

# Exhibit CC. Port of Vinton Site Phase I Environmental Site Assessment





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## Port of Vinton Site Phase I Environmental Site Assessment

April 20,2018  
Mr. Gus Fontenot  
4310 Ryan Street  
Lake Charles, Louisiana 70650

Reference: Phase I Environmental Site Assessment Undeveloped Property for Port of  
Vinton, Johnny Breaux Road, Vinton, Louisiana 70668

Dear Mr. Fontenot:

This report presents the results of the A & M Associates, Inc., Phase I Environmental Site Assessment, conducted for the Subject Site Port of Vinton located off Johnny Breaux Road, Vinton, LA 70668. The findings herein are based upon an on-site inspection conducted on April 20, 2018 by A & M personnel; various interviews with local and state officials; a search of available historic information sources; and a regulatory database search.

This environmental site assessment was prepared under the requirements and parameters as defined under ASTM 1527-05. ASTM standards have been designed to clarify and streamline Phase I Environmental Site Assessments and to provide a working framework for investigating a Subject Site. The ASTM standards are generally accepted as an industry standard. Any third party necessarily has different interests, purposes, and motives than the client regarding this assessment. Thus, use of this report by any third party is expressly prohibited without written authorization from Gus Fontenot and A&M Associates Inc., and the third party's written agreement to accept the limitations on liability and indemnification that were part of the agreement to perform the study and prepare this report.

A&M appreciates the opportunity to have been of service to you in this matter. If you have any questions, please contact us at (337) 514-2112.

Sincerely,

Bryan Benoit  
President  
A & M Associates, Inc.

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## EXECUTIVE SUMMARY

- The Subject Site Port of Vinton is located off Johnny Breaux Road, Vinton, Louisiana 70668 and is composed of tracts of land:
    - @261012-0000-3100001 0000
    - @261012-0000-3200001 0000
    - @261012-0000-3300002 0000
    - @261012-0000-3400002 0000
- TRACT 1 DESC AS: COM ON S/L OF SECT 26.10.12; SAID PT BING 2548 FT W OF SE COR OF SAID SECT 26, AND IN C/L OF JOHNNY BREUAX RD; TH N 2 DEGS E ALONG SAID RD C/L 2658.8 FT TO C/L OF GRAY RD AND N/L OF S/2 OF SAID SECT 26; TH N 87 DEGS W 964.7 FT TH FOLLOWING THE C/L WESTERLY OF GRAY RD BEING A REVERSE CURVE 582.1 FT TO BEG OF BRIDGE OVER THE VINTON DRAINAGE CANAL; TH W ALONG GRAY RD BRIDGE C/L 173 FT TO C/L OF SAID VINTON DRAINAGE CANAL TH S 2 DEGS W ALONG C/L MEANDERS OF SAID VINTON DRAINAE CANAL 2474.2 FT TO S/L OF SAID S/2 OF SAID SECT 26; TH S 87 DEGS E 1710.4 T TO POC (LESS AND EXCEPT PARCELS PREVIOUSLY SOLD TO CALCASIEU PARISH POLICE JURY, INCLUDING THOSE ACTS RECORDED IN CONV BK 2159 P 452, CONV B 2510 P 780 AND CONV B 3321 P 114; AND SUBJ TO PUB D R/WS ON N, S AND E SIDES THEREOF)
- @261012-0000-2100001 0000
  - @261012-0000-2200001 0000
  - @261012-0000-2300001 0000
  - @261012-0000-2400001 0000
- TRACT 2: DESC AS: COM AT SE COR OF SECT 26.10.12, TH N 86 DEGS W 2548 FT O C/L OF JOHNNY BREAUX RD; TH N 2 DEGS E ALOND SAID C/L 2658.82 FT TO C/L OF GRAY RD AND THE N/L OF THE S/2 OF SAID SECT 26; TH S 87 DEGS E 2531.5 FT TH S 2706.7 FT TO POC (LESS AND EXCEPT PARCELS SOLD TO CALCASIEU PARISH POLICE JURY INCLUDING ACT RECORDED IN CONV B 2510 P 780; SUBJ TO PUB RD R/WS ALONG N & W LINES THEREOF)
- @261012-0000-3300001 0000
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- TRACT3: DESC AS: COM FROM SE COR F SECT 26.10.12 TH N 86 DEGS W 2548 FT TO C/L OF JOHNNY BREAUX RD; TH N 87 DEGS W ALONG C/L OF PARISH RD 1710.4 FT TO C/L OF VINTON DRAINAGE CANAL AND POB OF TRACT 3; TH N 88 DEGS W 1186.9 FT TH N 2591.9 T TH S 82 DEGS E 271.6 FT TO C/L OF GRAY RD, TH SELY ALONG SAID RD C/L AN ARC DIST OF 1002.3 FT TO C/L OF VITNON DRAINAGE CANAL AT BRIDGE; TH S ALONG THE C/L MEANDERS OF SAID CANAL 2474.24 FT TO POB (SUBJ TO RD R/W ON N/L THEREOF)
- REF1-B 1555 P 603, DON B 16 P 7- 80  
REF2-B 1725 P 127 B 1739 P 619-83  
REF3-B 1890 P 237-85  
REF4-BERNETT WILLIAM JARDELL ET AL B 2200 P 468-90  
REF5-MARIE LOUISE JARDELL ET AL PARTNERSHIP B 31 P 581, FILE #2063473, B 2227 P 590, B 2228 P 84, P 102, P 149, P 151, P 105-91  
REF6-B 2376 P 30, P 32-93  
REF7-B 2510 P 780, B 2509 P 399-95  
REF8-B 2667 P 444, FILE #2065650-97  
REF9-B 2836 P 130-2000  
REF10-B 2924 P 623-01  
REF11-NEW LEGAL DESC B 3892 P 657-

