

# Phase I Environmental Site Assessment

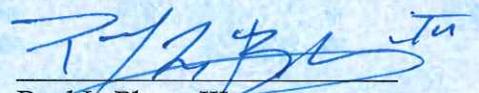
±185-acre B-11 Chennault Site (SW 2&2a)  
Located along E. Prien Lake Road  
Lake Charles, Calcasieu Parish, Louisiana

for

**Mr. David Conner**  
**SWLA Economic Development Alliance**  
**4310 Ryan Street**  
**Lake Charles, LA 70605**

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June 2014  
Ref. 11341.0

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## 1.0 EXECUTIVE SUMMARY

Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA) retained SJB Group, LLC (SJB) to perform a Phase I Environmental Site Assessment (ESA) on a ± 185.0 acre tract near Chennault Airport located off of E. Prien Lake Road, Lake Charles, Calcasieu Parish, Louisiana. A vicinity map identifying the site's general location is presented as Figure 1.

This Phase I ESA is consistent with protocols established in the American Society for Testing and Materials (ASTM) publication "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (Designation E 1527-05, referred to as the ASTM Standard) to provide "due diligence" for commercial and industrial real estate transactions.

The purpose of this Phase I ESA is to identify historical or overt physical evidence of current or past activities or materials at the site and its immediate vicinity which constitute "recognized environmental conditions," (RECs) defined by the ASTM Standard to be "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release . . . into structures on the property or into the ground, groundwater, or surface water of the property."

On May 7<sup>th</sup> of 2014, SJB's environmental specialists performed a site reconnaissance of the subject property and its adjacent properties. The site consists of a maintained pasture area adjacent to the Chennault Airport runway and taxi-way areas. There are no buildings present on the property. Photographs were taken documenting field observations and are included in this report.

SJB obtained historical documentation of the site's past uses and activities in order to identify possible recognized environmental conditions. Sources of historical documentation for this report included historical aerial photographs and topographic maps, City Directories, Records of Verbal Communication, and an Environmental Database Report provided by Banks Environmental Data.

Records reviewed by SJB, dating back to 1942, show the past uses of the site consisting primarily of undeveloped grassland areas and forested areas.

Based on historical sources dating back to the late 1942, interviews with people knowledgeable of the site history, environmental database reviews, and a site inspection, SJB has identified no current recognized environmental concerns and no historical recognized environmental conditions as defined in ASTM Standard E 1527-05. The potential for environmental impacts to the site associated with unknown past activities may exist and additional investigation could determine if hazardous materials or petroleum products from on-site or offsite sources have impacted the site.

## **2.0 INTRODUCTION**

### **2.1 GENERAL**

At the request of Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA), SJB Group, LLC (SJB) conducted a Phase I Environmental Site Assessment (ESA) of ±185.0 acre tract located off of E. Prien Lake Road, Lake Charles, Calcasieu Parish, Louisiana.; hereafter referred to as the site. It is our understanding that Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA) are looking to develop the site and wishes to document the environmental condition and history of the property for due-diligence purposes as required by the comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 to meet the requirement for the "innocent landowner" defense in cases of the purchase and/or development of contaminated properties.

### **2.2 SCOPE AND PURPOSE**

The scope of work performed by SJB is consistent with protocols established in the American Society for Testing and Materials (ASTM) publication "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (Designation E 1527-05, referred to as the ASTM Standard) to provide "due diligence" for commercial real estate transactions. The purpose of this Phase I ESA is to identify historical or overt physical evidence of current or past activities or materials at the site and its immediate vicinity which constitute "recognized environmental conditions," defined by the ASTM Standard to be "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release . . . into structures on the property or into the ground, groundwater, or surface water of the property." Accordingly, this ESA acts to reduce the risk of unknown environmental liabilities by identifying potential items of concern.

The scope of work included the following:

- Review of information on former ownership and occupancy of the site;
- Determination of area geology, hydrology, hydrogeology, and other physical setting features;
- Historical land use research and interviews of individuals familiar with current and past activities conducted on and adjacent to the site, review of historical aerial photographs, topographic maps, and city directories;

- Review of published Federal and State environmental regulatory agency database information to establish documented regulatory compliance history at the site and surrounding properties;
- Inspection of the site and surrounding areas to determine if environmental concerns are visible or indicated, including photographic documentation of conditions encountered; and
- Preparation of a report of findings including site photographs and copies of historical documentation.

### **2.3            SIGNIFICANT ASSUMPTIONS**

SJB assumed that all information provided by Banks Environmental Data regarding the regulatory status of facilities within the appropriate minimum search distances was complete, accurate, and current. SJB also assumed that all information provided through interviews of pertinent agencies, occupants and persons familiar with the property was complete, truthful, and unbiased.

### **2.4            LIMITATIONS AND EXCEPTIONS**

SJB performed the Phase I ESA at the site in general conformance with the ASTM Standard for a Phase I ESA. The ASTM Standard for Phase I ESAs does not include a determination of floodplain or wetland location(s), structural or foundation evaluation, asbestos, lead, or mold surveys and inspections. SJB conducted no sampling of surface water, groundwater, or soils for this report.

This report was limited to readily available information at the time that the report was prepared. The possibility of changing environmental regulatory conditions and site activities after the assessment limits the client's reliance upon this assessment to a period of 180 days from the issuance of this report.

The findings and conclusions contained in this report are based on conditions observed at the time of the site inspection; good faith reliance upon information gathered from interviews and records, information reasonably ascertainable within the time and cost constraints for the project, and the limitations of the procedures and methodologies utilized. No individual section of the report should be relied upon alone. The report should be read in its entirety to obtain a more complete understanding of the information provided and to assist in any decisions or actions relative to this report. One exception to the ASTM Standard included the lack of title records for the property.

Based on these limitations, this report cannot be construed as a warranty that no environmental condition remains undiscovered. There is a possibility that conditions may exist that could not be identified within the scope of the assessment, or that were not apparent during the site visit.

The ASTM Standard states that the assessment “is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property”.

SJB offers no warranty, expressed or implied that all recognized environmental conditions or regulatory liabilities have been identified by a thorough, professionally prudent investigation conducted within the scope, schedule, and budget of this ESA. This ESA has been prepared for the use of Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA) and should be used in its entirety.

## **2.5     USER RELIANCE**

Any reproductions of this report cannot be made without the expressed written approval from Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA), for whom it was prepared. The general terms and conditions under which this assessment was prepared apply solely for the exclusive use of Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA). SJB specifically disclaims any liability to third parties.

### **3.0 SITE DESCRIPTION**

#### **3.1 LOCATION AND LEGAL DESCRIPTION**

The site is located in Lake Charles, Calcasieu Parish, Louisiana. It is geographically located at latitude 30.201167 and longitude -93.151064. The site is in Section 11, Township 10 South, Range 8 West, Calcasieu Parish. Figure 1 is a vicinity map showing the location of the site.

#### **3.2 SITE AND VICINITY GENERAL CHARACTERISTICS**

The site is ±185.0 acres located on the north side of E. Prien Lake Road and south side of Mallard Cove Street. The site is ±185.0 acres located on the north side of E. Prien Lake Road and southeast of Mallard Cove Drive. It is irregular in shape with rough dimensions of 4,900 feet by 1,700 feet. The site has 4,300 feet of frontage along E. Prien Lake Road which it is accessible. The site consists of maintained open pastures throughout the site. The Site was previously vacant grasslands. The site maintain by the Chennault Airport and is leased out for cattle grazing. Figure 2 is a site plan identifying features observed during the inspection of the site.

#### **3.3 CURRENT USE OF THE SITE**

The site is currently vacant and is cleared, maintained and used as cattle grazing. There appears to have no operations associated with the Chennault Airport taking place on the site. A railroad runs through the center of the site and does appear to be active at this time.

#### **3.4 CURRENT USE OF THE ADJOINING PROPERTIES**

The site is bordered to the north a golf course and Chennault Airport runways. The site is bordered to the east by a Chennault Airport Taxiway and runway. The site is bordered to the south and to the west by vacant land.

#### **4.0 USER PROVIDED INFORMATION**

##### **4.1 PREVIOUS SITE INVESTIGATIONS**

Reports of previous investigations of the site were not available.

##### **4.2 TITLE RECORDS**

A chain-of-title report was requested, but was not provided for this report.

##### **4.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

Interviews conducted by SJB indicated no environmental liens were filed against the site.

##### **4.4 SPECIALIZED KNOWLEDGE**

Specialized knowledge related to the site may be available from the current site owner, the current client, the site occupant, or other sources. SJB did not receive any specialized knowledge regarding the site.

##### **4.5 COMMONLY KNOWN OR REASONABLY ASSERTAINED INFORMATION**

Chennault Airport, who currently owns the site, informed SJB that to their knowledge, the site has always been vacant land in the past. They stated that the site is used primarily as buffer along the airport taxiways and runways and that to the best of their knowledge, hazardous and/or petroleum products have never been stored or used on the site.

##### **4.6 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

Interviews conducted indicated that there was not a valuation reduction of this site related to environmental issues.

##### **4.7 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

SJB was not provided with title information for this report. Occupant information was obtained through personal interviews and through a review of city directories. The site is currently owned by Chennault Airport and has been and has always been vacant and maintained.

A summary of the city directory review is provided in Section 5.4.2.

#### **4.8            REASON FOR PERFORMING PHASE I ESA**

SJB understands that Louisiana Economic Development (LED) and SWLA Economic Development Alliance (SWLA) is contracting this ESA to evaluate the current environmental condition of the site in order to qualify the site for the innocent landowner defense for future development.

## 5.0 ENVIRONMENTAL RECORDS REVIEW

### 5.1 COMMERCIAL DATABASE SEARCH

SJB contracted Banks Environmental Data to conduct a search of Federal, State, and Tribal Environmental Regulatory databases for information about regulatory notifications and incidents at or in proximity to the Site in accordance with the ASTM Standard.

Banks searched the following Standard Environmental Record sources:

- Federal National Priorities List (NPL)
- State National Priorities List (ST NPL)
- Delisted NPL
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- Comprehensive Environmental Response, Compensation, and Liability Information System, No Further Remedial Action Planned (CERC-NFRAP)
- Federal Resource Conservation and Recovery Act (RCRA), Corrective Action Sites (CORRACTS)
- Federal Resource Conservation and Recovery Act, Storage and Disposal Facilities (TSD)
- Federal RCRA Large (LG) Quantities Generators List
- Federal Emergency Response Notification System (ERNS)
- United States Engineering Controls List
- State and Tribal Records
- United States with Institutional Controls
- Registered Underground Storage Tank (PST)
- Leaking Registered Underground Storage Tank (LPST)
- United States Brownfields
- Voluntary Evaluation Program Sites (VCP)

Banks also searched the following additional environmental record sources:

- Dry Cleaners (DRYC)
- Industrial Hazardous Waste (IHW)
- Federal RCRA Small (SG) Quantities Generators List

The Banks database search identified zero database entries within the minimum search limits prescribed by the ASTM Standard and 12 unmappable entries. These entries are considered unmappable because insufficient geocode information was available to facilitate accurate mapping. The site was not listed in the databases searched by Banks. The unmapped entry included ten ERNS sites, one LPST site, and one PST site. The site was not listed in any the databases searched by Banks.

The ERNS sites listed in the Banks report include several emergency response notifications involving the Union Pacific railroad that is outside of the 0.5 mile buffer of the site. Several other unmapped ERNS site took place north of the site within the Chennault Airport property that was also outside the 0.5 mile buffer from the site.

The PST site listed in the Banks report includes Chennault Buildign B (Chennault Airpark). The underground storage tanks were closed and removed. No violations were found for the PST site listed above.

The LPST site listed in the Banks report includes Chennault Buildign B (Chennault Airpark). The underground storage tanks were closed and removed. No violations were found for the LPST site listed above.

SJB reviewed the unmapped database site and determined that database entry does not represent a potential environmental threat to the site due to the distance from the site, the regulatory status, or the type of facility. The Banks database report is included in Appendix C, and contains a description of the databases searched.

## **5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

The Louisiana Department of Natural Resources Strategic Online Natural Resource Information System (SONRIS) Database was searched for current and former oil and gas wells. The database contained two gas wells on the westerner portion of the site. Both wells were listed as inactive and have been plugged and abandoned.

## **5.3 PHYSICAL SETTING SOURCE(S)**

### **5.3.1 UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC MAPS**

According to the USGS topographic map, the elevation on and around the site is approximately 15 feet above mean sea level. During the site visit it was noted that E. Prien Lake Road does appear higher than the site itself.

### **5.3.2 SITE GEOLOGY AND PEDOLOGY**

The site is underlain by Mowata-Vidrine silt loam and Edgerly loam soils. Mowata-Vidrine silt loam soils consists of soils that are poorly drained with high runoff potential. Edgerly loam soils consists of soils that are poorly drained with high runoff potential.

### **5.3.3 SITE HYDROGEOLOGY**

Groundwater flow direction for the site is best determined using site-specific well data. Site-specific well data is unavailable for this site. However, given the relative level surrounding terrain and lack of any significant hydrological surface features such as lakes, rivers, ponds, lower drainage structures, etc., significant groundwater flow would not be expected.

## **5.4 HISTORICAL USE INFORMATION ON SITE AND ADJOINING PROPERTIES**

### **5.4.1 CITY DIRECTORY REVIEW**

Banks provided a City Directory Abstract near 4500 Chennault Parkway Lake Charles, Calcasieu Parish Louisiana. Polk's City Directory for years 1964, 1970, 1975, 1980, 1984, 1989, 1994, 1999, 2003, 2008, and 2013 were reviewed to examine the potential for environmental concerns caused by previous owners and/or occupants at or near the site.

In the years 1999, 2003, 2008, and 2013 the subject property was identified in Polk's City Directory as Chennault International Airport.

In 1964 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1970 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1975 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1980 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1989 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1994 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 1999 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy included Parish School Bus Transport (3800 Mallard Cove Dr.) and Airborne Express (4520 Chennault Pkwy).

In 2003 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy; no sites were identified in proximity of the subject site.

In 2008 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy included Johnson Controls Inc. (3800 Mallard Cove Dr.).

In 2013 the listings for the surrounding and adjoining properties of the subject site near 4500 Chennault Pkwy included Conerstone Designs (144 Prospect St.), Dautriol, Ned, & Dautriol, Leon Sr. (3800 Mallard Cove Dr.), and Johnson Controls Inc. (3800 Mallard Cove Dr.).

No businesses, which may have the potential for environmental concerns, were identified on or near the site in the city directory search.

The city directory report is included in Appendix B.

#### **5.4.2 AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS**

Historical topographic maps from 1942, 1955, 1967, 1975, and 1994 and historical aerial photographs from 1963, 1973, 1983, 2003, 2008, and 2013 were obtained and reviewed to determine past land uses on and nearby the site. Exhibits 1 through 11 are reproductions of these maps and photographs. Observations made from the topographic and photographic follow:

- 1942. On the 1942 topographical map, the site appears to be an undeveloped tract of land with no structures.
- 1955. On the 1955 topographical map, the site appears to be unchanged since the 1942 topographical map other than the railroad was re-routed through the center of the site and Lake Charles Air Force Base appears north of the site.
- 1963. On the 1963 aerial photograph, the site appears to have no structures on the site and Mallard Crossing Road appears running through the site.
- 1967. On the 1967 topographical map, the site appears unchanged since the 1955 topographical map other than the Air Force Base name had changed to Chennault Airport.
- 1973. On the 1973 aerial photograph, the site appears unchanged since the 1963 aerial photograph.
- 1975. On the 1975 topographic map, the site is shown to be unchanged since the 1967 topographical map other than an oil/gas well appears on the northwestern corner of the site.

- 1983. On the 1983 aerial photograph, the site appears unchanged since the 1973 aerial photograph other than the development of a golf course along the northern border of the site.
- 1994. On the 1994 topographical map, the site appears unchanged since the 1975 topographical map.
- 2003. On the 2003 aerial photograph, the site appears unchanged since the 1983 aerial photograph other than a gravel well pad built along the northwestern corner of the site.
- 2008. On the 2008 aerial photograph, the site appears unchanged from the 2003 aerial photograph.
- 2013. On the 2013 aerial photograph, the site appears unchanged from the 2008 aerial photograph.

## **6.0 SITE RECONNAISSANCE**

On May 7th, 2014, SJB's environmental specialists, performed a site reconnaissance of the subject property and its adjacent properties. All exterior portions of the site were observed by walking, and all adjacent properties were observed from the site perimeter and public roads. Selected photographs are included herein in the appendices.

### **6.1 GENERAL SITE SETTING**

The site is located off of E. Prien Lake Road, Lake Charles, Calcasieu Parish, Louisiana. It is accessible from E. Prien Lake Road and mallard Cove Road. The site consists of maintained open field pastures that buffers the existing Chennault Airport. The site is currently vacant.

### **6.2 EXTERIOR OBSERVATIONS**

The site consists of a relatively flat maintained field areas that slopes gradually to the north. The site appears level with the surrounding areas and consists of pasture grass species in the maintained fields. A gravel pad was observed near the western corner of the site that appears to be an abandoned well pad. No odors, stressed vegetation, or stained soils were observed on the site.

