

January 9, 2017

Mr. Robert D. Rivers, *Executive Director*
New Orleans City Planning Commission
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

RE: Comments on the Proposed Master Plan Amendments

Dear Mr. Rivers:

On behalf of the Garden District Association (GDA) Board and members, we want to commend you and the City Planning Commission staff for the on-going effort performed during the Master Plan Amendment process. Please accept this letter as our input regarding the proposed amendments.

Of the 12 proposed Future Land Use Map (FLUM) amendments, the GDA is in support of nine of the amendments as proposed by Councilmember Cantrell, presented in Table 1, below. The amendments will make the specific properties consistent with the current zoning.

Table 1. Proposed FLUM Amendments Supported by the GDA

Request No.	Address	Proposed FLUM
PD-02-02	1101, 1105, 1109, & 1117 Philin Street	RLD-PRE
PD-02-03	1516 & 1528 Jackson Avenue	RMD-PRE
PD-02-04	1437 & 1441 8 th Street	RI D-PRF
PD-02-05	3116 Prvtania Street	RLD-PRE
PD-02-06	1442 Harmonv Street	RI D-PRF
PD-02-07	1124 Louisiana Avenue	RLD-PRE
PD-02-08	1120 Toledano Street	RLD-PRE
PD-02-09	1113 9 th Street	RI D-PRF
PD-02-10	1111 6 th Street	RLD-PRE

The GDA is opposed to the following three proposed FLUM amendments.

1. Request No. PD-02-14 (2200 St. Charles Avenue) from RMD-PRE (Residential Pre-War Medium Density) to MUM (Mixed-Use Medium Density). The property is currently zoned HU-RM1. The building is a Victorian style house built in 1850 and thus does not have attributes of the MUM land use category.
2. Request No. PD-02-23 (All lots designated NC located in Squares 216 and 197 bounded by St. Charles Avenue, Fourth Street, Coliseum Street and Washington Avenue) by the CPC from NC (Neighborhood Commercial) to MUL (Mixed-Use Low Density). The businesses located in this area include The Rink

Magazine Street is a neighborhood and visitor destination. To allow increased intensity in development would harm the character of Magazine Street and negatively impact the residential neighborhoods abutting and surrounding it.

Regarding specific text amendments to Chapter 14, the Land Use Plan, we offer the following:

1. Request No. 14-22 Section A. The Land Use Plan and the "Force of Law": We are opposed to the CPC proposed amendment in which the Executive Director or his designee shall have authority to make final decisions on minor map amendments and final decisions on interpretations of the FLUM. This would violate the City Charter, Section 5-404.4, which specifies the mandatory review process and schedule as well as public input process in amending the Master Plan. Further, the limitations on amendments to the Master Plan are a safeguard to protect its integrity.
2. Request No. 14-17, Section C. Future Land Use Categories: We are opposed to removing the density limitations for all residential land use categories. The density limitations provide an overall goal for the development character of neighborhoods and thus should remain in the Master Plan. Removal of the density limitations would violate the City Charter. Section 5-402.1 of the City Charter, states *"The Land Use element shall consist of text setting forth land use issues and policies, and a Future Land Use Map setting forth categories of allowable uses and density, for the City."*
3. Request No. 14-15 and 14-16, Section C. Future Land Use Categories, Residential Pre-War Low Density (RLD-PRE): The proposed amendment to allow small multi-family residential is overly broad and conflicts with the existing goal of RLD-PRE to "Discourage the development of additional multi-family housing that is out of scale with existing character. We are opposed to the amendment.
4. Request No. 14-17, Section C. Future Land Use Categories, MUL (Mixed-Use Low Density) and MUM (Mixed-Use Medium Density): We are opposed to merging these two land use categories. The intensity of uses in the MUM categories is far greater than the intensity of uses in the MUL, in accordance with the proposed table showing the relationship between the land use categories and zoning classifications. The goal of the MUL category is to increase walkability within and along edges of neighborhoods while the goal of the MUM category is to serve as focal points within neighborhoods.

We look forward to the CPC staff review and recommendations to the Master Plan amendment process and the opportunity to provide further input on staff recommendations. Again, thank you and the CPC staff for your hard work on the Master Plan.

Sincerely,

André Gaudin
President

To: Larry W. Massey Jr.; Robert D. Rivers
Cc: Jim Stoyanoff; Mike Tonguis; Redding Matt; Laura B. Bryan
Subject: 437 Philip St. FLUM Amendment , Square 29, lot 5-A . & Square 28

Follow Up Flag: Follow up
Flag Status: Flagged

Larry and Robert,

Thank you for meeting with us this past week. In response to our consideration for the change to the FLUM for these two squares of industrial properties, I offer the following: While my property does not have the environmental issues of our both neighbors, we recognize that these squares represent a variety of light industrial manufacturing, fabrication, and uses appropriately located near major thoroughfares, as defined in your centers of industry. These properties have been used as such for over 60 years, and have no indication of changing use in the near future. Although recent trends in some nearby areas have a changed to less intensive uses, we, as the owners and developers of these properties, have no intention of a less intensive use. The subject property is newly constructed in 2010 with an intended use of light industrial. The construction type, site development, and fire prevention considerations specific to industrial were all consideration in its development. The two squares with their history of use, their intensity of use, their continued operation as industrial use, should be considered in determining their future land use. The change to a less intensive use, considering the amount of investment into the subject's current building and site development, is not likely in the foreseeable future. To classify them to a HU-MU, and commercial uses generally oriented to serve the needs of the neighborhoods, ignores their long term prior use, and current owners' future intended use. We respectfully request a change to the FLUM to industrial. Thank you for your consideration.