## **INTERVIEWS:**

- An interview conducted by Bryan Benoit with, Tom Berry, Fire Chief with Ward 7 Fire District and as his positions as one of the Local Fire Chief for the Mutual Aid Area of Fire Districts #7, and Vinton Fire Department's. He stated he has been with the Ward 7 Fire Department since 1989 and has responded to numerous fires and incidents in the area in and around the Vinton. To date they have never responded to any incidents at the Subject Site. He also stated that the property was developed farmland used primary as grassland for grazing cattle. Chief Berry also added to the best of his recollection that the Subject Site had of no environmental concerns, such as hazardous waste, garbage dumping, or UST or AST associated with the Subject Site.
- An interview was conducted with Chief Berry of Ward 7 Fire District Fire Department. He indicated that he knew of the Subject Site and of the adjoining areas. Chief Berry concluded by stating that, the Ward 7 & Vinton Fire Department records indicated that the Fire Department has never responded to a fire at this location. The property was developed farmland. Chief Berry knew of no environmental concerns with the Subject Site.
- An interview was conducted on April 30, 2018 with The Calcasieu Parish Government Planning and Zoning David Thibodeaux. The following was discussed in the interview, The Vinton Harbor & Terminal District is zoned I-2. The Calcasieu Parish Government has zoned this property as "HEAVY INDRUSTRIAL".
- Spoke with Jerry Merchant, with the Vinton Harbor and Terminal District the Parish is running an 8" water line for both Fire Protection and consumption as per David Nevills, City of Vinton, Town Supervisor. The line will be approximately 100 feet from the gate near the southwest corner of the property near the intersection of Gray and Johnny Breaux Road. The City of Vinton has also run the Sewer Main to the same area.
- Spoke with Mr. Scott Wilkerson, Hazardous Waste Specialist, Department of Environmental Quality to determine if any DEQ files existed for the Subject Site. Mr. Scott Wilkerson indicated TEMPO has no files or AI # associated with the Subject Site. A review of LDEQ EDMS files confirmed that the Subject Site was not in the EDMS Data Base. He also stated there was no reason for the LDEQ to assign a AI# to the Subject Site.

