

**Exhibit T - Phase I  
Environmental Site  
Assessment & Letter**

October 22, 2015

Mr. Larry Henson  
Louisiana Economic Development (LED)  
1051 North Third St.  
Baton Rouge, LA 70802-5239

Mr. David Conner  
Southwest Economic Development Alliance (SWLA)  
P.O. Box 3110  
Lake Charles, LA 70602

RE: H.C. Drew Property (+/- 183 Acres)  
Phase I Environmental Site Assessment

Dear Gentlemen:

SJB Group, LLC (SJB) has been authorized by Louisiana Economic Development (LED and Southwest Louisiana Economic Alliance (SWLA) to perform due diligence investigations to determine the existence of fatal flaws, if any, that would inhibit the development of H.C. Drew Property (1,000 Acres) – Development Area (+/- 183 Acres), located west of the City of Sulphur, in Calcasieu Parish, Louisiana.

The attached report presents the findings of the Phase I Environmental Site Assessment (ESA) for the site. The Phase I ESA was performed by SJB Group, LLC of Baton Rouge, LA.

Please feel free to contact me at (225) 769-3400, at any time, should you have any questions or need further information.

Sincerely,

**SJB GROUP, LLC**



Andy Hursey, PLA, MBA  
Landscape Architect

Enclosure: Phase I Environmental Site Assessment

Parks & Planning

Transportation

Site Development

Utility Systems

Land Surveying

Construction Services

Environmental Services

Real Estate Services

P. O. Box 1751

Baton Rouge, Louisiana

70821-1751

(225) 769-3400

Fax (225) 769-3596

www.sjbgroup.com

# Phase I Environmental Site Assessment


± 1,000 acre Site B93 – H.C. Drew Property  
Located at the S.E. corner of Highway 90 & Fabacher Road  
Sulphur, Calcasieu Parish, Louisiana

for

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

Mr. Larry Henson  
Louisiana Economic Development (LED)  
1051 North Third Street  
Baton Rouge, LA 70802-5239

Submitted by:

  
Paul LeBlanc, III  
Environmental Scientist II

Prepared by:

**SJB**  **GROUP, LLC**  
Q U A L I T Y   B Y   D E S I G N

April 2014  
Ref. 11341.7

P. O. Box 1751  
Baton Rouge, LA 70821-1751  
(225) 769-3400 Office  
(225) 769-3596 Fax

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**± 1,000 acre site (HC Drew Property)  
Located near the Junction of  
Fabacher Road and U.S. Hwy 90 (SE corner)  
Sulphur, Calcasieu Parish, Louisiana**

**For**

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

**Mr. Larry Henson  
Louisiana Economic Development (LED)  
1051 North Third Street  
Baton Rouge, LA 70802-5239**

**APRIL 2014**

**Ref. 11341.7**

**SJB GROUP, LLC  
P.O. Box 1751  
Baton Rouge, LA 70821-1751  
(225) 769-3400 Office;  
(225) 769-3596 Fax**



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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 Development Area A (+/- 183 acres) and Development Area B (+/- 274 acres) within a larger ±1,000 acre tract located west of Sulphur, Calcasieu Parish, Louisiana. A vicinity map identifying the sites' general locations 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 sites and their 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 April 7<sup>th</sup> & 8<sup>th</sup> of 2014, SJB's environmental specialists performed a site reconnaissance of the subject property and its adjacent lands. The sites consists of prior converted agricultural croplands that are being used for cattle pastures. 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 sites' 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 1941, show the past uses of the sites consisting primarily of a mixed agricultural farming practices.

Based on interviews with people knowledgeable of the sites' 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.



## 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 Development Area A (+/- 183 acres) and Development Area B (+/- 274 acres) within a larger ±1,000 acre tract located off of Hwy 90 and Fabacher Road, west of Sulphur, Calcasieu Parish, Louisiana.; hereafter referred to as the sites. It is our understanding that the sites are currently being marketed by SWLA and LED for possible future industrial development. The purpose of this Phase I ESA effort is 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 sites and their 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 serves 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 sites;
- 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 sites, 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 sites and surrounding properties;
- Inspection of the sites 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 within the illustrated boundaries for Development Area A and Development Area B 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 always 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 sites are located west of Sulphur, Calcasieu Parish, Louisiana. Development Area A is geographically located at latitude 30.227148 and longitude -93.511193 or the southeast corner of the junction with Fabacher Road and Old Hwy 90. Development Area B is geographically located at latitude 30.227361 and longitude -93.495444. The sites are in Section 4 & 5, Township 10 South, Range 12 West, Calcasieu Parish. Figure 1 is a vicinity map showing the location of the sites.

#### 3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The surveyed parcels include two potential development areas, identified as Development Area A and Development Area B, are located on the south side of Hwy 90 and east side of Fabacher Road. Development Area A is generally rectangular in shape with rough dimensions of 9,250 feet (frontage along Fabacher Rd) by 5,000 feet (frontage along US Highway 90). Development Area B is generally rectangular in shape with rough dimensions of 1,982 feet (frontage along Fabacher Rd) by 4,025 feet (frontage along US Highway 90). Development Area B is generally rectangular in shape with rough dimensions of 2,967 feet by 4,025 feet (frontage along US Highway 90). Development Area A is accessible by both US Hwy 90 and Fabacher Road, while Development Area B is accessible by US Highway 90. The areas consists of maintained agricultural fields that were previously used for agriculture purpose such as rice fields, soy bean, and milo fields. Figure 2 is a site plan identifying features observed during the inspection of the sites.

#### 3.3 CURRENT USE OF THE SITE

The areas are currently used for grazing cattle. There are several fenced in areas in which the owners transfer cattle from one field to the next. Maintenance of the areas occurs frequently and some heavy farming equipment is present on the sites.

#### 3.4 CURRENT USE OF THE ADJOINING PROPERTIES

The areas bordered to the north, south, east, and west by vacant agricultural fields and cattle pastures. A small portion of the central northern adjoining property consists of what appears to be a natural gas platform along Highway 90.

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

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

Reports of previous investigations of the sites 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 sites.

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

Specialized knowledge related to the sites may be available from the current owner, the current client, the site occupant, or other sources. The current owner, H.C. Drew, LLC, stated that they have owned the sites for over 100 years and it has always been used for agricultural purposes.

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

H.C. Drew, LLC, the current property owner, informed SJB that to their knowledge, the sites have always been used as agricultural practices such as rice fields, milo, soy fields, and crawfish ponds in the past. They stated that the sites are used primarily as a cattle pastures and that to the best of their knowledge, hazardous and/or petroleum products have never been stored or used on the sites other than for farming purposes such as fueling tractors and equipment.

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

Interviews conducted indicated that there was no valuation reduction of these sites 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 sites are currently owned by H.C. Drew, LLC and has been and has been used to graze cattle for over 15 years.

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 sites in order to qualify the sites for potential future development.

#### **5.0        ENVIRONMENTAL RECORDS REVIEW**

##### **5.1        COMMERCIAL DATABASE SEARCH**

SJB accessed data from 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 1 database entry within the minimum search limits prescribed by the ASTM Standard and 1 unmappable entry. These entries are considered unmappable because insufficient geocode information was available to facilitate accurate mapping. The sites were not listed in the databases searched by Banks. The mapped entry included one RCRA-TSD site. The sites were not listed in all databases searched by Banks.

The RCRA-TSD site listed in the EDR report includes Choupique Enterprises, Inc. (Rice Dryer Road). No violations were found for any of the RCRA-SQG site listed above.

SJB reviewed the unmapped database site and determined that database entry does not represent a potential environmental threat to the sites due to the distance from the sites, 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 listed three (3) oil/gas wells within the boundaries of Development Area A and two (2) oil/gas wells within the boundaries of Development Area B. All oil/gas wells are inactive and have been closed.

## **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 sites is constant at 15 feet above mean sea level. During the site visit it was noted that Highway 90 and Fabacher Road do appear slightly higher than the sites. Therefore, any petroleum and/or chemical release along the roadway adjacent to the site has the potential to runoff on to the site.

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

The sites are underlain by Edgerly loam, Leton silt loam, and Mowata-Vidrine silt loam soils. Edgerly loam consists of soils poorly drained, moderately slow permeable with moderate runoff potential. Leton silt loam silt loam consists of soils poorly drained, moderately slow permeable with low runoff potential. Mowata-Vidrine silt loam silt loam consists of soils poorly drained, slow permeable with low runoff potential

### 5.3.3 SITE HYDROGEOLOGY

Groundwater flow direction for the sites is best determined using site-specific well data. Site-specific well data was not provided in the Banks Database Report. However, given the relative level surrounding terrain and lack of any significant hydrological surface features such as lakes, rivers, ponds, lower drainage structures, etc. that may carry contaminants into the groundwater, 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 3700 Old Highway 90, Sulphur/Vinton, Calcasieu Parish Louisiana. Banks Environmental Data, Inc. has concluded the historical tenant search resulted in a "Negative Search". This means that the subject sites and surrounding area was not identified in the available Sulphur/Vinton (Lake Charles-Calcasieu Parish) LA directories.

No businesses, which may have the potential for environmental concerns, were identified on or near the sites 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 1955, 1975, and 1994 as well as historical aerial photographs from 1940, 1953, 1963, 1968, 1998, 2006, and 2013 were obtained and reviewed to determine past land uses on and nearby the sites. Exhibits 1 through 10 are reproductions of these maps and photographs. Observations made from the topographic and photographic follow:

- 1940. On the 1940 aerial photograph, the sites are shown as agricultural farming practices with structures located along the northern and central portion of the property boundary.
- 1953. On the 1953 aerial photograph, the sites appear unchanged since the 1940 aerial photograph other than a structure being add to the northwestern corner of the site.
- 1955. On the 1955 topographical map, the site appears to have four (4) structures located throughout the site.

- 1963. On the 1963 aerial photograph, the sites appear unchanged since the 1953 aerial photograph.
- 1968. On the 1968 aerial photograph, the sites appear unchanged since the 1953 aerial photograph other than the farming equipment and building moved towards the north central portion of the site.
- 1975. On the 1975 topographic map, the sites are shown to have six buildings located throughout the property that appear to be five residential dwellings or buildings and one barn or storage building.
- 1994. On the 1994 topographical map, the sites appear to have changed since the 1975 topographical map. The map shows only two residential dwellings or buildings and no longer show a barn or storage building.
- 1998. On the 1998 aerial photograph, the sites appear to show only one building along the northern boundary near the center of the site. It appears that its primary use is no longer agricultural farming, but is in transitional stages as being used for cattle grazing pastures.
- 2006. On the 2006 aerial photograph, the sites appear to no longer have any structure located on the property. The sites appear to still be used as pasture land for cattle grazing.
- 2013. On the 2013 aerial photograph, the sites appear unchanged from the 2003 aerial photograph.



## 6.0 SITE RECONNAISSANCE

On April 7th and 8th, 2014, SJB's environmental specialists, performed a site reconnaissance of the subject areas of the property and its adjacent properties. All exterior portions of the sites were observed by walking, and all adjacent properties were observed from the sites perimeter and public roads. Selected photographs are included herein in the appendices.

### 6.1 GENERAL SITE SETTING

The sites are located off of Hwy 90 and Fabacher Road, west of Sulphur, Calcasieu Parish, Louisiana. It is accessible from Fabacher Road. The site consists of maintained agricultural fields that were previously used for agriculture purpose such as rice fields, soy bean, and milo fields. The sites are currently being used for grazing cattle.

### 6.2 EXTERIOR OBSERVATIONS

The sites consist of a relatively flat pasture areas that slops gradually to the east. The sites appear level with the surrounding areas and consists of herbaceous plant species with some small trees and wooded areas scattered throughout. No odors, stressed vegetation, or stained soils were observed on the sites.

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

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

SJB observed some construction debris that constitutes as solid waste storage or disposal areas during the site inspection. None of the debris appear to be hazardous or petroleum based of any kind.

#### **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 southern portion of the property. Hwy 90 and Fabacher Road appear higher than the property. No, pits, or lagoons were observed on the sites, however, a shallow pond used as a watering hole for cattle is located on the sites.

#### **6.2.7 WATER WELLS**

According to the Banks Database Report, two (2) water wells are present within Development Area A and one (1) water well is present within Development Area B. All water wells were listed as plugged and abandon.

### **6.3 INTERIOR OBSERVATIONS**

There are no buildings currently existing on the sites.

### **6.4 AREA RECONNAISSANCE SURVEY**

Adjacent properties were evaluated for indications of activities that could impact the sites. The eastern, western, and southern border of the property consist of pastures and agricultural fields. The northern adjoining property consists of frontage with Old Hwy 90.

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

## 7.0 PERSONAL INTERVIEWS

SJB interviewed two individuals knowledgeable of the sites' condition and history. SJB interviewed H.C. Drew, LLC (Owner) and Jerry Merchant Vinton Fire Department.