Sincerely,

Mark S Redding, Owner
Matthew J. Redding, Owner

To: Larry W. Massey Jr.
Cc: Robert D. Rivers
Subject: Buck Kreihs Marine - Sq 28-29 Orleans Parish
Attachments: 20161216140018079.pdf; 20161216140048159.pdf; 20161216140032728.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Larry,

Many thanks to you and Robert for meeting with Mark, Jim and I on Monday. I sincerely appreciate your time and effort.

Attached please find some additional information that you may find helpful with our application for industrial zoning.

Please find a letter from Bill Baraldi, President here at Buck Kreihs to Thomas Harris at Louisiana DEQ. Attached is a copy of the Conveyance Notification filed in Orleans Parish along with the drawing of the affected area. The notification requires that the LDEQ be notified if the land-use changes from any industrial to non-industrial designation. The last page also contains a list of remaining ground contaminants for your reference.

Second, I have attached the color site map of the area outlined in green and plot plans of Square 28 and 29 indicating the area we would like to have remained zoned industrial.

In closing, we are a full-service Marine, Commercial and Industrial repair facility. We run a full-service machine shop located in square 29 and a full service fabrication shop located in square 28. Our operating hours are usually from approximately 7 AM to 1 AM daily. We run 24 hours per day approximately 40% of the year. The warehouse is located in square 29 at 420 Jackson Ave. in which the first floor is utilized as a pipe shop and customer shipping facility. We respectfully request that the property be zoned industrial due to the nature of our work. Thank you for your time and consideration in this matter.

Respectfully,
Mike

Mike Tonguis, CEO

Buck Kreihs Marine Repair

P O Box 53305

New Orleans, LA 70153

Office: 504-524-7681

Cell: 504-495-9697

"Commercial, Industrial & Marine Repair"

VIA CERTIFIED RETURN RECEIPT – 7006 3450 0001 5378 1257

November 7, 2011

Mr. Thomas F. Harris, Administrator
Underground Storage Tank and Remediation Division – Remediation Process
P. O. Box 4312
Baton Rouge, LA 70821-4312

Subject: Conveyance Notice AI Number 20504

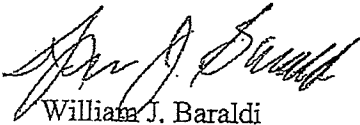
Reference: (a) DEQ Letter to Breazeale, Sachse & Wilson, New Orleans dated July 21, 2011
Enclosure: (1) Conveyance Notification Three (3) Copies

Dear Mr. Harris,

As per reference (a), I am submitting enclosure (1) to complete the requirements for closing of this site subject to the limitations outlined in reference (a).

I wish to thank all at your Division for their professionalism and expertise in the handling of this matter.

Sincerely,



William J. Baraldi
President

Dale N. Atkins
Clerk of Court and Ex-Officio Recorder

For the Parish of Orleans, State of Louisiana
1340 Poydras Street, Suite 500
New Orleans, Louisiana 70112
Telephone: (504)568-8577

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2011-39909 DT 10/31/11
TYPE: NOTIF FEE: \$65.00 PG:4



Filed By: RADER JACKSON

Notary Public who Passed Act: _____

Instrument Filed: CONVEYANCE NOTIFICATION

UST Main Real Estate, LLC Closed Under Recap Conveyance Notification

#09-10218

Registered in Conveyance Division (504) 597-9170

Recorded in the Mortgage Division (504) 592-9176

Instrument # _____

Instrument # _____

Book _____, Folio _____

Book _____, Folio _____

New Orleans, Louisiana

New Orleans, Louisiana

Date: _____

Date: _____

Time: _____

3 d/c

NA #: 11-39909
INST. #: 499742
TYPE: MISCELLANEOUS
AMT: \$60.00
DATE: 10/31/2011 1:46:44 PM
DALE N. ATKINS
CLERK, CIVIL DISTRICT COURT

CONVEYANCE NOTIFICATION

Main Real Estate, LLC hereby notifies the public that the following described Area of Investigation (AOI), Louisiana Department of Environmental Quality (LDEQ) Agency Interest Number 20504 was closed with containment levels present that are acceptable for industrial/commercial use of the property as described in LDEQ's Risk Evaluation/Corrective Action Program (RECAP), Section 2.9. In accordance with LAC 33:I., Chapter 13, if land use changes from industrial to non-industrial, the responsible party shall notify the LDEQ within 30 days and the AOI shall be reevaluated to determine if conditions are appropriate for the proposed land use.

