

IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF INDIANA
NEW ALBANY DIVISION

FILED
U.S. BANKRUPTCY CT.
NEW ALBANY DIVISION
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SOUTHERN DISTRICT
OF INDIANA
JOHN A. O'NEAL
CLERK

In re:) Chapter 11
)
American Commercial Lines LLC, et al.,) Case No. 03-90305 (BHL)
)
Debtors.) (Jointly Administered)
)

**DEBTORS' MOTION TO REJECT CERTAIN
UNEXPIRED LEASES OF NONRESIDENTIAL REAL PROPERTY
(39 LEASES IN DONALDSONVILLE, LOUISIANA)**

The above-captioned debtors and debtors-in-possession (collectively, the "Debtors")¹ hereby file this motion (the "Motion") seeking entry of an order authorizing Debtors to reject thirty-nine (39) leases by and between Debtor Louisiana Dock Company LLC ("LDC") and various lessors, as such leases (collectively, the "Leases")² and such lessors (collectively, the "Lessors") are more fully described on the attached Exhibit A. In support of this Motion, Debtors respectfully state as follows:

Background

1. On January 31, 2003 (the "Petition Date"), each of the Debtors filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code, 11 U.S.C. § 101 et seq., as amended (the "Bankruptcy Code"). Debtors' cases are being jointly administered as captioned above for procedural purposes. Debtors continue to operate their

¹ The Debtors are the following entities: American Commercial Lines Holdings LLC, American Commercial Lines LLC, American Commercial Barge Line LLC, American Commercial Lines International LLC, American Commercial Logistics LLC, Jeffboat LLC, Louisiana Dock Company LLC, Houston Fleet LLC, Lemont Harbor & Fleeting Services LLC, ACL Capital Corp., American Commercial Terminals LLC, ACBL Liquid Sales LLC, Orinoco TASV LLC, Orinoco TASA LLC, American Commercial Terminals-Memphis LLC.

² Copies of the Leases are available from Debtors' counsel upon request.

businesses and manage their properties as debtors in possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code.

2. The Court has jurisdiction over this matter under 28 U.S.C. §§ 157 and 1334. Venue is proper under 28 U.S.C. §§ 1408 and 1409. This is a core proceeding under 28 U.S.C. § 157(b)(2).

3. The statutory basis for the relief requested herein is Section 365(a) of the Bankruptcy Code and Rule 6006 of the Federal Rules of Bankruptcy Procedure ("Bankruptcy Rules").

4. An Official Committee of Unsecured Creditors has been appointed by the United States Trustee and is represented by counsel, Akin Gump Strauss Hauer & Feld LLP, and financial advisors, Houlihan Lokey Howard & Zukin.

5. Debtors are integrated marine transportation and services companies, providing barge transportation and ancillary services throughout the inland United States and Gulf Intercoastal Waterway Systems, which include the Mississippi, Ohio, Illinois, Tennessee and the Missouri Rivers and their tributaries and the intracoastal canals that parallel the Gulf Coast. In addition, Debtors, through themselves and certain non-debtor affiliates, are the leading provider of barge transportation services on the Orinoco River in Venezuela and the Parana/Paraguay River system servicing Argentina, Brazil, Paraguay, Uruguay and Bolivia. As of the Petition Date, on a consolidated basis, Debtors employed approximately 3,528 individuals. Of this total, 650 individuals were engaged in shore-side management and administrative functions, 2,111 individuals were employed as boat officers and crew members on marine vessels, 745 individuals were engaged in production and repair activities at Debtors' shipyard facilities, and 22 individuals were employed in production and hourly work activities at Debtors'

terminals. Debtors own or operate numerous land based facilities that support their overall marine operations, including a major construction shipyard, two terminal facilities for cargo transfer and handling throughout the river system, twelve locations (which include nineteen separate facilities and service operations) for the staging, fleeting, interchange and repair of barges and towboats, and a corporate office complex in Jeffersonville, Indiana.

Relief Requested

6. By this Motion, Debtors seek entry of an order pursuant to Section 365 of the Bankruptcy Code and Bankruptcy Rule 6006 authorizing Debtors to reject the Leases, with rejection becoming effective as of the date Debtors surrender possession of the premises to which the Leases pertain (the "Leased Premises") to the respective Lessor(s).

