



EXHIBIT 17C - PHASE ONE ENVIRONMENTAL ASSESSMENTS

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
19 ACRE PLANCHE TRACT 1 & 2
COVINGTON, LOUISIANA**

Prepared For:

*Mr. Bruce Wainer
Wainer Companies
3421 North Causeway Blvd., Suite 201
Metairie, Louisiana 70002*

Prepared by:

The Environmental Sciences and Engineering Department
WALDEMAR S. NELSON AND COMPANY
INCORPORATED
ENGINEERS AND ARCHITECTS

1200 St. Charles Avenue
New Orleans, Louisiana 70130

August 2006
Nelson Project No. 20060187



TABLE OF CONTENTS

PREFACE..... i

INTRODUCTION..... ii

CHAPTER I. SITE SETTING

 A. Site Description..... 1

 B. Adjacent Land Use..... 1

 C. Site and Vicinity Characterization..... 1

CHAPTER II. RECORDS REVIEW AND REGULATORY ISSUES

 A. Site History 3

 B. Records Review of Site and Surrounding Land Use..... 3

 C. Air Emission Permits 4

 D. Water Permits 4

 E. Waste Issues 4

 F. USTs/Surface Impoundments..... 4

 G. Soil or Groundwater Issues 4

CHAPTER III. VISUAL OBSERVATIONS

 A. Housekeeping..... 5

 B. Asbestos..... 5

 C. Aboveground Storage Tanks (ASTs)..... 5

 D. Sumps 5

 E. PCB's (Polychlorinated Biphenyls)..... 5

 F. Lead-Based Paint 5



CHAPTER IV. FINDINGS AND RECOMMENDATIONS 6

CHAPTER V. REFERENCES

A. Contacts 7

B. Documents Reviewed 7

CHAPTER VI. CERTIFICATION 8

FIGURE 1 *Site Location Map*

FIGURE 2 *Site Survey Drawing*

SITE PHOTOGRAPHS

Appendix A *Environmental Database Report*



PREFACE

Property transfer due-diligence assessments are intended to develop screening information which will aid in the determination of whether or not the site has been contaminated or has the potential to be contaminated with toxic substances or hazardous waste. If the site shows evidence of such contamination or potential contamination, the inspection is designed to define the need for further analytical examination and/or remedial action.

Waldemar S. Nelson and Company, Inc. (NELSON) has the responsibility to collect factual and valid data that is time sensitive in nature. NELSON has performed this assessment in a professional manner using that degree of skill and care ordinarily exercised by reputable and competent environmental assessors concerning matters of: chain of custody and document control; receipt and handling of confidential information; employee conduct, responsibilities and ethics; quality assurance and quality control; and applicable regulations regarding compliance with environmental protection standards.

NELSON will not be responsible for conditions or consequences arising from relevant data and information which was not available, withheld, or not fully disclosed at the time of the site inspection. Additionally, accuracy of site assessments may be affected by limited access and/or physical conditions at the time of the site inspection.

This report is intended solely for the use of our direct client in evaluating the subject property. Any use of this document by third parties is expressly forbidden and NELSON assumes no risk or liability for such unauthorized use.



INTRODUCTION

Waldemar S. Nelson and Company, Inc. (NELSON) was authorized by Mr. Bruce Wainer with Wainer Companies, in Metairie, Louisiana to conduct a Phase I Environmental Site Assessment (ESA) on 19 acres of undeveloped property identified as the Planche Tracts 1 & 2 located in Covington, St. Tammany Parish, Louisiana. The scope of activities for this project and authorization to proceed was discussed verbally with Mr. Wainer on August 3, 2006. It is our understanding that Wainer Companies is considering purchasing the Tracts 1 and 2 and the environmental assessment will assist in the due diligence process. The purpose of this Phase I ESA is to conduct an appropriate inquiry into the historical and current ownership and uses of the property. The intent of the ESA is to satisfy one of the purposes of the innocent purchaser's defense to CERCLA liability. On August 10, 2006 Mr. Keith Prieur with NELSON conducted an on-site inspection of the subject site.