This site was closed in accordance with the Louisiana Administrative Code, Title 33:I., Chapter 13. Information regarding this site is available in the LDEQ public record and may be obtained by contacting LDEQ Records Manager at (225) 219-3168. Inquiries regarding the contents of this site may be directed to William J Baraldi at (504) 524-7681 or POB 53305, New Orleans, LA 70153

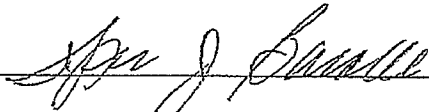
AOI Description:

Those certain pieces or portions of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, prescriptions, servitudes, advantages and appurtenances thereunto belonging in or in anywise appertaining situated in the City of New Orleans, Parish of New Orleans, State of Louisiana, in the FOURTH DISTRICT, SQUARE 29, bounded by Tchoupitoulas, Philip and Rousseau Streets and Jackson Avenue, designated on a survey of Lawrence G. Bodet, Registered Land Surveyor dated February 1, 1995, as PART LOT A, LOT 3-C and LOT 3A 9being previously designated as lots 6, 7,8,9,10,11,12,and 3-A on survey of Adloe Orr, Jr. dated June 5, 1964), and more fully described as follows, to-wit:

Begin at the intersection of the northerly right of way line of Tchoupitoulas Street and the easterly right of way line of Philip Street, the point beginning. Measure thence from the point of beginning in a northerly direction along said easterly line on an interior angle of 97 degrees 27 minutes 20 seconds a distance of 262' 06" 06""; thence in an easterly direction on an interior angle of 89 degrees 55 minutes 00 seconds a distance of 110' 00" 00""; thence in a southerly direction on an interior angle of 90 degrees 05 minutes 00 seconds a distance of 33' 00" 00""; thence in an easterly direction on an interior angle of 269 degrees 55 minutes 00 seconds a distance of 97' 03" 06"" to a point; thence in a southerly direction on an interior angle of 90 degrees 04 minutes 02 seconds a distance of 71' 04" 00""; thence in a westerly direction on an interior angle of 89 degrees 59 minutes 58 seconds a distance of 47" 00" 04""; thence in a southerly direction on an exterior angle of 88 degrees 10 minutes 09 seconds a distance of 86' 06" 04""; thence in a westerly direction on an interior angle of 93 degrees 01 seconds 10 minutes a distance of 9' 05" 05""; thence in a southerly direction on an interior angle of 265 degrees 13 minutes 59 seconds a distance of 91' 11" 01"" to a point on the northerly right of way line of Tchoupitoulas Street; thence in a westerly direction along said northerly line on an interior angle



a point on the easterly right of way line of Philip Street, the point of beginning.



