

LOCATION MAP

REPRODUCED FROM DOQQ AERIAL PHOTOGRAPHS
LOCATED APPROXIMATELY 5.0 MILES NORTH OF CREOLE, LA.

NOTES:

NO FIELD SURVEY DATA COLLECTED IN THE PREPARATION OF THESE PLANS. INFORMATION USED TO PREPARE THESE PLANS WAS GATHERED FROM THE FOLLOWING SOURCES. EXISTING SURVEY/DATABASE DATA, CLIENT INFORMATION, INTERNET OR GOVERNMENT WEBSITE DATA.

THESE PLANS WERE PREPARED EXCLUSIVELY FOR OBTAINING REGULATORY CLEARANCES, AND DO NOT PURPORT TO BE ENGINEERING DRAWINGS, OR SPECIFICATIONS. THESE PLANS DO NOT PURPORT TO ACCURATELY PORTRAY PROPERTY BOUNDARIES.

MIAMI CORPORATION

**PROPOSED MITIGATION WAVE DAMPENING TERRACES
T13S-R7W & T14S-R7W
CAMERON PARISH, LOUISIANA**

JOHN CHANCE
LAND SURVEYS, INC.



GEODETIC DATUM: NAD27
PROJECTION: LOUISIANA SOUTH
GRID UNITS: US SURVEY FEET

SCALE
IN FEET 0 2,000'

Proj. Mgr.: RRJ
Revised:
Printed: 9/13/04

Job No.: 04-5228 Date: 7/30/04
Dwafile: L:\2004\045228\CAD\045228

Drwn: JMB

Chart: Of:

