

August 22, 2003

Mr. Bill Bailey, PIC, AICP
Alliance, Incorporated.
Bank One Tower, Suite 1200
Shreveport, Louisiana 71101

Re: Phase I Environmental Site Assessment
The Fairfield Building
1600 Fairfield Avenue
Shreveport, Louisiana

Dear Bill:

GIBSON Consultants, LLC. (GIBSON) completed the Phase I Environmental Site Assessment on the above referenced site on August 22, 2003. Because of the complex nature of environmental exposures, GIBSON is not able to represent that the site, or adjoining land, presents a zero risk with respect to environmental liabilities, or specifically, that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by GIBSON during the environmental assessment program. The investigation for Lead Based Paint, Mold, and Asbestos are beyond the scope of this Phase I Environmental Site Assessment. Based upon our investigation, this site is classified as low risk with respect to environmental liabilities. No further investigation is considered necessary.

We appreciate this opportunity to provide professional environmental services for your partnership. If you should have any questions or require additional information, please feel free to contact me.

Sincerely,

Ford Gibson, MBA, CEI, CERM.
President

Enclosures

Report On

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

August 22, 2003

**THE FAIRFIELD BUILDING
1600 Fairfield Avenue
CITY OF SHREVEPORT, LOUISIANA**

For

**ALLIANCE, INCORPORATED
Bank One Tower, Suite 1200
400 Texas Street
Shreveport, Louisiana 71101**

Prepared By:

**Gibson Consulting, LLC.
7329 Montclair Drive
Shreveport, Louisiana 71105**

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EXECUTIVE SUMMARY

A summary statement has been prepared to facilitate the use of this report and to highlight the opinions provided as a result of the Phase I Environmental Assessment program conducted by Gibson Consulting, LLC. (GIBSON) on August 4, 2003. A detailed discussion of the observations and information is presented in the subsequent sections of this report. GIBSON conducted a review of the available records/documents, past and present site use, adjacent land use, and map interpretation. GIBSON conducted a site walkover of approximately 1.35 acres of developed land, which is located at 1600 Fairfield Avenue and south of Jacob Street and north west of intersection of Margaret Street and Fairfield Avenue, City of Shreveport, Caddo Parish, State of Louisiana. The purpose of this assessment is to identify specific or general environmental conditions as specified in ASTM Designation: E 1527-00 "Standard Practice for "Environmental Site Assessments, Phase I Environmental Site Assessment Process". Environmental conditions as described herein include areas of concern that pose a potential threat to the environment.

The intent of this assessment was to identify any obvious adverse environmental conditions, suspect activities, or hazardous waste storage/disposal on or near the subject property and to establish the history of the property and determine if any contamination or environmental problems exist on the property. GIBSON presents the following summary of findings:

- GIBSON has classified this site as a low risk with respect to environmental liabilities.
- GIBSON did not identify recognized environmental conditions in connection with the property or adjacent property through a standard ASTM records review. The subject property or adjacent properties was not listed on any database searched by Environmental Data Resources (EDR).
- GIBSON did not identify recognized environmental conditions in connection with the property through prior uses of the property from 1896, until the present time using standard historical sources reasonably ascertainable, such as aerial

photographs, topographical maps, property tax files, recorded land title records, Sanborn Maps and other credible records.

- GIBSON did not identify recognized environmental conditions in connection with the property through site reconnaissance including visual observation to the subject property.
- GIBSON did not identify geologic, hydrogeologic, hydrologic and/or topographic conditions of the property through visual or physical observations that would indicate potential environmental conditions.
- GIBSON did not identify any current or historical conditions likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products associated with the subject property. Research and the field investigation revealed no obvious contamination associated with the subject property.
- GIBSON did not identify any conditions at the property creating an exposure to polychlorinated biphenyls (PCBs) as a result of on-site or off-site electrical utilities such as power transformers. GIBSON observed pole mounted electrical transformers along the perimeter of the subject property during the site visit.
- Caddo Parish has average radon levels of 0.72289 pCi/L. The drinking water for the Fairfield Building meets the Federal and State drinking water standards which includes acceptable lead and radon levels. Based on this information, GIBSON does not consider these potential environmental exposure conditions in connection with the property to be an environmental liability at the study site.
- Formal wetlands delineation is beyond the scope of a Phase I Environmental Site Assessment and is typically performed separately prior to construction (dredge and fill) on unimproved land. GIBSON has determined that a wetlands delineation study has not been performed for the site by the Corps of Engineers. A wetland

delineation study was not researched and verified by the Corps of Engineers indicated that the property was not in a wetland area. The property is 100% covered by concrete and hard surface parking since 1947.

GIBSON has conducted these services using standard environmental practices and has developed a reporting format that facilitates the use of these findings in decision-making. Because of the complexity of the material generated during this investigation, GIBSON has developed a risk analysis to classify a site with respect to its existing or potential environmental liability. GIBSON utilizes three (3) major risk categories in classifying properties, which include a *low risk* property, a *moderate risk* property, and a *high-risk* property.

Because of the complex nature of environmental exposures, GIBSON is not able to represent that the site or adjoining lands present a zero risk with respect to environmental liabilities, or specifically, that the site or adjoining lands contain no hazardous waste, oil, or other latent conditions beyond that detected or observed by GIBSON during the environmental assessment program. The possibility always exists for contaminants to migrate through surface water, air, and/or groundwater. The ability to accurately address the environmental risks associated with transport of these media is beyond the scope of this investigation.

Based upon the environmental assessment program conducted for the Fairfield Building site, a developed tract of land located at 1600 Fairfield Avenue and north of the intersection of Margaret Place and Fairfield Avenue, City of Shreveport, Caddo Parish, Louisiana. GIBSON has classified the site as a *low risk* with respect to environmental liabilities.

