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LOUISIANA ECONOMIC DEVELOPMENT INITIAL SITE EVALUATION

North University Site - 21.10 Ac. ±

Lafayette Parish, Louisiana

Prepared For: **Louisiana Economic Development**

December 2017

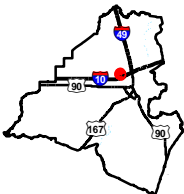
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ECONOMIC
DEVELOPMENT**

Map One - General Site Overview Map

- Key Site Points:**
- The site is located adjacent to the city limits of Lafayette.
 - The site is primarily accessed by LA Highway 182 that travels adjacent to the site.
 - The site is approximately 0.25 road miles north of Interstate 10. The site is approximately 1.60 road miles from the intersection of Interstate 49 and Interstate 10.
 - There are no rail lines within the vicinity of the site.

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North University Site
Lafayette Parish, LA

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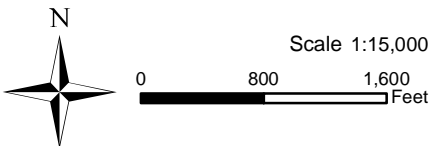
- Site Boundary (21.10 Ac. ±)
- City Limits
- Parish Boundary
- Civic Feature**
 - School
 - Cemetery
 - Church
 - Hospital
- Existing Roadway**
 - Interstate
 - US Highway
 - Urban State Highway
 - Rural State Highway
 - Local Roads
 - Stream



Date: 12/5/2017
Project Number: 213151
Drawn By: EEB
Checked By: TMK



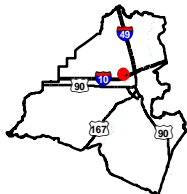
- General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Map Two - Existing Zoning Map

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- Site Boundary (21.10 Ac. ±)
- Lafayette Parish Zoning**
- IL - Industrial Light
 - RS-1 - Residential Single-Family
 - CH - Commerical Heavy
 - CM - Commerical Mixed
 - RM-1 - Residential Mixed
 - MN-1 - Mixed Use Neighborhood
 - City Limits
- Existing Roadway**
- Interstate
 - Urban State Highway
 - Rural State Highway
 - Local Roads
 - Stream



Date: 11/29/2017
Project Number: 213151
Drawn By: EEB
Checked By: TMK



Key Site Points:

- The site is located outside of the City Limits of Lafayette.
- The site is currently not in a zoning district. Nearby zoning districts include Industrial Light, Commercial Heavy, Commercial Mixed, and Residential Single Family.

SITE

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Scale 1:4,000

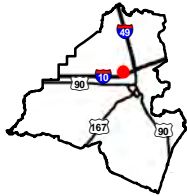
0 210 420 Feet

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 - 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 - Zoning data was derived from <http://lcm.maps.arcgis.com/apps/webappviewer/index.html?id=7a5890fd004b4c07911e3036f9d76131>