Signature of Person Filing Parish Record

William J. Baraldi, President

Typed Name and Title of Person Filing Parish Record

Sept 13, 2011

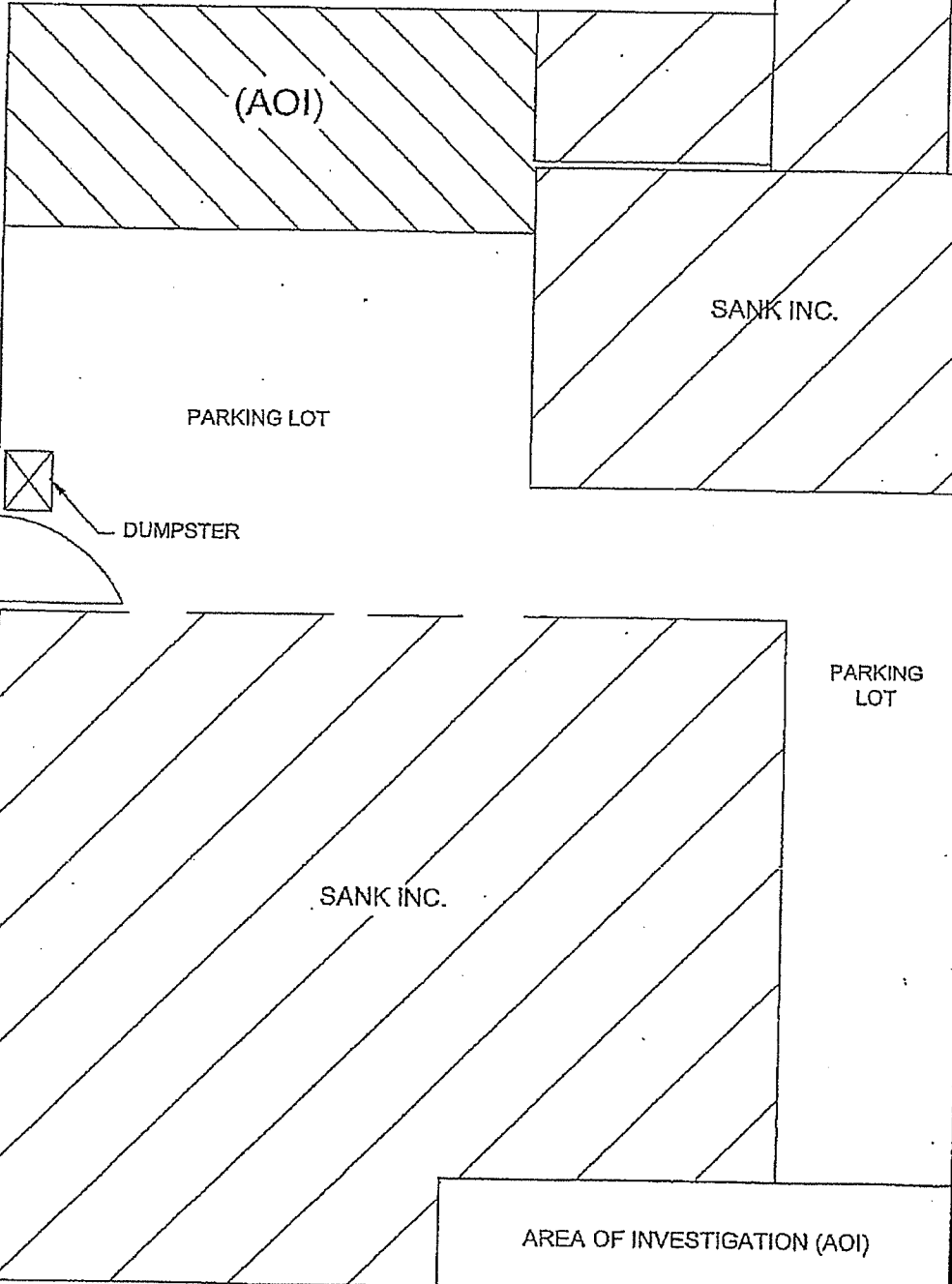
Date

\\fariel\SANK, Inc\139934 - SANK 2010 RECAP Evaluation\Crawling\139934-08.dwg
08, 2011 - 12:44pm
jthomas

SIDEWALK

PHILLIPS STREET

SIDEWALK



(AOI)

SANK INC.

PARKING LOT



DUMPSTER

SANK INC.

PARKING LOT

TCHOUPITOULAS STREET

AREA OF INVESTIGATION (AOI)

SANK INC.
(FORMER BUCK KREIHS CO.)
2225 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA

139934 09/11

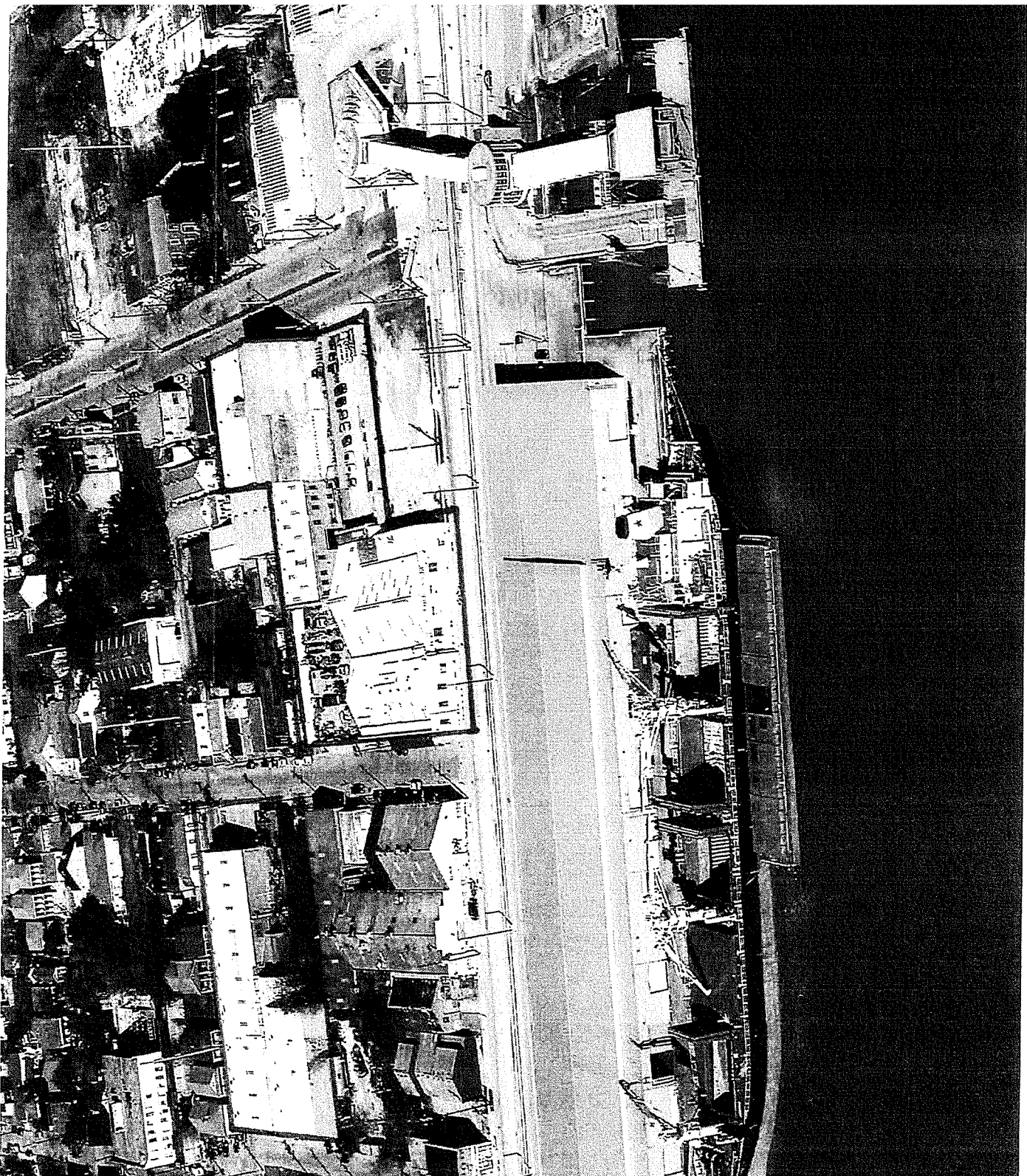
SCALE (Feet)

