

**Exhibit EE. Gateway II Site Phase I Environmental Site Assessment**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**of**

**PROPOSED GATEWAY II SITE  
LA HWY 30  
GEISMAR, LA**

**Prepared for:**

**SUPERSTAR HOLDINGS, L.L.C.  
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BATON ROUGE, LOUISIANA**

**Prepared by:**

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**MARCH, 2013**

**PROJECT NO. 13108**



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## ***1.0 Introduction***

At the request of Mr. Paul Voorhies of Superstar Holdings, L.L.C., Engineering Associates has performed a Phase I Environmental Site Assessment (Phase I) of the proposed Gateway II site located in Geismar, Louisiana. A Site Exhibit prepared by CSRS, Inc. has been included in Appendix A. Based on the Exhibit, the proposed Gateway II site is 83 acres in size. For purposes of this report, the 83 acre site is hereafter referenced as the "subject property".

Qualifications of the primary individuals responsible for the preparation of this assessment have been provided in Appendix B. Appropriate supporting documentation, including site photographs and aerial photographs, have also been provided in the appendices.

### ***1.1 Purpose***

The purpose of this Phase I was to identify, based on industry-standard levels of inquiry, potential or existing environmental concerns associated with the subject property. This Phase I has been prepared in substantial compliance with ASTM E 1527-05 standards.

### ***1.2 Scope-of-Services***

The assessment methodology for the subject property consisted of the performance of a site visit, review of historic aerial photographs and historic topographic maps, and review of a regulatory agency database report. Review of local regulatory agency files and other miscellaneous items, as documented herein, were also performed.

### ***1.3 Limitations and Conditions***

Engineering Associates has endeavored to identify existing and/or potential environmental liabilities associated with the subject property through performance of this assessment. This assessment represents professional judgments based upon performance of the specific activities described herein and upon data/information provided by others. As such, no guarantees or warranties are expressed or implied regarding environmental liabilities not identifiable through the limited scope of work performed or regarding inaccuracies of data provided by others. It should be noted that encumbrances to the property in the form of servitudes and rights-of-way were not confirmed by Engineering Associates, and no warranties regarding the presence or absence of underground utilities are provided herein. In addition, it should be noted that wetlands delineation activities were not performed in conjunction with this assessment.



## **2.0 Site Reconnaissance**

### **2.1 Methodology and Limiting Conditions**

Engineering Associates personnel performed a site visit on February 28, 2013 to view the subject property and surrounding properties. Limiting conditions include the fact that the property was wet during our site visit and was unable to be driven in its entirety. However, portions of the property were both driven and walked. Remaining areas were viewed from a distance only.

### **2.2 Location and Description**

The subject property is located on LA Hwy 30 in Geismar, Louisiana and consists of approximately 83 acres.

### **2.3 Site and Vicinity Characteristics**

As previously stated, Engineering Associates personnel visited the subject property on February 28, 2013. The subject property is cleared and covered with pasture grass. A few trees are scattered throughout the property, however, the subject property is predominately cleared. No structures are located on the subject property.

The subject property is relatively flat with the exception of the northeasterly side of the property, which appears to be higher than the remainder of the property. Small earthen ditches/swales appear to drain stormwater that falls on the property in a westerly direction towards New River, which is the property's westerly boundary.

Pieces of white plastic material were observed to be strewn along a portion of the extreme easterly side of the subject property. Approximately 20 rolls of hay that are covered with white plastic material are located on the easterly side of the property, several hundred feet south of LA Hwy 30. The rolls of hay are being stored by others on the subject property at the permission of Superstar Holdings, L.L.C. and are transported offsite as they are needed. It appears that as the rolls of hay are being transported, the white plastic covering the hay is being discarded on the ground.

As previously stated, the subject property is cleared and covered with pasture grass. Due to recent heavy rainfall, the property was too wet to be driven by vehicle during our site visit. The north and east sides of the property were driven and portions but not all of the property were walked. Areas that were not driven or walked were able to be viewed due to the fact that the property is cleared, but only from a distance.

No distressed vegetation, evidence of above-ground or below-ground storage tanks, or other environmental concerns were apparent during our site visit. Several photographs of the subject property are provided in Appendix C.

### **2.3.1 Current Uses of the Property**

The subject property is currently unoccupied.

### **2.3.2 Past Uses of the Property**

Based on review of historic map sources for the subject property, it appears that the subject property has been undeveloped since at least 1952. A 2004 aerial photograph of the property shows what appears to be multiple roads/paths in a zig-zag pattern across the property. The roads/paths are most likely associated with tree clearing activities on the property.