Map Three - Known Pipelines and Recognized Cultural Concerns

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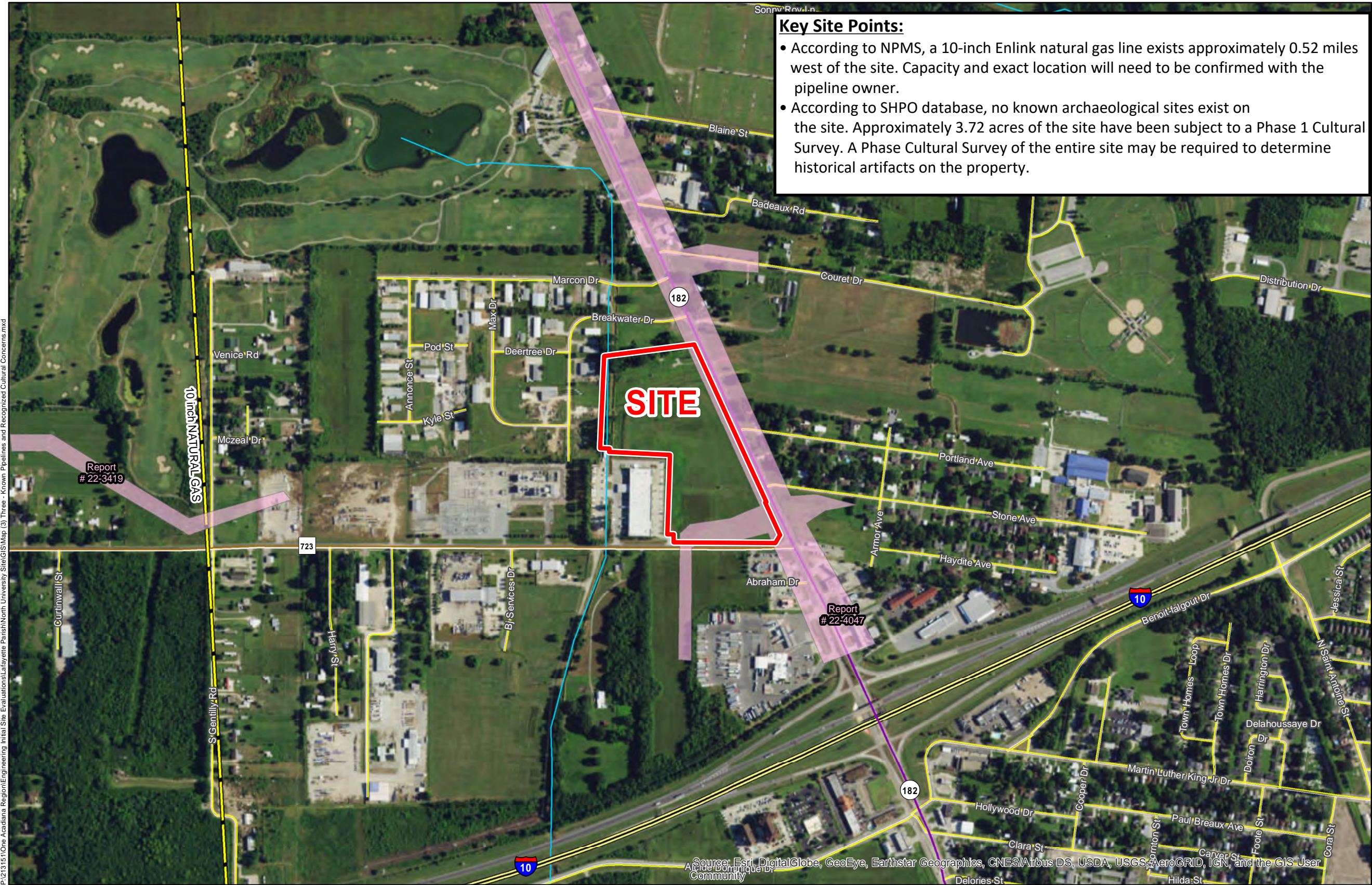
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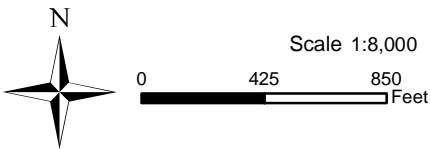
- Site Boundary (21.10 Ac. ±)
- Existing Phase I Cultural Resources Survey
- Pipeline Commodity
 - Natural Gas
- Existing Roadway
 - Interstate
 - Urban State Highway
 - Rural State Highway
 - Local Roads
 - Stream



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3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
4. 2015 aerial imagery from ESRI Online Basemaps and may not reflect current ground conditions.
5. Pipeline information from the National Pipeline Mapping System website (<http://www.npms.phmsa.dot.gov>), Louisiana One Call, IHS, Inc., LADNR SONRIS, and the individual pipeline operators.

Pipeline servitude information provided by the individual owners/operators. Exact field location has not been determined by survey. CSRS does not guarantee that all servitudes affecting the property are shown hereon.



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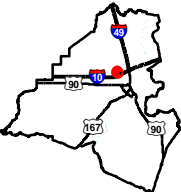
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Map Four - Flood Zone and Contours

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- Site Boundary (21.10 Ac. ±)
- Ground Elevation Contours
- Existing Roadway
 - Urban State Highway
 - Rural State Highway
 - Local Roads

Site Details

Appx. Site Size: 21.10 Ac. ±
Area in 1% Flood Zone: 0.00 Ac. ±



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Key Site Points:

- According to the effective and preliminary FEMA FIRM, the site is within Flood Zone X.
- According to LiDAR data, elevations on site range from 38-43 feet.



