

# Exhibit CC. Lake Charles Regional Airport Site Phase I Environmental Site Assessment





# Lake Charles Regional Airport Site Phase I Environmental Site Assessment

A & M Associates, Inc.  
616 N. Parkerson Ave.  
Crowley, LA 70526  
PH: 337-514-2112  
Fax: 337-514-2113  
bryan@amaenviro.com  
www.amaenviro.com

April 6, 2018  
SWLA Economic Development Alliance  
4310 Ryan Street  
Lake Charles, LA 70605  
Attn. Gus Fontenot

Reference: Phase I Environmental Site Assessment

Dear Mr. Gus Fontenot:

This report presents the results of the A & M Associates, Inc., Phase I Environmental Site Assessment, conducted for the Subject Site located at 500 Airport Blvd Lake Charles LA. 70607. The findings herein are based upon an on-site inspection conducted on March 8, 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 Mr. 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.

## Table of Contents

Executive Summary .....	1
Site Description .....	4
Location .....	4
Site Interviews .....	4
Site History .....	5
Site Use .....	6
Adjacent Property Uses .....	6
Environmental Site Assessment .....	6
Site Reconnaissance .....	6
Water and Wastewater Service .....	7
Other Utilities .....	7
Solid Waste .....	7
Geology/Hydrogeology .....	7
Surface Hydrology .....	8
Subsurface Hydrology .....	8
Water Wells .....	8
Herbicides, Pesticides, and Chemical Use .....	8
Hazardous Waste .....	8
Mold .....	8
Transformers .....	8
Permits .....	8
Regulatory Database .....	8
Regulatory Database Retrieval Results .....	9
National Priorities List .....	10
The Facility Index System.....	11
Comprehensive Environmental Response, Compensation and Liability Information System .....	11
Resource Conservation and Recovery Act Notification System .....	12
Emergency Response Notification System .....	12
Underground Storage Tanks .....	12
Leaking Underground Storage Tanks .....	12
Historical Leaking Underground Storage Tanks .....	13
State Landfill List .....	13
AUL .....	13
REM .....	13
Historical Debris Site .....	13
Summary and Conclusions .....	14

## Appendix

- Appendix A - Calcasieu Parish Assessor  
History of Ownership
- Appendix B - Calcasieu Parish Clerk of Court  
Property Deed
- Appendix C - Calcasieu Parish Police Jury Zoning
- Appendix D - EDR Aerial Photo Decade Package
- Appendix E - EDR Historical Topographic Map Report
- Appendix F - Certified Sanborn Map Report
- Appendix G - EDR Environmental Lien Search Report
- Appendix H - EDR City Directory Image Report
- Appendix I - EDR Property Tax Map Report
- Appendix J - EDR Building Permit Report
- Appendix K - EDR Radius Map Report with GeoCheck
- Appendix L - EDR Building Permit Report
- Appendix M - Photo Log
- Appendix N - Notes

## EXECUTIVE SUMMARY

- The Subject Site is located at 500 Airport Blvd Lake Charles LA. 70607, Louisiana composed of tracts of land:
- Tract #1:  
This certain tract of land measuring approximately 158 acres and is part of a 1600-acre tract of property the Airport Commission acquired in the late 1950 or early 1960's. The property located in Section 6, Township 11South Range 8 West and is owned by The Lake Charles Regional Airport. The tract of land runs along the Gulf Highway, and along Airport Blvd, in Lake Charles, Calcasieu Parish, Louisiana.
- The Subject Site has approximate GPS coordinates of North 30°7'37.02" and - 93°13'10.16". The parish address of this property is 500 Airport Blvd., Lake Charles LA. 70607. The elevation 12. above sea-level with a variance of .3-.6". The water drains to both the north side and south sides of the property. While preforming the Phase One A&M was witness to several different services being performed. There has been some dirt work as well as a temporary dirt road along the northern fenced border of the property.