The Leases and Authority Applicable to Rejection

7. At various times during 1996, 1997 and 2001, LDC entered into the Leases with the Lessors, by which LDC obtained lease rights to real property located along the Mississippi River in Donaldsonville, Louisiana. The Leases expire in 2006, 2007 or 2011, as more fully described on the attached Exhibit A. Each of the Leases requires one annual rental payment which, depending on the Lease, is due and payable either on June 1 or August 1. LDC paid all 2003 rental payments due under the Leases.

8. Section 365(a) of the Bankruptcy Code provides that a debtor "subject to the court's approval, may assume or reject any executory contract or an unexpired lease." 11 U.S.C. § 365(a). The assumption or rejection of an unexpired lease or executory contract by a debtor is subject to review under the business judgment standard. See, e.g., Control Data Corp. v. Zelman (In re Mingos), 602 F.2d 38, 43 (2d Cir. 1979) (Act case); In re Gucci, 193 B.R. 411, 414-15 (S.D.N.Y. 1996); In re Federated Dept. Stores, Inc., 131 B.R. 808, 811 (S.D. Ohio 1991)

("Courts traditionally have applied the business judgment standard in determining whether to authorize the rejection of executory contracts and unexpired leases"); In re Cutters, Inc., 104 B.R. 886, 889 (Bankr. M.D. Tenn. 1989). This standard is satisfied when a debtor demonstrates that rejection will benefit the estate. See, e.g., In re Riodizio, Inc., 204 B.R. 417, 424 (Bankr. S.D.N.Y. 1997); In re Stable Mews Assoc., Inc., 41 B.R. 594, 596 (Bankr. S.D.N.Y., 1984).

9. If the debtor's business judgment has been reasonably exercised, a court should approve the assumption or rejection of an unexpired lease or executory contract. See, e.g., Group of Institutional Investors v. Chicago, M., St. P. & P.R.R. Co., 318 U.S. 523, 550-51 (1943); Sharon Steel Corp. v. Nat'l Fuel Gas Distrib. Corp., 872 F.2d 36, 39-40 (3d Cir. 1989); In re Child World, Inc., 142 B.R. 87, 90 (Bankr. S.D.N.Y. 1992); see also Allied Tech., Inc. v. R.B. Brunemann & Sons, Inc. (In re Allied Tech., Inc.), 25 B.R. 484, 495 (Bankr. S.D. Ohio 1982) ("Court approval of a debtor in possession's decision to assume the lease should only be withheld if the debtor's judgment is clearly erroneous, too speculative or contrary to the provisions of the Bankruptcy Code").

10. The business judgment rule has vitality in chapter 11 cases and shields a debtor's management from judicial second-guessing. See, e.g., Official Comm. Of Subordinated Bondholders v. Integrated Res., Inc. (In re Integrated Res., Inc.), 147 B.R. 650, 656 (S.D.N.Y. 1992); see also Committee of Asbestos-Related Litigants and/or Creditors v. Johns-Manville Corp (In re Johns-Manville Corp.), 60 B.R. 612, 615-16 (Bankr. S.D.N.Y. 1986) ("[T]he Code favors the continued operation of a business by a debtor and a presumption of reasonableness attaches to a debtor's management decisions.").

11. Debtors believe that their decision to reject the Leases satisfies the business judgment standard. The Leased Premises are unnecessary to Debtors' ongoing operations and reorganization efforts. Additional rental payments under the Leases will constitute an unnecessary financial drain on Debtors' estates.

12. As noted above, LDC paid all 2003 rental payments due under the Leases. If this Motion is granted, LDC will vacate the Leased Premises (LDC plans to vacate the Leased Premises on or before December 31, 2003) and, consequently, will have paid rent for a period during which it will not have any rights in or to the Leased Premises. Accordingly, Debtors reserve their rights and claims with respect to a portion of the 2003 rental payments paid by LDC to the Lessors for the post-rejection period.

