes wells registered with the Louisiana Department of Transportation and Development (DOTD), along with the Louisiana District of the United States Geological Survey, prior to March 1, 2010 and wells registered with the DNR after March 1, 2010. The information has been carefully prepared from the best available sources of data. It is intended for general informational purposes only and should not be considered authoritative for navigational, engineering, other site-specific uses, or any other uses. The DNR does not warrant or guarantee its accuracy, nor does DNR assume any responsibility or liability for any reliance thereon.



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GeoPlus Oil & Gas Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000030155>

Click on link above to access the map and satellite view of current property

Target Property:

**Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753**

Prepared For:

GEC Inc.

Order #: 13016

Job #: 30155

Date: 06/20/2011

TARGET PROPERTY SUMMARY

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753

USGS Quadrangle: **Turnbull Island, LA**
Target Property Geometry: **Corridor**

Target Property Longitude(s)/Latitude(s):

(-91.715291, 31.005418), (-91.715229, 30.998852), (-91.719825, 30.998821), (-91.719856, 30.998789), (-91.720544, 30.999227), (-91.718074, 31.002979), (-91.717855, 31.002979), (-91.717668, 31.003448), (-91.716229, 31.003605), (-91.716730, 31.002542), (-91.715322, 31.002573), (-91.715229, 31.005418), (-91.716042, 31.004136), (-91.715260, 31.004261), (-91.715260, 31.004230), (-91.715322, 31.004199)

County/Parish Covered:

Pointe Coupee (LA), West Feliciana (LA)

Zipcode(s) Covered:

Lettsworth LA: 70753

State(s) Covered:

LA

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
STATE (LA)				
OIL AND GAS WELLS	OG	0	0	0.5000
SUB-TOTAL		0	0	

TOTAL

0 0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
STATE (LA)								
OG		.5000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

TOTAL			0	0	0	0	0	0
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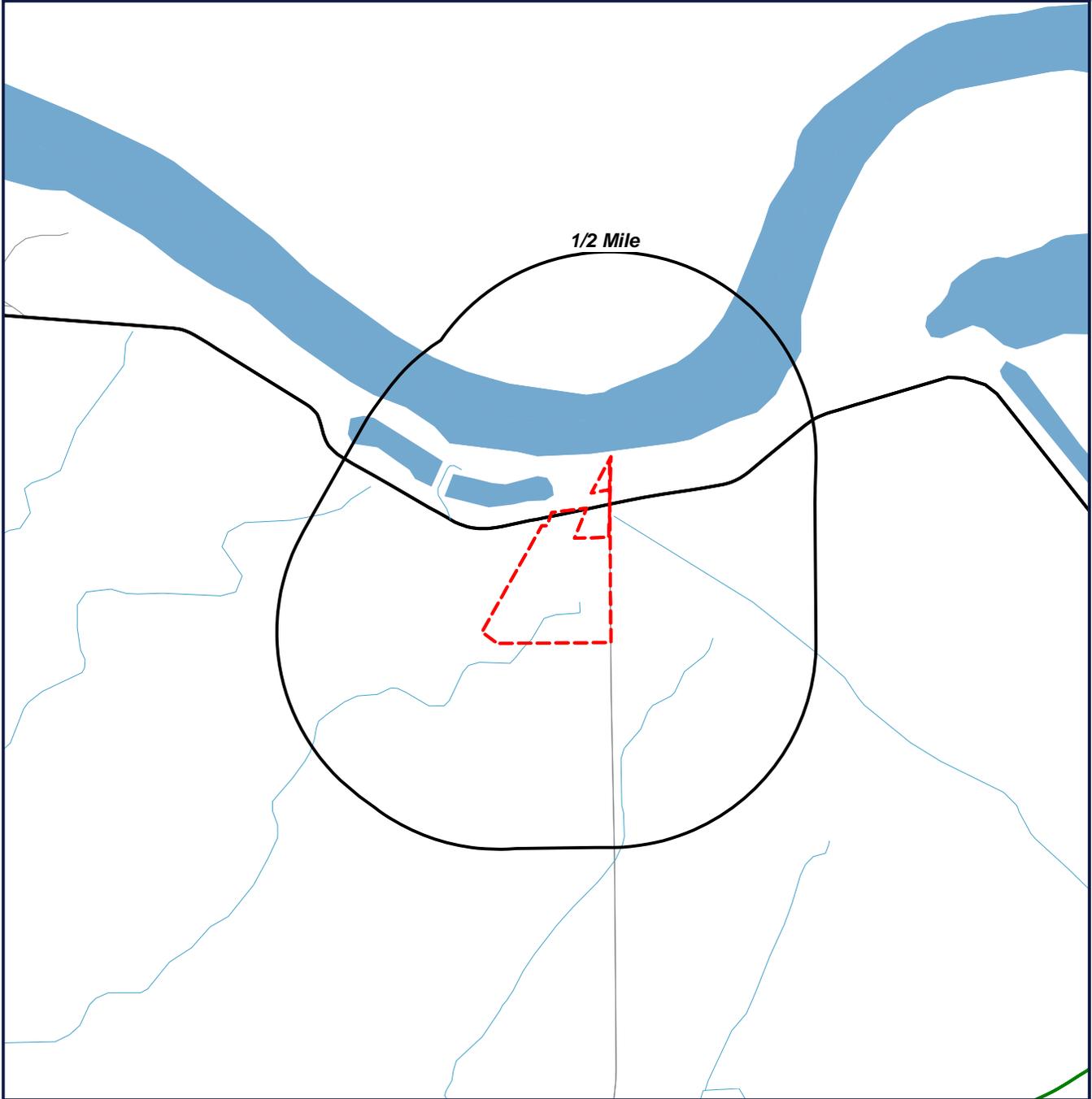
NOTES:

NS = NO SEARCH REQUESTED BY CUSTOMER



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OIL / GAS WELL MAP



- - - Target Property (TP)
- Well Location

Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish County,
Louisiana
70753



GeoSearch www.geo-search.net - phone: 866-396-0042 - fax: 512-472-9967

ENVIRONMENTAL RECORDS DEFINITIONS - STATE (LA)

OG Oil and Gas Wells

VERSION DATE: 4/2011

This database contains over 230,000 permitted oil and gas wells and is maintained by the Louisiana Department of Natural Resources, Office of Conservation. The information has been carefully prepared from the best available sources of data. It is intended for general informational purposes only and should not be considered authoritative for navigational, engineering, other site-specific uses, or any other uses. The Louisiana Department of Natural Resources (DNR) does not warrant or guarantee its accuracy, nor does DNR assume any responsibility or liability for any reliance thereon.



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Appendix D

HISTORICAL TENANT SEARCH



June 17, 2011

GEC Inc.
Attn: Jennifer Lindquist

RE: CITY DIRECTORY SEARCH

Dear Ms. Lindquist,

GeoSearch conducted a city directory search for LA Hwy 418 near Simmesport, LA. There were no directories available for the city of Simmesport or Pointe Coupee Parish, while directories for nearby cities did not have coverage for the area. Research was conducted at the Library of Congress in Washington, D.C. If you have any questions please do not hesitate to call at (512) 472-9966.

Sincerely,

A handwritten signature in black ink that reads "Justin Clinger". The signature is written in a cursive style with a large, sweeping flourish at the end.

Justin Clinger

Appendix E

HISTORICAL TOPOGRAPHIC MAPS



Historical Topographic Maps

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000030152>

Click on link above to access the map and satellite view of current property

Target Property:

***Pointe Coupee Parish Port
LA Hwy 418
Pointe Coupee Parish, Louisiana 70753***

Prepared For:

GEC Inc.

