PHASE I ENVIRONMENTAL SITE ASSESSMENT DUBOIS WHITTINGTON PROPERTY HWY 1 SOUTH SHREVEPORT, LOUISIANA

PREPARED FOR CADDO - BOSSIER PORT COMMISSION P.O. BOX 52071 SHREVEPORT, LOUISIANA 71135 - 2071

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I. INTRODUCTION

Jones Environmental, Inc. (JEI) was retained by the Caddo Bossier Port Commission to perform a **PHASE** I **ENVIRONMENTAL SITE ASSESSMENT** for two (2) tracts located on U.S. Highway 1, approximately four (4) miles south of Shreveport, Louisiana. The assessment was completed on properties as outlined by site plans (Appendix A) provided to JEI by Caddo - Bossier Port Commission.

II. SCOPE DEFINITION

(A) PURPOSE

The purpose of the **ASSESSMENT** was to attempt to determine the environmental condition of the subject property.

(B) SCOPE OF WORK

The Scope of Work (Appendix B) was agreed to by the Caddo - Bossier Port Commission prior to the commencement of this assessment.

A "title search" was conducted (in the Caddo Parish Tax Assessor's Offices and the Clerk of Courts Offices) by JEI on August 3, 1994, in order to attempt to determine the previous uses of the subject property. A "*walk-over*" survey of the subject property was performed by JEI on August 17, 1994, to view the site for the presence of visible environmental hazards on the subject tract, as well as, the adjacent properties.

Furthermore, certain information was collected from the Louisiana Department of Environmental Quality (LaDEQ) Underground Storage Tank (UST) Division, the LaDEQ Hazardous Waste Division, the Environmental Protection Agency (EPA) and the local fire department.

III. GENERAL INFORMATION

The subject property is located on Hwy 1 approximately four (4) miles south of Shreveport, Louisiana. A **TOPOGRAPHIC MAP** is shown in **FIGURE 1**, and a **SITE DIAGRAM** is shown on **FIGURE 2**. The subject property was located in an area which was primarily agricultural in usage. Some industrial and commercial

activities occur on the neighboring properties. The site is located at an approximate average elevation of 155' above mean sea level as interpreted from the United States Geological Survey (U.S.G.S) "WALLACE LAKE, LA." and "ELM GROVE, LA" Quadrangle 7.5' Series Topographic Maps (Figure 1).

IV. TITLE SEARCH

The following table outlines the ownership history of the subject property, based on information gathered by JEI on August 3, 1994, from the Caddo Parish Courthouse Tax Assessor's Office and the Clerk of Courts Office located in Shreveport, Louisiana.

	324.96 Acres		258.123 Acres
1979 - Current	Dubois Ferguson Whittington Yvonne Fowler Whittington Ann Whittington Lasseigne Elizabeth Whittington Botts	1986 - Current	Dubois Ferguson Whittington Yvonne Fowler Whittington Ann Whittington Lasseigne Elizabeth Whittington Botts Benjamin Alford Whittington Dick Whittington
1932 - 1978	Clovis C. Whittington	1979 - 1985	Doris Ferguson Whittington Clovis C. Whittington
1930 - 1932	Leon F. Whittington	1948 - 1978	Clovis C. Whittington
		1943 - 1947	Mrs. Annie C. Gayle John H. Gayle Isleta G. Thurber Arthur C. Gayle Clyde L. Gayle
		1939 - 1942	Mrs. Annie C. Gayle John H. Gayle Isleta G. Thurber Arthur C. Gayle Clyde L. Gayle

Based on information gathered during the investigation, no evidence was found in the court house records to indicate the previous owners may have created environmental hazards.

V. ADJACENT PROPERTIES

The subject property to the north that contains approximately 324.96 acres is abutted to the north by the Red River; to the south by a bayou and U.S. Highway 1; to the east by a bayou; and to the west by

farmland.

The bayou to the east of the subject property is one (1) area of concern in that surface waters such as ponds, bayous, rivers, streams, lakes, or wetlands are potential waste dumps, and they provide a conduit for off-site contaminants to migrate on-site. JEI makes no claim to knowledge of any hazardous material, waste, substance, and/or condition of bayou on the adjacent property to the south of the subject property (Refer to Figure 2 -Site Diagram).

The subject property to the south that contains approximately 258.123 acres is abutted to the north by the Red River Levee; to the south by a U.S. Highway 1 and farmland; to the east by farmland; and to the west by farmland.

VI. WALK-OVER SURVEY

The walk-over survey performed on August 17, 1994, included an examination of the subject property for visible evidence of environmental contamination, degradation, and potential environmental hazards.

(A) 324.96 ACRES PORTION OF THE SUBJECT PROPERTY

The site consists of approximately 324.96 acres which was currently and has apparently, in the past, primarily been utilized for farmland. On the east-central portion of the subject property there was a house, guest house, garage, barn, wood and tin building, and three (3) sheds.

The shed to the northeast was constructed of wood with a tin roof. Based on the types of items within the shed (belts, mower blades, etc.), it appears that this shed was utilized for the storage of farm equipment. Behind this shed was some empty containers labeled transmission fluid (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs). Spillage from these containers could contaminate the ground behind the shed. There was apparent evidence of leakage/spillage under or around the empty containers.

The shed to the southwest was constructed of tin and wood. The interior of the building contained numerous containers, which apparently had originally contained pesticides/herbicides, on the ground (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs). Spillage from these containers could contaminate the ground underneath the shed. There was no apparent evidence of leakage/spillage under or around the empty containers of pesticides/herbicides. One (1) container was labelled to have originally

contained 2, 4-D or 2, 4, 5-T.

An above ground storage tank (AST) was west of the house (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs). The storage of fuel (gasoline, diesel, fuel oil, kerosene, etc.) in the AST represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters. There was no apparent evidence of leakage/spillage under or around the AST.