H.C. Drew, LLC, who is the current property owner, stated that they are not aware of any historical uses of the sites involving hazardous materials or petroleum products. They stated that to the best of their knowledge the property has always been used as agricultural purposes such as rice fields, Milo fields, Soybean crop, and is now used for cattle pastures.

Mr. Jerry Merchant has been with the Vinton Fire Department over 20 years, and he is not aware of any incidents on or near the sites 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 Development Area A (+/- 183 acres) and Development Area B (+/- 274 acres) which are within a larger  $\pm 1,000$  acre tract located near the junction of U.S. Hwy 90 and Fabacher Road, Sulphur, Calcasieu Parish, Louisiana. The sites currently belong to H.C. Drew, LLC. Based on historical information reviewed by SJB; there are no past uses of the sites 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 1940, interviews with people knowledgeable of the sites' history, environmental database reviews, and a site inspection, SJB has found some potential evidence of current recognized environmental conditions and no evidence of historical recognized environmental conditions as defined in ASTM standard E 1527-05. Due to the long history of nearby farming businesses, some of which may have stored petroleum products, the potential for environmental impacts to the sites 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 sites:

- 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 sites:

- 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 developable areas within the vacant property located near the junction of U.S. Hwy 90 and Fabacher Road, Sulphur, Calcasieu Parish, Louisiana, the sites. 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 either of the two (2) proposed development areas.

## 9.0 REFERENCES

Banks Environmental Data, Inc. Austin, Texas, City Directory, Job No. ES-109427, February 14, 2014.

Banks Environmental Data, Inc. Austin, Texas, The Banks Regulatory Database Report, Job No. ES-109427 February 14, 2014

Conner, David; personal communication with Paul LeBlanc, SJB, LLC, April 21, 2014.

Henson, Larry; personal communication with Paul LeBlanc, SJB, LLC, April 21, 2014.

H.C. Drew, LLC's Beau Barbe; personal communication with Paul LeBlanc, SJB, LLC, April 7, 2014.

Merchant, Jerry; Vinton Fire Department, personal communication with Paul LeBlanc, SJB, LLC, May 15, 2014.

United States Department of Agriculture, black-and-white aerial photography from 1940, 1953, 1963, and 1968.

United States Geological Survey, "Vinton/Sulphur, Louisiana," 7.5-minute topographic quadrangle maps, 1955, 1975 and 1994.

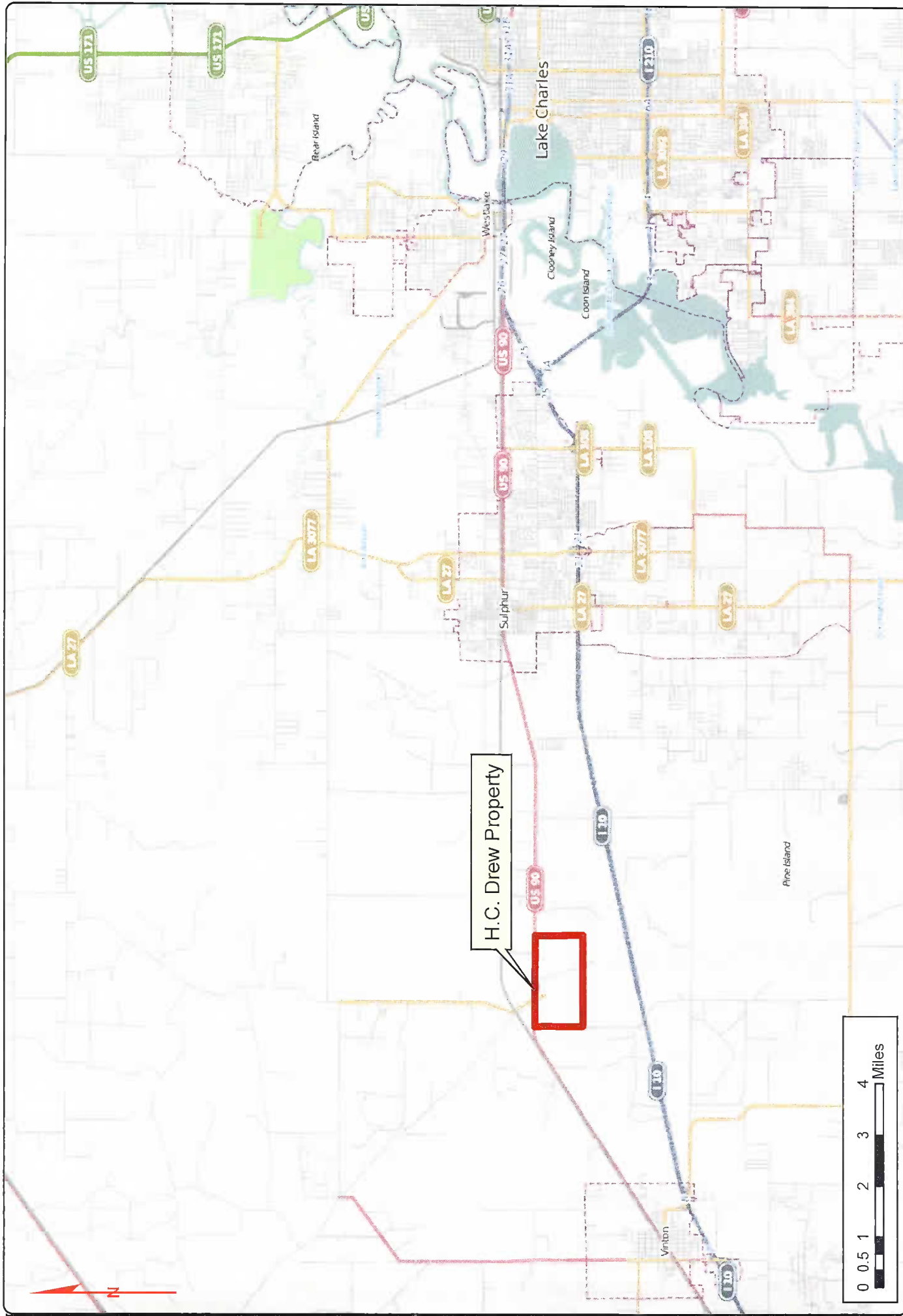
United States Geological Survey, color aerial photography from 1998, 2006, and 2013.



## 10.0 QUALIFICATIONS

This Phase I Environmental Site Assessment was conducted by Paul LeBlanc III and Jason LeBourgeois. We declare that, to the best of our professional knowledge and believe, we meet the definition of Environmental Professional as defined in 40 CFR 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 five 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.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