Order #: 13016

Job #: 30152

Date: 06/17/2011

TARGET PROPERTY SUMMARY

Pointe Coupee Parish Port

LA Hwy 418

Pointe Coupee Parish, Louisiana 70753

USGS Quadrangle: **Turnbull Island, LA**

Target Property Geometry: **Corridor**

Target Property Longitude(s)/Latitude(s):

(-91.715291, 31.005418), (-91.715229, 30.998852), (-91.719825, 30.998821), (-91.719856, 30.998789), (-91.720544, 30.999227), (-91.718074, 31.002979), (-91.717855, 31.002979), (-91.717668, 31.003448), (-91.716229, 31.003605), (-91.716730, 31.002542), (-91.715322, 31.002573), (-91.715229, 31.005418), (-91.716042, 31.004136), (-91.715260, 31.004261), (-91.715260, 31.004230), (-91.715322, 31.004199)

County/Parish Covered:

Pointe Coupee (LA), West Feliciana (LA)

Zipcode(s) Covered:

Lettsworth LA: 70753

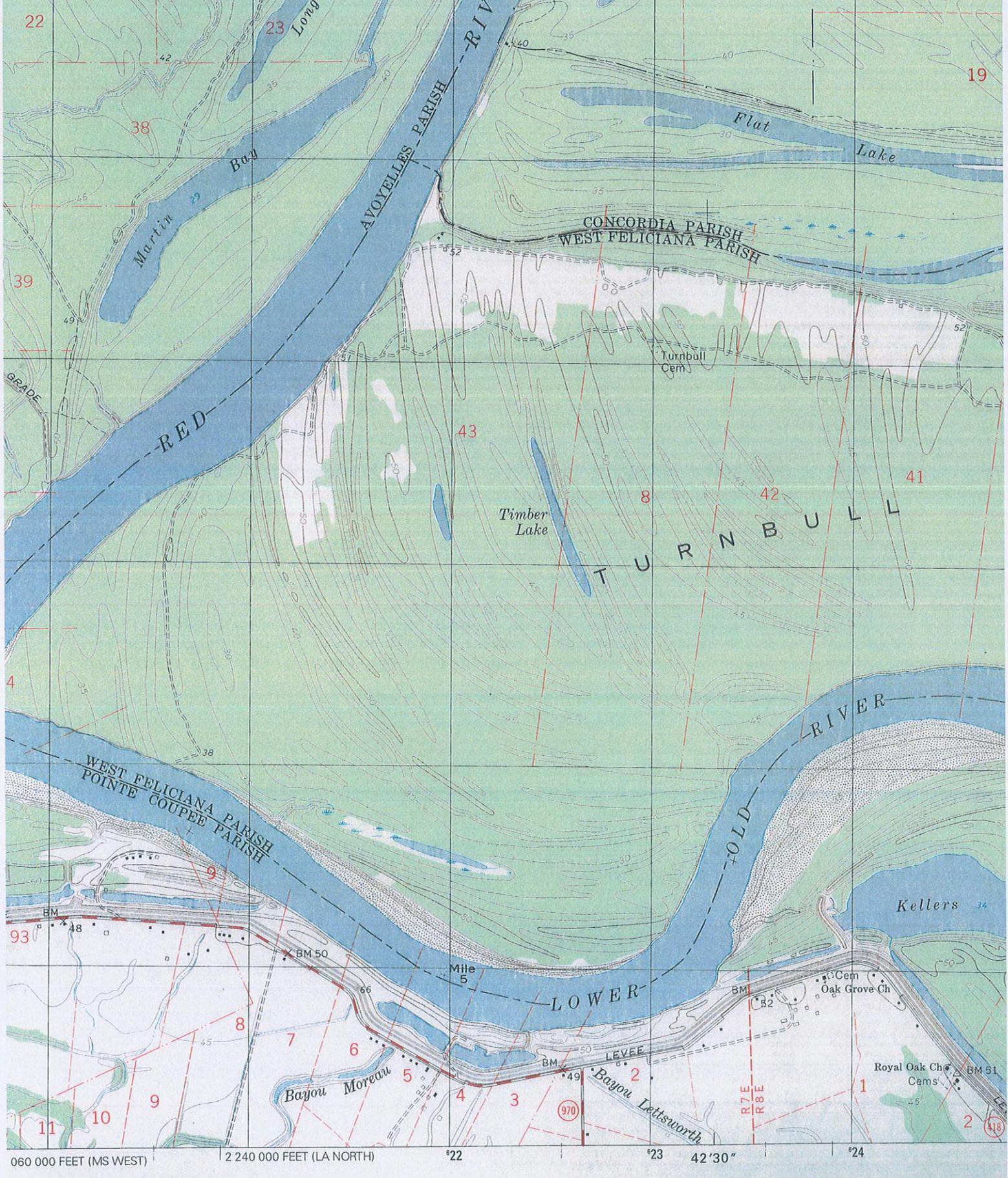
State(s) Covered:

LA

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

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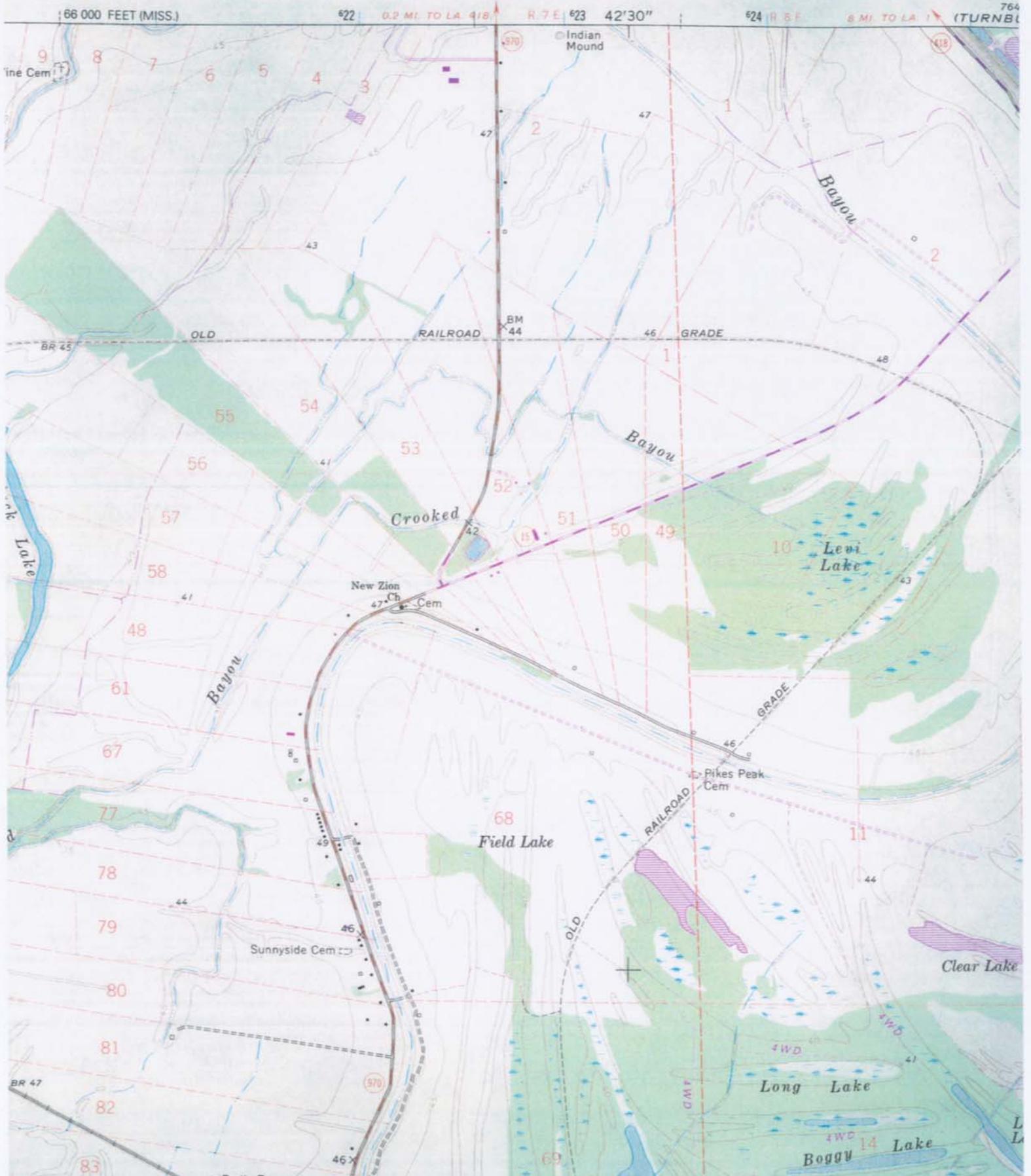