#### **6.2.1 HAZARDOUS SUBSTANCES AND/OR PETROLEUM PRODUCTS STORAGE AND DISPOSAL**

No visible evidence of spills or releases of significant quantities of hazardous materials or petroleum products, underground storage tanks or associated piping, waste storage or disposal, pits, mounds, or dead vegetation were noted during the site inspection.

#### **6.2.2 HAZARDOUS AND/OR UNIDENTIFIED SUBSTANCE CONTAINERS**

No hazardous or unidentified substance containers were found during the site inspection.

#### **6.2.3 ABOVE GROUND / UNDERGROUND STORAGE TANKS PCB STORAGE OR DISPOSAL**

No aboveground or underground storage tanks were observed on the site during the site inspection. No indications of PCB storage, such as electrical transformers marked as containing PCB oil, or disposal were observed on the site.

#### **6.2.4 SOLID WASTE STORAGE OR DISPOSAL**

No solid waste storage or disposal were observed during the site inspection.

#### **6.2.5 AIR STACKS OR VENTS**

No air stacks or vents were observed during the site inspection.

#### **6.2.6 STORM WATER DISCHARGE; PITS, PONDS, LAGOONS**

Storm water appears to flow towards the northern portion of the property. E. Prien Lake Road appears slightly higher than the property. No, pits, or lagoons were observed on the site.

#### **6.2.7 WATER WELLS**

According to the Banks Database Report, three water wells are present on or near the site. One water well was plugged and abandoned and the remaining two are shown as active domestic water and irrigational use.

### **6.3 INTERIOR OBSERVATIONS**

There are no buildings currently existing on the site.

### **6.4 AREA RECONNAISSANCE SURVEY**

Adjacent properties were viewed for indications of activities that could impact the site. The site is bordered to the north a golf course and Chennault Airport runways. The site is bordered to the east by a Chennault Airport Taxiway and runway. The site is bordered to the south and to the west by vacant land.

Surrounding land uses near the site are identified on Figure 2.

## 7.0 PERSONAL INTERVIEWS

SJB interviewed two individuals knowledgeable of the site's condition and history. SJB interviewed Mr. Larry Henson (LED), and Mr. David Conner (SWLA) (User), Chennault Airport Representative (Owner), and Chief Chennault Airport Fire Department.

Chennault Airport, who currently owns the site, stated that they are not aware of any historical uses of the site involving hazardous materials or petroleum products. They stated that to the best of their knowledge the property has always been undeveloped grassland area that has been maintained with frequent mowing, clearing, and cattle grazing.

Mr. Larry Henson (LED), and Mr. David Conner (SWLA) who is looking to develop the property has stated that they are not aware of any environmental cleanup liens or any activity and use limitations on the site. They stated that there are no indicators that point to the presence or likely presence of contamination at the property that have been brought to their attention.

Chief Keith Murray has been with the Lake Charles Fire Department over 15 years, and he is not aware of any incidents on or near the site involving hazardous materials or petroleum products.

Records of verbal communication are in Appendix D.

## 8.0 FINDINGS AND CONCLUSIONS

### 8.1 FINDINGS

SJB has performed a Phase I ESA of a ±185.0 acre tract located off of E. Prien Lake Road, Lake Charles, Calcasieu Parish, Louisiana. The site currently belongs to Chennault Airport. Based on historical information reviewed by SJB; there are no past uses of the site that point to the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

Based on historical sources dating back to 1942, interviews with people knowledgeable of the site history, environmental database reviews, and a site inspection, SJB has found no potential evidence of current recognized environmental conditions and no potential evidence of historical recognized environmental conditions as defined in ASTM standard E 1527-05. Due to the long history of nearby industrial development of airport and associated facilities, some of which may have stored petroleum products, the potential for environmental impacts to the site associated with historical land uses does exist.

#### 8.1.1 POTENTIAL CURRENT RECOGNIZED ENVIRONMENTAL CONDITIONS

The following potential current REC(s) were identified at the site:

- SJB identified no evidence of potential current REC(s).

#### 8.1.2 POTENTIAL HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The following potential historical REC(s) were identified at the site:

- SJB identified no evidence of potential historical REC(s).

### 8.2 CONCLUSIONS AND RECOMMENDATIONS

SJB has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Standard E 1527-05 on vacant property located off of E. Prien Lake Road, Lake Charles, Calcasieu Parish, Louisiana, the site. Any exceptions to or deletions from this practice are described in section 2.4 of this report. This assessment revealed no evidence of potential REC(s) in connection with the property.

## 9.0 REFERENCES

Banks Environmental Data, Inc. Austin, Texas, City Directory, Job No. ES-109420, February 13, 2014.

Banks Environmental Data, Inc. Austin, Texas, The Banks Regulatory Database Report, Job No. ES-109421 February 13, 2014

Conner, David; personal communication with Paul LeBlanc, SJB, LLC, June 12, 2014.

Henson, Larry; personal communication with Paul LeBlanc, SJB, LLC, June 12, 2014.

Chennault Airport; personal communication with Paul LeBlanc, SJB, LLC, June 12, 2014.

Louisiana Dept. of Transportation, black-and-white aerial photography from 1973 and 1983.

Murray, Keith; Lake Charles Fire Department, personal communication with Paul LeBlanc, SJB, LLC, June 12, 2014.

United States Department of Agriculture, black-and-white aerial photography from 1963.

United States Geological Survey, "Lake Charles, Louisiana," 7.5-minute topographic quadrangle maps, 1955, 1967, 1975, and 1994.

United States Geological Survey, "Lake Charles, Louisiana," 15-minute topographic maps, 1942.

United States Geological Survey, color aerial photography from 2003, 2008, and 2013.

## 10.0 QUALIFICATIONS

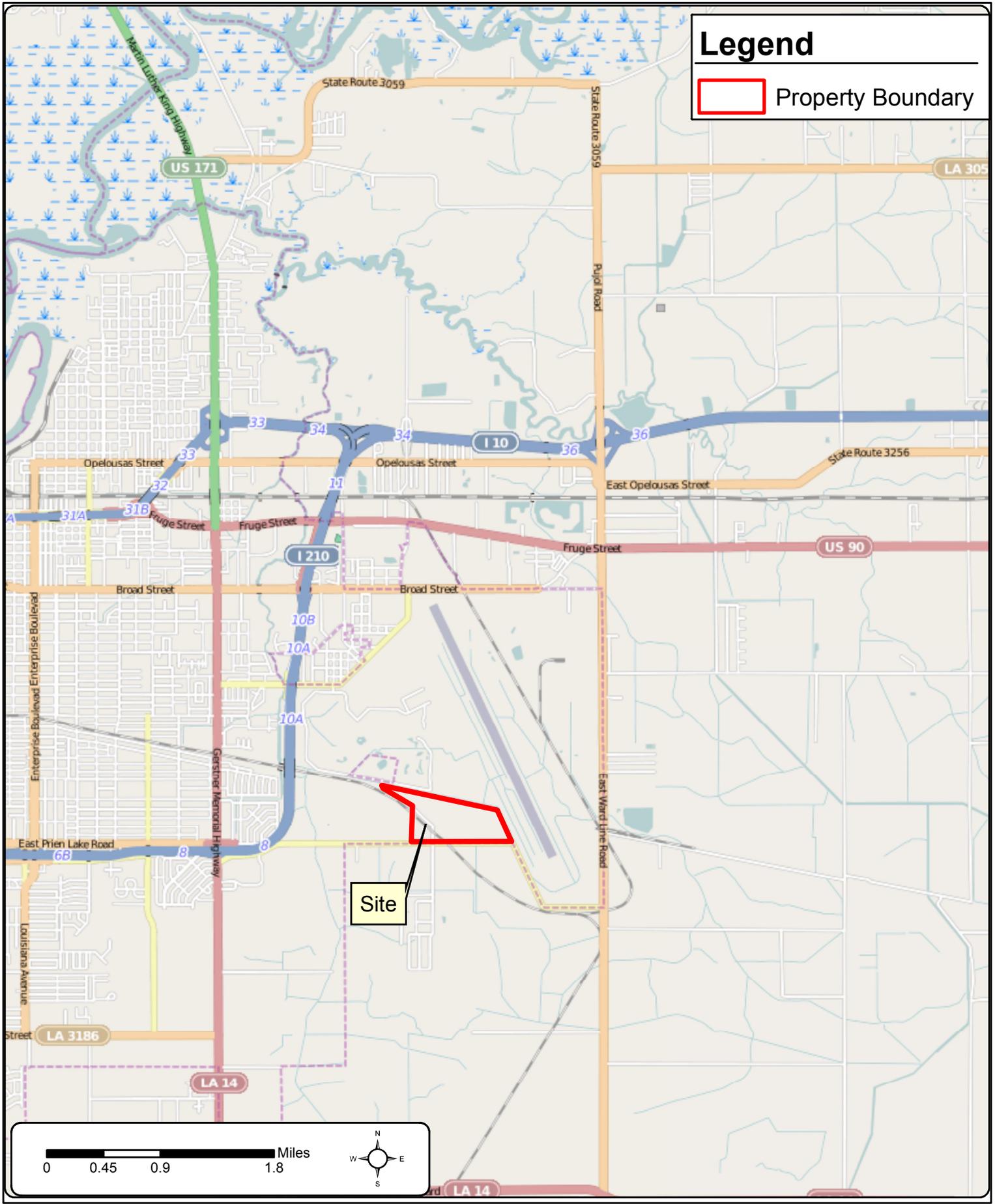
This Phase I Environmental Site Assessment was conducted by SJB Group LLC, Paul M. LeBlanc III. We declare that, to the best of our professional knowledge and believe, we meet the definition of Environmental Professional as defined in 40 CRF part 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

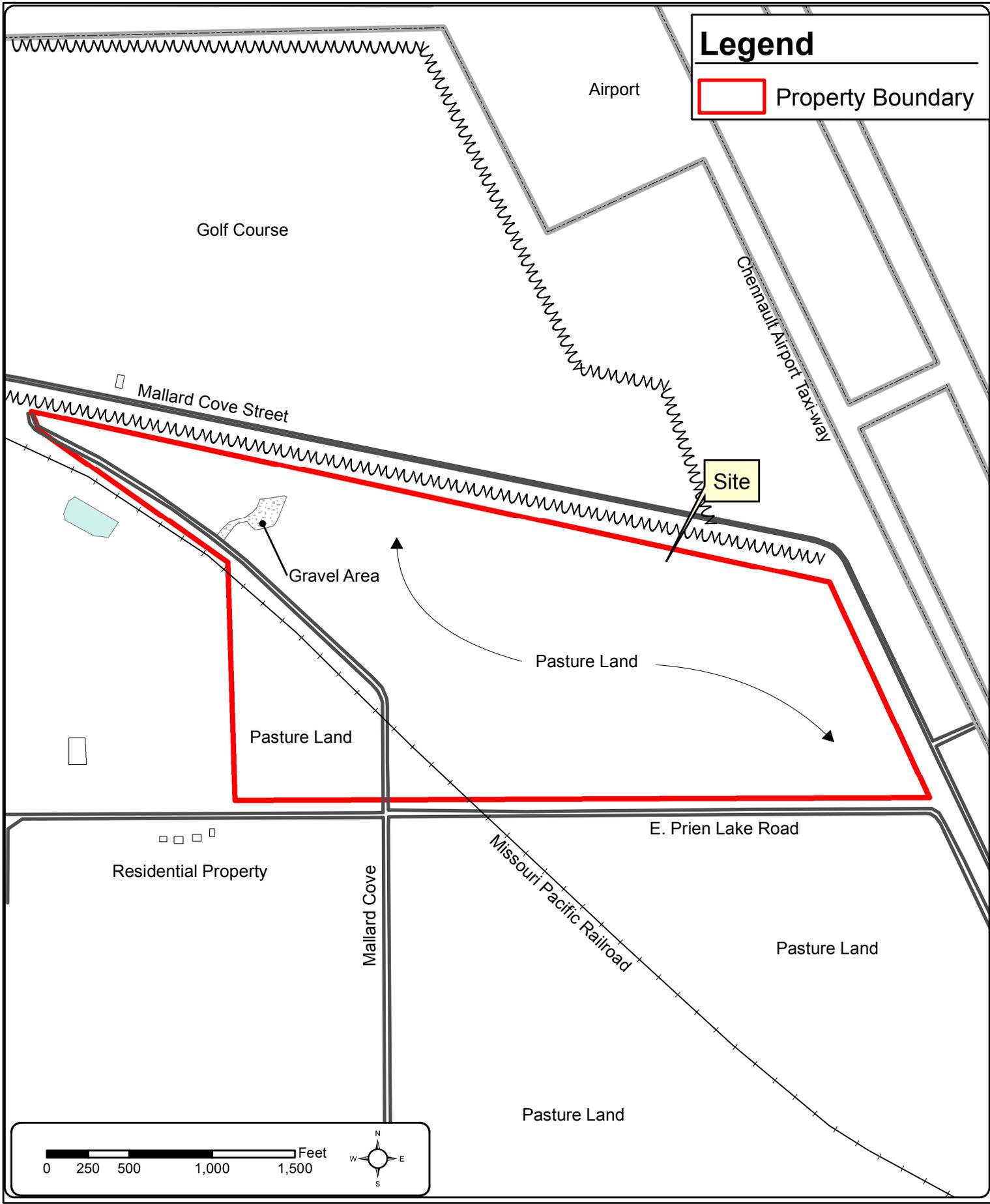
Mr. LeBlanc is an environmental scientist with ten years of experience determining environmental impacts to property. He received his Bachelor of Science degree in Fisheries from Louisiana State University in 2004. Mr. LeBlanc received academic training in the methods and theory of Phase I ESAs and has been conducting ESAs for the past 7 years.

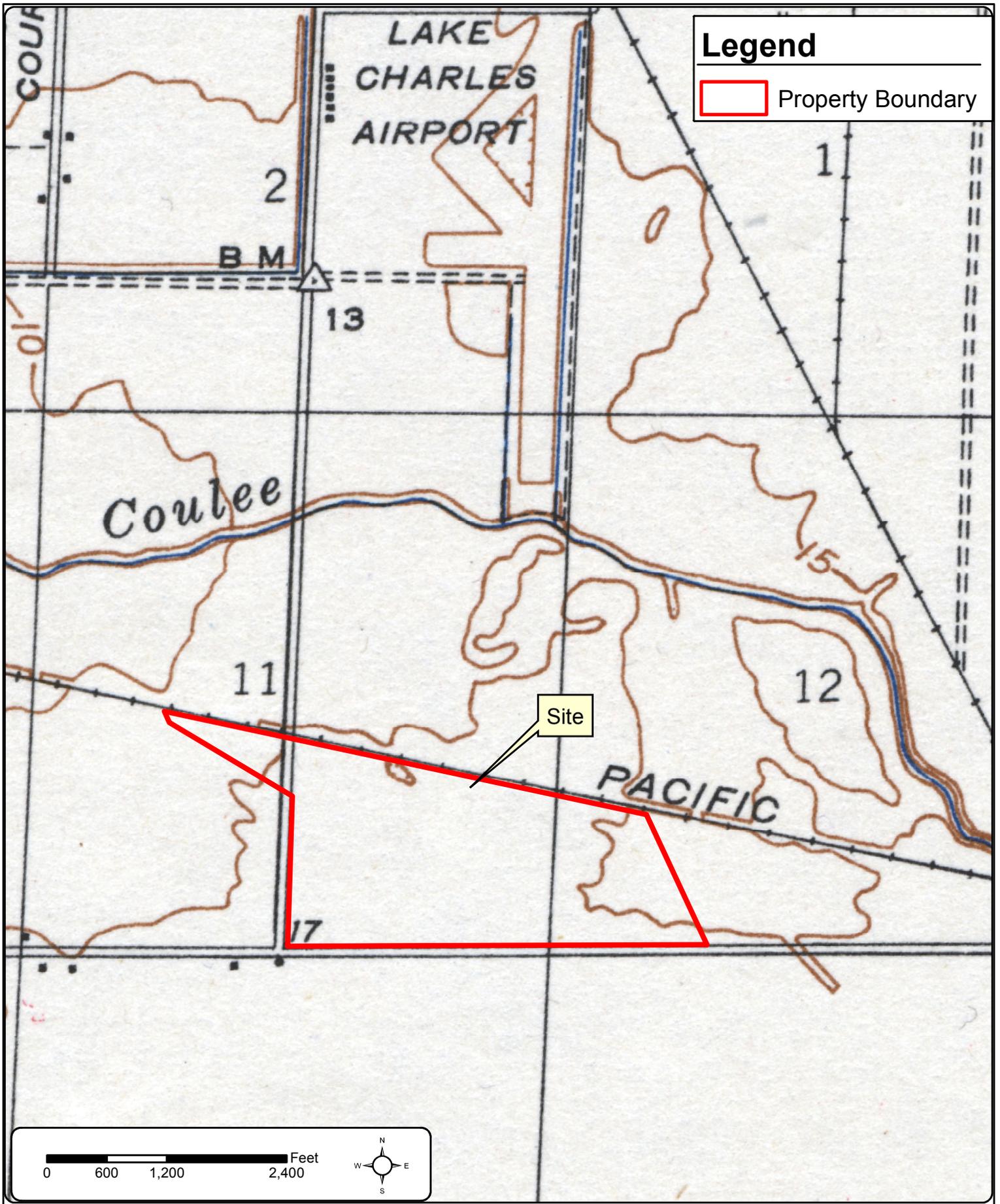
**B-11 CHENNAULT SW SITES 2&2A  
(185 ACRES)**

