



Port of Terrebonne - West Bank

Exhibit 27 – Phase 1 Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Concerning
Terrebonne Port Commission
± 34-acre Tract at 371 & 383 Rome Woodard St.
Houma, Louisiana 70363**

For

**Terrebonne Port Commission
1116 Bayou LaCarpe Rd, Suite A
Houma, LA 70363**

TBS Project Number 2023.1759

Prepared by



PLANNING | ENVIRONMENTAL | SURVEYING | ENGINEERING | GIS & MAPPING

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1.0 EXECUTIVE SUMMARY

T. Baker Smith, LLC (TBS) was retained by the Terrebonne Port Commission (Client) to conduct a Phase I Environmental Assessment on a +/- 34-acre tract located at 371 & 383 Rome Woodard Street in Houma, Louisiana. The purpose of the assessment was to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the Subject Property. This report documents the findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) [40 Code of Federal Regulations (CFR) Part 312] and the Clients Scope of Work. Any exceptions to, or deletions from, this practice are described in Section 1.3 and 2.3 of this report.

1.1 Property Summary

Property Name:	Terrebonne Port Commission ±34-acre Portion of Parcel No. 42299
Property Address:	371 & 383 Rome Woodard Street
City/County/State/Zip Code:	Houma, Terrebonne Parish, Louisiana 70363
Property Usage:	The property is currently developed with subsurface utilities and mooring pilings but has no structures.

The Subject Property is approximately 34 acres and is located along Rome Woodard Street in Section 12, Township 17 South, Range 17 East with approximate center point coordinates of 29° 33' 51.40" N, -90° 41' 49.99" W. The Subject Property is located on Terrebonne Parish parcel number 42299 and is owned by the Terrebonne Port Commission.

1.2 Assumptions and Limitations

TBS relied on information derived from secondary sources and has made no independent investigation as to the accuracy and completeness of the information provided by respective secondary sources.

1.3 Deviations/Limiting Conditions

TBS has performed this ESA in conformance with the scope and limitations of ASTM Standard E 1527-21 and the scope of work provided by the Client. No deviations from the recommended scope of ASTM Standard E 1527-21 were performed as part of this Phase I ESA. In addition to the scope outlined in ASTM Standard E 1527-21, TBS did not perform a cursory evaluation of non-ASTM Scope issues including suspect asbestos-containing materials (ACM), lead-based paint (LBP), radon, lead in drinking water, and per-and polyfluorinated substances (PFAS). A cursory evaluation of these non-ASTM Scope issues can be requested by the Client and TBS shall perform the proper testing for these parameters. TBS has performed services applicable to ASTM Standard E 1527-21 and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

TBS, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.



This ESA is not a guarantee or warranty concerning the presence or absence of environmental conditions that may affect the property. Findings, conclusions, and recommendations stated in this report are based upon industry-accepted practices for such services that existed at the time this report was prepared. All information, findings, conclusions, and any recommendations provided in this report are based on the data, secondary information, visual observations and conditions that existed on the date and time of the Property visit.

1.4 Data Gaps

Data gaps occur when information required or requested is not readily available within the time constraints provided, despite good faith efforts to gather such information.

Data failure is one type of data gap. ASTM Standard E 1527-21 requires that historical sources be researched to document property use back to the property's first developed use or back to 1940, whichever is earlier. If this information were not readily available, then this would be considered Data Failure. Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. The following data gaps were identified during the course of this investigation:

A second type of data gap is a significant data gap. A significant data gap is defined as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition (REC). Should a significant data gap be present, the environmental professional must provide a comment on the impact of the data gap on the professional's ability to identify RECs.

- TBS was not able to document the history of the Property at five-year intervals. However, based on the similar usage during the gaps, this data gap is not expected to alter the conclusions of this report.

1.5 Findings, Conclusions and Recommendations

T. Baker Smith, LLC has not identified RECs or HRECs for the Subject Property. No CRECs that cause property use restrictions, activity use limitations, institutional controls, or engineering controls were identified; however, TBS noted the following housekeeping and/or developmental conditions for the adjacent property:

1. Large stockpiles of what appeared to be Black Magic coal slag, an abrasive blasting media, were observed on the industrial property adjacent to the southwest (Photo 56). In the event of elevated water levels or flood, there is potential for water driven migration of this material onto the Subject Property

1.6 Reliance

Delta Coast engaged TBS on behalf of the Terrebonne Port Commission (User) to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with TBS granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against TBS, its officers, employees, vendors, successors or assigns.

1.7 Report Validity Period

ASTM Standard E 1527-21 specifies that a Phase I report will be valid for up to one year if completed no more than 180 days prior to the date of the Subject Property acquisition, or if the following five components of the report have been updated: (1) interviews with landowners, operators, and occupants; (2) searches for recorded environmental cleanup liens; (3) Review of governmental records; (4) visual inspections of the subject property and adjoining properties; and (5) declaration by the environmental professional responsible for the assessment or update. In addition, the standard mandates that the dates of completion for each of the five components be included in the Phase I report and that the 180-day or one-year time period begins with the completion of the first of these components.

This report's time clock begins on November 2, 2023.

2.0 PURPOSE, SCOPE AND LIMITATIONS

2.1 Purpose

Delta Coast retained TBS on behalf of the Terrebonne Port Commission to conduct a Phase I ESA of the Subject Property to assist in determining the environmental conditions at the site. The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the Subject Property. The purpose of this environmental assessment was to identify RECs at the Subject Property.

The term REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimus* conditions are not RECs.

The term CREC refers to a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term HREC refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

2.2 Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E 1527-21, Standard & Poor's *Environmental Criteria*, the scope of work provided by the Client, and generally accepted industry standards.

The detailed scope of work is included in Appendix 1 of this report.

2.3 Limitations

TBS has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

TBS, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This study is designed to reduce, but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. Based on the scope of work, TBS cannot warrant subsurface conditions. In addition, any testing results obtained are for the personal use of the Client, their successors and assigns, per the reliance in Section 2.5 only.

2.4 Property Access and Non-Access Disclosure

Inspector/Environmental Professional:	Samantha Ordoyne (Inspector) / Cy Toups, P.E. (Environmental Professional) A copy of the environmental professional's qualifications is included in Appendix 9.
Date of Inspection:	November 21, 2023
Property Contact:	David Rabalais
Property Escort:	N/A
Property Interviews:	Details located in Section 5.1.
Questionnaire Results:	See Appendix 7
Areas Accessed:	The Subject Property was accessed in it's entirety.
Inaccessible Areas:	N/A
Exceptions/Deletions from Scope:	None

2.5 User Reliance

The investigation was conducted on behalf of and for the exclusive use of Delta Coast and the Terrebonne Port Commission (Users) solely for use in an environmental evaluation of the Subject Property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of TBS. TBS acknowledges and agrees that the report may be conveyed to, and relied upon by Client, or any of their Assigns.

3.0 PROPERTY DESCRIPTION

3.1 Property Details

Property Size:	Approximately 34 acres
Source:	Google Earth
Property Usage:	The Subject Property currently consists of land developed with subsurface utilities and mooring pilings. There are no structures.
Number of Buildings:	0
Date of Construction:	N/A
Gross Building Size:	N/A
Property Diagram:	Appendix 2

3.2 Current Uses of Adjoining Properties and Surrounding Areas

North:	The Subject Property is bounded to the north by an unoccupied industrial property.
East:	The Subject Property is bounded to the east by Short Cut Canal.
South:	The Subject Property is bounded to the south by Short Cut Canal and an industrial property.
West:	The Subject Property is bounded to the west by Rome Woodard St./Main Port Ct with industrial properties and Bayou LaCarpe beyond.

Observations of the adjoining properties did not reveal evidence of RECs. Details of observations made regarding adjoining properties are provided in Section 7.1.

4.0 ENVIRONMENTAL SETTING

TBS attempted to determine the general environmental setting of the Subject Property. Information regarding topography, surface water, geology and hydrology are used to evaluate the likelihood of hazardous substances or petroleum products migrating onto the Subject Property, or within or from the Subject Property, into groundwater or soil.

4.1 Topography

Property Elevation:	5 feet above mean sea level (MSL).
Topography:	The topography of the Subject Property is relatively flat with a general slope towards the west.
Source:	Environmental Data Resources, Inc. (EDR) Geocheck Physical Setting Source Summary
EDR Geocheck:	A copy of the Geocheck Physical Setting Source Summary is included in Appendix 4.
Property Drainage:	The Subject Property drains west into swale ditches along Rome Woodard St./Main Port Ct. or east into Short Cut Canal which ultimately drains into Bayou Lacarpe and the Houma Navigational Canal.

4.2 Surface Water Bodies

On-Site Water Bodies:	Short Cut Canal borders the eastern and southern boundaries of the Subject Property.
Nearest Surface Water Body:	Short Cut Canal borders the eastern and southern boundaries of the Subject Property and discharges into the Houma Navigational Canal located approximately .9 miles west of the Subject Property.
Flood Plain Designation:	The Subject Property is located within Zone A2, an area of 100-year flood where base flood elevations and flood hazard factors have been determined.
Source:	EDR Detail Map (See Radius Map Report in Appendix 4)
Indication of Wetlands:	The EDR Detail map depicted National Wetland Inventory (NWI) data across the entire Subject Property.

4.3 Geology and Hydrology

Geology:	The Subject Property is located in the Gulf Coastal Plains physiographic province and is characterized by off-lapping, coastward thickening wedges of fluvial, deltaic, and marine sediments. The Gulf Coastal Plains is divided into the Coastal Lowlands and the Jackson/Vicksburg Groups. This Subject Property is located in the Coastal Lowlands aquifer system that consists of alternating/discontinuous beds of sand, gravel, silt, and clay that thicken and dip southward towards the Gulf of Mexico. The sediments are highly heterogeneous with few individual sand beds that can be traced for more than a few miles.
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Soil Type:	The Subject Property is underlain by Fausse clay (FAA) with 0-1% slopes.
Source:	Web Soil Survey (Natural Resources Conservation Service)
Estimated Depth to Groundwater:	Fausse clay- >0 inches
Anticipated Flow Direction:	West
Basis of Flow Direction:	Based upon available topographic map information, the direction of groundwater flow beneath the Subject Property is inferred to be generally southwest. Aerial photography reveals that all drainage/flow of major bayous and/or canals in the area ultimately channel southeasterly towards the Gulf of Mexico.

4.4 Minerals Exploration/Production

Oil & Gas Wells:	There were no oil or gas wells observed on the Subject Property; however, one (1) oil and gas well was depicted on the EDR Radius Report Detail Map and the Louisiana Department of Natural Resources (LDNR) Strategic Online Natural Resources Information System (SONRIS), as being located on the southwestern corner of the Subject Property. According to records obtained through SONRIS, Austral Oil Company, Inc. installed an oil and gas well to a depth of 12,000 feet on February 26, 1969. The well was dry and was plugged and abandoned on April 12, 1969.
Pipelines:	According to the National Pipeline Mapping System (NPMS), there are no pipelines within 0.5 mile of the Subject Property. Two (2) natural gas pipeline markers were observed on the western boundary of the Subject Property. The pipeline is owned by Terrebonne Parish Utilities Department and is considered a residential distribution line. No subsurface investigations to locate additional pipelines not visibly marked aboveground were conducted.
Mining Activities:	There were no indications of mining activities on the Subject Property.

5.0 PRIOR USE HISTORY

The objective of consulting historical sources is to develop a history of the previous uses of the Subject Property, adjoining properties, and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. Copies of prior use support documentation, when available, are included in the Appendices.

5.1 Interviews with Past and Present Owners and Occupants

TBS attempted to obtain, contact or interview the sources of information listed below in order to determine the prior use history of the Subject Property and identify historical or existing RECs, if any, at the subject or adjacent properties.

1. Ms. Sonja Labat
Finance Manager, Terrebonne Port Commission
November 30, 2023

Ms. Sonja Labat, Finance Manager for the Terrebonne Port Commission, participated in an interview in reference to the Subject Property. She indicated that the property is currently vacant and available for lease. Ms. Labat was not aware of the property or adjacent property ever being utilized as a motor repair facility, chemical manufacturing plant, petroleum delivery/storage facility, commercial printing facility, dry cleaners, photo developing facility, or junkyard/landfill site. She was not aware of any damaged or discarded automotive batteries, pesticides, paints, or chemicals used or stored on the property in containers above 5 gallons or 50 gallons in aggregate. Ms. Labat had no knowledge of industrial drums or sacks of chemically laden material, pits/ponds/lagoons used for waste treatment, large oil/fuel spills, fill dirt originating from unknown or contaminated sites, stained soils, or contaminated water wells on the Subject Property. She was also not aware of any environmental liens, violations of environmental laws, environmental related lawsuits or environmental assessments conducted that identified any environmental issues.

5.2 Interviews with State and/or Local Government Officials

1. Mr. Benjamin Walker
Terrebonne Parish Office of Emergency Preparedness
November 2, 2023

Mr. Walker was emailed in reference to the Subject Property on November 2, 2023. A response has not been received at the time of this report's submittal. Should a response be received that alters TBS' professional opinion regarding the Subject Property, an addendum will be made.

2. Mr. Tad Loupe
Louisiana Department of Environmental Quality
November 13, 2023

Mr. Loupe was emailed in reference to the Subject Property on November 2, 2023. In a response received on November 13, 2023, he stated that the LDEQ is not aware of any outstanding issues at the Subject Property.

5.3 Previous Reports

TBS previously prepared a Phase I ESA on the properties located at 499 & 383 Main Port Court for Eagle Drydock & Marine Repair, LLC in May 2019. The southern portion of the current Subject Property includes Tract 2 of the previous Phase I, 383 Main Port Court (now known as Rome Woodard Street). At the time of TBS' site reconnaissance, Tract 2 consisted of primarily undeveloped land improved with a gated entrance on the northwestern corner and a gravel access



road traversing the western boundary. Mooring pilings and shore power electrical supply conduits were observed on the southern portion of Tract 2 along with two water sources and piles of marine ropes. There were no RECs, CRECs, HRECs, or housekeeping issues noted on Tract 2.

5.4 Historical Maps for Subject Property

A number of publishers formerly produced maps that showed the location and use of structures on a property at a given point in time. These maps were widely available for areas that were significantly developed during the late 1800s through the 1950s, though coverage exists for some areas through the 1990s. EDR provided a review of their Sanborn Fire Insurance Maps.

No historical Sanborn maps were identified. A copy of the “unmapped property” notification is included in Appendix 4.

The EDR Historical Topographic Map Report was reviewed for the Subject Property. A review of the historical topographic maps available from the years 1892, 1932, 1939, 1941, 1944, 1963, 1974, 1980, 1998, 2012, 2015, 2018, and 2020 did not indicate any RECs on the property. The historical topography maps did not depict the presence of pipelines on the Subject Property. The historical topographic maps are located in Appendix 2.

5.5 Aerial Photographs for Subject Property

Aerial photography from the EDR database was reviewed for the years 1962, 1973, 1983, 1989, 1994, 1998, 2004, 2007, 2010, 2015, and 2019. Aerial photographs from Google Earth for the years 1989, 1998, 2004-2007, 2010-2012, 2015, 2017, and 2019-2023 were also reviewed. It should be noted that the aerial photographs reviewed were taken from a previous report on a tract located within the same parcel that contains the Subject Property. The aerial photographs are located in Appendix 8. Listed below are the descriptions of the aerial photographs reviewed and none indicated a REC on the property.

YEAR	SOURCE	DESCRIPTION
1962	EDR	The Subject Property appears to be forested land.
1973	EDR	There is no noticeable change in development on the Subject Property.
1983	EDR	There is no noticeable change in development on the Subject Property.
1989	EDR; Google Earth	There is no noticeable change in development on the Subject Property.
1994	EDR	The Subject Property no longer appears to be forested but is still vacant and undeveloped.
1998	EDR; Google Earth	There is no noticeable change in development on the Subject Property.
2004	EDR; Google Earth	There is no noticeable change in development on the Subject Property
2005	Google Earth	There is no noticeable change in development on the Subject Property
2006	Google Earth	There is no noticeable change in development on the Subject Property
2007	EDR; Google Earth	There is no noticeable change in development on the Subject Property
2010	EDR; Google Earth	A gravel roadway first appears along the southwestern boundary of the Subject Property and a gravel pad with infrastructure for mooring vessels is present along the southern portion of the property.
2011	Google Earth	There is no noticeable change in development on the Subject Property

YEAR	SOURCE	DESCRIPTION
2012	Google Earth	Two structures or shipping containers first appear along the southwestern boundary of the Subject Property.
2015	EDR; Google Earth	The gravel pas previously visible on the south-central portion of the Subject Property appears to be no longer maintained.
2017	Google Earth	The gravel road appears to no longer be maintained and is hardly visible in this photograph.
2019	EDR; Google Earth	There is no noticeable change in development on the Subject Property and it resembles that of present day.
2020	Google Earth	There is no noticeable change in development on the Subject Property and it resembles that of present day.
2022	Google Earth	There is no noticeable change in development on the Subject Property and it resembles that of present day.
2023	Google Earth	There is no noticeable change in development on the Subject Property and it resembles that of present day.

5.6 Aerial Photographs for Adjoining Properties

Aerial photography from the EDR database was reviewed for the years 1962, 1973, 1983, 1989, 1994, 1998, 2004, 2007, 2010, 2015, and 2019. Aerial photographs from Google Earth for the years 1989, 1998, 2004-2007, 2010-2012, 2015, 2017, and 2019-2023 were also reviewed. The aerial photographs are located in Appendix 8. Listed below are the descriptions of the adjoining properties reviewed, none of which indicated a REC to the Subject Property.

DIRECTION	YEAR	DESCRIPTION
North	1962	The property to north consists of forested land.
	1973-1998	The property to north consists of forested land with Industrial Blvd beyond.
	2004	The property to the north is no longer forested land, but is vacant and undeveloped.
	2005-2023	Properties to the north of the Subject Property are being developed as industrial properties.
East	1962-1983	Properties to the east consist of forested land.
	1989-1998	The property adjacent to the east remains forested land, but there are commercial developments appearing beyond.
	2004	Short Cut Canal first appears adjacent to the east of the Subject Property.
	2005-2023	The properties beyond resemble that of present day
South	1962-1983	Properties to the south consist of forested land.
	1989	Properties adjacent to the south remain forested land, but to the distant south industrial properties are being developed.

DIRECTION	YEAR	DESCRIPTION
	2004-2023	Short Cut Canal first appears adjacent to the south of the Subject Property. Beyond remains forested lands and industrial properties. The adjacent properties resemble that of present day.
West	1962	The property adjacent to the west consists of forested land.
	1973	Mooring slips and industrial properties first appear adjacent to the west of the Subject Property. Bayou Lacarpe is visible beyond.
	1983-2004	There have been no noticeable changes to properties adjacent to the west.
	2005-2011	Rome Woodard Street first appears adjacent to the west of the Subject Property.
	2012-2023	The industrial property adjacent to the west/southwest has expanded and additional structures and a boat slip are visible. The properties resemble that of present day.

5.7 City Directories

The EDR City Directory report ordered for a previous report on a tract located within the same parcel that contains the Subject Property was reviewed. for the years 1966, 1971, 1975, 1980, 1985, 1990, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020. The address associated with the Subject Property was not listed in the City Directory for any of the available years.

5.8 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the Subject Property. According to ASTM E1527-21 and Environmental Protection Agency’s (EPA) All Appropriate Inquiries (AAI) Rule, the following items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the following inquiries ultimately rests with the User and providing the following information to the environmental professional would be prudent if such information is available. A non-scope “Phase I Environmental Site Assessment User Questionnaire” was sent to Mr. David Rabalais and was completed by Ms. Sonja Labat, Finance Manager, on November 30, 2023. A copy of the completed questionnaire is included in Appendix 7.

5.8.1 Environmental Liens

TBS was not informed by the Users of any environmental cleanup liens encumbering the Subject Property that are filed or recorded under federal, tribal, state or local law. It should be noted that an EDR Environmental Lien Report was completed for a previous report on a tract located within the same parcel that contains the Subject Property and was reviewed for the current Subject Property. No liens have been placed upon this property. A copy of the EDR Environmental Lien Report is included in Appendix 4.

5.8.2 Chain of Title

Under ASTM Standard E 1527-21, title records must be researched back to 1980 and any available land title records should be provided to the Environmental Professional by the Client. A chain of title was not provided by the Client, nor was one readily available for TBS’s review. Based on the historical data reviewed and the limited information typically provided in a chain of title, it is TBS’s opinion that a chain of title would not have provided any significant additional information. The EDR

Environmental Lien Report provide limited title information that assisted the environmental professional in determining historical use and the presence of any environmental liens and/or activity and use limitations (AULs) associated with the property.

5.8.3 Activity and Land Use Limitations

TBS was not informed by the Users of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state or local law. An EDR Environmental Lien Report was completed for a previous report on a tract located within the same parcel that contains the Subject Property and was reviewed. No AULs have been placed upon this property. A copy of the EDR Environmental Lien Report is included in Appendix 4.

5.8.4 Specialized Knowledge

Ms. Sonja Labat participated in an owner interview, detailed in Section 5.1, where he shared all specialized knowledge and/or experiences related to the Subject Property.

5.8.5 Value Reductions for Environmental Issues

The Users did not indicate to TBS any information to suggest that the valuation of the Subject Property is significantly less than the valuation for comparable properties due to environmental issues.

5.8.6 Commonly Known or Reasonably Ascertainable Information

The Users did not inform TBS of any commonly known or reasonably ascertainable information about the Subject Property which aided TBS in identifying conditions indicative of a release or threatened release.

5.8.7 Knowledge of Presence or Likely Presence of Contamination

The Users were not aware of any obvious indicators that point to the presence or likely presence of contamination at the Subject Property.

6.0 ENVIRONMENTAL DATABASE REVIEW

The purpose of the environmental database review is to obtain and review records that will help identify environmental impacting activities at the Subject Property or surrounding properties. The database information was obtained from Environmental Data Resources, Inc. A detailed description of the databases reviewed, and a listing of all sites identified are provided in Appendix 4. The plotting of the sites in the database is done through geo-coding and the locations provided are approximations. TBS has expanded the number of databases searched, and the search radii for a number of the individual databases, beyond the scope of work and/or ASTM requirements due to the inherent inaccuracies of geo-coding and regulatory listings. Listed sites in the supplemental databases or those located beyond the required search radii are generally not considered RECs and are not discussed below unless a potential concern or impact to the Subject Property has been identified.