## **RESEARCH:**

- According to EDR, the Subject site has been determined to have no environmental liens against it.
- According to EDR Property tax files and Chain of Title did not identify and obvious uses of the Subject Site. The following historical sources were not used as they were not reasonably ascertainable or, based on experience, not likely to be sufficiently useful, accurate or complete in terms of identifying all obvious uses of the Subject Site: City directories were not reviewed due to the project time constraints.
- The following sources were used to determine past and current uses of the Subject Site and adjoining properties: Aerial Photographs; Sanborn Maps; Historical Topographic Maps; Site Contact Interview; Fire Department Interview; Zoning Search; DEQ Interview. Sanborn maps could not be obtained by EDR as the property is unmapped for Sanborn Maps.
- According to EDR, Historical Topographic maps from 1947,1954, 1955, 1960 1967, 1975, 1996, and 2012 were available. The maps indicate the Subject Site is in an area that has been developed farmland since 1957. No environmental concerns were noted with the Subject Site.
- Aerial photographs for the years 1952, 1959, 1967, 1975, 1978, 1983, 1989, 1994, 1998, 2005, 2007, and 2010 were obtained from EDR. The photographs revealed that the Subject Site has been developed farm land from 1the early 1940's and no environmental concerns were noted.
- Based on the site inspection and the interview, no visible indicators of underground storage tanks (USTs).
- Based on the inspection of the Subject Site and adjoining properties, visual observations show no obvious indications of contamination from the use of the land. Hazardous substances, such as stressed vegetation; noxious odors, pools of liquid, standing surface water; pools or pits, cisterns, drums, cesspools or similar receptacles likely to contain hazardous substances. A & M's site inspectors did not observe any pits, ponds or lagoons used about waste disposal and likely to contain hazardous substances on the Subject Site or adjoining properties; any wastewater discharges into a drain, ditch or stream on the Subject Site and adjoining properties. A&M Inspector did not 5 different pipe lines running east and west across the northern portion of the Subject Site.

- Based on the site inspection, review of EDR reports, and a Louisiana Department of Environmental Quality Database search, the Subject Site does not hold any environmental permits.
- Based on the information obtained during the site inspection, the interviews, the historic review and the review of the EDR reports, A&M finds no recognized environmental conditions for the Subject Site located off Johnny Breaux and Gray Road, Vinton, Calcasieu Parish, Louisiana.
- Based on the site inspection, there are signs of old farming herbicides and pesticides products left on site. There are no signs of old pipeline waste products left on site. There is no visible evidence of dumping of hazardous waste exists at the Subject Site. The generation, storage, treatment or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.
- Based on the site inspection, there has been no dumping of hazardous waste in this area. The generation, treatment, storage, or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.
- Based on the site inspection, there are no transformers located at the Subject Site.
- Based on the information obtained during the site inspection, the interviews, the historic sources review and the review of the EDR reports, I could not find any other environmental conditions for the Subject Site located off Gray and Johnny Breaux Road, Vinton, Calcasieu, Louisiana.

#### **LIMITING CONDITIONS AND METHODOLOGY**

- Chain of Title and Property Tax Files were reviewed, and they did not identify an obvious use of the Subject Site. Nor did they indicate any environmental impact for the Subject Site. Various historical sources provided substantial information

#### **SITE DESCRIPTION**

##### **Location**

- The Subject Site is located off Johnny Breaux Road, Vinton, Calcasieu Parish, Louisiana, and is composed of tracts of land:
- @261012-0000-3100001 0000  
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**JURY INCLUDING**