### **2.3.3 Surrounding Properties**

The area surrounding the subject property was observed during Engineering Associates' site visit to include the following:

North The subject property is bordered to the north by LA Hwy 30. Farmland is located further north across LA Hwy 30.

South The subject property is bordered to the south by wooded, undeveloped property.

East The subject property is bordered to the east by an industrial park.

West The subject property is bordered to the west by a waterway known as New River.

## **2.4 Utilities**

Overhead electric lines border the subject property on its north side along LA Hwy 30. Underground utilities and a pipeline are also present along LA Hwy 30. Additional underground utilities may also be present at other locations on the subject property.

## **2.5 Hazardous Materials**

No hazardous materials were observed on the subject property.

## **2.6 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs & USTs)**

No ASTs or USTs were observed on the subject property.

## **2.7 Drums or Containers**

No drums or containers were observed on the subject property.

## **2.8 Pits, Ponds or Lagoons**

No pits, ponds, or lagoons were observed on the subject property.

## **2.9 Staining, Spills or Stressed Vegetation**

No staining, spills, or stressed vegetation was observed on the subject property.

## **2.10 PCBs**

No PCB-containing materials were observed on the subject property.

## **2.11 Wetlands**

Wetlands delineation activities were not performed in conjunction with this assessment.



## **3.0 Records Review**

### **3.1 Regulatory Agency Database Report**

An environmental database report was acquired for the subject property from Environmental Data Resources (EDR), Milford, CT. The report lists properties located in the vicinity of the subject property that are known to be regulated by one or more environmental regulatory agencies. Due to the volume of the database report, the report is not attached hereto and is being provided electronically to Superstar Holdings, L.L.C.

As detailed on pages 7-131 of the database report, three regulated facilities are noted as being located in the vicinity of the subject property. The nearest of the regulated facilities is located approximately one-quarter mile southeast of the subject property. The facility, Chemtech Chemical Services, is listed as a small quantity generator of hazardous waste.

The remaining two facilities include Westlake Vinyls Company, located approximately 3/4 miles east of the subject property, and Uniroyal Chemical, Inc., located approximately one mile southeast of the subject property. Both of these facilities are regulated under several different divisions of the Louisiana Department of Environmental Quality and by other regulatory agencies. Due to their distance from the subject property, environmental impacts to the subject property originating from either of the facilities is considered unlikely.

#### **3.1.1 Orphan Sites**

Page 132 of the database report lists "orphan sites" for which only partial addresses are available. Based on the partial addresses provided, none of the orphan sites appear to represent an environmental concern to the subject property. It should be noted that investigation of the orphan sites was limited to confirmation that the sites are not currently located on or immediately adjacent to the subject property.

### **3.1.2 Additional Database Report Information**

The EDR database report also includes information regarding soil types, groundwater characteristics, and radon levels in the vicinity of the subject property. This information is included on pages A-1 through A-53 of the report. Based on the information provided in the EDR report, radon levels are not considered to represent an environmental concern in the vicinity of the subject property. The direction of groundwater flow in the vicinity of the subject property was not available per information contained in the EDR report.

Dominant soil types in the vicinity of the subject property, as noted on pages A-6 through A-14 of the database report, consist predominately of fine-grained soils composed of silts and clays. Several water wells and/or oil-gas related wells are reported to be located within a one-mile radius of the subject property. A map showing the locations of the wells is provided immediately following page A-6 of the database report. None of the wells are shown to be located on the subject property.

A Sanborn Map Report was also included with the EDR report. The report indicates that the subject property is an unmapped property with regard to Sanborn maps.

A City-Directory Report was also included with the EDR report. The City-Directory lists addresses and associated occupants in the vicinity of the subject property. No prior or current occupants of the subject property were apparent through review of the City-Directory.

## **3.2 Historic Photographs and Maps**

### **3.2.1 Aerial Photographs**

Aerial photographs of the subject property and surrounding areas dated 1952, 1961, 1973, 1975, 1989, 1990, 2004, 2005, 2006, 2007, 2009 and 2010 were included with the EDR database report. Copies of the aerial photographs have been provided in Appendix E and discussions of the photographs are provided in the following paragraphs.

**1952 through 1990 Aerial Photographs:** The 1952 through 1990 aerial photographs show the subject property as predominately cleared and undeveloped. Surrounding properties were sparsely developed during this period. No activity is apparent on the subject property between 1952 and 1990.