VICINITY MAP

H.C. DREW PROPERTY -1,000 ACRES

SULPHUR, LOUISIANA

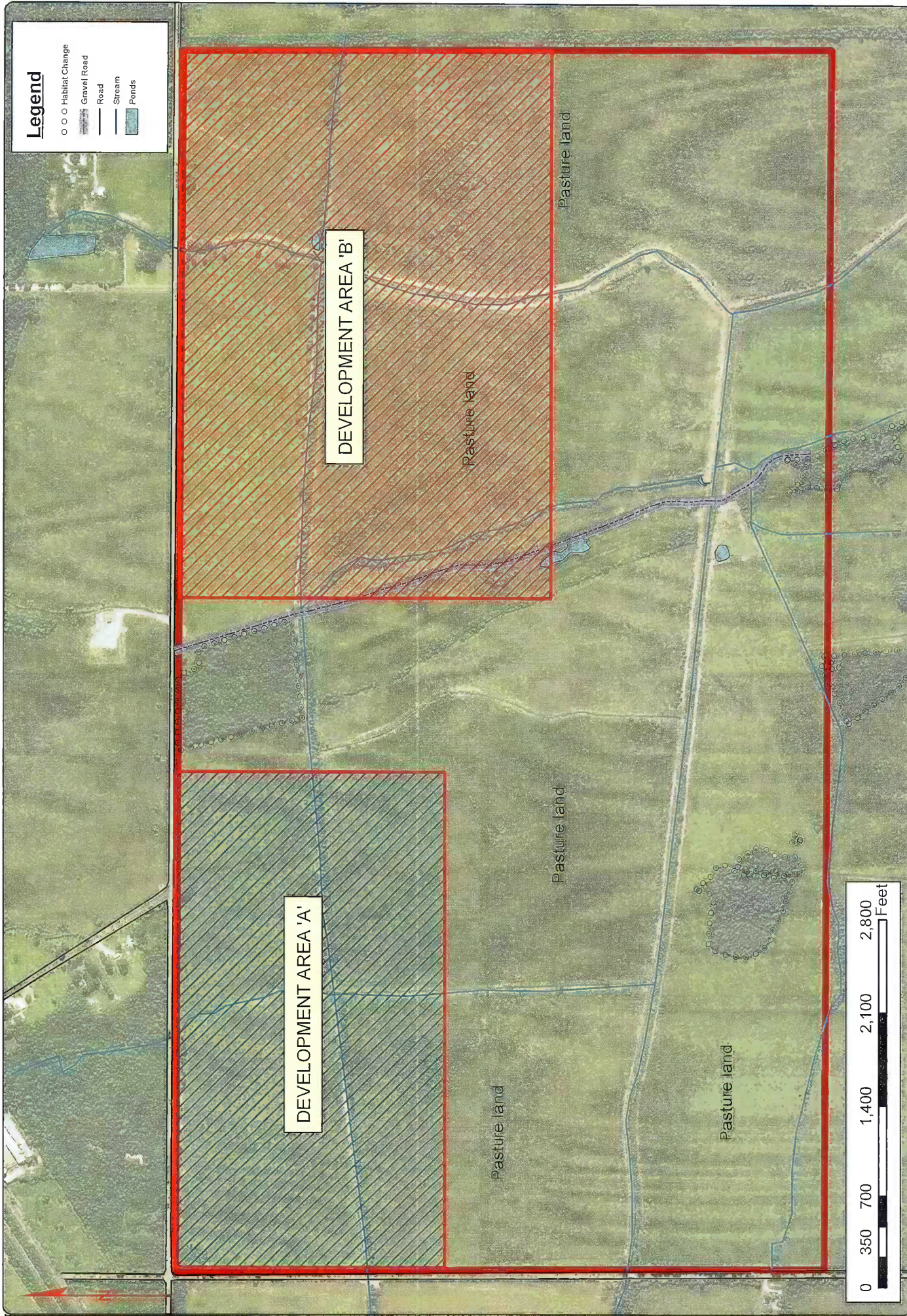
FIGURE

1

**SJB GROUP, LLC**  
 Q U A L I T Y B Y D E S I G N

PO BOX 1751 BATON ROUGE LA 70821 (225) 768-3400 FAX (225) 768-3596





PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE PLAN MAP

H.C. DREW PROPERTY -1,000 ACRES

SULPHUR, LOUISIANA

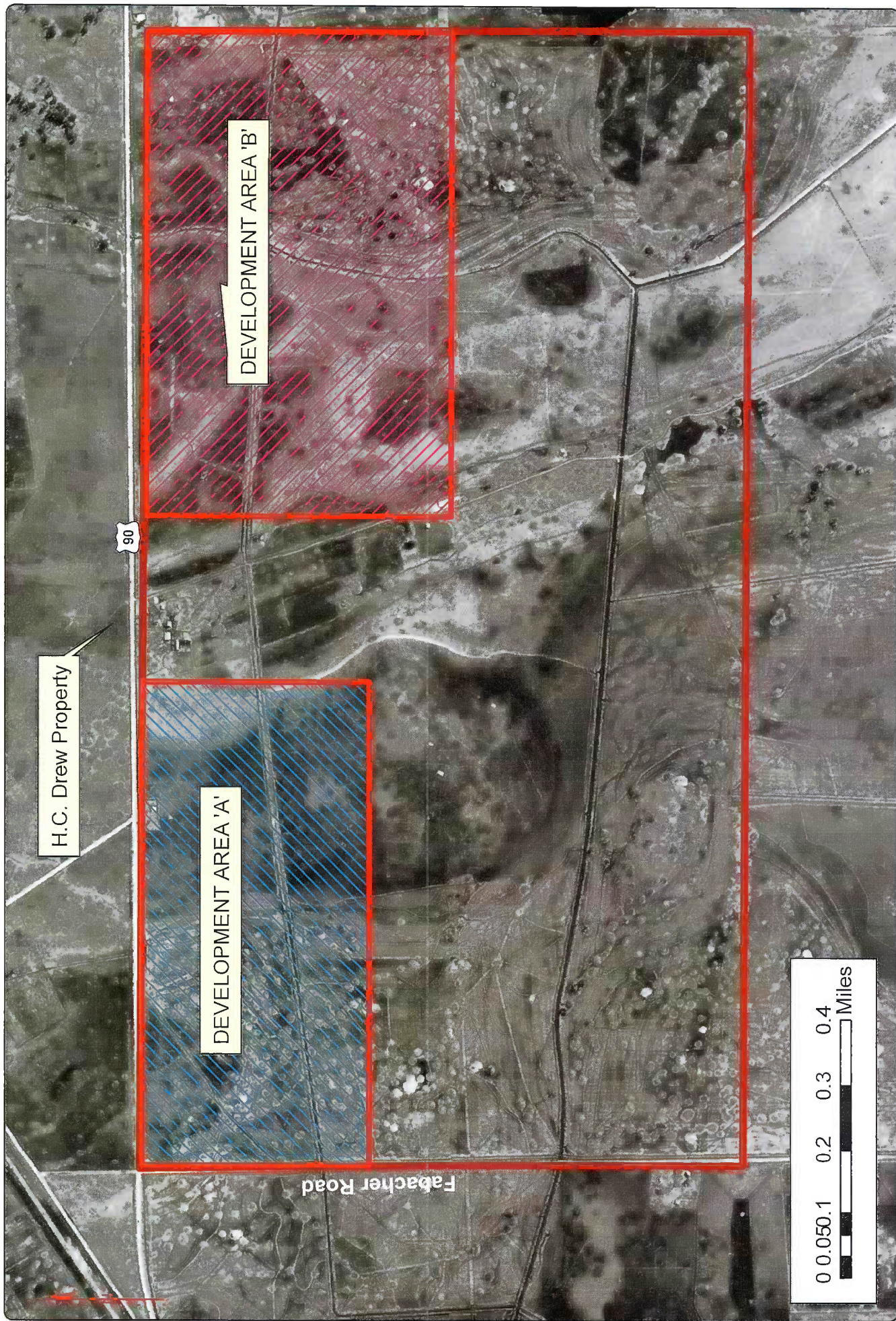
**SJB GROUP, LLC**

QUALITY DESIGN  
PO BOX 1751 BATON ROUGE LA 70821 (225) 765-3400 FAX (225) 769-3596

FIGURE

2





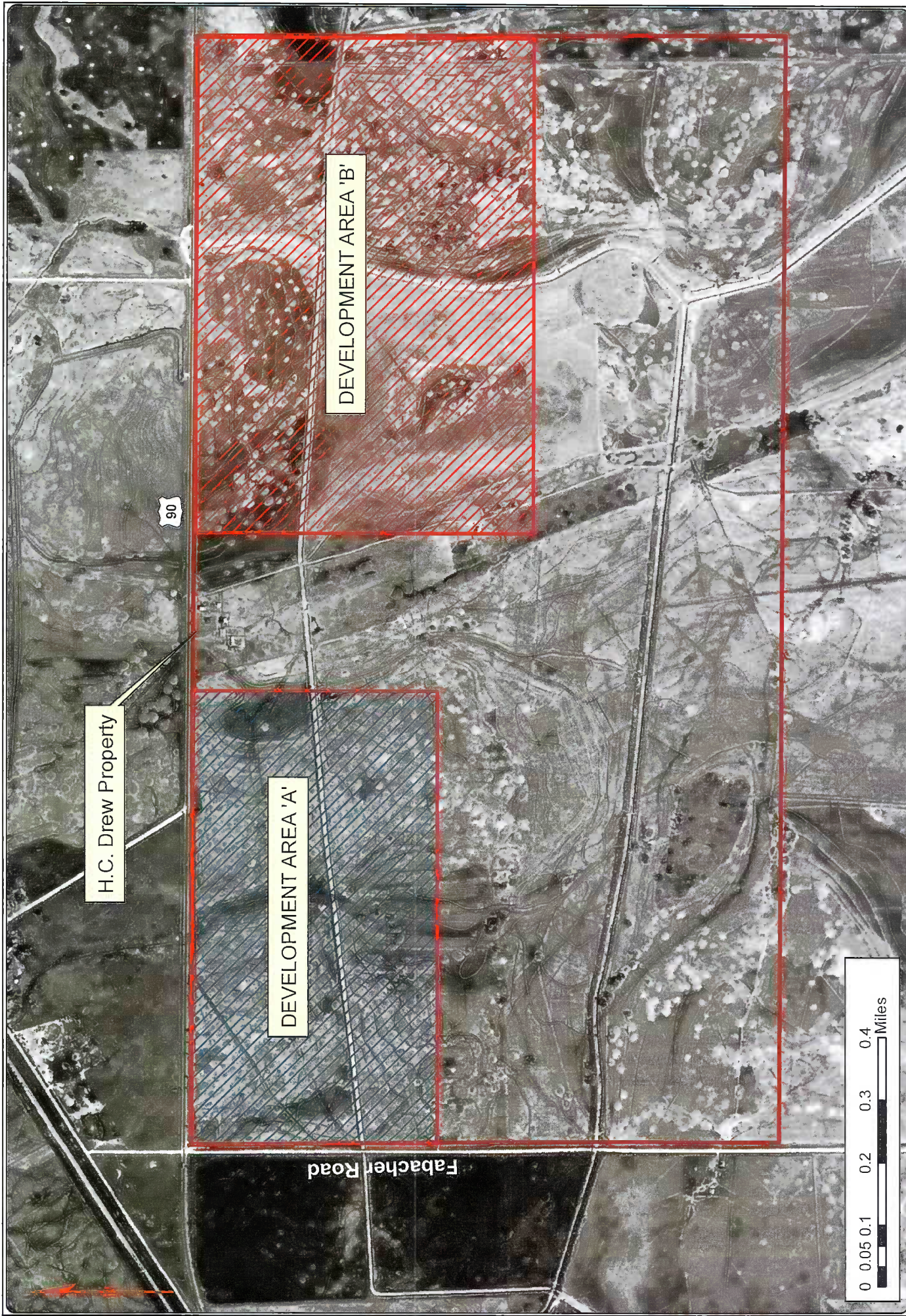
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1940 AERIAL PHOTOGRAPH  
H.C. DREW PROPERTY -1,000 ACRES  
SULPHUR, LOUISIANA

**SJB GROUP, LLC**  
Q U A L I T Y B Y D E S I G N  
P.O. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

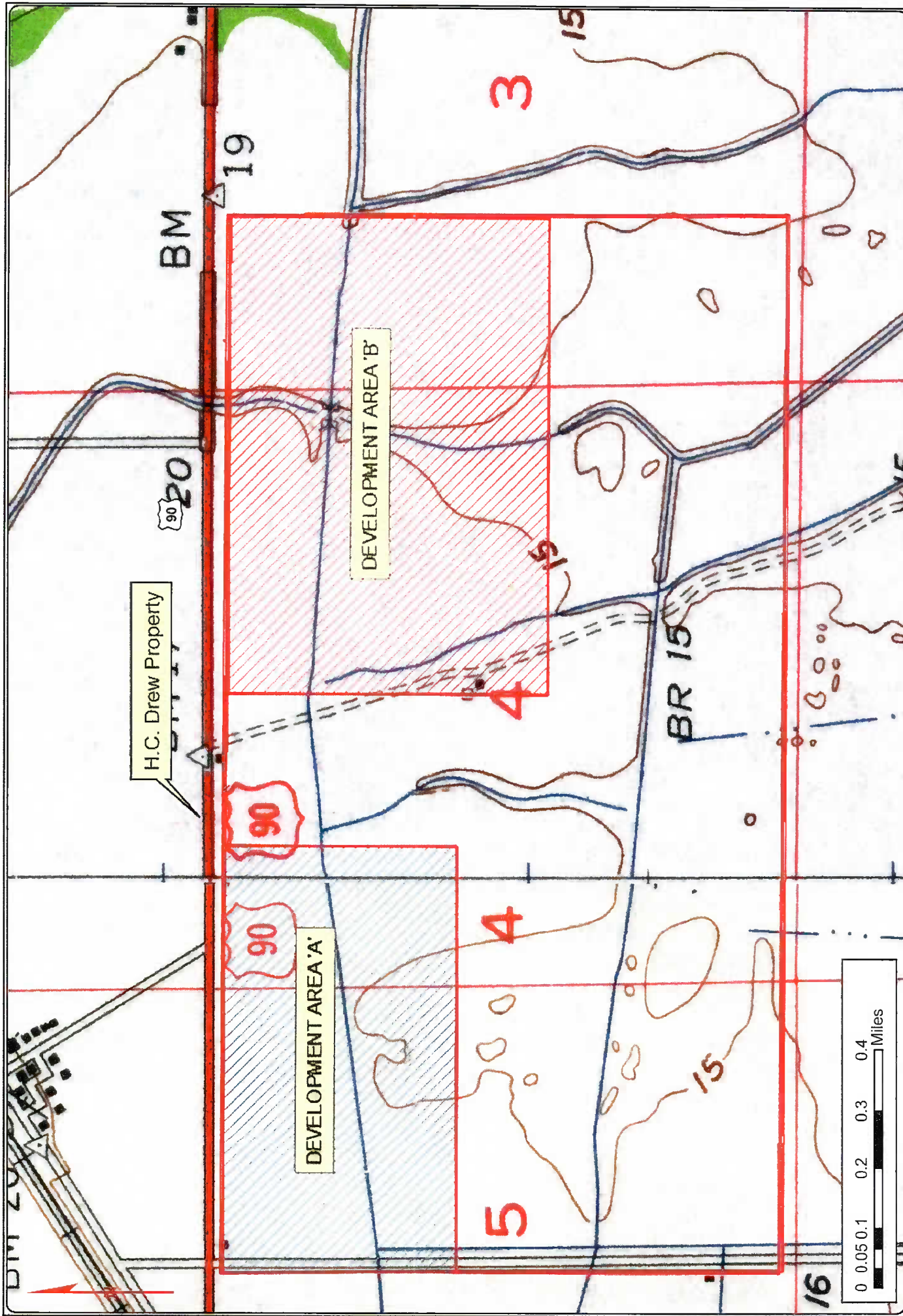
EXHIBIT

1









PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1955 TOPOGRAPHICAL MAP

H.C. DREW PROPERTY -1,000 ACRES  
SULPHUR, LOUISIANA

**SJB GROUP, LLC**  
Q U A L I T Y R E V I D E N

PO BOX 1751 BATON ROUGE, LA 70821 (225) 768-3400 FAX (225) 768-3595

EXHIBIT

3





H.C. Drew Property

DEVELOPMENT AREA 'A'

DEVELOPMENT AREA 'B'

Fabacher Road

90

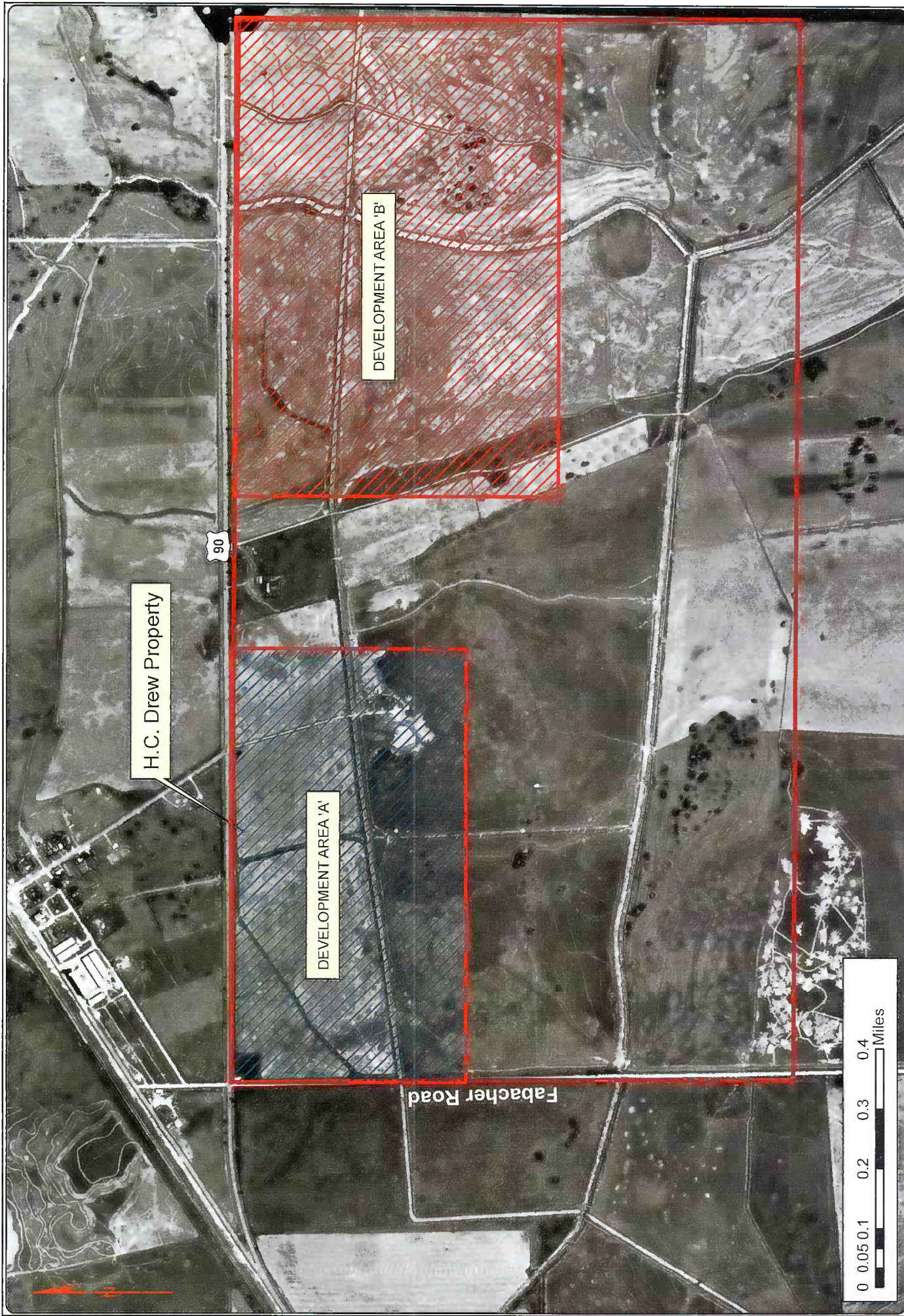


PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1963 AERIAL PHOTOGRAPH II  
H.C. DREW PROPERTY -1,000 ACRES  
SULPHUR, LOUISIANA