13. Debtors submit that rejection of the Leases, and the attendant reduction in the estates' administrative costs in the aggregate annual amount of approximately \$310,000, represents an exercise of Debtors' sound business judgment and therefore should be approved.

No Prior Request

14. No prior motion for the relief requested herein has been made to this or any other Court.

WHEREFORE, Debtors respectfully request that the Court enter an Order authorizing Debtors to reject the Leases, with rejection becoming effective as of the date Debtors surrender possession of the Leased Premises to the respective Lessor(s); and granting such other and further relief as the Court deems appropriate.

Respectfully submitted,

BAKER & DANIELS

By:  _____
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5241 North Meridian Street
Indianapolis, Indiana 46208
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Facsimile: (317) 257-5776

CERTIFICATE OF SERVICE

The undersigned hereby certifies that the foregoing Debtors' Motion To Reject Certain Unexpired Leases Of Nonresidential Real Property (39 Leases In Donaldsonville, Louisiana) was served this 15th day of October, 2003, by expedited delivery (email, facsimile, same day hand delivery and/or overnight mail) on:

The Core Group

The 2002 List

All Lessors listed on the attached Exhibit A



Exhibit A

Lessee	Contract Number	Property	Effective Date	Expiration Date	Contract Title	Lessor
Louisiana Dock Company LLC	00120	A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River, below by the property of C. Howell Landry	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Arceneaux, Robert and Marjorie 8617 LA 18 St James, LA 70086
Louisiana Dock Company LLC	00121	A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River, below by the property of Dubourg Thibaut, now or formerly	6/1/1997	5/31/2007	Short Form Notice of Lease Agreement	Successors in interest to The Lemann Company, Ltd. (Dissolved on 12/30/49) c/o B. Lemann & Bros., Inc. PO Box 30 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00122	A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River, below by the property of Ray Hurry	8/1/2001	7/31/2011	Short Form Notice of Lease Agreement	Glenn and Lena Robert LLC c/o Mr. and Mrs. Glenn J. Robert 1106 Mississippi Street Donaldsonville, LA 70346
Louisiana Dock Company LLC	00123	Lease of portion of ground together with all buildings and improvements in the Town of Donaldsonville, Parish of Ascension, Louisiana, Docket No. 142-542	6/1/2001	5/31/2011	Short Form Notice of Lease Agreement	Cafiero, Lee and Victoria 130 Lake View Pierre Part, LA 70339
Louisiana Dock Company LLC	00124	A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (on the East by the property of Ferdinand Dimm)	8/1/2001	7/31/2011	Short Form Notice of Lease Agreement	Elray Kocke Service, Inc Attn: Ronald N. Kocke, President PO Box 148 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00125	A certain piece or parcel of land, commonly referred to as "batture" situated in the City of Donaldsonville, Ascension Parish, Louisiana, said property being a portion of Peytavin Plantation in Section 19	8/1/2001	7/31/2011	Short Form Notice of Lease Agreement	Thibaut, James H. PO Box 431 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of C. Schexnayder, Inc.)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	EJS, Inc c/o Harold P. Schexnayder, Pres 32640 Francise Street White Castle, LA 70788
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of Cecile Simoneaux Mury)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Gautreau, Maurice and Anna 38033 Highway 18 Donaldsonville, LA 70346
Louisiana Dock Company LLC		Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, on the right descending bank of the Mississippi River, commonly referred to as "batture" property (On the east or downstream by the property of Clare G. Blanchard et al)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Mury, Jr., Arnold A 1731 Blanchet Lafayette, LA 70501
						Jarrad Christopher Mury 9533 Barber St Denham Springs, LA 70726
						Julie Mury Feucht 1031 Redwood Dr Denham Springs, LA 70726
						Barry, Brenda M 38049 Highway 18 Donaldsonville, LA 70346