DATABASE	SECTION	RADIUS (In miles)	NUMBER OF SITES
National Priority List (NPL) and Proposed NPL	6.2	1.0	1(NPL)
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	6.2	0.50	1(SEMS)
CERCLIS No Further Remedial Action Planned (CERC-NFRAP)	6.2	0.50	0
Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTS)	6.3	1.0	0
RCRA Treatment, Storage and Disposal Facilities (RCRA-TSDF)	6.3	0.50	0
RCRA Large Quantity Generators (RCRA LQG), and Small Quantity Generators (RCRA SQG), including Conditionally Exempt Small Quantity Generators (CESQG)	6.3	0.25 / Target property	2 (RCRA-LQG) 2 (RCRA-VSQG)
Emergency Notification Response System (ERNS)	6.4	Target property	0
Facility Index System (FINDS), Toxic Release Inventory Database (TRIS), Enforcement and Compliance History Online (ECHO), and other Supplemental Federal ASTM databases (non-generators and other Federal databases etc.).	6.5	0.250	0
State Hazardous Waste Sites (State equivalent of CERCLIS and NPL)	6.6	1.0	0
State Solid Waste Facilities/Landfill Database (SWF/LF)	6.7	0.50	0
Leaking Underground Storage Tanks (LUST) / HIST LUST	6.8	0.50	0
Underground Storage Tanks (UST)	6.8	0.25	1 (UST)
Additional State ASTM databases (VCP, Priority Dry Cleaner, Industrial Hazardous Waste (IHW) & etc.); includes Aboveground Storage Tanks (AST), Dry Cleaner, Historic Auto Facilities, State Spill Lists (SPILLS), Remediation Services Database (REM), Mining Sites, National Pollutant Discharge Elimination System (NPDES), Listing of Institutional and/or Engineering Controls (AUL)	6.9	varies	2 (PFAS ECHO) 3(REM) 2 (SPILLS) 1 (NPDES)
Supplemental State or Local databases	6.10	varies	0

6.1 Subject Property

The EDR report did return listings for the address associated with the Subject Property. **It should be noted that the street name for the Subject Property is Rome Woodard Street but was formerly Main Port Court.**

Performance Energy Services, LLC is listed as being located at 277 Main Port Court. The Subject Property is on a parcel which encompasses 277, 371, and 383 Rome Woodard Street. This address is associated with the entire parcel the Subject Property is a part of, however not the Subject Property. This facility appears on the PFAS ECHO database as a metal coating facility that may handle PFAS. In the ECHO database, the facility has no recorded violations associated with their minor air permit. This facility also appears on the RCRA VSQG database as a handler of ignitable wastes (D001) and spent non-halogenated solvents (F003 and F005). No RCRA violations were found associated with the site. Based on the reviewed regulatory status and nature of these listings, they do not represent RECs to the Subject Property.

The Detail Map returned for the Subject Property did not depict the presence of any manufactured gas plants, Indian reservations, or oil and gas pipelines on or adjacent to the Subject Property. One (1) oil and gas well was identified on the southwestern corner of the Subject Property. There were no indications of water wells on the EDR Detail Map. A copy of the EDR Detail Map Report is located in Appendix 4.

6.2 NPL, Proposed NPL, CERCLIS & NFRAP Sites

Delta Shipyard is listed by EDR as being located approximately 1,842 feet west of the Subject Property at 200 Dean Court. Further research indicated that this facility is actually +/- 2,900 feet northwest of the Subject Property. Delta Shipyard appears on the EDR report as a NPL listed facility and is also on the SEMS and REM databases. Records indicate that this facility was added to the NPL in 2014 and previously operated as a cleaning and repair facility for small cargo boats and oil barges. There are three unlined earthen evaporation pits on-site which were used to contain greater than 30,000 cubic yards of oily waste from cleaning processes as well as oil field drilling materials. Large volumes of hazardous waste remain on-site and hazardous substances have been discovered in groundwater, surface water, and soils. Further details on this facility were gathered from EDMS and are discussed in Section 6.10 below.

No Proposed NPS, CERCLIS, or NFRAP sites were identified within the study radii.

6.3 RCRA Facilities

There was one (1) facility listed on the RCRA-VSQG database in addition to the Subject Property.

North American Fabricators, LLC, located approximately 1,177 feet north-northwest of the Subject Property at 208 North American Court, is listed on the RCRA VSQG database. The facility is described as a conditionally exempt handler of ignitable waste, corrosive waste, cadmium, lead, methyl ethyl ketone, and spent non-halogenated solvents. No RCRA violations were found associated with this site. Based on the reviewed regulatory status and nature of this listing, this facility does not represent a REC to the Subject Property.

Two (2) facilities appeared on the RCRA-LQG database.

Thoma-Sea Boat Yards, LLC, located adjacent to the southwest of the Subject Property at 429 Main Port Court, appears on the RCRA-LQG database and is described as a large quantity generator of ignitable waste, lead, methyl ethyl ketones, and nonhalogenated solvents. This facility has recorded violations from 2017, 2018, and 2019, but has since been in compliance. Based on the nature of this listing, the facility does not represent a REC to the Subject Property.

Performance Energy Services, LLC is listed by EDR as being located approximately 1,067 feet west of the Subject Property at 250 North American Ct. Further research indicated that this facility is actually +/- 1,778 feet northwest of the Subject Property. This facility appears on the RCRA-LQG database and is described as a handler of ignitable waste, chromium, lead, methyl ethyl ketone, and spent nonhalogenated solvents. This facility has several violations reported during a Compliance Evaluation On Site Inspection on September 21, 2020 regarding storage containers not being properly closed and/or labeled. The facility also accumulated more than 55 gallons of hazardous waste at satellite accumulation areas, failed to clean up spilled hazardous wastes in a timely manner, exceeded the storage time for universal waste (one year), and failed to document arrangements made with local emergency personnel. The facility return to compliance date is October 23, 2020. A Deficiency Clear Letter dated May 19, 2021 was documented in EDMS stating that all violations had been adequately addressed by Performance and the status is now compliant and closed (Appendix 4). No RCRA violations have been reported since. Based on distance, nature of the violations, and the closed status of the violations, this facility does not represent a REC to the Subject Property.

One (1) facility appeared on the RCRA NonGen/NLR database.

Delta Shipyard is listed by EDR as being located approximately 1,842 feet west of the Subject Property at 200 Dean Court. Further research indicated that this facility is actually +/- 2,900 feet northwest of the Subject Property. This facility appears on the RCRA NonGen/NLR database as a historic handler of hazardous wastes. No RCRA violations were reported associated with this site. Based on the reviewed regulatory status and nature of this listing, this facility does not represent a REC to the Subject Property.

No CORRACTS, RCRA-TSDF, or RCRA-SQG's were identified within the study radii or at the Subject Property.

6.4 ERNS Incidents

No ERNS sites were identified on the Subject Property.

6.5 FINDS and TRIS and other Supplemental Federal Database sites

No FINDS or TRIS database sites were identified near or on the Subject Property.

6.6 SHWS Database

No SHWS sites were identified within the search radii.

6.7 SWF/LF Facilities

No SWF/LF sites were identified within the search radii.

6.8 LUST & UST Sites

There was one (1) UST facility identified within the search radii.

North American Fabricators, LLC, located approximately 1,177 feet north-northwest of the Subject Property at 208 North American Court, appears on the UST database for two (2) 6,000-gallon gasoline USTs which were installed on May 23, 1978 and closed in January 1980. Based on the distance and regulatory status, this facility does not represent a Rec to the Subject Property.

6.9 Additional EDR Proprietary Database Sites

There were three (3) facilities listed on the REM database.



Performance Energy Services, LLC is listed by EDR as being located approximately 1,067 feet west of the Subject Property at 250 North American Ct. Further research indicated that this facility is actually +/- 1,778 feet northwest of the Subject Property. This facility appears on the REM database. Available information from EDMS indicated that there was soil contamination suspected from pipe cleaning and coating activities. Monitoring wells were installed, and the impacted soils were excavated and later approved for re-use on-site. The monitoring wells were plugged and abandoned, and the facility received a No Further Action (NFA) status on March 30, 2000. This facility also appears on the AIRS database for a current Minor General Permit-Surface Coating & Fabrication, which was amended on November 8, 2018 and expires on November 8, 2028. This facility also has a Louisiana Pollutant Discharge Elimination System (LPDES) General Permit (LAG480000) for Discharges from light Commercial Facilities which was renewed on March 8, 2021 and will expire December 15, 2025. Due to the regulatory status, nature of the listings, and distance from the Subject Property, this facility does not represent a REC to the Subject Property.

Delta Shipyard is listed by EDR as being located approximately 1,842 feet west of the Subject Property at 200 Dean Court. Further research indicated that this facility is actually +/- 2,900 feet northwest of the Subject Property. Delta Shipyard appears on the EDR report as a NPL listed facility and is also on the SEMS and REM databases. Based on distance, this facility does not represent a REC to the Subject Property.

Terrebonne Parish Consolidated Government, located approximately 2,225 feet north of the Subject Property at 1892 Industrial Blvd, appears on the REM and SPILLS databases, but based on distance does not represent a REC to the Subject Property.

There was one (1) facility listed on the NPDES database.

Thoma-Sea Marine Constructors, LLC-Houma Facility is listed by EDR as being located at the Subject Property; however, further research indicated that this facility is actually +/- 1,657 feet north of the Subject Property at 137 Barry Belanger Street. Thoma-Sea Marine appears on the SPILLS and NPDES databases. This address appears on the NPDES database as Cycle Marine Group, Inc for a general construction permit (LAR10) which was issued April 4, 2019 and was reauthorized on October 1, 2019. This facility appears on the SPILLS database for a closed incident in which a complaint was filed on January 21, 2015 reporting paint overspray had contaminated water which flowed offsite and damaged nearby property. A site visit was conducted on January 31, 2015 and no particulates were observed. Based on the nature of these listings and distance, this facility does not represent a REC to the Subject Property.

6.10 Additional & Supplemental State or Local Sites

There was one (1) facility listed on the PFAS ECHO database in addition to the Subject Property.

Dust Coating Thermal is listed by EDR as being located approximately 663 feet northwest of the Subject Property at 29.566494, -90.700707. This facility appears on the PFAS ECHO database as waste management industry that may handle PFAS. In the ECHO database, the status of this facility is permanently closed. Prior records indicate that there was an associated air permit for minor emission and no violations were recorded. Based on the regulatory status and nature of this listing, this facility does not represent a REC to the Subject Property.

The LDNR Strategic Online Natural Resources Information System (SONRIS) oil and gas well search was reviewed. There is record of an oil and gas well located on the southwestern corner of the Subject Property. According to records obtained through SONRIS, Austral Oil Company, Inc. installed an oil and gas well to a depth of 12,000 feet on February 26, 1969 and the well was plugged and abandoned on April 12, 1969.

The LDNR water well search was reviewed, and no record of registered water wells located on the Subject Property was found in the SONRIS database. A copy of the GIS generated images from the computerized searches for LDNR is located in Appendix 4.

The LDEQ online EDMS was reviewed in reference to the Subject Property. There were no records for 277 Rome Woodard Street. The former Subject Property address, 277 Main Port Ct, does have an EDMS record. As discussed in Section 6.1 above, Performance Energy Services, LLC formerly occupied the Subject Property and EDMS record indicated that operations never began at the facility and all permits have been rescinded and/or terminated. Based on the status of the facility, it does not represent a REC.

General review of the LDEQ files for these nearby facilities did not indicate any spills, fires, or hazardous waste related incidents that represent RECs for the Subject Property.

7.0 PROPERTY RECONNAISSANCE

During the property visit, attempts were made to observe the Subject Property and improvements. The purpose of the property reconnaissance is to obtain information indicating the likelihood of RECs in connection with the Subject Property.

7.1 Visual Observations

The +/- 34-acre Subject Property consisted of an unoccupied property located in an industrial area (See Photos 9-12, 16, 21, 23-28, 30, 38, 43, 48, & 49). Improvements included a degraded gravel access road with a cyclone fence and gate along the southwestern boundary of the Subject Property (See Photos 5, 6, 15, & 29).

Several mooring pilings with piles of rope were observed along the southern and southeastern portions of the Subject Property (See Photos 13 & 20).

Two stacks of molded concrete were observed on the southwestern corner of the Subject Property (See Photos 7 & 8).

On the southern portion of the Subject Property, wood debris and shore power electrical supply were observed (See Photos 17 & 18). Two (2) water sources were also observed on the southern portion of the Subject Property (See Photos 19 & 22).

A roadside drainage basin, culvert, and drainage ditch were observed on the southwest portion of the Subject Property. The ditch runs east to west and terminates near the center of the property (See Photos 31-35).

Near the southwestern corner of the Subject Property, a utility vault (Photos 36 & 40), a Terrebonne Parish gas line marker (Photo 37), and a fire hydrant (Photo 39) were observed.

A utility vault (Photo 41), fire hydrant (Photo 44) and water utility vault (Photo 45) were observed along the central western boundary of the Subject Property.

Near the northwestern corner of the Subject Property, another fire hydrant, cable line marker, utility vault, and Terrebonne Parish gas line marker were observed (See Photos 46 & 47).

No underground storage tanks were observed on the Subject Property. No evidence of any pesticides, paints, or chemical being stored on the property were observed. No evidence of ponds or lagoons used for waste management treatment or disposal, large areas of stained soil, or fill dirt originating from unknown or contaminated sites was observed on either tract of the Subject Property. In addition, no evidence of vent pipes or foul odors was observed on site. No oil and gas wells were observed on the Subject property.

During the property reconnaissance, TBS looked for the following visual indications of potential environmental concerns at the Subject Property.

<u>POTENTIAL CONCERNS</u>	<u>COMMENTS</u>
• Hazardous or regulated materials stored on the property	None observed
• Medical/biological wastes stored on the property	None observed
• X-ray or other radioactive activities conducted on the property	None observed

<u>POTENTIAL CONCERNS</u>	<u>COMMENTS</u>
• Activities likely to generate, store or use hazardous materials	None observed
• Operations that result in a wastewater or air discharge	None observed
• Interior stains or corrosion	None observed
• Water damage/Mold growth	None observed
• Strong, pungent or noxious odors	None detected
• Discolored drains or sumps	None observed
• Pits, ponds or lagoons	None observed
• Stained soil or pavement	None observed
• Stressed vegetation	None observed
• Improperly stored solid waste	Two stacks of molded concrete and one pile of wood debris was observed on the Subject Property.
• Wells or septic systems on the property	None observed
• Other	None observed

During the property reconnaissance, TBS looked for the following visual indications of potential environmental concern at adjacent properties.

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain Fluids
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems

- Other (Materials Stockpiles, potentially sand blasting media)

The following developmental conditions were observed for the adjacent properties:

- Large stockpiles of what appeared to be Black Magic coal slag, an abrasive blasting media, were observed on the industrial property adjacent to the southwest (Photo 56). In the event of elevated water levels or flood, there is potential for water driven migration of this material onto the Subject Property.
- One (1) metal structure was located on the adjacent property (Photos 58-61). The contents of this building were unknown to the Environmental Professional.
- Debris including plastic tubing was observed adjacent to the southwestern property line (Photos 60 & 61).
- Several large ASTs were observed on the industrial property located to the adjacent southwest of the Subject Property (Photo 51, 55, & 61). TBS has no knowledge of the contents of the off-site ASTs.
- Two (2) pad-mounted transformers were observed on the property adjacent to the southwest of the Subject Property (Photos 52 & 59).
- A cable marker and utility vault were located adjacent to the southwest corner of the Subject Property (Photos 53 & 54)

7.2 Storage Tanks

An effort was made to identify all ASTs, USTs, or vent pipes, fill pipes or access ways indicating USTs. Available information from local records and historical maps and information regarding storage tanks and heating sources were reviewed.

<u>POTENTIAL CONCERNS</u>	<u>COMMENTS</u>
• Visual indication of ASTs	None observed
• Visual indications of USTs	None observed
• Records of USTs/ASTs	No record of USTs or ASTs formerly or currently on the Subject Property were identified.
• Current heating source	N/A
• Historical usage heating oil	There is no indication that the Subject Property ever used heating oil as a heat source.

7.3 PCB-Containing Equipment

TBS relied on visual observations and interviews with the property contacts and/or the utility company to identify known or potential PCB-containing electrical or hydraulic equipment. Where identified, efforts were made to determine ownership and to identify indications of leakage.

<u>POTENTIAL CONCERNS</u>	<u>COMMENTS</u>
• Pole-mounted Transformers	No pole-mounted transformers were observed on the Subject Property.
• Pad-mounted Transformers	No pad-mounted transformers were observed on the Subject Property.
• Hydraulic Elevators or Lifts	No evidence of hydraulic lifts or elevators was observed on the Subject Property.

- Other No other concerns relating to PCBs were identified on the Subject Property.

7.4 Preliminary Asbestos Evaluation

A comprehensive asbestos survey by a certified inspector is outside the scope of a Phase I ESA and thus was not conducted during this assessment. A finding of “no further action is warranted” or “ACM is not a significant concern” cannot be interpreted, as the Subject Property is asbestos free. The level of this evaluation is not sufficient for such a determination; however, no structures were observed on the Subject Property at the time of site reconnaissance.

7.5 Radon Review

- Radon Zone The Subject Property is located in Radon Zone 3, which has a predicted average indoor screening level of less than 2 picocuries per liter (pCi/L). Louisiana is in a low area of concern for radon emittance. The USEPA action level for radon is 4 pCi/L.
- Are There Regularly Occupied Subsurface or Ground Level Residential Units No residential units are present on the Subject Property.
- Results of Previous Tests on the Property None conducted

Findings: Radon testing was not conducted.

Recommendations: None

7.6 Potential Vapor Encroachment

The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm the presence of airborne contaminants by vapor encroachment.

A "Tier I (non-intrusive) Vapor Encroachment Screening (VES)" on the Subject Property in accordance with the methodology set forth in ASTM Standard E 2600-22 *"Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was conducted. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential vapor encroachment condition (VEC) in connection with the Subject Property with respect to chemicals of concern that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the Subject Property.

Based on ASTM Standard E 2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, the critical distance is equal to 100 feet, with the exception of dissolved petroleum hydrocarbons, which have a critical distance of 30 feet. If non-aqueous phase petroleum hydrocarbons are present, the 100 feet distance is utilized.

This VEC utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area (refer to Section 4.3) as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. TBS also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties,

which may be indicative of a VES. This data collection and analysis was coupled with TBS's site reconnaissance of the Subject and surrounding properties. Based upon the results of TBS's data collection, reconnaissance and analysis, a summary of TBS's Tier I VES findings is presented in the below:

Findings: Based on information reviewed for this assessment, none of the Subject Property is suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC or warrant an additional Tier II Vapor Encroachment Screening. There are no records of vapor intrusion concerns within 100 feet of an occupied structure.

Recommendations: Based upon our analysis and Tier I VES there is low potential for a VEC at the Subject Property. No additional actions or investigations are warranted at this time with regards to vapor intrusion.

8.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

T. Baker Smith, LLC has not identified RECs or HRECs for the Subject Property. No CRECs that cause property use restrictions, activity use limitations, institutional controls, or engineering controls were identified; however, TBS noted the following housekeeping and/or developmental conditions for the adjacent property:

1. Large stockpiles of what appeared to be Black Magic coal slag, an abrasive blasting media, were observed on the industrial property adjacent to the southwest (Photo 56). In the event of elevated water levels or flood, there is potential for water driven migration of this material onto the Subject Property

9.0 SIGNATURES AND AAI STATEMENT

TBS has performed a Phase I ESA of a +/- 34-acre tract located at 371 & 383 Rome Woodard Street in Houma, Louisiana in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312; and, we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I hereby certify that I have examined the facility and said property as herein described and to the best of my knowledge and belief, the facts and data developed with respect to this Phase I ESA are true and accurate. No material facts have been suppressed, misstated or misrepresented based on currently accepted and available information as of the date of this assessment.



A handwritten signature in black ink, appearing to read "Cy J. Toups".

Seal

Signature of Environmental Professional

November 30, 2023

Cy J. Toups, P.E.

Date

Print Name

Registrations and/or Certifications

Registered Environmental Engineer (P.E.) – Certification #33966



Appendix 1:
Scope of Services

Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E 1527-21, Standard & Poor's *Environmental Criteria*, the scope of work provided by the Client, and generally accepted industry standards.

The specific scope of work included the following:

Environmental Database Records Review - Reasonably ascertainable environmental databases were reviewed to determine whether the Subject Property or any neighboring properties were suspected of having or known to have environmental concerns likely to adversely impact the Subject Property. The databases reviewed and the radii chosen are based on the ASTM Standard E 1527-21 and the Client's scope of work. It is important to note the scope of this investigation is limited to a visual inspection to identify areas of potential concern to the real property and a review of readily accessible government databases. The inspection does not include a regulatory compliance audit of the facility. There are detailed regulations concerning the proper use, storage and disposal of hazardous and regulated material. These regulations include, but are not limited to, permitting, paper keeping and manifesting requirements, as well as community and employee right-to-know laws. It is typically the responsibility of the tenant(s) to maintain their space(s) in compliance with such regulations.

Prior Use History Review - Attempts were made to identify the prior usage of the property back to the earlier of the property's first developed use or 1940, using as many sources that were both reasonably ascertainable and likely to be useful. Record information that is reasonably ascertainable means information that is publicly available, information that is obtainable from its source within reasonable time and cost constraints (i.e. the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information), and information that is practically reviewable (i.e. the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data). Standard historical sources include any or all of the following: aerial photographs, historical maps, tax information, land title records, topographic maps, and local street directories, building department records, zoning/land use records, prior reports and interviews with local agencies.

Property/Site Reconnaissance - A reconnaissance of the property, consisting of a visual inspection of the Subject Property and neighboring properties as observable from the Subject Property, was conducted to identify RECs associated with the Subject Property, to the extent not obstructed by bodies of water, adjacent buildings or other obstacles. Observations are conducted at the property for potential RECs as well as, and including, to the presence of roadways and structures, potable water supply and sewage disposal, current and past uses of the subject and adjoining properties, hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, unidentified substance containers, PCBs, stains or corrosion, drains and sumps, pits, ponds and lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, water wells, dry wells and septic systems.

Environmental Setting - Efforts were made to determine the environmental setting of the Subject Property with respect to topography, surface water bodies, flood plain, wetlands, soil type, depth to groundwater and direction of groundwater flow. "Wetlands" is a general term used to describe a variety of ecosystems, which may include prairie potholes, marshes, fens, bogs, wet meadows and swamps. It is not part of this assessment to conduct a formal wetland determination utilizing the defined criteria, but to determine if additional work should be considered based on TBS's observations.



UST and AST Search - Attempts were made to identify any aboveground storage tanks (ASTs) containing hazardous or regulated materials, and to identify visual indications of underground storage tanks (USTs), such as fill and vent pipes, or volume gauges. In addition to the visual inspection, state databases of facilities with registered USTs were reviewed, and the property contact and local regulatory officials were interviewed regarding any knowledge of ASTs or USTs.

PCB Search - An attempt was made to identify electrical or hydraulic equipment known to or likely to contain polychlorinated biphenyls (PCBs), identify the condition of such equipment and to determine the ownership of the equipment. Per ASTM guidelines, fluorescent light ballasts likely to contain PCBs are not addressed due to the limited quantity of PCB materials contained.

Preliminary Asbestos Containing Material (ACM) Evaluation - Efforts were made to visually identify the presence of the most obvious and common ACM. It should be noted that an asbestos survey by a certified inspector is outside the scope of a Phase I ESA, but in the event that general observation would have revealed the presences of material suspected to contain asbestos, T. Baker Smith, LLC would have recommended further investigation. A finding of “no further action is warranted” or “ACM is not a significant concern” cannot be interpreted, as the Subject Property is asbestos free. The level of this evaluation is not sufficient for such a determination.