There was an inactive UST system on the subject property (Refer to Figure 2 - Site Diagram). The storage of fuel (gasoline, diesel, fuel oil, kerosene, etc.) in the UST represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters.

There were pole based electrical transformers on the northwestern portion of the subject property, these transformers could possibly contain Polychlorinated Biphenyls (PCBs) (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs). PCB's are toxic molecules which when ingested, attach themselves to human fat tissue and act as possible carcinogens. There was no apparent evidence of leakage under or around the electrical transformers.

On the northwestern portion of the subject property there were several couple of piles of rotten fruit that has apparently been dumped (Refer to Figure 2 - Site Diagram).

(B)

258.123 ACRES PORTION OF THE SUBJECT PROPERTY

The site consists of approximately 258.123 acres of primarily farmland which has apparently, in the past, primarily been utilized for farmland. On the subject property there was a pumping station (Arkla), AST's, two (2) sheds, and a dried-up pond.

AST's were located on southern and eastern portion of the subject property with apparent leakage/spillage (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs). The storage of fuel (gasoline, diesel, fuel oil, kerosene, saltwater, etc.) in the AST's represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters.

The sheds were constructed of a wood with a tin roof. These sheds were primarily used for livestock feeding (Refer to Figure 2 - Site Diagram) (Refer to Appendix C - Photographs).

On the northwestern portion of the subject property there was a dried-up pond. Surface waters such as ponds, bayous, rivers, streams, lakes, or wetlands are important because they are potential waste dumps and they provide a conduit for off-site contaminants to migrate on-site. JEI makes no claim to knowledge of any hazardous material, waste, substance, and/or condition of pond on the subject property to the south of the subject property (Refer to Figure 2 -Site Diagram).

VII. EYEWITNESS/OTHER SOURCES

The information used by the United States Environmental Protection Agency (USEPA) to track activities conducted under the COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), AND SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) Program(s), or CERCLIS data base provides a listing of sites which may have a potential for releasing hazardous substances into the environment. Based on the CERCLIS listing for Louisiana (as of January 19, 1994 - Appendix D), one (1) site, Olin Corporation of Shreveport Acid Plant, was reported within a one (1) mile radius of the subject property. This site, a chemical manufacturer, was located approximately 0.25 miles northwest of the site. The previously mentioned intermittent stream flows from the subject site towards Olin Chemical Corporation.

According to records held on August 18, 1994, by **Fire District #5** there was one (1) known response to a fire in one of the grain bins at the former Shreveport Ethanol facility. Two (2) responses were known to have occurred at the Olin Chemical Corporation plant adjacent to the site. One (1) response was for a minor injury accident, the other was for a cloud of vapor released from the site.

According to records held by the LaDEQ'S UST DIVISION, on August 18, 1994, a UST system is not registered on the subject property.

According to records held by the LaDEQ Hazardous Waste Division on August 18, 1994, one (1) site, Olin Corporation Shreveport Plant, was listed on its Resource Conservation Recovery Act (RCRA) list within one-half (0.5) miles of the subject site. This RCRA list is comprised of generators, transporters, and treatment, storage and disposal (TSD) facilities which have registered with the state.

The **Caddo Parish Commission** had one (1) aerial photograph of the site. The aerial photograph was from 1983. This photograph revealed that the subject property and the immediate area appeared to be farmlands at the time of the photograph (Refer to Appendix E - Aerial Photograph).

VIII. ENVIRONMENTAL CONCERNS

The following concerns regarding on-site and off-site environmental conditions are based on the information gathered from this investigation on the subject property.

On the adjacent property to the east of the subject property there was a bayou. Surface waters such as ponds, bayous, rivers, streams, lakes, or wetlands are important because they are potential waste dumps and they provide a conduit for off-site contaminants to migrate on-site. JEI makes no claim to knowledge of any hazardous material, waste, substance, and/or condition of bayou on the adjacent property to the south of the subject property (Refer to Figure 2 -Site Diagram).

The shed to the northeast was to the constructed of a wood with a tin roof. Based on the types of items within the shed (belts, mower blades, etc.), it appears that this shed was utilized for the storage of farm equipment. Behind this shed was some empty containers labeled transmission fluid. Spillage from these containers could contaminate the ground behind the shed. There was apparent evidence of leakage/spillage under or around the empty containers.

The shed to the southwest was constructed of tin and wood. The interior of the building contained numerous containers, which apparently had originally contained pesticides/herbicides, on the ground. Spillage from these containers could contaminate the ground underneath the shed. There was no apparent evidence of leakage/spillage under or around the empty containers of pesticides/herbicides.

An AST was west of the house. The storage of fuel (gasoline, diesel, fuel oil, kerosene, etc.) in the AST represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters. There was no apparent evidence of leakage/spillage under or around the AST.