## INTERVIEWS:

- Interviews were conducted by Bryan Benoit with, Heath Allen, Executive Directive, Troy Benton, Director of Properties and Facilities, Chad Primeaux A.M.F., Director of Public Safety and Fire Chief, Jimmy Grigus, Director of Operations all members of the Executive Management Staff for the Lake Charles Airport. They have been associated with the Lake Charles Airport more than 30 years the site contacts indicated that the Subject Site has never been used for any more than developed pasture for haying and cattle operations. Chief Primeaux stating that the Fire Department knows of no environmental concerns, such as hazardous waste, garbage dumping or UST with this Subject Site. There have been no grass fires on the 92-acre plot of land in the 20 years he has been associated with the airport.
- An interview was conducted with Chief Chad Primeaux of the Lake Charles Airport, Fire Department. Mr. Primeaux indicated that he knew of the Subject Site and of the adjoining areas. Mr. Primeaux concluded by stating that, the Lake Charles Airport Fire Department has never completed any Fire Prevention Inspection of the 92-acre facility nor had they responded to a fire at this location. The property is zoned light commercial and has been developed by the Airport and the property is presently being leased to Danny Poole, local to support Mr. Poole Haying and

Cattle Farming Operations. Chief Chad Primeaux knew of no environmental concerns with the Subject Site.

- An interview was conducted with The Calcasieu Parish Police Jury Planning and Development Office, employee Amanda Butler, Planning Technician. I inquired about zoning in the parish, Ms. Butler stated The Calcasieu Parish Police Jury has designated The Lake Charles Airport is in I-1, C-2, Light Commercial Zone. As noted in the Calcasieu Parish Police Jury Code of Ordinances, Article III Zoning.
  - See [https://library.municode.com/la/Calcasieu\\_parish\\_police\\_jury/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH26ZODE\\_ARTIIIIZO](https://library.municode.com/la/Calcasieu_parish_police_jury/codes/code_of_ordinances?nodeId=COOR_CH26ZODE_ARTIIIIZO) for zoning codes.
- Spoke with Mr. Kevin Natila, Senior Scientist, Department of Environmental Quality to determine if any DEQ files existed for the Subject Site. Mr. Kevin Natila indicated there were several files in EDMS pertaining to the operations at the subject site, but there were no environmental concerns noted in the DEQ files for the Subject Site. A review of the Lake Charles Regional Airport EDEMs Account show several permits, inspection reports, DMR's, Applications, Public Notices going back to 2007.

## 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 any 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; Airport Operations, Airport 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 1932, 1942, 1955, 1967, 1975, 1996, 1998 and 2012 were available. The maps indicate the Subject Site is in an area that has been developed. No environmental concerns were noted with the Subject Site. Please see attachments.

- Aerial photographs for the years 1967,1975,1978,1983,1985,1990,1998, 2004,2005, 2007, 2010 and 2015 were obtained from EDR. The photographs revealed that the Subject Site was not developed until around 1985 and no environmental concerns were noted.
- Based on the site inspection and the interview, no visible indicators of underground storage tanks (USTs) at the Subject Site.
- 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'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 hold the follow environmental permits: LDEQ Permits-LAR05M407, Storm Water Multi-Sector General Permit, LPDES General Sanitary Class II Permit LAG542196, Sewage Sludge & Biosolid use or Disposal LA026179, -Army Corp of Engineers Permit-MVN-2015-00865-WPP. Spoke with Kevin Natila, LDEQ Southwest Division, compliance Inspector, the Lake Charles Airport Kevin stated there were no environmental liens or compliance orders issued to the Subject Site.
- 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 at 500 Airport Blvd Lake Charles LA. 70607, Calcasieu Parish, Louisiana
- Based on the site inspection, there are no signs 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 three transformers located at the Subject Site. Contacted Energy Louisiana LLC to see what type of transformers they were but have not heard back at time of report.
- A&M could not find any other environmental reasons or conditions for the Subject Site located at 500 Airport Blvd Lake Charles LA. 70607, Calcasieu Parish, Louisiana. To recommend any further investigation of the Subject Site.

## **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 at 500 Airport Blvd Lake Charles LA. 70607, Louisiana composed of tracts of land:
- Tract #1:  
This certain tract of land measuring approximately 92-acres and is part of a 1600-acre tract of property the Airport Commission acquired in the late 1950 or early 1960's. The property located in Section 6, Township 11South Range 8 West and is owned by The Lake Charles Regional Airport. The tract of land runs along the Gulf Highway, and along Airport Blvd, in Lake Charles, Calcasieu Parish, Louisiana.
- The Subject Site has approximate GPS coordinates of North 30°7'37.02" and - 93°13'10.16". The parish address of this property is 500 Airport Blvd Lake Charles LA. 70607. The elevation 12.00 above sea-level with a variance of .3-.6". The water drains to both the north side and south sides of the property. While performing the Phase One A&M witness several different services being performed. There has been some dirt work as well as a temporary dirt road along the northern fenced border of the property