Interviews - Efforts were made to contact and interview the property owner and current/past occupants. TBS requested that a person with good knowledge of the uses and physical characteristics of the property be identified, such as the property manager or head maintenance person.

Where readily available, TBS reviewed the following documents and information that may be in the possession of or provided by the owner, owner’s representative, user, or combination thereof: previous ESA reports, environmental audit reports, environmental permits, registrations for storage tanks, material safety data sheets, community right to know plan, safety and spill prevention plans, reports regarding hydrogeological conditions, notices or other governmental correspondence for any past or current violations of environmental law, hazardous waste site generator notices or reports, geotechnical studies, knowledge of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products.

Efforts were made to contact and interview local agency officials, local or regional state health agency, local or regional state agency with jurisdiction over hazardous waste disposal as to any information relative to past or current potential RECs at the property.

Photographs representative of TBS’s observations are collected. In addition to visual observations, TBS relied on the sources and contacted the individuals listed in the ESA report. Letters to and responses from municipal and regulatory agencies are included in report when available. If and when applicable, additional forms and checklists required by the Client are also included in the appendices.



Appendix 2:

Property Maps and Drawings

+/-34-Acre Portion of Terrebonne Parish Parcel No.

Rome Woodard Street

Houma, LA 70363

Inquiry Number: 7487287.4

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

Site Name:

+/-34-Acre Portion of Terreboni
Rome Woodard Street
Houma, LA 70363
EDR Inquiry # 7487287.4

Client Name:

T. Baker Smith, LLC
PO Box 2266
Houma, LA 70361
Contact: Samantha Ordoyne



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by T. Baker Smith, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	29.564279 29° 33' 51" North
Project:	2023.1759	Longitude:	-90.69722 -90° 41' 50" West
		UTM Zone:	Zone 15 North
		UTM X Meters:	723092.66
		UTM Y Meters:	3272718.28
		Elevation:	5.00' above sea level

Maps Provided:

2020	1944
2018	1941
2015	1939
2012	1932
1998	1892
1980	
1974	
1963	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2020 Source Sheets



Houma
2020
7.5-minute, 24000

2018 Source Sheets



Houma
2018
7.5-minute, 24000

2015 Source Sheets



Houma
2015
7.5-minute, 24000

2012 Source Sheets



Houma
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1998 Source Sheets



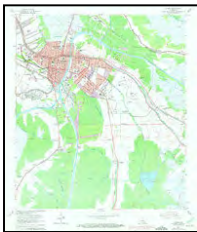
Houma
1998
7.5-minute, 24000
Aerial Photo Revised 1998

1980 Source Sheets



Houma
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1974 Source Sheets



Houma
1974
7.5-minute, 24000
Aerial Photo Revised 1974

1963 Source Sheets

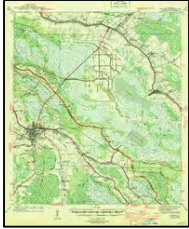


Houma
1963
7.5-minute, 24000
Aerial Photo Revised 1962

Topo Sheet Key

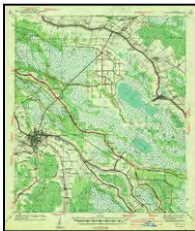
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1944 Source Sheets



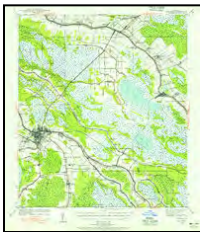
Houma
1944
15-minute, 62500

1941 Source Sheets



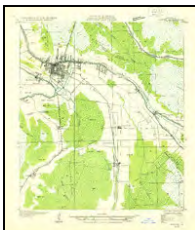
Houma
1941
15-minute, 62500

1939 Source Sheets



Houma
1939
15-minute, 62500

1932 Source Sheets

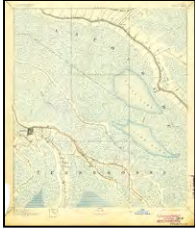


Houma SW
1932
7.5-minute, 31680

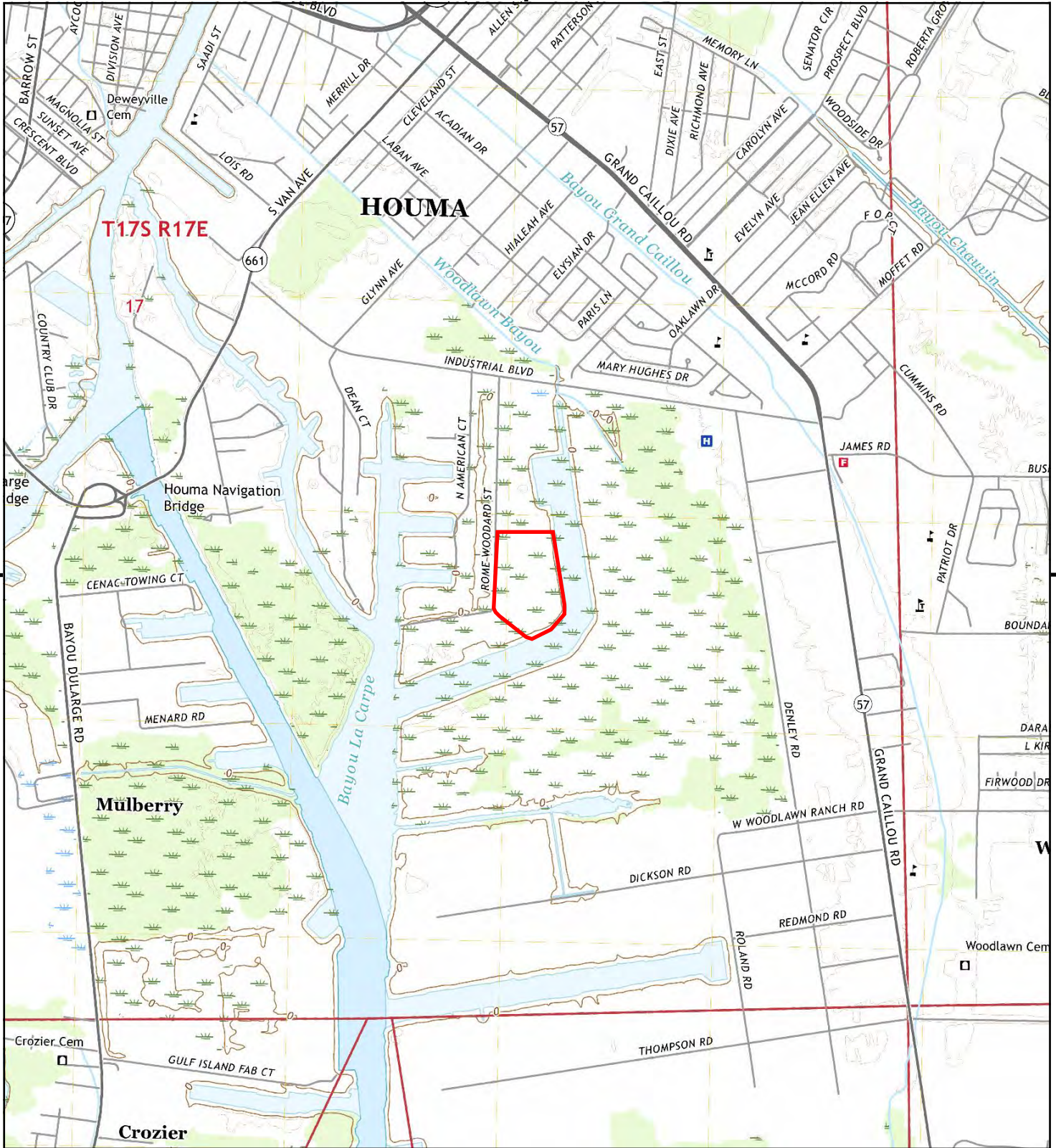
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

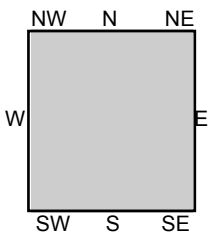
1892 Source Sheets



Houma
1892
15-minute, 62500



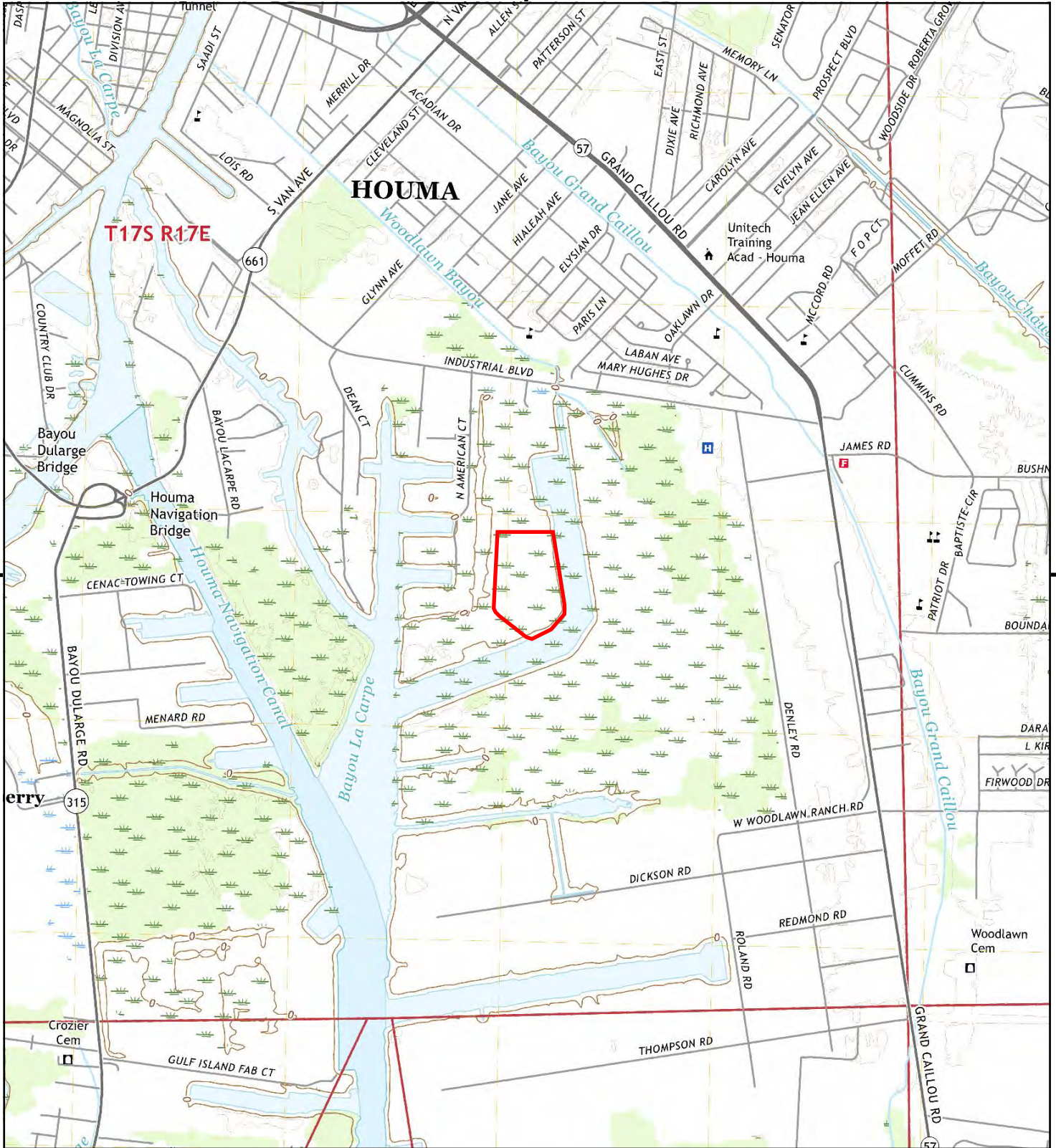
This report includes information from the following map sheet(s).



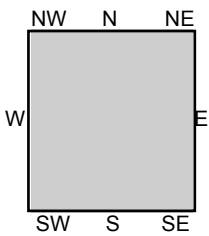
TP, Houma, 2020, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





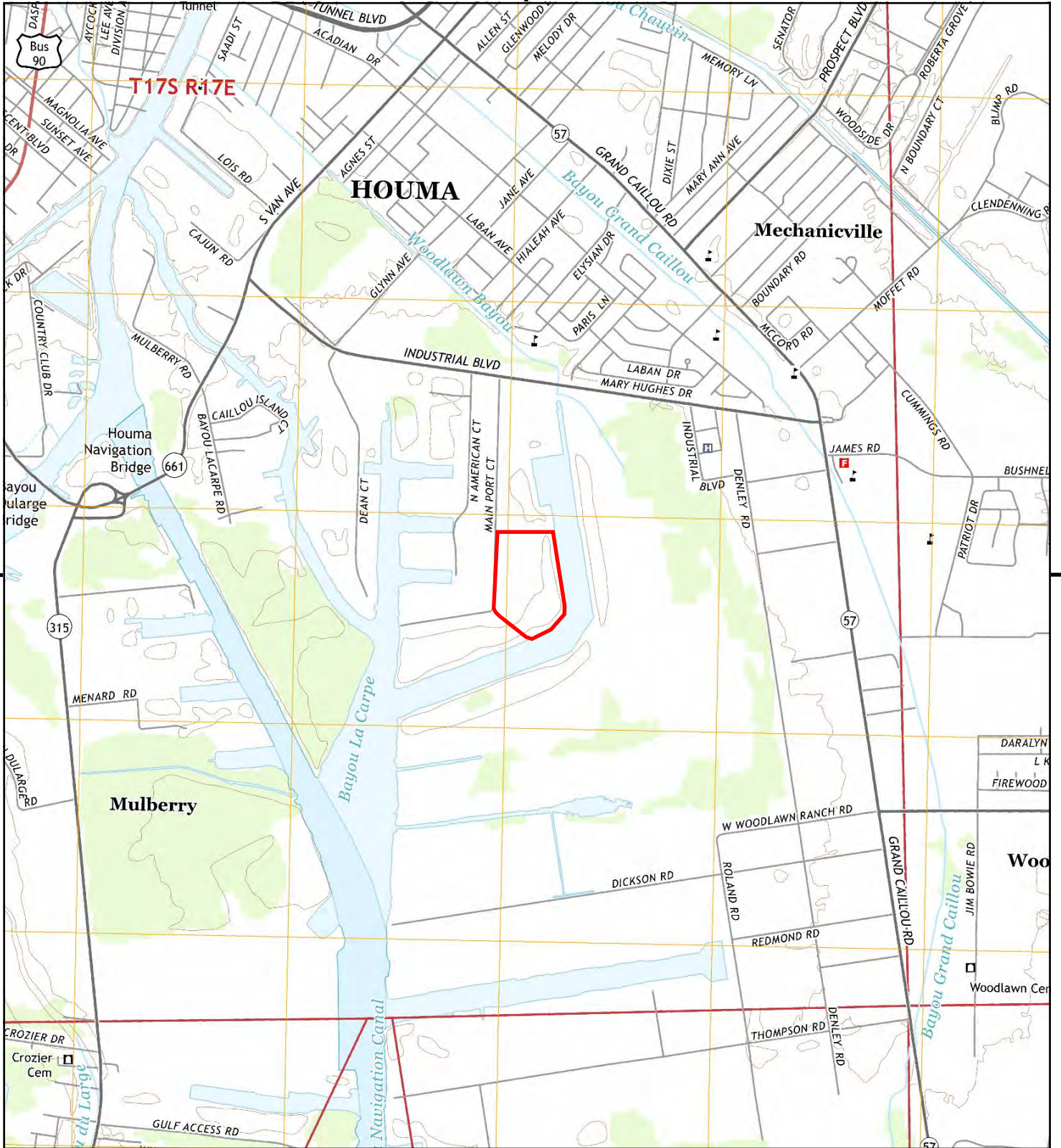
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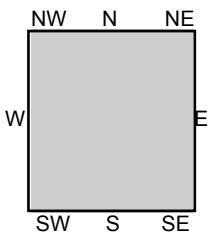
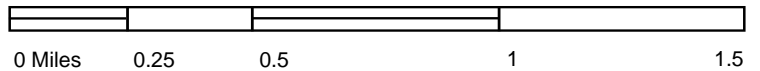
TP, Houma, 2018, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





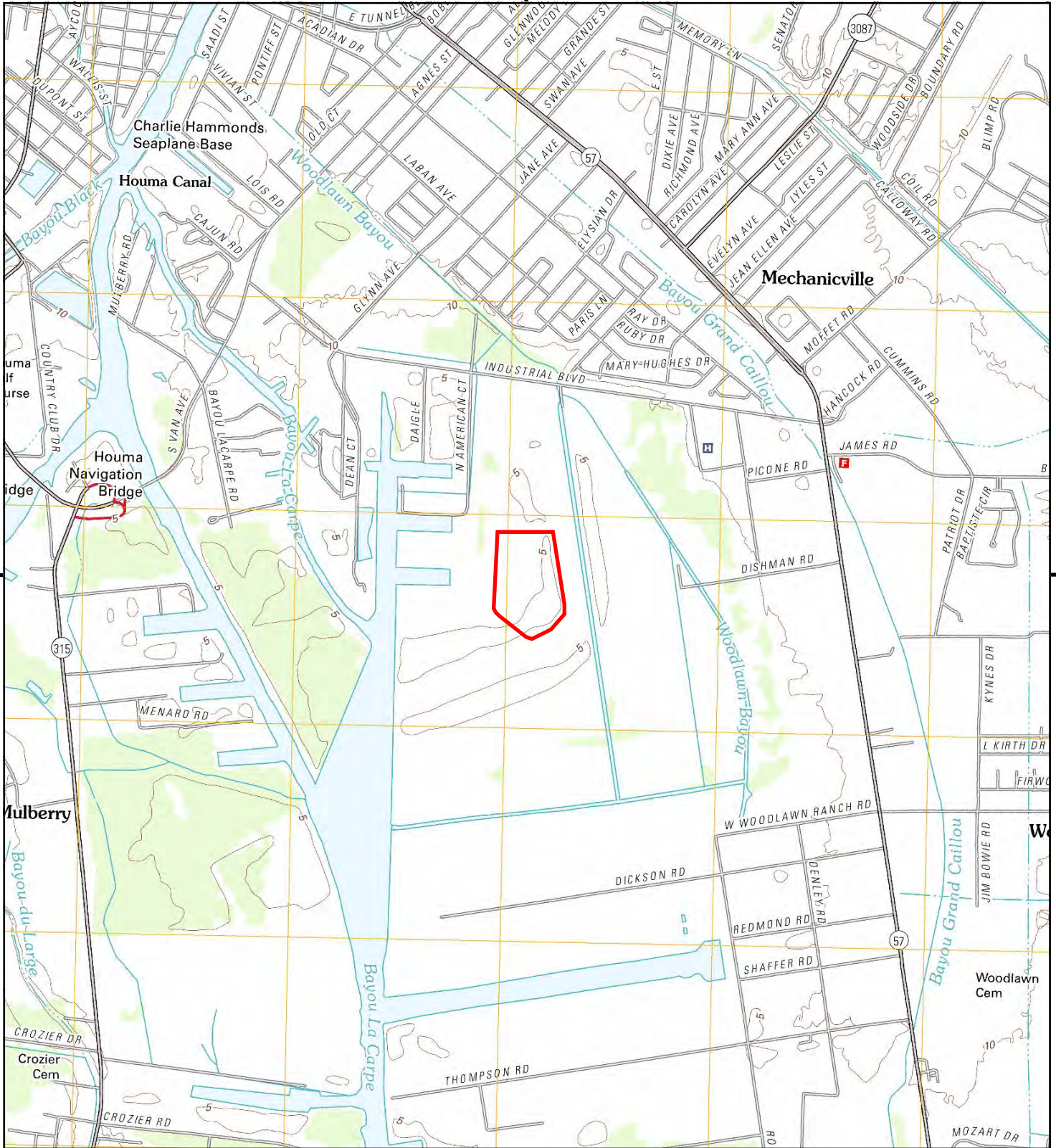
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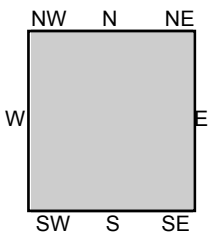
TP, Houma, 2015, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





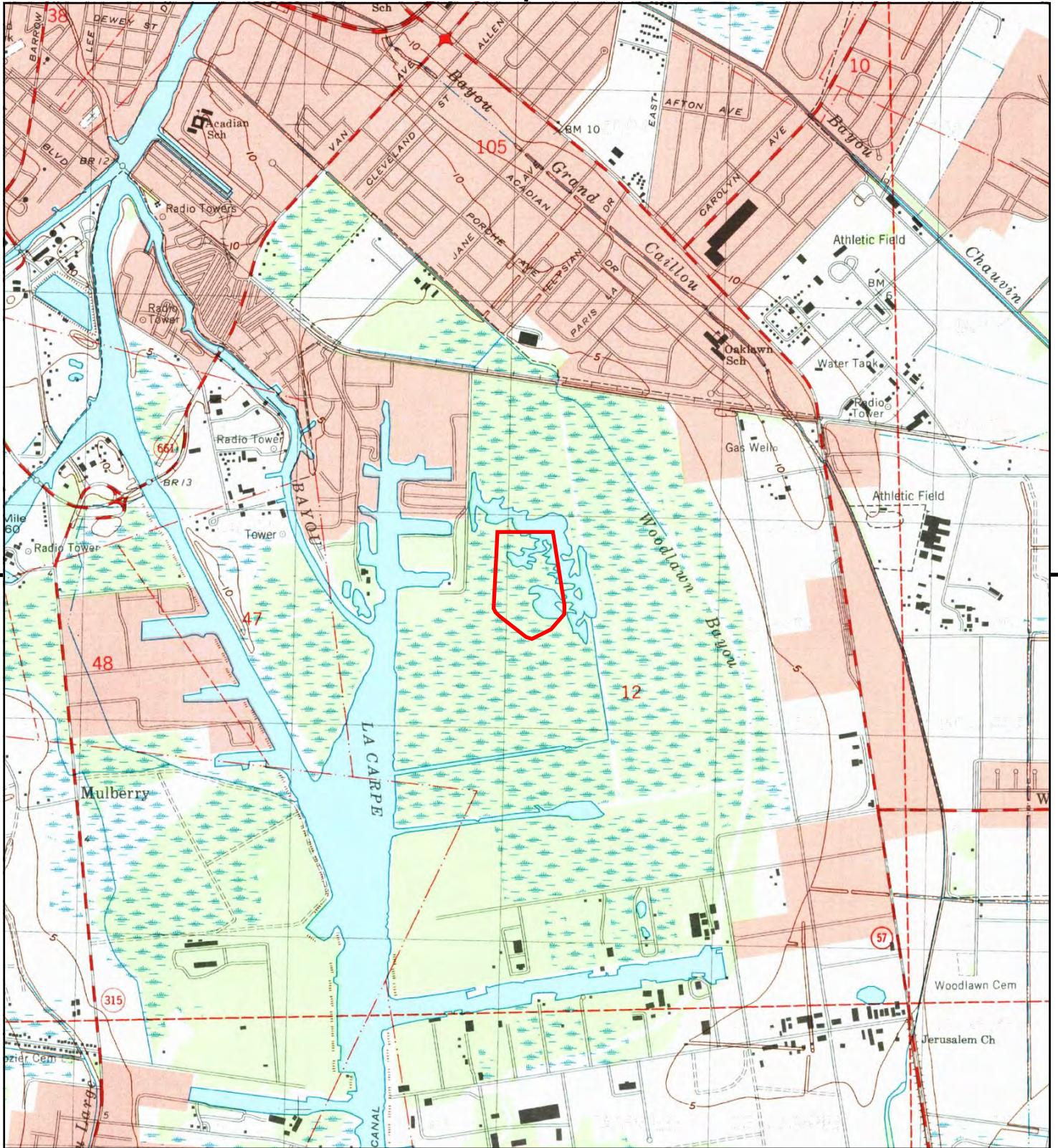
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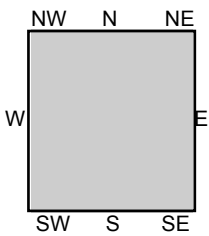
TP, Houma, 2012, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