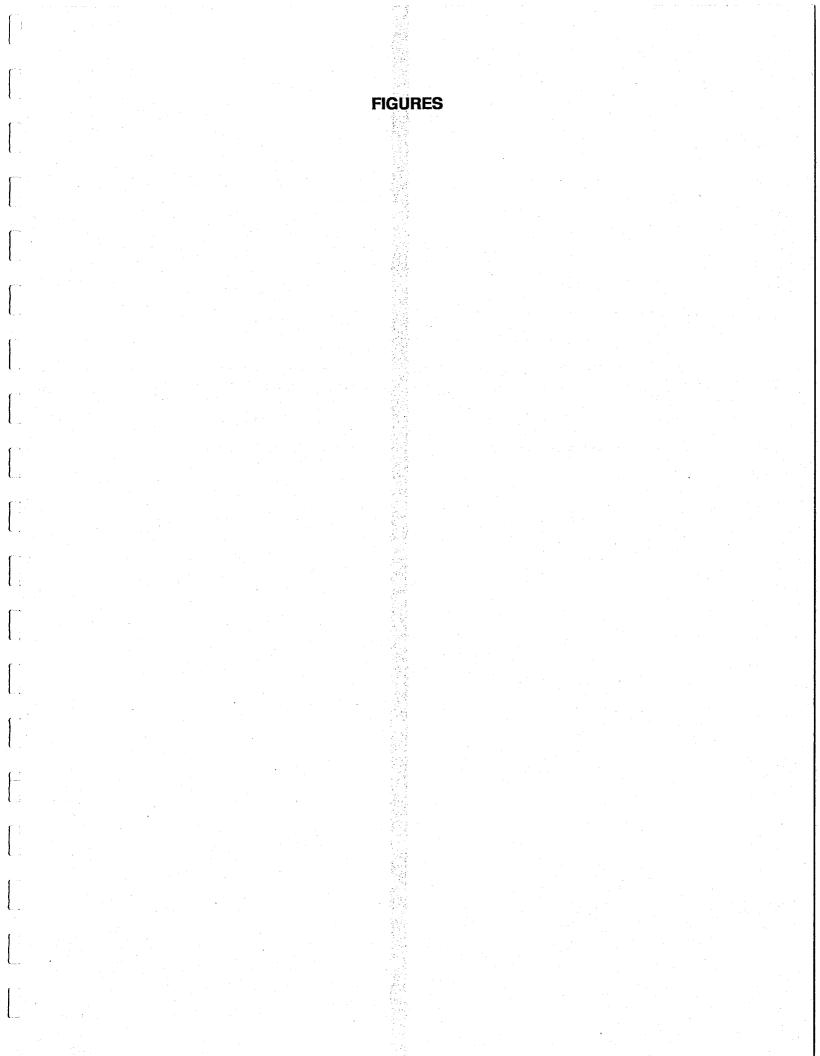
There was an inactive UST system on the subject property (Refer to Figure 2 - Site Diagram). The storage of fuel (gasoline, diesel, fuel oil, kerosene, etc.) in the UST represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters.

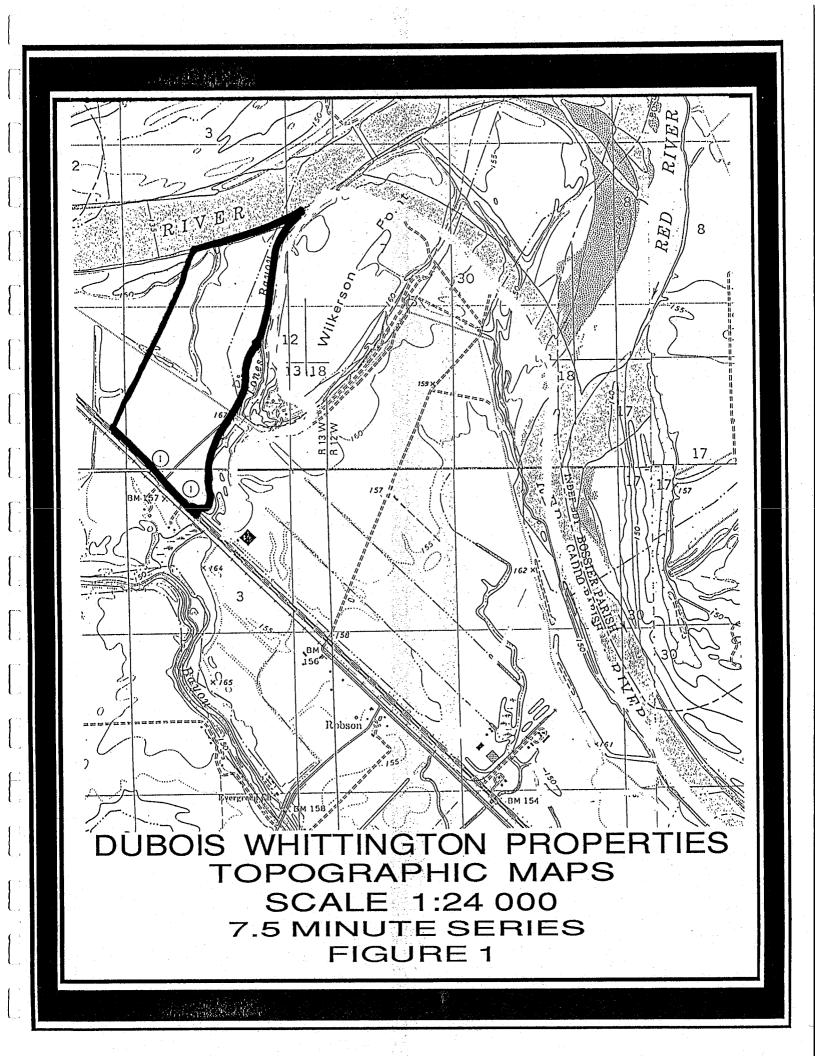
There was a pole based electrical transformer on the northeastern portion of the adjacent property to the east, this transformer could possibly contain PCBs. PCB's are toxic molecules which when ingested, attach themselves to human fat tissue and act as possible carcinogens. During the walkover, there was no evidence of leakage under or around the electrical transformer.

