Appendix B - Site Summaries

FY 2008-09

City of Lake Charles - Sears Retail

Agency Interest #15282
Lake Charles, Louisiana

The Former Sears, Roebuck and Company site is located at 600 Ryan Street in Lake Charles, Louisiana. It is at the intersection of Ryan Street and Mill Street, and is approximately 3.67 acres in size. Ryan Street is the city's main north/south route through the downtown area. The Sears store was built in the older downtown section of Lake Charles that has been predominantly occupied by commercial and industrial establishments since the 1880s. Former uses of the site include multiple automotive service stations and one cleaning establishment. The store building consisted of a 30-year old brick, masonry, and concrete structure with a 200-car capacity parking garage on the roof. The site has been inactive since 1999. The property is currently owned by the City of Lake Charles, and is proposed for sale for commercial redevelopment as a hotel/condominium/retail space.

A Phase I environmental assessment report dated January 19, 2005, detailed the recognized environmental conditions (REC) associated with the site (former activities associated with the site listed above). Also discussed was that the Sears store had floor tiles suspected of having asbestos containing material (ACM). A limited Phase II environmental investigation was conducted in January 2006. The results of this investigation showed lead and polycyclic aromatic hydrocarbon (PAH) contamination above RECAP Screening Standards (SS) for soil. The investigation also reported total petroleum hydrocarbons concentrations for oil (TPH-ORO), and diesel (TPH-DRO) above RECAP SS for groundwater. The ACM and lead based paint surveys identified ACM in the floor tiles, mastic and exterior transite panels, as well as lead based paint on the exterior stairs and the loading dock area.

On September 20, 2006, the City of Lake Charles entered the site into Louisiana's VRP to obtain federal funding to assist in the investigation and remediation of the site. The ultimate goal of the city was to reuse the property in a way that would help

revitalize the Downtown District. In early 2007, multiple site investigations and a RECAP evaluation were performed on the site to delineate the extent of contamination. The results of these investigations showed soil contamination by polynuclear aromatic hydrocarbons (PAH) above the RECAP management option level 2 (MO-2) non-industrial standards. The RECAP evaluation detailed in the May 3, 2007 report recommended remediation of the soil in an identified AOC impacted with PAHs to a depth of 2 feet below ground surface. The estimated volume of soils to be excavated was 1,170 cubic yards. All soil remediation on the site was to be conducted to MO-2 non-industrial standards in accordance with RECAP.

In October 2008, the City of Lake Charles submitted a Voluntary Remedial Action Plan (VRAP). Following LDEQ approval, the VRAP was sent for public review, and was later approved on December 1, 2008. In order to access contaminated soils, the existing building had to be demolished. Prior to demolition, all ACM had to be removed from the building. The asbestos abatement removed approximately 65,000 square feet of 12-inch by 12-inch floor tile and associated mastic material and also 3,500 square feet of transite siding. Prior to soil remediation, soil samples were taken for waste characterization, and a generator waste profile sheet was prepared for the chosen landfill. Also, offsite soil samples were analyzed as a source of backfill once soil removal was completed.

Remedial action began on December 8, 2008. Approximately 242 cubic yards of concrete covering the surface soils was removed from the site and transported to a concrete recycler. Approximately 1,176 cubic yards of excavated soil were loaded into truck trailers and transported to Jefferson Davis Landfill in Welsh, Louisiana. Confirmation samples were taken from the bottom and side walls of the excavated area, and sent to a laboratory for analysis prior to backfill. All sample results were below the VRAP proposed remedial standards. A request to backfill was sent to LDEQ and was approved on January 16, 2009. Backfill and site restoration operations began on January 22, 2009, and were completed on February 20, 2009.

A Certificate of Completion (COC) was issued on April 14, 2009. The site is currently vacant, awaiting reuse.