**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**

**FIGURES, EXHIBITS, CITY DIRECTIORY,  
ENVIRONMENTAL REGULATORY  
DATABASE REPORT, VERBAL  
COMMUNICATION, SITE PHOTOGRAPHS**







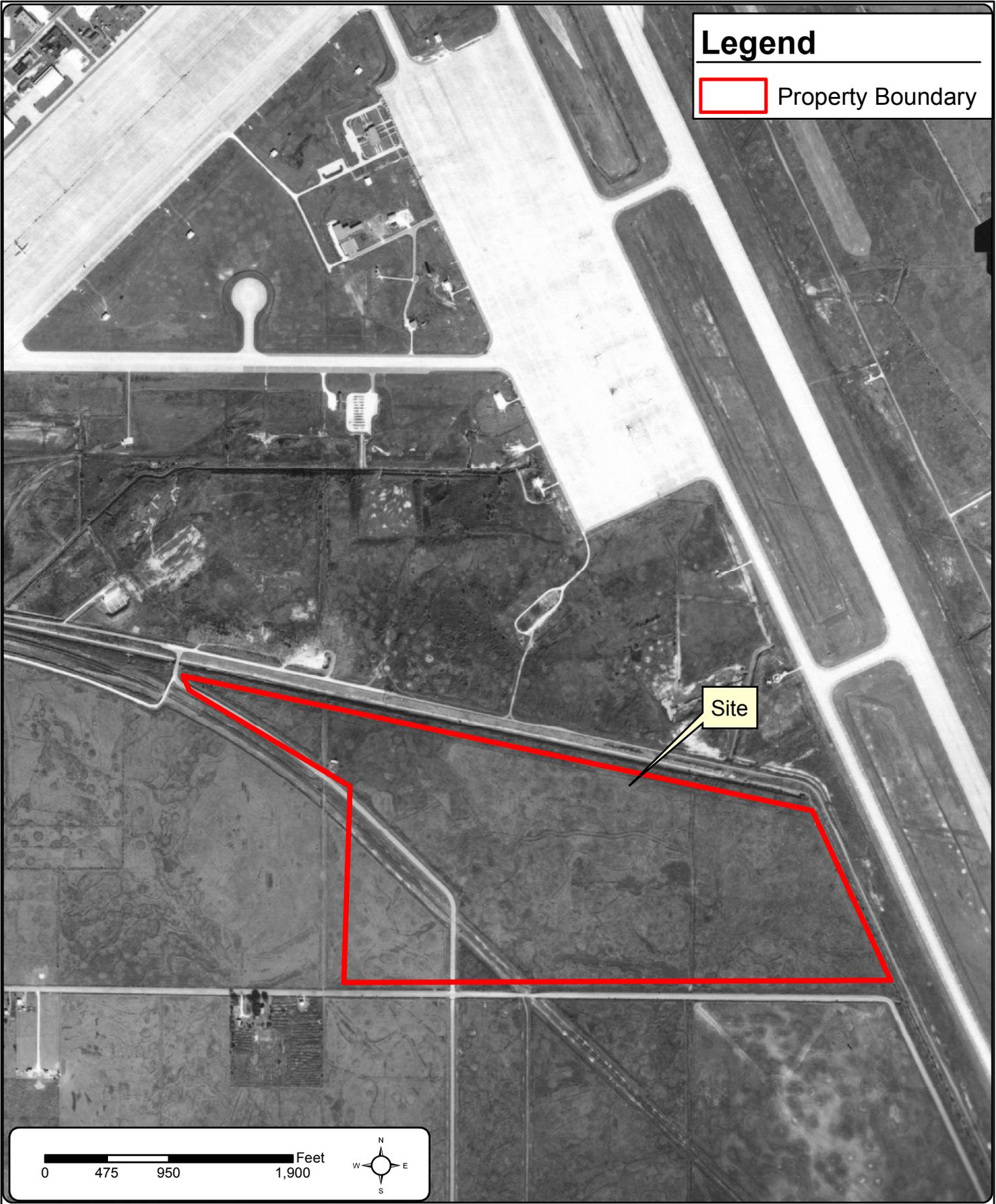
# Legend

 Property Boundary



# Legend

 Property Boundary



Site

0 475 950 1,900 Feet



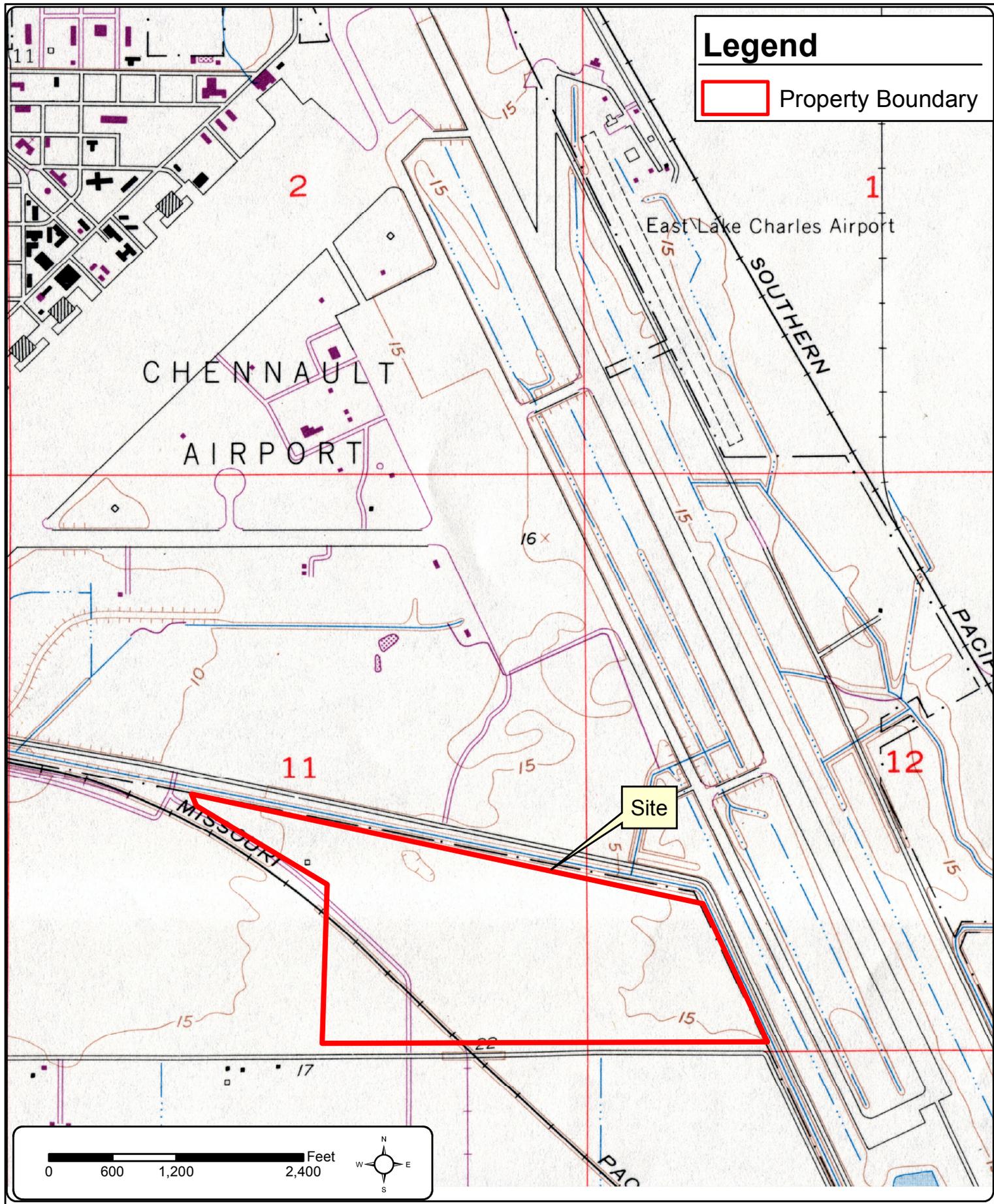
**SJB GROUP, LLC**  
QUALITY BY DESIGN

PO. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1963 AERIAL PHOTOGRAPH  
±185.0 ACRES LOCATED OFF OF E. PRIEN LAKE ROAD  
LAKE CHARLES, LOUISIANA**

EXHIBIT

3



# Legend

 Property Boundary



0 370 740 1,480 Feet



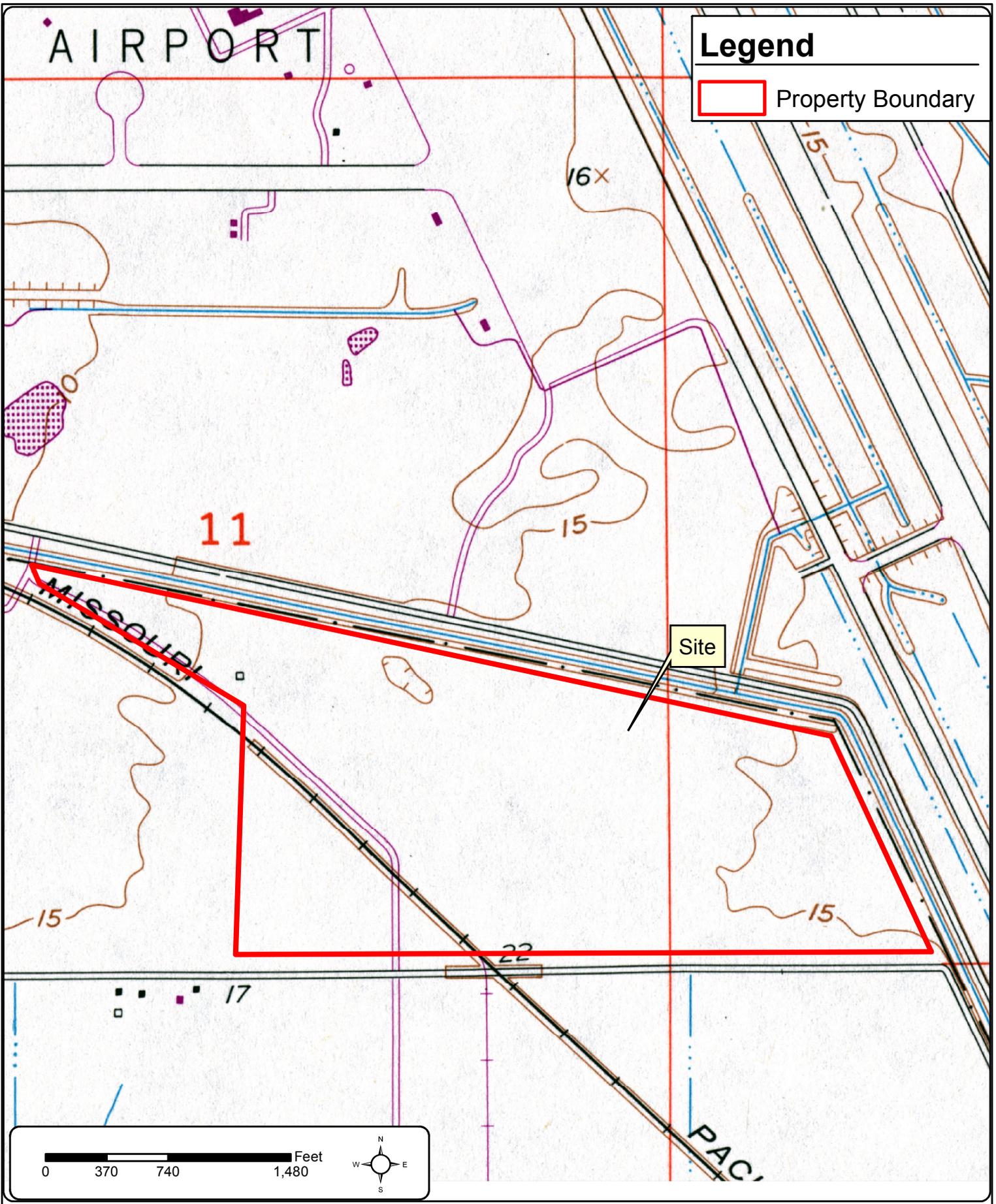
**SJB GROUP, LLC**  
QUALITY BY DESIGN

P.O. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1973 AERIAL PHOTOGRAPH  
±185.0 ACRES LOCATED OFF OF E. PRIEN LAKE ROAD  
LAKE CHARLES, LOUISIANA**

EXHIBIT

5



# Legend

 Property Boundary



0 370 740 1,480 Feet



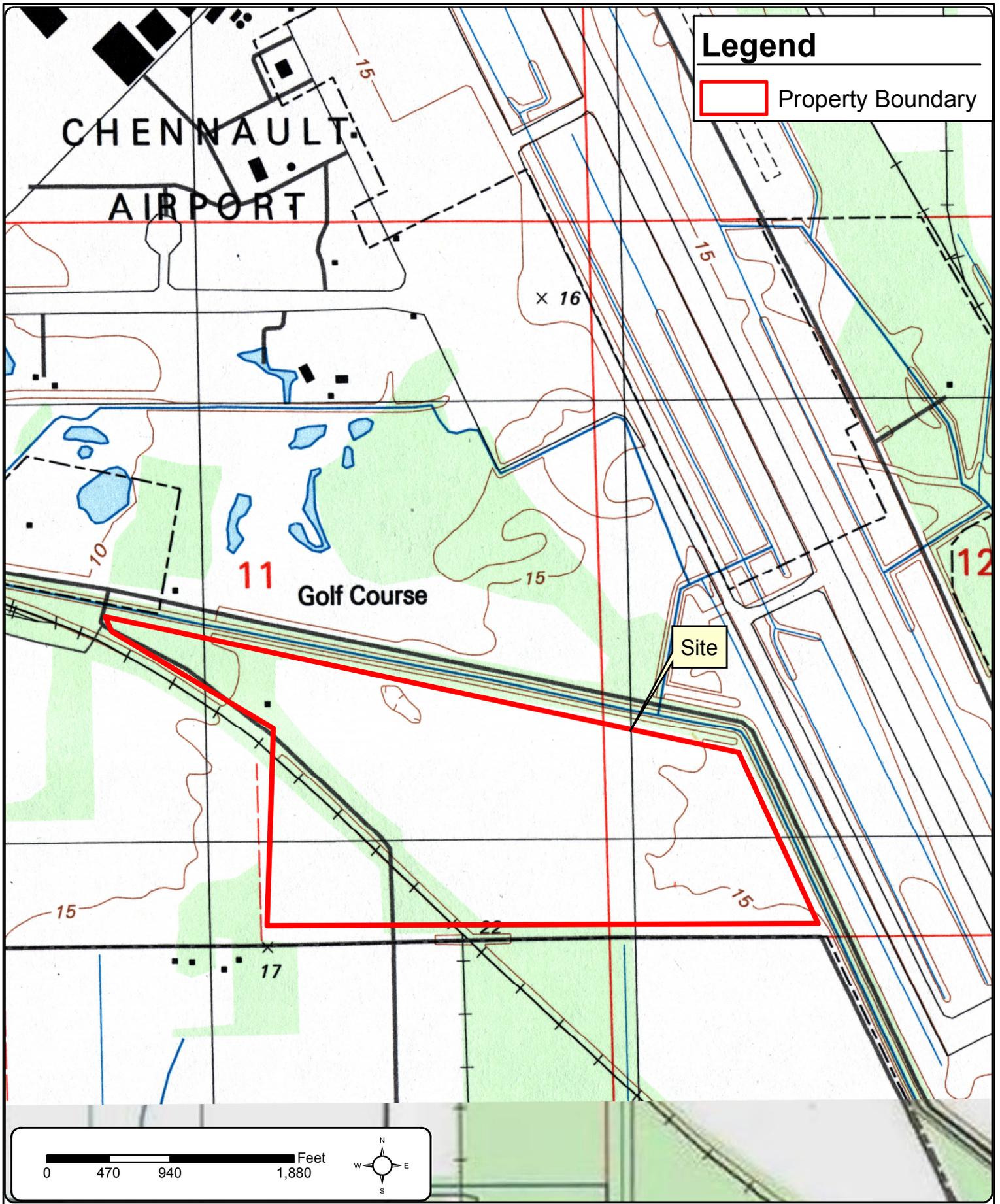
**SJB** GROUP, LLC  
QUALITY BY DESIGN

P.O. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1983 AERIAL PHOTOGRAPH  
±185.0 ACRES LOCATED OFF OF E. PRIEN LAKE ROAD  
LAKE CHARLES, LOUISIANA**