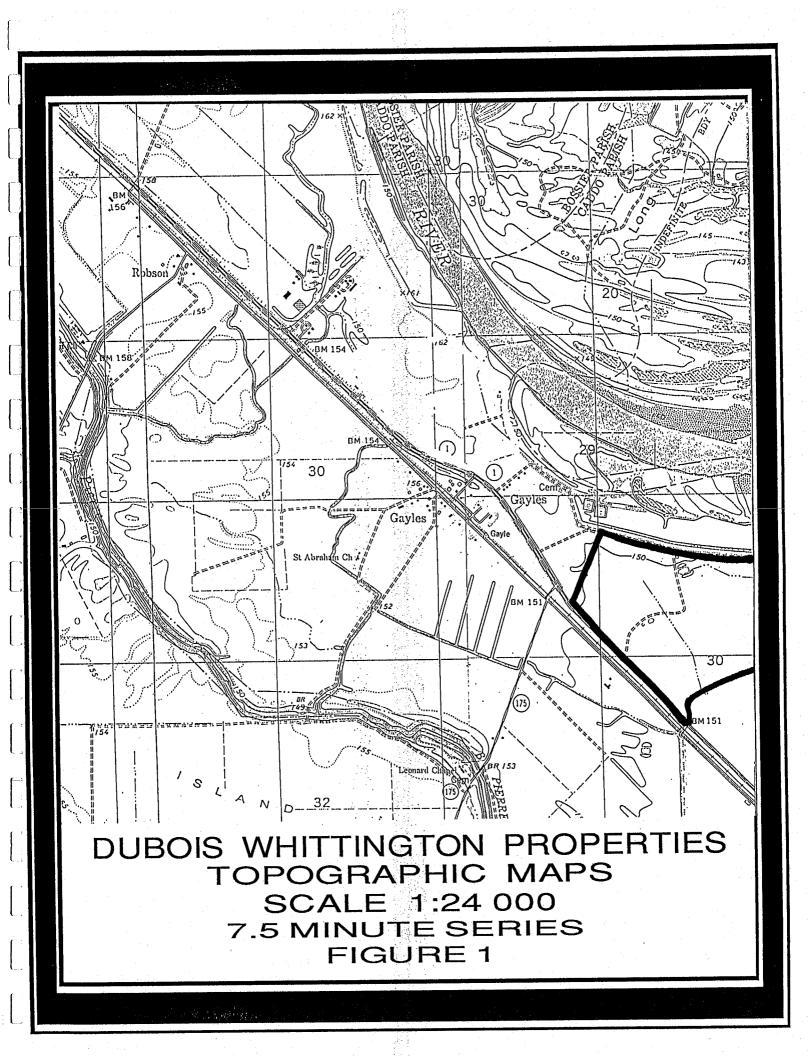
AST's were located on southern and eastern portion of the subject property with apparent leakage/spillage. The storage of fuel (gasoline, diesel, fuel oil, kerosene, saltwater, etc.) in the AST represents the potential for leakage/spillage, thus adversely impacting the surface soils/waters and/or the subsurface soils and/or waters.

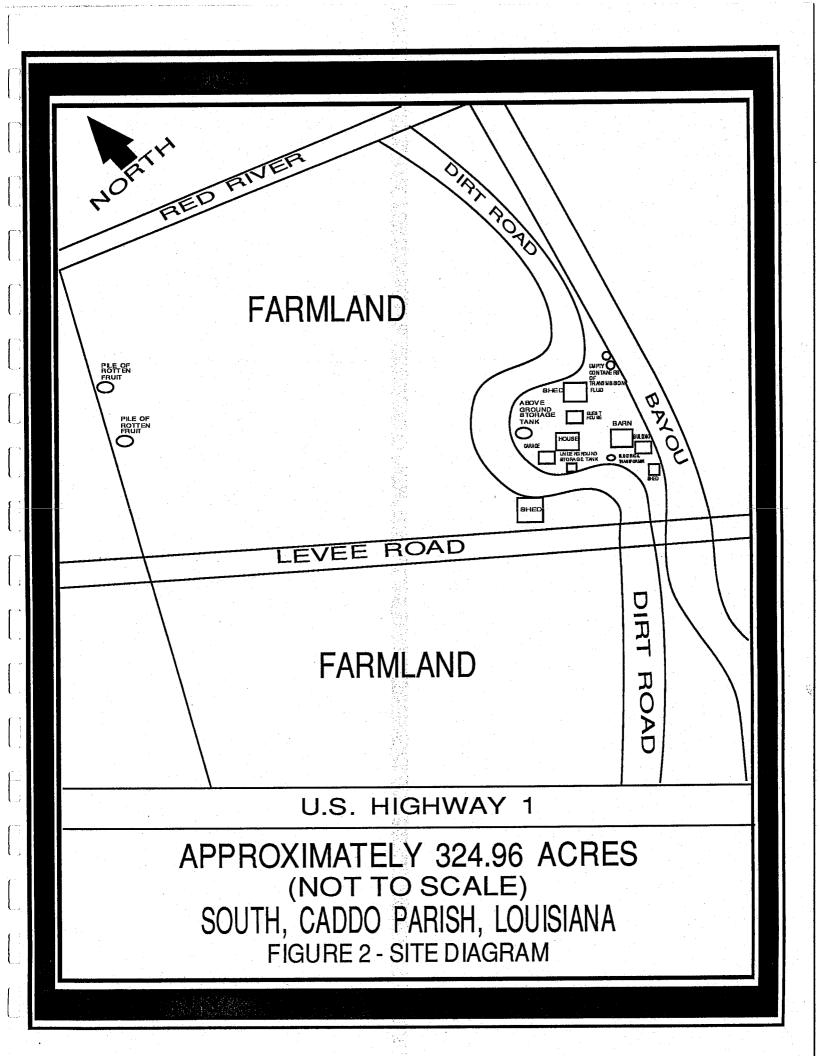
The **CERCLIS** listing for Louisiana, reported one (1) site, Olin Chemical Corporation, within a one (1) mile radius of the site.