RESUME

1.0 INTRODUCTION

GIBSON Consulting, LLC. (GIBSON) was retained by Alliance Incorporated to conduct a Phase I Environmental Site Assessment on the Fairfield Building at 1600 Fairfield Avenue in the City of Shreveport, Caddo Parish, State of Louisiana. The site visit was conducted on August 4, 2003. The subject property consists of 1.35± acreage of developed land. The GIBSON Phase I Environmental Site Assessments have the following objectives:

1. Records Review:

The purpose of the records review is to obtain and review records that will help identify and recognize environmental conditions in connection with the subject property.

2. Site Reconnaissance:

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying and recognizing environmental conditions in connection with the subject property.

3. Interviews:

The objective of the interviews is to obtain information indicating and recognizing environmental conditions in connection with the subject property.

4. Evaluation and Final Report:

The report of findings for the Phase I Environmental Assessment follows the recommended format indicated in ASTM Standard: E 1527-00.

In summary, this list comprises the major elements of the environmental site assessment identified for the Phase I program which was conducted by GIBSON. The information gathered during the site visit and visual survey portion of the investigation, and the information collected during the agency record review, were used to develop an understanding of the potential for environmental liabilities associated with the property. GIBSON may identify and recommend other elements of concern during the period of the assessment. GIBSON conducts the assessment and delivers to the

client a final report consisting of a statement of opinion concerning the risk classification for the property, as well as a summary statement and any recommendations, if applicable. This report and the photographs, which are included, reflect the condition of the property at the time of the visit on August 4, 2003.

2.0 SITE INFORMATION

2.1 Site Inspection

2.1.1 Location

The property is developed land located at 1600 Fairfield Avenue, inside of the City of Shreveport, Caddo Parish, State of Louisiana. The property is a total of 1.35 ± acres more or less are developed land currently owned by Lewis Owen Baker and Billie Jo Linder Baker. Mr. Lewis Baker has managed the project since purchase in 1993. The legal description of the property is as follows:

The Fairfield Building:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and a 10 foot strip adjacent to Lots 1, 2, 3 and 4, THATHER SUBDIVISION, a subdivision in the City of Shreveport, Caddo Parish, Louisiana, as per plat recorded in Book "T", page 476, of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon, and having a Geo Number of 171401-053-0020;

LOTS SIX (6) and SEVEN (7), and the East 43.6 feet of LOT EIGHT (8), THATCHER SUBDIVISION, a subdivision in the City of Shreveport, Caddo Parish, Louisiana, as per plat recorded in Book "T", page 476, of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon, and having a Geo Number of 171401-053-0021.

The West 110 feet of LOT EIGHT (8), THATCHER SUBDIVISION, a subdivision in the City of Shreveport, Caddo Parish, Louisianan, as per plat recorded in Book "T", page 476, of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon, and having a Geo Number of 171402-053-

0022, all of the above having a municipal address of 1600 Fairfield Avenue, Shreveport, Louisiana.

2.1.2 Physical Description

GIBSON visited the existing building site, located at 1600 Fairfield Avenue, City of Shreveport, Caddo Parish, State of Louisiana. The site visit was conducted on August 4, 2003. The subject property is 1.35 ± acres in size. The present property is an existing developed office building complex. The property in the complex contains existing building and parking lot. The property is relatively flat with no discernable slope. A review of historical aerial photographs dating back to 1994, topographic maps dating back to 1945 and Sanborn Maps dated back to 1886 show the subject property as developed. The subject property was developed as an office building in 1947.

In the general area around the subject property is developed as office complexes. Adjacent properties to the south are restaurants and office buildings. Vacant land properties are located west behind the subject property. The topography in the area is level with the elevation at the subject property being approximately 246 feet above mean sea level. This is based on information provided by the U.S.G.S. Topographic Map, Quadrangle Shreveport West, and Louisiana.

2.1.3 Geology/Hydrology/Topography

According to the Caddo Parish Soil Conservation Service (SCS), *Soil Survey of Caddo Parish, Louisiana*, the underlying soil of the area is classified as Urban Land. This map unit consists of areas where more than 85 percent of the surface is covered by asphalt, concrete, buildings, or other impervious surfaces. Examples are parking lots, shopping and business centers, and industrial parks in the cities of Shreveport and Vivian. These areas are on the uplands and on the Red River alluvial plain. They are nearly level to moderately sloping. The areas generally range from 20 acres to more than 160 acres.

Included in mapping are areas that are mostly miscellaneous, artificial fill. In some areas several feet of this fill has been placed over streams and flood plains. These areas are now almost totally

covered with roads, building, and other structures. Also included are a few areas of sloping and strongly sloping soils. Examination and identification of soils or soil materials in this unit are impractical. Careful onsite investigation is needed to determine the potential and limitations for any proposed use. Urban Land is not assigned to interpretative groups.

The Eastwood Series complex consists of moderately well drained soils. This soil series have a layer of low hydraulic conductivity, wet state high in the profile. The depth to the water table is 3 to 6 feet if not covered by concrete and buildings. The soil texture is fine sandy loam with very slow infiltration rates. The under soils are clayed, and have a high water table, or are shallow to an impervious layer.

Local storm water runoff may follow surface topography to the south. The topography in the area is level with the elevation at the subject property being approximately 246 feet above mean sea level. This is based on information provided by the U.S.G.S. Topographic Map, Shreveport West Quadrangle, Louisiana. The Flood Insurance Rate Map (FIRM), Community-Panel Number 22017C0457 F dated April 6, 2000, indicates that the property is within an area outside of the 500-year flood zone. A copy of this panel is located in Appendix G.

According the EDR report of physical settings, page A-1 through A-11 (see Appendix E), the general topographic gradient at the subject property is general south.

The property appeared somewhat level, with no discernible slope. No stained soil was discovered around the subject property. No hydrogeologic, hydrologic, topographic, or geologic conditions appear to exist which would have a negative environmental impact on the subject property. A copy of the general easterly Soil Map of the City of Shreveport and the Site Soil Survey Map are included in Appendix D. GIBSON has determined that the complex does not present an immediate threat to the underlying aquifer.