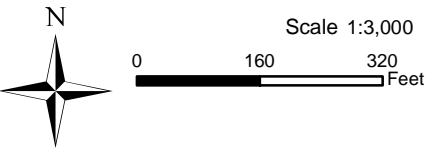
P:\213151\One Acadiana Region\Engineering\Initial Site Evaluations\Lafayette Parish\North University Site\GIS\Map (4) Four - Flood Zones and Contours.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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- Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp2.census.gov/geo/tiger/TIGER2013.
- 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
- Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance rating purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).

Preliminary FIRM Panel No 22055C0070J Dated 02/15/2017
Effective FIRM Panel No 22055C0025G Dated 01/19/1996



Map Six - Desktop Environmental Analysis

Key Site Points:

- Based on the Environmental Desktop Analysis, it is unlikely any Recognized Environmental Conditions exists on site.

NOTES:

- A review of the report provided by EDR revealed 19 listed sites within the MSD.

1. Please refer to the Environmental Due Diligence Table for a listing of the 19 records and details for each.

- A review of the EDR report shows no evidence of potential orphan sites.

- According to the EDR Light Box Map and Strategic Online Natural Resources Information System Interactive Maps, no oil/gas wells are located on the facility.

- A review of the EDR Light Box Map and SONRIS Interactive Maps show one active, domestic water well (Well ID: 055-236) and two active commercial public supply water wells (Well ID: 055-9169Z and 055-9381Z) within the site boundary.

- The National Pipeline Mapping System shows no pipelines within the property boundary.

- Based on this information, it is unlikely any Recognized Environmental Conditions exist on the North University Site.

This analysis does not constitute a Phase I Environmental Site Assessment (ESA) prepared using American Standards for Testing and Materials (ASTM) Standard E1527-13 for Phase I Environmental Site Assessments. This map is strictly for informational purposes only and does not qualify for Limited Liability Protection to CERCLA liability.

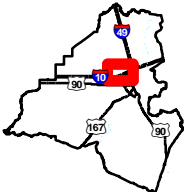
REFERENCE:

1. Records pertaining to properties within the ASTM Standard E1527-13 approximate minimum search distance (MSD) were reviewed in order to aid in the identification of known or potential recognized environmental conditions (RECs) on or near the property. The approximate MSD was measured from the subject property boundary with no adjustments. Information generated by the database search conducted by Environmental Data Resources, Inc. (EDR) report dated November 02, 2017.

2. Map generated utilizing available spatial data sets, aerial imagery, and best professional judgement.

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- Site Boundary (21.10 Ac. ±)
- One-Mile Buffer
- Listed Sites
- Known Transmission Pipelines
- Electric Transmission Lines**
 - Electric Transmission Line (In Service)
- Known Water Wells**
 - Water Wells
 - Domestic
 - Water Well (Plugged and Abandoned)
- SONRIS Wells**
 - Reverted to Single Completion; No Product Specified
 - Plugged and Abandoned Well
 - PERMIT EXPIRED
- Existing Roadway**
 - Interstate
 - Urban State Highway
 - Rural State Highway
 - Local Roads



Date: 12/4/2017
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Checked By: KKM



6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
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Environmental Due Diligence Table