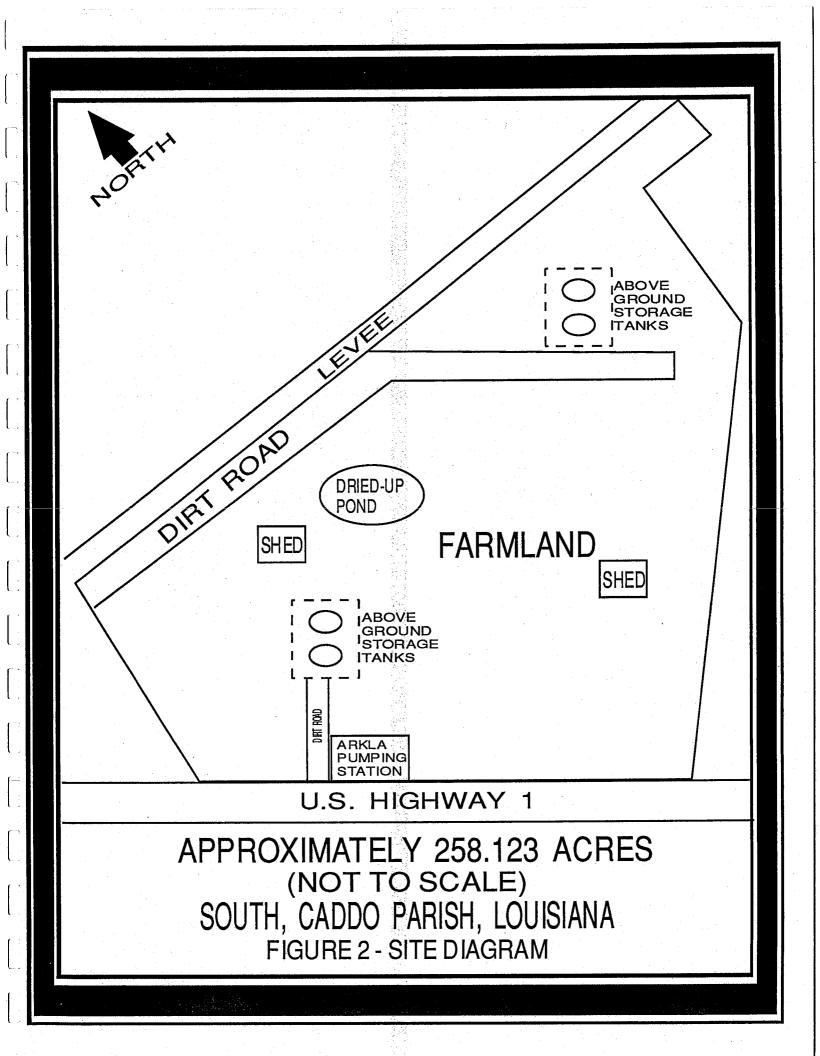
The LaDEQ HAZARDOUS WASTE DIVISION reported that one (1) site Olin Chemical is listed on its RCRA Facilities list within 0.5 miles of the site.