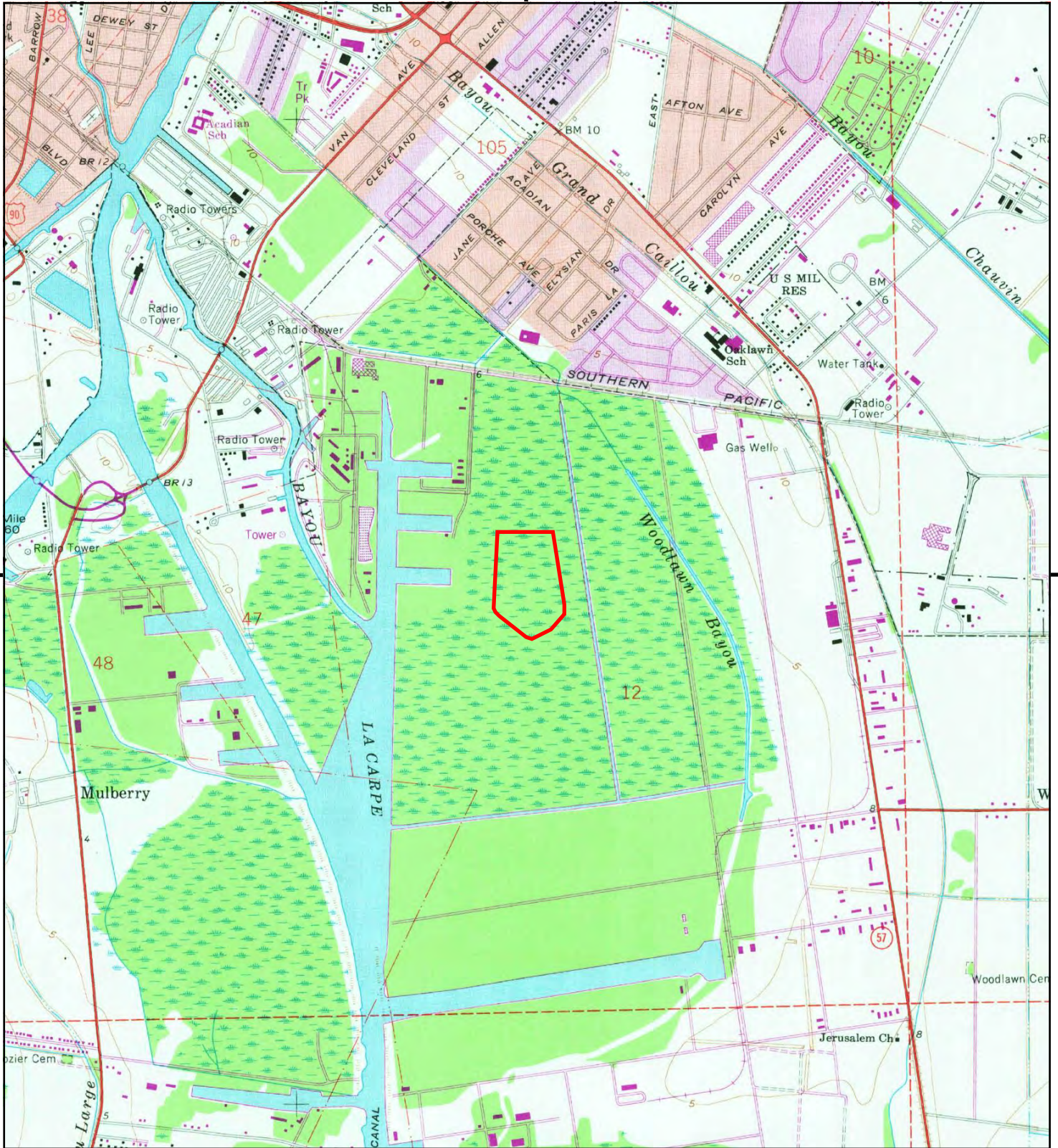
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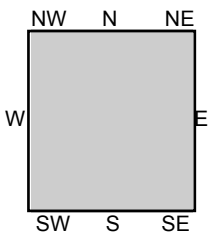
TP, Houma, 1998, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





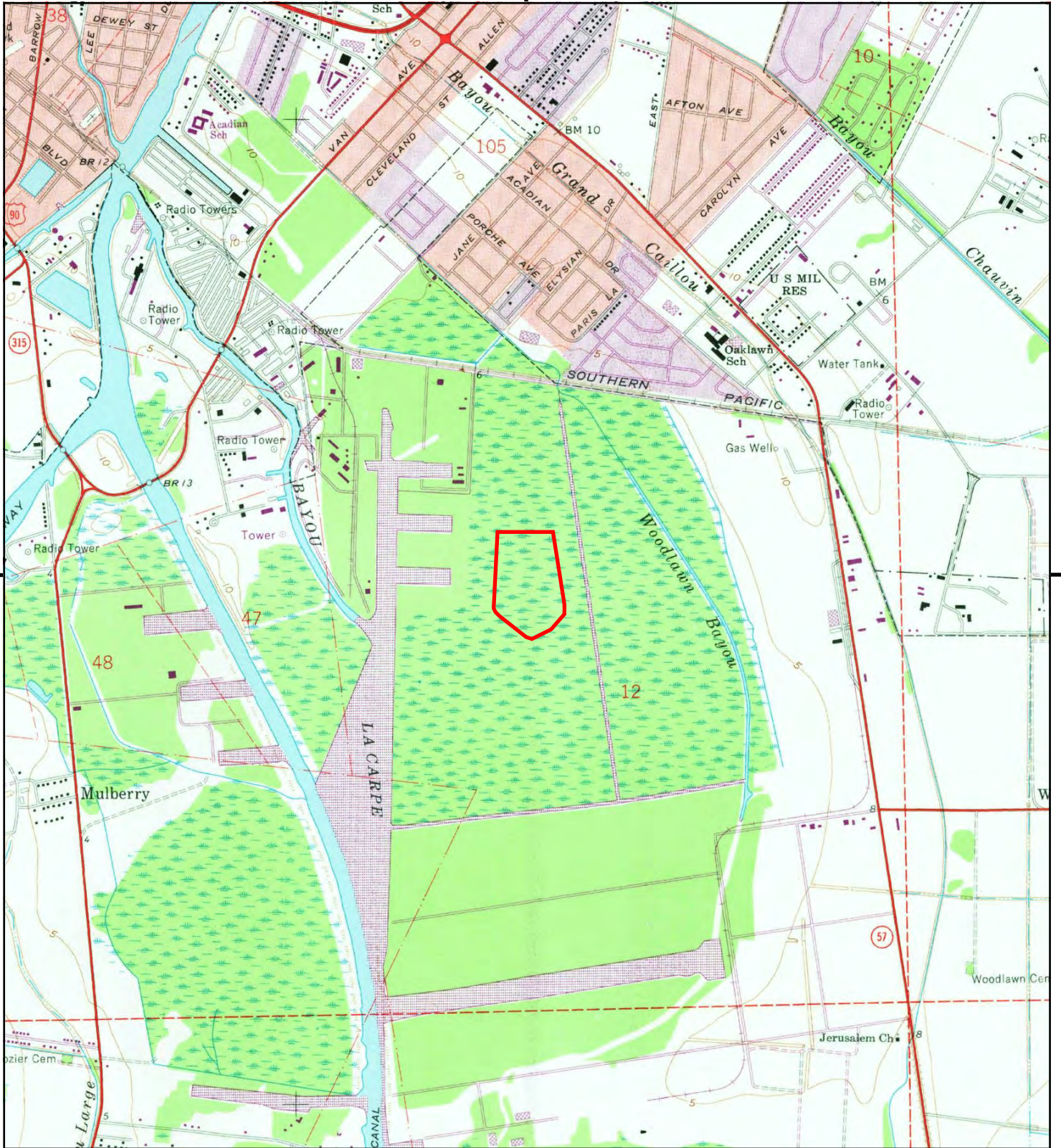
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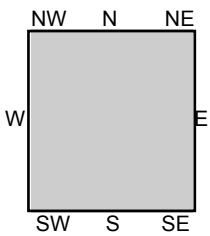
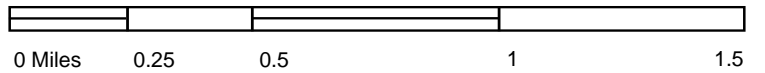
TP, Houma, 1980, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





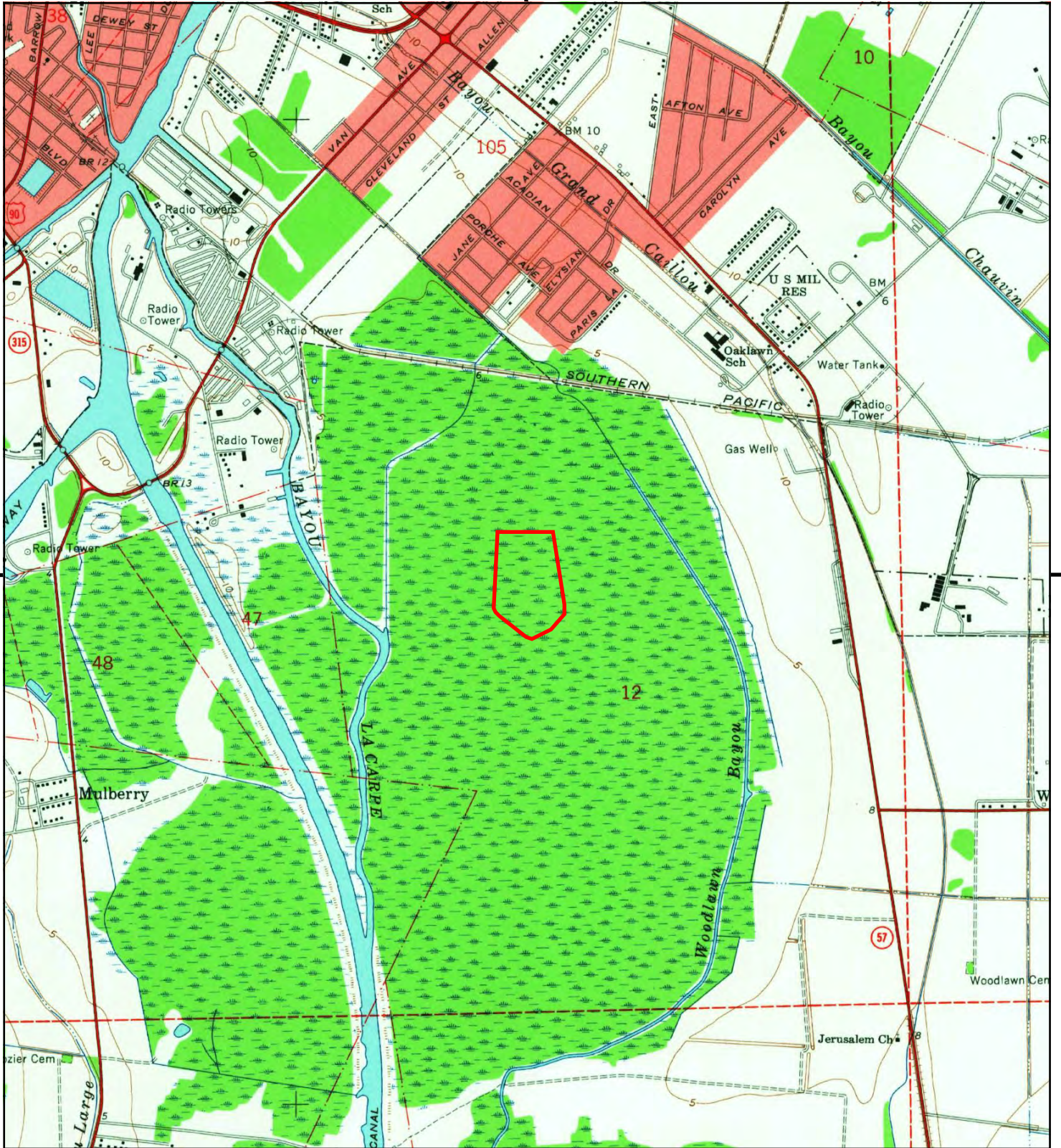
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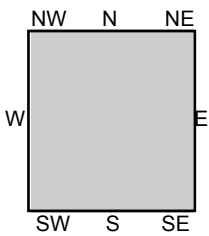
TP, Houma, 1974, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





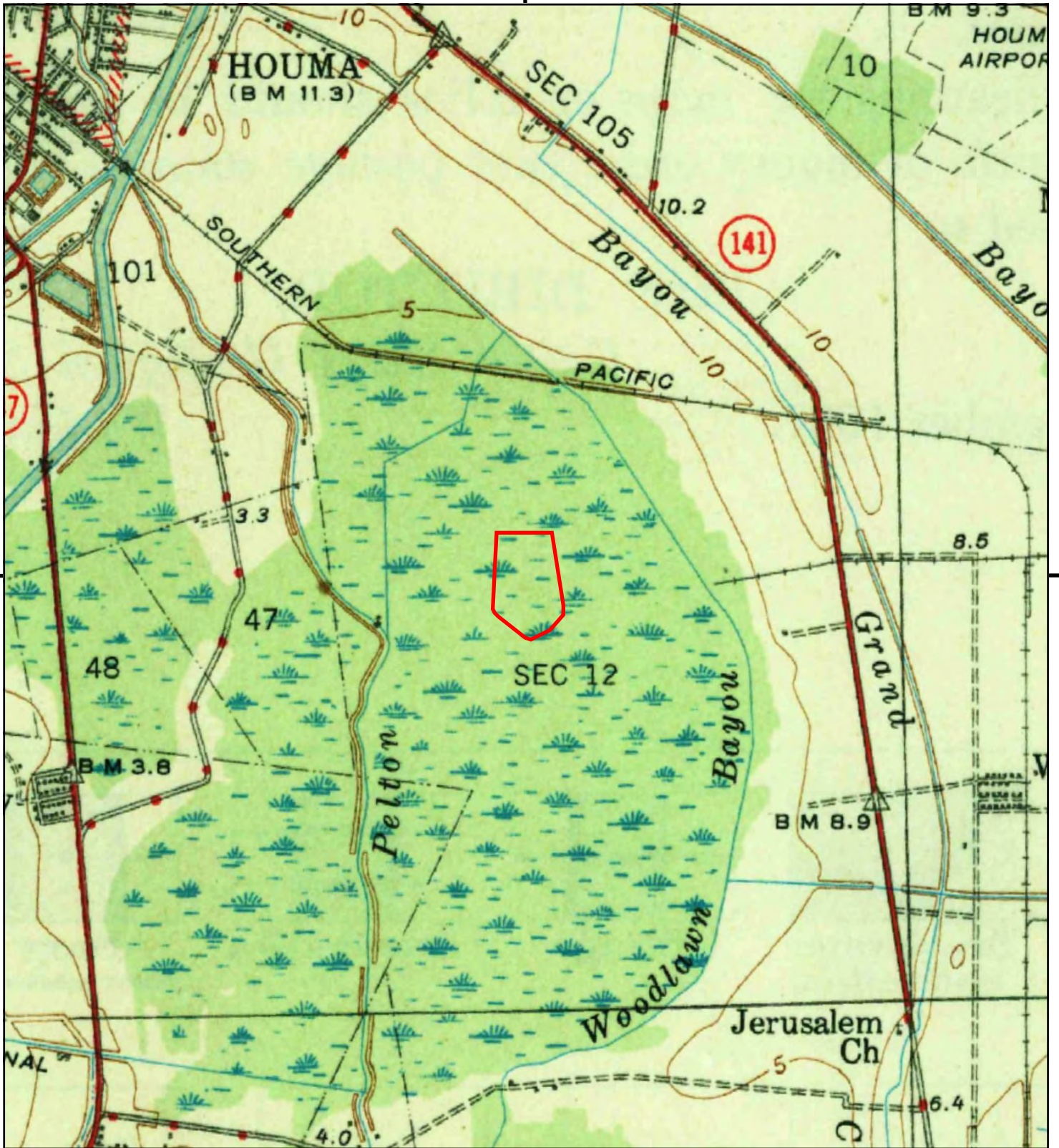
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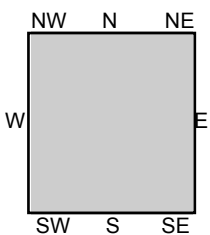
TP, Houma, 1963, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
 Houma, LA 70363
CLIENT: T. Baker Smith, LLC





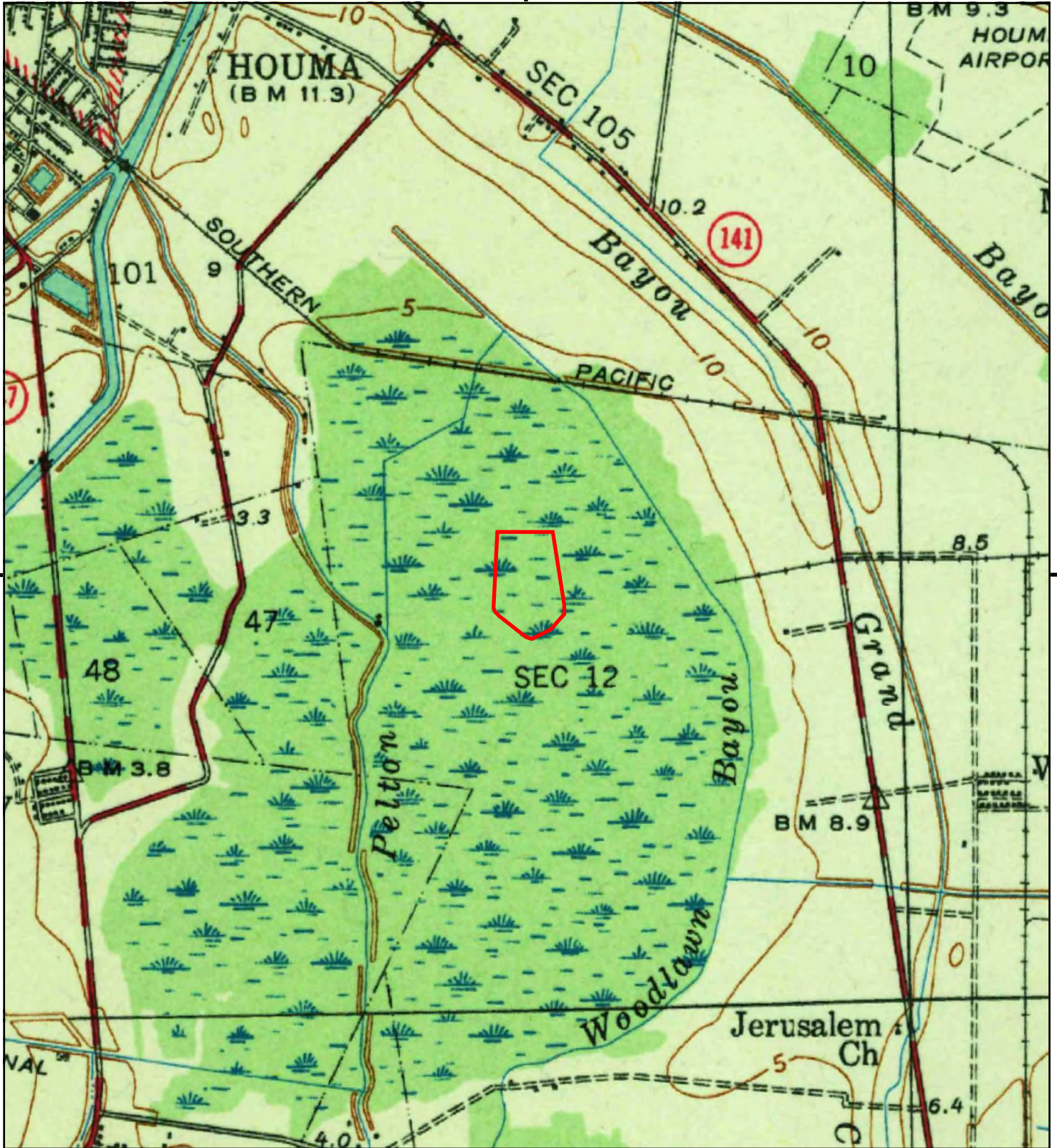
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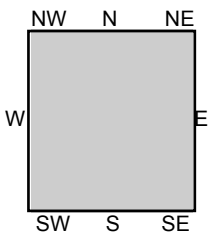
TP, Houma, 1944, 15-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
 ADDRESS: Rome Woodard Street
 Houma, LA 70363
 CLIENT: T. Baker Smith, LLC