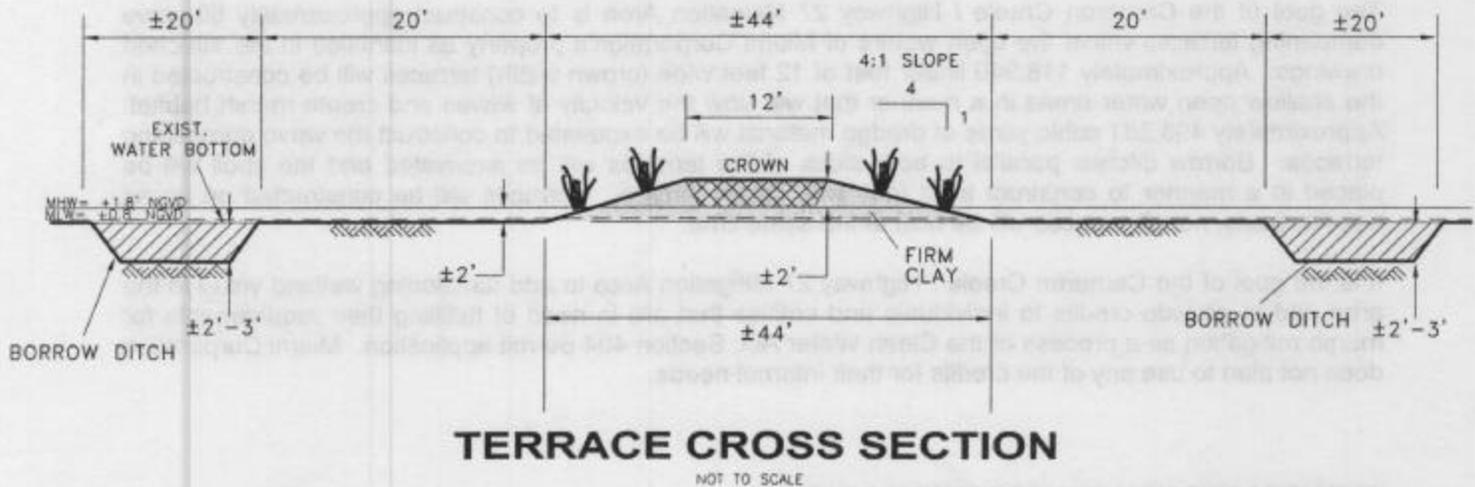
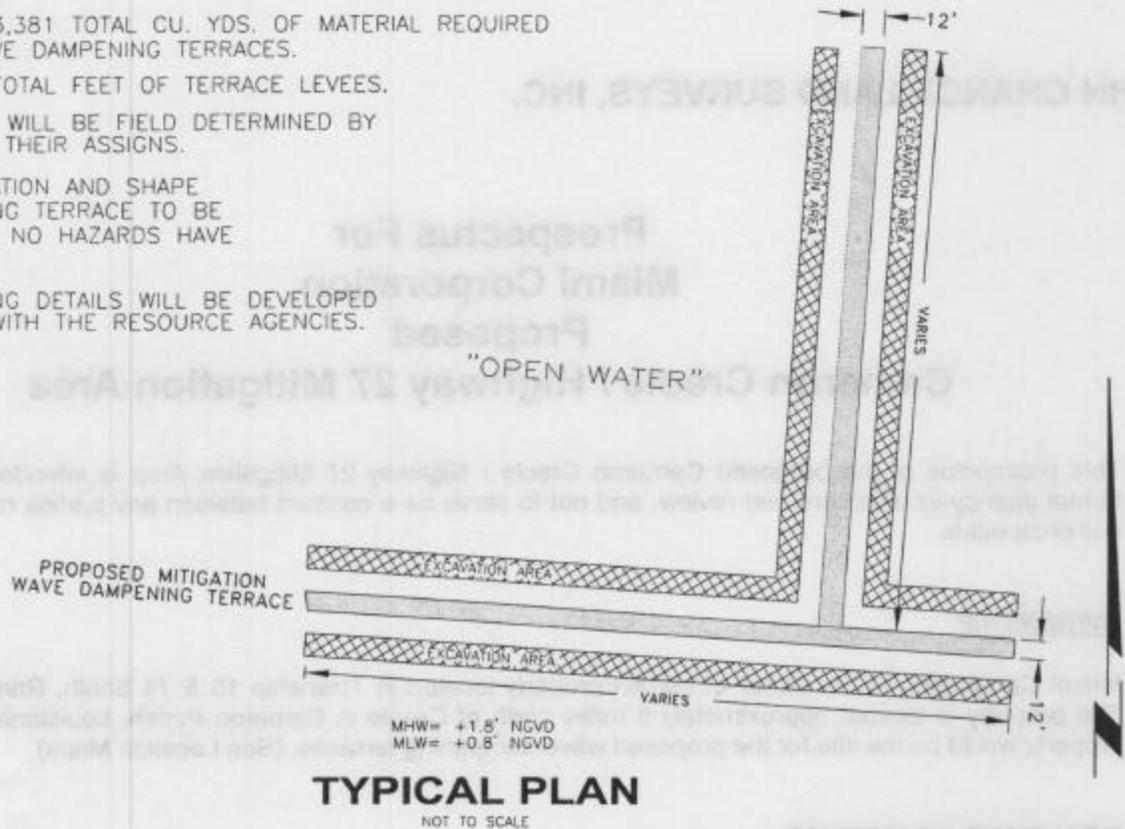
NOTE:
 APPROXIMATELY 493,381 TOTAL CU. YDS. OF MATERIAL REQUIRED
 TO CONSTRUCT WAVE DAMPENING TERRACES.

APPROX. 118,940 TOTAL FEET OF TERRACE LEVEES.

GAPS IN TERRACES WILL BE FIELD DETERMINED BY
 THE APPLICANT OR THEIR ASSIGNS.

APPROXIMATE LOCATION AND SHAPE
 OF WAVE DAMPENING TERRACE TO BE
 FIELD DETERMINED. NO HAZARDS HAVE
 BEEN IDENTIFIED.

VEGETATIVE PLANTING DETAILS WILL BE DEVELOPED
 IN COORDINATION WITH THE RESOURCE AGENCIES.



Permittee shall contact the Louisiana One Call at 1-800-272-3020 forty-eight hours prior to excavation or demolition

All structures will be marked in accordance with U.S. Coast Guard regulations.
 As-built drawings shall be submitted within 30 days of completion of this project to the Louisiana Department of Natural Resources, Office of Conservation, Pipeline Division, P. O. Box 94275, Baton Rouge, LA 70804 and to the Louisiana Department of Natural Resources, Coastal Management Division, P. O. Box 44487, Baton Rouge, LA. 70804-4487.