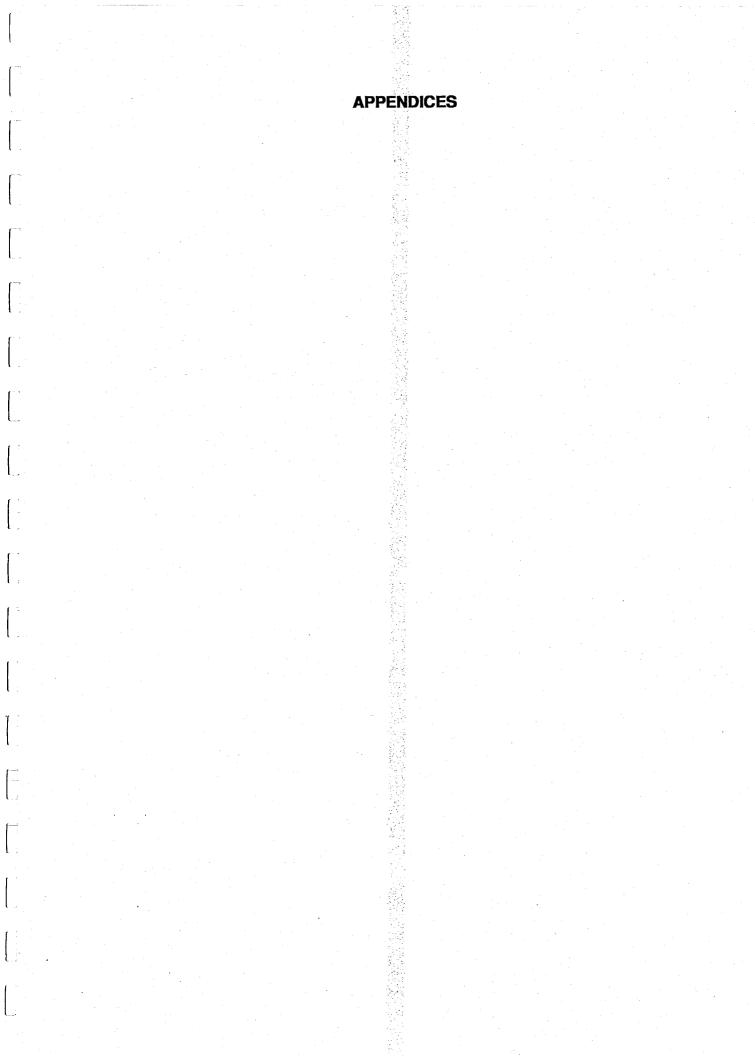


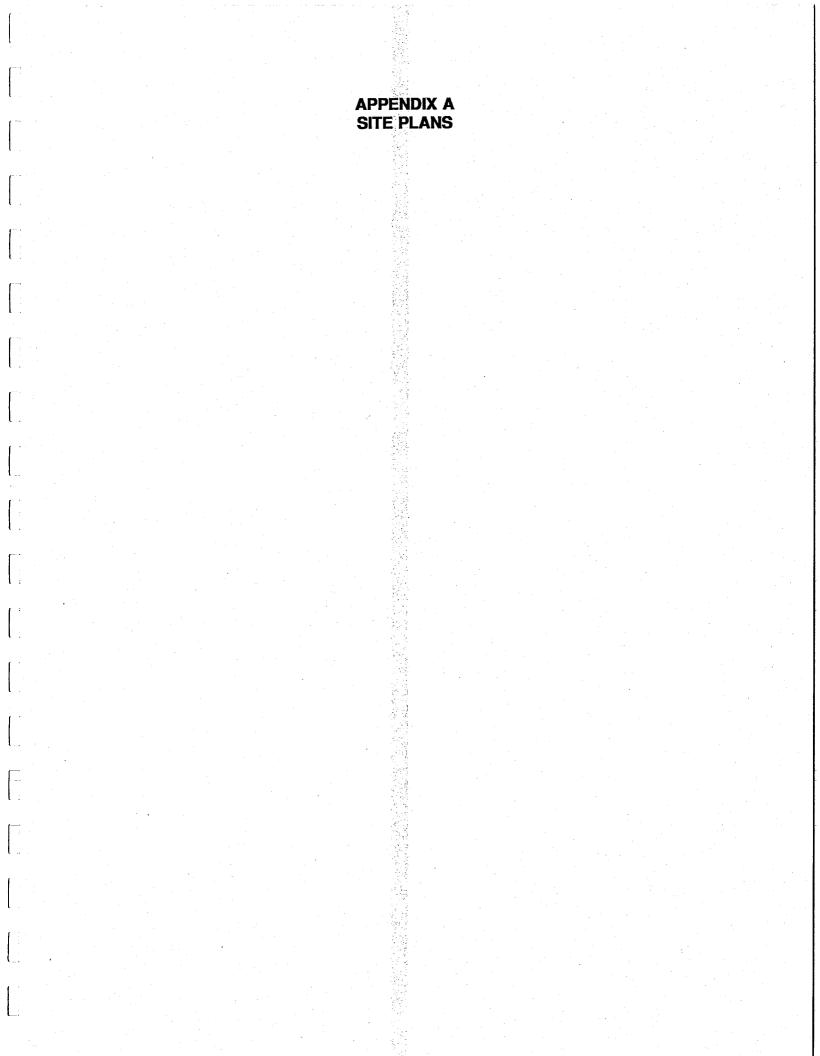


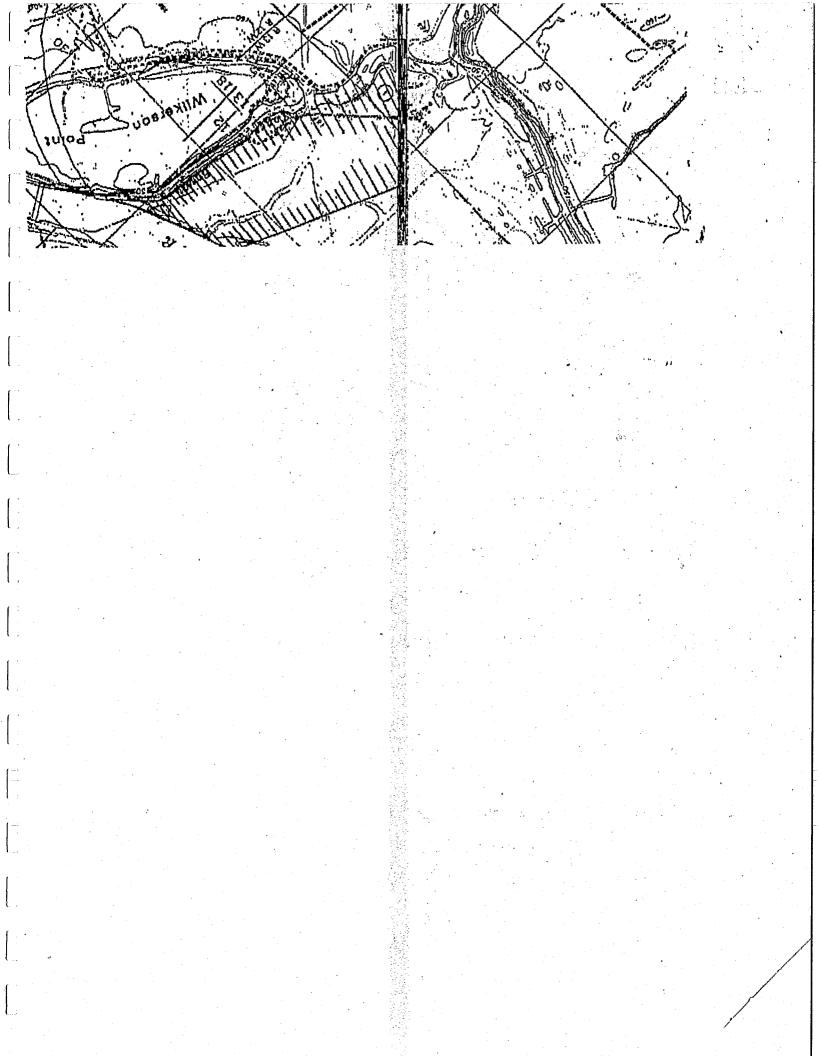


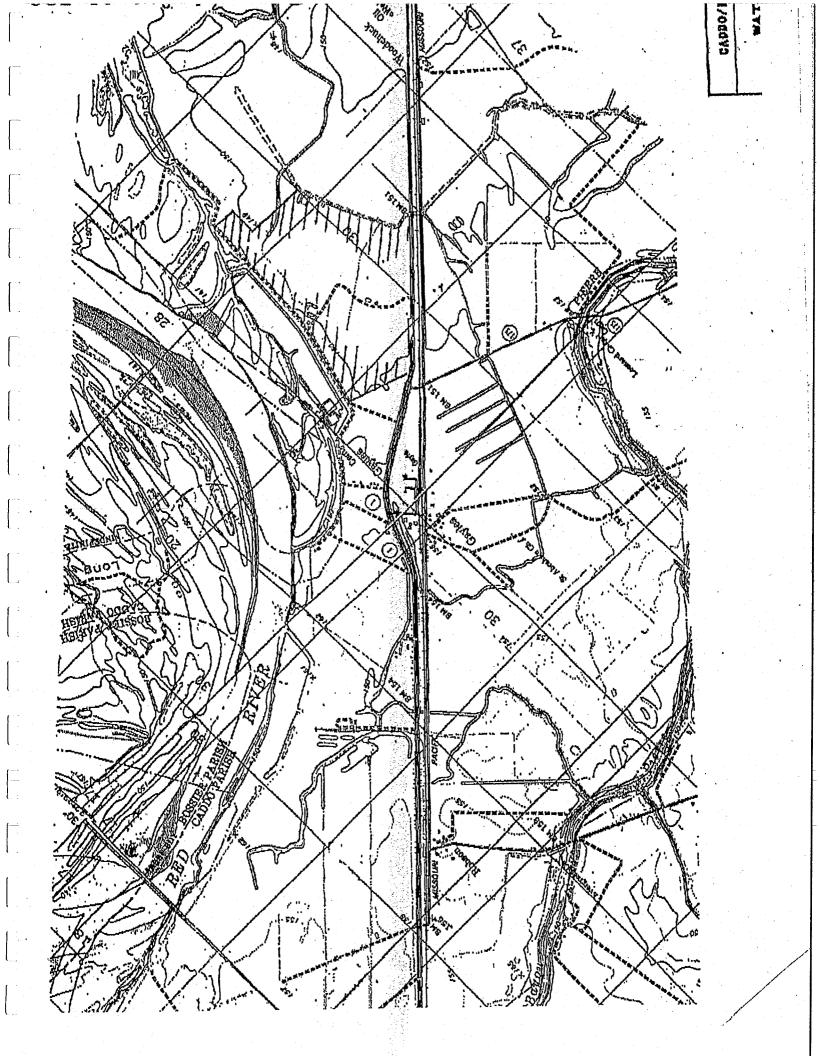












APPENDIX B SCOPE OF WORK

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SCOPE OF WORK COST ESTIMATE

Objective:

The purpose of the Phase I Environmental Site Assessment (ESA) will be to attempt to identify recognized environmental conditions in connection with the subject property.

To attempt to accomplish the objective, JEI will conduct the Phase I ESA by the following steps:

1) Records Review:

-Parish/County Tax Assessor's Office -Parish/County Clerk of Court's Office -Federal CERCLIS List -NPL List -State RCRA TSD Facilities list -State RCRA generators list -State RCRA generators list -State leaking UST lists -State registered UST lists -State Solid Waste Disposal sites -State Emergency Response -Local Fire Department Site Site 1 mile 1 mile Site and adjacent properties Site and adjacent properties .5 miles .5 miles

Search Distance

These records must be in a practically reviewable format.

These records must be reasonably ascertainable.

These records will be researched for the entire length of compilation (per agency) or not more than fifty (50 years) from project assignment.

2) Walkover Survey:

-Inspect all accessible buildings on-site (interior and exterior) -Check site for visual evidence of recognized environmental conditions

3) Interviews:

-Interview at least one (1) person on-site if available during the site walkover survey. -Interview at least one (1) person on each of the adjacent properties if available during the walkover survey.

4) Technical Report:

-Will include aerial photos if reasonable ascertainable from:

- 1)Local university archives
- 2)Local library
- 3) Department of Transportation & Development

-Will include a USGS (United States Geological Survey) 7.5 minute Topographic

Quadrangle Map. -Prepare site map (not to scale) showing the site layout and the recognized environmental conditions.

-Prepare technical report compiling and/or interpreting the data from the previous three (3)

APPENDIX C PHOTOGRAPHS

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INDEX TO PHOTOGRAPHS

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A - D On 324.96 acres of the subject property