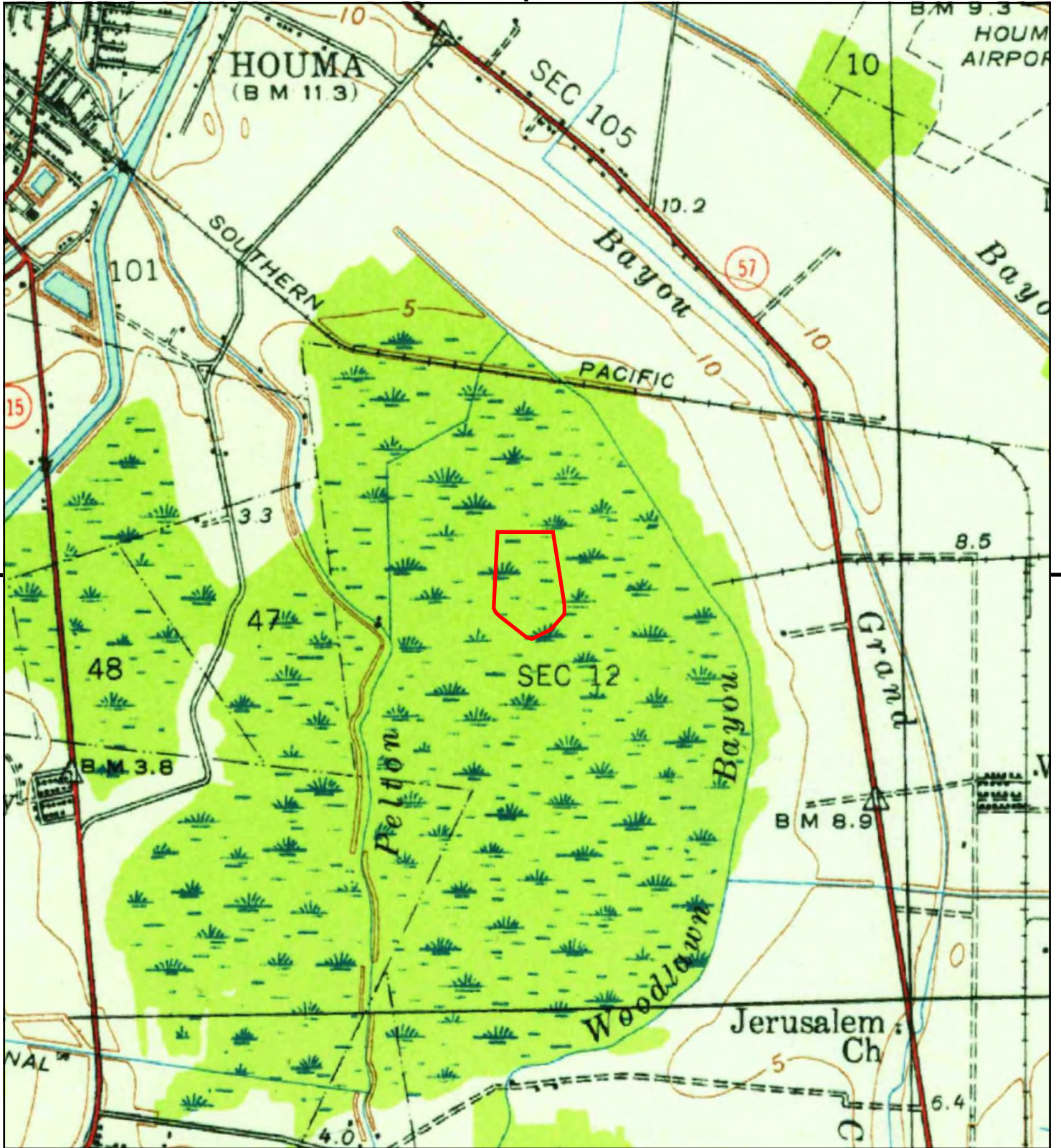
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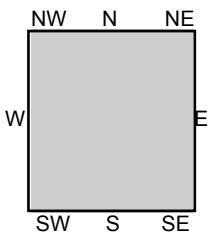
TP, Houma, 1941, 15-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
 ADDRESS: Rome Woodard Street
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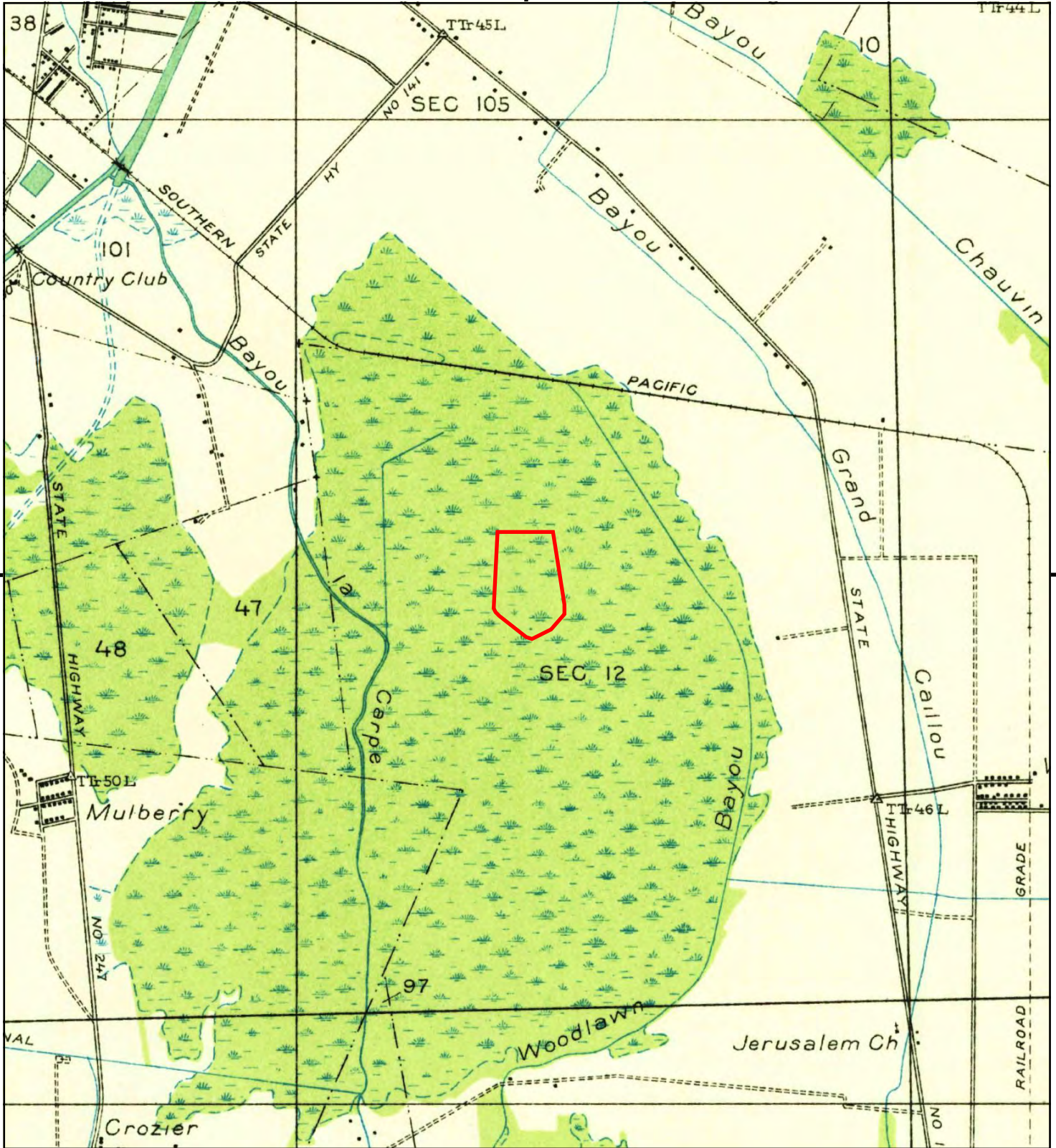
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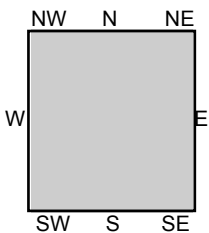
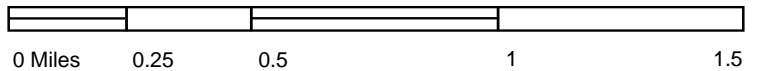
TP, Houma, 1939, 15-minute

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 ADDRESS: Rome Woodard Street
 Houma, LA 70363
 CLIENT: T. Baker Smith, LLC





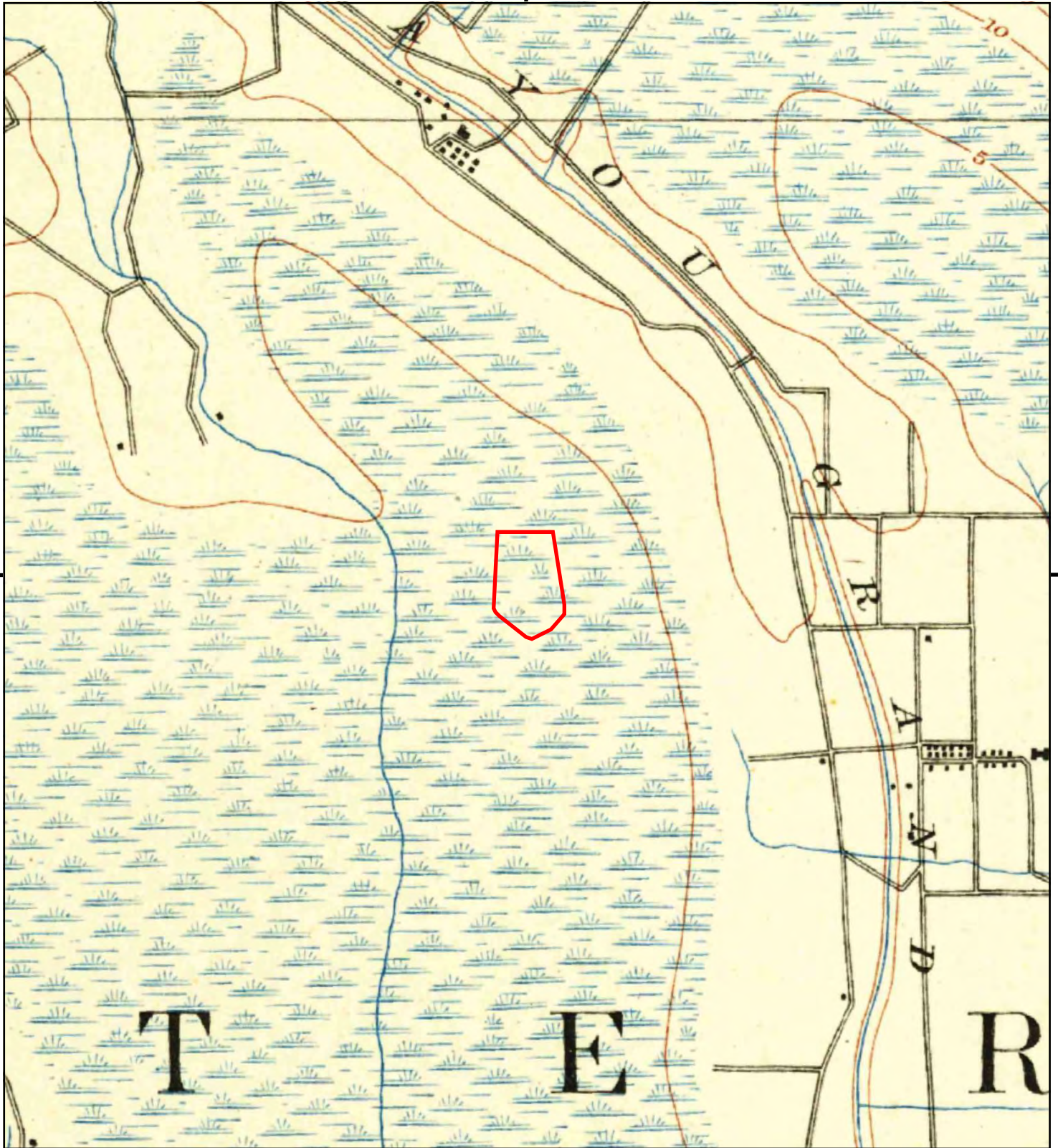
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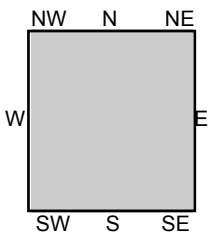
TP, Houma SW, 1932, 7.5-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
 ADDRESS: Rome Woodard Street
 Houma, LA 70363
 CLIENT: T. Baker Smith, LLC





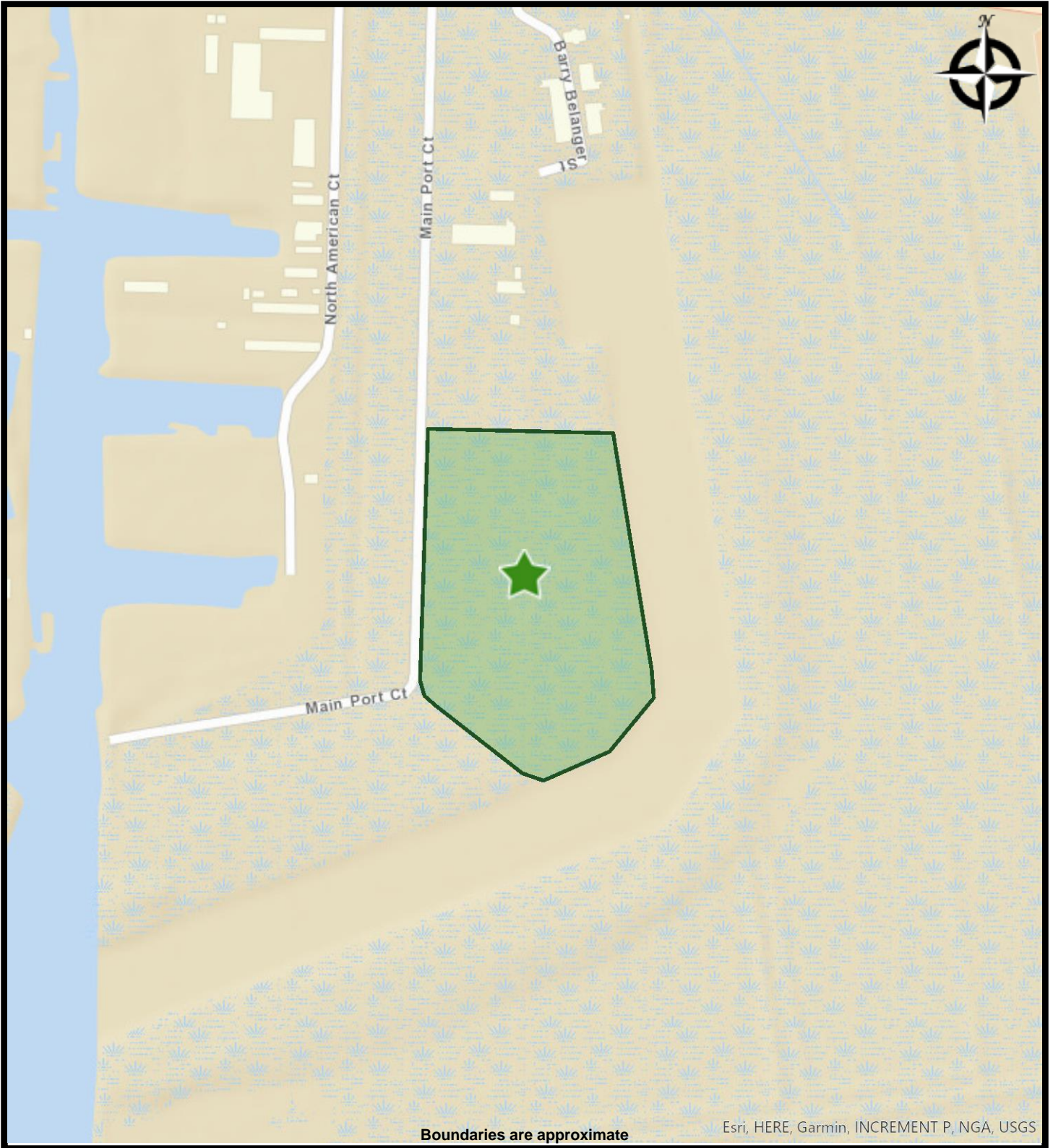
This report includes information from the following map sheet(s).



TP, Houma, 1892, 15-minute

SITE NAME: +/-34-Acre Portion of Terrebonne Parish I
ADDRESS: Rome Woodard Street
Houma, LA 70363
CLIENT: T. Baker Smith, LLC





STREET MAP
PORT COMMISSION +/-34-ACRE PORTION OF TERREBONNE PARISH PA
Rome Woodard Street
Houma, Louisiana 70363

PREPARED FOR:
PROJ. MGR: Cy Toups
DRAWN BY: Cy Toups
DATE: 11/30/2023
PROJ. #: 2023.1759

Appendix 3:
Property Photographs



Photo 1: View of the western boundary of the Subject Property, facing north along Rome Woodard Street.



Photo 2: View of Rome Woodard Street located adjacent to the west of the Subject Property.



Photo 3: View of Rome Woodard Street facing north.



Photo 4: View of Rome Woodard Street, facing south.



Photo 5: View of the gated entrance observed on the southwestern corner of the Subject Property.



Photo 6: View of the gated entrance located on the southwestern corner of the Subject Property.



Photo 7: View of concrete stacks observed on the southwestern corner of the Subject Property.



Photo 8: View of concrete stacks observed on the southwestern corner of the Subject Property.



Photo 9: View of the southwestern boundary of the Subject Prorupt, facing west-northwest. Note the degraded gravel access road.



Photo 10: View of the Subject Property facing north.



Photo 11: View of the Subject Property, facing east towards Short Cut Canal.



Photo 12: View of the Subject Property facing north.



Photo 13: View of a mooring piling and rope observed along the eastern boundary of the Subject Property.



Photo 14: View of Short Cut Canal, located adjacent to the east of the Subject Property.



Photo 15: View of the degraded gravel access road from the southern portion of the Subject Property, facing west.



Photo 16: View of the southeastern portion of the Subject Property facing east.



Photo 17: View of wood debris and shore power electrical supply located on the southern portion of the Subject Property.



Photo 18: Up close view of shore power electrical supply observed along the southern portion of the Subject Property.



Photo 19: View of a water source observed on the southern portion of the Subject Property.



Photo 20: View of a mooring piling observed along the southern property boundary.



Photo 21: View of the southeastern corner of the Subject Property.



Photo 22: View of a second water source observed on the southern portion of the Subject Property.



Photo 23: View of the southern portion of the Subject Property from the southeastern corner, facing west.



Photo 24: View of the Subject Property from the southern boundary, facing north.



Photo 25: View of the eastern boundary of the Subject Property, facing north.



Photo 26: View of the southeastern corner of the Subject Property.



Photo 27: View of the western portion of the Subject Property.



Photo 28: View of the southern boundary of the Subject Property.



Photo 29: View of fencing along the southern portion of the western boundary of the Subject Property.



Photo 30: View of the Subject Property facing eastward.



Photo 31: A culvert and ditch observed on the southwestern portion of the Subject Property.



Photo 32: View of the drainage ditch observed on the southwestern portion of the Subject Property. The ditch runs west to east and terminated near the center of the property.



Photo 33: Additional view of the culvert and drainage ditch on the southwestern portion of the Subject Property.



Photo 34: View of the culvert observed along the southwestern boundary of the Subject Property.



Photo 35: View of a roadside storm drainage basin observed on the southwestern portion of the Subject Property.



Photo 36: View of a utility vault observed near the southwestern corner of the Subject Property.



Photo 37: View of a parish utilities gas line marker observed near the southwestern corner of the Subject Property.



Photo 38: View of the western boundary of the Subject Property, facing north.



Photo 39: View of a fire hydrant observed on the southwestern boundary of the Subject Property.



Photo 40: View of a utility vault observed on the southwestern corner of the Subject Property.



Photo 41: View of a utility vault observed on the central western portion of the Subject Property.



Photo 42: View from the central western boundary of the Subject Property facing north.



Photo 43: View of the northeastern portion of the Subject Property.



Photo 44: A fire hydrant observed on the central western boundary of the Subject Property.



Photo 45: A water utility vault observed on the central western boundary of the Subject Property.



Photo 46: A second parish gas line marker, a cable utility box, and another utility vault observed on the northwestern boundary of the Subject Property.



Photo 47: Fire hydrant and water utility vault observed on the northwestern boundary of the Subject Property.



Photo 48: View of the northern boundary of the Subject Property, facing east.



Photo 49: View of the western boundary of the Subject Property, facing south.



Photo 50: View of the property located adjacent to south-southwest of the Subject Property.



Photo 51: View of aboveground storage tanks observed at the property adjacent to the south-southwest of the Subject Property. The contents are unknown.



Photo 52: View of a pad mounted transformer observed adjacent to the south-southwest of the Subject Property.



Photo 53: View of a utility vault observed adjacent to the south-southwest of the Subject Property.



Photo 54: View of a cable marker observed adjacent to the south-southwest of the Subject Property.



Photo 55: View of the industrial property adjacent to the west-southwest of the Subject Property.



Photo 56: View of materials stockpiles observed on the industrial property located adjacent to the west-southwest of the Subject Property.



Photo 57: View of the industrial property located adjacent to the west-southwest of the Subject Property.



Photo 58: View of a structure, pad mounted transformer, and two additional aboveground storage tanks observed on the property adjacent to the west-southwest of the Subject Property.



Photo 59: Close up view of the pad mounted transformer observed on the property adjacent to the west-southwest.



Photo 60: View of general debris and refuse observed on the property adjacent to the west-southwest of the Subject Property.



Photo 61: Additional view of the debris and refuse observed on the adjacent property.



Photo 62: View of the industrial property adjacent to the west-southwest.



Photo 63: View of the property adjacent to the west, across Rome Woodard Street.



Photo 64: View of the properties adjacent to the north.



Photo 65: View of Short Cut Canal, adjacent to the east.

Appendix 4:

State & Federal Database and Record Searches

+/-34-Acre Portion of Terrebonne Parish Parcel No.