Exhibit A

						Mury, Rodney P 225 Reynaud Drive Donaldsonville, LA 70346
						Mury, Robert J 38069 Highway 18 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of EJS, Inc); and Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (on the East or downstream by the property of Ray M. Abadie)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	C Schexnayder, Inc PO Box 1676 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of Grace P. Schexnayder and heirs of Camille Schexnayder)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Abadie, Sr., James E PO Box 425 Donaldsonville, LA 70346
						Abadie, Jr., James E 208 Bunn Street Donaldsonville, LA 70346
						Evans, Cynthia A 3214 Willow Terrace Kingwood, TX 77345
						Loland, Noelie A 302 Hood Street Donaldsonville, LA 70346
						McHamer, Babette A 204 Tremont Drive Waynesville, MO 65583
						Abadie, Gregory S 11 Mill Creek Court Greensboro, NC 27407
						Gomez, Anita A 44426 Edward Guidry Rd St Amant, LA 70774
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of James E Abadie, Sr)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Falcon, Marie and Floyd PO Box 225 Donaldsonville, LA 70346
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of Jeanne Schexnayder LeBlanc and Charles LeBlanc)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Schexnayder, Thomas A PO Box 561 Opelousas, LA 70571
						Carmouche, Imogene S 32590 Bowie Street White Castle, LA 70788

Exhibit A

						Hyde Barbara S 219 W Prairie Street Wheaton, IL 60187
						Orr, Mildred S 2755 Foxhaven Dr SE Salem, OR 97306
						LeBlanc, Jeanne S PO Box 589 Donaldsonville, LA 70346
						Gough, Grace S 1629 Broadway Street New Orleans, LA 70118
						Barlett, John S 10 Paul Avenue Peabody, MA 01960
						Schexnayder, Juanita C 103 Wild Horse Way Georgetown, TX 78628
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of Marie Abadie Falcon and Floyd Falcon, Sr)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Raymond B. Gautreau, Ltd. PO Box 426 Donaldsonville, LA 70346
						Gautreau, Maurice A. 38033 Highway 18 West Donaldsonville, LA 70346
						Blanchard, Clare G PO Box 795 Donaldsonville, LA 70346
						Blanchard, Ann G PO Box 542 Donaldsonville, LA 70346
						Gautreau, Catherine B 115 Charles Read Ave Lafayette, LA 70501
						Dugas, Susan G 131 Meadow Circle Opelousas, LA 70507
						Harvey, Alice G 408 Ravine Run Lafayette, LA 70506
						Gautreau, Dennis L 218 Sugarland Run Dr Sterling, VA 22170
						Gautreau, Paul J 3509 Chance Road Greensboro, NC 27410
Louisiana Dock Company LLC	00126	Lease of Land located in the City of Donaldsonville, Ascension Parish, Louisiana, referred to as "batture" property, fronting on the Mississippi River (On the east or downstream by the property of Maurice A. Gautreau)	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Falcon, Marie A PO Box 225 Donaldsonville, LA 70346

Exhibit A

						Abadie, Sr., James E PO Box 425 Donaldsonville, LA 70346
						Abadie, Myrna R URB Larambla 1694 Calle Navarra Ponce, Puerto Rico 00730-4002
						Abadie, Ray F Hobby Supply South 5060 Glade Road Acworth, GA 30101
						England, Denise A PSC 76 Box 173 APO AE 09720-0101
						Fail, Myrna A #3 Teal Street Bloomington, GA 31302
Louisiana Dock Company LLC	00240	A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River and bounded as follows: above or upstream by the property of Lois Simoneaux; below by the property of Theodore LeBoeuf; and in the rear by the riverside toe of the Mississippi River Levee. A certain parcel or piece of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River and being bounded as follows: Above or upstream by the property of Glenn Robert; below by the property of Kelly Falcon, et al; and in the rear by the riverside toe of the Mississippi River Levee.	6/1/1996	5/31/2006	Lease	Marie Falcon Hurry 817 Mississippi Street Donaldsonville, LA 70346
						James E. Hurry 123 Lee Avenue Donaldsonville, LA 70346
						Rae Hurry Barocco 1927 Longwood Court LaPlace, LA 70068
						Mark Jude Hurry 1350 Bob Pettit Boulevard, Apt. 21 Baton Rouge, LA 70820
						Sharon Jude Hurry Bohn 8469 Doe Run Huber Heights, OH 45424
						Dana Hurry Butler 101 Nederland Drive Houma, LA 70360
						April Ann Hurry 318 Lake Marina Avenue, Apt. 320 New Orleans, LA 70124