EXHIBIT

7



# Legend

 Property Boundary

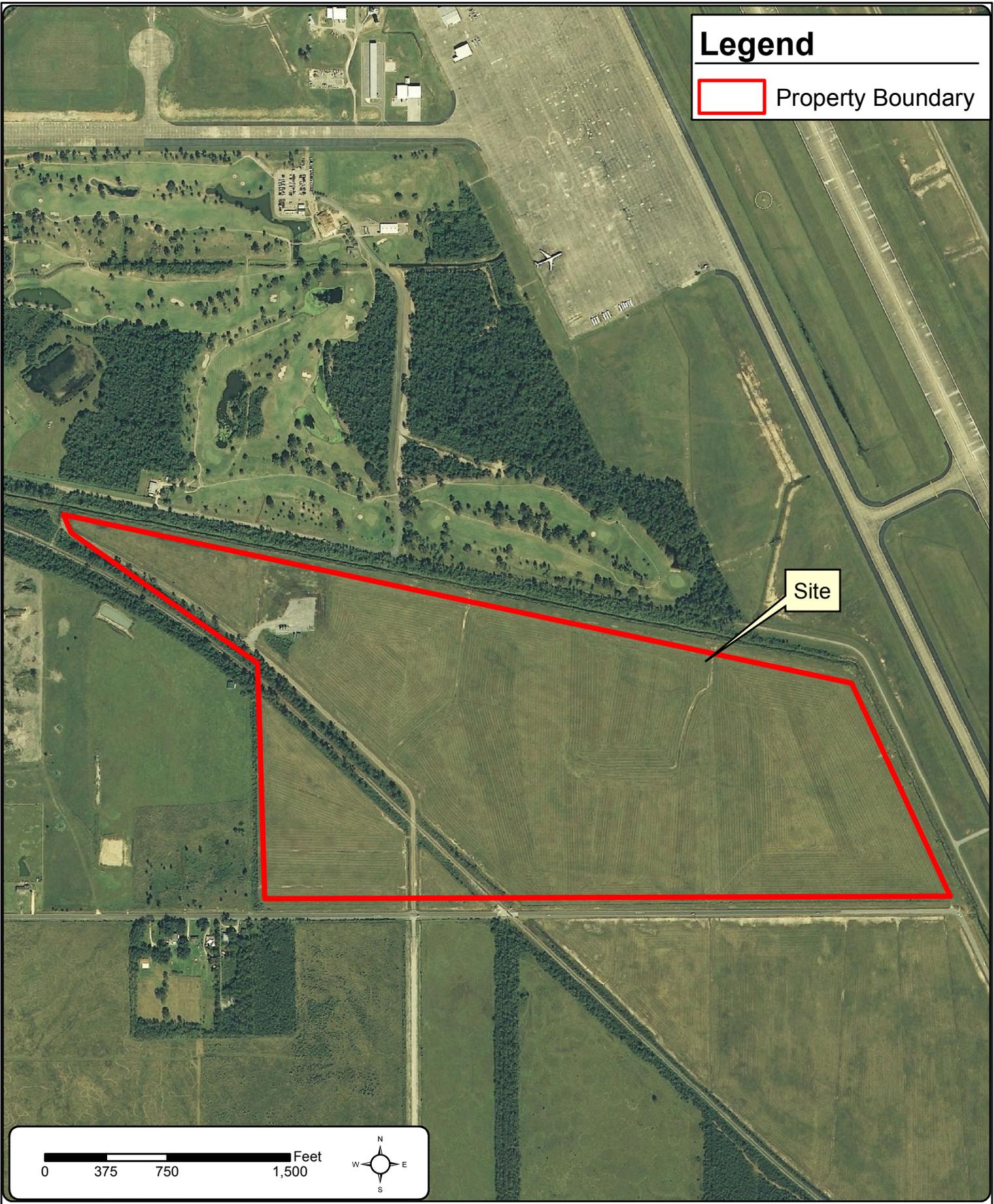


0 460 920 1,840 Feet



# Legend

 Property Boundary



Site

0 375 750 1,500 Feet



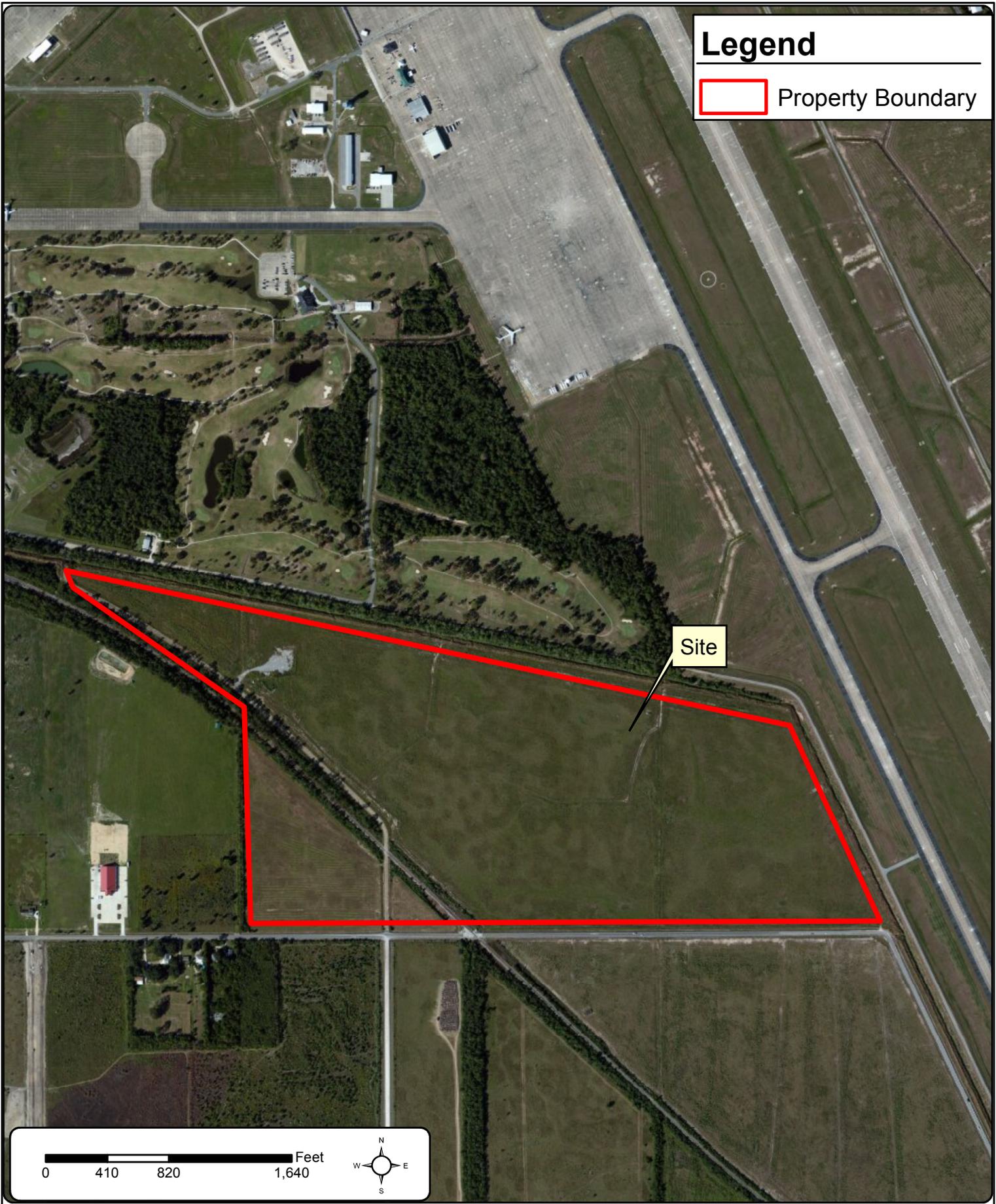
**SJB** GROUP, LLC  
QUALITY BY DESIGN

PO. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2008 AERIAL PHOTOGRAPH  
±185.0 ACRES LOCATED OFF OF E. PRIEN LAKE ROAD  
LAKE CHARLES, LOUISIANA**

EXHIBIT

10



## Legend

 Property Boundary

Site

0 410 820 1,640 Feet



**SJB** GROUP, LLC  
QUALITY BY DESIGN

PO. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2013 AERIAL PHOTOGRAPH  
±160.0 ACRES LOCATED OFF OF E. PRIEN LAKE ROAD  
LAKE CHARLES, LOUISIANA**

EXHIBIT

11

Prepared for:

SJB GROUP, INC.  
P.O. Box 1751  
Baton Rouge, LA 70821



# City Directory Report

## Chennault Tract B 1 1

Lat/Long: 30.201770, -93.150673

near 4701 E. Prien Lake Rd.

Lake Charles, LA 70615

Calcasieu Parish

PO #: N/A

ES-114173

Tuesday, February 03, 2015

|                       |                  |
|-----------------------|------------------|
| CITY DIRECTORY REPORT |                  |
| ES-114173             | February 3, 2015 |



## RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your request for a historical tenant search for the above site. The information in this report was developed to aid the Environmental Engineer/Consultant in determining a history of previous uses of a subject property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a subject property as specified by ASTM 1527-05 Section 8.3. Banks has researched Haines, Coles and Polk crisscross directories back to 1940 or to the earliest year available at the Allen County Public Library in Fort Wayne, IN for any occurrences of the above address. The findings are listed in the table below.

Dear Paul,

Pursuant of your request on February 2, 2015, Banks Environmental Data, Inc. (Banks) has concluded your Historical Tenant Search for the above referenced site to be a **NEGATIVE SEARCH**. This means that Banks was unable to locate information on your site due to the reason(s) explained below.

**NO LISTING:** Banks was unable to find the streets in the search area listed in the available Lake Charles (Calcasieu Parish) LA directories.

If you have any questions or require further assistance, please contact me at 1-800-531-5255. Thank you.

Sincerely,

Misty Chase  
RESEARCH ANALYST

## COPYRIGHT POLICY & DISCLAIMER

*The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Banks Environmental Data, Inc. (Banks). Although great care has been taken by Banks in compiling and checking the information contained in this report to insure that it is current and accurate, Banks disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Banks makes no representations or warranties of any kind. Including, but not limited to, the warranties of fitness for a particular purpose of merchantability, nor any such representations or warranties to be implied with respect to the data furnished, and banks assumes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Banks shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customer's use of the data. Liability on the part of Banks is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion*

**Prepared for:**

SJB GROUP, INC.  
P.O. Box 1751  
Baton Rouge, LA 70821-1751



# Regulatory Database Report

ASTM E1527-13/AAI Compliant

Chennault Tract B11

Lake Charles, LA

ES-109421

Thursday, February 13, 2014

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**Geographic Summary** *Chennault Tract B11***Location**

LA

Target location is 0.234 square miles and has a 2.51 mile perimeter

**Coordinates**

Longitude &amp; Latitude in Degrees Minutes Seconds NA

Longitude &amp; Latitude in Decimal Degrees NA

X and Y in UTM NA

**Elevation**

NA

**Zip Codes Searched**

| Search Distance | Zip Codes                  |
|-----------------|----------------------------|
| Target Property | 70615                      |
| 0.25 miles      | 70615                      |
| 0.5 miles       | 70615                      |
| 1 mile          | 70607, 70615, 70647, 70646 |

**Topos Searched**

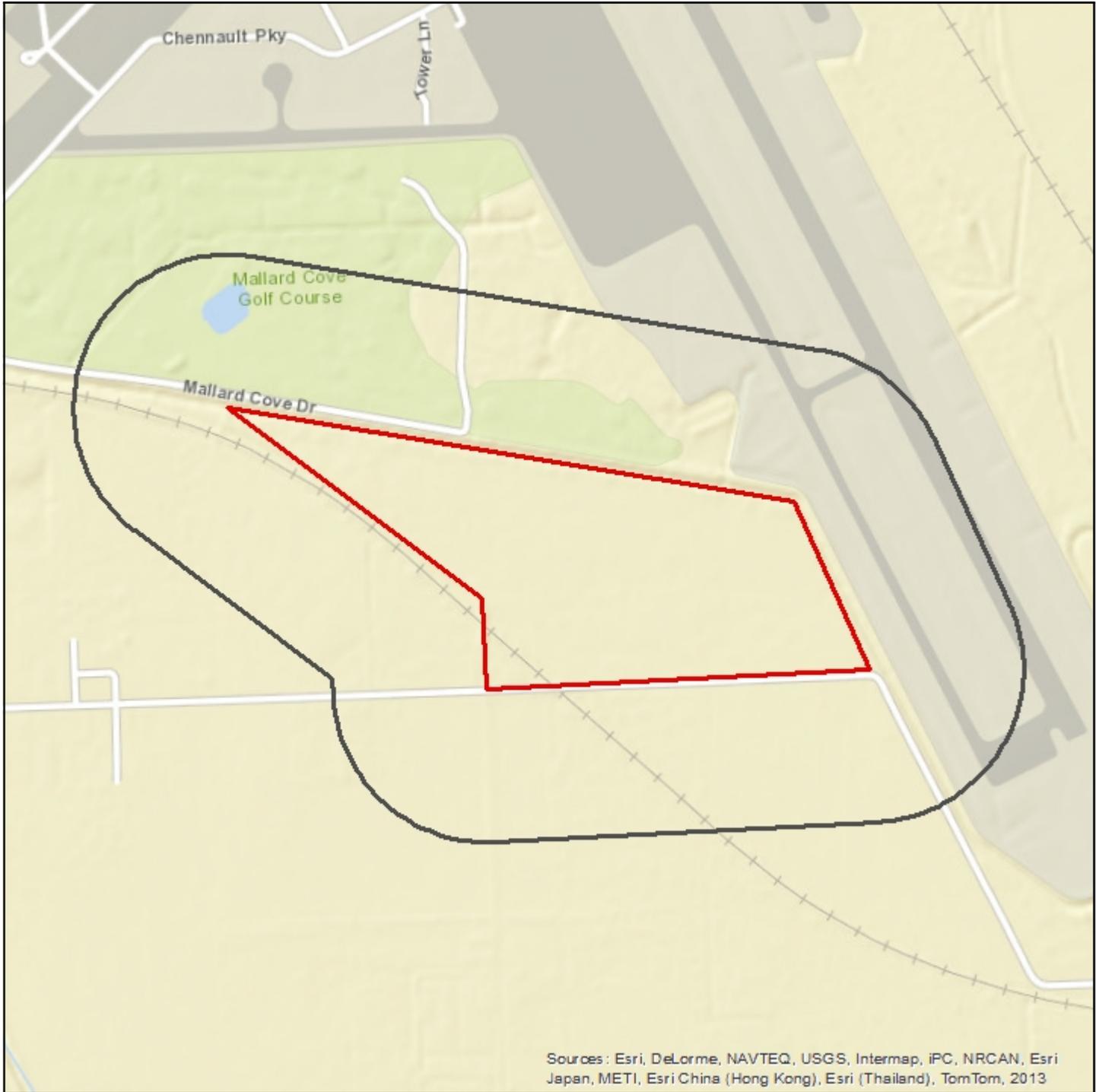
| Search Distance | Topo Name                        |
|-----------------|----------------------------------|
| Target Property | Lake Charles (1977)              |
| 0.25 miles      | Lake Charles (1977)              |
| 0.5 miles       | Lake Charles (1977)              |
| 1 mile          | Lake Charles (1977), Iowa (1975) |

## Database Summary Chennault Tract B11



| Databases Searched                         | Distance Searched | # Mapped | # Not Mapped | Total     |
|--|-------------------|----------|--------------|-----------|
| <b>Federal - ASTM 1527-13/AAI Required</b> |                   |          |              |           |
| National Priority List (NPL)               | 1                 | 0        | 0            | 0         |
| Delisted National Priority List (DNPL)     | 0.5               | 0        | 0            | 0         |
| CERCLIS (CER)                              | 0.5               | 0        | 0            | 0         |
| CERCLIS NFRAP (CER NFRAP)                  | 0.5               | 0        | 0            | 0         |
| RCRA CORRACTS (RCRA COR)                   | 1                 | 0        | 0            | 0         |
| RCRA non-CORRACTS TSD (RCRA TSD)           | 0.5               | 0        | 0            | 0         |
| RCRA Generators (RCRA GEN)                 | 0.25              | 0        | 0            | 0         |
| Federal Brownfields (FED BWN)              | 0.5               | 0        | 0            | 0         |
| Federal Institutional Control (FED IC)     | 0.5               | 0        | 0            | 0         |
| Federal Engineering Control (FED EC)       | 0.5               | 0        | 0            | 0         |
| ERNS List (ERNS)                           | 0.25              | 0        | 10           | 10        |
| <b>State - ASTM 1527-13/AAI Required</b>   |                   |          |              |           |
| State/Tribal Equivalent NPL (ST NPL)       | 1                 | 0        | 0            | 0         |
| State/Tribal Equivalent CERCLIS (ST CER)   | 0.5               | 0        | 0            | 0         |
| State/Tribal Disposal or Landfill (SWLF)   | 0.5               | 0        | 0            | 0         |
| State/Tribal Leaking Storage Tank (LPST)   | 0.5               | 0        | 1            | 1         |
| State/Tribal Storage Tank (PST)            | 0.25              | 0        | 1            | 1         |
| State/Tribal Institutional Control (ST IC) | 0.25              | 0        | 0            | 0         |
| State/Tribal Engineering Control (ST EC)   | 0.5               | 0        | 0            | 0         |
| State/Tribal Voluntary Cleanup (VCP)       | 0.5               | 0        | 0            | 0         |
| State/Tribal Brownfield (ST BWN)           | 0.5               | 0        | 0            | 0         |
| State/Tribal Hazardous Waste (HW)          | 0.25              | 0        | 0            | 0         |
| <b>Non-ASTM/AAI Required Databases</b>     |                   |          |              |           |
| RCRA (RCRA)                                | 0.25              | 0        | 0            | 0         |
| Dry Cleaners (DRYC)                        | 0.25              | 0        | 0            | 0         |
| <b>Total Sites Found</b>                   |                   | <b>0</b> | <b>12</b>    | <b>12</b> |