The Phase I ESA included an inspection of the subject site, reviewing selected environmental regulatory databases, site survey documentation, aerial photographs, and USGS topographic quadrangle maps. Where appropriate the Phase I ESA follows the scope and limitations of the ASTM Practice E 1527 Standard. The selected federal and state regulatory databases reviewed as part of this investigation are listed below. The database information was obtained from Environmental Data Resources, Inc.

- USEPA Region VI CERCLIS listings (sites investigated by the EPA) within a one-half mile radius of the subject site.
 - National Priority List (NPL) listing of potential Superfund sites within a one-mile radius of the subject site.
 - RCRA Notifiers List and the RCRA Violator List (sites that have reported activities involving hazardous waste) of treatment, storage, and disposal (TSD) facilities within a one mile radius of the subject site and RCRA generators within a one-quarter mile radius.
 - Emergency Response Notification System (ERNS) reported releases of oil and hazardous substances for the subject site.
 - SWF/LS—Louisiana Department of Environmental Quality (LDEQ) list of solid waste disposal facilities or landfills within a one-half mile radius of the subject site.
 - USTD and LUST—LDEQ list of registered USTs within a one-quarter mile radius and reported leaking USTs within a one-half mile radius of the subject site.
 - SHWS—LDEQ listing of potential remediation sites generated by the Inactive and Abandoned Sites Division (IASD) within a one-mile radius of the subject site.
- None of the agencies listed maintain files concerning the Site.



I. SITE SETTING

A. Site description.

The subject site is approximately 19 acres of undeveloped wooded property located on two separate non-adjointing parcels identified as Planche Tract 1 and Tract 2 in St. Tammany Parish. Tract 1 is 4.33 acres and Tract 2 is 14.86 acres. A property survey describes the site as situated in Section 12, Township-7-South, Range-10-East. Geographically, the site is located near Covington, Louisiana in an undeveloped area north of Interstate 12, west of Louisiana Highway 21 and south of Louisiana Highway 1085. The site area is identified as a rural with residential and light commercial developments in the site area.

Both parcels were observed as completely wooded with no structural improvements observed. There is an Entergy transmission line that runs diagonally across Tract 2. There were no roads observed on the site. The site has no public access. The trees appeared to be of medium age and included pines, mixed hard woods and smaller scrub trees.

The site is bordered to the south by Interstate 12, to the east by sewerage treatment ponds, and to the north and west by wooded undeveloped property. The site is identified on the attached USGS Topographic Map, Madisonville, Louisiana Quadrangle (Figure 1) and is also shown on the attached survey map (Figure 2). Site photographs are included at the end of this report.

B. Adjacent Land Use

The surrounding area is similar undeveloped wooded property. There were no sensitive off-site receptors observed.