EXHIBIT  
4

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QUALITY DESIGN  
PO BOX 1751 BATON ROUGE LA 70821 (225) 769-3400 FAX (225) 769-3596





H.C. Drew Property

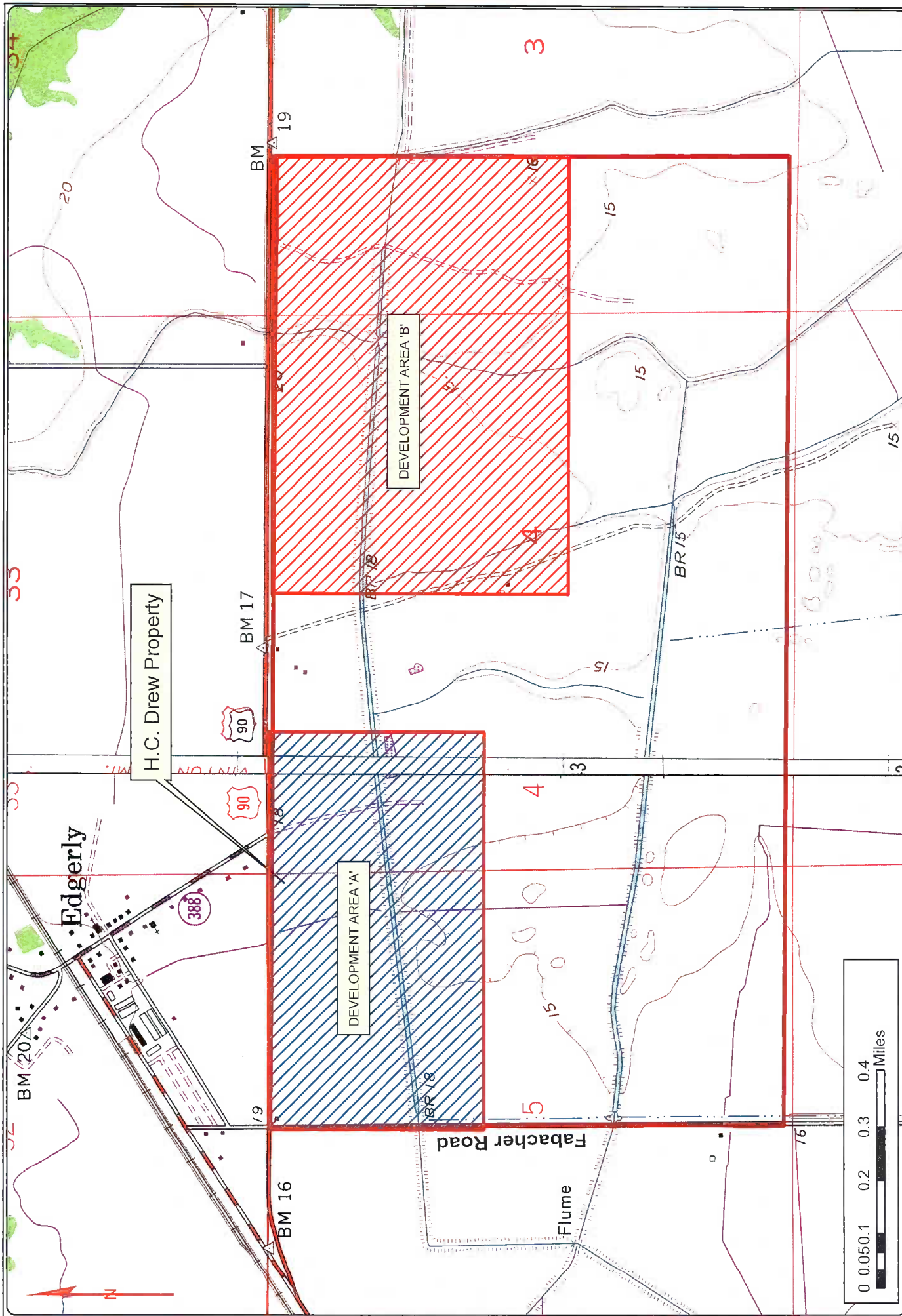
DEVELOPMENT AREA 'A'

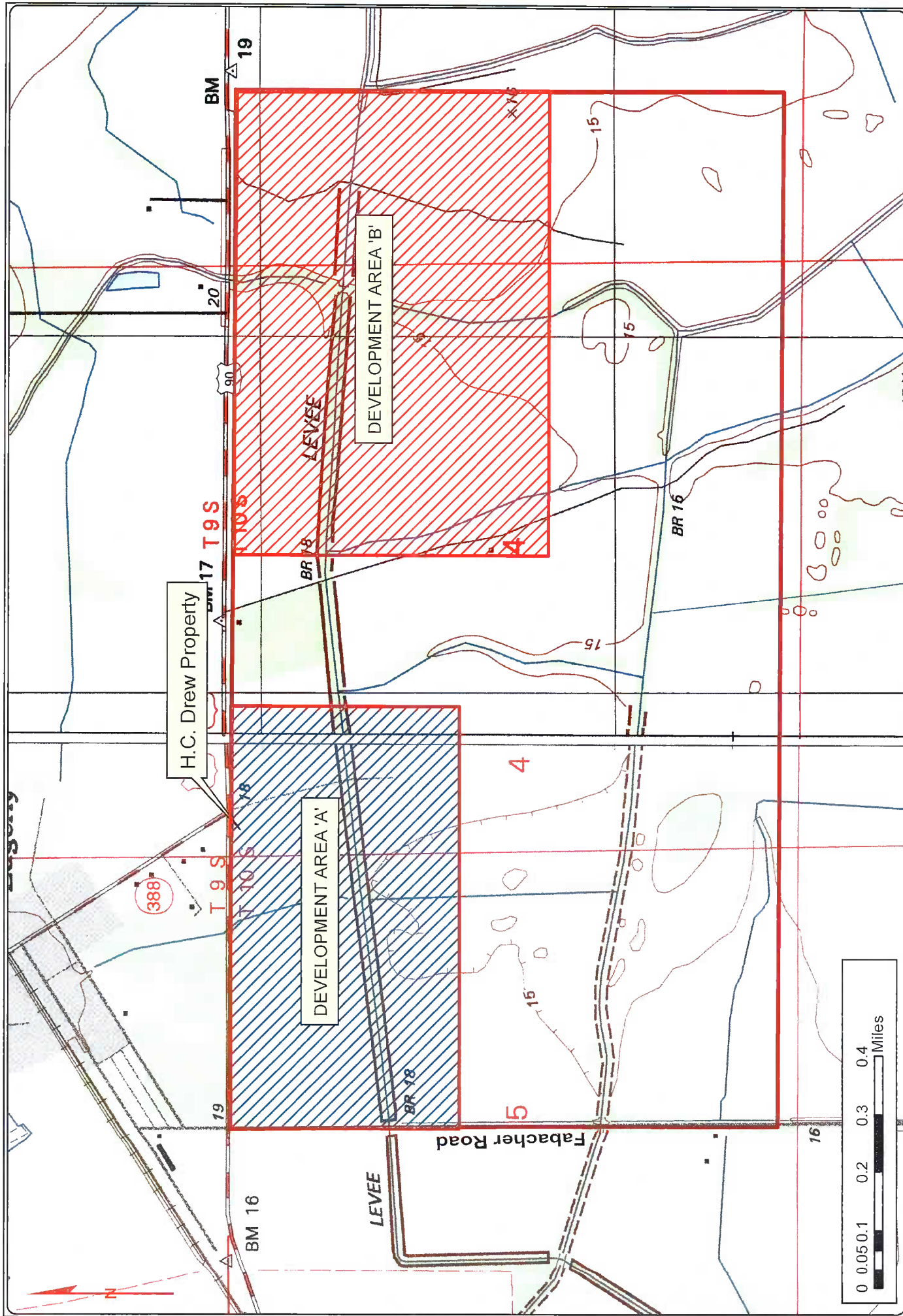
DEVELOPMENT AREA 'B'