# Summary Map - 0.25 Mile Buffer



Sources : Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## Chennault Tract B11

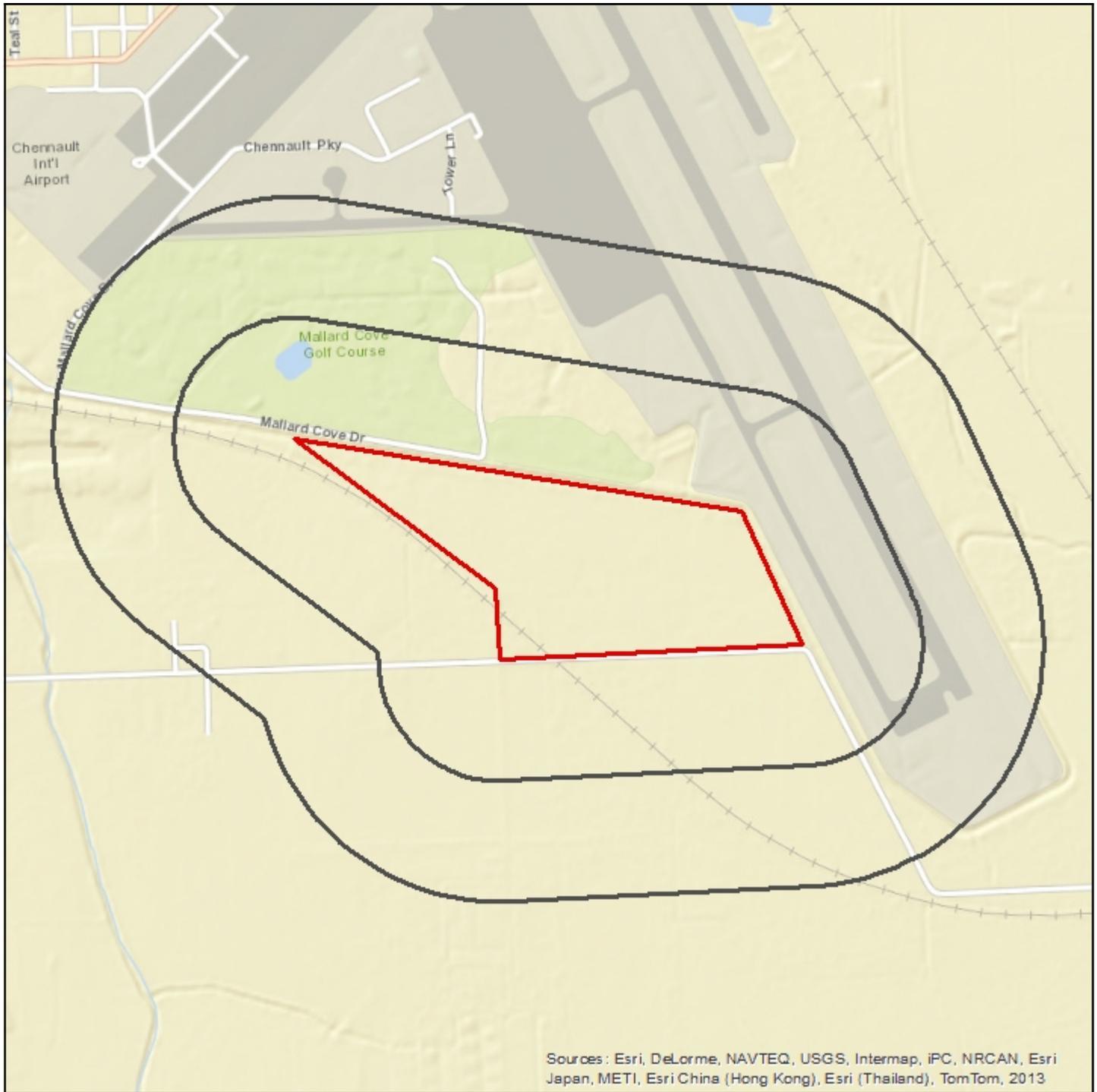
- |  |   |  |  |  |
|--|---|--|--|--|
| <span style="color: red;">●</span> Single Site   | <span style="color: red;">●</span> Cluster Site   | <span style="color: red;">■</span> Large Tract   | <span style="color: red;">■</span> Cluster Site with Large Tract   | <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Target Property |
| <span style="color: blue;">●</span> Single Site  | <span style="color: blue;">●</span> Cluster Site  | <span style="color: blue;">■</span> Large Tract  | <span style="color: blue;">■</span> Cluster Site with Large Tract  | <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Search Buffer |
| <span style="color: green;">●</span> Single Site | <span style="color: green;">●</span> Cluster Site | <span style="color: green;">■</span> Large Tract | <span style="color: green;">■</span> Cluster Site with Large Tract |  |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
- RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*
- ERNS, HW, RCRA, DRYC*

1 : 15,000  
 1 inch = 0.237 miles  
 1 inch = 1250 feet  
 1 centimeter = 0.150 kilometers  
 1 centimeter = 150 meters

Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' 00" North  
 Second Standard Parallel: 45° 00' 00" North  
 Central Meridian: 96° 00' 00" West  
 Latitude of Origin: 39° 00' 00" North



# Summary Map - 0.5 Mile Buffer



Sources : Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## Chennault Tract B11

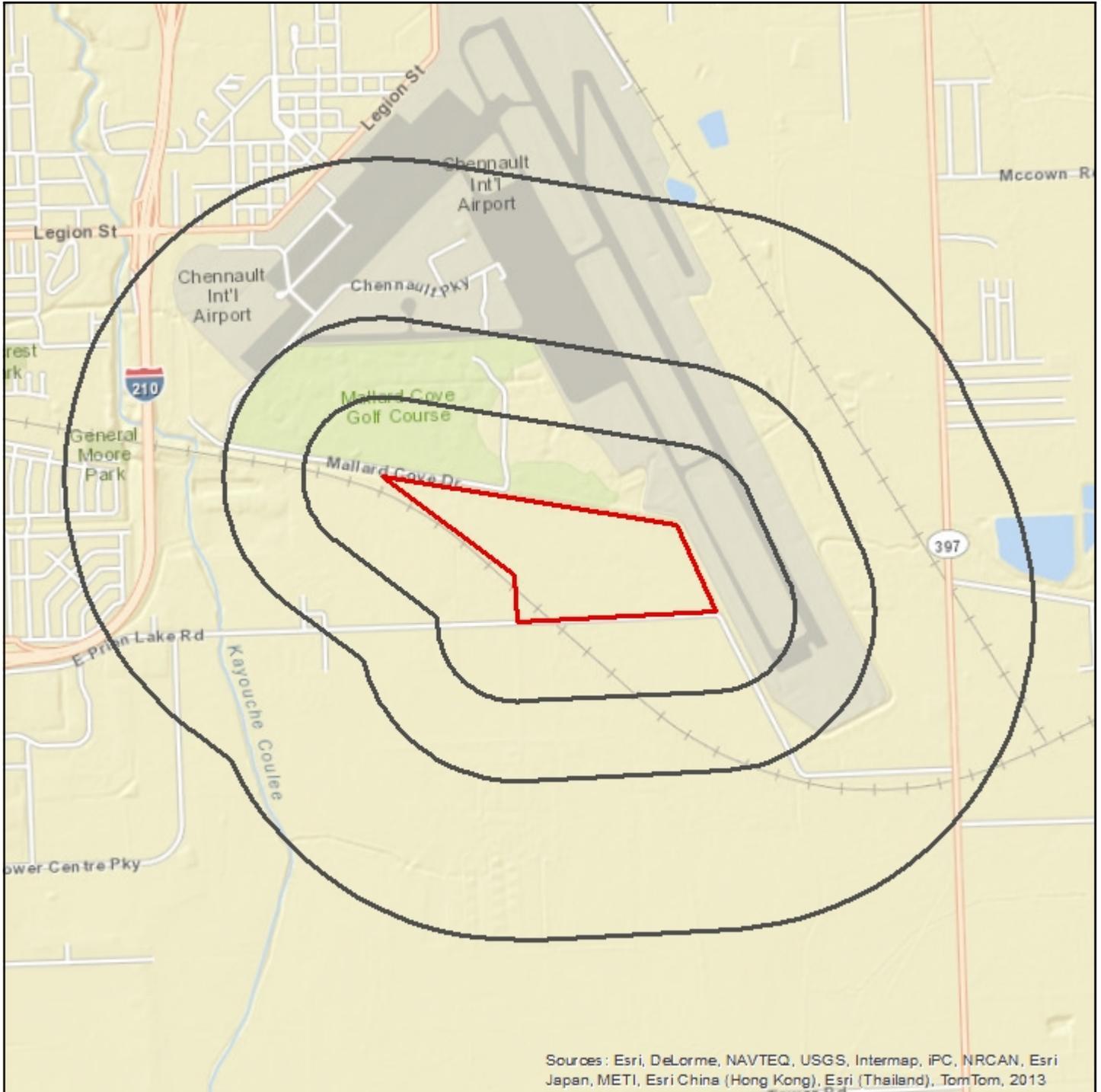
- |             |              |             |                               |                 |
|-------------|--------------|-------------|-------------------------------|-----------------|
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Target Property |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Search Buffer   |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract |                 |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*  
*RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*  
*ERNS, HW, RCRA, DRYC*

**1 : 19,000**  
 1 inch = 0.300 miles  
 1 inch = 1583 feet  
 1 centimeter = 0.190 kilometers  
 1 centimeter = 190 meters



Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' North  
 Second Standard Parallel: 45° 00' North  
 Central Meridian: 96° 00' West  
 Latitude of Origin: 39° 00' North

# Summary Map - 1 Mile Buffer



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## Chennault Tract B11

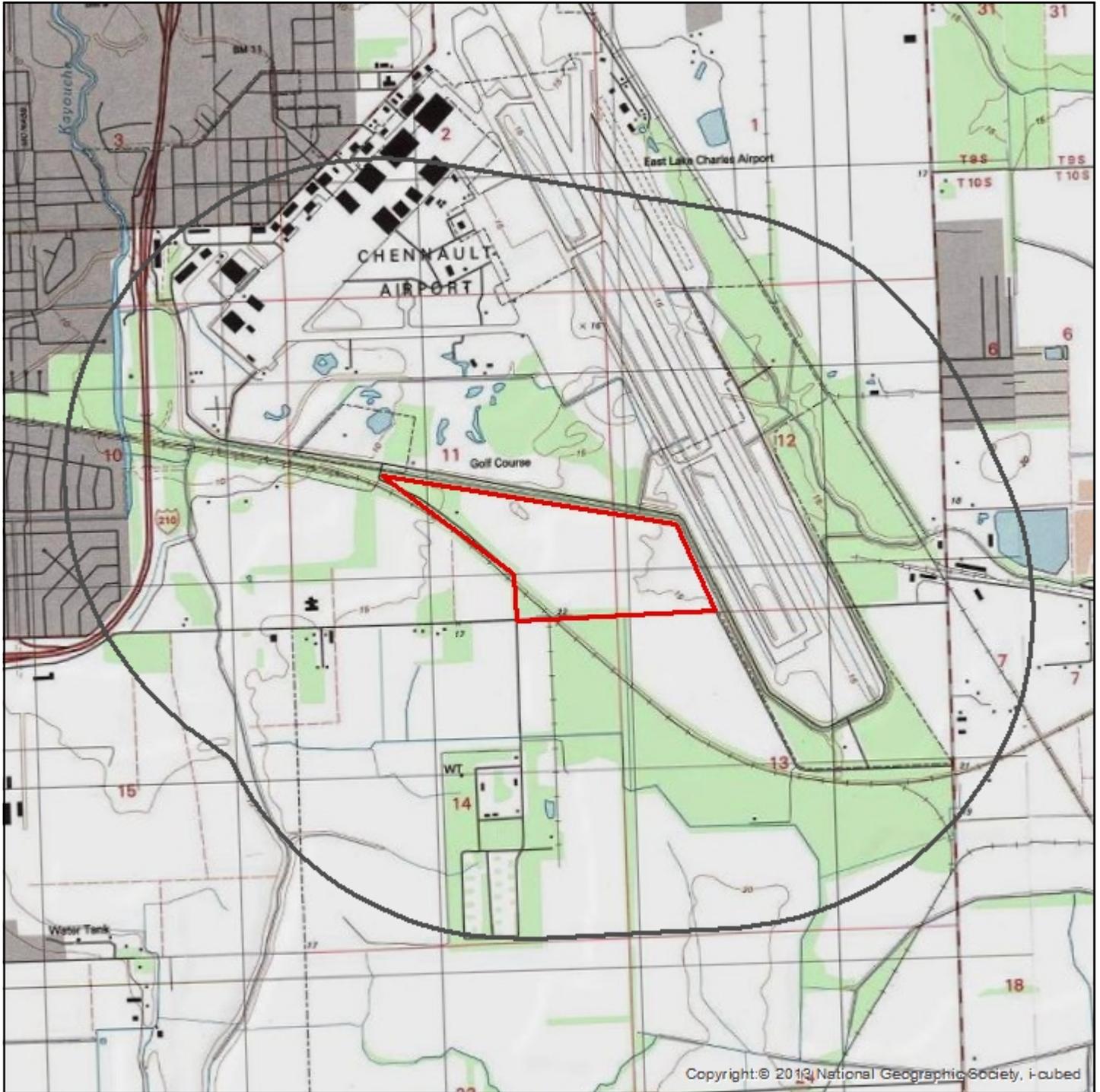
- |             |              |             |                               |                 |
|-------------|--------------|-------------|-------------------------------|-----------------|
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Target Property |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Search Buffer   |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract |                 |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*  
*RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*  
*ERNS, HW, RCRA, DRYC*

**1 : 29,000**  
 1 inch = 0.458 miles  
 1 inch = 2417 feet  
 1 centimeter = 0.290 kilometers  
 1 centimeter = 290 meters

Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' North  
 Second Standard Parallel: 45° 00' North  
 Central Meridian: 96° 00' West  
 Latitude of Origin: 39° 00' North



# Topographic Overlay Map - 1 Mile Buffer



Copyright: © 2013 National Geographic Society, i-cubed

## Chennault Tract B11

- Target Property
- Search Buffer

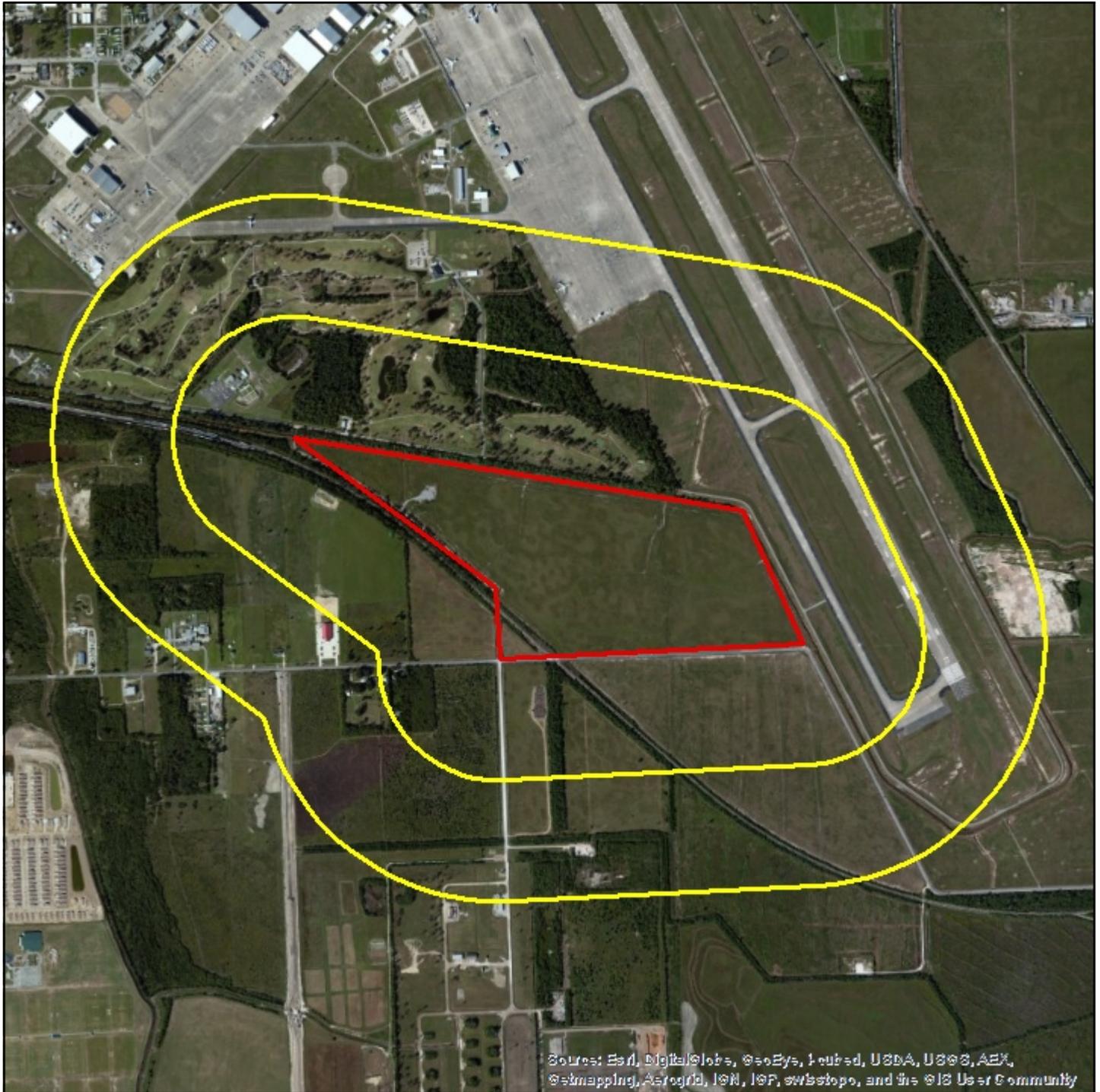
Target Property Quad Name  
Lake Charles (1977)