C. Site and Vicinity Characterization.

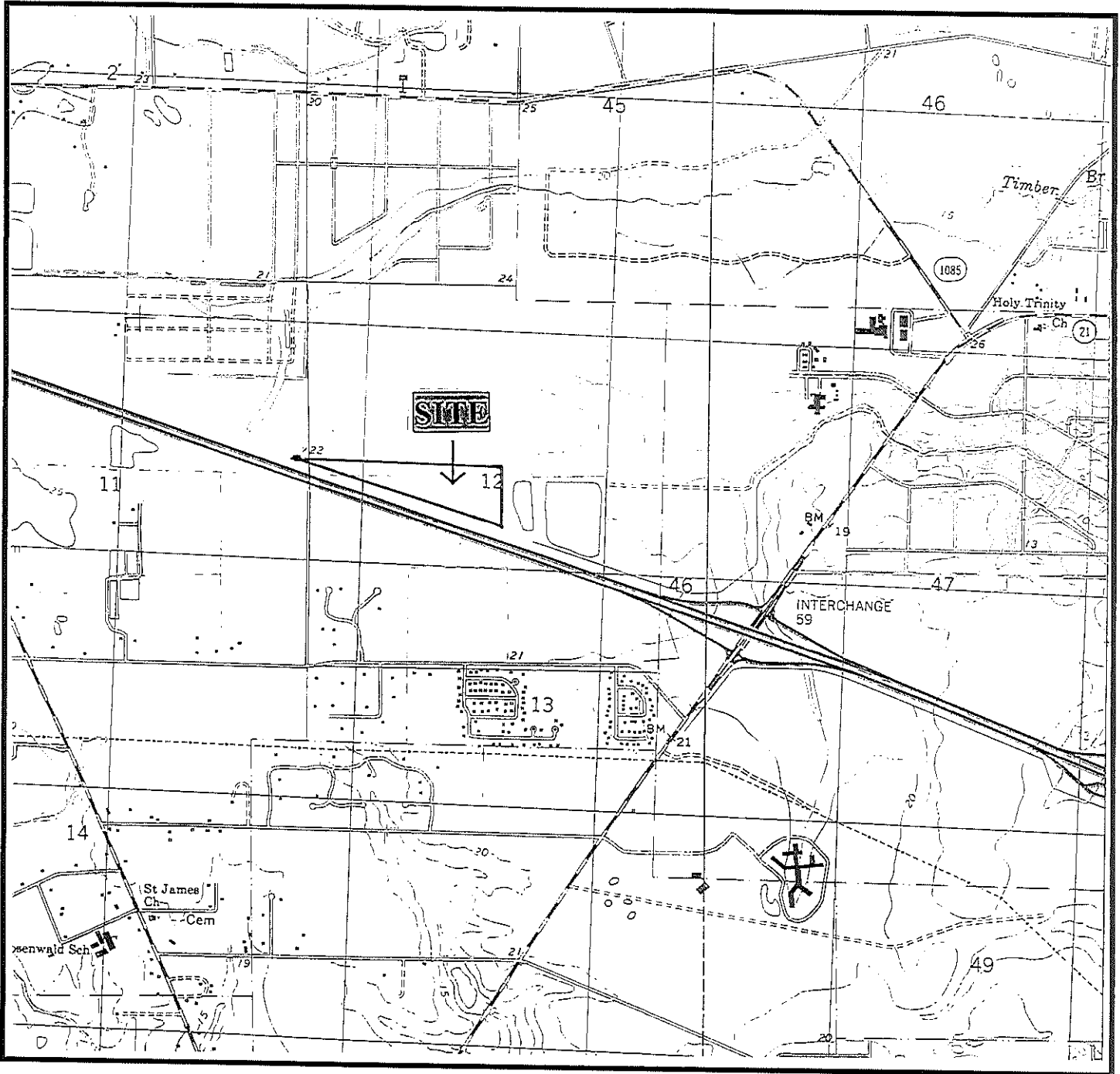
1. Topography and slope.

The topography of the site and surrounding area is primarily flat with little or no slopes. According to the USGS topographic map for the site area, the average surface elevation is between 15 and 20 feet NGVD. The Federal Emergency Management Agency depicts that portions of the site and surrounding area as located within the 100-Year Flood Zone.

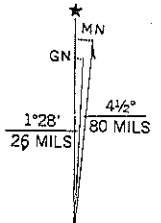
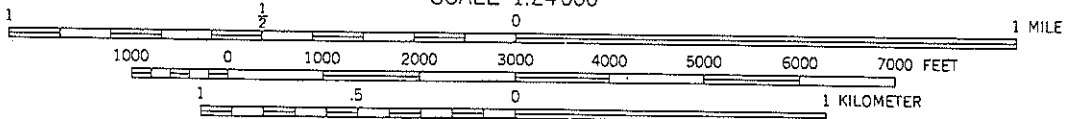
2. Surface water within one mile.

Sewerage treatment lagoons are adjacent to Tract 2 along the east side.