ACT RECORDED IN CONV B 2510 P 780; SUBJ TO PUB RD R/W S ALONG N & W LINES THEREOF

@261012-0000-3300001 0000

@261012-0000-3400001 0000

TRACT3: DESC AS: COM FROM SE COR F SECT 26.10.12 TH N 86 DEGS W 2548 FT TO C/L OF JOHNNY BREAUX RD; TH N

87 DEGS W ALONG C/L OF PARISH RD 1710.4 FT TO C/L OF VINTON DRAINAGE CANAL AND POB OF

TRACT 3; TH N 88

DEGS W 1186.9 FT TH N 2591.9 T TH S 82 DEGS E 271.6 FT TO C/L OF GRAY RD, TH SELY ALONG SAID RD C/L AN ARC

DIST OF 1002.3 FT TO C/L OF VITNON DRAINAGE CANAL AT BRIDGE; TH S ALONG THE C/L MEANDERS OF SAID CANAL

2474.24 FT TO POB (SUBJ TO RD R/W ON N/L THEREOF)

REF1-B 1555 P 603, DON B 16 P 7- 80

REF2-B 1725 P 127 B 1739 P 619-83

REF3-B 1890 P 237-85

REF4-BERNETT WILLIAM JARDELL ET AL B 2200 P 468-90

REF5-MARIE LOUISE JARDELL ET AL PARTNERSHIP B 31 P 581, FILE #2063473, B 2227 P 590, B 2228 P

84, P 102, P 149,

P 151, P 105-91

REF6-B 2376 P 30, P 32-93

REF7-B 2510 P 780, B 2509 P 399-95

REF8-B 2667 P 444, FILE #2065650-97

REF9-B 2836 P 130-2000

REF10-B 2924 P 623-01

REF11-NEW LEGAL DESC B 3892 P 657-

**Site Interviews**

- An interview was conducted by Bryan Benoit with Jerry Merchant, President of Vinton Harbor and Terminal District, and longtime resident of the Vinton Community served as the sites contact. He stated that the property had been in the J&L Jardell Family Partnership since Jan 1, 1980. The land was developed as farmland during the early 1940's when the family started raising cattle, and planting Rice and Soybeans and other crops. Family stop planting crops on the property in 1988 and started leasing the property to Donny Moore for a cattle and haying operations. The property was sold to the Vinton Harbor & Terminal District on August 9, 2013. Andrus raised cattle on the property through 1990-2000's. The land is presently being leased to anyone, but Mr. Merchant said Donny Moore is expected to release the property, unless the Vinton Harbor & Terminal District finds a suitable tenant to build on the property. If no tenant or prospect is found soon the property will be leased to Mr. Moore for a Cattle and Haying Operations. The lease will be to Donny Moore, Farmer/Rancher, from Vinton, Louisiana. Mr. Stewart does employ herbicides and pesticides for his haying operation. Mr. Jerry Merchant stated, to the best of her knowledge, there has been no dumping of hazardous waste at the Subject Site. The generation, storage, treatment or disposal of hazardous wastes does not occur at the Subject Site, nor does there appear to be any history of such activities. As far as Mr. Jerry Merchant knows of, no environmental concerns associated with the Subject Site. He did mention the 5 underground pipelines and that they have had no incidents to the best of his knowledge. Vinton Harbor & Terminal District is developing this property for Heavy Industries Commercial Use. The City of Vinton has no plans to this time to annex the property. The property is outside the city limits of Vinton LA. Mr. Jerry Merchant informed A&M in the interview the Calcasieu Parish Police Jury approved running Parish Utilities to the northeast corner of Gray Road and Johnny Breaux Road. The utilities will be water and sewer. The location is just 50 yard across from the Subject Site.

**Site History**

- According to EDR, the Subject site has been determined to have no environmental liens against it.
- According to EDR Property tax files and Chain of Title did not identify and obvious uses of the Subject Site. The following historical sources were not used as they were not reasonably ascertainable or, based on experience, not likely to be sufficiently useful, accurate or complete in terms of identifying all obvious uses of the Subject Site: City directories were not reviewed due to the project time constraints.



- The following sources were used to determine past and current uses of the Subject Site and adjoining properties: Aerial Photographs; Sanborn Maps; Historical Topographic Maps; Site Contact Interview; Fire Department Interview; Zoning Search; DEQ Interview. Sanborn maps could not be obtained by EDR as the property is unmapped for Sanborn Maps.
- According to EDR, Historical Topographic maps from 1947, 1954, 1955, 1960, 1967, 1975, 1996, and 2012 were available. The maps indicate the Subject Site is in an area that has been developed farmland since 1957. No environmental concerns were noted with the Subject Site.
- Aerial photographs for the years 1952, 1959, 1967, 1975, 1978, 1983, 1989, 1994, 1998, 2005, 2007, 2010 and 2015 were obtained from EDR. The photographs revealed that the Subject Site has been developed farm land from 1952 and no environmental concerns were noted.
- Based on the site inspection and the interview, no visible indicators of underground storage tanks (USTs).
- Based on the inspection of the Subject Site and adjoining properties, visual observations show no obvious indications of contamination from the use of the land. Hazardous substances, such as stressed vegetation; noxious odors, pools of liquid, standing surface water; pools or pits, cisterns, drums, cesspools or similar receptacles likely to contain hazardous substances. A & M's site inspectors did not observe any pits, ponds or lagoons used about waste disposal and likely to contain hazardous substances on the Subject Site or adjoining properties; any wastewater discharges into a drain, ditch or stream on the Subject Site and adjoining properties.
- Based on the site inspection, review of EDR reports, and a Louisiana Department of Environmental Quality Database search, the Subject Site does not hold any environmental permits.
- Based on the information obtained during the site inspection, the interviews, the historic review and the review of the EDR reports, A&M finds no recognized environmental conditions for the Subject Site located off Johnny Breaux and Gray Road, Vinton, Calcasieu Parish, Louisiana.
- Based on the site inspection, there are signs of old products left on site. No visible evidence of dumping of hazardous waste exists at the Subject Site. The generation, storage, treatment or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.
- Based on the site inspection, there has been no dumping of hazardous waste in this area. The generation, treatment, storage, or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.
- Based on the site inspection, there are no transformers located at the Subject Site.
- Based on the information obtained during the site inspection, the interviews, the historic sources review and the review of the EDR reports, I could not find any other environmental conditions for the Subject Site located off Gray and Johnny Breaux Road, Vinton, Calcasieu, Louisiana.