### **Site Interviews**

- Interviews were conducted by Bryan Benoit with, Heath Allen, Executive Directive, Troy Benton, Director of Properties and Facilities, Chad Primeaux A.M.F., Director of Public Safety and Fire Chief, Jimmy Grigus, Director of Operations all members of the Executive Management Staff for the Lake Charles Airport. They have been associated with the Lake Charles Airport more than 30 years the site contacts indicated that the Subject Site has never been used for any more than developed pasture for haying and cattle operations. Chief Primeaux stating that the Fire Department knows of no environmental concerns,



such as hazardous waste, garbage dumping or UST with this Subject Site. There have been no grass fires on the 92-acre plot of land in the 20 years he has been associated with the airport. The property is zoned light commercial and is part of the Airport support areas, but for the past 20 years has been developed for lease to support grazing and cattle operations. Based on conversations with Heath Allen, the current electrical power poles and lines running along Gulf Highway, will be dismantled and run underground for safety reasons. This project should take place sometime later this year. In speaking with Chief Chad Primeaux, he knew of no environmental concerns or problems associated with the Subject.

### **Site History**

- 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 1933, 1946, 1954, 1955, 1971, 1983, 1998, and 2012 were available. The maps indicate the Subject Site is in an area that has been developed. No environmental concerns were noted with the Subject Site. Please see attachments.
- Aerial photographs for the years 1952, 1971, 1978, 1981, 1985, 1990, 1995, 2005, 2006, 2007, 2009 and 2010 were obtained from EDR. The photographs revealed that the Subject Site was not developed until around 1985 and no environmental concerns were noted.
- With the help of Keith Breaux, Calcasieu Parish Assessors Office, a records search of the Calcasieu Parish Assessors Office as well as The Calcasieu Parish Clerk of Court's records yielded the following information. The 92 acre is part of a 1600 area tract of land. Ownership of parts of the 92-acre tract of land can be traced back to 1931. The land has never been developed for anything other than agriculture. The property has been used in both grazing and cattle operations during the 1930's through the 1950's. The Calcasieu Parish Police Jury acquired the property in the late 1950 to early 1960 according to Parish Authorities. The newly acquired property was to be an airport. The Jury applied to the FAA as required for all airports and then appointed an Airport Authority Board to run the new airport. The Lake Charles Regional Airport opened in 1965.
- Ownership
  - Tracts 17,18,24,25,26,31 and 32 Transferred from Home Bank and Trust Company to Mason P. Erwin some time in 1933

- Attempts were made to recover any transfer of ownership of the following tracts of land by Mr. Mason P. Erwin.
  - No Records found transferring from Mr. Erwin to the Calcasieu Police Jury or anyone else at the time of this report.
- Tracts 27,28,29, and 30 were lost by Mayo Realty Company, Inc., to the State of Louisiana for the taxes and were later redeemed some time in 1934.
  - Again Mr. Breaux or myself could not find any records of transfer to the Jury at the time of the report. I am sure further digging would yield the proper paperwork.
- Tracts 19,20,21, and 22 were transferred from J.F. Moravec to A.W. Mayer and Arthur Hollins sometime in 1931
  - Again Mr. Breaux or myself could not find any records of transfer to the Jury at the time of the report. I am sure further digging would yield the proper paperwork

## Site Use

- The Subject Site has a history of uses:
  - 1962- Present-Lake Charles Regional Airport
  - 1958-The Calcasieu Parish Police Jury- Lake Charles Airport Commission
  - 1931-From Home Bank to Mason P. Irwin-Agriculture Farmland
  - 1931-From J.F Moravec to A.W Mayer and Arthur Hollins-Agriculture Farmland
  - 1931-From Mayo Realty Company, Inc., -The State of Louisiana-Agriculture
    - Search of the Calcasieu Parish Clerk of Courts records could not produce the supporting documents to support the documents provided by the Calcasieu Parish Assessors Office. See assessors notes in Calcasieu Parish Assessors Appendix.

## Adjacent Property Uses

- **North-** Airport Runway and Flight Operations
- **South-** Airport property presently manicured grassy area along Airport Blvd.
- **East-** Burton Coliseum and developed pasture land to support cattle operation
- **West- Airport** Flight Operations including building, offices, hangers, taxi areas and runway

## ENVIRONMENTAL SITE ASSESSMENT

### Site Reconnaissance:

- A&M Associates, Inc. staff visited the Subject Site for completing the site inspection portion of this investigation.
- Based on the site inspection and the interview, no visible indicators of underground storage tanks (USTs) were observed on the Subject Site.

- 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 for waste disposal that would likely 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 occurred on the Subject Site, nor does there appear to be any history of such activities.