**2004 Aerial Photograph:** The 2004 aerial photograph shows several roads/paths in a zig-zag pattern across the subject property. The subject property appears to have been wooded in 2004 and the roads/paths are likely associated with tree clearing activities on the property. Development of properties to the north and east had occurred by 2004, and the industrial park currently located on the east side of the subject property had been developed by that time.

**2005 Aerial Photograph:** The subject property had been cleared of most trees by 2005 and remained undeveloped.

**2006 Aerial Photograph:** It appears that a few remaining trees were removed from the property between 2005 and 2006. The property is predominately cleared and is undeveloped based on the 2006 aerial photograph.

**2007, 2009, and 2010 Aerial Photographs:** The subject property remains cleared and undeveloped in the 2007, 2009, and 2010 aerial photographs.

### ***3.2.2 Topographic Maps***

Topographic maps of the subject property and surrounding areas dated 1936, 1953, 1963, 1974, 1992, and 1999 were included with the EDR database report. Copies of the topographic maps have been provided in Appendix F. No environmental concerns associated with the subject property are apparent through review of the topographic maps.

### ***3.3 Interviews***

Engineering Associates interviewed Mr. Paul Voorhies, manager of Superstar Holdings, L.L.C., by telephone on March 6, 2013. Mr. Voorhies stated that he has been familiar with the subject property for the past 10 years and that Superstar Holdings has owned the property for approximately six years. Mr. Voorhies stated that to his knowledge the subject property has never been developed. Mr. Voorhies also stated that to the best of his knowledge there are no underground storage tanks or other environmental concerns located on or associated with the subject property.



### ***3.3.1 User Questionnaire***

A copy of a User Questionnaire, as required by Section X3 of ASTM E-1527-05, has been provided in Appendix G. The Questionnaire was completed by Mr. Paul Voorhies of Superstar Holdings, L.L.C.

### ***3.4 Chain of Title***

Engineering Associates was not requested to review Chain of Title documentation in conjunction with the preparation of this assessment.

### ***3.5 Regulatory Agency File Review***

As previously stated, an industrial park is located east of and immediately adjacent to the subject property. None of the various businesses located in the industrial park were listed as environmentally regulated facilities in the environmental database report acquired by our office. However, the electronic files of the LDEQ were reviewed under the names of four facilities located in the industrial park in order to confirm the presence or absence of environmental permits associated with the facilities. The facilities included Clean Harbors Catalyst Technologies, Hagemeyer North America, and Vacuum Truck Rentals, for which no files were found during performance of our electronic file review. The fourth facility reviewed, Champion Technologies, is listed as a small quantity generator of hazardous waste in the LDEQ files. It appears that the facility also maintains a discharge permit for its stormwater discharges and for the discharge of treated sanitary sewer waste. The Champion Technologies site blends various chemicals for commercial sale according to LDEQ records. Numerous 55-gallon drums and larger vessels, presumably containing various chemicals, were observed on the Champion Technologies site at the time of our site visit. While no environmental concerns are known to be associated with the Champion Technologies site, the presence of the facility immediately adjacent to the southeast corner of the subject property should be noted.

### ***3.6 Sites of Archaeologic and Historic Significance***

Correspondence has been submitted to Louisiana Department of Culture, Recreation and Tourism for the subject property (Appendix H). A reply to the correspondence has not been received to-date.

## 4.0 Findings and Conclusions

Engineering Associates has performed a Phase I Environmental Site Assessment of the subject property. The following concerns and/or observations are provided.

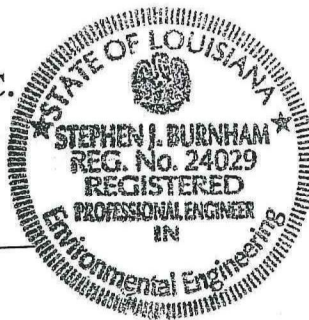
- A white plastic material used to cover rolls of hay was observed to be strewn on the ground along the easterly side of the subject property. The plastic material should be collected and properly disposed.
- The subject property is located immediately west of an industrial park that includes at least one environmentally regulated facility. The facility (Champion Technologies) appears to maintain various chemicals in containers and tanks on the Champion Technologies site. While no environmental concerns are known to be associated with the Champion Technologies site, its presence and the potential presence of other nearby regulated facilities should be noted.