Fabacher Road

0 0.05 0.1 0.2 0.3 0.4 Miles







PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1994 TOPOGRAPHICAL MAP

H.C. DREW PROPERTY -1,000 ACRES  
SULPHUR, LOUISIANA

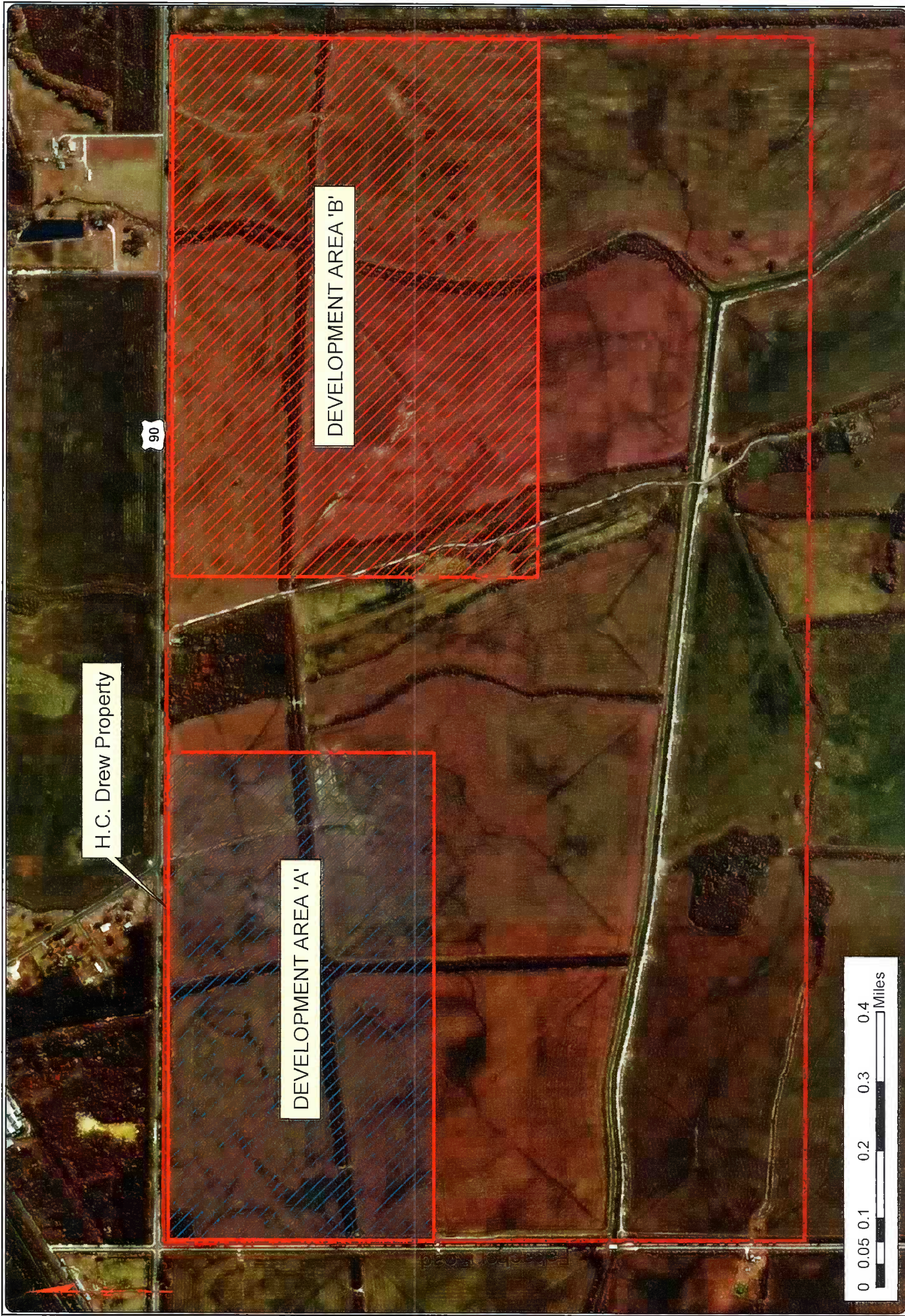
**SJB GROUP, LLC**  
QUALITY DESIGN

PO BOX 1751 BATON ROUGE LA 70821 (225) 765-3400 FAX (225) 765-3596

EXHIBIT

7





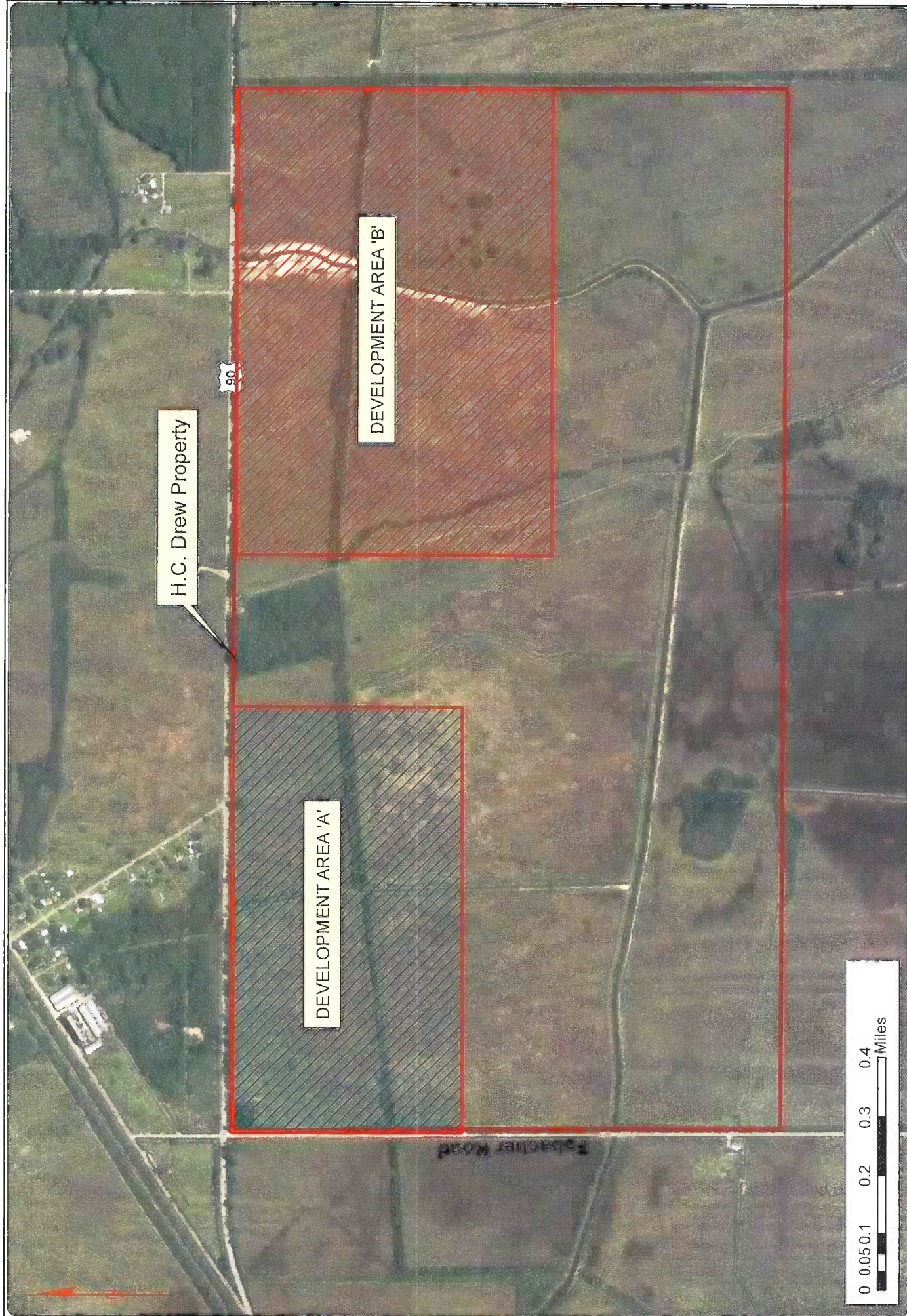
H.C. Drew Property

DEVELOPMENT AREA 'A'

DEVELOPMENT AREA 'B'







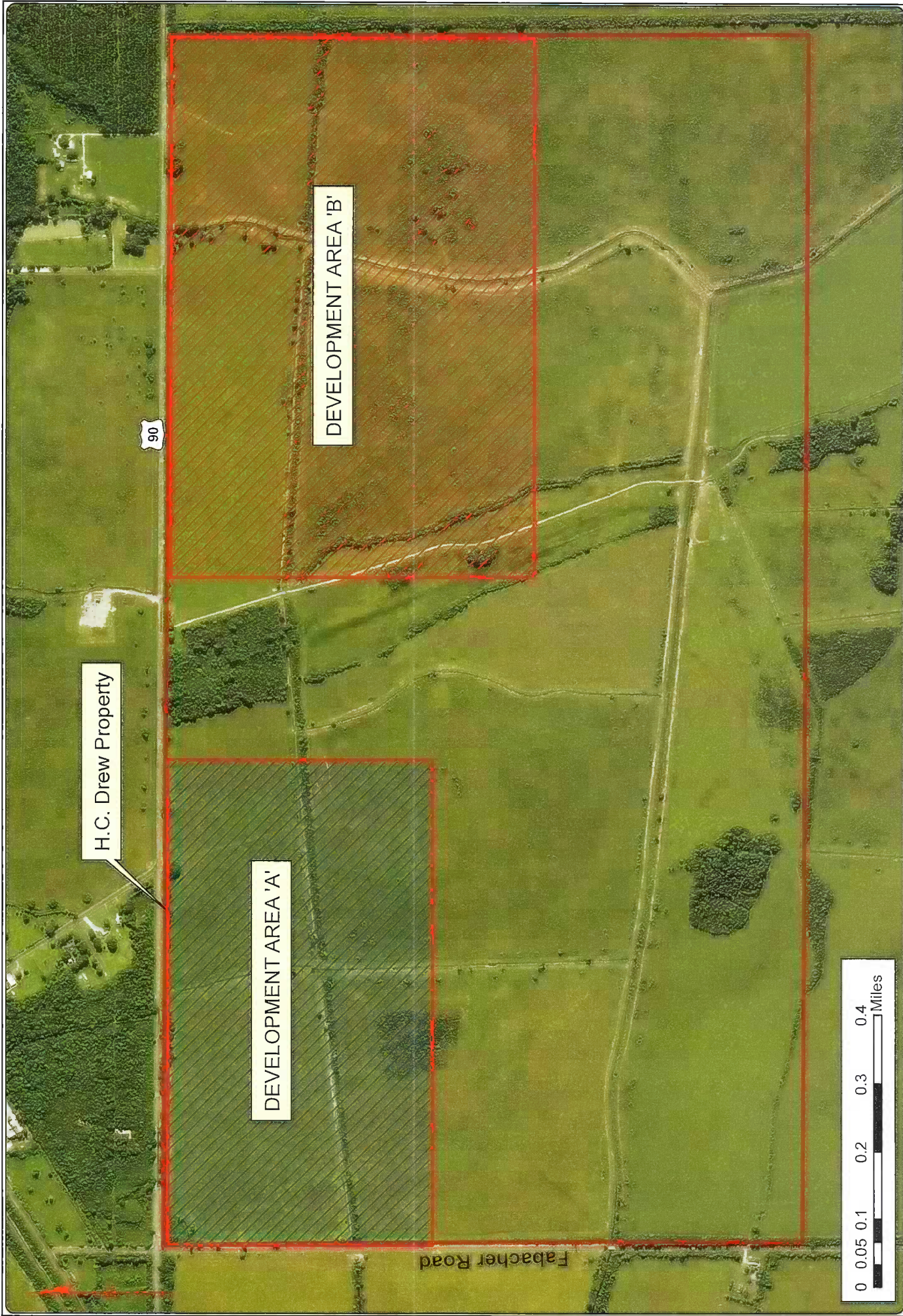
H.C. Drew Property

DEVELOPMENT AREA 'A'

DEVELOPMENT AREA 'B'







PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2013 AERIAL PHOTOGRAPH  
H.C. DREW PROPERTY -1,000 ACRES  
SULPHUR, LOUISIANA

EXHIBIT

10

**SJB** GROUP, LLC  
QUALITY DESIGN  
PO BOX 1751 BATON ROUGE LA 70821 (225) 769-3400 FAX (225) 769-3596



Prepared for:

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



# City Directory Report

HC Drew Tract B93

Lat/Long: 30.213907, -93.481850

near 3700 Old Hwy. 90

Sulphur/Vinton, LA

Calcasieu Parish

PO #: N/A

ES-109427

Friday, February 14, 2014

CITY DIRECTORY REPORT	
ES-109427	February 14, 2014



## 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 11, 2014, 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 any tenants listed in the search area in the available Sulphur/Vinton (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,

Efrain Rodriguez  
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

HC Drew Tract B93

Sulphur, Louisiana

ES-109427

Friday, February 14, 2014

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**Geographic Summary** HC Drew Tract B93**Location**

Louisiana

Target location is 1.573 square miles and has a 5.29 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

70663

0.25 miles

70663, 70668

0.5 miles

70663, 70668

1 mile

70663, 70665, 70668

**Topos Searched**

Search Distance

Topo Name

Target Property

Vinton (1976), Sulphur (1977)

0.25 miles

Vinton (1976), Sulphur (1977)

0.5 miles

Vinton (1976), Sulphur (1977)

1 mile

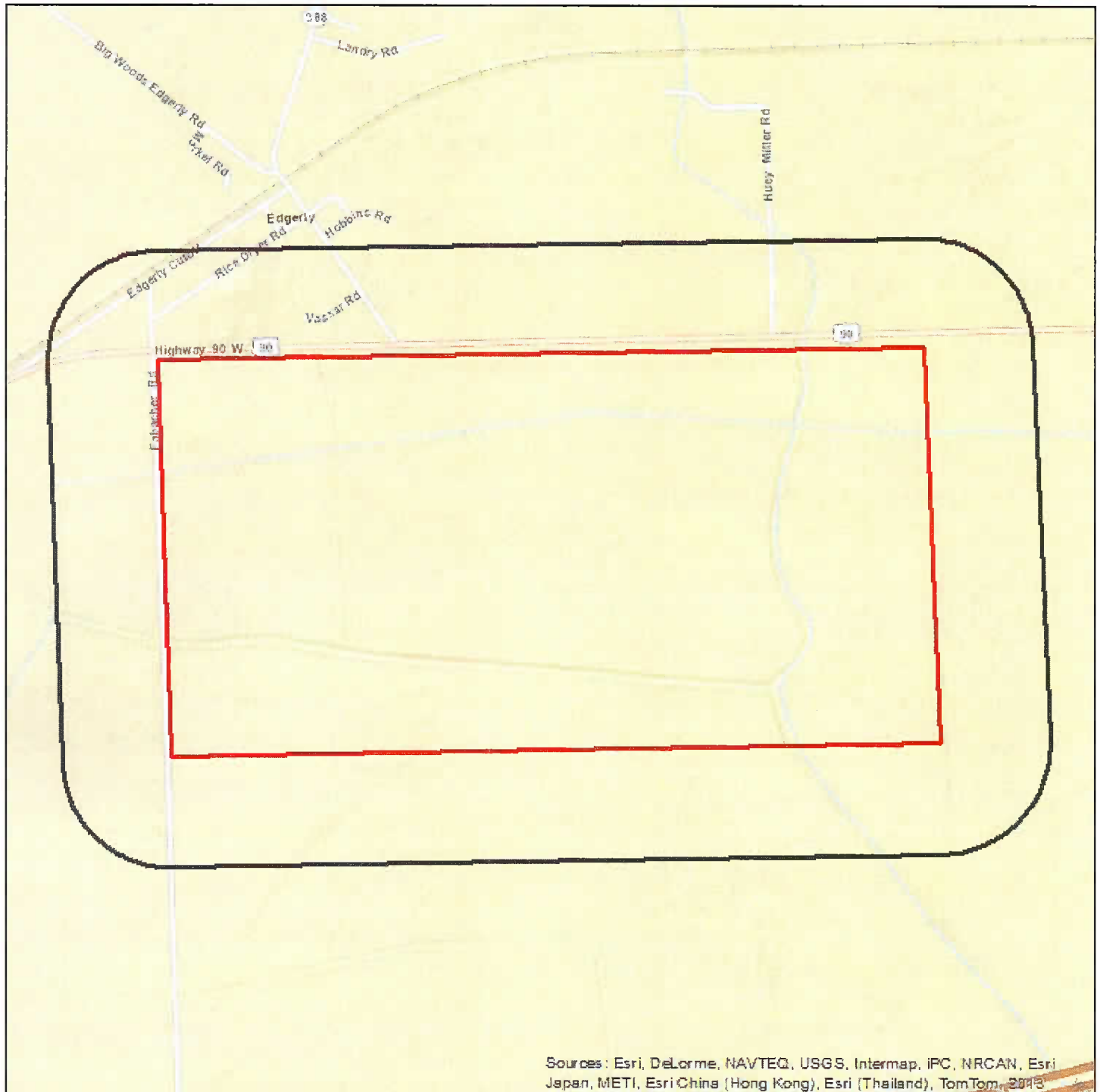
Vinton (1976), Sulphur (1977)