Sears Retail Store No. 2217
Ryan Street Entrance

Demolition of the Sears Building Begins

Excavation on Site

View of Open Excavation

View of Completed Backfill and Compaction of the Excavation

Grass on the Remediated Site

EnerVest Operating LLC

Agency Interest #149272
Statewide Mercury Meter Locations

The LDEQ formulated the Mercury Initiative under the direction of Governor Kathleen Babineaux Blanco in 2004, focusing on the reduction, recycling and removal of mercury in our environment. Industry-specific focus groups met to establish a consensus on how to eliminate mercury and mercury containing products in use in our society. The culmination of these meetings resulted in Act 216 of the 2006 Legislative Session, The Mercury Risk Reduction Act, and the 2007 Mercury Risk Reduction Plan. The Risk Reduction Plan enacted specific activities and time frames for removal of mercury used by certain industries or end users. The Act encouraged the natural gas production and transportation industry to participate through cooperative agreements with the LDEQ in a voluntary program of investigating, removing meters and remediating sites where mercury manometers were used or were still in use. An estimated 25,000-30,000 locations throughout Louisiana needed to be addressed. Since 1991, the LDEQ has been actively addressing sites through voluntary actions by numerous companies and in January 2008, EnerVest Operating L.L.C. entered into a cooperative agreement with LDEQ and is currently active in addressing their locations.

Through LDEQ's cooperative agreement, EnerVest committed to seeking out new suppliers to upgrade their mercury manometers. For some time, cost effective replacements were difficult to obtain but in the later part of 2008 a new source for mercury-free meters was located and EnerVest accelerated their replacement program, quadrupling their proposed target of 60 meters per year. Elemental mercury was removed from the old meters under controlled conditions and sent to Bethlehem Apparatus, in Pennsylvania for reclamation/recycling.

Through diligent efforts by EnerVest in FY 2008-09, 380 mercury manometers were removed from service and replaced by mercury-free meters. This resulted in the

removal of approximately 3,040 pounds of mercury from potential release to the environment. In addition, 85 meter locations were remediated by the excavation and proper disposal of contaminated soil. Confirmation sampling proved these sites meet the LDEQ RECAP level of 2.3 ppm, the most protective standard applicable for residential use. In May, 2009, 44 sites from activities performed in 2008 were granted a NFA-ATT determination.

Typical Field Setting Mercury Manometers

Dismantled and Cleaned Manometers

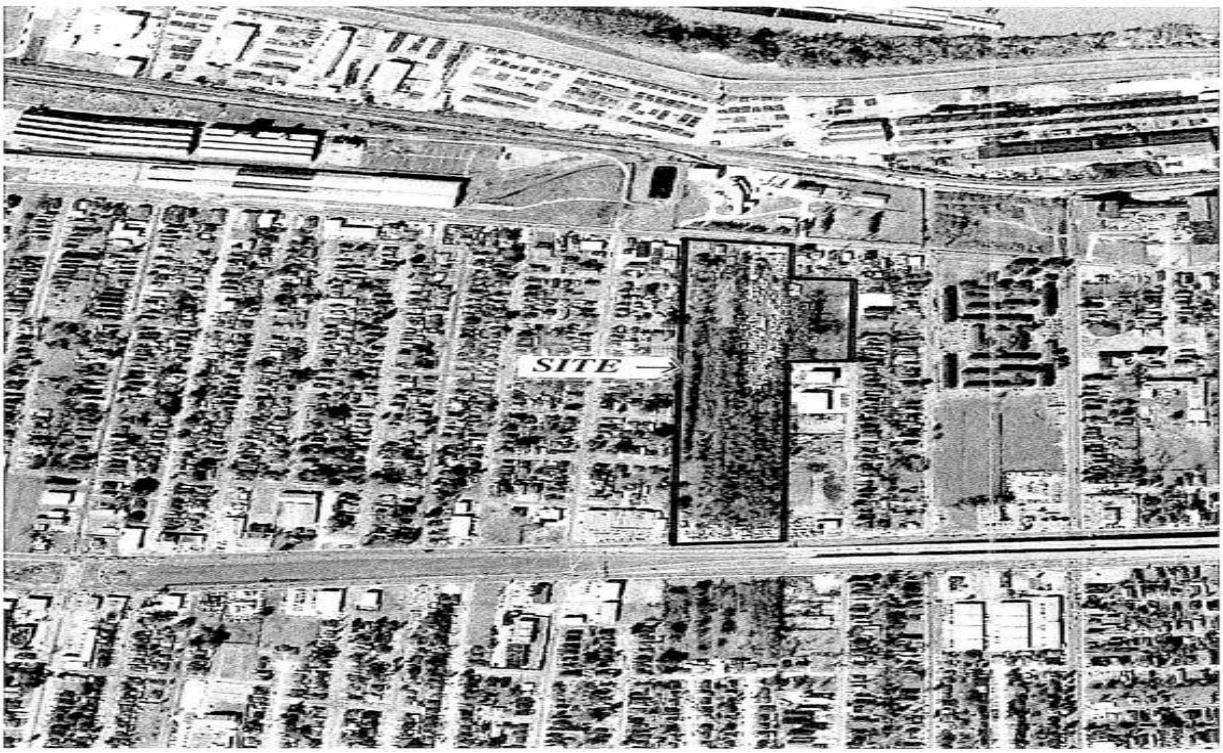
Removal of Mercury from Manometer

Excavation of Soil to RECAP Standards (2.3 ppm)