Maximum Remaining Concentrations

LDEQ Agency Interest # 20504

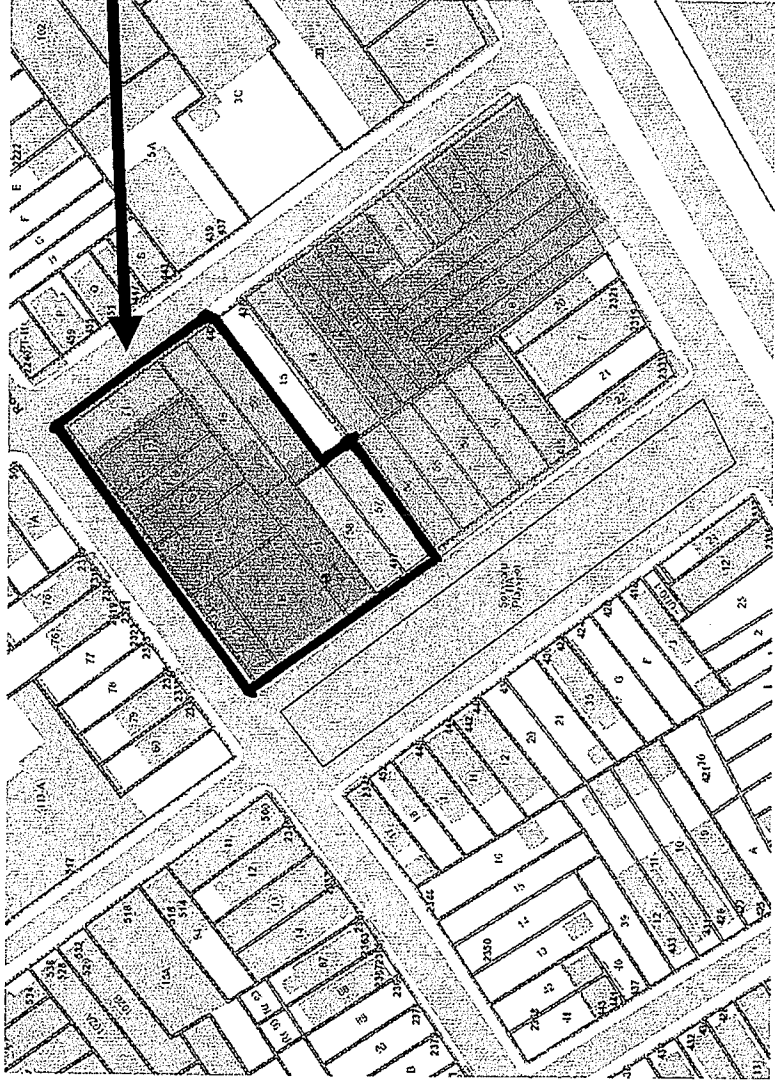
Medium	Constituent	Concentration	Management Option 2 Limiting RECAP Standard
Soil	Benzene	16.4 mg/kg	67 mg/kg
Soil	Toluene	78.2 mg/kg	7500 mg/kg
Soil	Ethyl benzene	1.11 mg/kg	720 mg/kg
Soil	Xylene	.447 mg/kg	1950 mg/kg
Groundwater	Benzene	0.402 mg/L	0.409 mg/L
Groundwater	Toluene	0.0169 mg/L	530mg/L
Groundwater	Ethyl benzene	0.0631 mg/L	170 mg/L
Groundwater	Xylene	0.0356 mg/L	160 mg/L

Notes: mg/kg = milligram/kilogram
mg/L = milligram/liter
RECAP = Risk Evaluation/Corrective Action Program