## Database Summary HC Drew Tract B93



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	1	0	1
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	1	1
<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	0	0
State/Tribal Storage Tank (PST)	0.25	0	0	0
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>1</b>	<b>1</b>	<b>2</b>

## Summary Map - 0.25 Mile Buffer



## HC Drew Tract B93

- |             |              |             |                               |                 |
|-------------|--------------|-------------|-------------------------------|-----------------|
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Target Property |
|             |              |             |                               | Search Buffer   |
|             |              |             |                               |                 |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract |                 |
|             |              |             |                               |                 |
|             |              |             |                               |                 |
| 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 NERAP, PST, VCP, ST CER  
 ERNS, HW, RCRA, DRYC

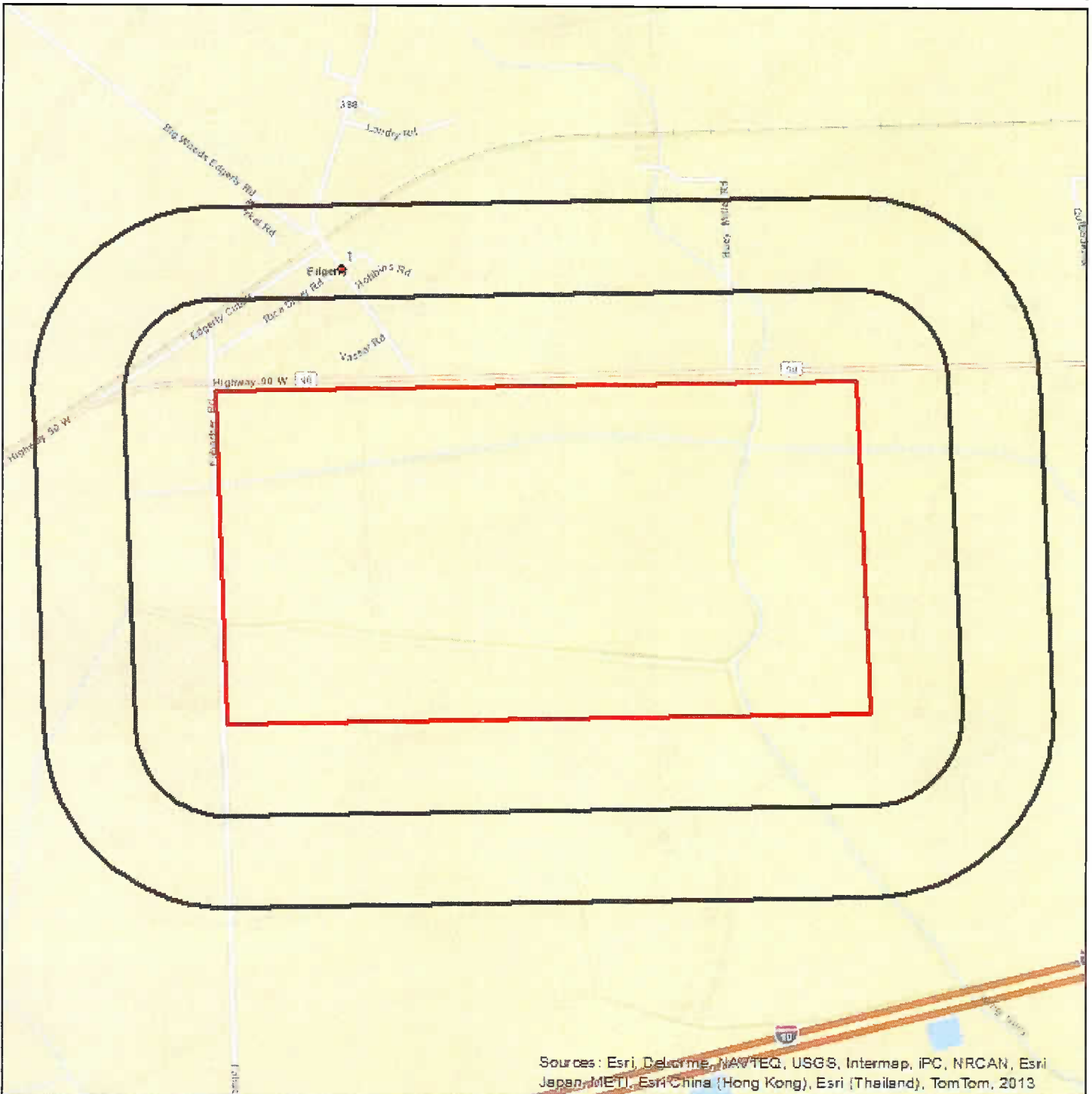
1 : 21,000  
 1 inch = 0.331 miles  
 1 inch = 1750 feet  
 1 centimeter = 0.210 kilometers  
 1 centimeter = 210 meters

Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 0' 00" North  
 Second Standard Parallel: 45° 0' 00" North  
 Central Meridian: 98° 0' 00" West  
 Latitude of Origin: 39° 0' 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

## HC Drew Tract B93

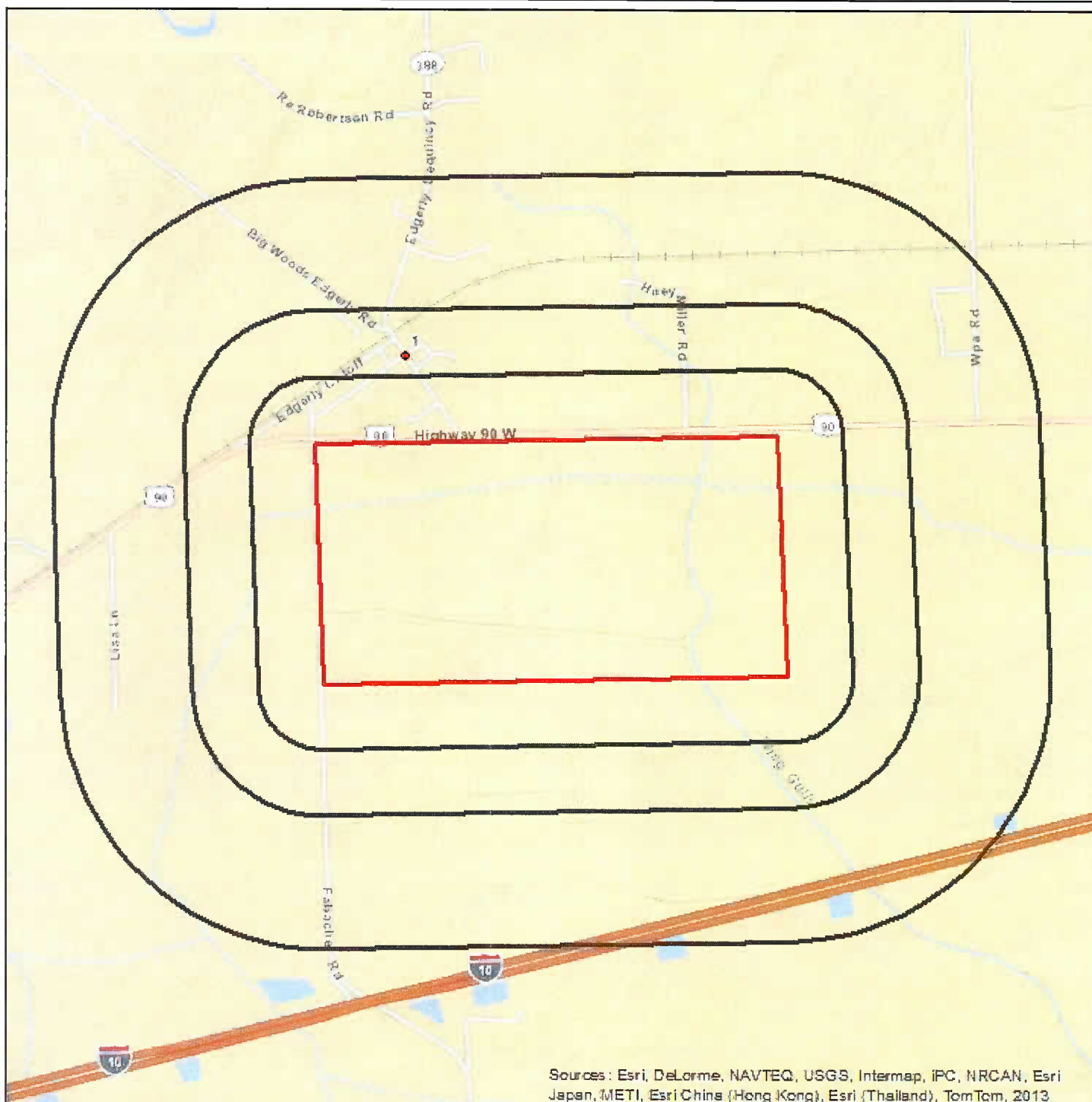
- |               |                |               |                                 |                   |
|---------------|----------------|---------------|---------------------------------|-------------------|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | □ Target 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 : 25,000  
1 inch = 0.395 miles  
1 inch = 2083 feet  
1 centimeter = 0.250 kilometers  
1 centimeter = 250 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 - 1 Mile Buffer



## HC Drew Tract B93

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

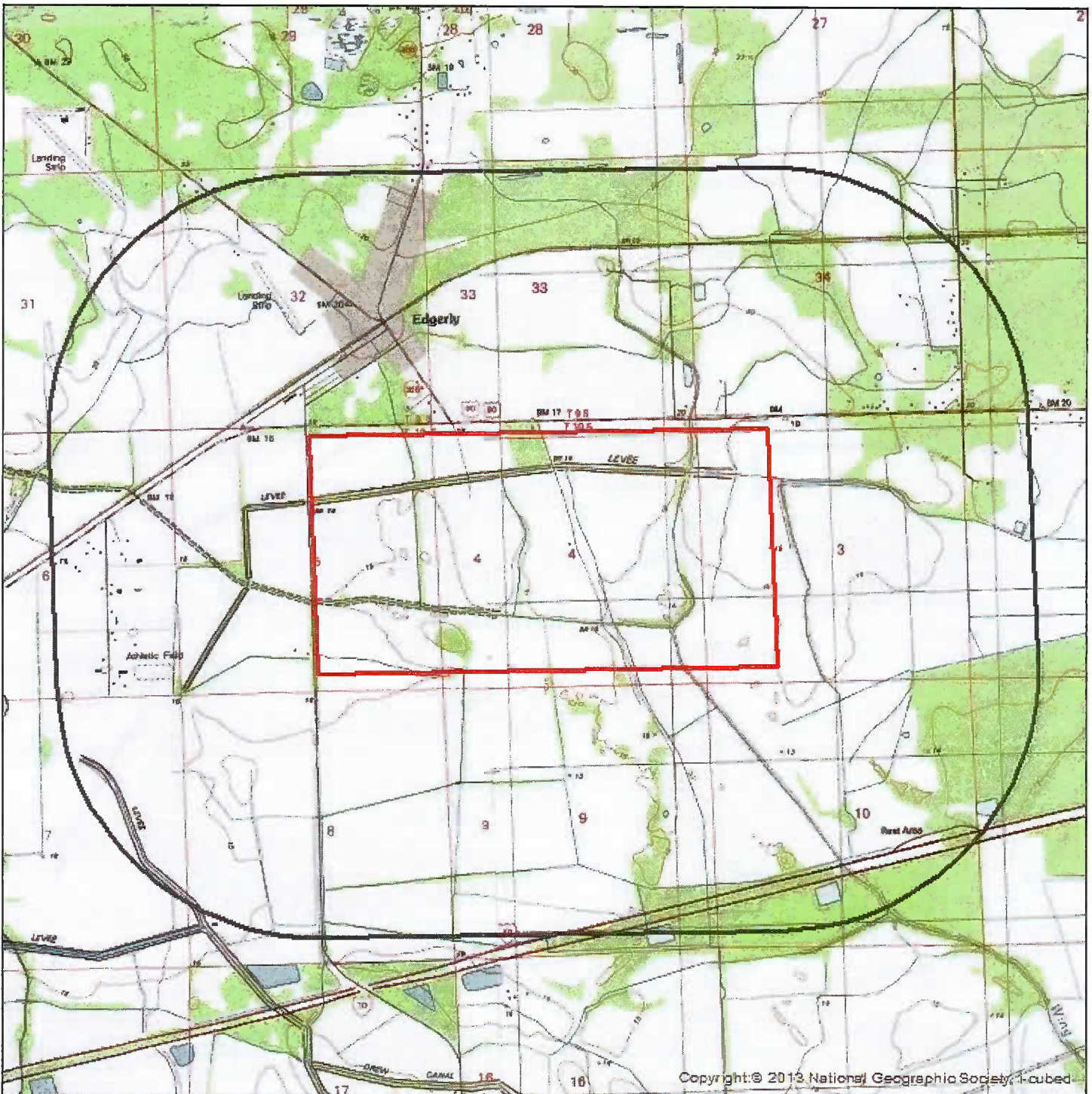
1 : 35,000  
 1 inch = 0.552 miles  
 1 inch = 2917 feet  
 1 centimeter = 0.350 kilometers  
 1 centimeter = 350 meters