Site No.	Name	Address	Databases Listed	Distance from Subject Property (miles)	Notes
1	Chevron Station Inc.	1737 N University Ave.	RCRA-SQG, FINDS, ECHO	0.033 SE	The facility generates more than 100kg and less than 1000kg of hazardous waste during any calendar month
2	Tuffy's Quickstop #2	1737 N University Ave.	REM, UST	0.033 SE	The facility has three underground storage tanks (Tank ID: 50804, 50805, And 50806). The facility underwent a RECAP workplan due to a LUST and receive a letter of No Further Action from LDEQ in 2006.
3	Clark Motor Sports	201 Breakwater Drive	EDR HIST Auto	0.035 NW	The facility appears to be no longer operationaly from aerial imagery, but operated as an automotive transmission repair shop from 1999-2003.
4	Wilbert Gary & Sons	107 Portland Ave	UST	0.074 E	The facility has one removed UST (Tank ID: 4840).
5	Jubilee Store #8627	1734 N University Ave	UST, SPILLS, REM	0.092 SE	The facility has six active USTs (Tank ID: 18153, 18154, 18155, 18156, 18157 and 18158). The facility has a history of reportable spills but has received letters of No Further Action Required for each incident.
6	SMS Inc.	1734 N University Ave	EDR HIST Auto	0.092 SE	The facility is now the Jubilee Store #8627 was operational as a gasoline service stations from 1982-1983.
7	Camelia Cleaners	101 Couret Dr	DRYCLEANERS	0.128 N	The facility is no longer operational based on aerial imagery. No violations found.
8	Lafayette Travel Center	1701 N University Ave	RCRA-CEQG, LUST, SPILLS, ICIS, FINDS, ECHO, NPDES, REM	0.139 SSE	The facility generates 100 kg or less of hazardous waste per calendar month and accumulates 1000 kg or less of hazardous waste at any time. The facility has two removed USTs (Tank ID: 26186 and 50565) and six active USTs (Tank ID: 26187, 26188, 26189, 26190, 26191, and 70276). The facility entered into ground water remediation and recieved a letter of No Further Action in 2017.
9	Yellow Cab of Acadiana	155 Couret Dr	RCRA NonGen / NLR, FINDS, ECHO	0.143 NNE	The facility do not presently generate hazardous waste and no violations were found for the facility
10	Texaco SVC Station	1700 N University Ave	RCRA-CESQG, FINDS, ECHO	0.160 SE	The facility generates 100 kg or less of hazardous waste per calendar month and accumulates 1000 kg or less of hazardous waste at any time. No violations were found.
11	Circle K #6832	1700 N University Ave	UST	0.160 SE	The facility has four removed USTs (Tank ID: 30170, 30171, 30172, and 30173) and two active USTs (Tank ID: 67746 and 67747).
12	Baker Hughes Oilfield Operations Inc.	102 BJ Serivce Dr	RCRA-SQG	0.224 SW	The facility currently generates more than 100 and less than 1000 kg of hazardous waste during any calendar month.
13	Gas Compression Services Inc.	203 Annonce St	RCRA-CESQG, FINDS, ECHO	0.235 WNW	The facility generates 100 kg or less of hazardous waste per calendar month and accumulates 1000 kg or less of hazardous waste at any time. No violations were found.
14	All State Portable Building	2118 N University Dr	UST	0.235 WNW	The facility has for one removed UST (Tank ID: 41493). No violations were found.
15	Auto Tech Car Care Center	2118 N University Dr	RCRA-CESQG, FINDS, ECHO	0.235 WNW	The facility generates 100 kg or less of hazardous waste per calendar month. The facility received a notice of noncompliance in 1991 for failing to conduct a hazardous waste spill determination. The facility completed the compliance order in 1993.
16	RBG USA Inc.	201 Annonce St	RCRA-CEQSG	0.236 WNW	The facility generates 100 kg or less of hazardous waste per calendar month. No violations were found.
17	Honda of Lafayette	1708 N University Ave.	RCRA-CESQG, FINDS, ECHO	0.240 SE	The facility generates 100 kg or less of hazardous waste per calendar month. No violations were found.
18	Northside Exxon 50741	1603 N University Ave	Hist LUST	0.372 SSE	In 1998, the facility was investigated for threee removed USTs that had taken on water. LDEQ conducted on and offsite invesitgations and issued a letter of No Further Action in 1998.
19	T&L Food Mart	1500 N University Ave	Hist LUST, UST, REM	0.416 SE	The facility has three removed USTs (Tank ID: 28820, 28821, and 28822) and two active USTs (Tank ID: 67839 and 67840). Remediation efforts were closed in 2005 for a LUST and received a notice of No Further Action.

Key to Database Names:

NPDES: LPDES (Louisiana Pollutant Discharge Elimination System) Permits Database
LDEQ: Louisiana Department of Environmental Quality
ECHO: Enforcement & Compliance History
FINDS: Facility Index System/Facility Registry
RCRA: Resource Conservation & Recovery Act
RCRA Non Gen/NLR: non-generator of hazardous waste/ no longer regulated
EDMS: LDEQ Electronic Document Management System
RCRA SQG: Small Quantity Generator
RCRA CESQG: Conditionally Exempt Small Quantity Generator
UST: Underground Storage Tank Louisiana database
HIST
LUST: Leaking Underground Storage Tank reported up until Nov. 1999
EDR HIST AUTO: EDR Exclusive Historic Gas Stations
LUST: Leaking Underground Storage Tanks
SPILLS: land spills or releases reported to Emergency Response Section of LDEQ
DRYCLEANERS: listing of drycleaner facilities reported to LDEQ
REM: Remediation Services Division reports

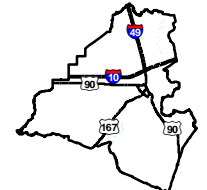
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