### Site Use

- The Subject Site has a history of uses: The property has been in the Jardell Family since the 1900's. Information taken from EDR Aerial Photo Package 1952 map shows the land is being used as agricultural as the rest of the land in the immediate area.

### Adjacent Property Uses

- **North** - Developed Grasslands for Haying and Cattle Operations, and residential single dwelling homes
- **East** - Developed Fenced off Grasslands for Haying, Cattle Operations and Wooded Areas.
- **South** - Wooden Area, Grasslands and Oil Well Site
- **West** - Developed Fenced off Grasslands for Haying, Cattle Operations.
- A&M found no signs of any cemeteries located on the site.
- Subject Site is fenced in with gates located on the Northwest, Northeast, and Southeast ends of the property. Fencing material is 2 different types of materials, first-hog wire 4'x4" at the bottom. The hog wire is topped with 3 strands of barb wire. Both T-poles and wooden materials are used as fence poles.
- There are no paved areas on the property.
- Mr. Jerry Merchant informed A&M that there is a new road proposed and approved by the Calcasieu Jury to run through the 154 acres and connect with LA 108.

## **Environmental Site Assessment**

- The Subject Site has no environmental points to address.

## **Site Reconnaissance**

- A&M Associates, Inc. staff visited the Subject Site for completing the site inspection portion of this investigation.
- Based on the inspection of the Subject Site and adjoining properties, visual observations show no obvious indications of contamination from the use of hazardous substances, such as stressed vegetation; noxious odors, pools of liquid, standing surface water; pools or pits, cisterns, drums, cesspools or similar receptacles likely to contain hazardous substances. A&M Associate's site inspector did not observe any pits, ponds or lagoons used about waste disposal and likely to contain hazardous substances on the Subject Site or adjoining properties; any wastewater discharges into a drain, ditch or stream on the Subject Site and adjoining properties. Based on the site inspection, no visible evidence of dumping of hazardous waste exists at the Subject Site. The generation, storage, treatment or disposal of hazardous wastes does not appear to currently occur or to have occur on the Subject Site, nor does there appear to be any history of such activities. Property does have 5 Commercial Pipelines running across the property.

## **Water and Wastewater Service**

- Water is supplied presently by the tenant by means of deep-water well approximately 130' (Parish is planning to run Parish Water for Fire and Human Consumption)
- Sewer is provided by the tenant, by means of mechanical sewer plant. (parish is planning to run parish sewer line for human use)

## **Other Utilities**

- Electricity-Based on the site inspection and interviews with Jerry Merchant, Entergy Company has a franchise agreement for electricity for the parish and the Subject Site.
- Natural Gas- Center Point supplies natural gas for the area.
- Based on the site inspection and interviews with Jerry Merchant:
  - Telephone-AT&T
  - Internet-AT&T
  - Cable Service-No Services as of the date of report
  - Satellite-Subscribers can sign-up with either Dish or Direct TV

## **Solid Waste**

- Based on the site inspection and interviews with Carrie Davis, Calcasieu Parish Police Jury, Waste Management has a franchise agreement for Solid Waste for the parish and the Subject Site

## **Geology/Hydrogeology**

- The Subject Site is located on the Northern Humid Gulf Coastal Prairies physiographic province of Louisiana. Geologically, the area consists of flat coastal plain with innumerable low circular mounds and occasional low coastal ridges and indistinct relict fluvial channels. Low-gradient rivers and streams, some channelized. Rock Stratigraphic Unit Era is Cenozoic. System is the Quaternary System of the late Pleistocene Era. Subject site is Silt Loam Class B, C & D-very slow infiltration rates, Soils are Lean Clay, fine-grained soils silts and clays, have high water table, or a shallow impervious layer.

## **Surface Hydrology**

- The Subject Site lies 10.00 feet above sea level, based on the information provided on USGS-5629008 Vinton LA5620608 –2012, Louisiana topographic map of the area (2012). Ground surface elevations may have been altered by development of Parish Road. So, the actual elevation of the Subject Site may not agree with the map. The surrounding area is relatively flat. State highways streets, residential and farmlands dominate the topography of the area. Storm water runoff in the area is conveyed by a manmade drainage system to the north and east.

### **Subsurface Hydrology**

- The shallow groundwater table at the site is expected to be encountered from 1.5 to 7 feet below ground surface. In general, groundwater flow is expected to fluctuate seasonally with respect to the regional groundwater flow.