Lambert Conformal Conic Projection  
 1983 North American Datum  
 First Standard Parallel: 33° 0' 00" North  
 Second Standard Parallel: 45° 0' 00" North  
 Central Meridian: 98° 0' 00" West  
 Latitude of Origin: 39° 0' 00" North







## Topographic Overlay Map - 1 Mile Buffer



## HC Drew Tract B93

-  Target Property
-  Search Buffer

Target Property Quad Name  
Vinton (1976), Sulphur (1977)

1 : 35,000  
1 inch = 0.552 miles  
1 inch = 2917 feet  
1 centimeter = 0.350 kilometers  
1 centimeter = 350 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





## Current Imagery Overlay Map - 0.5 Mile Buffer



## HC Drew Tract B93

- |             |              |             |                               |                 |
|-------------|--------------|-------------|-------------------------------|-----------------|
| 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

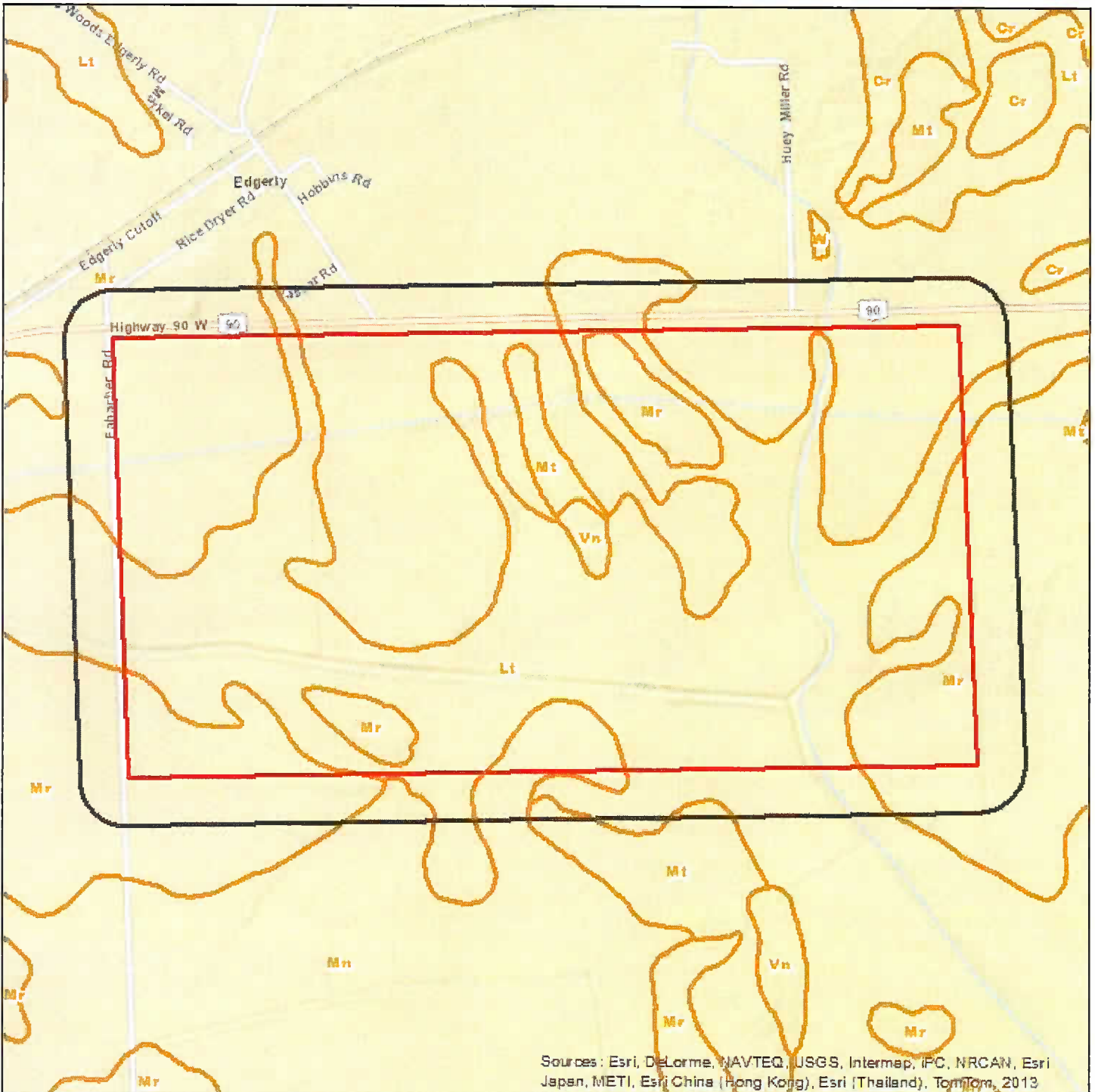
1 : 25,000  
 1 inch = 0.395 miles  
 1 inch = 2083 feet  
 1 centimeter = 0.250 kilometers  
 1 centimeter = 250 meters

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





## Soil Survey Map - 0.1 Mile Buffer



## HC Drew Tract B93

- |             |              |             |                               |                 |
|-------------|--------------|-------------|-------------------------------|-----------------|
| 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 | 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 : 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' 00" North  
 Second Standard Parallel: 45° 00' 00" North  
 Central Meridian: 98° 00' 00" West  
 Latitude of Origin: 39° 00' 00" North





## Soils HC Drew Tract B93



## Soils Types Found

Target Property

Mr, Lt, Mr, Mr, Mt, Vn, Mn, Mr

Within 0.1 miles of Target Property

Mr, Lt, Mr, Mr, Mt, Vn, Mt, Mn, Mr

## Soil Type Descriptions

Lt - Leton silt loam

Hydric Status

90

Minimum Depth to Bedrock

Leton (90 percent)

Hydrologic Group

High runoff potential

Soil Drainage Class

Poorly drained

Corrosion Potential - Uncoated Steel

High

Depth to Restrictive Feature

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)

Mn - Midland silty clay loam

Hydric Status

90

Minimum Depth to Bedrock

Midland (90 percent)

Hydrologic Group

High runoff potential

Soil Drainage Class

Poorly drained

Corrosion Potential - Uncoated Steel

High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silty clay loam	0 cm	25 cm	A-6, A-7-6	CL
H2	Silty clay	25 cm	153 cm	A-7-6	CH, CL

Minor components (10 percent)

Mr - Edgerly loam, 0 to 1 percent slopes

Hydric Status

9

Minimum Depth to Bedrock

Edgerly (82 percent)

Hydrologic Group

High runoff potential

Soil Drainage Class

Poorly drained

Corrosion Potential - Uncoated Steel

High

Depth to Restrictive Feature

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)

**Soils** HC Drew Tract B93**Mowata (1 percent)****Mt - Mowata-Vidrine silt loams**

Hydric Status 55

Minimum Depth to Bedrock

**Mowata (55 percent)**

Hydrologic Group High runoff potential

Soil Drainage Class Poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

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

**Vidrine (35 percent)**

Hydrologic Group High runoff potential

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

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)****Vn - Vidrine silt loam, 1 to 3 percent slopes**

Hydric Status 5

Minimum Depth to Bedrock

**Vidrine (90 percent)**

Hydrologic Group High runoff potential

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silt loam	0 cm	41 cm	A-4, A-6	CL, CL-ML, ML
H2	Silty clay loam	41 cm	117 cm	A-7-6	CH, CL
H3	Silty clay loam	117 cm	153 cm	A-4, A-6, A-7-6	CH, CL

**Crowley (5 percent)****Leton (5 percent)**



**Soils Descriptions** *HC Drew Tract B93***AASHTO Classification Definitions**

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

**Unified Classification Definitions**

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

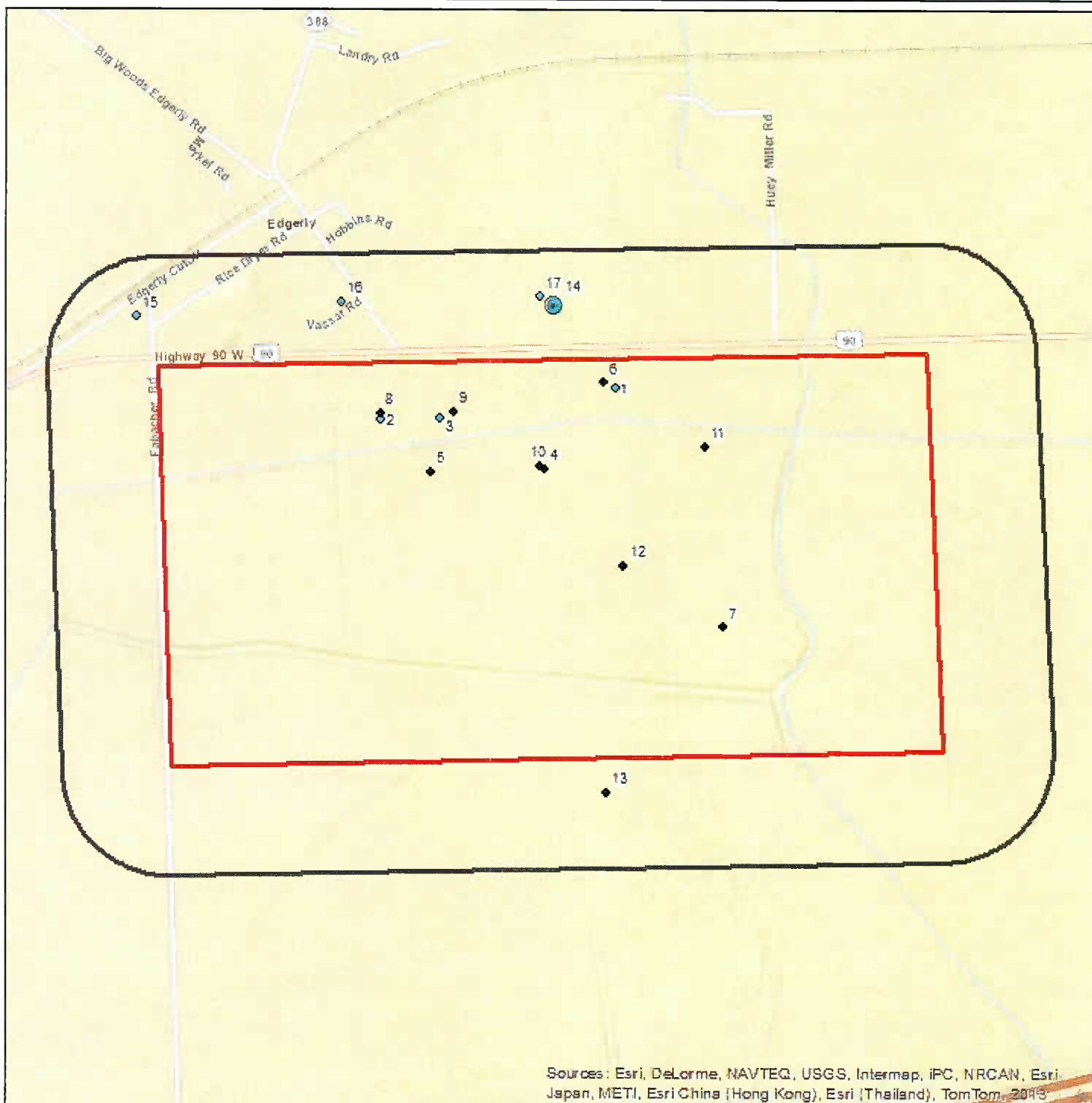
**Source**

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 &amp; Oil/Gas Wells Map - 0.25 Mile Buffer