Rome Woodard Street

Houma, LA 70363

Inquiry Number: 7487287.2s

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

ROME WOODARD STREET
HOUMA, LA 70363

COORDINATES

Latitude (North): 29.5642790 - 29° 33' 51.40"
Longitude (West): 90.6972200 - 90° 41' 49.99"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 723097.1
UTM Y (Meters): 3272540.0
Elevation: 5 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20190906, 20190831
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 ROME WOODARD STREET
 HOUMA, LA 70363

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	DELTA SHIPYARD	200 DEAN COURT	NPL, SEMS, SPILLS, RCRA NonGen / NLR, PRP	Same	1842, 0.349, West
A1	THOMA-SEA MARINE CON	137 BARRY BELANGER S	SPILLS, NPDES	Higher	1 ft.
A2	THOMA-SEA MARINE CON	137 BARRY BELANGER S	SPILLS	Higher	1 ft.
3	THOMA-SEA BOAT YARDS	429 MAIN PORT COURT	RCRA-LQG, FINDS, ECHO	Higher	22, 0.004, SW
4	PERFORMANCE ENERGY S		PFAS ECHO	Lower	525, 0.099, NNW
5	DUSTCOATING THERMAL		PFAS ECHO	Higher	663, 0.126, NW
B6	PERFORMANCE ENERGY S	250 NORTH AMERICAN C	RCRA-LQG	Lower	1067, 0.202, NW
B7	PERFORMANCE ENERGY S	250 N AMERICAN CT	AIRS, NPDES, REM	Lower	1067, 0.202, NW
8	PERFORMANCE ENERGY S	277 MAIN PORT CT	RCRA-VSQG	Higher	1093, 0.207, NNW
9	NORTH AMERICAN FABRI	208 NORTH AMERICAN C	RCRA-VSQG, UST	Higher	1177, 0.223, NNW
10	TERREBONNE PARISH CO	1892 INDUSTRIAL BLVD	SPILLS, REM	Higher	2225, 0.421, North
11	DELTA SHIPYARD SUPER	200 DEAN CT	REM	Higher	2431, 0.460, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: A review of the NPL list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DELTA SHIPYARD</i> Cerclis ID: 600444 EPA Id: LAD058475419	<i>200 DEAN COURT</i>	<i>W 1/4 - 1/2 (0.349 mi.)</i>	<i>0</i>	<i>8</i>

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: A review of the SEMS list, as provided by EDR, and dated 09/19/2023 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DELTA SHIPYARD</i> Site ID: 0600444 EPA Id: LAD058475419	<i>200 DEAN COURT</i>	<i>W 1/4 - 1/2 (0.349 mi.)</i>	<i>0</i>	<i>8</i>

EXECUTIVE SUMMARY

Lists of Federal RCRA generators

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 07/24/2023 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THOMA-SEA BOAT YARDS EPA ID:: LAR000060632	429 MAIN PORT COURT	SW 0 - 1/8 (0.004 mi.)	3	9

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PERFORMANCE ENERGY S EPA ID:: LAR000024794	250 NORTH AMERICAN C	NW 1/8 - 1/4 (0.202 mi.)	B6	9

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 07/24/2023 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PERFORMANCE ENERGY S EPA ID:: LAR000064352	277 MAIN PORT CT	NNW 1/8 - 1/4 (0.207 mi.)	8	10
NORTH AMERICAN FABRI EPA ID:: LAR000023978	208 NORTH AMERICAN C	NNW 1/8 - 1/4 (0.223 mi.)	9	10

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, and dated 07/11/2023 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTH AMERICAN FABRI Tank Status: Closed Master Agency Id: 27507	208 NORTH AMERICAN C	NNW 1/8 - 1/4 (0.223 mi.)	9	10

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

SPILLS: A review of the SPILLS list, as provided by EDR, and dated 08/04/2023 has revealed that there are 2 SPILLS sites within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THOMA-SEA MARINE CON	137 BARRY BELANGER S	0 - 1/8 (0.000 mi.)	A1	8

EXECUTIVE SUMMARY

Incident Id: 161265

Incident Id: 162813

Incident Id: 156264

Incident Status: Closed

THOMA-SEA MARINE CON	137 BARRY BELANGER S	0 - 1/8 (0.000 mi.)	A2	8
Incident Id: 159010				
Incident Status: Closed				

Other Ascertainable Records

PFAS ECHO: A review of the PFAS ECHO list, as provided by EDR, and dated 07/05/2023 has revealed that there are 2 PFAS ECHO sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DUSTCOATING THERMAL		NW 1/8 - 1/4 (0.126 mi.)	5	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PERFORMANCE ENERGY S		NNW 0 - 1/8 (0.099 mi.)	4	9

NPDES: A review of the NPDES list, as provided by EDR, and dated 08/10/2023 has revealed that there is 1 NPDES site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THOMA-SEA MARINE CON Facility Id: 215312	137 BARRY BELANGER S	0 - 1/8 (0.000 mi.)	A1	8

REM: A review of the REM list, as provided by EDR, and dated 07/12/2023 has revealed that there are 3 REM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TERREBONNE PARISH CO AI Num: 154166	1892 INDUSTRIAL BLVD	N 1/4 - 1/2 (0.421 mi.)	10	10
DELTA SHIPYARD SUPER AI Num: 2488	200 DEAN CT	NW 1/4 - 1/2 (0.460 mi.)	11	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PERFORMANCE ENERGY S AI Num: 27535	250 N AMERICAN CT	NW 1/8 - 1/4 (0.202 mi.)	B7	10

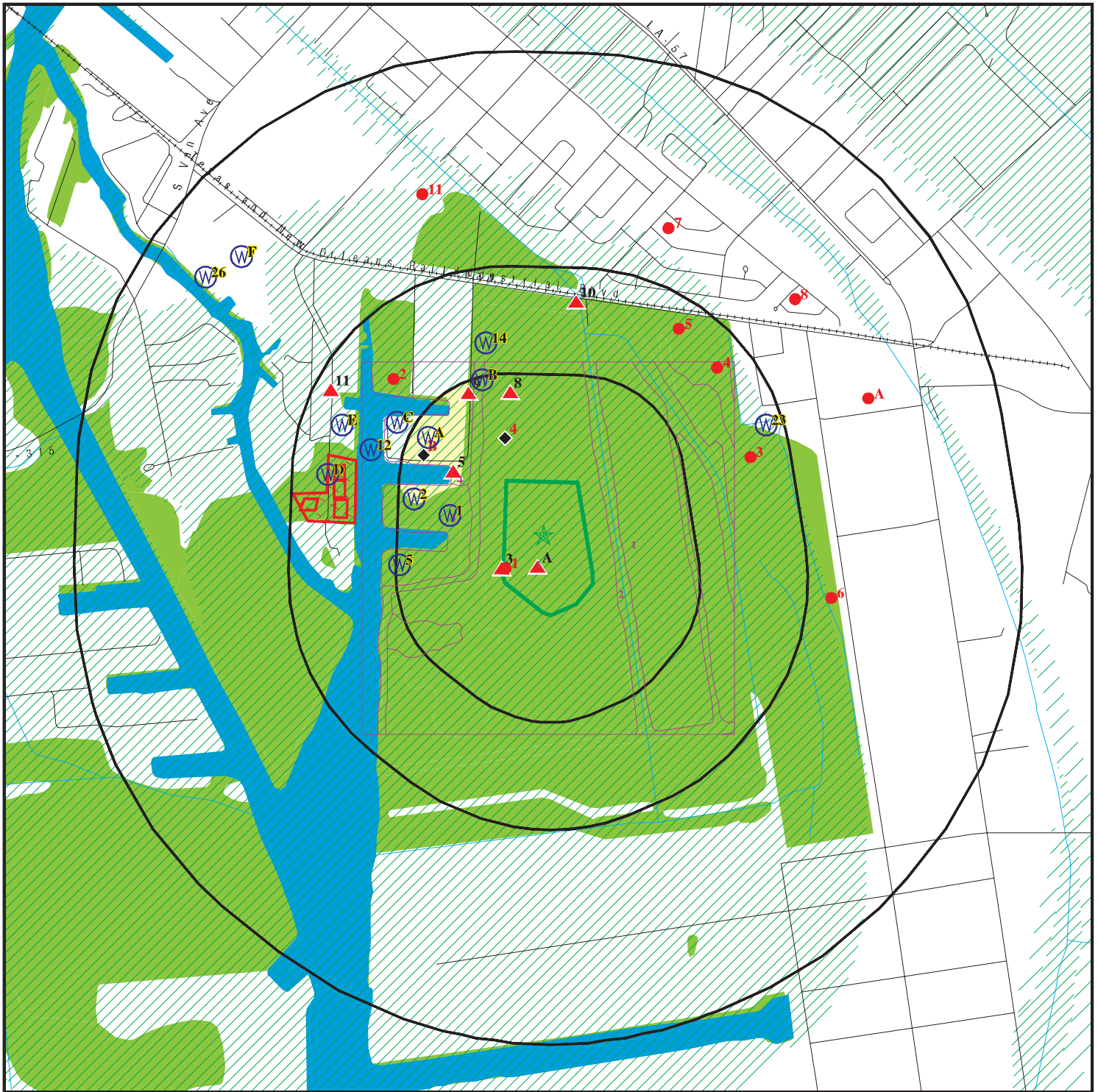
Count: 0 records.

ORPHAN SUMMARY


City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 7487287.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property


 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

0 1/4 1/2 1 Miles

 Indian Reservations BIA

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

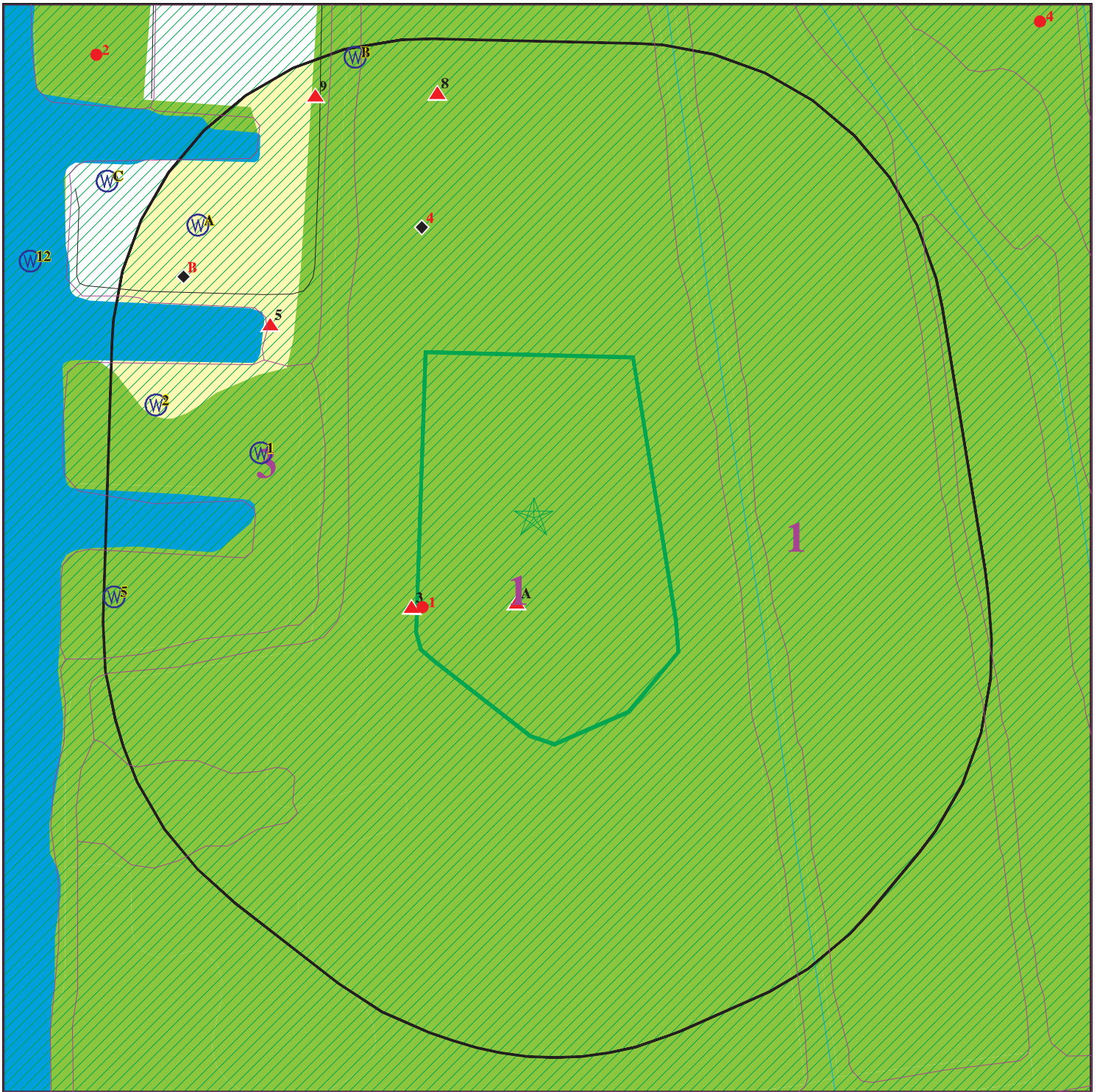
 National Wetland Inventory








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: +/-34-Acre Portion of Terrebonne Parish Parcel No.
 ADDRESS: Rome Woodard Street
 Houma LA 70363
 LAT/LONG: 29.564279 / 90.69722





CLIENT: T. Baker Smith, LLC
 CONTACT: Samantha Ordoyne
 INQUIRY #: 7487287.2s
 DATE: November 02, 2023 12:48 pm

DETAIL MAP - 7487287.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: +/-34-Acre Portion of Terrebonne Parish Parcel No.
 ADDRESS: Rome Woodard Street
 Houma LA 70363
 LAT/LONG: 29.564279 / 90.69722

CLIENT: T. Baker Smith, LLC
 CONTACT: Samantha Ordoyne
 INQUIRY #: 7487287.2s
 DATE: November 02, 2023 12:49 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	1	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		1	1	NR	NR	NR	2
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	2	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
HIST DEBRIS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		2	NR	NR	NR	NR	2
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		1	1	NR	NR	NR	2
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		1	NR	NR	NR	NR	1
REM	0.500		0	1	2	NR	NR	3
UIC	0.001		0	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	5	6	4	0	0	15

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

NPL
Region
West
1/4-1/2
1842 ft.

DELTA SHIPYARD
200 DEAN COURT
HOUMA, LA 70363

NPL
SEMS
SPILLS
RCRA NonGen / NLR
PRP

1000395400
LAD058475419

[Click here for full text details](#)

NPL
Cerclis ID: 600444
EPA Id LAD058475419

SEMS
Site ID 0600444
EPA Id LAD058475419

SPILLS
Incident Id 107673
Incident Status Closed

RCRA NonGen / NLR
EPA Id LAD058475419

A1

< 1/8
1 ft.

THOMA-SEA MARINE CONSTRUCTORS LLC - HOUMA FACILITY
137 BARRY BELANGER ST
HOUMA, LA 70363

SPILLS **S117042776**
NPDES **N/A**

[Click here for full text details](#)

Relative:
Higher

SPILLS
Incident Id 161265
Incident Id 162813
Incident Id 156264
Incident Status Closed

NPDES
Facility Id 215312

A2

< 1/8
1 ft.

THOMA-SEA MARINE CONSTRUCTORS LLC - WEST YARD
137 BARRY BELANGER ST
HOUMA, LA 70363

SPILLS **S121606593**
N/A

[Click here for full text details](#)

Relative:
Higher

SPILLS
Incident Id 159010
Incident Status Closed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
3 SW < 1/8 0.004 mi. 22 ft.	THOMA-SEA BOAT YARDS LLC 429 MAIN PORT COURT HOUMA, LA 70000 Click here for full text details	RCRA-LQG FINDS ECHO	1016448677 LAR000060632
Relative: Higher	RCRA-LQG EPA Id LAR000060632 FINDS Registry ID: 110059804993 Registry ID: 110056318471 ECHO Registry ID 110056318471 Registry ID 110059804993		
4 NNW < 1/8 0.099 mi. 525 ft.	PERFORMANCE ENERGY SERVICES LLC - MAIN PORT COURT HOUMA, LA Click here for full text details	PFAS ECHO	1027404453 N/A
Relative: Lower			
5 NW 1/8-1/4 0.126 mi. 663 ft.	DUSTCOATING THERMAL HOUMA, LA Click here for full text details	PFAS ECHO	1027353465 N/A
Relative: Higher			
B6 NW 1/8-1/4 0.202 mi. 1067 ft.	PERFORMANCE ENERGY SERVICES, LLC 250 NORTH AMERICAN COURT HOUMA, LA 70363 Click here for full text details	RCRA-LQG	1001202170 LAR000024794
Relative: Lower	RCRA-LQG EPA Id LAR000024794		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B7 NW 1/8-1/4 0.202 mi. 1067 ft.	PERFORMANCE ENERGY SERVICES LLC 250 N AMERICAN CT HOUMA, LA 70363 Click here for full text details	AIRS NPDES REM	S109095031 N/A
Relative: Lower	AIRS Permit Number 2880-00238-01 Permit Number 2880-00238-02 Permit Number 2880-00238-00 NPDES Facility Id 27535 REM AI Num 27535		
8 NNW 1/8-1/4 0.207 mi. 1093 ft.	PERFORMANCE ENERGY SERVICES LLC - MAIN PORT COURT 277 MAIN PORT CT HOUMA, LA 70363 Click here for full text details	RCRA-VSQG	1010318607 LAR000064352
Relative: Higher	RCRA-VSQG EPA Id LAR000064352		
9 NNW 1/8-1/4 0.223 mi. 1177 ft.	NORTH AMERICAN FABRICATORS, L.L.C. 208 NORTH AMERICAN COURT HOUMA, LA 70363 Click here for full text details	RCRA-VSQG UST	1001202159 LAR000023978
Relative: Higher	RCRA-VSQG EPA Id LAR000023978 UST Master Agency Id 27507 Tank Status Closed		
10 North 1/4-1/2 0.421 mi. 2225 ft.	TERREBONNE PARISH CONSOLIDATED GOVERNMENT - D-13 P 1892 INDUSTRIAL BLVD HOUMA, LA 70363 Click here for full text details	SPIILLS REM	S108855117 N/A
Relative: Higher	SPIILLS Incident Id 98878 Incident Status Referred to Remediation REM		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
----------------------------------------------	------	-------------	--------------------------------

TERREBONNE PARISH CONSOLIDATED GOVERNMENT - D-13 PUMP STATIO (Continued)	S108855117
AI Num 154166	

11 NW 1/4-1/2 0.460 mi. 2431 ft. Relative: Higher	DELTA SHIPYARD SUPERFUND SITE 200 DEAN CT HOUMA, LA 70360 Click here for full text details REM AI Num 2488	REM S110987376 N/A
-------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
LA	AIRS	Air Permit List	Department of Environmental Quality	05/10/2023	05/11/2023	08/04/2023
LA	AQUEOUS FOAM	A listing of reported incidents involving firefighting foam.	Department of Environmental Quality	08/04/2023	08/08/2023	10/24/2023
LA	ASBESTOS	Asbestos Projects List	Department of Environmental Quality	12/31/2022	02/09/2023	04/26/2023
LA	AUL	Listing of Institutional and/or Engineering Controls	Department of Environmental Quality	06/06/2023	06/07/2023	08/31/2023
LA	BROWNFIELDS	Brownfields Inventory	Department of Environmental Quality	07/12/2023	07/12/2023	10/03/2023
LA	CDL	Clandestine Drug Lab	Department of Environmental Quality	05/22/2023	05/23/2023	08/16/2023
LA	COAL ASH	Coal Ash Disposal Sites	Department of Environmental Quality	04/10/2018	04/12/2018	04/26/2018
LA	DEBRIS	LDEQ Approved Debris Sites	Department of Environmental Quality	06/02/2023	06/02/2023	08/23/2023
LA	DEL SHWS	Deleted Potential & Confirmed Sites	Department of Environmental Quality	07/12/2023	07/12/2023	10/03/2023
LA	DRYCLEANERS	Drycleaner Facility Listing	Department of Environmental Quality	07/07/2023	07/10/2023	09/29/2023
LA	Financial Assurance 1	Financial Assurance Information	Department of Environmental Quality	10/24/2023	10/25/2023	11/01/2023
LA	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Quality	08/10/2023	08/10/2023	10/25/2023
LA	HIST DEBRIS	LDEQ Approved Debris Sites	Department of Environmental Quality	02/07/2007	11/14/2008	11/21/2008
LA	HIST LUST	Underground Storage Tank Case History Incidents	Department of Environmental Quality	11/01/1999	02/16/2000	05/01/2000
LA	LIENS	Environmental Liens	Department of Environmental Quality	06/29/2023	07/07/2023	09/21/2023
LA	LUST	Leaking Underground Storage Tanks	Department of Environmental Quality	07/12/2023	07/12/2023	10/03/2023
LA	NPDES	LPDES Permits Database	Department of Environmental Quality	08/10/2023	08/10/2023	10/25/2023
LA	PFAS	Per- and Polyfluoroalkyl Substances (PFAS) Data	Department of Environmental Quality	04/27/2023	04/27/2023	07/17/2023
LA	REM	Division of Remediation Services Database	Department of Environmental Quality	07/12/2023	07/12/2023	10/02/2023
LA	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	01/03/2014
LA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality		07/01/2013	01/15/2014
LA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/03/2014
LA	SHWS	Potential and Confirmed Sites List	Department of Environmental Quality	07/12/2023	07/12/2023	10/03/2023
LA	SPILLS	Emergency Response Section Incidents	Department of Environmental Quality	08/04/2023	08/08/2023	10/24/2023
LA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/30/2012	01/03/2013	03/07/2013
LA	SWF/LF	Landfill List	Department of Environmental Quality	06/19/2023	06/20/2023	09/11/2023
LA	SWRCY	Recycling Directory	Department of Environmental Quality	06/15/2023	06/20/2023	09/11/2023
LA	UIC	Underground Injection Wells Listing	Department of fNatural Resources	04/22/2023	05/23/2023	08/16/2023
LA	UST	Louisiana Underground Storage Tank Database	Department of Environmental Quality	07/11/2023	07/12/2023	10/02/2023
LA	VCP	Voluntary Remediation Program Sites	Department of Environmental Quality	07/10/2023	07/10/2023	09/29/2023
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/13/2023	06/14/2023	08/14/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	07/05/2023	07/06/2023	09/25/2023
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	07/16/2023	07/18/2023	08/28/2023
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2021	04/14/2023	07/10/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2023	07/19/2023	10/10/2023
US	CORRACTS	Corrective Action Report	EPA	07/24/2023	07/31/2023	08/14/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	09/19/2023	10/03/2023	10/19/2023
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/24/2023	06/29/2023	09/25/2023
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/12/2023	06/20/2023	08/14/2023
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	06/23/2023	06/23/2023	09/20/2023
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	03/08/2023	03/09/2023	05/30/2023
US	FINDS	Facility Index System/Facility Registry System	EPA	05/04/2023	05/25/2023	07/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/07/2023	08/15/2023	10/10/2023
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/14/2023	08/15/2023	10/19/2023
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/19/2023	06/23/2023	09/20/2023
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/19/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/19/2023	05/09/2023	07/14/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
US	LUCIS	Land Use Control Information System	Department of the Navy	08/03/2023	08/07/2023	10/10/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	07/05/2023	07/05/2023	09/25/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/20/2023	09/01/2023	09/20/2023
US	NPL	National Priority List	EPA	09/19/2023	10/03/2023	10/19/2023
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	09/23/2023	10/03/2023	10/10/2023
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/19/2023	10/03/2023	10/19/2023
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	05/09/2023	06/29/2023	09/25/2023
US	ROD	Records Of Decision	EPA	09/19/2023	10/03/2023	10/19/2023
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	09/19/2023	10/03/2023	10/19/2023
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	09/19/2023	10/03/2023	10/19/2023
US	SSTS	Section 7 Tracking Systems	EPA	07/17/2023	07/18/2023	10/10/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2021	02/16/2023	05/02/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	04/06/2023	04/13/2023	04/19/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/19/2023	06/20/2023	08/14/2023
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2023	05/24/2023	07/24/2023
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	11/09/2021	10/20/2022	01/10/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	08/07/2023	08/08/2023	10/24/2023
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

+/-34-ACRE PORTION OF TERREBONNE PARISH PARCEL NO.
ROME WOODARD STREET
HOUMA, LA 70363

TARGET PROPERTY COORDINATES

Latitude (North):	29.564279 - 29° 33' 51.40"
Longitude (West):	90.69722 - 90° 41' 49.99"
Universal Tranverse Mercator:	Zone 15
UTM X (Meters):	723097.1
UTM Y (Meters):	3272540.0
Elevation:	5 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	16395289 HOUMA, LA
Version Date:	2020