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T13S-R7W & T14S-R7W CAMERON PARISH, LOUISIANA			
JOHN CHANCE LAND SURVEYS, INC.			
GEODETTIC DATUM: NAD27 PROJECTION: LOUISIANA SOUTH GRID UNITS: US SURVEY FEET		SCALE AS SHOWN	
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Revised:			Chart: Of:



JOHN CHANCE LAND SURVEYS, INC.

Prospectus For Miami Corporation Proposed Cameron Creole / Highway 27 Mitigation Area

This prospectus of the proposed Cameron Creole / Highway 27 Mitigation Area is intended to initiate formal agency involvement and review, and not to serve as a contract between any parties mentioned in this prospectus.

OWNERSHIP

Miami Corporation is the owner of certain property located in Township 13 & 14 South, Range 7 West. The property is located approximately 5 miles north of Creole in Cameron Parish, Louisiana. The said property would be the site for the proposed wave dampening terraces. (See Location Maps)

GOALS AND OBJECTIVES

The goal of the Cameron Creole / Highway 27 Mitigation Area is to construct approximately 50 wave dampening terraces within the open waters of Miami Corporation's property as identified in the attached drawings. Approximately 118,940 linear feet of 12 feet wide (crown width) terraces will be constructed in the shallow open water areas in a manner that will slow the velocity of waves and create marsh habitat. Approximately 493,381 cubic yards of dredge material will be excavated to construct the wave dampening terraces. Borrow ditches parallel to both sides of the terraces will be excavated and the spoil will be placed in a manner to construct a 12 feet wide crown terrace. Terraces will be constructed on an as needed basis, not all terraces will be built at the same time.

It is the goal of the Cameron Creole / Highway 27 Mitigation Area to add functioning wetland value to the area and to provide credits to individuals and entities that are in need of fulfilling their requirements for marsh mitigation as a process of the Clean Water Act, Section 404 permit application. Miami Corporation does not plan to use any of the credits for their internal needs.

AREA DESCRIPTION AND GEOGRAPHIC REVIEW

The proposed Cameron Creole / Highway 27 Mitigation Area is in the Lower Calcasieu watershed (USGS Cataloging Unit 08080206). The lands surrounding the proposed Mitigation Area are generally high quality wetlands consisting of a brackish marsh. According to the Soil Survey: Cameron Parish (US Department of Agriculture-Soil Conservation Service) the proposed Mitigation Area consists of Bancker muck and Allemands muck. These soils are on the list of Louisiana Hydric Soils and a brief description is given below.

Bancker muck consists of level, very poorly drained, fluid soil that occurs in brackish marsh and is frequently flooded. The color for this soil is very dark grayish brown in the organic layer that is approximately 6 inches thick. Very fluid mucky clay comprises the next 18 inches, followed by an approximately 64-inch layer of dark gray very fluid clay. The apparent water table ranges from 1 foot above the surface to about 0.5 foot below.

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Allemands muck consists of level, very poorly drained, organic soil that occurs in freshwater marshes and is frequently flooded. The color for this soil is very dark grayish brown very fluid muck that is approximately 30 inches thick. Very fluid mucky clay that's black in color comprises the next 37 inches, followed by an approximately 66-inch layer of very fluid soil that is clay in the upper part and silty clay loam in the lower part that is greenish gray. The apparent water table ranges from 1 foot above the surface to about 0.5 foot below.

1. Class of Wetland

The area surrounding the proposed Cameron Creole / Highway 27 Mitigation Area can be classified as estuarine emergent wetlands.

2. Baseline Conditions

Currently the Cameron Creole / Highway 27 Mitigation Area is shallow open water, of which some areas were previously brackish marsh. The dominant vegetation of the marsh includes but is not limited to smooth cordgrass (*Spartina alterniflora*), saltmeadow cordgrass (*Spartina patens*), and saltgrass (*Distichlis spicata*).

AREAS SUITABLE FOR COMPENSATION

The Cameron Creole / Highway 27 Mitigation Area can provide compensatory mitigation for projects that are permitted under Section 404 of the Clean Water Act but need to mitigate off-site for reasons deemed appropriate and acceptable by the regulatory resource agencies. Any potential project site in the Lower Calcasieu watershed, which has topographical and hydrological comparability to the Cameron Creole / Highway 27 Mitigation Area, is a candidate for mitigation credits. Calcasieu and Cameron are parishes that have areas that are part of this potential mitigation area.