1 : 29,000  
 1 inch = 0.458 miles  
 1 inch = 2417 feet  
 1 centimeter = 0.290 kilometers  
 1 centimeter = 290 meters

Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' North  
 Second Standard Parallel: 45° 00' North  
 Central Meridian: 96° 00' West  
 Latitude of Origin: 39° 00' North



# Current Imagery Overlay Map - 0.5 Mile Buffer



Sources: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, U.S.G.S, AER, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

## Chennault Tract B11

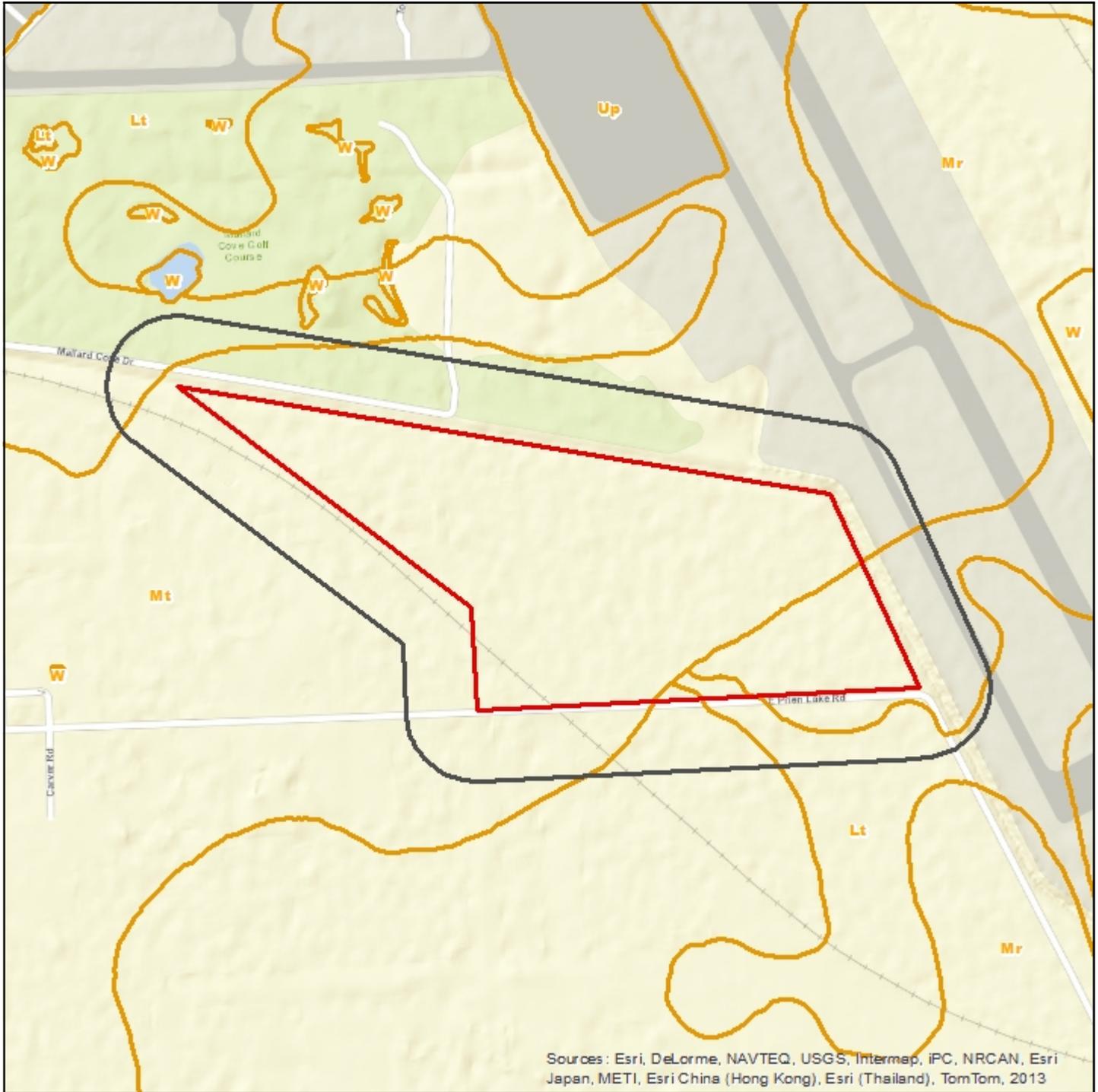
- |  |   |  |  |  |
|--|---|--|--|--|
| <span style="color: red;">●</span> Single Site   | <span style="color: red;">●</span> Cluster Site   | <span style="color: red;">■</span> Large Tract   | <span style="color: red;">■</span> Cluster Site with Large Tract   | <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Target Property   |
| <span style="color: blue;">●</span> Single Site  | <span style="color: blue;">●</span> Cluster Site  | <span style="color: blue;">■</span> Large Tract  | <span style="color: blue;">■</span> Cluster Site with Large Tract  | <span style="border: 1px dashed yellow; display: inline-block; width: 15px; height: 10px;"></span> Search Buffer |
| <span style="color: green;">●</span> Single Site | <span style="color: green;">●</span> Cluster Site | <span style="color: green;">■</span> Large Tract | <span style="color: green;">■</span> Cluster Site with Large Tract |  |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*  
*RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*  
*ERNS, HW, RCRA, DRYC*

**1 : 19,000**  
 1 inch = 0.300 miles  
 1 inch = 1583 feet  
 1 centimeter = 0.190 kilometers  
 1 centimeter = 190 meters



Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 0' 00" North  
 Second Standard Parallel: 45° 0' 00" North  
 Central Meridian: 96° 0' 00" West  
 Latitude of Origin: 39° 0' 00" North

# Soil Survey Map - 0.1 Mile Buffer



Sources : Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## Chennault Tract B11

- |  |   |  |  |  |
|--|---|--|--|--|
| <span style="color: red;">●</span> Single Site   | <span style="color: red;">●</span> Cluster Site   | <span style="color: red;">■</span> Large Tract   | <span style="color: red;">■</span> Cluster Site with Large Tract   | <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Target Property   |
| <span style="color: blue;">●</span> Single Site  | <span style="color: blue;">●</span> Cluster Site  | <span style="color: blue;">■</span> Large Tract  | <span style="color: blue;">■</span> Cluster Site with Large Tract  | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Search Buffer    |
| <span style="color: green;">●</span> Single Site | <span style="color: green;">●</span> Cluster Site | <span style="color: green;">■</span> Large Tract | <span style="color: green;">■</span> Cluster Site with Large Tract | <span style="border: 1px solid orange; display: inline-block; width: 15px; height: 10px;"></span> Soils Boundary |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
- RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*
- ERNS, HW, RCRA, DRYC*

1 : 13,000  
 1 inch = 0.205 miles  
 1 inch = 1083 feet  
 1 centimeter = 0.130 kilometers  
 1 centimeter = 130 meters



Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' North  
 Second Standard Parallel: 45° 00' North  
 Central Meridian: 96° 00' West  
 Latitude of Origin: 39° 00' North

**Soils** Chennault Tract B11**Soils Types Found**

|  |                |
|--|----------------|
| <b>Target Property</b>                     | Mt, Mr, Lt     |
| <b>Within 0.1 miles of Target Property</b> | Mt, Mr, Lt, Lt |

**Soil Type Descriptions****Lt - Leton silt loam**

|                                 |    |
|---------------------------------|----|
| <b>Hydric Status</b>            | 90 |
| <b>Minimum Depth to Bedrock</b> |    |

**Leton (90 percent)**

|   |                       |
|---|-----------------------|
| <b>Hydrologic Group</b>                     | High runoff potential |
| <b>Soil Drainage Class</b>                  | Poorly drained        |
| <b>Corrosion Potential - Uncoated Steel</b> | High                  |
| <b>Depth to Restrictive Feature</b>         |                       |

| Horizon | Soil Texture    | Upper Boundary | Lower Boundary | AASHTO     | Unified              |
|---------|-----------------|----------------|----------------|------------|----------------------|
| H1      | Silt loam       | 0 cm           | 86 cm          | A-4, A-6   | CL, CL-ML, SC, SC-SM |
| H2      | Sandy clay loam | 86 cm          | 157 cm         | A-6, A-7-6 | CL                   |

**Minor components (10 percent)****Mr - Edgerly loam, 0 to 1 percent slopes**

|                                 |   |
|---------------------------------|---|
| <b>Hydric Status</b>            | 9 |
| <b>Minimum Depth to Bedrock</b> |   |

**Edgerly (82 percent)**

|   |                       |
|---|-----------------------|
| <b>Hydrologic Group</b>                     | High runoff potential |
| <b>Soil Drainage Class</b>                  | Poorly drained        |
| <b>Corrosion Potential - Uncoated Steel</b> | High                  |
| <b>Depth to Restrictive Feature</b>         |                       |

| Horizon | Soil Texture | Upper Boundary | Lower Boundary | AASHTO     | Unified   |
|---------|--------------|----------------|----------------|------------|-----------|
| Ap      | Loam         | 0 cm           | 19 cm          | A-4, A-6   | CL, CL-ML |
| Bt      | Loam         | 19 cm          | 78 cm          | A-6, A-7   | CH, CL    |
| Btg     | Clay loam    | 78 cm          | 203 cm         | A-6, A-7-6 | CH, CL    |

**Leton (6 percent)****Kaplan (4 percent)****Vidrine (3 percent)****Crowley (2 percent)****Midland (2 percent)****Mowata (1 percent)****Mt - Mowata-Vidrine silt loams**

|                                 |    |
|---------------------------------|----|
| <b>Hydric Status</b>            | 55 |
| <b>Minimum Depth to Bedrock</b> |    |

**Mowata (55 percent)**

|   |                       |
|---|-----------------------|
| <b>Hydrologic Group</b>                     | High runoff potential |
| <b>Soil Drainage Class</b>                  | Poorly drained        |
| <b>Corrosion Potential - Uncoated Steel</b> | High                  |
| <b>Depth to Restrictive Feature</b>         |                       |

| Horizon | Soil Texture | Upper Boundary | Lower Boundary | AASHTO | Unified   |
|---------|--------------|----------------|----------------|--------|-----------|
| H1      | Silt loam    | 0 cm           | 53 cm          | A-4    | CL, CL-ML |
| H2      | Silty clay   | 53 cm          | 153 cm         | A-7-6  | CH, CL    |

**Soils** *Chennault Tract B11***Vidrine (35 percent)**

|   |                         |
|---|-------------------------|
| <b>Hydrologic Group</b>                     | High runoff potential   |
| <b>Soil Drainage Class</b>                  | Somewhat poorly drained |
| <b>Corrosion Potential - Uncoated Steel</b> | High                    |
| <b>Depth to Restrictive Feature</b>         |                         |

| Horizon | Soil Texture    | Upper Boundary | Lower Boundary | AASHTO          | Unified       |
|---------|-----------------|----------------|----------------|-----------------|---------------|
| H1      | Silt loam       | 0 cm           | 38 cm          | A-4, A-6        | CL, CL-ML, ML |
| H2      | Silty clay      | 38 cm          | 127 cm         | A-7-6           | CH, CL        |
| H3      | Silty clay loam | 127 cm         | 188 cm         | A-4, A-6, A-7-6 | CH, CL        |

**Minor components (10 percent)**

**Soils Descriptions** *Chennault Tract B11***AASHTO Classification Definitions**

|  |   |
|--|---|
| <b>A-1, A-1-a, A-1-b</b>               | Granular materials (35% or less passing No. 200 sieve), silt fragments, gravel and sand |
| <b>A-2, A-2-4, A-2-5, A-2-6, A-2-7</b> | Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand |
| <b>A-3</b>                             | Granular materials (35% or less passing No. 200 sieve), fine sand                       |
| <b>A-4</b>                             | Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils                  |
| <b>A-5</b>                             | Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils                  |
| <b>A-6</b>                             | Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils                 |
| <b>A-7, A-7-5, A-7-6</b>               | Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils                 |
| <b>A-8</b>                             | Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils                 |

**Unified Classification Definitions**

|  |   |
|--|---|
| <b>CH</b>  | Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay                       |
| <b>CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)</b> | Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay                    |
| <b>GC, GC-GM</b>   | Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel                                   |
| <b>GM</b>  | Coarse-grained soils, Gravels, gravel with fines, Silty Gravel                                    |
| <b>GP, GP-GC, GP-GM</b>  | Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel                                |
| <b>GW, GW-GC, GW-GM</b>  | Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel                                  |
| <b>MH, MH-A, MH-K, MH-O, MH-T</b>  | Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt                   |
| <b>ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)</b>        | Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt                         |
| <b>OH, OH-T (proposed)</b>   | Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt   |
| <b>OL</b>  | Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt |
| <b>PT</b>  | Highly organic soils, Peat  |
| <b>SC, SC-SM</b>   | Coarse-grained soils, Sands, sands with fines, Clayey Sand  |
| <b>SM</b>  | Coarse-grained soils, Sands, sands with fines, Silty Sand   |
| <b>SP, SP-SC, SP-SM</b>  | Coarse-grained soils, Sands, clean sands, Poorly Graded Sand                                      |
| <b>SW, SW-SC, SW-SM</b>  | Coarse-grained soils, Sands, clean sands, Well-Graded Sand  |

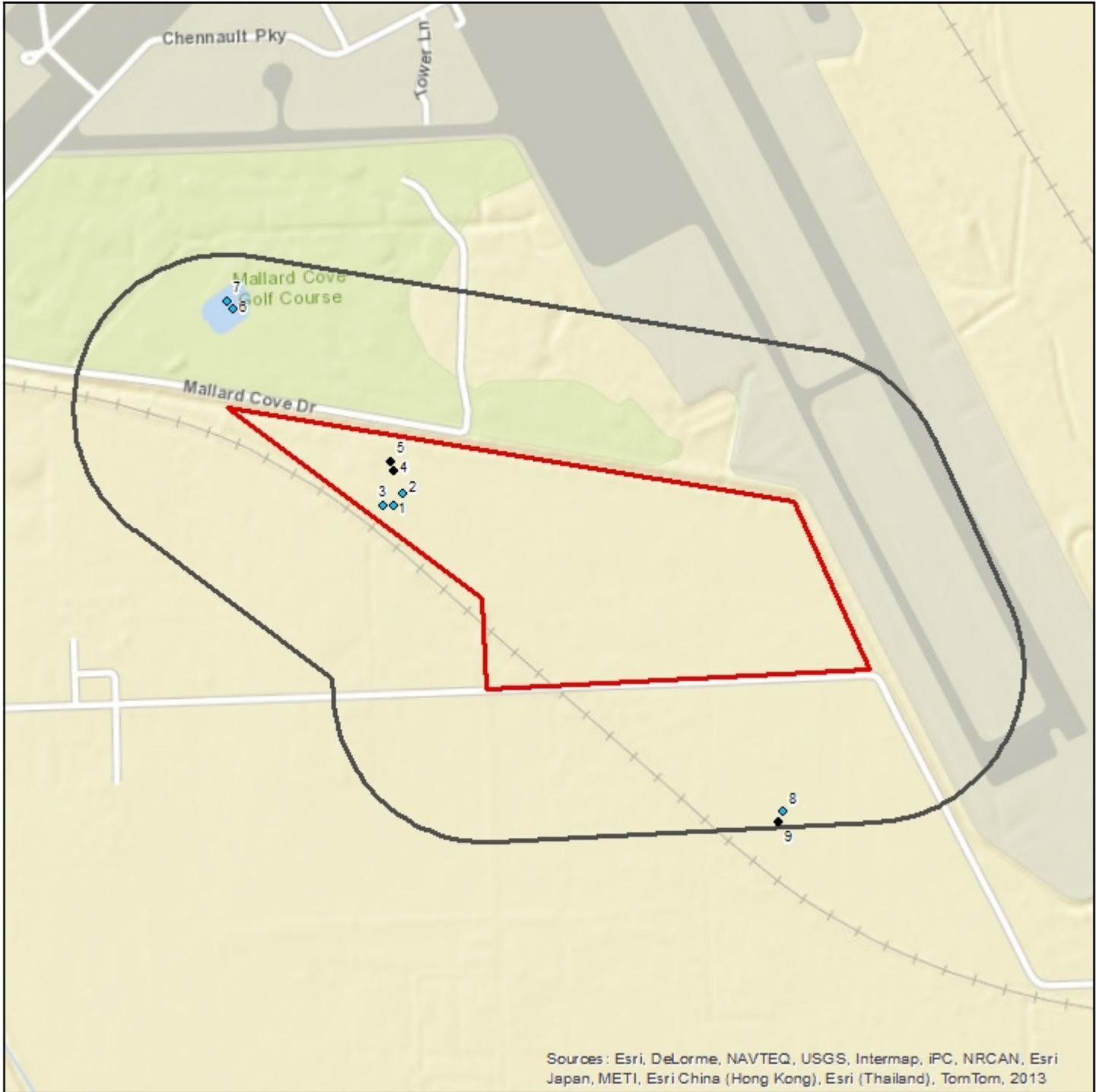
**Source**

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

**Disclaimer**

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

# Water & Oil/Gas Wells Map - 0.25 Mile Buffer



Sources : Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## Chennault Tract B11