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

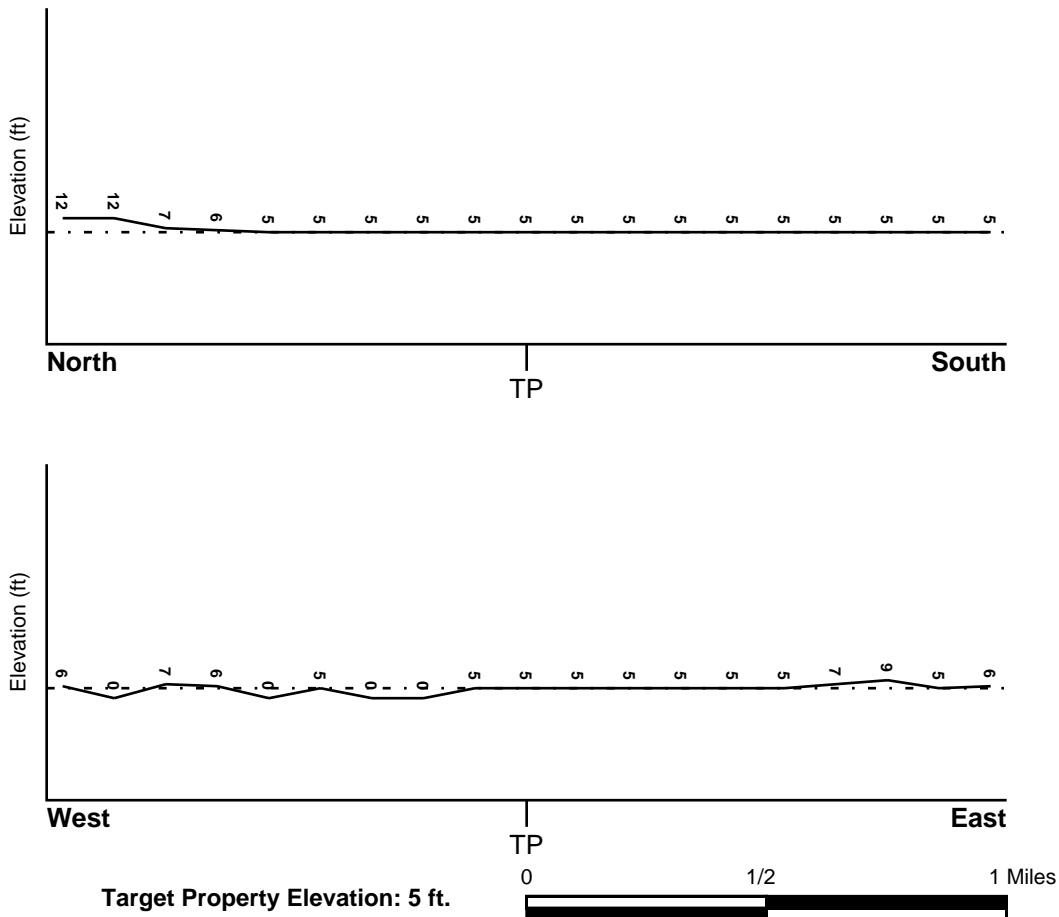
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
2252060265C	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
2202200005C	FEMA Q3 Flood data
2202200010C	FEMA Q3 Flood data
2252060255C	FEMA Q3 Flood data
2252060270C	FEMA Q3 Flood data
2252060260C	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
HOUMA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

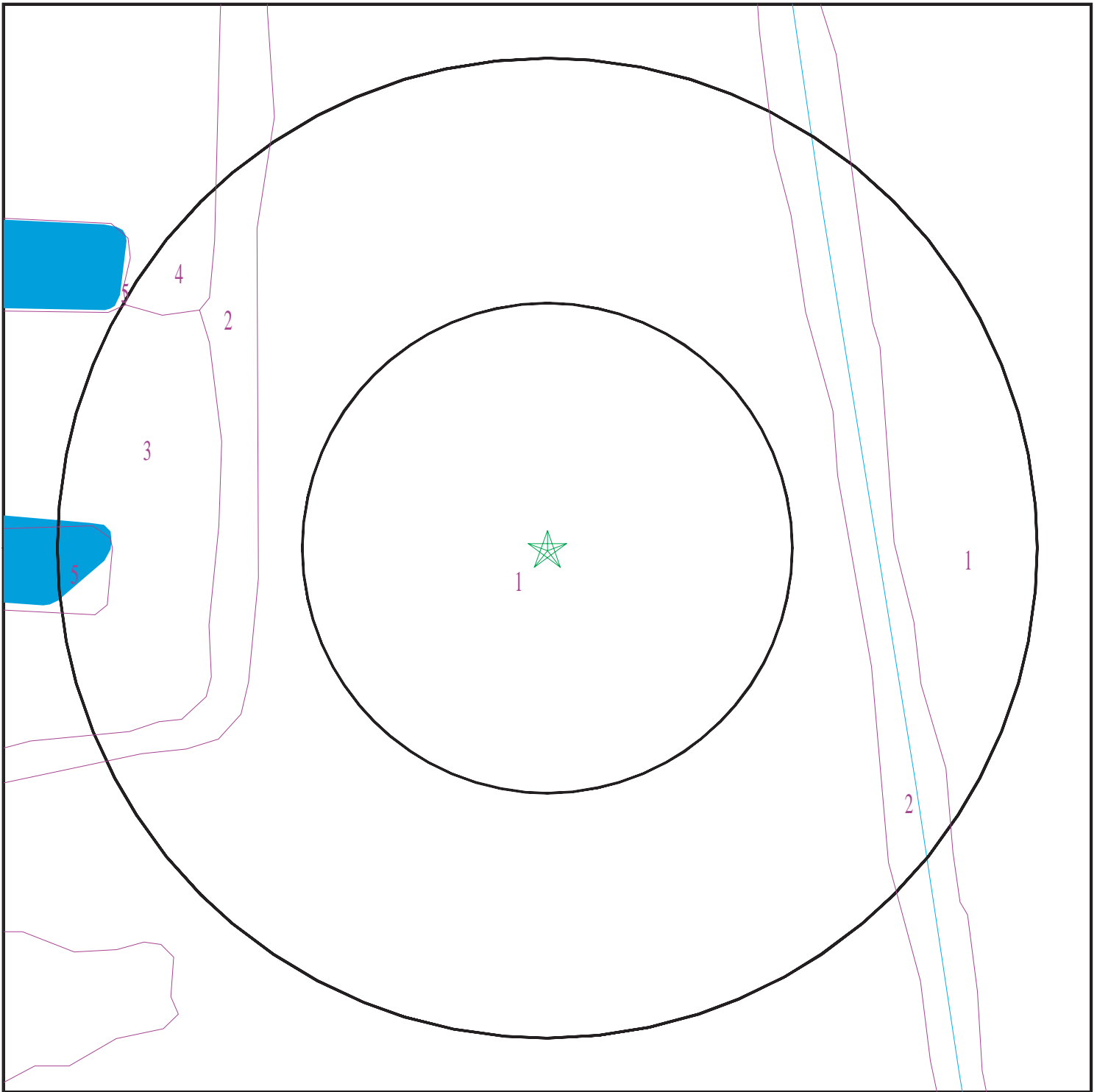
Era: Cenozoic
System: Quaternary
Series: Holocene
Code: Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7487287.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: +/-34-Acre Portion of Terrebonne Parish Parcel No.
ADDRESS: Rome Woodard Street
Houma LA 70363
LAT/LONG: 29.564279 / 90.69722

CLIENT: T. Baker Smith, LLC
CONTACT: Samantha Ordoyne
INQUIRY #: 7487287.2s
DATE: November 02, 2023 12:49 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: FAUSSE

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	3 inches	18 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0	Max: 8.4 Min: 6.6
2	0 inches	3 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0	Max: 8.4 Min: 6.6
3	18 inches	64 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: AQUENTS

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 3

Soil Component Name: SCHRIEVER

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0.42	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	55 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0.42	Max: 8.4 Min: 6.6
3	55 inches	79 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.41 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: URBAN LAND

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: WATER, LARGE

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	LATD60000186306	1/8 - 1/4 Mile WNW
2	LATD60000000916	1/4 - 1/2 Mile WNW
A3	LATD60000000915	1/4 - 1/2 Mile NW
A4	LATD60000134722	1/4 - 1/2 Mile NW
5	LATD60000167606	1/4 - 1/2 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A6	LATD60000000914	1/4 - 1/2 Mile NW
B7	LATD60000137218	1/4 - 1/2 Mile NNW
A8	LATD60000000912	1/4 - 1/2 Mile NW
B9	LATD60000136144	1/4 - 1/2 Mile NNW
C10	LATD60000000913	1/4 - 1/2 Mile NW
C11	LATD60000135860	1/4 - 1/2 Mile NW
12	LATD60000135859	1/4 - 1/2 Mile WNW
C13	LATD60000000911	1/4 - 1/2 Mile NW
14	LATD60000136145	1/4 - 1/2 Mile NNW
D15	LATD60000198672	1/2 - 1 Mile WNW
D16	LATD60000198666	1/2 - 1 Mile WNW
D17	LATD60000198665	1/2 - 1 Mile WNW
D18	LATD60000200215	1/2 - 1 Mile WNW
D19	LATD60000199443	1/2 - 1 Mile WNW
D20	LATD60000199441	1/2 - 1 Mile WNW
E21	LATD60000135858	1/2 - 1 Mile WNW
E22	LATD60000135857	1/2 - 1 Mile WNW
23	LATD60000135681	1/2 - 1 Mile ENE
F24	LATD60000176574	1/2 - 1 Mile NW
F25	LATD60000176573	1/2 - 1 Mile NW
26	LATD60000176576	1/2 - 1 Mile NW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	LAOG13000160057	0 - 1/8 Mile SW
2	LAOG13000205774	1/2 - 1 Mile NW
3	LAOG13000176483	1/2 - 1 Mile ENE
4	LAOG13000239434	1/2 - 1 Mile NE
5	LAOG13000054274	1/2 - 1 Mile NNE
6	LAOG13000243309	1/2 - 1 Mile ESE
7	LAOG13000112484	1/2 - 1 Mile NNE
8	LAOG13000021268	1/2 - 1 Mile NE
A9	LAOG13000192004	1/2 - 1 Mile ENE
A10	LAOG13000167622	1/2 - 1 Mile ENE
11	LAOG13000053483	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 7487287.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

No contour lines were detected within this map area.

SITE NAME: +/-34-Acre Portion of Terrebonne Parish Parcel No.
 ADDRESS: Rome Woodard Street
 Houma LA 70363
 LAT/LONG: 29.564279 / 90.69722

CLIENT: T. Baker Smith, LLC
 CONTACT: Samantha Ordoyne
 INQUIRY #: 7487287.2s
 DATE: November 02, 2023 12:49 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 SW 0 - 1/8 Mile	Click here for full text details	OIL_GAS	LAOG13000160057
2 NW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000205774
3 ENE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000176483
4 NE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000239434
5 NNE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000054274
6 ESE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000243309
7 NNE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000112484
8 NE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000021268
A9 ENE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000192004
A10 ENE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000167622

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
11 NNW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	LAOG13000053483
1 WNW 1/8 - 1/4 Mile Higher	Click here for full text details	LA WELLS	LATD60000186306
2 WNW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000000916
A3 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000000915
A4 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000134722
5 West 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000167606
A6 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000000914
B7 NNW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000137218
A8 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000000912

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B9 NNW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000136144
C10 NW 1/4 - 1/2 Mile Lower	Click here for full text details	LA WELLS	LATD60000000913
C11 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000135860
12 WNW 1/4 - 1/2 Mile Lower	Click here for full text details	LA WELLS	LATD60000135859
C13 NW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000000911
14 NNW 1/4 - 1/2 Mile Higher	Click here for full text details	LA WELLS	LATD60000136145
D15 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000198672
D16 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000198666
D17 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000198665

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
D18 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000200215
D19 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000199443
D20 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000199441
E21 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000135858
E22 WNW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000135857
23 ENE 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000135681
F24 NW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000176574
F25 NW 1/2 - 1 Mile Higher	Click here for full text details	LA WELLS	LATD60000176573
26 NW 1/2 - 1 Mile Lower	Click here for full text details	LA WELLS	LATD60000176576

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: LA Radon

Radon Test Results

Parish	Avg pCi/L	Total Sites
TERREBONNE	0.40286	35

Federal EPA Radon Zone for TERREBONNE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 70363

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.520 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Louisiana Public Water Supply Wells

Source: Office of Public Health

Telephone: 504-568-5101

Water Well Registration Data File

Source: Department of Transportation and Development

Telephone: 225-274-4172

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Department of Natural Resources

Telephone: 225-342-1977

Oil and gas well locations in Louisiana.

RADON

State Database: LA Radon

Source: Department of Environmental Quality

Telephone: 225-925-1752

Radon Levels

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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+/-34-Acre Portion of Terrebonne Parish Parcel No.

Rome Woodard Street

Houma, LA 70363

Inquiry Number: 7487287.3

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

Site Name:

+/-34-Acre Portion of Terreboni
Rome Woodard Street
Houma, LA 70363
EDR Inquiry # 7487287.3

Client Name:

T. Baker Smith, LLC
PO Box 2266
Houma, LA 70361
Contact: Samantha Ordoyne



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PO # NA

Project 2023.1759

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 0077-4C17-A907

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- Library of Congress
- University Publications of America
- EDR Private Collection

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Garboligist Lease Site

277 Rome Woodard St
Houma, LA 70363

Inquiry Number: 7288167.5

The EDR-City Directory Image Report

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Executive Summary

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City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
1990	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1985	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1980	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1975	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1971	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1966	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

277 Rome Woodard St
Houma, LA 70363

Year

CD Image

Source

ROME WOODARD ST

2020	pg A1	EDR Digital Archive	
2017	pg A2	Cole Information	
2014	-	Cole Information	Street not listed in Source
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source
1990	-	Polk's City Directory	Street not listed in Source
1985	-	Polk's City Directory	Street not listed in Source
1980	-	Polk's City Directory	Street not listed in Source
1975	-	Polk's City Directory	Street not listed in Source
1971	-	Polk's City Directory	Street not listed in Source
1966	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images



-

ROME WOODARD ST 2020

237	KNIGHT WELL SVC
	LOUISIANA CAT ENGINES
	LOUISIANA CAT PROPULSION PARTS
499	EAGLE DRY-DOCK & MRNE REPAIRS



-

ROME WOODARD ST 2017

237	ALLIANCE ENERGY SERVICES LLC
	LOUISIANA CAT
499	EAGLE DRYDOCK & MARINE REPAIRS LLC

GARBOLIGIST LEASE SITE
277 ROME WOODARD ST
HOUMA, LA 70363

Inquiry Number: 7288167.7S

EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, parish clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

GARBOLIGIST LEASE SITE
277 ROME WOODARD ST
HOUMA, LA 70363

RESEARCH SOURCE

JUDICIAL RECORDS **NOT** SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION **DOES NOT** REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

Source 1: TERREBONNE PARISH RECORDER'S OFFICE
Source 2: LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PROPERTY INFORMATION

Legal Description: AN IRREGULAR SHAPED TRACT HAVING A FRONT OF 2207.63' ON INDUSTRIAL BOULEVARD BY DEPTH OF 523.56' ON ITS EASTERN SIDE AS SHOWN ON PLAT "TERREBONNE PORT COMMISSION PROPOSED PURCHASE FROM WALTER LAND CO., IN SECTION 12 T17S R17E." ALSO A TRIANGULAR SHAP ED TRACT ADJACENT TO & SOUTHWEST OF THE ABOVE DESCRIBED TRACT AS SHOWN ON MAP CB 587/825. CB 587/811

Current Owner: TERREBONNE PORT COMMISSION

Property Identifiers: 42299
A-04-42299

Comments: NO DEED FOUND 1980 - PRESENT.

EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

Comments: NONE IDENTIFIED.

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found Not Found

Comments: NONE IDENTIFIED.

EDR Environmental Lien and AUL Search

MISCELLANEOUS

Type of Instrument: DETAILED FACILITY REPORT
First Party: EPA
Second Party: THOMA-SEA MARINE CONSTRUCTORS LLC-HOUMA FACILITY
Date Executed: 03/27/2023
Date Recorded: NA
Instrument #: NA
Book: NA
Page: NA
Comments: 110027225483

EDR Environmental Lien and AUL Search

MISCELLANEOUS EXHIBIT

Detailed Facility Report



Detailed Facility Report

Facility Summary

THOMA-SEA MARINE CONSTRUCTORS LLC - HOUMA FACILITY

1874 INDUSTRIAL BLVD, HOUMA, LA 70363

FRS (Facility Registry Service) ID: 110027225483
 EPA Region: 06
 Latitude: 29.57253
 Longitude: -90.69722
 Locational Data Source: FRS
 Industries: Transportation Equipment Manufacturing
 Indian Country: N

Enforcement and Compliance Summary

Statute		CAA
Compliance Monitoring Activities (5 years)		--
Date of Last Compliance Monitoring Activity		--
Compliance Status		No Violation Identified
Qtrs in Noncompliance (of 12)		0
Qtrs with Significant Violation		0
Informal Enforcement Actions (5 years)		--
Formal Enforcement Actions (5 years)		--
Penalties from Formal Enforcement Actions (5 years)		--
EPA Cases (5 years)		--
Penalties from EPA Cases (5 years)		--
Statute		CWA
Compliance Monitoring Activities (5 years)		--
Date of Last Compliance Monitoring Activity		--
Compliance Status		No Violation Identified
Qtrs in Noncompliance (of 12)		10
Qtrs with Significant Violation		6
Informal Enforcement Actions (5 years)		--
Formal Enforcement Actions (5 years)		--
Penalties from Formal Enforcement Actions (5 years)		--
EPA Cases (5 years)		--
Penalties from EPA Cases (5 years)		--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	08/08/2017
Compliance Status	Significant Noncomplier
Qtrs in Noncompliance (of 12)	12
Qtrs with Significant Violation	12
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Operating Minor (LA0000002210900367)
Clean Water Act (CWA): Minor, Permit Terminated; Compliance Tracking Off (LAR05N843), Minor, Permit Effective (LAG030065), Minor, Permit Terminated; Compliance Tracking Off (LAG532193)
Resource Conservation and Recovery Act (RCRA): Active LQG, (LAR000062372)
Safe Drinking Water Act (SDWA): No Information
[Go To Enforcement/Compliance Details](#)
[Known Data Problems](#)

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110027225483					N	29.57253	-90.69722
ICIS-Air	CAA	LA0000002210900367	Minor Emissions	Operating	CAASIP		N	29.57253	-90.69722
ICIS-NPDES	CWA	LAR05N843	Minor: General Permit Covered Facility	Terminated; Compliance Tracking Off	Industrial Stormwater	05/03/2016	N	29.571667	-90.697222
ICIS-NPDES	CWA	LAG030065	Minor: General Permit Covered Facility	Effective		01/31/2024	N	29.572528	-90.697222
ICIS-NPDES	CWA	LAG532193	Minor: General Permit Covered Facility	Terminated; Compliance Tracking Off		11/30/2017	N	29.571667	-90.697222
RCRAInfo	RCRA	LAR000062372	LQG	Active (H)			N	29.570908	-90.696629

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110027225483	THOMA-SEA MARINE CONSTRUCTORS LLC - HOUMA FACILITY	1874 INDUSTRIAL BLVD, HOUMA, LA 70363	Terbonne Parish
ICIS-Air	CAA	LA0000002210900367	THOMA-SEA MARINE CONSTRUCTORS LLC - HOUMA FACILITY	137 BARRY BELANGER ST, HOUMA, LA 70363	Terbonne Parish
ICIS-NPDES	CWA	LAR05N843	THOMA-SEA BOAT BUILDERS, INC.	WEST YARD, HOUMA, LA 70000	Terbonne Parish
ICIS-NPDES	CWA	LAG030065	THOMAS-SEA MARINE CONSTRUCTORS LLC - HOUMA YARD	1874 INDUSTRIAL BLVD, HOUMA, LA 70000	Terbonne Parish
ICIS-NPDES	CWA	LAG532193	WEST YARD	1874 INDUSTRIAL BLVD, HOUMA, LA 70363	Terbonne Parish
RCRAInfo	RCRA	LAR000062372	THOMA-SEA MARINE CONSTRUCTORS - HOUMA NC	137 BARRY BELANGER ST., HOUMA, LA 70363	Terbonne Parish

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-Air	LA0000002210900367	3731	Ship Building And Repairing
ICIS-NPDES	LAG030065	3731	Ship Building And Repairing
ICIS-NPDES	LAG532193	3731	Ship Building And Repairing

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
ICIS-Air	LA0000002210900367	336611	Ship Building and Repairing
RCRAInfo	LAR000062372	336611	Ship Building and Repairing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
No data records returned		

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in italics are not counted as EPA official inspections.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	LA0000002210900367	No	03/25/2023	0	03/24/2023
CWA	LAR05N843	No	12/31/2022	0	03/24/2023
CWA	LAG030065	No	12/31/2022	10	03/24/2023
CWA	LAG532193	No	12/31/2022	0	03/24/2023

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	LAR000062372	Yes	03/25/2023	12	03/24/2023

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
CAA (Source ID: LA0000002210900367)		04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	HPV History												
	Violation Type	Agency	Programs	Pollutants									

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 12+
CWA (Source ID: LAR05N843)		01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit
	Quarterly Noncompliance Report History													

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 12+
CWA (Source ID: LAG030065)		01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	Significant/Category I Noncompliance	Significant/Category I Noncompliance	Significant/Category I Noncompliance	Significant/Category I Noncompliance	Significant/Category I Noncompliance	Significant/Category I Noncompliance	Violation Identified	Violation Identified	Violation Identified	Violation Identified	No Violation Identified	No Violation Identified	Undetected
	Quarterly Noncompliance Report History	Failure to Report DMR - Not Received	Failure to Report DMR - Not Received	Failure to Report DMR - Not Received	Failure to Report DMR - Not Received	Failure to Report DMR - Not Received	Failure to Report DMR - Not Received	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Other Violation			

	Pollutant	Disch Point	Mon Loc	Freq										
CWA	BOD ₅ -day ₂₀ deg C	01A-S	Effluent Gross	Mthly										
									17%					
CWA	BOD ₅ -day ₂₀ deg C	01B-S	Effluent Gross	Mthly			40%		17%		17%		23%	

Late or Missing Discharge Monitoring Report (DMR) Measurements														
Counts of Missing DMR Measurements			2											

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 12+
CWA (Source ID: LAG532193)		01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit
	Quarterly Noncompliance Report History													

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: LAR000062372)		04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier	Significant Noncomplier
	Evaluation	Agency											
RCRA	Significant Noncomplier	LA	08/08/2017	→	→	→	→	→	→	→	→	→	→
	Violation	Agency											

Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
080903020601	Bayou La Carpe-Houma Navigation Canal	--	No	No	Coliform, fecal general Enterococci	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
LA	2022	LA120509_00	Houma Navigation Canal-From Houma to Bayou Pelton	Impaired - 303(d) Listed	PATHOGENS	Fully Supporting	Fully Supporting	--	Not Supporting	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Community

EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on:

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	50
Ozone	20
Diesel Particulate Matter	45
Air Toxics Cancer Risk	69
Air Toxics Respiratory Hazard Index	70
Traffic Proximity	39
Lead Paint	29
Risk Management Plan (RMP) Facility Proximity	65
Hazardous Waste Proximity	79
Superfund Proximity	82
Underground Storage Tanks (UST)	61
Wastewater Discharge	79

Number of EJ Indexes Above 80th Percentile
1

[View EJScreen Report](#) (US/regional/state percentiles, 1-mile average)

Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	4,651
Population Density	1,610/sq.mi.
Housing Units in Area	1,860

General Statistics (ACS (American Community Survey))	
Total Persons	4,122
Percent People of Color	31%
Households in Area	1,771
Households on Public Assistance	9
Persons With Low Income	1,719
Percent With Low Income	42%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	29.57253
Center Longitude	-90.69722
Land Area	97%
Water Area	3%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	289 (16.32%)
\$15,000 - \$25,000	248 (14%)
\$25,000 - \$50,000	325 (18.35%)
\$50,000 - \$75,000	283 (15.98%)
Greater than \$75,000	626 (35.35%)

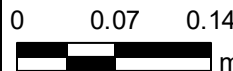
Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	323 (7%)
Minors 17 years and younger	1,103 (24%)
Adults 18 years and older	3,548 (76%)
Seniors 65 years and older	650 (14%)

Race Breakdown (U.S. Census) - Persons (%)	
White	3,357 (72%)
African-American	542 (12%)
Hispanic-Origin	340 (7%)
Asian/Pacific Islander	65 (1%)
American Indian	387 (8%)
Other Multiracial	300 (6%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	126 (4.68%)
9th through 12th Grade	292 (10.86%)
High School Diploma	1,290 (47.96%)
Some College 2-year	515 (19.14%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	196 (7.29%)

LAST UPDATED ON SEPTEMBER 21, 2022

DATA REFRESH INFORMATION



TPC #34-acre Portion of Parcel 42299 Oil & Gas Well Map

Absolute Scale: 1 in = 735 feet

Relative Scale: 1 inch = 735 feet

Disclaimer: This data is not to be used for legal purposes.