METHODS OF DETERMINING DEBITS AND CREDITS

The Cameron Creole / Highway 27 Mitigation Area will have to be analyzed by the U.S. Department of the Army, Corps of Engineers (COE); the Louisiana Department of Natural Resources, Coastal Management Division (CMD); the U.S. Fish and Wildlife Service; the Louisiana Department of Wildlife and Fisheries, and other regulatory resource agencies to quantify the amount of available credits that are available in the proposed area. The method of determining debits and credits is a function of the COE, CMD, and other regulatory resource agencies. Therefore, Miami Corporation will sell an X amount of credits to any potential client that has been informed that their project has accumulated an X amount of debits.

1. Compensation Ratios

All compensation ratios will be a one to one ratio of debits to credits unless otherwise specified by the COE/CMD or other regulatory resource agencies. If such a situation arises, then Miami Corporation shall honor the ratio of debits to credits as determined by the commenting agencies.

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2. Performance Standards

Methods of determining the sale of credits to potential clients shall follow the request of the lead agency of the proposed project that incurred the debits. Miami Corporation as the Bank Sponsor of Cameron Creole / Highway 27 Mitigation Area will follow this protocol.

REPORTING PROTOCOL

Once the site is quantified and all terms and conditions of the banking instrument are finalized, Miami Corporation will account for every debit-credit transfer in a manner that is consistent and within the provisions of the law.

ACCOUNTING PROCEDURES

Miami Corporation will have a system of accounting for every sale of credits to clients. This accounting procedure will be conducted by Miami Corporation and will follow standard accounting practices.

REMEDIAL ACTION

Miami Corporation will create marsh acreage at the Cameron Creole / Highway 27 Mitigation Area through the creation of wave dampening terraces. The terraces will be constructed in shallow open water areas through the use of marsh buggy trackhoes. A borrow ditch on each side of the terrace will be dug to a width of approximately 10 feet to construct the terrace crown to a width of approximately 12 feet. Locally occurring plant species will be planted along the proposed terraces. Species selection shall be made in consultation with the U.S. Department of the Interior Fish and Wildlife Service, the Louisiana Department of Wildlife and Fisheries, CMD, and/or COE.

1. Suggested Species for Site

Smooth Cordgrass (*Spartina alterniflora*)
Saltmeadow cordgrass (*Spartina patens*)
Common Reed (*Phragmites australis*)

This species was selected due to its wetland indicators and natural occurrence in the area of interest. It would probably do the best onsite due to its affinity for wetland habitats such as that occur in and are typically found in brackish marsh. They are also species regularly available from various sources.

2. Planting Configuration

Two rows of vegetation will be planted on 5-foot centers along the edge of the terrace. Other vegetation (species dependent on consultation with the resource agencies) may be broadcast on the crown of the terrace.

3. Target Survival Rate

An 80 percent survival rate will be targeted after the second growing season. If the target survival rate (80%) is not accomplished after the initial planting a second planting will be done to ensure the target survival rate. A 90 percent survival rate will be targeted following the third growing season.



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FINANCIAL ASSURANCE

Financial assurance will be provided in an acceptable manner based on the request and guidance of the commenting agencies.

MONITORING PLAN

Miami Corporation will submit monitoring reports to the US Department of the Army Corps of Engineers, LA Department of Natural Resources and to the US Department of the Interior Fish and Wildlife Service, documenting vegetation survival at the end of the first growing season, and at yearly intervals.

1. Long-Term Management and Maintenance

A report will be submitted to CMD, COE and other regulatory resource agencies every year after the conception of the Cameron Creole / Highway 27 Mitigation Area. This report will consist of vegetation survival rates as well as general wellness of the proposed terraces. It will include any information that may have emanated from a commenting agency. It will also update the accounting status of the area. These reports shall continue until the entire mitigation credit area is completely exhausted or it has been determined that the area is functionally mature by regulatory agencies.

2. Term

Each mitigation credit shall be protected with appropriate real estate arrangements for a designated term (typically 20 years). This term shall be determined by the regulatory agencies based on interagency meetings and site visits. The restored site shall not be developed in any manner without prior written approval from the LA Department of Natural Resources, and the U.S. Department of the Army Corps of Engineers, New Orleans District.