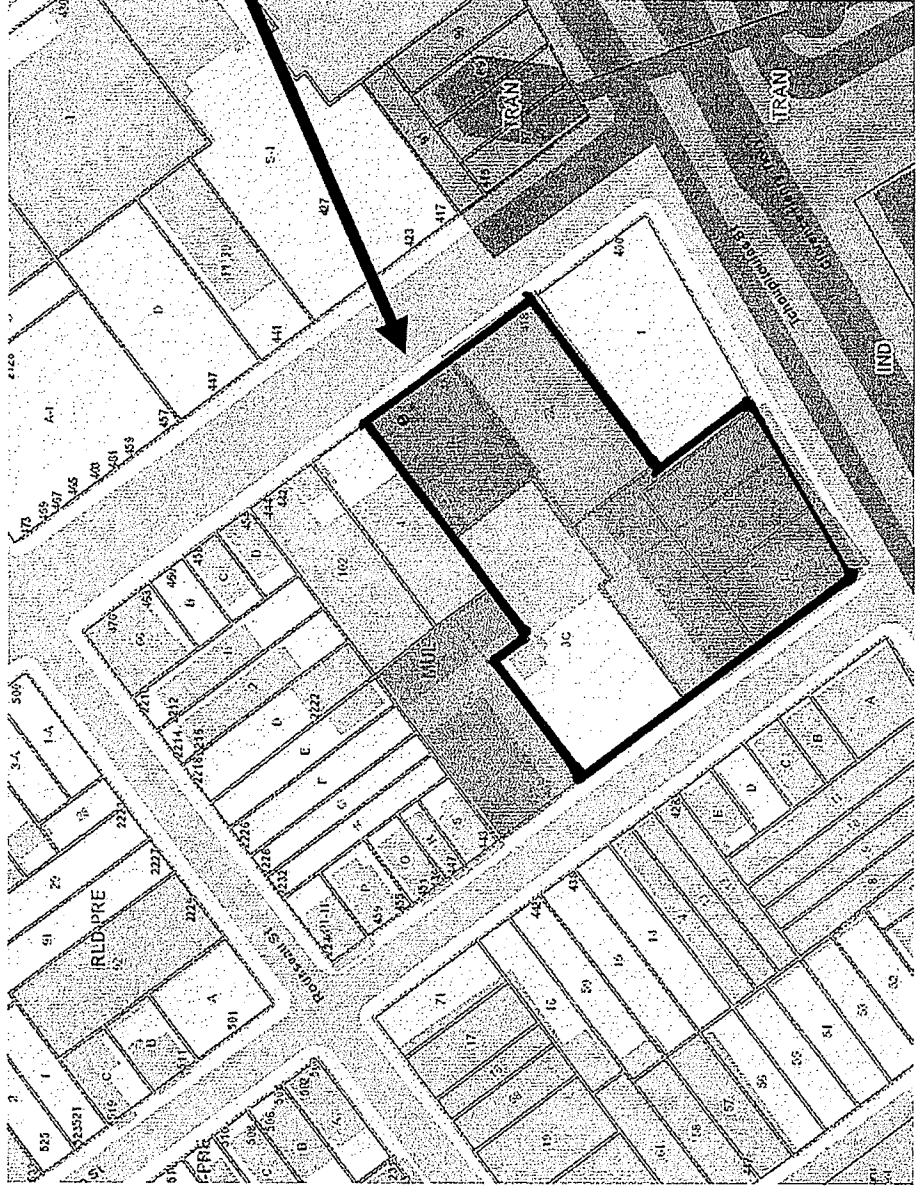
EMALLED TO LARDA 9-9-16

Square 28



Area to be
changed to
IND in blue

Square 29



Area to be
changed to
IND in blue

To: Larry W. Massey Jr.; Robert D. Rivers
Cc: Jim Stoyanoff
Subject: FLUM Amendment Data, 2311 Tchoupitoulas, Square 28, Planning District 2
Attachments: LADEQ Basis For No Further Action.pdf; LADEQ Conveyance Notification.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Larry and Robert, following up on our meeting on Monday, please find attached, two documents from the Louisiana Department of Environmental Quality. The "Basis Of Decision For No Further Action", reviews the history of the site and various remediation techniques that were employed in an effort to improve soil and groundwater conditions. Please note the high lighted text that refers to the importance of keeping this property in the Industrial domain. The second document is a copy of the recorded "Conveyance Notification" that clearly serves notice to current and future interested parties regarding land use. Thank you for your consideration in this matter.

James P. Stoyanoff
Cell: 504-451-1468

MAGNETEK INC. (FORMER NATIONAL ELECTRIC COIL COMPANY)
AGENCY INTEREST NUMBER 3426

The Louisiana Department of Environmental Quality – Underground Storage Tank and Remediation Division (LDEQ-USTRD) has determined that Magnetek Inc. requires No Further Action At This Time.

The 1.5 acre former National Electric Coil facility is located at 2311 Tchoupitoulas Street in New Orleans, Louisiana. The property operated under various names for the past 55 years. Eastern Electric, a unit of Grand Eagles acquired the property from Magnetek and continued operations at the facility until 2000. Historically the facility repaired industrial electric motors and transformers. Raw materials used included iron and aluminum castings, steel castings, steel plates, bars aluminum, copper, thinners, paint varnish resins, oils, and solvents. All raw materials were stored within the building. The operations involved cleaning, dipping, insulation, painting and the use of epoxy resin which contributed to environmental problems. Since November 1988, various companies have been involved in the assessment and remediation of this site. Based on the results of the Phase I and Phase II investigations, Magnetek contracted Brown and Caldwell in 2000 to continue assessment and remedial work necessary to bring the facility to compliance. Subsequent investigations conducted by Brown and Caldwell indicated elevated COCs of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons gasoline range organics (TPH-GRO), and TPH diesel range organics (TPH-DRO) in soil and groundwater. Subsequent investigations also indicated the presence of elevated polychlorinated biphenyls (PCBs) in shallow subsurface at concentrations above LDEQ screening standards. Residual PCBs remain in place in soil at the site. In September 2001, Brown and Caldwell submitted a work plan to delineate the extent of contaminations in this facility. A Corrective Action plan was proposed in June 2004 and RAPA #1 was submitted in August 2005. The Corrective Action plan was implemented from February 2006 through July 2006. A total of fourteen monitoring wells and four piezometers were installed during the entire period of investigation and corrective action implementation to monitor the shallow and deeper aquifer.

Remedial standards were developed for this property using LDEQ RECAP Screening Standards, and Management Option 1 Limiting RECAP Standards. The MO-1 Limiting RS were compared to the highest reported concentrations in soil and groundwater. Limiting RECAP Standards were based on an industrial exposure scenario. Soil enclosed structure pathway is currently incomplete. Therefore no further evaluation is warranted for surface soil at this location. The standards that were applied to this site are listed in the table that appears at the end of this BOD.