Progressive Church

Agency Interest #117913
Marrero, Louisiana

The Progressive Church site is located at 6539 4th Street in Marrero, Jefferson Parish, Louisiana. The site is bordered by 4th Street to the north, West Bank Expressway to the south, Cohen Road and commercial development to the east and residential properties along Garden Road to the west. Reviews of the property's history indicate that the primary past activity with the potential for environmental impact to the site was an auto salvage yard. The salvage yard operation was conducted on the site from the early 1960's to 2004. The findings of a previous investigation conducted by others prior to the sale of the property to the Progressive Church stated that there were no RECs in connection with the site. Past site activities and the ACM observed during the soil sampling activities during Phase I of the ESA indicated the potential for on-site contamination to exist.



Aerial of Site Showing Historic Use as a Junk Yard

Phase I ESA-Progressive Church Site; Church in Background; Looking East from Site

A Phase II assessment was recommended to determine whether contamination existed from the auto salvage yard activities and to determine the extent of ACM that were detected on portions of the site across the remaining site. The Phase II investigation report included the collection of soil and groundwater samples at the site to determine the nature and extent of any contamination from past activities conducted at the property.

Phase II ESA Investigation

In September of 2006, Progressive Church was granted approval into the VRP. A remedial action plan was submitted in 2007 to detail the activities proposed to remediate the impacted areas of investigation. The analytical parameters for the Phase II investigation were volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), Total Petroleum Hydrocarbons-Gas Range Organics, Diesel Range Organics and Oil Range Organics (TPH-G, TPH-D, and TPH-O respectively), priority pollutant metals, and asbestos-in-soil. The analytical results from 64 soil samples and 4 groundwater samples were initially evaluated by comparing the laboratory results to the screening standards. Samples with constituents that exceeded the respective screening standards were evaluated under management option level 1 (MO-1) standards. The majority of the sample results did not exceed screening standards. The Area of Investigation (AOI) for soil in the vertical and horizontal directions revealed the presence of TPH-D, TPH-O and Lead. These constituents exceeded the screening standards, but did not exceed the limiting MO-1 standards. Asbestos in soil, both friable and non-friable, was identified in several soil borings and on the surface across portions of the site. The findings of the Phase II investigation indicate that an isolated area of the site contained constituents that exceed the limiting RECAP Screening Standards for soil.

The remedial action plan was conducted in two phases. The first phase was the excavation and disposal of the RECAP constituents detected. The second phase consisted of the excavation and disposal of asbestos in soil. The first phase of excavation included the removal of approximately 60 cubic yards (72 tons) of soil loaded directly into dump trucks and transported to River Birch Landfill in Avondale, Louisiana for disposal as industrial solid waste. To confirm the constituents of concern (COC) were removed; six confirmatory soil samples were collected: two from the base and one from each sidewall of the excavation. The samples were submitted to Gulf Coast Analytical Laboratories and the results indicated that all the COC's were below non-industrial screening standards. The second phase of remediation consisted of the removal of asbestos in soil by removing the surface soil to an average depth of approximately one foot below ground surface with a track dozer. The soil was also loaded directly onto a lined dump truck for transportation and disposal at River Birch Landfill. A LDEQ certified asbestos inspector was onsite during the excavation activities to visually inspect the exposed underlying surface to assure the asbestos in soil was removed. Approximately 10,670 cubic yards (12,804 tons) of soil was disposed. Continuous air monitoring for asbestos fibers was conducted daily during the excavation,

loading and truck traffic activities. All monitoring results were below required parameters and no additional actions were required to control dust. By the end of FY 2008-09, the Progressive Church site became a 20-acre property ready for redevelopment.

Removal of Asbestos Contaminated Soil and Cleanup Activities
(Both Photos)