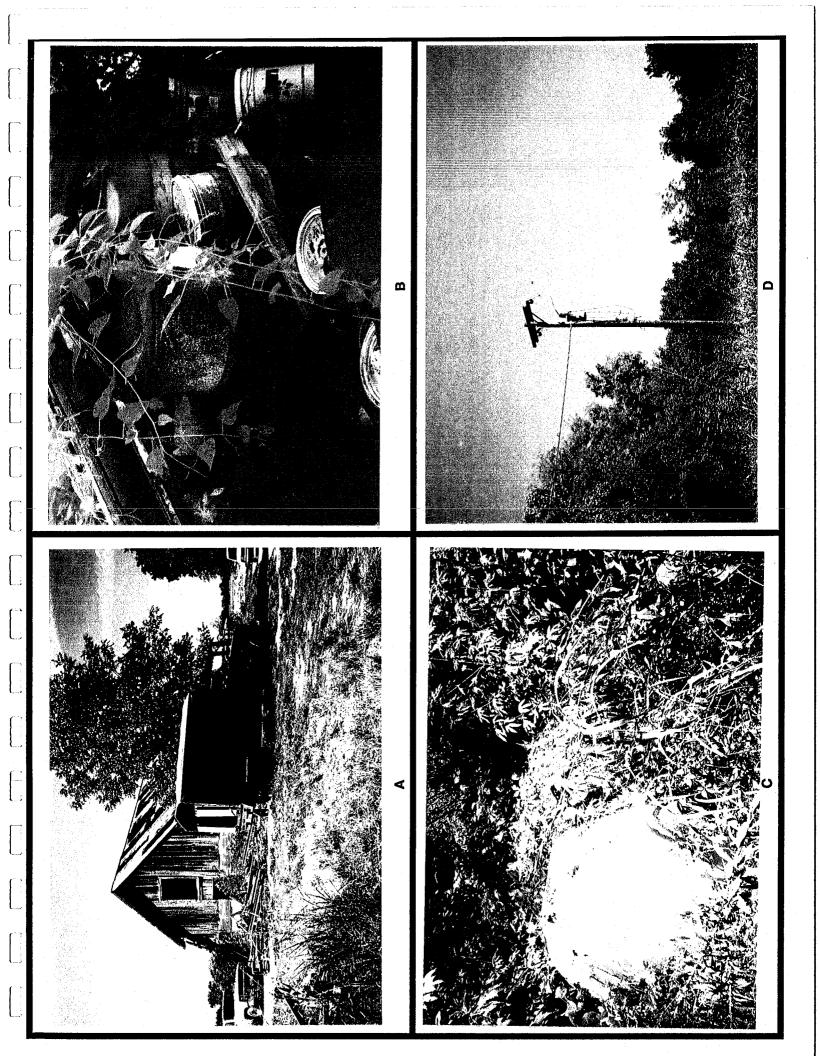
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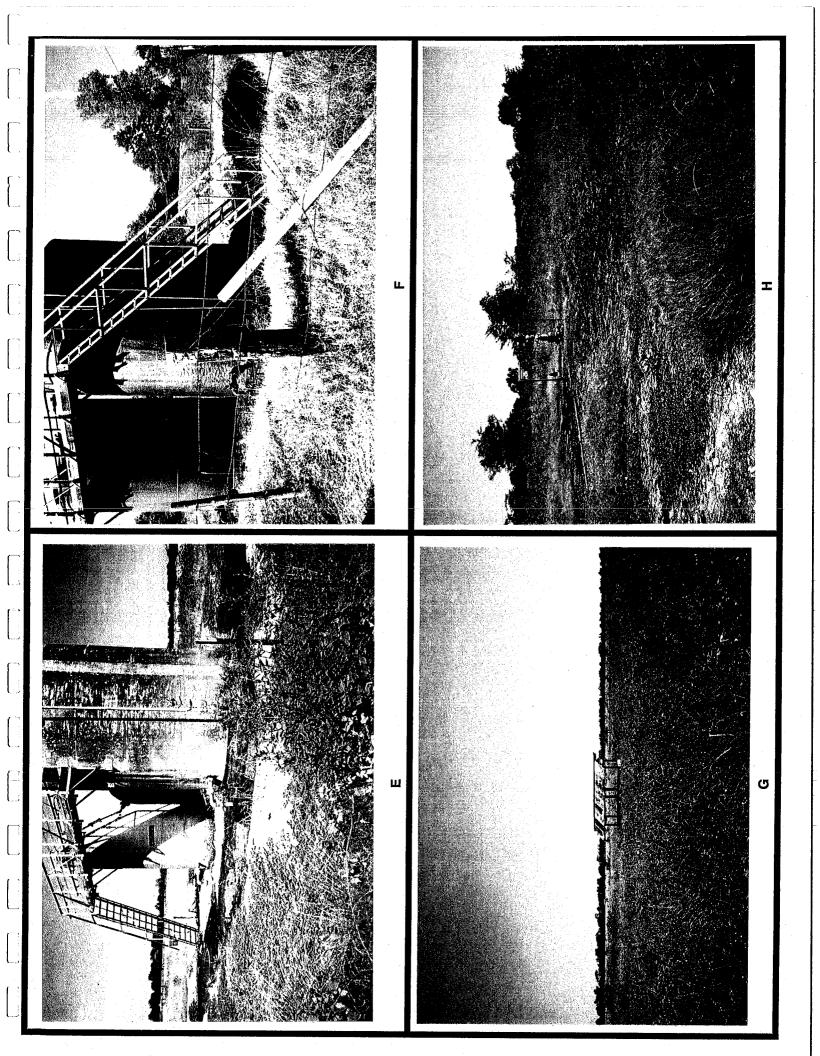
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E - H On 258.123 acres of the subject property





APPENDIX D AERIAL PHOTOGRAPH

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APPENDIX E CERCLIS LIST CADDO PARISH

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6. SITE NAME		SITE NAME STREET CITY CUUNIX	BAYCU STATE CIL SITE HWY 71. EAST SIDE HOSSIGN CADDC	BEAIRD - PCULAN/MEED EATER 5020 FLOUSNEY LUCAS RCAD Shreveport Cacoc	CADUO PAN ALLEN (CRUN La Hny. 1 Hossion Cadoo	ELECTRCTECHNICS CORP 3717 TATE ST SHEVEPORT CADDO	GREENACCD SANITATION SER 8956 ANNE Shreveport Cadog	IUA GASOLINE PETROLEUM La Hny 163,4447 530 Belcher Casoc	LOUISIANA ARMY AMMUNITION H _i y Jo E/Pg Jox 30059 Shreeport Cacoc	MANVILLÉ FCREST PRCDUCTS 3506 LÍNE AVÉ. Shrèvefort Cacoo
SELECTION: ** SPECIAL ** Sequence: State, CNTY COD	Có	ĒPA Lü	LADUC8050337	LAD062921192	LA0980749331	LAD000225839	LADU59691329	LAD003056970	LA0213820533	LAD008050940

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* Code, Sitë name	SITE NAME SIRET CITY COUNTY	SHCRELINE REFINERY GRAVEL RD- E EPG-FALC DIL CITY CACUD	SHREVEPORT CITY GF FJ FANNIN SIREET Shreveport Caddo	Y CF L	SHREVEPURT CITY CF W 11301 E KING HWY SHREVEFORT	CADDU SHREVEPORT CRECSCTING DALZELL ST BETHEEN SHREVEPORT	GAS, ELEC	SHREVEFURT SLUDGE DI La Hay 1 (Process FL Gaylés (Shrevepurt) Caddu	STCNER STREET TRANSI STCHER STREET EXIT SHREVEPORT CADDD
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U.S. EPA SUPERFUND DDE, SITE NAME ** C E R C L I LIST-1: SITE LCCATI	SITE NAME SIREET CITY CITY COUNTY COUNTY SUPERICR TIE & TIMEER COMPANY SUPERICR TIE & TIMEER COMPANY LA HAY 1, 1 MI S GF VIVIAN VIVIAN OIT	INC SHREVEPCRT WORKS INC SHREVEPCRT WORKS ORT SORT Eastern Gas Pipeline Eastern Gas Pipeline Port	CESSA GAS PLT) • MYRTIS LA 7106C 017 017 CESSA CCMPRESSOR STA.) TEXAS LINE RD, 71059 017 017	L CIL PRODUCT - 15 MI Nh OF RT NL CIL PRODUCT AL CIL PRODUCT LINGSPORT RC DRT	5
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