SITE:
QUADRANGLE:
DATE:
SCALE:

POINTE COUPEE PARISH PORT
TURNBULL ISLAND, LA
1996
1 : 24,000

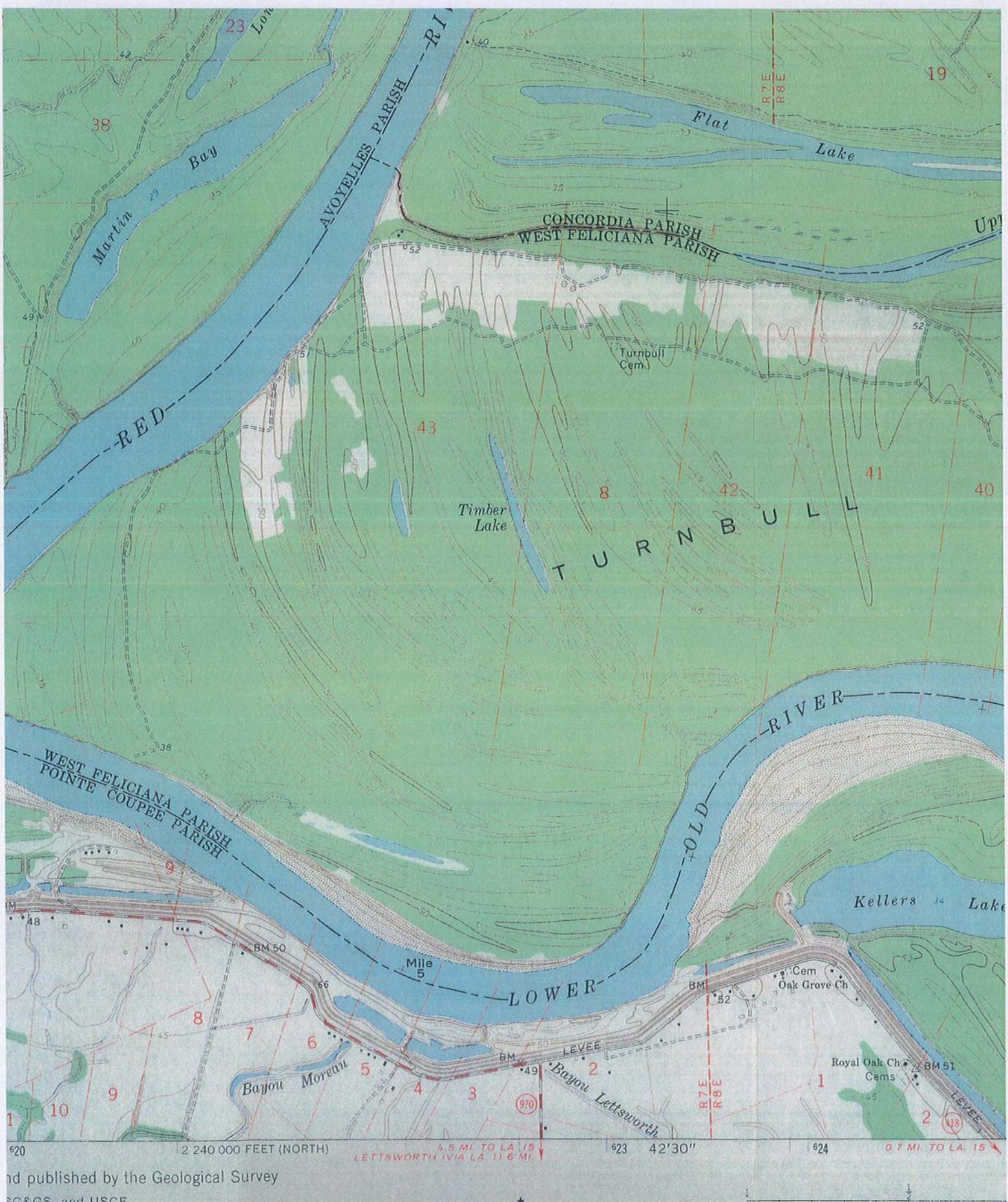


THE INTERIOR SURVEY



SITE:
QUADRANGLE:
DATE:
SCALE:

POINTE COUPEE PARISH PORT
INNIS, LA
1965 PHOTOREVISED 1994
1 : 24,000

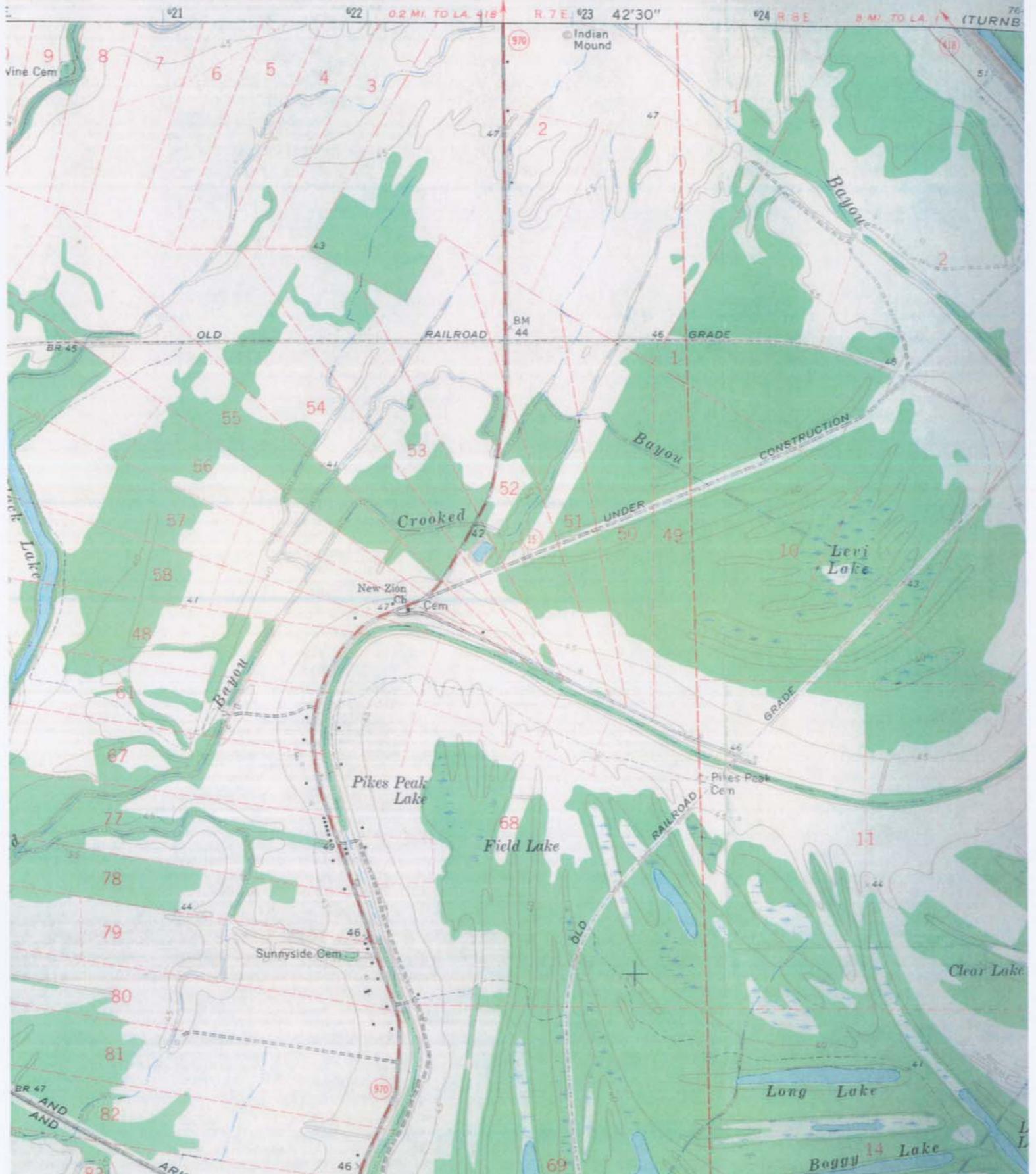


and published by the Geological Survey
 SC&GS and USGS



SITE:
QUADRANGLE:
DATE:
SCALE:

POINTE COUPEE PARISH PORT
TURNBULL ISLAND, LA
1965
1 : 24,000



SITE:
QUADRANGLE:
DATE:
SCALE:

POINTE COUPEE PARISH PORT
INNIS, LA
1965
1 : 24,000



SITE:
QUADRANGLE:
DATE:
SCALE:

POINTE COUPEE PARISH PORT
ARTONISH, LA
1955
1 : 62,500

Appendix F

HISTORICAL AERIAL PHOTOGRAPHS



JOB #: 30154 - 6/15/2011

SITE: POINTE COUPEE PARISH PORT
SOURCE: DIGITAL GLOBE
DATE: 5-18-2009
COUNTY: POINTE COUPEE PARISH, LA
SCALE: 1" = 700'

GeoSearch



JOB #: 30154 - 6/15/2011

SITE: POINTE COUPEE PARISH PORT
SOURCE: USGS
DATE: 1-28-1998
COUNTY: POINTE COUPEE PARISH, LA
SCALE: 1" = 700'

GeoSearch



JOB #: 30154 - 6/17/2011

SITE: POINTE COUPEE PARISH PORT
SOURCE: USDA
DATE: 10-26-1983
COUNTY: POINTE COUPEE PARISH, CA
SCALE: 1" = 700'

GeoSearch



JOB #: 30154 - 6/17/2011

SITE: POINTE COUPEE PARISH PORT
SOURCE: USDA
DATE: 10-28-1966
COUNTY: POINTE COUPEE PARISH, LA
SCALE: 1" = 700'

GeoSearch



JOB #: 30154 - 6/17/2011

SITE: POINTE COUPEE PARISH PORT
SOURCE: USDA
DATE: 5-13-1941
COUNTY: POINTE COUPEE PARISH, LA
SCALE: 1" = 700'

GeoSearch

Appendix G

PHOTOGRAPHS



Photograph 1. Grain silo, showing flammable shed, shop, dryer on left, truck dump on right, and conveyor



Photograph 2. Flammable storage shed



