

**Exhibit P: Phase I Environmental Assessment Introduction
Charleston Site**

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT**

**ANDERSON FARMS
CHARLESTON PLANTATION
HIGHWAY 165 BYPASS
MONROE, LOUISIANA 71202**

PPM PROJECT NO. 151401-ESA1

MAY 5, 2011



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

AT

**CHARLESTON PLANTATION
HIGHWAY 165 BYPASS
MONROE, LOUISIANA 71202**

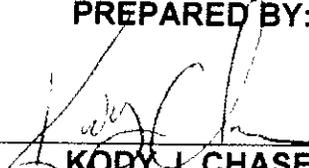
PREPARED FOR:

**ANDERSON FARMS
810 MANSFIELD ROAD
MONROE, LOUISIANA 71202**

PPM PROJECT NO. 151401-ESA1

MAY 5, 2011

PREPARED BY:



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EXECUTIVE SUMMARY

PPM Consultants, Inc. was retained by the Anderson Farms to conduct a Phase I Environmental Site Assessment (ESA) of the Charleston Plantation located on the east side of Highway 165 Bypass in Monroe, Louisiana. The purpose of this assessment was to identify recognized environmental conditions in connection with the property by means of interviews, review of record information, and site reconnaissance. The environmental assessment was conducted in conformance with the scope of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05.

PPM conducted the site reconnaissance on April 20, 2011. The property is used as a grain and vegetable farm. The property is irregularly shaped and is approximately 700 acres in size. Improvements on site include a north and south borrow pond, and a fishing pond. The northern approximately two-thirds of the property is used for agricultural purposes and the southern one third is wooded. The property is located south of the Town of Richwood, Louisiana east of Highway 165. Available historical resources indicate that the property has been agricultural or undeveloped since at least 1941. Land development on the subject property from 1941 through 1967 appears limited to land clearing for farming purposes and residential uses. Portions of the original tract of land have been sold, beginning in 1972 and lasting through 2010.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- **Wastewater treatment facility.** Greater Ouachita Water Company owns and operates a wastewater treatment facility that is surrounded by the southwest portion of the subject property. The facility was constructed in 1998 and is permitted to treat 600,000 gallons of household and commercial wastewater per day, but averages approximately 530,000 gallons per day. The facility has three aeration ponds and one facultative cell. Gaseous chlorine is stored in a one-ton AST and is used to disinfect treated water. Sulphur dioxide was used to dechlorinate treated water before it was discharged, but regulations were changed, and sulphur dioxide is no longer used on site. Treated, disinfected wastewater is discharged into Bayou Mouchoir and discharge is monitored by LDEQ. One excursion was reported on LDEQ EDMS; in March 2010 total suspended solids from outfall 1 exceeded LDEQ discharge levels. PPM was unable to visit the site to observe the facility, however, the presence of raw sewage and untreated wastewater held in retention ponds along with a one-ton chlorine AST on adjoining property represent a recognized environmental condition.