### **Water Wells**

- There are twenty (20) water wells within the 1-mile radius of the Subject Site. The wells are screened in several different levels. The water is generally used to support rural homes and agriculture uses in the area.

### **Herbicides, Pesticides, and Chemical Use**

- Based on the site inspection, and interview with Mr. Donny Moore herbicides and pesticides are not currently used on the Subject Site. The Subject Site primarily has been used over the past 30 years for cattle and grassland operations.
- I found no other chemical storage noted on the Subject Site.

### **Hazardous Waste**

- Based on the site inspection, there has been no dumping of hazardous waste in this area. The generation, treatment, storage, or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.

### **Mold**

- Based on the site inspection, with no building on subject site, no visible evidence of mold growth exists at the Subject Site.

### **Transformers**

- Based on the site inspection, there are no transformers on the Subject Site.

### **Permits**

- Based on the site inspection and the review of EDR reports, the Subject Site does not have any environmental permits.

### **Regulatory Database**

- This section describes the record review performed to identify any potential environmental problems or releases that may have resulted from activities at this or adjacent sites and which may have affected the Subject Site. A&M Associates, Inc. contracted with a regulatory data retrieval firm (EDR) to provide us with available, current and appropriate regulatory database records. A&M Associates, Inc. also conducted a regulatory database search for the Subject Site. This record review was comprised of researching the following records or regulatory jurisdiction:

### **Federal Reports**

- National Priorities List (NPL)
- Facility Index System (FINDS)
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- Resource Conservation and Recovery Act Notification System (RCRA)
- Emergency Response Notification System (ERNS)

### **State Reports**

- Underground Storage Tank Facility Information (UST)
- Leaking Underground Storage Tanks (LUST)
- State Hazardous Waste Sites (SHWS) (State Equivalent CERCLIS Sites)
- State Landfill List (SL)
- AUL sites

## Regulatory Database Retrieval Results

- The complete EDR database search is attached as Appendix B. Environmental database searches provided by EDR are generated according to the zip codes of the study area. Also provided is a radius status report that maps sites of potential concern that are within a 1-mile radius of the Subject Site.
- There is no site within the 1-mile radius reported by EDR for this research. Based on the names, addresses and locations listed by EDR for these sites, a review of the area map, a driving reconnaissance and/or an internet address/mapping check indicates that no sites pose a concern to the Subject Site.

Summarized below are brief descriptions of each regulatory database and the number of entries in the area from each.

**National Priorities List.** The National Priorities (Superfund) List (NPL) is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. To be included on the NPL, a site must either meet or surpass a predetermined hazard ranking systems score, or be chosen as a state's top-priority site, or meet all three of the following criteria: (1) the U.S. Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure; (2) EPA determines that the site represents a significant threat; and (3) EPA determines that remedial action is more cost-effective than removal action.

- No NPL sites were reported by EDR within a 1-mile radius of the Subject Site.

**The Facility Index System.** The Facility Index System (FINDS) is a compilation of any property or site which the EPA has investigated, reviewed, or been made aware of on connection with its various regulatory programs. Each record indicates the EPA Program Office that may have files on the site or facility.

- The Subject Site was not listed as a FINDS site.

**Comprehensive Environmental Response, Compensation and Liability Information System.** The CERCLIS List is a compilation by EPA of the sites which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (Superfund Act).

- No State Hazardous Waste Sites (SHWS) (State Equivalent CERCLIS Site) were reported by EDR within a 1-mile radius of the Subject Site.

**Resource Conservation and Recovery Act Notification System.** The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by EPA of reporting facilities that generate, store, transport, treat or dispose of hazardous waste.

- No RCRA CORRACTS sites were reported by EDR in a 1-mile radius of the Subject Site.
- No RCRA TSD sites were reported by EDR within a 1-mile radius of the Subject Site.

**Emergency Response Notification System.** The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center, and the Department of Transportation.

- The Subject Site was not listed as an ERNS site by EDR.

**Underground Storage Tanks.** EDR conducts a database search to identify all UST sites within the area of study.

- There were no UST sites reported by EDR within a 1-mile radius of the Subject Site.

**Leaking Underground Storage Tanks.** EDR conducts a database search to identify all sites within a 1-mile radius of the study area.

- There were no LUST sites reported by EDR within a 1-mile radius of the Subject Site.

**Historical Leaking Underground Storage Tanks.** EDR conducts a database search to identify all Historical LUST sites within a 1-mile radius of the study area.