#### **Water and Wastewater Service**

- Based on the site inspection, Water is supplied by the City of Lake Charles
- Waste Water will be supplied by the City of Lake Charles but managed by Calcasieu Parish Police Jury through a intra governmental agreement between the City of Lake Charles and The Calcasieu Parish Police Jury.

#### **Other Utilities**

- Based on the site inspection, Entergy supplies electrical service to the Subject Site.
- Based on the site inspection, Natural Gas is supplied by CenterPoint to the Subject Site.

#### **Solid Waste**

- Based on the site inspection, Southern Solid Waste is the commercial company currently providing solid waste collection service to 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 Mowata silt loam alluvial and deltaic sand, silt, clay, and gravel.

### **Surface Hydrology**

- The Subject Site lies 12.0 feet above mean sea level, based on the information of the target property Map: provided on USDA Topo Map 5629893 Lake Charles La and, South Map 5629897 Lake Charles SW, La Louisiana topographic map of the area (2012). The surrounding area is relatively flat. State highways streets, residential and commercial development dominate the topography of the area. Storm water runoff in the area is conveyed by a manmade drainage system to the east and west.

### **Subsurface Hydrology**

- The shallow groundwater table at the site is expected to be encountered from 2 to 5 feet below ground surface. In general, groundwater flow is expected to fluctuate seasonally with respect to the regional groundwater flow.

### **Water Wells**

- There are eleven (125) 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 industrial and personal uses in the area.

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

- Based on the site inspection, and an interview with Farmer Danny Poole, The Airport Hay Farmer for their leased grasslands, and his verification of the use of herbicides and pesticides to treat the weeds in the pasture on the Subject Site. Danny used 2-4-D, Roundup and Weed Out as well as other approved pest and weed control chemicals for his haying operations. There are other chemicals being used associated with a haying operation. All containers are triple rinsed before being properly disposed of. A complete list was not available at the time of report

### **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, no visible evidence of mold growth exists at the Subject Site.

### **Transformers**

- Based on the site inspection, there is three transformers on the Subject Site. Contacted Entergy about the voltage and makeup of transformers, but no response from Entergy at the time of report. The Entergy Meter # is 8 043 522 and serial # 90 119 522

### **Permits**

- Based on the site inspection and the review of EDR reports, the Subject Site does have any several environmental permits.
  - NPDES Permit: LA0126179
  - NPDES Permit: LAG542196
  - Sewage Permit: LAJ6600000
  - Wildlife Fence Permit MVN-2015-00865-WPP

### **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)
- ECHO Sites

#### **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
- Asbestos Sites
- Historical Debris 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.
- Other listings are sometimes found during the regulatory database retrieval efforts. These listings are reported in the unmappable sites portion of the EDR report. Unmappable sites are environmental risk sites that cannot be geocoded, but can be located by zip code or city name. These findings may relate to facilities that are distant from the site, and thus unlikely to have affected the Subject Site. On the other hand, such sites may be in close proximity to the Subject Site and may not be discounted. However, insufficient information is available to quantify the risk from these sites.
- Two (2) unmapped sites were reported by EDR for this search. 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 Enforcement & Compliance History Information (ECHO)-**

- Searches for facilities media programs-with a focus on:
  - Clean Water Act (CAA)
  - Clean Water Act (CWA)
  - Resources Conservation and Recovery Act (RCRA)
  - Safe Drinking Water Act (SDWA)
- Finds a Facility by name or ID

- Filter results by:
  - Location
  - Facility or System Characteristics
  - Enforcement and Compliance Activities
  - Pollutant
- View facilities on a map, data table, or both
- Facility reports display 3 years of violation data and 5 years compliance monitoring and enforcement data

There are Seven (7) ECHO Site that were reported by EDR within the area of the Subject Site.

- ExpressJet Airlines Inc, located at 500 Airport Blvd, Hanger H, Suite 14, Lake Charles La., 70606
- Transportation Security Administration (TSA)- 500 Airport Blvd, Suite 400, Lake Charles, La. 70607
- National Weather Service Offices-500 Airport Blvd, Suite 115, Lake Charles, La. 70607
- The Lake Charles Regional Airport-500 Airport Blvd, Lake Charles, La. 70607
- PHI INC-500 Airport Blvd, Suite 500, Lake Charles, La. 70607
- Southside Lawn Mowers-7515 Gulf Highway, Lake Charles, La. 70607
- ERA-Helicopters LLC-600 Airport Blvd, Lake Charles, La. 70607

**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).

Six (6) RCRA site was were reported by EDR within the area of the Subject Site.