2.1.4 Adjacent Land Use

After surveying the general area, GIBSON observed the following adjacent, and surrounding

properties:

1. North: Commercial Buildings and Concrete Parking Lots
2. West: Vacant land and Commercial Buildings with Concrete Parking
3. East: Commercial Buildings and Concrete Parking Lots
4. South: Land is being used as Commercial Buildings.

Currently, all surrounding properties appear to be consistent with the area. The study site is located east of the City of Shreveport, Caddo Parish, and Louisiana.

A review of historical aerial photographs dating back to 1964 and topographic maps dating back to 1945 show the adjacent properties much as they appear today. There are no apparent indications of environmental impact from adjacent properties to the subject property. Upon physical walking and observing the existing apartment complex and the soil, no physical evidence was found to indicate presence of any environmental concerns. The possibility of the subject property being environmentally impacted by adjacent properties does exist, albeit minimal.

An extensive record search was done for the surrounding area, including an environmental radius record search. The radius search distances chosen were selected using the American Standard Testing Materials (ASTM) guidelines and parameters. Only the sites listed in the report are shown; additional sites may exist. The scope of the radius search included, but was not limited to, a review of the following Federal Regulatory Agency Databases, list, and records including the U.S.E.P.A. NPL (1-mile radius), NPL Liens list (TP radius), Proposed NPL (1-mile radius), Delisted NPL (1-mile radius), RCRIS TSD (½-mile radius), RAATS (TP radius), CORRACTS (1-mile radius), CERCLIS (½-mile radius), CERC-NFRAP (¼-mile radius), RCRIS (SQG & LQG ¼-mile radius), TRIS (TP radius), ERNS (TP radius), State Hazardous Waste (1-mile radius), State Landfill (½-mile radius), LUST (½-mile radius), UST (¼-mile radius), CONSENT (1-mile radius), ROD (1-mile radius), TSCA (TP radius), FINDS (TP radius), PADS (TP radius), HMIRS (TP radius), MLTS (TP radius), MINES (¼-mile radius), FTTS (Target Property), National Radon Database (area zip code) and all applicable state environmental departments databases, SWRCY (½-mile), VCP (½-mile), DOD (1-mile radius), and SSTS (TP radius).

Some sites may have been listed as orphan sites but not mapped due to inadequate address information. These sites are included, where applicable, in this report. The subject property did not appear on any of the databases searched by EDR. The Federal and State Record Radius Report are included in Appendix E. Some sites were found and are reported in the radius records search by EDR and are detailed in Section 3.0 of this report.

2.1.5 On-Site Photographs

Several ground-level photographs were taken during the site inspection to show the current condition of the property and any possible environmental concerns. A set of photographs is included in Appendix C.

2.1.6 PCB-Containing Transformers

GIBSON observed no pole mounted electrical transformers on the subject property during the site visit. The City of Shreveport has no documentation of having transformers with PCBs on this site. The City of Shreveport has phased out all transformers with PCBs. *AEP/SWEPCO* indicates in a letter that the subject site has no PCB transformers.

2.1.7 Aboveground and Underground Storage Tanks (ASTs and USTs)

GIBSON conducted a site walkover to discover ASTs or signs of USTs. GIBSON did not observe any ASTs or evidence of USTs on the subject property during the site reconnaissance.

2.1.8 Hazardous Substances

Hazardous materials have potential to cause contamination to a property or its surroundings should they be released by a spill or fire into the environment. In addition, the improper disposal of a hazardous substance can result in contamination of soil, groundwater, or surface water at the disposal location. This contamination can pose health and safety hazards to humans, vegetation,

and wildlife as a result of either direct exposure to the hazardous substance or via indirect exposure from contaminated soils or drinking water supplies.

GIBSON conducted the site walkover with a focus for hazardous substances such as waste materials stored in drums, waste piles, or other waste containers on the premises. GIBSON did not discover any hazardous substances on the study property.

2.2 Site History

2.2.1 Land Usage

According to historical aerial photographs dated from 1994, the subject property was developed with a building. A set of Sanborn Maps showing dwellings structures as of 1896 on the property is included in Appendix K. The Shreveport West Quadrangle Louisiana and the Greenwood Quadrangle Louisiana dated 1945 indicated the property as developed.

2.2.2 Historical Documents

GIBSON has made the judgments of this assessment without a review of a Chain of Title. There were no gas lines or oil wells or leases on the property. Aerial photographs dating back to 1994, and U.S.G.S. Topographic Maps dating back to 1945 were reviewed.

Using these “reasonably ascertainable” historical sources, no recognized adverse environmental conditions in connection with the property were identified. The maps and aerials showed the property to be developed and surrounding area similar to what it appears as today. The walk over the subject property revealed no evidence of water ponds on the property.

2.2.3 Interviews

Several people were contacted to inquire about any past activity that may have adversely affected the property. Louis Owen Baker and Billie Jo Linder Baker are the current owner of the land and

the project.

An interview was conducted with O B Mobley, Jr, a past owner of the property. Mr. Mobley has been acquainted with the subject property for 17 years. He indicated that the Mobley Estate along with William C. Rasberry Sr, which owned the subject property from mid 1980s to the sale to Lewis and Billie Jo Baker. The Mobley family purchased the subject property from William C. Rasberry Sr. and William C. Rasberry Jr. Mr. O B Mobley, Jr. and William C. Rasberry Jr. knew of no environmental problems with the Fairfield Building or the land that the building occupies. The building was built in 1946-1947 and was owned by J Lehman McCook and the Commercial National Bank. Mr. Rasberry and Mr. Mobley indicated that they had no knowledge of any oil well drilling performed on the subject property.