This report has been prepared for the exclusive use of Superstar Holdings, L.L.C. and is not to be relied upon by any other parties.

ENGINEERING ASSOCIATES, INC.



Stephen J. Burnham, P.E.  
President



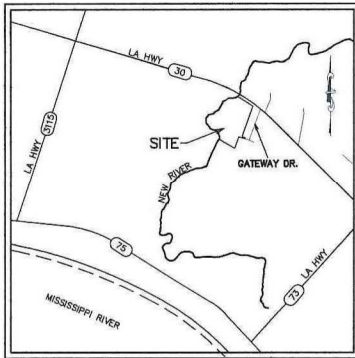
3/8/13

Date

## **APPENDIX A**

### **SITE EXHIBIT**





**VICINITY MAP**  
SCALE: 1"=3000'

#### GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 2200500100E OF ASCENSION PARISH, LOUISIANA, LAST REVISED AUGUST 16, 2007, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" & "AE". NEAREST BASE FLOOD ELEVATION -17' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

ZONE "A" = NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE "AE" = BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" = AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

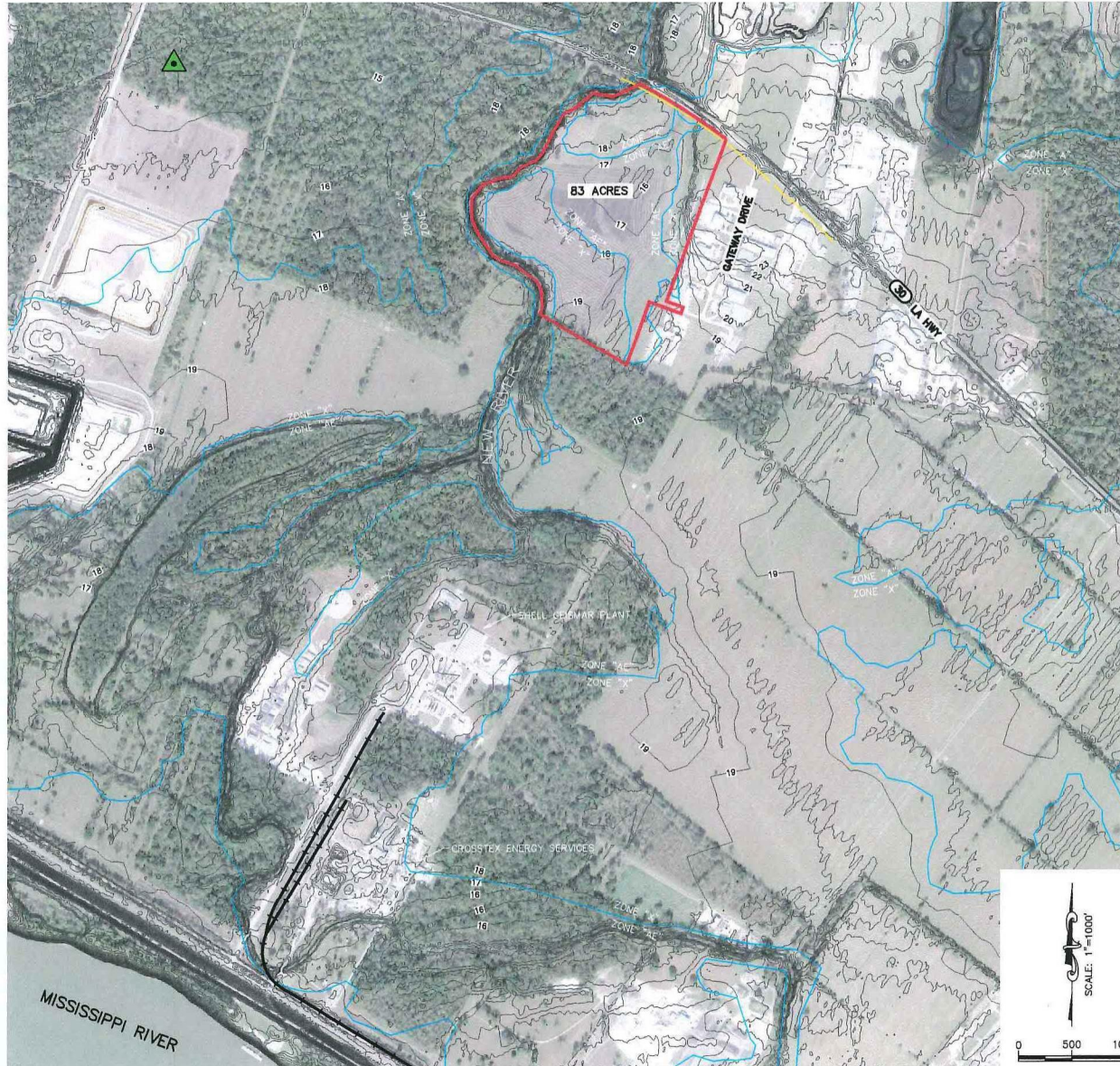
2. CONTOUR LINES GENERATED FROM: (DATA COLLECTED IN 2006) (NAVD 1988). NATIONAL ELEVATION DATASET 3 METER, UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, GEOSPATIAL DATA GATEWAY, <http://data.gateway.nrcs.usda.gov/GD00order.aspx>

3. NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

4. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

5. WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS BEEN DONE BY THE U. S. ARMY CORPS OF ENGINEERS ON MARCH 17, 2010. ACCORDING TO THE CORPS OF ENGINEERS ACCOUNT NO. MW-2010-00224-SA, THIS PROJECT AREA IS NOT IN WETLANDS SUBJECT TO CORPS' JURISDICTION.

6. ZONING: H = HEAVY INDUSTRY. ZONING INFORMATION WAS OBTAINED FROM <http://www.ascensionparish.net/>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.



Project:

#### Site Exhibit for Gateway II Geismar, LA

Client:

**Superstar Holding, LLC**

#### LEGEND:

SYMBOL	DESCRIPTION
	O & G WELLS
	LA. GAS LINE (30" DIA.)
	SITE BOUNDARY
	RAILROAD
	FLOOD ZONE A
	10' LIDAR CONTOUR

SOURCE:  
O&G WELLS AND RAILROAD  
LOCATIONS OBTAINED FROM SONIRIS  
IMAGERY: 2011 GOOGLE EARTH PRO

Revisions:

Key Plan:

#### Site Exhibit Gateway II

Sheet Title:

Date:	February 13, 2013
Project Number:	28015
Drawn By:	JAY
Checked By:	TMG
Shaw:	

Sheet No:

**APPENDIX B**

**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**



## ***Stephen J. Burnham, P.E., P.L.S.***

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Mr. Burnham has over 25 years of experience in the engineering consulting industry, with extensive experience in the management and implementation of environmental engineering projects. Mr. Burnham is a registered professional engineer and land surveyor in several states, and is a licensed Hazardous Materials Site Remediation Contractor in the state of Louisiana. Mr. Burnham has been qualified as an expert in court testimony regarding environmental, civil, and land surveying issues. Mr. Burnham has served on the Advisory Board of the Louisiana Motor Fuels Trust Fund.

Mr. Burnham's environmental engineering experience includes the performance of site assessments and audits, preparation of Storm Water Pollution Prevention Plans, preparation of Spill Prevention Control and Countermeasures Plans, preparation of permit applications for solid and hazardous waste units, assessment and remediation of sites regulated under Department of Natural Resources 29B Standards, preparation of permit applications for landfills and other solid waste facilities, certification of closures for solid and hazardous waste units, and resolution of stormwater and other regulatory compliance issues. Mr. Burnham has conducted numerous site investigations related to oilfield wastes, petroleum hydrocarbons, solid waste, and hazardous waste releases. These investigations have included underground storage tank sites, oil field exploration and production sites, pipelines, and active and abandoned industrial sites. Mr. Burnham has prepared and overseen the implementation of numerous remediation plans once assessment activities have been completed.

In complement to his environmental engineering experience, Mr. Burnham is experienced in civil engineering and land surveying activities, including preparation of boundary and topographic surveys, courthouse/chain-of-title research, and detailed design of subdivisions, shopping centers, and commercial developments. This experience has included the performance of hydraulic studies, geotechnical studies, and detailed design of paving, drainage, and sanitary sewer facilities. Mr. Burnham is experienced in the preparation of technical reports and studies, and has prepared numerous reports associated with the resolution of legal issues.