Date: 11/2/2023





0 0.07 0.14 Absolute Scale: 1:82,000

mi Relative Scale: 1 inch = 735 feet

TPC #34-acre Portion of Parcel 42299 Water Well Map

Disclaimer: This data is not to be used for legal purposes.

Date: 11/2/2023



Appendix 5:

Soil Survey Maps & Soil Descriptions

Soil Map—Terrebonne Parish, Louisiana
(TPC ±34-acre Portion of Parcel 42299)



Soil Map may not be valid at this scale.

Map Scale: 1:2,920 if printed on A portrait (8.5" x 11") sheet.

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Terrebonne Parish, Louisiana
Survey Area Data: Version 19, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 4, 2023—Mar 5, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FAA	Fausse clay, 0 to 1 percent slopes, frequently flooded	34.3	100.0%
Totals for Area of Interest		34.3	100.0%

Appendix 6:

Regulatory Agency Correspondence

Samantha Ordoyne

From: Tad Loupe <Tad.Loupe@LA.GOV>
Sent: Monday, November 13, 2023 10:19 AM
To: Samantha Ordoyne
Subject: RE: Property Inquiry_Terrebonne Port Commission on Rome Woodard St. Houma, LA

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Sam,

Sorry, I had been out of the office last week. This office is not aware of any issues at this location.

From: Samantha Ordoyne <Samantha.Ordoyne@tbsmith.com>
Sent: Thursday, November 2, 2023 3:30 PM
To: Tad Loupe <Tad.Loupe@LA.GOV>
Subject: Property Inquiry_Terrebonne Port Commission on Rome Woodard St. Houma, LA

EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.

Hey Tad,

I am conducting a Phase I ESA on a portion of the Terrebonne Port Commission's property located on Rome Woodard St in Houma (See attached map). I know sometimes you can't get attachments, so the property coordinates are 29° 33' 51.40" N, -90° 41' 49.99" W. I don't believe there is an AI associated with this property.



I am reaching out to you as part of the due diligence process to learn if you or your department have any knowledge or awareness of any releases, complaints, waste fires, enforcement actions etc. at the Subject Property that may be valuable to my assessment.

Your help is appreciated,

Samantha



Samantha Ordoyne

Environmental Professional

T. Baker Smith, LLC

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Appendix 7:

Owner Interview Form & User Questionnaire



Phase I ESA Questionnaire
(Landowner / Occupant Interview)

Project Name: Terrebonne Port Commission 34-acre Tract

Person Interviewed: Sonja Labat

1. Is or has the property or adjoining property ever been used as:

- Gasoline station Y/N
- Motor repair facility Y/N
- Chemical manufacturing plant Y/N
- Petroleum deliver/storage facility Y/N
- Commercial printing facility Y/N
- Dry cleaners Y/N
- Photo developing laboratory Y/N
- Junkyard/landfill Y/N
- Waste treatment/storage/disposal Y/N

If "Yes" to any above, please explain here:

N/A

2. Any damaged or discarded automotive batteries, pesticides, paints or chemicals in individual containers above 5 gallons or 50 gallons in aggregate used or stored on property?

No

3. Any hazardous substances or petroleum products, waste materials, tires, batteries, or other waste materials ever buried, burned or dumped on property?

No

4. Any industrial drums or sacks of chemically laden material located on property?

No

5. Any transformers, capacitors, or hydraulic equipment or equipment with PCB's?

No

6. Any fill dirt brought in from a contaminated site or site of unknown origin?

No

7. Any pits, ponds, lagoons used for waste treatment or disposal on site?

No

8. Any knowledge of current or past stained soil existing on property? Any major spills of potential pollutants (fuel, oils, waste, etc.)?

No

9. Any flooring, drains, or walls that are stained by substances other than water or emitting foul odors?

No

10. Any above or underground tanks (registered or unregistered) existing on the property currently or in the past?

No

11. Any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground that might indicate presence of underground tanks?

No

12. Does property discharge wastewater on or adjacent to the subject property other than storm water into a storm sewer or sanitary sewer system?

No

13. Any knowledge of contaminated water wells on property?

No

14. Any knowledge of oil and gas pipelines and/or wells ever on the property?

No

15. In general any knowledge of environmental liens, violations of environmental laws, past/threatened/pending environmental related lawsuits?

No

16. Any other environmental assessments (Phase I / Phase II) conducted on the property? If so, were any environmental issues found? If so, can I get a copy of report(s)?

No

17. Does the property have activity and use limitations (AUL's)

No

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

No

Additional Comments: None

Phase I Environmental Site Assessment User Questionnaire

Client/User of Phase I ESA: Terrebonne Parish Port Commission & Delta Coast

Subject Property: Terrebonne Port Commission 34-acre tract

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

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

NO YES If yes, please describe: _____

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

NO YES If yes, please describe: _____

3. **As the user of this Phase I Environmental Site Assessment, 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?**

NO YES If yes, please describe: _____

4. **Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude 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.**

NO YES If yes, please describe: _____

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?

NO YES If yes, please describe: _____

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

NO YES If yes, please describe: _____

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

NO YES If yes, please describe: _____

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

NO YES If yes, please describe: _____

6. As the user of the Phase I Environmental Site Assessment, 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?

NO YES If yes, please describe: _____

7. Reason for Phase I Environmental Site Assessment: Site Certification

8. Type of property and type of property transaction, for example, sale, purchase, exchange, etc.: Vacant property available for lease.

9. Do you agree with the scope of services in the "Letter Agreement for Professional Services"? Yes NO If no, please describe: _____

10. Do any parties to the property transaction have a required standard scope of services on whether any considerations beyond the requirements of ASTM Practice 1527-05 are to be considered, for example, wetland delineation, sampling and/or compliance with activity and use limitations?

NO YES If yes, please describe: _____

11. Identification of all parties who will rely on the Phase I Environmental Site Assessment report: Any business looking to lease land near a water way.

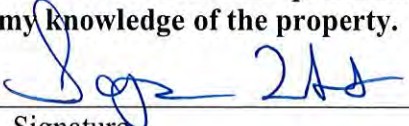
12. Property Contact Person: David Rabalais
Contact Address: 1116 Bayou Lacarpe, Suite A., Houma, LA 70363
Telephone Number: 985-873-6428
Cell Phone Number: 985-804-4650

13. Any special terms or conditions which must be agreed upon by the environmental professional? NO YES If yes, please describe: _____

14. Any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc.), concerning the property and its environmental condition?

NO YES If yes, please describe: _____

I have answered this questionnaire to the best of my ability, in good faith to the extent of my knowledge of the property.


Signature

Finance Manager
Title

Sorja Labat
Print Name

Appendix 8:
Aerial Photographs



Garboligist Lease Site

277 Rome Woodard St

Houma, LA 70363

Inquiry Number: 7288167.11

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Site Name:

Garbologist Lease Site
 277 Rome Woodard St
 Houma, LA 70363
 EDR Inquiry # 7288167.11

Client Name:

T. Baker Smith, LLC
 PO Box 2266
 Houma, LA 70361
 Contact: Samantha Ordoyne



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
2004	1"=500'	Acquisition Date: January 01, 2004	USGS/DOQQ
1998	1"=500'	Acquisition Date: January 01, 1998	USGS/DOQQ
1994	1"=500'	Flight Date: January 14, 1994	USGS
1989	1"=500'	Acquisition Date: January 01, 1989	USGS/DOQQ
1983	1"=500'	Flight Date: November 25, 1983	USDA
1973	1"=500'	Flight Date: May 14, 1973	USGS
1962	1"=500'	Flight Date: January 30, 1962	USGS

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INQUIRY #: 7288167.11

YEAR: 2019

— = 500'





INQUIRY #: 7288167.11

YEAR: 2015

— = 500'





INQUIRY #: 7288167.11

YEAR: 2010

— = 500'





INQUIRY #: 7288167.11

YEAR: 2007

— = 500'





INQUIRY #: 7288167.11

YEAR: 2004

— = 500'



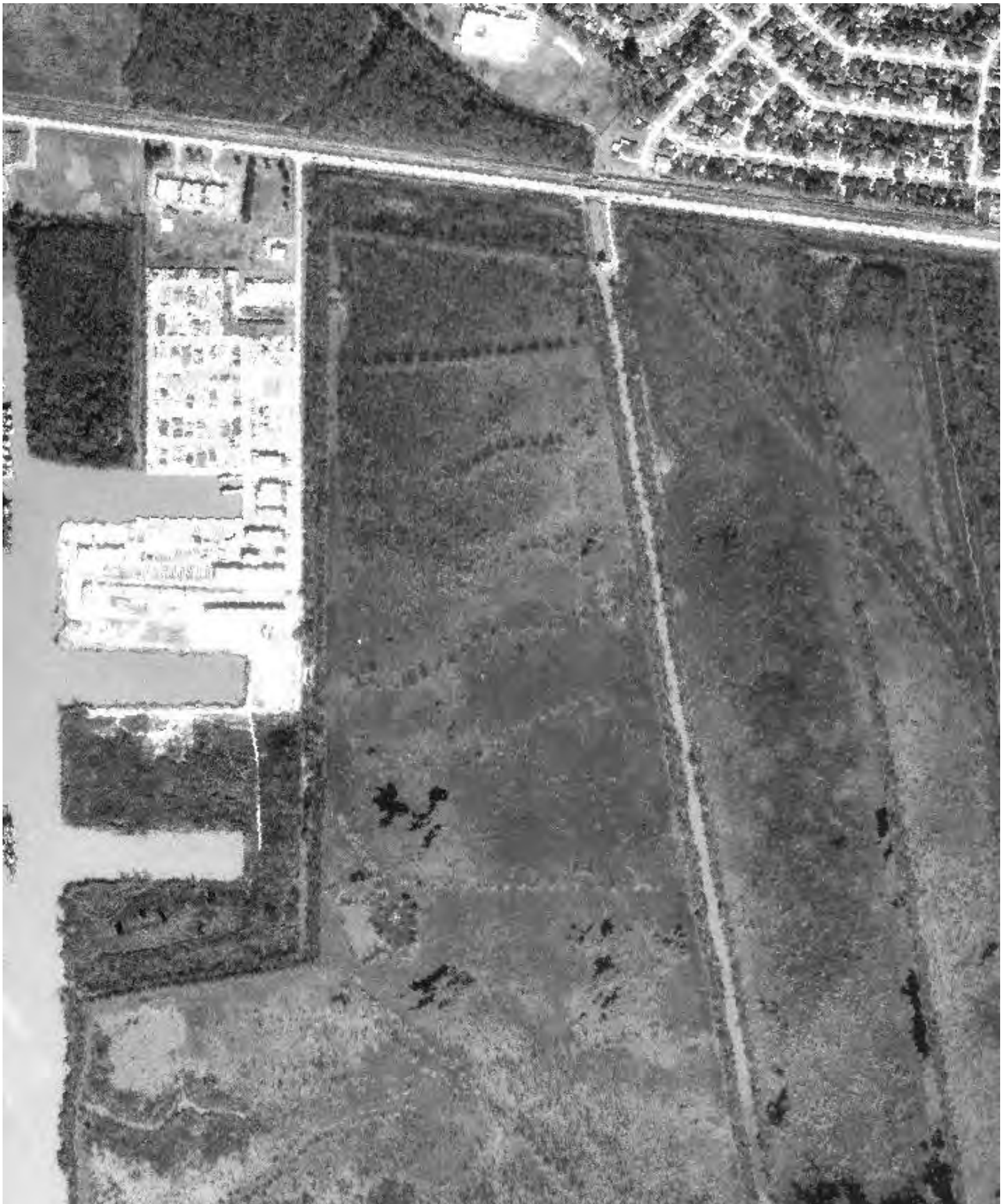


INQUIRY #: 7288167.11

YEAR: 1998

— = 500'





INQUIRY # 7288167.11

YEAR: 1994

— = 500'





INQUIRY #: 7288167.11

YEAR: 1989

— = 500'



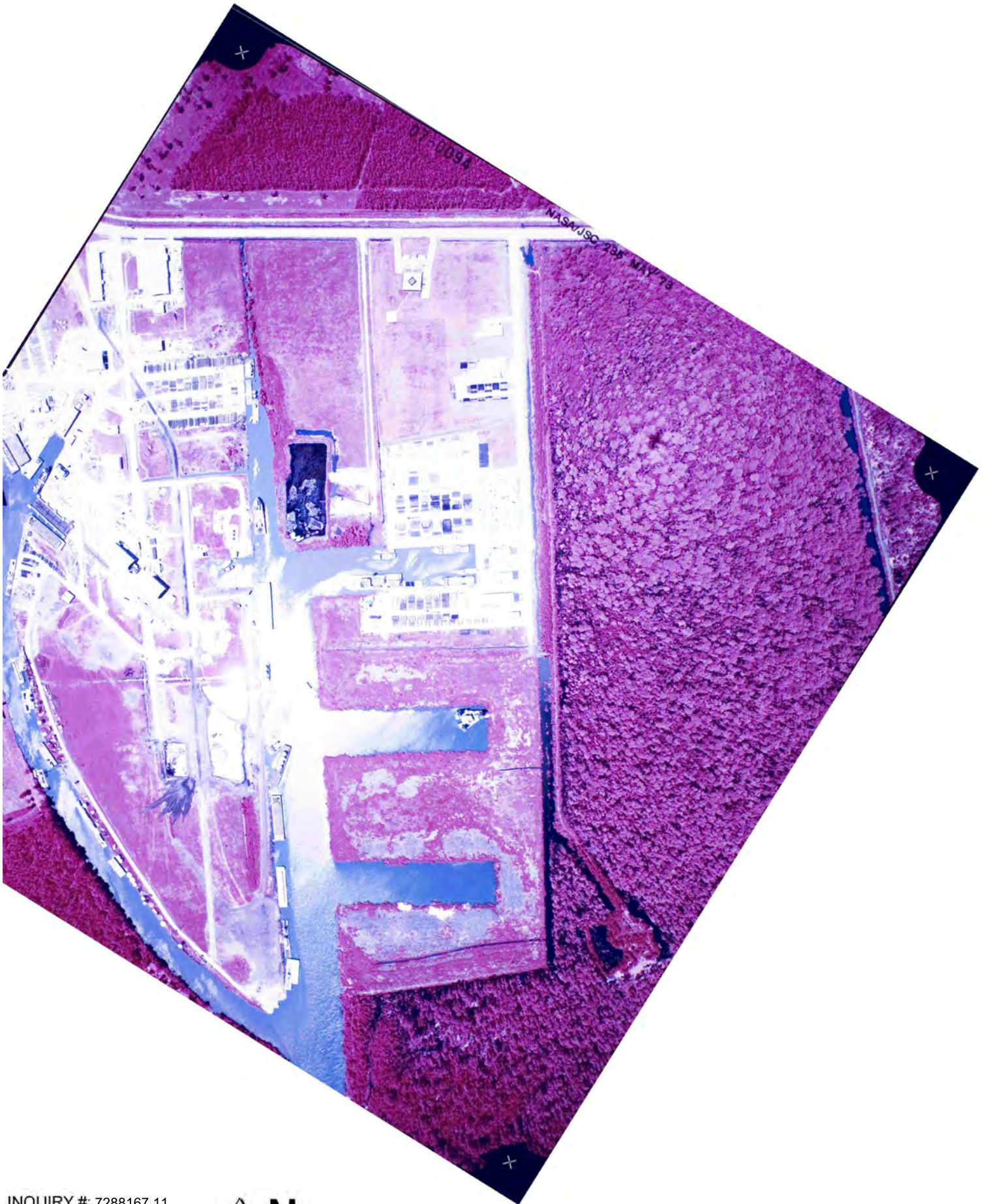


INQUIRY #: 7288167.11

YEAR: 1983

— = 500'



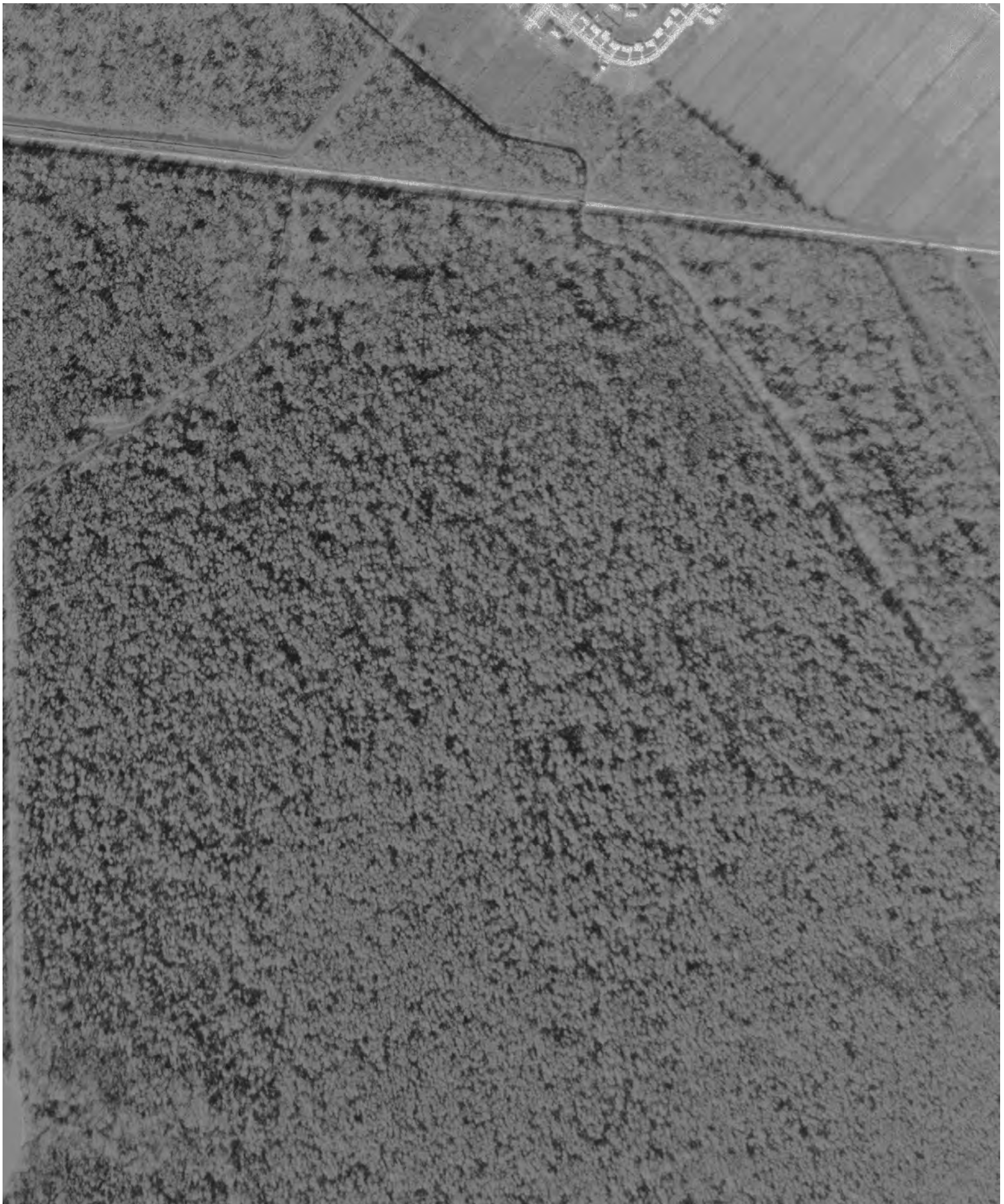


INQUIRY #: 7288167.11

YEAR: 1973

— = 500'





INQUIRY #: 7288167.11

YEAR: 1962

— = 500'



Appendix 9:
Personnel Qualifications

Education

Bachelor of Science, Environmental Engineering, Louisiana State University, 2002

Years of Experience at T. Baker Smith: 17 years
In the Environmental Consulting Field: 20 years

Training and Certifications

- Registered Professional Environmental Engineer in The State of Louisiana, (#33966)

Professional Qualifications

Mr. Toups is a senior project manager at T. Baker Smith, LLC with 11 years of experience as a consulting environmental engineer. His focus is primarily in regulatory compliance. Most of his project experience has involved assisting clients by evaluating property for recognized environmental conditions in order to facilitate the sale or lease of the property. Mr. Toups has also gained knowledge in generating plans for oilfield facilities and construction sites that conform to state and federal regulations set forth by regulatory agencies, such as the United States Coast Guard (USCG), the Louisiana Department of Environmental Quality (LDEQ), the Environmental Protection Agency (EPA), and the Louisiana Department of Transportation and Development (DOTD). Mr. Toups has prepared numerous written plans, such as Integrated Contingency Plans (ICP), Spill Prevention Control and Countermeasure Plans (SPCC), and Oil Transfer Manuals (OTM) for a variety of facilities. Mr. Toups has also prepared Storm Water Pollution Prevention Plans as required by LDEQ to provide best management practices for pollutants associated with stormwater run-off occurring during construction activity.

Project Experience

- Performed Phase I and Phase II Environmental Site Assessments
- Evaluated properties through the LDEQ Risk Evaluation Corrective Action Plan (RECAP) protocol
- Preparation of NPDES Permit Applications and permit modifications and renewals
- Completion and submittal of Discharge Monitoring Reports (DMR) required by NPDES Permits
- Preparation and Implementation of Storm Water Pollution Prevention Plans (SWPPP) in accordance with the LPDES Multi-Sector General and Construction Storm Water Permits
- Preparation and Implementation of Spill Prevention Control & Countermeasure Plans (SPCC), Facility Response Plans (FRP), Integrated Contingency Plans (ICP), and Oil Transfer Manuals
- Regulatory Compliance Audits and Regulatory Enforcement Actions Assistance (EPA & LDEQ)
- Conducted NEPA Environmental Assessments for federally funded projects
- Prepared Minor Source Air Quality Permit Applications for both Oil & Gas and Painting & Blasting Facilities
- Performed design calculations and prepared engineering plans and specifications for mechanical sewer treatment plant systems and lift stations for subdivisions and commercial buildings
- Provided oversight to projects involving Wetland Delineations and coordinated with the U.S. Army Corps of Engineers for the purposes of obtaining Jurisdictional Determinations