The Shreveport City Fire Chief and HAZMAT Coordinator, Chief Sandy Davis, was interviewed. He is unaware of any environmental spills or hazards on the subject property that had occurred over the last 35 years. Mr. Wes Wyche, Director of Public Works Environmental Division, had no knowledge of any environment problem past or present with the subject property or the surrounding properties. The Water and Sewer Departments with the City of Shreveport had no knowledge of any environmental problems with the general area of the subject properties. The 2002 Water Quality Report indicated that the drinking water met all regulatory standards of the EPA. The Zoning Board and City of Shreveport Permit Office knew of no environmental problems in the general vicinity of the subject property. The property is zoned Office Building B-3.

2.2.4. Aerial Photographs

GIBSON reviewed copies of aerial photographs of the study site, dated 1994 and 1998. The aerial photography showed the study site and surrounding properties. The study site is a developed office complex and the surrounding properties appear similar to what they are today. No environmental problems were indicated from the inspection of the photographs.

3.0 RECORD REVIEW

Environmental Data Resources, Inc. (EDR) of Southport, Connecticut was employed as independent consultants to conduct an environmental records search meeting the requirements of ASTM Standard Practice for Environmental Site Assessments, EDR-#-1023234.3s. This report indicates that there are no sites listed within the search distances. The subject property does not appear on any listed databases that were searched by EDR.

3.1 Louisiana Department of Environmental Quality

The Louisiana Department of Environmental Quality (LDEQ) was consulted, and to their knowledge, no environmental or hazardous waste problems have ever occurred on or near the subject property.

3.2 EARNS: Emergency Response notification System

The Louisiana Department of Environmental Quality (LDEQ) was consulted, and to their knowledge, no environmental or hazardous waste problems have ever occurred on the subject property. The subject property does not appear on any listed databases that were searched by EDR. No Emergency Response Notification System (ERNS) site or actual landfill sites was located on the Target Property.

3.3 NPL: National Priority List

The National Priority list (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority Clean up under the Superfund Program. NPL sites may encompass relatively large areas. Environmental Data Resources, Inc searched the NPL list for sites within a 1-mile radius of the subject property. No NPL sites were listed within this radius.

3.4 NPL LIENS: Federal Superfund Liens

Under the authority granted the USEPA by the comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens. Environmental Data Resources, Inc. searched the target property and there were no sites listed on this target property.

3.5 UST: Registered Underground Storage Tank List

All underground storage tanks (USTs) must be registered with the Louisiana Department of Environmental Quality. A review of the registered LUST list does not indicate any registered LUST sites to be present on the subject property or adjacent properties. The registered UST list indicates nine registered UST sites within a ¼ mile radius of the subject property.

- Rehab Medical 1628 Fairfield Avenue
- Mary Allen State office Building 1525 Fairfield Avenue
- Circle K #8183 1421 Fairfield Avenue
- Schumpert Medical Center Hospital 915 Margaret Place
- City Hall Parking Lot Annex 1322 Texas Street
- Winningham-Datsum Facility 1300 Texas Avenue
- Margaret McClellan 1720 Southern Avenue
- Braswell Industries, Inc. 1730 ½ Rear Southern
- Sara G Byrd 1250 Jordan Street
- Fleet Service Light Equipment Shop 1520 Snow Street

The Rehab Medical has four (4) active under ground tanks that are presently permitted and in use.

Mary Allen State Office Building (Louisiana State Office Building) had two (2) under ground storage gasoline tanks. Both tanks have been removed and properly closed by LDEQ.

Circle K #8183 has three (3) active under ground gasoline tanks that are in daily use. All tanks are properly permitted and monitored by the State of Louisiana. No violations were found.

Schumpert Medical Center Hospital had two under ground gasoline storage tanks. Both tanks have been removed and properly closed by LDEQ.

City Hall of Shreveport Parking Lot Annex had one (1) under ground storage gasoline tank. The tank has been removed and properly closed by LDEQ.

Winningham-Datsum Facility had one (1) under ground storage gasoline tank. The tank has been removed and properly closed by LDEQ.

Margaret McClellan had eight (8) under ground storage gasoline tanks. The eight (8) tanks have been removed and properly closed by LDEQ.

Braswell Industries, Inc. had one (1) under ground storage gasoline tank. The tank has been removed and properly closed by LDEQ.

Sara G Byrd had one (1) under ground storage gasoline tank. The tank has been removed and properly closed by LDEQ.

Fleet Service Light Equipment Shop has three (3) active under ground gasoline tanks that are in daily use. All tanks are properly permitted and monitored by the State of Louisiana. No violations were found.

3.6 LUST: Leaking Underground Storage Tank List

All leaking underground storage tanks (LUST) must be registered with the Louisiana Department of Environmental Quality. A review of the registered LUST list indicates no registered LUST site to

be within ½ - mile radius of the subject property.

3.7 HISTORICAL LUST: Leaking Underground Storage Tank List

The State of Louisiana through the Louisiana Department of Environmental Quality monitors and accounts for Historical LUST sites. The review indicated two Historical LUST sites within ½ mile of the subject property.

- Circle K #8183 1421 Fairfield Avenue
- Fleet Service Light Equipment 1520 Snow Street

Circle K #8183 was cited as a location of an under ground gasoline tank that was leaking. Site was placed on the DEQ's list as a Underground Storage Tank Case History Incident Database. Corrections and clean up of the site was completed and closure of the site was awarded by LDEQ on November 10, 1994. No further actions were recommended for the site by LDEQ.

Fleet Service Light Equipment was cited for having a pipe leak. Corrective actions were performed. LDEQ awarded closure by LDEQ on July 2, 1993. Nor further actions were recommended for the site by LDEQ.