Remedial actions taken in 2006 included in-situ enhanced bioremediation, in-situ chemical oxidation with treatments of RegenOx[®] and soil excavation. Soil excavation was further implemented until the sources were adequately mitigated to the site Limiting RS. Soil and groundwater sampling event was scheduled semi-annually to delineate the extent of remaining COCs and to periodically evaluate down gradient portion of contaminant plume. Data from Bio-parameters provided the secondary evidence of chemical treatment effect, the movement and contamination plume. **Residual COCs remain in place during excavation at one location due to potential risks to the structural integrity of the building.** This area of the warehouse is on a concrete foundation and is a permanent structure that is currently in use and will remain so in the future. Therefore, the presence of the warehouse

structure will serve as a physical barrier to prevent exposure to COC concentrations in soil that exceed the RECAP Standard.

All residual constituent concentrations in soil and groundwater are noted in the Conveyance Notification filed in Orleans Parish Clerk of Court. No Further Action At This Time is granted when contamination is reduced to the extent necessary to achieve the established standards.

A Conveyance Notification was approved and signed at the Orleans Parish Clerk of Court on August 5, 2013.

The land use is industrial and the future land use will remain the same. In accordance with LAC 33:I, Chapter 13, if land use is going to be changed from industrial to non-industrial, the responsible party shall notify the LDEQ within thirty (30) days and the Area of investigation shall be reevaluated to determine if conditions are appropriate for the proposed land use. Future use may dictate additional remedial activities. Groundwater classification at this facility is designated "Groundwater 3-Drinking Water" (GW3_{DW}) based on the following criteria: (1) there are no current domestic, agricultural or any supply wells screened within the shallow aquifer as confirmed by LDNR water well survey; (2) the down gradient surface water body or point of exposure (POE) is Bayou St. John which located 3.6 miles north from the point of compliance (POC); and the maximum attainable yield is less than 800 gallons per day based on a slug test conducted at the site,

An inspection of the site was performed on August 6, 2013 confirming that no investigation derived waste remains on site. The monitoring wells were completely plugged and abandoned on August 14 and 15 2012. No soils may be moved from this location without written authorization from the LDEQ unless they are removed and disposed at a permitted disposal facility.

The impacted media, constituents of concern, maximum concentration remaining on site and limiting RECAP standards established for this site are listed in the following tables:

Table 1- Soil Concentration within AOI

Medium	Location	Tract	Lot	Constituents of Concern	Maximum Remaining Concentration	MO-I Limiting RECAP STD
Soil concentrations in the vicinity of MW-2D, MW-6S and MW-6D						
Soil	GP-68	Tract I	Lot C	TPH-DRO	346 mg/kg	5100 mg/kg
Soil	NA	Tract 111	NA	TPH-GRO	122.75 mg/kg	210 mg/kg
Soil	GP-68	Tract I	Lot C	Benzene	0.0109 mg/kg	1.21 mg/kg
Soil	GP-68	Tract I	Lot C	Chlorobenzene	5.24 mg/kg	200 mg/kg
Soil	GP-75	Tract I	Lot B	Chloroform	0.0101 mg/kg	0.2 mg/kg
Soil	GP-62	Tract I	Lot B	Cis,1,2Dichloroethene	0.0109 mg/kg	12 mg/kg
Soil	GP-77	Tract I	Lot C	Ethylbenzene	0.00213 mg/kg	230 mg/kg
Soil	GP-66	Tract I	Lot B	Methylene Chloride	0.0117 mg/kg	1.65 mg/kg
Soil	GP-77	Tract I	Lot C	Naphthalene	0.00567 mg/kg	215 mg/kg
Soil	GP-69	Tract I	Lot B	1,2-Dichlorobenzene	0.00321 mg/kg	380 mg/kg
Soil	GP-68	Tract I	Lot C	Toluene	0.00358 mg/kg	520 mg/kg
Soil	GP-66	Tract I	Lot B	Tetrachloroethene	0.00232 mg/kg	2.53 mg/kg
Soil	GP-66	Tract I	Lot B	Trichloroethene	0.0109 mg/kg	0.21 mg/kg
Soil	GP-62	Tract I	Lot B	Vinyl Chloride	0.003 mg/kg	1.43 mg/kg
Soil	GP-68	Tract I	Lot C	Xylenes	0.0662 mg/kg	150 mg/kg
Soil	GP-68	Tract I	Lot C	n-Butylbenzene	20 mg/kg	80.9 mg/kg
Soil	GP-68	Tract I	Lot C	sec-Butylbenzene	17.5 mg/kg	105.3 mg/kg
Soil	GP-68	Tract I	Lot C	Tert-Butylbenzene	3.46 mg/kg	141.5 mg/kg
Soil	GP-68	Tract I	Lot C	n-Propyl-benzene	8.97 mg/kg	184.6 mg/kg
Soil	NA	Tract I	Lot B&C	Isopropylbenzene	1.137 mg/kg	190 mg/kg
Soil	GP-74	Tract I	Lot C	1,2,4trimethylbenzene	0.00949 mg/kg	2.87 mg/kg
Soil Concentrations in the vicinity of MW-4S and MW-4D						
Soil	NA	Tract I	Lot B	TPH-DRO	765.5 mg/kg	5100 mg/kg
Soil	NA	Tract I	Lot B&C	TPH-GRO	169.93 mg/kg	210 mg/kg
Soil	W-7D	Tract I	Lot C	Acetone	0.0755 mg/kg	935 mg/kg
Soil	NA	Tract I	Lot B&C	Benzene	0.2708 mg/kg	1.21 mg/kg
Soil	SA2-CS-009	Tract I	Lot C	Chlorobenzene	48.6 mg/kg	200 mg/kg
Soil	SA2-CS-059	Tract I	Lot C	Ethylbenzene	25.5 mg/kg	230 mg/kg
Soil	NA	Tract I	Lot B&C	Methylene Chloride	.052827 mg/kg	1.65 mg/kg
Soil	SA2-Cs-059	Tract I	Lot C	Naphthalene	15 mg/kg	215 mg/kg
Soil	SA2-CS-020	Tract I	Lot C	Toluene	3.42 mg/kg	520 mg/kg

