



**Exhibit 21**  
**Phase I Environmental**  
**Executive Summary**

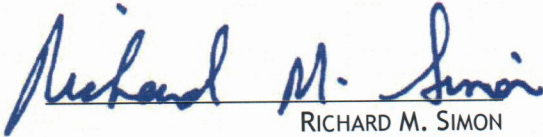
**PHASE I ENVIRONMENTAL**  
**SITE ASSESSMENT**  
**POINT HOUMAS**  
**HIGHWAY 18**  
**DONALDSONVILLE, LA**

**REPORT DATE:**  
**SEPTEMBER 24 2007**

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- 1 Site Vicinity Map
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- D-1 1939 Topographic Map
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- D-3 1981 Topographic Map
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- E-1 1941 Historical Aerial Photograph
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APPENDICES

- A Preliminary Site Information
  - Pre-Site Inspection Questionnaire
  - Aquaterra Site Reconnaissance Checklist
- B Photographic Record
- C Environmental Data Resources, Inc. Reports
  - Environmental Database Search Report
  - City Directory Abstract
  - Sanborn Map Report
- D Topographic Maps
- E Historical Aerial Photograph
- F Pertinent Information

## 1.0 EXECUTIVE SUMMARY

Duplantis Design Group, PC (Duplantis) retained Aquaterra Engineering, LLC (Aquaterra) to perform a Phase I Environmental Site Assessment (ESA) on an approximate 987-Acre tract of land located on Point Houmas (site). The site consists of three parts, the right of way along Highway 18 and the Mississippi River Levee (approximately 24.5 acres), the Batture Area (approximately 200 acres) and the main property (approximately 761 acres). The site is located along Highway 18 in Donaldsonville, Ascension Parish Louisiana. A map identifying the general location of the site is presented as Figure 1.

The site has an approximate center Latitude 30° 06' 59.8" North and Longitude 90° 55' 55.9" West, and is currently utilized agriculturally as a sugar cane field with associated infrastructure, and includes the batture area. Surrounding properties include the Mississippi River, residential and agricultural properties. Figure 2 of this report shows the layout of the site at the time of site reconnaissance.

The purpose of this ESA is:

- To obtain an understanding of the actual and potential environmental liability associated with past or current operations conducted at and in the vicinity of the site
- To identify recognized environmental conditions (RECs) caused by these past or current site operations, if any
- To offer recommendations for additional assessment activities, if necessary; to further assess identified recognized environmental conditions
- To qualify for the innocent landowner defense under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA)

On September 12, 2007, Aquaterra personnel visited the site to perform a reconnaissance of the site and vicinity survey of adjacent properties. A copy of the checklist completed during the site reconnaissance as well as photographs documenting site conditions at the time of the reconnaissance are provided in Appendices A and B, respectively, of this report.

Aquaterra also obtained or attempted to obtain historical documentation of past activities to help identify possible RECs which might exist at the site. These consisted of an environmental database radius map report, and a city directory search included in Appendix C; topographic maps included in Appendix D; and historical aerial photographs included in Appendix E. Pertinent information collected during the course of this ESA is included in Appendix F.

Aquaterra personnel corresponded or attempted to correspond with various individuals knowledgeable of the history of the site concerning past site operations and emergency response instances which might have occurred at or in the vicinity of the site. Summaries of this correspondence are provided in Section 7.0.

### 1.1 Phase I ESA

Aquaterra performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05 of 985-Acre Tract on Point Houmas, the property. Any exceptions to or deletions from the ASTM E 1527-05 standard of practice are described in Section 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Aquaterra declares that to the best of its knowledge and belief, that the individuals signing this report meet the definition of Environmental Professional as defined in 312.10 of 40CFR

312. Moreover these individuals have the specific qualifications based on education, training, and experience to assess a property of the nature, history, setting of the site. These individuals have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

## 1.2 Recommendations

Aquaterra recommends the following:

- No further environmental assessment of the site at this time.
- The on-site ASTs should be properly labeled and stored within containment. If not used, they should be removed from the site and properly disposed of.
- The on-site drums and their contents should be properly disposed of.
- The miscellaneous debris on-site should be properly disposed of.
- The on-site wells should be properly plugged and abandoned in accordance with LDOTD regulations prior to redevelopment of the site.