3.8 CERCLIS/Superfund List

The *Comprehensive Environmental Response, Cleanup, and Liability Information System* (CERCLIS) list is a database that contains information on over 34,000 sites identified as abandoned, inactive, or uncontrolled hazardous waste sites which may require cleanup. This list is consulted in a Phase I Environmental Site Assessment to determine if any known sites are within close proximity of the subject property and could possibly environmentally impact the site. No CERCLIS sites were listed within ½-mile radius of the subject property.

3.9 RCRIS-TSD:

The Resource Conservation and Recovery Information System (RCRIS) list includes selective

information on sites that transport, store, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). No RCRIS-TSD sites were listed within a 1-mile radius of the subject property.

3.10 RCRIS-LQG: Resource Conservation and Recovery Information System

The Resource Conservation and Recovery Information System (RCRIS) list includes selective information on sites that generate large quantities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). No RCRIS-LOG sites were listed on the EDR report within ¼-mile radius of the subject property.

3.11 RCRIS-SQG: Resource Conservation and Recovery Information System List

The Resource Conservation and Recovery Information System (RCRIS) list includes selective information on sites that generate small quantities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). There are ten RCRIS-SQG sites listed within the ¼-mile radius of the subject property.

- Walker Spring & Break Service 1041 Jordan
- Under Car Specialists 1416 Fairfield Avenue
- Gillette Tire Center 1333 Southern Avenue
- Schumpert Medical Center Hospital 915 Margaret Place
- Winningham Nissan Volvo, Inc. 1322 Texas Avenue
- Jack Q, Incorporated 1 846 Fairfield Avenue
- Shreveport Transmission, Inc. 1050 Jordan Street
- Southern Automotive Services, Inc. 1734 Southern Avenue
- ABC Auto RPR 1525 Texas Avenue
- Kinsey Auto 1535 Texas Avenue

All the above ten sites were classified as having “No Violations Found.”

3.12 CORRACTS: Corrective Action Report List

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. No CORRACTS site was listed within 1-mile radius of the subject property.

3.13 CERC-NFRAP

As of February 1995, sites designated “No Further Remedial Action Planned” (NFRAP) have been removed from CERCLIS. NFRAP sites are those where, following an initial investigation, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future.

This policy change is part of the EPA’s Brownfield’s Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites. No CERC-NFRAP sites listed by Environmental Data Resources, Inc. were within ¼-mile radius of the subject property.

3.14 Radon Information

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The Study covers the years 1986-1992.

The generally acceptable level established by EPA for indoor Radon is 4.0 pCi/L. Based on EPA data (see Appendix F), it is indicated that 100% of the homes and offices in the area of the subject property show screening values less than 4 pCi/L indoor Radon. The EPA Zone for Caddo Parish is Zone 3. Zone 3 indoors average levels is <2pCi/L. Eighty-three (83) homes were tested in Caddo Parish with the average activity in the first floor living/working area reported to be 0.72289 pCi/L.

The EDR report (page A-12) list Caddo Parish with an average activity level of less than 0.750 pCi/L.

Based on the above information, GIBSON does not consider radon to be an environmental liability at the study site.

3.15 United States Geological Survey

GIBSON reviewed the U.S.G.S. topographical map that pertains to the area of the subject property (Shreveport West, La. Quad), and found that the site is approximately 246 feet above mean sea level with no discernable slope. Local storm water runoff may follow surface topography to the south. The land appeared to be in a normal state with little slope and no topographical anomalies.

3.16 State Solid Waste Facilities/Landfill Sites

State Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The State of Louisiana lists Resource Recovery (Recycling) as solid waste landfill sites. No Solid Waste Facilities/Landfill Sites were listed within ½-mile radius of the subject property.

3.17 SHWS/Louisiana Site Remediation Information Systems

State Hazardous Waste Site (SHWS) records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. One site was listed within a 1-mile radius of the subject property on the EDR report.

- Arkansas Louisiana Gas Company

2416 Levy Street

As per LDEQ Team Leader 2, Regina Philson, excavation of the site will begin October of 2003 to remove contaminated dirt and to be replaced with clean dirt. Down stream ground water runoff will be corrected. All other tests by LDEQ indicated that all other environmental levels were at required and acceptable levels.

The Arkansas Louisiana Gas Company site is at an elevation of 193 feet above sea level and 53 feet below the Fairfield Building site. Because of the lower elevation and the near 1-mile distance south west of the subject property, the Arkansas Louisiana Gas Company Site is considered to have little to no effect on the ground water for the Fairfield Building site.

3.18 TRIS: Toxic Chemical Release Inventory System

Toxic Chemical Release Inventory System (TRIS) identifies facilities that release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. No TRIS sites were reported on the Target Property.

3.19 RAATS: RCRA Administrative Action Tracking System

The RCRA Administration Action Tracking System (RAATS) contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because of the decrease in agency resources made it impossible to continue to update the information contained in the database. No RAATS sites were listed on the Target Property.

3.20 FINDS: Facility Index System

Facility Index System (FINDS) contains both facility information and “pointer” to other sources that contain more detail. EDR includes the following FINDS database in the report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all

environmental statutes), FURS (Federal underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System). There are no sites listed by Environmental Data on the Target Property.

3.21 HMIRS: Hazardous Materials Report System

Hazardous Materials Incident Report System (HMIRS) contains hazardous material spill incidents reported to DOT. No HMIRS sites were listed on the Target Property.

3.22 MLTS: Material Licensing Tracking System

Material Licensing Tracking System (MLTS) is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites that possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the agency on a quarterly basis. No MLTS sites were listed on the Target Property.

3.23 PADS: PCB Activity Database

PCB Activity Database (PADS) identifies generators, transporters, commercial stores and/or brokers and disposers of PCBs who are required to notify the EPA of such activities. No PADS sites were listed on the Target Property.

3.24 CICIS: Chemical in Commerce Inventory System

The database is also called the TSCA database. The U.S. EPA's Chemical in Commerce Inventory System (CICIS) was searched for Shreveport, Louisiana. No sites were found on the Target Property.