Soil	SA2-CS-020	Tract 1	Lot C	Xylenes	103.9 mg/kg	150.0 mg/kg
Soil	GP-68	Tract 1	Lot C	Tert-Butylbenzene	3.46 mg/kg	141.5 mg/kg
Soil	GP-68	Tract 1	Lot C	n-Propyl-benzene	8.97 mg/kg	184.6 mg/kg
Soil	GP-67	Tract 1	Lot C	1,2,4-trimethylbenzene	0.0187 mg/kg	2.87 mg/kg

Note:

NA- location was not available since multiple locations within the AOI were used to calculate the 95% UCL.

Table 2- Soil Concentrations within AOI that Exceed Limited RECAP Standard

Medium	Location	Tract	Lot	Constituents of Concern	Maximum Remaining Concentration	MO-1 Limiting RECAP STD
Soil	List 1 and 2	Tract 1	Lot B&C	Tetrachloroethene	8,384 mg/kg	2.53 mg/kg
Soil	List 1 and 2	Tract 1	Lot B&C	Trichloroethene	28,284 mg/kg	0.21 mg/kg
Soil	List 1 and 2	Tract 1	Lot B&C	Cis 1,2 Dichloroethene	14,219 mg/kg	12 mg/kg
Soil	List 1 and 2	Tract 1	Lot B&C	Vinyl Chloride	1,845 mg/kg	1.43 mg/kg
Soil	List 1 and 2	Tract 1	Lot B	PCBs Arochlor 1254	10.7 mg/kg	0.90 mg/kg
Soil	List 1 and 2	Tract 1	Lot B	PCBs Arochlor 1260	42.99 mg/kg	0.90 mg/kg

Note: This table shows residual soil concentrations above Limiting RECAP standard that were left in place during excavation due to being underneath the concrete slab and close proximity to structural support pillars of the building.

AMENDED CONVEYANCE NOTIFICATION

(CLOSED AOC)

410 Josephine Street, L.L.C. hereby notifies the public that the following described Area of Concern (AOC) located at Agency Interest Number AH#3426 (Former National Electric Coil) was closed with contaminant levels present that are acceptable for industrial/commercial use of the property as described in the Louisiana Department of Environmental Quality's (LDEQ) Risk Evaluation/Corrective Action Program (RECAP), Section 2.9. In accordance with LAC 33:1, Chapter 13, if land use changes from industrial to non-industrial or if the building slab in the locations described below is proposed to be disturbed, the responsible party shall notify the LDEQ within 30 days and the AOC shall be reevaluated to determine if conditions are appropriate for the proposed land use.

This AOC was closed in accordance with the Louisiana Administrative Code, Title 33:1, Chapter 13. Information regarding the AOC is available in the LDEQ public record and may be obtained by contacting the LDEQ Records Manager at (225) 219-3168. Inquiries regarding the contents of the AOC may be directed to Mr. Peter Schneider, Magnetek Inc., 2 International Plaza Drive, Suite 104, Nashville, Tennessee, 37217.

AOC DESCRIPTION

The AOC is described as follows:

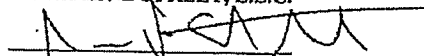
the building slab areas contained in the following portions of the subject property located at 2311 Tchoupitoulas Street, New Orleans, Louisiana:

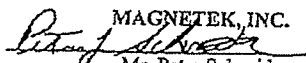
Lots B and C of Tract I of the subject property (collectively, the "Affected Areas"). Tract I is underlined in their entirety on the legal description attached hereto as Exhibit A. However, as noted above, Lots B and C constitute only a portion of Tract I. The Affected Areas are also indicated on the site plan attached hereto as Exhibit B.

This area of the property is comprised of soils impacted by polychlorinated biphenyls, total petroleum hydrocarbons, chlorinated hydrocarbons. Tables listing the remaining concentrations in soil are attached hereto as Exhibit C. No groundwater chemical concentrations exceed the final limiting RECAP standards based on Management Option 1 (MO-1) with an enclosed structure for industrial land use. The table with groundwater concentrations is also provided in Exhibit C.

Dated effective as of July 31, 2013

410 JOSEPHINE STREET, L.L.C.


Mr. Jim Stoyanoff
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