Exhibit A

						Erin Katherine Hurry 175 Iber Street LaPlace, LA 70068
Louisiana Dock Company LLC	00126	Lease of Land, the "batture" portion which measures 96 feet, and property Above by lands of Alfred Esneault, below by lands of Sam St Martin, together with all the buildings and improvements thereon.	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Covington, James and Elaine 6924 Sheffield Ave Baton Rouge, LA 70806
Louisiana Dock Company LLC		Lease of Land, the "batture" portion which measures 116 feet, and property Above by lot now or formerly owned by Felix Braud; A.J. Chapman and Frank Abadie; in the rear by lands formerly of the Lemann Co., Ltd., now Peytavin Plantation, together with all the buildings and improvements thereon.	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Covington, James and Elaine 6924 Sheffield Ave Baton Rouge, LA 70806
Louisiana Dock Company LLC	N662	A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Ruth Simoneaux	6/1/2001	5/31/2006	Short Form Notice of Lease Agreement	Lois Roberson Graffeo 811 Mississippi St Donaldsonville, LA 70346
						Gerald A. Graffeo 355 Clinton Ave Williamstown, NJ 08094
						Sarah Jane Graffeo Daigle 58 Foxfire Ln Alexandria, LA 71302
						Mary Elizabeth Graffeo Bergeron PO Box 213 Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Lamar A. Landry	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Marjorie Denino LeBoeuf a/k/a Marie Grace Denino LeBoeuf 819 Mississippi St Donaldsonville, LA 70346
						James Theodore LeBoeuf, Jr. 3499 Hwy. 1 South Donaldsonville, LA 70346
						Judith Camille LeBoeuf Harrell 305 Gardenia Dr Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Hubert Blanchard	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Dickie John Esquivel Joyce Dinino Esquivel 212 St. Philip Street Donaldsonville, LA 70346
Louisiana Dock Company LLC		An undivided 11/12ths interest in and to 110' of the below described property; and all of their undivided interest in and to 57' of the below described property, to-wit: A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Jessie Hebert	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Karl Louis Denino 551 E Bolivar Dr. Baton Rouge, LA 70816
						Theresa Denino LeBlanc 401 Hood St Donaldsonville, LA 70346

Exhibit A

						Virginia Denino Sagona 3111 Hwy 1 South Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Lee Herman Cafiero Jr.	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Robert J. Dimm, Sr. 408 Railroad Ave Donaldsonville, LA 70346
						Ronald W. Dimm, Sr. 57930 Meriam St Plaquemine, LA 70764
						Robert J. Dimm, Trustee The Dimm Trust 408 Railroad Ave Donaldsonville, LA 70346
						Sharon Dimm Hyland 2403 St Simon St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Heirs of Dubourg Thibaut et al	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Heloise Hebert Dufrene 12059 Goodwood Blvd Baton Rouge, LA 70815
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Carroll Aucoin, now or formerly	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Mary Evelyn Barbier Esneault 727 Mississippi St Donaldsonville, LA 70346
						Jane Esneault Landry 84 Lisa Ave Kenner, LA 70065
						Calvin Paul Esneault 14776 Co. Allen Court Baton Rouge, LA 70816
						Max Anthony Esneault 727 Mississippi St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Clarence Lasseigne	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Earl A. Ewen Judith Anne Ewen 503 McAlpin Ave Cincinnati, OH 45220-1533
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Carlo Dinino	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Myrtle Templet (Falcon) Ourso 31262 Hwy 943 N Donaldsonville, LA 70346
						Janet Falcon (Blouin) Boyd 45184 Manny Gautreau Rd Prairieville, LA 70769-6613