FIGURE 1



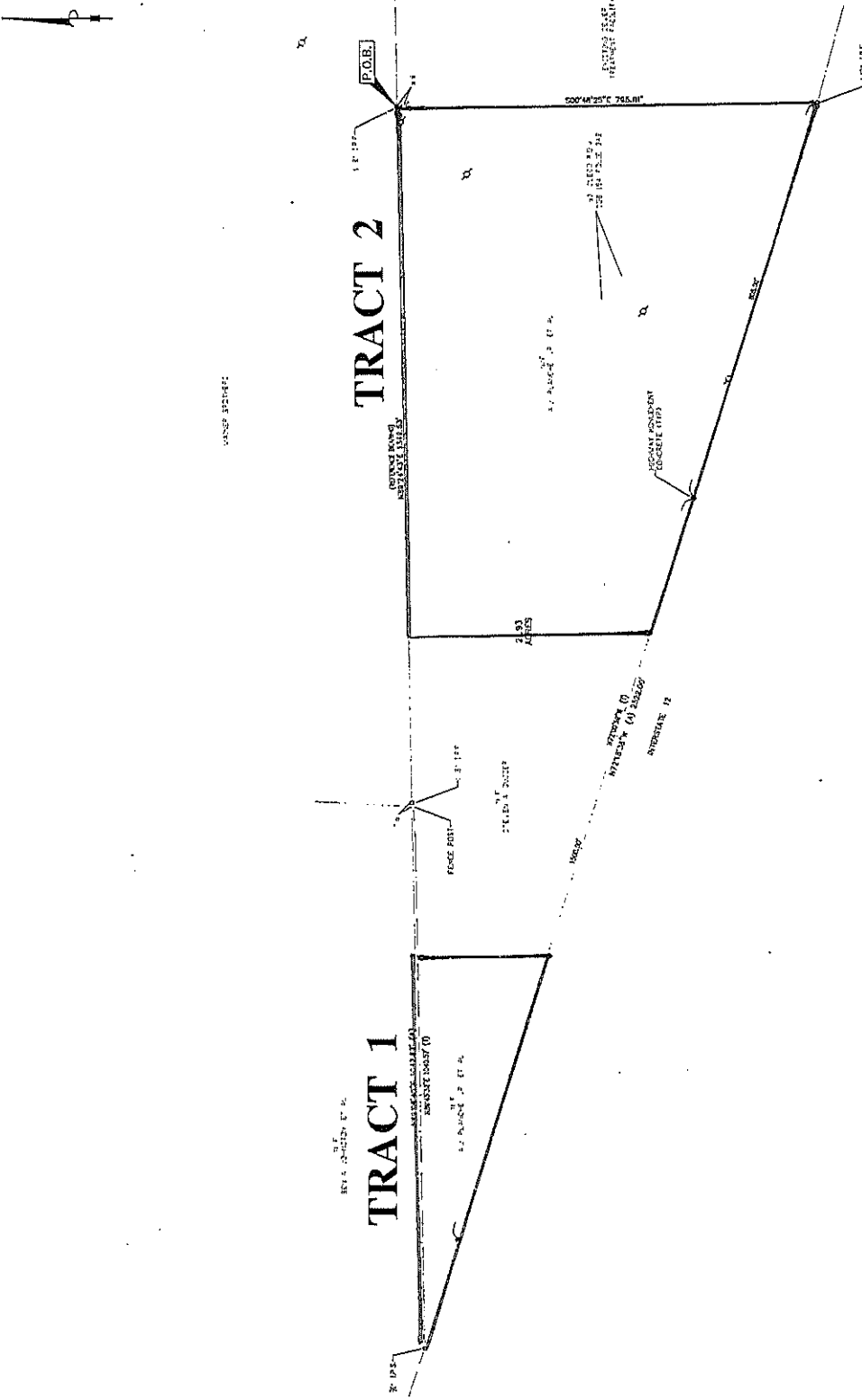
SCALE 1:24 000



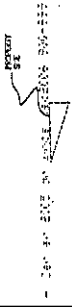
SITE LOCATION MAP

WALDEMAR S. NELSON AND COMPANY INCORPORATED ENGINEERS AND ARCHITECTS 1200 ST. CHARLES AVE. NEW ORLEANS, LA		Planche Tract 1 and 2 Covington, LA			
		Date	Scale	Job No.	Quadrangle
		August 2006	Above	20060187	Madisonville, LA