3.25 CONSENT: Superfund (CERCLA) Consent Decrees

Superfund (CERCLA) Consent Decrees are major legal settlements that establish responsibility

and standards for cleanup at Superfund sites. No CONSENT sites were found within the 1-mile radius of the subject property.

3.26 ROD: Records of Decision

ROD documents mandate a permanent remedy at a Superfund site containing technical and health information to aid in the cleanup. No sites were found within the 1-mile radius of the subject property.

3.27 MINES: Mines Master Index File

The Department of Labor, Mine Safety and Health Administration release information on any mine violations. No sites were found within the ¼ -mile radius of the subject property.

3.28 SWRCY: Recycling Directory

The Department of Environmental Quality releases information on all sites that recycle or handle materials for recycling. No sites were found within the ½-mile radius of the subject property.

3.29 DOD: Department of Defense Site

The Department of Defense Sites data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands. No sites were found within the 1-mile radius of the subject property.

3.30 Utilities

GIBSON observed no pole mounted electrical transformers on the subject property during the site visit. By letter Allen Cox, Regional Environmental Coordinator, indicated that there were no transformers with PCBs on site. Copy of letter from AEP/SWEPCO is enclosed in Appendix L.

Bell South provides the telephone service, and AEP/SWEPCO provides electrical power. Department of Operational Services with the City of Shreveport provides water services. Reliant Energy Gas Service Company supplies natural gas to the area. Dish Network provides television.

The City of Shreveport Water System obtains its potable drinking water from The Cross Lake Watershed and is supplemented with water pumped from Twelve Mile Bayou. The Shreveport area is in the sands of the Red River and the Carrizo-Wilcox Aquifer systems, which underlies the west part of north Louisiana area. The Louisiana Department of Environmental Quality (LDEQ) and the Louisiana Department of Health (LDH) have assessed the Cross Lake system and determined that the water is safe to drink and meets all state and federal requirements as per the published Confidence Report of 2002 (see Appendix L).

4.0 CONCLUSIONS AND RECOMMENDATIONS

GIBSON has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the subject property. The findings and conclusions of this report are not scientific certainties, but rather, probabilities based on professional judgment concerning the significance of the data discovered during the course of this project. GIBSON is not able to represent that the site or adjoining lands contain no hazardous/toxic waste, oil, or other latent conditions in the building beyond the possibility of the presence of Lead Based Paint, Mold and Asbestos. The testing for the presence of Lead Based Paint, Mold and Asbestos are beyond the scope of this Assessment.

The environmental liability associated with this property is considered a low risk with respect to environmental liabilities. No further investigation of the site is recommended.

5.0 DISCLAIMER

This report and the contents herein are the sole property of Alliance, Incorporated. The information presented and the recommendations are for their use only. The report and its analytical results, findings, conclusions, and recommendations either in part or in its entirety are not to be used or relied on by any other party without prior consent by GIBSON. The report information is secret, confidential, unique, and shall not be used by any third party without the prior consent of GIBSON. Any use thereof, other than the sole benefit of GIBSON or the client, shall be deemed wrongful and will cause irreparable injury to GIBSON.

This environmental site assessment was performed in accordance with generally accepted practices of the profession observing the same degree of care and skills generally exercised by the profession under similar circumstances and conditions. The opinions expressed in this report, together with the observations and findings, are based on professional judgment of the data gathered and developed during the course of this investigation. It is not the intent or purpose of GIBSON to convey by this investigation that the site contains no environmental hazard or contamination beyond that observed by this firm at the time of the site assessment.

GIBSON presents the findings, conclusions, and recommendations herein that are based solely on the conditions observed during the completed investigation. Additionally, GIBSON does not make any representation or projection as to past conditions or future exposures and does not extend its findings to areas outside of the statistical representation of the completed investigation nor is GIBSON responsible for regulatory reporting involving contaminant releases on or off of the subject premises.

6.0 APPENDICES

- A. Site Layout Map/Area Vicinity Map**
- B. Historical Aerial Photographs (1994, 1998)**
- C. On-Site Photographs**
- D. General Soil Map of Caddo Parish, Louisiana**
- E. Federal and State Record Radius Report**
- F. Radon Data and Map of Radon Zones**
- G. FIRM-Flood Rate Insurance Map**
- H. Geologic Map of Louisiana**
- I. Recharge Potential of Louisiana Aquifers**
- J. Historical Topographical Maps**
 - West Shreveport & Greenwood Quads (1945-1992)**
- K. Documentation**
 - Water We Drink**
 - Legal Description**
 - Entergy Letter**
 - Sanborn Maps and Legend**
 - Definitions**