Exhibit A

						Kelly Ann Falcon Falcon 11060 Buxton Road St. Amant, LA 70774
						Dale G. Falcon 15114 Daigle Rd Gonzales, LA 70737
Louisiana Dock Company LLC		A certain piece or parcel of land, commonly referred to as "batture" situated in the City of Donaldsonville, Ascension Parish, Louisiana, said property being bounded on the East by the property of Ferdinand Dimm	8/1/2001	7/31/2011	Parking and Utility Lease	Elray Kocke Service, Inc Attn: Ronald N. Kocke, President PO Box 148 Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of James Covington	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Inez Leblanc Landry C/O WHITNEY NATIONAL BANK ROUTING # 065000171 A/C 0557722 1228 Mississippi St Donaldsonville, LA 70346
						Debra Landry Peltier PO Box 31 Donaldsonville, LA 70346
						Pamela Lynn Landry 909 Webster St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Duborg Thibaut (Peytavin Plantation) and/or The Lemann Company	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Lamar and Audrey Landry 901 Mississippi St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain lot of ground situated in the City of Donaldsonville, being Lot 1A of Square 39; a certain lot of ground measuring 20 feet, more or less, frontage on the Mississippi River, and being in Square 39 of the City of Donaldsonville; two certain lots of ground situated in the City of Donaldsonville, having a total frontage of 125 feet, more or less, and being bounded on the East by Robert Esneault	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Ray and Aline Oschwald 725 Mississippi St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Ray Hurry	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Lois Ann Simoneaux 815 Mississippi St Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land, commonly referred to as "batture" situated in the City of Donaldsonville, Ascension Parish, Louisiana in or adjacent to Squares 38 and 39 of said City, being bounded on the East by the property of Elray Kocke Service, Inc.	8/1/2001	7/31/2011	Short Form Notice of Lease Agreement	James H. Thibaut Thibaut Motor Company, Inc. PO Box 431 Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain piece or parcel of land, commonly referred to as "batture" situated in the City of Donaldsonville, Ascension Parish, Louisiana in or adjacent to Squares 38 and 39 of said City, being bounded on the East by the property of Elray Kocke Service, Inc.	8/1/2001	7/31/2011	Parking and Utility Lease	James H. Thibaut Thibaut Motor Company, Inc. PO Box 431 Donaldsonville, LA 70346

Exhibit A

Louisiana Dock Company LLC		An undivided 1/12th interest in and to the following described property: A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Jessie Hebert	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Dickie John Esquivel Joyce Dinino Esquivel 212 St. Philip Street Donaldsonville, LA 70346
Louisiana Dock Company LLC		An undivided one-third right, title, share, interest, and proportion in and to: A certain tract of land situated in the Parish of Ascension, State of Louisiana, on the right descending bank of the Mississippi River, commonly referred to as "batture" property, which tract is bounded to the East or downstream by the property of Maurice A. Gautreau	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Marie Abadie Falcon PO Box 225 Donaldsonville, LA 70346
Louisiana Dock Company LLC		A certain tract of land in the Parish of Ascension, State of Louisiana, on the right descending bank of the Mississippi River, commonly referred to as "batture" property, bound on the East or downstream by the property of C. Schexnayder, Inc.	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Jeanne Schexnayder LeBlanc PO Box 589 Donaldsonville, LA 70346
						Charles R. LeBlanc, Jr. 1217 Field St Metairie, LA 70001
Louisiana Dock Company LLC		A certain tract of land in the Parish of Ascension, State of Louisiana, on the right descending bank of the Mississippi River, commonly referred to as "batture" property, bound on the East or downstream by the property of Agnes L. Schexnayder and the Heirs of Davis Schexnayder	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Myrna Rodriguez Abadie URB Larambla 1694 Calle Navarra Ponce, Puerto Rico 00730-4002
						Abadie, Ray F Hobby Supply South 5060 Glade Road Acworth, GA 30101
						England, Denise A PSC 76 Box 173 APO AE 09720-0101
						Fail, Myrna A #3 Teal Street Bloomington, GA 31302
Louisiana Dock Company LLC		A certain piece or parcel of land situated in the City of Donaldsonville, Ascension Parish, Louisiana, commonly referred to as "batture" property, fronting on the Mississippi River, below by the property of Sam Graffeo	6/1/1996	5/31/2006	Short Form Notice of Lease Agreement	Virgis Blanchard LeBlanc PO Box 285 Donaldsonville, LA 70346
						Lee Anna Blanchard Papet 100 Isabella Ln, #201 Virginia Beach, VA 23462