BOUNDARY MAP



WNSP 378781



LEGAL DESCRIPTION OF PROPERTY LOCATED IN SECTION 10, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

LEGAL DESCRIPTION OF PROPERTY LOCATED IN SECTION 10, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

LEGEND

- - PROPERTY CORNER
- - FENCE LINE
- - 3/4\"/>

GENERAL NOTES

1. THIS MAP IS A PART OF A SURVEY MADE BY THE ENGINEER AS SHOWN ON THE PLAN...
2. THE PROPERTY IS LOCATED IN SECTION 10, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA...
3. THE PROPERTY IS BOUND BY THE FOLLOWING: NORTH BY THE COMMON PROPERTY OF THE STATE OF LOUISIANA...
4. THE PROPERTY IS BOUND BY THE FOLLOWING: EAST BY THE COMMON PROPERTY OF THE STATE OF LOUISIANA...
5. THE PROPERTY IS BOUND BY THE FOLLOWING: SOUTH BY THE COMMON PROPERTY OF THE STATE OF LOUISIANA...
6. THE PROPERTY IS BOUND BY THE FOLLOWING: WEST BY THE COMMON PROPERTY OF THE STATE OF LOUISIANA...

DATE: 07/20/93

BY: JOHN E. BONNEAU

SEAL OF THE ENGINEER

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planning Consultants

1000 PINE BLVD., SUITE 100, METairie, LA 70002

PHONE: (504) 885-1111 FAX: (504) 885-1112

WAINER BROTHERS

BOUNDARY MAP OF 21.93 ACRE PARCEL OF LAND SITUATED IN T-7-S, R-10-E, ST. TAMMANY PARISH, STATE OF LOUISIANA

DATE: 07/20/93

BY: JEM

REVISION: DATE

DRAWN BY: JEM

DATE: 07/20/93

CHECKED: JEM

SCALE: 1" = 100'

SHEET NUMBER: 1





3. *Wetlands.*

The site area exists as undeveloped wooded property and site conditions typical of wetlands were observed on Tracts 1 and 2. The National Wetlands Inventory database dated 2002 and 2005 list portions of the site and surrounding area as wetlands.

A wetland survey of the property would be necessary to determine if wetlands are located on the site. If impact to the wooded property is required to develop the site, a wetlands survey should be considered prior to development activities.



II. RECORDS REVIEW AND REGULATORY ISSUES

A. Site History

Chain of Title information was not provided as part of this investigation.

According to Mr. Brandon McCain, property surveyor with John E. Bonneau & Associates, the current owner of Tract 1 and 2 is listed as George Burns and to the best of his knowledge, the property has never been developed.

Aerial photographs dated 1995 and 1998 from the USCE and USGS were reviewed. Both photographs indicated that the property was wooded and undeveloped. The sewerage treatment ponds are observed on the east side of Tract 2. There were no structural improvements observed and no indication of industrial activity on the property.

USGS topographic quadrangle maps dated 1935, 1951, 1968, 1972, 1979, and 1998 were reviewed. A review of the maps dated 1935 through 1972 indicate no development on the site or in the surrounding area. Interstate 12 and the sewerage treatment lagoons are observed on the 1979 map. The 1998 map shows the site and surrounding as it exists today. There was no indication of industrial activities on the site or in the surrounding area.

Historical Fire Insurance Maps were requested from the Sanborn Map Company but were not available for the site area.

B. Environmental Records Review of Site and Surrounding Land Use

The following information was listed on an environmental regulatory database obtained from Environmental Data Resources, Inc. The database report is included as Appendix A.

Site

The site is not listed by any of the individual agencies in the database report.

Surrounding Land Use

According to the LDEQ-USTD, there are no registered UST owners or LUST sites listed within a one-quarter and one-half mile radius of the Site.

There are no hazardous waste generators listed on the USEPA RCRA Notices List within a one-quarter mile radius of the Site. There are no sites listed on the RCRIS Corrective Action List. There are no State Hazardous Waste Sites listed one-mile from the Site.

A review of the USEPA Emergency Response Notification System information indicates no reported releases of oil or hazardous materials within the immediate area of the Site. There



are no sites listed on the CERCLIS (list of sites investigated by the USEPA) or sites listed on the National Priorities List (NPL-listing of potential Superfund sites). There are no sites listed on the State Landfill List within a one-half mile radius of the Site.

There are no Public Water Supply Wells on the property. Potable water is supplied to the site area from a groundwater source.

C. Air Emission Permits

None discovered.

D. Water Permits

1. *Does the site have a permit for the discharge of wastewater or stormwater?*

None discovered.

2. *Does the site utilize a septic tank/package plant sanitary system?*

None observed.

E. Waste Issues

The site is undeveloped wooded property and does not generate waste.