- Single Water Well
- Water Well Cluster
- Single Oil/Gas/Other Well
- Oil/Gas/Other Well Cluster
- Water/Oil/Gas/Other Well Cluster

- ▭ Target Property
- ▭ Search Buffer

1 : 15,000  
1 inch = 0.237 miles  
1 inch = 1250 feet  
1 centimeter = 0.150 kilometers  
1 centimeter = 150 meters

Lambert Conformal Conic Projection  
1983 North American Datum  
First Standard Parallel: 33° 00' North  
Second Standard Parallel: 45° 00' North  
Central Meridian: 96° 00' West  
Latitude of Origin: 39° 00' North



**Water & Oil/Gas Wells** Chennault Tract B11

| Map ID | Well ID              | Owner                       | Well Type                               | Elevation |
|--------|----------------------|-----------------------------|---|-----------|
| 1      | 396195               | CPN ENTERPRISES             | Water: irrigation                       | 14 ft     |
| 2      | 405979               | MAYNE & MERTZ               | Water: plugged and abandoned rig supply | 14 ft     |
| 3      | 406172               | LEONARDS,ROBERT             | Water: domestic                         | 14 ft     |
| 4      | 170192221300         | MAYNE & MERTZ, INC.         | Oil & Gas: (N/A) (INACTIVE)             | 13 ft     |
| 5      | 170192220600         | MAYNE & MERTZ, INC.         | Oil & Gas: GAS (INACTIVE)               | 13 ft     |
| 6      | 395399               | BRYANT, LESTER              | Water: domestic                         | 7 ft      |
| 7      | USGS-301227093092901 | USGS                        | Water: Not Reported                     | 7 ft      |
| 8      | 396384               | AMOCO PROD CO               | Water: plugged and abandoned rig supply | 15 ft     |
| 9      | 170192106700         | BAYOU STATE OIL (LUBE UNIT) | Oil & Gas: (N/A) (INACTIVE)             | 16 ft     |

**Source**

U.S. Geological Survey, Louisiana Department of Natural Resources

**Disclaimer**

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

**Banks Environmental Data performed a thorough search and no mapped sites were found.**

**Unmapped Sites Summary** *Chennault Tract B11*

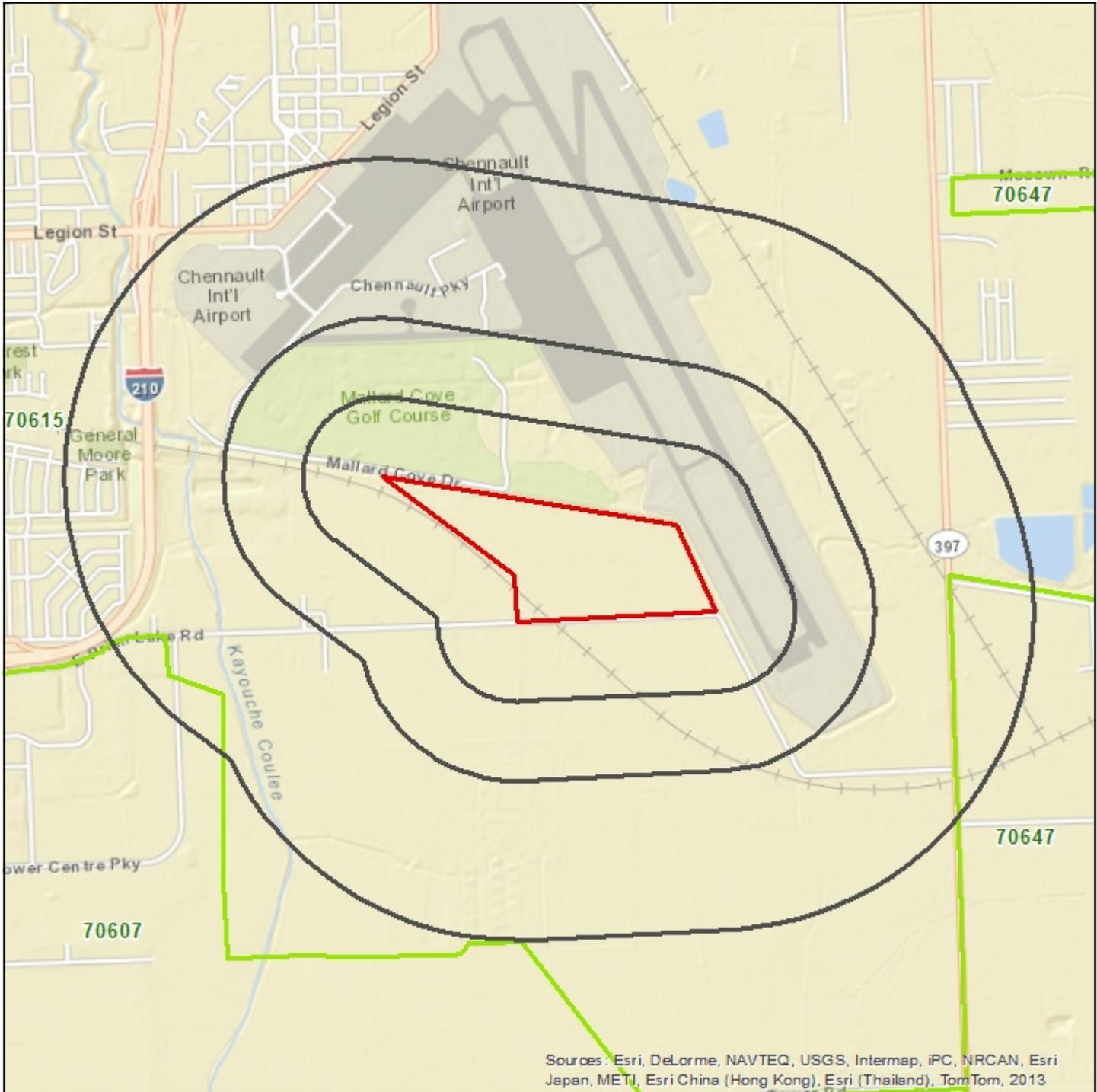
| Database | Facility Site Name | Facility Site Address | Site Details Page # |
|----------|--------------------|-----------------------|---------------------|
|----------|--------------------|-----------------------|---------------------|

\*Sites are sorted by database tier and database.

|      |  |  |    |
|------|--|--|----|
| ERNS |  | CHANAULT AIRBASE, LAKE CHARLES, LA       | 19 |
| ERNS |  | CHENALT AIRPARK, LAKE CHARLES, LA        | 20 |
| ERNS |  | TRACK 102, LAKE CHARLES, LA              | 21 |
| ERNS |  | MM 0, LAKE CHARLES, LA                   | 22 |
| ERNS |  | MILEPOST:210, LAKE CHARLES, LA           | 23 |
| ERNS |  | CALLER DOESNT KNOW THE, LAKE CHARLES, LA | 24 |
| ERNS |  | MILEPOST:216.6, LAKE CHARLES, LA         | 25 |
| ERNS |  | LAKE CHARLES, LA                         | 26 |
| ERNS |  | LAKE CHARLES, LA                         | 27 |
| ERNS |  | LAKE CHARLES, LA                         | 28 |
| LPST | Chennault Industrial Airpark Authority | Chenault Bldg B, Lake Charles, LA 70601  | 29 |
| PST  | Chennault Industrial Airpark Authority | Chenault Bldg B, Lake Charles, LA 70601  | 30 |

**End of Unmapped Sites Summary Section**

### Zip Code Map - 1 Mile Buffer



### Chennault Tract B11

- Target Property
- Search Buffer
- Zip Code Boundary

1 : 29,000  
 1 inch = 0.458 miles  
 1 inch = 2417 feet  
 1 centimeter = 0.290 kilometers  
 1 centimeter = 290 meters



Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 00' North  
 Second Standard Parallel: 45° 00' North  
 Central Meridian: 96° 00' West  
 Latitude of Origin: 39° 00' North

Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*

## ERNS - ERNS List

## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 182608

Secondary ID: NA

Banks ID: 182608

CHANAULT AIRBASE, LAKE CHARLES, LA

Contact:

|                                 |                                      |
|---------------------------------|--------------------------------------|
| <b>Responsible Party:</b>       | CONCRETE EATERS                      |
| <b>Incident Location:</b>       |                                      |
| <b>Incident Date/Time:</b>      | 6/24/1993 12:30 PM                   |
| <b>Cause of Incident:</b>       | EQUIPMENT FAILURE                    |
| <b>Description of Incident:</b> | CONCRETE PUMP/HYDRAULIC FILTER SPLIT |
| <b>Incident Type:</b>           | FIXED                                |
| <b>Additional Information:</b>  | WILL NOTIFY:STATE POLICE^^           |
| <b>Any Fatalities:</b>          | Unknown                              |
| <b>Number of Fatalities:</b>    |                                      |
| <b>Remedial Action Taken:</b>   | SORBENT PADS/OIL DRY^^               |
| <b>Medium Affected:</b>         | LAND                                 |
| <b>Medium Description:</b>      | CONCRETE                             |
| <b>Materials Spilled:</b>       | HYDRAULIC OIL                        |
| <b>Railroad Involved:</b>       |                                      |
| <b>Pipeline Type Involved:</b>  | UNKNOWN                              |
| <b>Source:</b>                  | UNAVAILABLE                          |

## Unmapped Sites Details: ERNS (MapID ) Chennault Tract B11



## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 194505

Secondary ID: NA

Banks ID: 194505

CHENALT AIRPARK, LAKE CHARLES, LA

Contact:

Responsible Party: GULF STATES UTILITIES

Incident Location:

Incident Date/Time: 8/25/1993 8:00 AM

Cause of Incident: EQUIPMENT FAILURE

Description of Incident: AN POLE MOUNTED OIL REGULATOR WAS DAMAGED WHEN THE POLE FELL DUE TO BEING ROTTEN

Incident Type: FIXED

Additional Information:

Any Fatalities: Unknown

Number of Fatalities:

Remedial Action Taken: THE SOIL IS BEING REMOVED AND ABSORBENTS ARE BEING USED

Medium Affected: WATER

Medium Description: ROAD SIDE DITCH

Materials Spilled: OIL, MISC: MINERAL

Railroad Involved:

Pipeline Type Involved: UNKNOWN

Source: UNAVAILABLE

## Unmapped Sites Details: ERNS (MapID ) Chennault Tract B11



## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 129334

Secondary ID: NA

Banks ID: 129334

TRACK 102, LAKE CHARLES, LA

Contact:

**Responsible Party:****Incident Location:****Incident Date/Time:** 7/28/1992 4:00 PM**Cause of Incident:** UNKNOWN**Description of Incident:** TRAIN CAR DERAILED WHEN IT WAS BEING SWITCHED**Incident Type:** RAILROAD**Additional Information:** MATERIAL IS NOT LEAKING. SOUTHERN PACIFIC, HAL PARKINS, ASKED NTSB TONOTIFY THE NATIONAL RESPONSE CENTER FOR THIS REPORT**Any Fatalities:** Unknown**Number of Fatalities:****Remedial Action Taken:** NONE**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Materials Spilled:****Railroad Involved:** SOUTHERN PACIFIC**Pipeline Type Involved:** UNKNOWN**Source:** UNAVAILABLE

Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 306631

Secondary ID: NA

Banks ID: 306631

MM 0, LAKE CHARLES, LA

Contact:

|                                 |   |
|---------------------------------|---|
| <b>Responsible Party:</b>       | UNION PACIFIC   |
| <b>Incident Location:</b>       |   |
| <b>Incident Date/Time:</b>      | 9/6/1995 7:30 PM  |
| <b>Cause of Incident:</b>       | UNKNOWN   |
| <b>Description of Incident:</b> | TRAIN ENGINE/DIESEL FUEL DUE TO DERAILMENT  |
| <b>Incident Type:</b>           | RAILROAD  |
| <b>Additional Information:</b>  |   |
| <b>Any Fatalities:</b>          | Unknown   |
| <b>Number of Fatalities:</b>    |   |
| <b>Remedial Action Taken:</b>   | RELEASE IS 50 GAL EVERY 15 MIN. ON-SCENE RESPONSE. VAC TRUCK ENROUTEDIGGING DITCH TO TRAP DEISEL. |
| <b>Medium Affected:</b>         | LAND  |
| <b>Medium Description:</b>      | SOIL  |
| <b>Materials Spilled:</b>       | OIL, FUEL: NO. 2-D  |
| <b>Railroad Involved:</b>       | UNION PACIFIC   |
| <b>Pipeline Type Involved:</b>  | UNKNOWN   |
| <b>Source:</b>                  | UNAVAILABLE   |

## Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*



### ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 387366

Secondary ID: NA

Banks ID: 387366

MILEPOST:210, LAKE CHARLES, LA

Contact:

#### Responsible Party:

#### Incident Location:

Incident Date/Time: 5/15/1997 12:45 PM

Cause of Incident: UNKNOWN

Description of Incident: TRAIN NO.1IAVLB14 / TRAIN WAS DERAILED SPEED OF TRAIN:55 MPH / DIRECTION:WESTBOUND

Incident Type: RAILROAD

#### Additional Information:

Any Fatalities: Unknown

#### Number of Fatalities:

#### Remedial Action Taken:

Medium Affected: RAIL REPORT (N/A)

#### Medium Description:

#### Materials Spilled:

Railroad Involved: UNION PACIFIC

Pipeline Type Involved: UNKNOWN

Source: UNAVAILABLE

Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*

## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 374878

Secondary ID: NA

Banks ID: 374878

CALLER DOESNT KNOW THE, LAKE CHARLES, LA

Contact:

|                                 |   |
|---------------------------------|---|
| <b>Responsible Party:</b>       | FLARE INC.  |
| <b>Incident Location:</b>       |   |
| <b>Incident Date/Time:</b>      | 1/29/1997 10:00 AM                                    |
| <b>Cause of Incident:</b>       | UNKNOWN   |
| <b>Description of Incident:</b> | TRACTOR TRAILERS / TRUCKS ARE LEAKING FROM UNDERNEATH |
| <b>Incident Type:</b>           | MOBILE  |
| <b>Additional Information:</b>  | CALLER DOESN'T HAVE ANY FURTHER INFORMATION           |
| <b>Any Fatalities:</b>          | Unknown   |
| <b>Number of Fatalities:</b>    |   |
| <b>Remedial Action Taken:</b>   | NONE  |
| <b>Medium Affected:</b>         | LAND  |
| <b>Medium Description:</b>      | ASPHALT /SOIL   |
| <b>Materials Spilled:</b>       | UNKNOWN OIL   |
| <b>Railroad Involved:</b>       |   |
| <b>Pipeline Type Involved:</b>  | UNKNOWN   |
| <b>Source:</b>                  | UNAVAILABLE   |

**Unmapped Sites Details: ERNS (MapID )** *Chennault Tract B11***ERNS - ERNS List****Source: EPA/National Response Center****NRC Report #: 465312****Secondary ID: NA****Banks ID: 465312**

MILEPOST:216.6, LAKE CHARLES, LA

Contact:

**Responsible Party:****Incident Location:****Incident Date/Time:** 11/24/1998 6:45 PM**Cause of Incident:** OTHER**Description of Incident:** FREIGHT TRAIN (NO.YAK5123) / TRAIN DERAILED WITH 4 OF ITS CARSSPEED OF TRAIN:15 MPH / DIRECTION:WESTBOUND**Incident Type:** RAILROAD**Additional Information:** THERE WERE NO CHEMICALS RELEASED IN THE INCIDENT**Any Fatalities:** Unknown**Number of Fatalities:****Remedial Action Taken:** NONE**Medium Affected:** RAIL REPORT (N/A)**Medium Description:****Materials Spilled:****Railroad Involved:** UNION PACIFIC**Pipeline Type Involved:** UNKNOWN**Source:** UNAVAILABLE

Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*

ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 736176

Secondary ID: NA

Banks ID: 736176

LAKE CHARLES, LA

Contact:

**Responsible Party:****Incident Location:** MILEPOST 218.08**Incident Date/Time:** 9/23/2004 6:09 PM**Cause of Incident:** OTHER**Description of Incident:** REPORTING A TRESPASSER FATALITY INVOLVED WITH A FREIGHT TRAIN.**Incident Type:** RAILROAD NON-RELEASE**Additional Information:** NO ADDITIONAL INFORMATION.**Any Fatalities:** Yes**Number of Fatalities:** 1**Remedial Action Taken:** AUTHORITIES ARRIVED ON SCENE**Medium Affected:** NON-RELEASE (N/A)**Medium Description:** TRESPASSER FATALITY**Materials Spilled:****Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE

Unmapped Sites Details: ERNS (MapID ) *Chennault Tract B11*

## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 641511

Secondary ID: NA

Banks ID: 641511

LAKE CHARLES, LA

Contact:

|                                 |  |
|---------------------------------|--|
| <b>Responsible Party:</b>       | UNION PACIFIC RAILROAD   |
| <b>Incident Location:</b>       | MILE POST 216  |
| <b>Incident Date/Time:</b>      | 4/7/2003 12:00 PM  |
| <b>Cause of Incident:</b>       | UNKNOWN  |
| <b>Description of Incident:</b> | THE CALLER STATED THAT A FREIGHT TRAIN GOING WEST FROM THE YARD DERAILED 8 CARS. THE CAUSE IS UNKNOWN. |
| <b>Incident Type:</b>           | RAILROAD   |
| <b>Additional Information:</b>  | THE CALLER HAD NO ADDITIONAL INFORMATION   |
| <b>Any Fatalities:</b>          | No   |
| <b>Number of Fatalities:</b>    |  |
| <b>Remedial Action Taken:</b>   | CONTRACTOR EN ROUTE  |
| <b>Medium Affected:</b>         | BALLAST  |
| <b>Medium Description:</b>      | BALLAST  |
| <b>Materials Spilled:</b>       | SILICA SAND  |
| <b>Railroad Involved:</b>       | UNION PACIFIC RAILROAD   |
| <b>Pipeline Type Involved:</b>  |  |
| <b>Source:</b>                  | TELEPHONE  |

**Unmapped Sites Details: ERNS (MapID )** *Chennault Tract B11***ERNS - ERNS List**

Source: EPA/National Response Center

NRC Report #: 765308

Secondary ID: NA

Banks ID: 765308

LAKE CHARLES, LA

Contact:

**Responsible Party:****Incident Location:** MILEPOST 217.52**Incident Date/Time:** 7/12/2005 9:15 PM**Cause of Incident:** DERAILMENT**Description of Incident:** CALLER REPORTED THAT 3 CARS OF A FREIGHT TRAIN DERAILED DUE TO UNKNOWN CAUSES. ONE OF THE DERAILED CARS WAS AN EMPTY RESIDUE HAZMAT CAR.**Incident Type:** RAILROAD**Additional Information:** NONE**Any Fatalities:** No**Number of Fatalities:****Remedial Action Taken:** CARS ARE BEING RERAILED**Medium Affected:** OTHER**Medium Description:** POTENTIAL RELEASE DUE TO DERAILMENT**Materials Spilled:****Railroad Involved:** UNION PACIFIC RAILROAD**Pipeline Type Involved:****Source:** TELEPHONE**End of ERNS Sites Section**

**Unmapped Sites Details: LPST (MapID )** *Chennault Tract B11*



**LPST - State/Tribal Leaking Storage Tank**

**LPST - State/Tribal Leaking Storage Tank** **Source: LADEQ**  
**Incident ID: 19842** **Agency Interest ID: 77389** **Banks ID: 19842**

Chennault Industrial Airpark Authority  
 Chenault Bldg B, Lake Charles, LA 70601  
 Contact:

**Status:** Closed  
**Leak Discovery Date:** 6/2/1989  
**Damage Description:**  
**Leak Closure Date:** 1/12/1999  
**Leak Substance:**  
**For more information on facility information, please visit LDEQ's Electronic Document Management System:**  
<https://edms.deq.louisiana.gov/app/security/logon.aspx>

| Tank #                             | #4647    | #4648    | #4649    |
|------------------------------------|----------|----------|----------|
| <b>Status:</b>                     | Removed  | Removed  | Removed  |
| <b>Capacity:</b>                   | 5000     | 8000     | 8000     |
| <b>Install Date:</b>               | 5/5/1976 | 5/5/1976 | 2/1/1987 |
| <b>Above or Below Ground Tank:</b> | below    | below    | below    |

**End of LPST Sites Section**

**Unmapped Sites Details: PST (MapID )** *Chennault Tract B11*



**PST - State/Tribal Storage Tank**

**PST - State/Tribal Storage Tank** **Source: LADEQ**

**Agency Interest ID: 77389** **Facility ID: 10001316** **Banks ID: 77389**

Chennault Industrial Airpark Authority  
 Chenault Bldg B, Lake Charles, LA 70601  
 Contact:

|                                    |               |               |               |
|------------------------------------|---------------|---------------|---------------|
| <b>Facility Owner Name:</b>        |               |               |               |
| <b>Facility Owner Address:</b>     |               |               |               |
| <b>Facility Owner City:</b>        |               |               |               |
| <b>Facility Owner State:</b>       |               |               |               |
| <b>Facility Owner Zip:</b>         |               |               |               |
| <b>Total Number of Tanks:</b>      |               |               |               |
| <b>Tank #</b>                      | <b>#4647</b>  | <b>#4648</b>  | <b>#4649</b>  |
| <b>Status:</b>                     | Removed       | Removed       | Removed       |
| <b>Capacity:</b>                   | 5000          | 8000          | 8000          |
| <b>Comments:</b>                   |               |               |               |
| <b>Install Date:</b>               | 5/5/1976      | 5/5/1976      | 2/1/1987      |
| <b>Closure Certification Date:</b> |               |               |               |
| <b>Above or Below Ground Tank:</b> | below         | below         | below         |
| <b>Construction Material:</b>      | Asphalt/Steel | Asphalt/Steel | Asphalt/Steel |
| <b>Piping Material:</b>            |               |               |               |
| <b>Tank Contents:</b>              | Gasoline      | Gasoline      | Gasoline      |
| <b>Automatic Tank Gauge:</b>       |               |               |               |
| <b>Inventory Control:</b>          |               |               |               |

**End of PST Sites Section**

Dataset Descriptions and Sources *Chennault Tract B11*

| Dataset  | Source | Dataset Description  | Update Schedule | Data Requested | Data Obtained | Data Updated | Source Updated |
|--|--------|--|-----------------|----------------|---------------|--------------|----------------|
| <b>NPL -- National Priority List</b>           | EPA    | NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program and CERCLIS. Also known as Superfund sites, the EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.                                   | Quarterly       | 01/18/2014     | 11/05/2013    | 11/05/2013   | 10/25/2013     |
| <b>DNPL -- Delisted National Priority List</b> | EPA    | DNPL is a list of all sites that have been deleted from the EPA NPL list. These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.  | Quarterly       | 01/18/2014     | 11/05/2013    | 11/05/2013   | 10/25/2013     |
| <b>CER -- CERCLIS</b>                          | EPA    | CERCLIS sites come from the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.   | Quarterly       | 01/18/2014     | 11/05/2013    | 11/05/2013   | 10/25/2013     |
| <b>CER NFRAP -- CERCLIS NFRAP</b>              | EPA    | CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.  | Quarterly       | 01/18/2014     | 11/05/2013    | 11/05/2013   | 10/25/2013     |
| <b>RCRA COR -- RCRA CORRACTS</b>               | EPA    | These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.   | Quarterly       | 11/19/2013     | 11/19/2013    | 11/19/2013   | 11/14/2013     |
| <b>RCRA TSD -- RCRA non-CORRACTS TSD</b>       | EPA    | This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.   | Quarterly       | 11/19/2013     | 11/19/2013    | 11/19/2013   | 11/14/2013     |
| <b>RCRA GEN -- RCRA Generators</b>             | EPA    | The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.                            | Quarterly       | 11/19/2013     | 11/19/2013    | 11/19/2013   | 11/14/2013     |
| <b>FED BWN -- Federal Brownfields</b>          | EPA    | A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.   | Quarterly       | 02/10/2014     | 02/10/2014    | 02/11/2014   | 01/31/2014     |
| <b>FED IC -- Federal Institutional Control</b> | EPA    | This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL). | Quarterly       | 02/10/2014     | 02/10/2014    | 02/11/2014   | 01/31/2014     |
| <b>FED EC -- Federal Engineering Control</b>   | EPA    | This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).  | Quarterly       | 02/10/2014     | 02/10/2014    | 02/11/2014   | 01/31/2014     |

Dataset Descriptions and Sources *Chennault Tract B11*

| Dataset  | Source                       | Dataset Description  | Update Schedule | Data Requested | Data Obtained | Data Updated | Source Updated |
|--|------------------------------|--|-----------------|----------------|---------------|--------------|----------------|
| <b>ERNS -- ERNS List</b>                           | EPA/National Response Center | ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.   | Annually        | 01/11/2014     | 01/18/2013    | 01/18/2013   | 12/31/2012     |
| <b>ST NPL -- State/Tribal Equivalent NPL</b>       | LADEQ                        | This database contains 2 different types of records of hazardous properties in Louisiana that are considered or have already been through remediation. A confirmed status denotes that assessments have been performed and a determination made that (1) hazardous waste or substances are present at the site and (2) these sites are under the jurisdiction of the Inactive and Abandoned Sites regulations. A potential status is an indicator that sites are either waiting to be assessed or the assessment (investigation) is in progress.   | Quarterly       | 12/30/2013     | 01/03/2014    | 01/03/2014   | 11/15/2013     |
| <b>ST CER -- State/Tribal Equivalent CERCLIS</b>   | NA                           | This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.   | NA              | N/A            | N/A           | N/A          | N/A            |
| <b>SWLF -- State/Tribal Disposal or Landfill</b>   | LADEQ                        | This database contains listings of all Type I, Type II, Type III C&D solid waste landfills registered with the Solid Waste Program for the state of Louisiana.   | Quarterly       | 11/19/2013     | 11/19/2013    | 11/19/2013   | 11/19/2013     |
| <b>LPST -- State/Tribal Leaking Storage Tank</b>   | LADEQ                        | This database is a list of all known leaking underground storage tanks as registered with the Remediation Services Division of the LDEQ. The Louisiana Department of Environmental Quality (LDEQ) migrated all environmental data to a new system in 1999. The old system consisted of many different databases with different formats to collect various types of data. The new system is now the primary tool used to track, collect and pull reports from DEQ data. After the migration took place the old database was locked and is no longer accessible. Prior to 1999 LDEQ reported LUSTs as individual instances of actual leaks. The new database reports LUSTs as tanks currently in remediation. Once a facility leak is evaluated and the remediation is closed, the site is no longer considered a 'LUST'. However, Banks will continue to report these sites as a LUST in the Regulatory Report. | Quarterly       | 12/30/2013     | 01/06/2014    | 01/06/2014   | 01/06/2014     |
| <b>LPST -- State/Tribal Leaking Storage Tank</b>   | EPA                          | The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.  | Quarterly       | 12/30/2013     | 01/16/2014    | 01/20/2014   | 01/13/2014     |
| <b>PST -- State/Tribal Storage Tank</b>            | LADEQ                        | This database is a list of all known underground and aboveground storage tanks registered with the Remediation Services Division of the LDEQ.  | Quarterly       | 12/30/2013     | 01/03/2014    | 01/03/2014   | 01/03/2014     |
| <b>PST -- State/Tribal Storage Tank</b>            | EPA                          | The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.  | Quarterly       | 12/30/2013     | 01/16/2014    | 01/20/2014   | 01/13/2014     |
| <b>ST IC -- State/Tribal Institutional Control</b> | LADEQ                        | This database contains state Voluntary Cleanup Program sites that have an Institutional Control (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.  | Quarterly       | 12/30/2013     | 01/03/2014    | 01/03/2014   | 01/02/2014     |
| <b>ST EC -- State/Tribal Engineering Control</b>   | LADEQ                        | This database contains state Voluntary Cleanup Program sites that have Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.  | Quarterly       | 12/30/2013     | 01/03/2014    | 01/03/2014   | 01/02/2014     |

Dataset Descriptions and Sources *Chennault Tract B11*

| Dataset                               | Source | Dataset Description   | Update Schedule | Data Requested | Data Obtained | Data Updated | Source Updated |
|---------------------------------------|--------|---|-----------------|----------------|---------------|--------------|----------------|
| VCP -- State/Tribal Voluntary Cleanup | LADEQ  | This database contains information about sites that have been placed in the Louisiana Voluntary Remediation Program (VRP). The mission of the program is to provide a mechanism by which property owners (or potential owners) or others can clean up contaminated properties and receive a release of liability for further cleanup of historical contamination at a site. This release of liability flows to future owners of the property as well. | Quarterly       | 12/30/2013     | 01/03/2014    | 01/03/2014   | 01/02/2014     |
| ST BWN -- State/Tribal Brownfield     | NA     | This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.  | NA              | N/A            | N/A           | N/A          | N/A            |
| HW -- State/Tribal Hazardous Waste    | LADEQ  | This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.  | NA              | N/A            | N/A           | N/A          | N/A            |
| RCRA -- RCRA                          | EPA    | This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.  | Quarterly       | 11/19/2013     | 11/19/2013    | 11/19/2013   | 11/14/2013     |
| DRYC -- Dry Cleaners                  | NA     | This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.  | NA              | N/A            | N/A           | N/A          | N/A            |

**Disclaimer** *Chennault Tract B11*

The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential inaccuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-13, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

RECORD OF VERBAL COMMUNICATION

Client: David Conner(SWLA), Larry Henson (LED) File No.: 11341.0

Project: B-11 Chennault SW(2&2A) Site (185)Acres Date: May 7, 2014

Subject: Historical Time: 3:30 p.m.

| <u>Name/Title</u>                      | <u>Company</u>               | <u>Phone No.</u> |
|--|------------------------------|------------------|
| Paul LeBlanc / Environmental Scientist | SJB Group, LLC               | 225-769-3400     |
| Keith Murray                           | Lake Charles Fire Department | 337-491-1360     |
|  |                              |                  |
|  |                              |                  |

Details of Communication:

SJB interviewed Chief Keith Murray to determine if he was aware of any releases of hazardous materials or petroleum products on or near the site. Chief Murray has been with the Lake Charles Fire Department for over 15 years. Chief Murray was familiar with the site and stated that the site has had no leaks, spills, fires, or hazardous waste that may have contaminated the area.

*Paul LeBlanc*

Paul LeBlanc-05/07/2014

Signature/Date

cc:

## RECORD OF VERBAL COMMUNICATION

Site Identification: B-11 Chennault SW (2&2A) 185 Acres

File No: 11341.0

Site Location: Along E. Prien Lake Road

Date: May 7th, 2014

Client: David Conner (SWLA), Larry Henson (LED)

Time: 4:30 pm

### Participants:

| <u>Name</u>               | <u>Company and Role</u>                    | <u>Telephone Number</u> |
|---------------------------|--|-------------------------|
| Paul LeBlanc III          | SJB Group, LLC/<br>Environmental Scientist | 225-769-3400            |
| Larry Henson/David Conner | Users                                      | 225-342-3000            |

*(The following interview questionnaire is designed to query the user about the referenced property in accordance with protocols established for conducting Phase I Environmental Site Assessments by the American Society for Testing and Materials under Standard E 1527-05.)*

### Questions:

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

**Answer: NO**

2. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

**Answer: NO**

3. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

**Answer: NO**

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you include that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

**Answer: 1. N/A 2. N/A**

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

- a. Do you know the past uses of the property?

**Answer: Vacant Grasslands**

- b. Do you know of specific chemicals that are present or once were present on the property?

**Answer: NO**

- c. Do you know of any spills or other chemical releases that have taken place at the property?

**Answer: NO**

- d. Do you know of any environmental cleanups that have taken place on the property?

**Answer: NO**

6. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

**Answer: NO**

± 185.0 acre site B-11 (Chennault SW 2 & 2a)



PHOTOGRAPH 1: View of the gravel road used to enter the property.



PHOTOGRAPH 2: View of the habitat to the northwest corner of the site.

± 185.0 acre site B-11 (Chennault SW 2 & 2a)



PHOTOGRAPH 3: Typical view of the habitat upland habitat across the site.



PHOTOGRAPH 4: View of the soil type taken near Sample Location #3.

± 185.0 acre site B-11 (Chennault SW 2 & 2a)



PHOTOGRAPH 5: View of drainage swell that runs through the center of the site.



PHOTOGRAPH 6: View of a portion of the site in which fill material was added.

± 185.0 acre site B-11 (Chennault SW 2 & 2a)



PHOTOGRAPH 7: View of hydric indicators scattered throughout the site.



PHOTOGRAPH 8: View of soils near Sample Location #4.

± 185.0 acre site B-11 (Chennault SW 2 & 2a)



PHOTOGRAPH 9: View of the site facing east.



PHOTOGRAPH 10 : View of Soils near Sample Location # 5.