APPENDIX A

**SITE LAYOUT MAP /
AREA VICINITY MAP**

APPENDIX B

**HISTORICAL AERIAL PHOTOGRAPHS
(1994, 1998)**

APPENDIX C
ON-SITE PHOTOGRAPHS

center picture over the typed description

NORTH VIEW OF PROPERTY FROM SOUTH CORNER OF MARGARET PLACE

center picture over the typed description

SOUTH VIEW OF PROPERTY FROM NORTH EAST CORNER OF PROPERTY

center picture over the typed description

**EAST VIEW OF PROPERTY FROM NORTH WEST CORNER OF SOUTHERN &
JACOBS**

center picture over the typed description

NORTH EAST VIEW OF PROPERTY AT SOUTH WEST OF MARGARET PLACE

center picture over the typed description

WEST VIEW OF PROPERTY FROM PROPERTY DUE EAST OF SITE

center picture over the typed description

SOUTH WEST VIEW OF PROPERTY AT NORTH EAST CORNER OF SITE

APPENDIX D

GENERAL SOIL MAP OF CADDO PARISH, LOUISIANA

APPENDIX E

FEDERAL AND STATE RECORD RADIUS REPORT

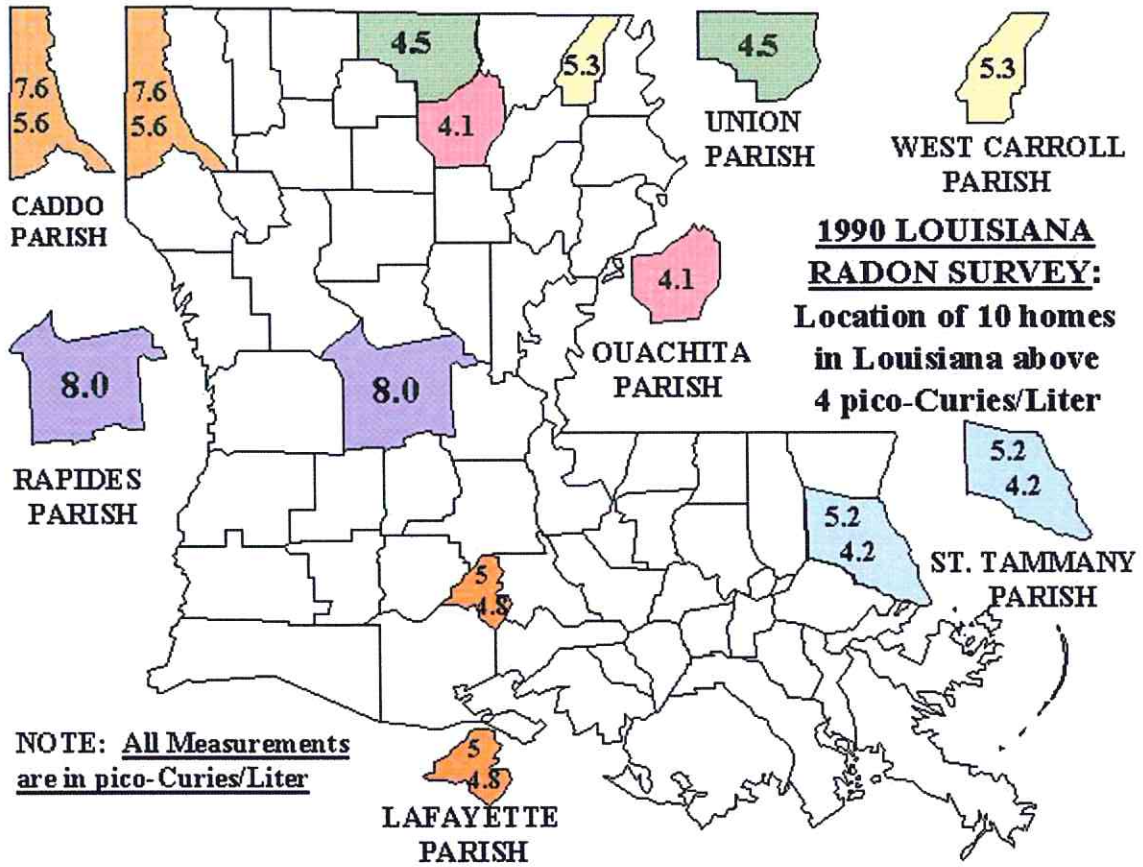
APPENDIX F

RADON DATA
and
MAP OF RADON ZONES

**1990 LOUISIANA STATE INDOOR
RADON SURVEY IN HOMES
AVERAGE RADON CONCENTRATION IN PICO-CURIES/LITER
LISTED IN ALPHABETICAL ORDER BY PARISH**

| PARISH NAME | AVERAGE ACTIVITY | HOMES TESTED | PARISH NAME | AVERAGE ACTIVITY | HOMES TESTED |
|--------------------|-------------------------|---------------------|--------------------|-------------------------|---------------------|
| ACADIA | 0.43077 | 13 | MADISON | 1.35000 | 2 |
| ALLEN | 0.16000 | 5 | MOREHOUSE | 0.75833 | 12 |
| ASCENSION | 0.43043 | 23 | NATCHITOCHE | 0.54074 | 27 |
| ASSUMPTION | 0.28000 | 5 | ORLEANS | 0.27255 | 51 |
| AVOUELLES | 0.18333 | 6 | OUACHITA | 0.60682 | 44 |
| BEAUREGARD | 0.40000 | 8 | PLAQUEMINES | 0.33333 | 3 |
| BIENVILLE | 0.21333 | 15 | POINTE COUPEE | 0.08333 | 6 |
| BOSSIER | 0.55429 | 35 | RAPIDES | 0.62766 | 47 |
| CADDO | 0.72289 | 83 | RED RIVER | 0.82500 | 4 |
| CALCASIEU | 0.25500 | 60 | RICHLAND | 0.61250 | 8 |
| CALDWELL | 0.25385 | 13 | SABINE | 0.16250 | 8 |
| CAMERON | 0.20000 | 2 | ST. BERNARD | 0.23333 | 18 |
| CATAHOULA | 0.24286 | 7 | ST. CHARLES | 0.16667 | 15 |
| CLAIBORNE | 0.51875 | 16 | ST. JAMES | 0.35833 | 12 |
| CONCORDIA | 0.37143 | 7 | ST. JOHN | 0.19091 | 11 |
| DE SOTO | 0.33333 | 6 | ST. LANDRY | 0.31071 | 28 |
| E. BATON ROUGE | 0.39529 | 170 | ST. MARTIN | 0.32500 | 8 |
| EAST CARROLL | 0.85556 | 9 | ST. MARY | 0.20000 | 17 |
| EAST FELICIANA | 0.20000 | 5 | ST. TAMMANY | 0.49178 | 73 |
| EVANGELINE | 0.31667 | 6 | TANGIPAHOA | 0.24444 | 18 |
| FRANKLIN | 0.80000 | 9 | TENSAS | 0.01667 | 6 |
| GRANT | 0.57778 | 9 | TERREBONNE | 0.40286 | 35 |
| IBERIA | 0.40000 | 12 | UNION | 1.08333 | 12 |