- ERA Helicopter LLC 600 Airport Service Road Lake Charles, La. 70606.
  - ERA is a Small Quantity Generator
- TSA-500, Suite 400, Airport Service Road Lake Charles, La. 70606.
  - Conditionally Exempt Small Quantity Generator
- Southside Lawn Mowers, 7515 Gulf Highway, Lake Charles, LA. 70607
  - Conditionally Exempt Small Quantity Generator
- PHI-INC-500 Airport Blvd, Lake Charles, La. 70606.
  - Conditionally Exempt Small Quantity Generator

- National Weather Service- 500, Airport Blvd, Suite 115, Lake Charles, La. 70606.
  - Conditionally Exempt Conditionally Exempt Small Quantity Generator
- ExpressJet's Airlines Inc- 500, Airport Blvd, Hanger H, Suite 14, Lake Charles, La. 70606.
  - Conditionally Exempt Conditionally Exempt Small Quantity Generator

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 1/2-mile radius of the Subject Site.
- No RCRA TSD sites were reported by EDR within a 1/2-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 are Six (6) UST sites reported by EDR within a 1/4-1/2-mile radius of the Subject Site. The site is:

- Ravneet Properties LLC- The RUNWAY @ 7080 Gulf Highway, Lake Charles, La. 70607
- Hertz Rent A Car Airport Service Road @ 500 Airport Blvd, Lake Charles, La. 70607
- MORE 4 LESS # 40 @ 7479 Gulf Highway, Lake Charles, La. 70607
- USDOC-National Weather Service @ 500 Airport Blvd, Suite 115, Lake Charles, La. 70607
- Amerada Hess-500 Airport Blvd, Suite 115, Lake Charles, La. 70607
- ERA Helicopters-600 Airport Blvd, Lake Charles, La. 70607



**Leaking Underground Storage Tanks.** EDR conducts a database search to identify all sites within a 1/2-mile radius of the study area.

- There were no LUST sites reported by EDR within a 1/2-mile radius of the Subject Site.

**Historical Leaking Underground Storage Tanks.** EDR conducts a database search to identify all Historical LUST sites within a 1/2-mile radius of the study area.

- 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 1/2-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.

**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).

- There are No REM site reported by EDR within approximately 1.0 miles of the target property:

**Historical Debris Site-** Preapproved site for taking trees, limbs, brush and other non-processed wood from hurricanes, floods or other natural disasters

- McNeese Driving Range-Gulf Highway, Lake Charles, La. 70607. Site is closed out

## 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 at 500 Airport Blvd Lake Charles LA. 70607, Louisiana composed of tracts of land:
- Tract #1:  
This certain tract of land measuring approximately 158 acres and is part of a 1600-acre tract of property the Airport Commission acquired in the late 1950 or early 1960's. The property is located in Section 6, Township 11 South Range 8 West and is owned by The Lake Charles Regional Airport. The tract of land runs along the Gulf Highway, and along Airport Blvd, in Lake Charles, Calcasieu Parish, Louisiana.
- The Subject Site has approximate GPS coordinates of North 30°7'37.02" and - 93°13'10.16". The parish address of this property is 500 Airport Blvd Lake Charles LA. 70607. The elevation 12.00 above sea-level with a variance of .3-6". The land is mostly flat and will drain to both the north side and south sides of the property. While performing the Phase One A&M witness several different services being performed. There has been some dirt work as well as a temporary dirt road along the northern fenced border of the property for the survey and geo-technical crew collecting compaction sampling data as well as wetlands mapping being completed.
- Based on the site inspection, I saw no visible indicators of underground storage tanks (USTs) were observed on the Subject Site.
- Based on my 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.
- 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.

- Based on searches on the different Environmental Data Bases, LDEQ's EDMS, and EDR Environmental Database.
  - No Environmental Liens are attach to this tract of property.
- 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 at 500 Airport Blvd Lake Charles LA. 70607

## **ENVIRONMENTAL SITE ASSESSMENT**

- Based on A&M site reconnaissance, site interviews with Airport Officials, State, Local Governmental Officials, Airport Farmer, EDR Data Base searches, A&M searches of EPA, LDEQ data bases, A&M Recommendation **NO FURTHER ACTION REQUIRED, PHASE TWO WILL NOT REQUIRED.**

Based my conclusions from my report with the information provided through site visits, interviews, National, State, and Local data bases searches I see no other environmental reasons to further investigate this Subject Site 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 Crowley, 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 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.

---

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.

---

**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."