- No Historical LUSTs are sites that have been remediated and closed out by the DEQ.

**State Landfill List.** The state maintains a listing which inventories solid waste landfills, incinerators, and transfer stations.

- There were no State Landfills reported by EDR within a 1-mile radius of the Subject Site.

**AUL.** A notice of contamination and restriction of property to non-residential use are placed in the conveyance records for the property.

- There were no AUL reported by the EDR within a 1-mile radius of the Subject Site.

**REM:** Facilities or sites come to the Underground Storage Tank and Remediation Division either through self-notification or referral. These sites are designated for remediation via the following regulatory paths: Solid Waste (SW), Hazardous Waste (Has Waste), Groundwater (Grwater), Inactive & Abandoned Sites (Confirmed or Potential), or Underground Storage Tanks (UST).

- No REM sites reported by EDR in a 1-mile radius of the Subject Site.

### **SUMMARY AND CONCLUSIONS:**

Based on the information obtained by A&M Associates, Inc. during the Phase I Environmental Site Assessment, the following summary and conclusions are presented:

- The Subject Site is located off Johnny Breaux Road, Vinton, Louisiana 70668 and is composed of tracts of land:
  - @261012-0000-3100001 0000  
@261012-0000-3200001 0000  
@261012-0000-3300002 0000  
@261012-0000-3400002 0000  
TRACT 1 DESC AS: COM ON S/L OF SECT 26.10.12; SAID PT BING 2548 FT W OF SE COR OF SAID SECT 26, AND IN C/L OF JOHNNY BREUAX RD; TH N 2 DEGS E ALONG SAID RD C/L 2658.8 FT TO C/L OF GRAY RD AND N/L OF S/2 OF SAID SECT 26; TH N 87 DEGS W 964.7 FT TH FOLLOWING THE C/L WESTERLY OF GRAY RD BEING A REVERSE CURVE 582.1 FT TO BEG OF BRIDGE OVER THE VINTON DRAINAGE CANAL; TH W ALONG GRAY RD BRIDGE C/L 173 FT TO C/L OF SAID VINTON DRAINAGE CANAL TH S 2 DEGS W ALONG C/L MEANDERS OF SAID VINTON DRAINAE CANAL 2474.2 FT TO S/L OF SAID S/2 OF SAID SECT 26; TH S 87 DEGS E 1710.4 T TO POC (LESS AND EXCEPT PARCELS PREVIOUSLY SOLD TO CALCASIEU PARISH POLICE JURY, INCLUDING THOSE ACTS RECORDED IN CONV BK 2159 P 452, CONV B 2510 P 780 AND CONV B 3321 P 114; AND SUBJ TO PUB D R/WS ON N, S AND E SIDES THEREOF)  
@261012-0000-2100001 0000  
@261012-0000-2200001 0000  
@261012-0000-2300001 0000  
@261012-0000-2400001 0000  
TRACT 2: DESC AS: COM AT SE COR OF SECT 26.10.12, TH N 86 DEGS W 2548 FT O C/L OF JOHNNY BREAUX RD; TH N 2 DEGS E ALOND SAID C/L 2658.82 FT TO C/L OF GRAY RD AND THE N/L OF THE S/2 OF SAID SECT 26; TH S 87 DEGS E 2531.5 FT TH S 2706.7 FT TO POC (LESS AND EXCEPT PARCELS SOLD TO CALCASIEU PARISH POLICE JURY INCLUDING ACT RECORDED IN CONV B 2510 P 780; SUBJ TO PUB RD R/WS ALONG N & W LINES THEREOF  
@261012-0000-3300001 0000  
@261012-0000-3400001 0000  
TRACT3: DESC AS: COM FROM SE COR F SECT 26.10.12 TH N 86 DEGS W 2548 FT TO C/L OF JOHNNY BREAUX RD; TH N