***Stephen J. Burnham, P.E., P.L.S.***

***Registrations/Certifications***

Registered Professional Engineer in Civil Engineering; Alabama, Louisiana, Mississippi,  
Arkansas, Tennessee, Texas, and Florida

Registered Professional Engineer in Environmental Engineering; Louisiana

Registered Professional Land Surveyor; Louisiana, Mississippi

Licensed Contractor in Heavy Construction and Hazardous Materials Site Remediation;  
Louisiana

Licensed UST Closure Personnel; Louisiana

Certified Wastewater Treatment Plant Operator

40 Hour Trained in Accordance with OSHA 1910.120

***Education***

B.S., Civil Engineering, Mississippi State University, Starkville, Mississippi; 1983

***Experience and Background***

1994 - ***President, Engineering Associates, Inc., Baton Rouge, Louisiana.*** Responsible

Present for management of office personnel, client interaction, and oversight of corporate administrative matters. Technical responsibilities include interaction with state and federal regulatory agencies, and preparation/implementation of assessment and remedial action plans.

1993 - ***Office Manager, IT Corporation, Baton Rouge, Louisiana.*** Responsible for the

1994 management of hazardous and non-hazardous waste projects. Responsibilities included the oversight of technical report preparation and design calculations, interaction with clients and regulatory personnel, and management of site remediation activities.

***Stephen J. Burnham, P.E., P.L.S.***

1992 - *Manager of Engineering Design Section, IT Corporation, Baton Rouge,*

1993 *Louisiana.* Responsible for the preparation of civil engineering designs, solid and hazardous waste permit/design documents, oversight of civil engineering construction projects, management of Engineering Design Section and drafting personnel, and client consultation with regard to regulatory issues. Typical projects/activities included:

- Oversight activities associated with the remediation of Old Inger Superfund Site, Darrow, Louisiana
- Preparation of closure plans for multiple solid waste impoundments in the state of Louisiana
- Performance of site audits and investigations for real estate transfer activities
- Preparation of Stormwater Management Plan for Bayou Bonfouca Superfund Project, Slidell, Louisiana
- Preparation of Spill Prevention Control and Countermeasures (SPCC) Plans for major industrial clients
- Performance of site investigation and closure activities associated with various chemical industry impoundments
- Preparation of solid/hazardous waste permit applications/modifications
- Client consultation regarding regulatory compliance and remediation of petroleum contaminated sites
- Design and installation of in-situ soil and groundwater treatment systems
- Design and installation of a bioremediation system for in-situ treatment of diesel contaminated soils.

***Stephen J. Burnham, P.E., P.L.S.***

1991 - ***Manager of Underground Storage Tank Section, IT Corporation, Baton Rouge,***

1992 ***Louisiana.*** Responsible for management of Underground Storage Tank Section personnel and projects, including site assessments, well installations, and remediation system designs and installations. Typical projects/activities have included:

- Performance of initial site investigations for underground storage tank facilities
- Preparation of corrective action plans and feasibility studies for petroleum contaminated sites
- Design and installation of site-specific remediation systems
- Client consultation regarding regulatory compliance issues

1983 - ***Civil Engineering Department Head/Project Engineer, Evans-Graves Engineers,***

1991 ***Inc., Baton Rouge, Louisiana.*** Responsible for the oversight of plan design and production, client consultation, preparation of technical reports and studies, and management/supervision of technical, drafting, and land surveying personnel. Typical projects/activities have included:

- Preparation of technical reports and serving as an expert in multiple litigations involving engineering and land surveying matters
- Served as project manager for preparation of construction drawings and construction activities associated with a major regional mall
- Designed construction plans for all civil engineering aspects of several multi-filing subdivisions and office parks
- Served as project manager for the establishment of an extensive vertical control network which was subsequently accepted by the National Geodetic Surveys (NGS) for inclusion into their national vertical control network
- Performed the detailed drainage design and hydraulic analyses for a major state highway, including subsurface drainage pipes, box culverts, and bridges.



***Stephen J. Burnham, P.E., P.L.S.***

***Professional Affiliations***

American Society of Civil Engineers

Louisiana Engineering Society

Louisiana Society of Professional Land Surveyors

National Groundwater Association

**APPENDIX C**

**SITE PHOTOGRAPHS**



LA Hwy 30 Looking West (Subject Property on Left)



LA Hwy 30 Looking East





Looking South Along East Property Line (Subject Property on Right)



Looking North From Southeasterly End of Subject Property





Looking West from Southeast Corner of Subject Property



Plastic Scattered along Easterly Property Line of Subject Property (Plastic Used to Wrap Rolls of Hay)





Chemical Storage Containers on Champion Technologies Site (Adjacent To And East of Subject Property)



Typical Interior of Subject Property



## **APPENDIX D**

### **EDR DATABASE REPORT (PROVIDED ELECTRONICALLY DUE TO VOLUME)**