| | | | | | |
|-----------------|---------|-----|--------------------------|-------------------|--------------|
| IBERVILLE | 0.51429 | 7 | VERMILLION | 0.50000 | 13 |
| JACKSON | 0.75000 | 2 | VERNON | 0.32667 | 15 |
| JEFFERSON | 0.32212 | 104 | WASHINGTON | 0.65714 | 7 |
| JEFFERSON DAVIS | 0.41250 | 8 | WEBSTER | 0.34286 | 14 |
| LA SALLE | 0.29000 | 10 | W. BATON ROUGE | 0.57143 | 7 |
| LAFAYETTE | 0.74085 | 71 | WEST CARROLL | 1.40000 | 7 |
| LAFOURCHE | 0.59167 | 12 | WEST FELICIANA | 1.46667 | 3 |
| LINCOLN | 0.58182 | 11 | WINN | 0.26000 | 5 |
| LIVINGSTON | 0.45862 | 29 | STATEWIDE AVERAGE | 0.47 pCi/L | 1,314 |



APPENDIX G

FIRM – FLOOD INSURANCE RATE MAP

APPENDIX H
GEOLOGIC MAP OF LOUISIANA

APPENDIX I

RECHARGE POTENTIAL OF LOUISIANA AQUIFERS

APPENDIX L

**HISTORICAL TOPOGRAPHICAL MAPS
West Shreveport Quad & Greenwood Quad**

APPENDIX L
DOCUMENTATION

- **DEFINITIONS**

AFS - Compliance Data & Air Facility; Air and Radiation

CER - CERCLIS - (Comprehensive Environmental Cleanup Liability Information System): This system contains information on over 30,000 sites that EPA has identified as hazardous, or potentially hazardous, and may require cleanup and inclusion on the National Priorities List. Information included in this database is provided by both state and federal sources.

CIC - CICIS (Chemicals In Commerce Information System): The CICIS database is responsible for the tracking of hazardous chemicals that are listed in the Toxic Substances Control Act (TSCA). Data elements include the manufacturer's name and address, CAS registry number, chemical prefixed name, and any possible synonyms.

CESQG - Conditionally Exempt Small Quantity Generator - A facility that generates less than 100 kg of hazardous waste during any month.

CON - CONTROL LIST - Hazardous Waste Control Technology; Enforcement and Compliance Monitoring.

CRD - CRIMINAL DOCKET - Enforcement/criminal docket system.

CUS - (Chemical Update System): CUS is used to track facilities that manufacture or import specific toxic chemicals in excess of 10,000 pounds per year.

DOC - DOCKET: Enforcement & Compliance Monitoring System. A national system containing all pertinent information regarding a civil or administrative enforcement action taken by the EPA, or state agency against violators of environmental laws or statutes.

ERNS - Emergency Response Notification System: This lists facilities that have had a spill(s) or release of a hazardous substance(s) in an amount over the federal reportable quantity.

FFI - FFIS (Federal Facility Information System): FFIS is an index of selected federally owned facilities. It is a monitoring and tracking tool for the Office of Federal Facilities Enforcement. Its main purpose is to monitor pollution abatement programs for federal facilities worldwide.

FINDS - (Facility Index System): The FINDS system is an inventory of sites or facilities monitored or regulated by the EPA. The sites listed relate to permit applications, inspection reports, or superfund sites.

FTT - Pesticides and toxic substances

LQG - (Large Quantity Generator): A facility that generates greater than 1,000 kg of hazardous waste during any month.

LUST List - State lists of leaking underground storage tank sites. RCRA gives EPA and states authority to clean up releases from UST systems or require owners and operators to do so.

NGV - (Not a generator verified): The facility notified MDEQ for some reason such as they wished to have a RCRA number in case a RCRA listing ever became needed, but the facility is currently not a valid generator of hazardous wastes.

NPL -(National Priority List): A list compiled by EPA of properties with the highest priority for cleanup, pursuant to EPA's Hazard Ranking System.

NTFE - Not trust fund eligible. The facility is not eligible for money to clean-up leaks from USTs.

PAD - (PCB Activity Data System): The PADS database was designed to store information concerning facilities that handle or transport Polychlorinated Biphenyls (PCBs). Approximately 4000 facilities have reported their PCB waste handling activity to the Office of Toxic Substances.

PCS - (Permit Compliance System): PCS contains information pertaining to over 76,000 facilities that are permitted to discharge waste into bodies of surface water. Also, this system stores selective summaries of information for facilities with National Pollution Discharge Elimination System (NPDES) permits.

RCR - RCRIS (Resource Conservation Recovery Act Information System): This is a national management and inventory system of RCRA hazardous waste handlers which includes information on permit/closure status and compliance with Federal and State regulations and cleanup activities.

RCJ - (Resource Conservation Recovery Act - Medical Waste under RCRA): This database is used to track medical waste under the stipulations of the Medical Waste Tracking Act (MWTA) of 1988. Data for this system is obtained from regulated communities through incinerator reports.

SQG - (Small Quantity Generator) - A facility that generates between 100 - 1,000 kg of hazardous waste during any month.

STA - STATE (State Regulated Facilities System): The STATE system is responsible for maintaining records for those facilities that are not required to register with any type of federal agency. The information on this database is quite varied due to the differing state environmental laws and statutes.

SST - Pesticides and Toxic Substances

STFE - State Trust Fund Eligible. The facility is eligible for money to clean-up leaks from USTs.

TRI - (Toxic Release Inventory system): TSCA, Air Toxics; All facilities which manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the EPA. Data contained in the TRI system covers approximately 20,000 sites and 75,000 chemical releases.

TRN - Transporters of hazardous materials.

TSD - Treatment, storage and disposal facilities (of hazardous materials)

UST Registration List - A state list of Underground storage tanks required to be registered under RCRA regulations.