## HC Drew Tract B93

- 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 : 21,000  
 1 inch = 0.331 miles  
 1 inch = 1750 feet  
 1 centimeter = 0.210 kilometers  
 1 centimeter = 210 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: 95° 00' 00" West  
 Latitude of Origin: 39° 00' 00" North





## Water &amp; Oil/Gas Wells HC Drew Tract B93



Map ID	Well ID	Owner	Well Type	Elevation
1	396308	POWER RIG DRLG	Water: plugged and abandoned rig supply	16 ft
2	397992	U S EXPLORATION	Water: plugged and abandoned rig supply	15 ft
3	398176	U S EXPLORATION	Water: plugged and abandoned rig supply	15 ft
4	170192001900	INACTIVE OPERATOR	Oil & Gas: (N/A) (INACTIVE)	15 ft
5	170190265500	INACTIVE OPERATOR	Oil & Gas: OIL (INACTIVE)	16 ft
6	170192119600	INACTIVE OPERATOR	Oil & Gas: (N/A) (INACTIVE)	15 ft
7	170192033200	INACTIVE OPERATOR	Oil & Gas: (N/A) (INACTIVE)	14 ft
8	170192156400	US EXPLORATION	Oil & Gas: OIL (INACTIVE)	15 ft
9	170192156800	US EXPLORATION	Oil & Gas: (N/A) (INACTIVE)	14 ft
10	170192001200	INACTIVE OPERATOR	Oil & Gas: (N/A) (INACTIVE)	15 ft
11	170192034800	WM. T. BURTON INDUSTRIES, INC.	Oil & Gas: (N/A) (INACTIVE)	15 ft
12	170190171700	THE UNION SULPHUR COMPANY	Oil & Gas: (N/A) (INACTIVE)	14 ft
13	170192030800	INACTIVE OPERATOR	Oil & Gas: (N/A) (INACTIVE)	12 ft
14	570303	MAGNA OPERATING, LLC	Water: oil/gas well rig supply	17 ft
14	404297	PEOPLES ENERGY PRODUCTION	Water: plugged and abandoned rig supply	17 ft
14	170192198400	MAGNA OPERATING, LLC	Oil & Gas: OIL (INACTIVE)	17 ft
15	402662	FRUGE, GEORGE	Water: domestic	17 ft
16	395035	BERRY, BEN	Water: destroyed domestic	16 ft
17	576464	MAGNA OPERATING, LLC	Water: oil/gas well rig supply	17 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.

**Mapped Sites Summary** *HC Drew Tract B93*

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
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\*Sites are sorted by database tier, database, and distance from the target site.

RCRA TSD	0.32 miles NE	1	CHOUPIQUE ENTERPRISES INC	RICE DRYER RD EDGERLY, VINTON, LA 70668	19
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**End of Mapped Sites Summary Section**



# Unmapped Sites Summary *HC Drew Tract B93*



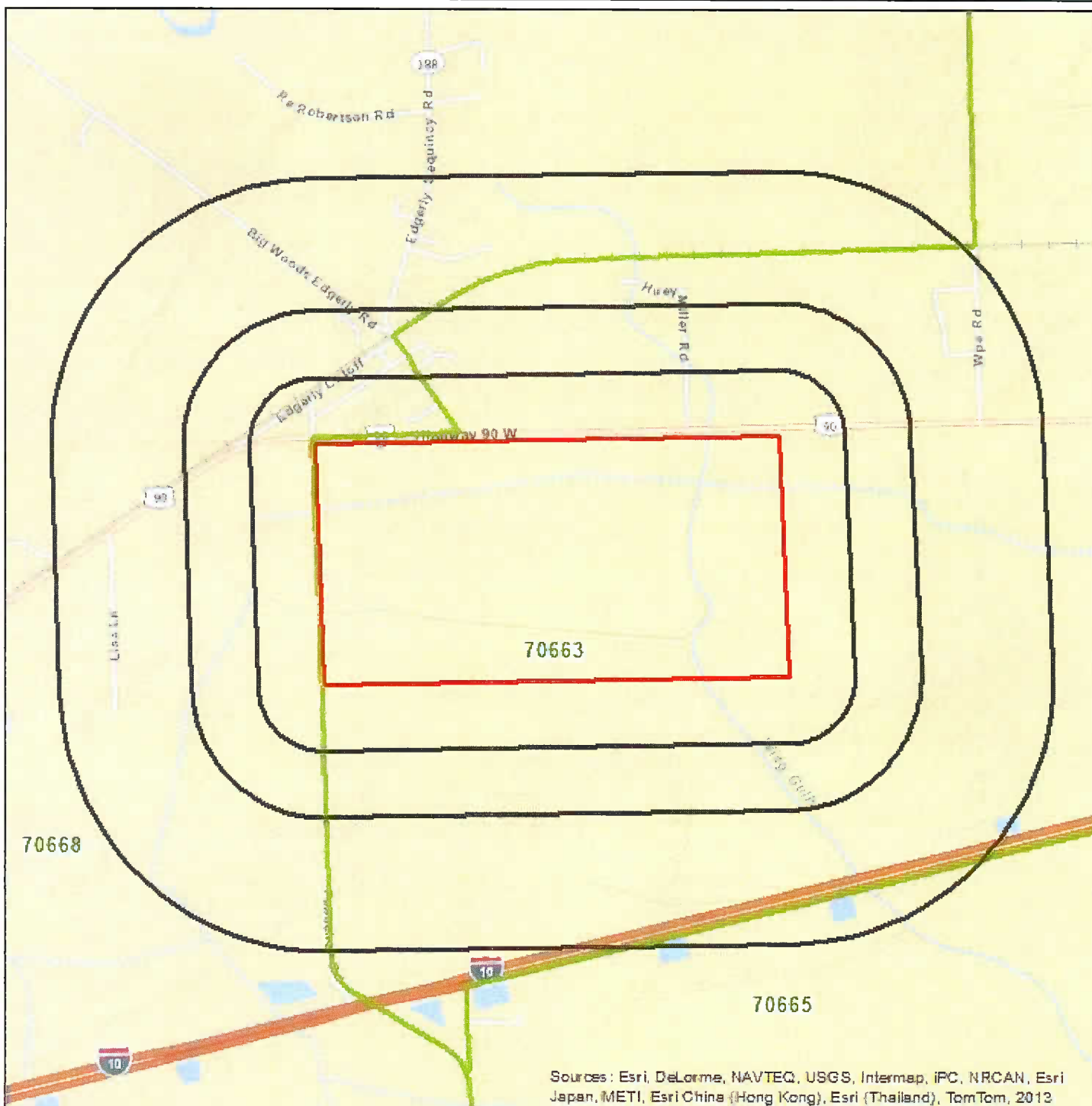
Database	Facility Site Name	Facility Site Address	Site Details Page #
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\*Sites are sorted by database tier and database.




ERNS	HWY 90 WEST, SULPHUR, LA 70663	20
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**End of Unmapped Sites Summary Section**

## Zip Code Map - 1 Mile Buffer



## HC Drew Tract B93

-  Target Property
-  Search Buffer
-  Zip Code Boundary

1 : 35,000  
 1 inch = 0.552 miles  
 1 inch = 2917 feet  
 1 centimeter = 0.350 kilometers  
 1 centimeter = 350 meters

Lambert Conformal Conic Projection  
 1603 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





## Mapped Sites Details: RCRA TSD (MapID 1) HC Drew Tract B93



## RCRA TSD - RCRA non-CORRACTS TSD

Map ID #1	RCRA TSD - RCRA non-CORRACTS TSD		Source: EPA	
EPA Handler ID: LAD980874176	Handler Sequence Number: 1		Banks ID: LAD980874176	
CHOUPIQUE ENTERPRISES INC RICE DRYER RD EDGERLY, VINTON, LA 70668 Contact: DALE HERNANDEZ			Rel. Loc.: 0.32 miles NE Elevation: 18.72 feet (+18.72)	
Owner Name:	UNKNOWN			
Number of Owners:	1			
Operator Name:				
Number of Operators:	0			
Mailing Address:	PO BOX 857, VINTON, LA 70668			
Contact Name:	DALE HERNANDEZ			
Contact Address:	PO BOX 857, VINTON, LA 70668			
Contact Phone:	3375897787			
Contact Email Address:				
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.			
Government Performance and Results Act (GPRA) Corrective Action:	No			
Workload Legend: L=Land Disposal I=Incineration B=Boiler/Industrial Furnace S=Storage T=Treatment				
Permit Workload:	-----			
Closure Workload:	-----			
Post-Closure Workload:	-----			
Subject to Corrective Action:	No			
Subject to Corrective Action 3004:	No			
Subject to Corrective Action Non-TSDF:	No			
Corrective Action Workload:	No			
Generator Status:	Not a Generator			
Nuclear Mixed Waste Handler:	No			
Onsite Burner Exemption:	No			
Furnace Exemption:	No			
Underground Injection Activity:	No			
NAIC Description 1:				
NAIC Description 2:				
NAIC Description 3:				
NAIC Description 4:				
Federal Generator Class:	Not a Generator, Verified			
State Generator Class:	Not a Generator			
Environmental Controls in Place:	No			
Institutional Controls in Place:	No			
Groundwater Controls in Place:	No			
Significant Non-Compliance:	No			
Unaddressed Significant Non-Complier:	No			
Addressed Significant Non-Complier:	No			
Significant Non-Complier with Compliance Schedule:	No			
Enforcement Description	Responsible Enforcement Agency	Enforcement Date	Penalty Description	
Evaluation Description	Responsible Agency	Evaluation Date	Violation Found	
Violation Description	Violation Determined By	Violation Date	Actual Resolution Date	Scheduled Resolution Date

## End of RCRA TSD Sites Section

## Unmapped Sites Details: ERNS (MapID ) HC Drew Tract B93



## ERNS - ERNS List

## ERNS - ERNS List

Source: EPA/National Response Center

NRC Report #: 89386

Secondary ID: NA

Banks ID: 89386

HWY 90 WEST, SULPHUR, LA 70663

Contact:

Responsible Party: RANCO SANDBLASTING &amp; PAINT

Incident Location:

Incident Date/Time: 9/17/1991 12:00 PM

Cause of Incident: DUMPING

Description of Incident: CALLER REPORTS THAT THE COMPANY HAS BEEN DUMPING PAINT MATERIALS ONTO THE BACK OF THEIR PROPERTY.

Incident Type: FIXED

Additional Information: CALLER STATES THIS HAS BEEN GOING ON FOR AT LEAST THE PAST 4 MONTHS OR LONGER.

Any Fatalities: Unknown

Number of Fatalities:

Remedial Action Taken: NONE

Medium Affected: LAND

Medium Description: SOIL

Materials Spilled: PAINT MATERIALS

Railroad Involved:

Pipeline Type Involved: UNKNOWN

Source: UNAVAILABLE

End of ERNS Sites Section



Dataset Descriptions and Sources *HC Drew Tract B93*

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
NPL -- National Priority List	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
DNPL -- Delisted National Priority List	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
CER -- CERCLIS	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
CER NFRAP -- CERCLIS NFRAP	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
RCRA COR -- RCRA CORRACTS	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
RCRA TSD -- RCRA non-CORRACTS TSD	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
RCRA GEN -- RCRA Generators	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
FED BWN -- Federal Brownfields	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
FED IC -- Federal Institutional Control	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
FED EC -- Federal Engineering Control	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 *HC Drew Tract B93*

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
ERNS -- ERNS List	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
ST NPL -- State/Tribal Equivalent NPL	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
ST CER -- State/Tribal Equivalent CERCLIS	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
SWLF -- State/Tribal Disposal or Landfill	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
LPST -- State/Tribal Leaking Storage Tank	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
LPST -- State/Tribal Leaking Storage Tank	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
PST -- State/Tribal Storage Tank	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
PST -- State/Tribal Storage Tank	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
ST IC -- State/Tribal Institutional Control	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
ST EC -- State/Tribal Engineering Control	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 *HC Drew Tract B93*

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** HC Drew Tract B93

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.





PHOTOGRAPH 1: Typical view of the habitat that dominates across the site.



PHOTOGRAPH 2: View of a pond used as a watering hole for cattle.





PHOTOGRAPH 3: View of main stream drainage system running through the center of the site.



PHOTOGRAPH 4: View of the current uses of the site; cattle pasture.





PHOTOGRAPH 5: View of the adjacent property types to the east and west of the site.



PHOTOGRAPH 6: View of the adjacent properties to the west of the site.





PHOTOGRAPH 7: View of the adjacent properties to the north of the site.



PHOTOGRAPH 8: View of construction debris located near the north central portion of the site.