87 DEGS W ALONG C/L OF PARISH RD 1710.4 FT TO C/L OF VINTON DRAINAGE CANAL AND POB OF TRACT 3; TH N 88 DEGS W 1186.9 FT TH N 2591.9 T TH S 82 DEGS E 271.6 FT TO C/L OF GRAY RD, TH SELY ALONG SAID RD C/L AN ARC DIST OF 1002.3 FT TO C/L OF VITNON DRAINAGE CANAL AT BRIDGE; TH S ALONG THE C/L MEANDERS OF SAID CANAL 2474.24 FT TO POB (SUBJ TO RD R/W ON N/L THEREOF)  
REF1-B 1555 P 603, DON B 16 P 7- 80  
REF2-B 1725 P 127 B 1739 P 619-83  
REF3-B 1890 P 237-85  
REF4-BERNETT WILLIAM JARDELL ET AL B 2200 P 468-90  
REF5-MARIE LOUISE JARDELL ET AL PARTNERSHIP B 31 P 581, FILE #2063473, B 2227 P 590, B 2228 P 84, P 102, P 149, P 151, P 105-91  
REF6-B 2376 P 30, P 32-93  
REF7-B 2510 P 780, B 2509 P 399-95  
REF8-B 2667 P 444, FILE #2065650-97  
REF9-B 2836 P 130-2000  
REF10-B 2924 P 623-01  
REF11-NEW LEGAL DESC B 3892 P 657-

1. Based on the site inspection, no visible indicators of underground storage tanks (USTs) were observed on the Subject Site.
2. Based on the inspection of the Subject Site and adjoining properties, visual observations show no obvious indications of contamination from the use of hazardous substances, such as stressed vegetation; noxious odors, pools of liquid, standing surface water; pools or pits, cisterns, drums, cesspools or similar receptacles likely to contain hazardous substances. A&M Associates' site inspector did not observe any pits, ponds or lagoons used in connection with waste disposal and likely to contain hazardous substances on the Subject Site or adjoining properties; any wastewater discharges into a drain, ditch or stream on the Subject Site and adjoining properties.
3. Based on the site inspection, there has been no dumping of hazardous waste at the Subject Site. The generation, storage, treatment, or disposal of hazardous wastes does not appear to currently occur or to have occurred on the Subject Site, nor does there appear to be any history of such activities.
4. A&M reviewed EPA Data Base, LDEQ EDMS, and EDR Environmental Data Base No Environmental Liens are attach to this tract of property.
5. Based on the information obtained during the site inspection, the interviews, the historic sources review and the review of the EDR reports, A&M Associates, Inc. did not find any recognized environmental conditions for the Subject Site located off Johnny Breaux Road, Vinton, Calcasieu Parish, Louisiana.

Based my own conclusions as well as from the reports with the information provided through site visits, interviews, National, State, and Local data bases searches, I see no environmental reasons to hold this sale off I see NO FURTHER ACTION BEING TAKEN, PHASE ONE APPROVED. This environmental site assessment was prepared under the requirements and parameters as defined under ASTM E 1527-05. ASTM standards have been designed to clarify and streamline Phase I Environmental Site Assessments and to provide a working framework for investigating a Subject Site. The ASTM standards are generally accepted as an industry standard. Any third party necessarily has different interests, purposes, and motives than the client with regard to this assessment. Thus, use of this report by any third party is expressly prohibited without written authorization from A & M Associates and the third party's written agreement to accept the limitations on liability and indemnification that were part of the agreement to perform the study and prepare this report.

**Bryan H. Benoit**

**EDUCATION**      B.S. Environmental Science, University Louisiana @ Lafayette - 1994

**EMPLOYMENT**

A&M Associates Inc.	2002 - present
M-I / Swaco	1994 - 2002
McCarter Oil & Gas	1977 - 1992

**EXPERIENCE**

Bryan Benoit is the Principal-In-Charge for Environmental Compliance and Site Assessment (ESA) projects. Bryan Benoit is currently conducting environmental projects for The City of Vinton, Valero Houston & Texas City Refining, Hydro-Ram, LEEVAC Ship Yard, Weir Seaboard and Premiere Inc. and other clients. He has directed or completed over 500 environmental projects for oilfield and petrol-chemical sites. Bryan Benoit coordinated all of the following efforts for these clients: Phase I, Phase II, Phase III ESAs, SPCC audits, FCC Screening, Geotechnical Investigations, subsequent EAS required by LDEQ. TCEQ, OKDEQ, CODEQ, PDEQ, EPA Regions 1,3,4,6,8,9 and 10 EPA regulation 40 CFR 112, SPCC.

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A&M Associates, Inc. located in Crowley, Louisiana, has been serving Louisiana clients with their specific health, safety, and environmental concerns since the year 2000. A&M Associates, Inc. provides its clients with its top commitment of staff and resources to complete important projects on time and on budget. We work only for the regulated community, so we have no conflicts of interest with regulators.

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**Environmental Professional Statement**

“We, the undersigned, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in 312.10 of 40 CFR Part 312.”

“We, the undersigned, have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Subject Site. We have developed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.”