F. Underground Storage Tanks (USTs)/Surface Impoundments

1. *Was evidence observed which indicates current or prior use of USTs on-site.*¹

None observed. According to the LDEQ-USTD, the site is not listed as an operator of a registered UST.

2. *Were surface impoundments or landfills observed on-site?*

None observed.

G. Soil or Groundwater Issues

None discovered.

¹ Nelson relies on records review to determine the existence of registered USTs. Nelson attempts to look for physical evidence of USTs, however, such evidence may be overlooked since it is often not visible. Information obtained from site inspection and interviews is supplemental to records review.



III. VISUAL OBSERVATIONS

A. Housekeeping

Tracts 1 and 2 exist as undeveloped wooded property and the overall appearance was normal and orderly.

B. Asbestos

None observed.

C. Aboveground Storage Tanks (ASTs)

None observed.

D. Sumps

None observed.

E. PCB's (Polychlorinated Biphenyls)

None observed.

F. Lead-Based Paint

None observed.



IV. MAJOR FINDINGS AND RECOMMENDATIONS

Although NELSON is making recommendations and conclusions regarding the environmental management status of the facility, these observations in no way warrant the compliance status of the facility. If followed, these recommendations will improve the compliance status of the facility, but they are not intended to be used as a guarantee of overall compliance.

Major findings and recommendations presented are based solely upon the activities described in this report. No sampling or analytical testing of suspect contaminated media was conducted as part of this site investigation.

On behalf of Wainer Companies, NELSON conducted a Phase I Environmental Site Assessment on approximately 19 acres of undeveloped wooded property on two separate non-adjointing parcels identified as the Planche Tract 1 and 2 located near Covington, Louisiana. The ESA activities included an on-site inspection of both Tracts, reviewing selected environmental regulatory databases, site survey documentation, aerial photographs, and USGS topographic quadrangle maps. The on-site inspection activities were conducted on August 10, 2006.

Tract 1 is 4.33 acres and Tract 2 is 14.86 acres. Both parcels are completely wooded with no structural improvements observed. There is an Entergy transmission line that runs diagonally across Tract 2. There were no roads observed on the site. The site has no public access. The trees appeared to be of medium age and included pines, mixed hard woods and smaller scrub trees.

This Phase I Environmental Site Assessment has revealed no evidence of a recognized environmental condition associated with the site. The property is not listed on the federal or state regulatory databases reviewed as part of this investigation. There are no indications that any historical activities have had an adverse environmental impact on the site and the preliminary opinion regarding on-site contamination to exist from past activities is low.

The site exists as undeveloped wooded property and site conditions typical of wetlands were observed on Tracts 1 and 2. The National Wetlands Inventory database dated 2002 and 2005 list portions of the site and surrounding area as wetlands. A wetland survey of the property would be necessary to determine if wetlands are located on the site. If impact to the wooded property is required to develop the site, a wetlands survey should be considered prior to development activities.



V. REFERENCES

A. Contacts

Mr. Bruce Wainer
Wainer Companies
(504) 834-5511

Mr. Brandon McCain
John E. Bonneau & Associates
(985) 626-0808

B. Documents Reviewed

Survey Document – John E. Bonneau & Associates
Environmental Regulatory Databases – Environmental Data Resources, Inc.
USGS Topographic Maps, Madisonville, LA Quad.
Aerial Photographs – USCE, USGS

Records Reviewed (partial list):

CERCLIS, February 1, 2006
National Priorities List, April 19, 2006
Emergency Response Notification System, December 31, 2005
RCRA, March 9, 2006
CORRACTS, March 15, 2006
UST, March 4, 2006
LUST, May 15, 2006
Landfill List, March 10, 2006
State Hazardous Waste Sites, May 15, 2006



VI. CERTIFICATION

The field investigation described herein was conducted by an authorized representative of Waldemar S. Nelson and Company, Inc. on **August 10, 2006**.

Report Prepared by:

Title: Keith Prieur
Senior Environmental Scientist
Registered Environmental Assessor

Date:

Aug 30, 06

Quality Control Review by:

Title: Lyndon Soileau
Lyndon Soileau
Senior Environmental Scientist

Date:

8-30-06