Photograph 3. Interior of flammable storage shed



Photograph 4. Lime in shop



Photograph 5. Gas connection south of shop



Photograph 6. Burner array



Photograph 7. Burners



Photograph 8. Dryer



Photograph 9. Propane AST, agricultural fields on property in background



Photograph 10. Silo interior



Photograph 11. Pit grate inside silo



Photograph 12. Exterior pit cover



Photograph 13. 5,500 gallon AST



Photograph 14. Tar stain at AST



Photograph 15. Truck lift and dump



Photograph 16. Grate over truck dump pit



Photograph 17. Control room panels



Photograph 18. Office building



Photograph 19. Scale, scale house and laboratory



Photograph 20. Methanol in laboratory



Photograph 21. Conveyor, looking north at levee



Photograph 22. Property north of levee, looking east from Terral River Service barge facility



Photograph 23. Property north of levee, looking north from levee



Photograph 24. Terral River Service office and dock



Photograph 25. Terral River Service maintenance area



Photograph 26. Terral River Service fertilizer facility, with grain silos east of Highway 970 at right



Photograph 27. Terral River Service sand and gravel storage area, with cotton gin at left



Photograph 28. Drums at Terral River Service sand and gravel storage area



Photograph 29. Tri-Parish cotton gin



Photograph 30. Scrap metal on gin property