

Exhibit CC.

Crosspoint North Site

Phase I Environmental Site Assessment



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Crosspoint North Site Phase I Environmental Site Assessment



CROSS POINT NORTH SITE

NORTH SIDE OF DESTINATION DRIVE
HAMMOND, TANGIPAHOA PARISH, LOUISIANA 70403
ECS PROJECT NO. 49:12241

FOR

GNO, INC.

SEPTEMBER 10, 2020





September 10, 2020

Gary Silbert
GNO, Inc.
1100 Poydras Street
Suite 3475
New Orleans, Louisiana 70163

ECS Project No. 49: 12241

Reference: Phase I Environmental Site Assessment Report, Cross Point North Site, North Side of Destination Drive, Hammond, Tangipahoa Parish, Louisiana 70403

Dear Mr. Silbert:

ECS Southeast, LLP (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS services were provided in general accordance with ECS Proposal No. 49:18429P authorized on August 28, 2020 and generally meet the requirements of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Southeast, LLP

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Project Summary

Cross Point North Site
North Side of Destination Drive
Hammond, Louisiana 70403

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u>	User Provided Information	✓					
<u>5.1</u>	Federal ASTM Databases	✓					
<u>5.2</u>	State ASTM Databases	✓					
<u>5.3</u>	Additional Environmental Record Sources	✓					
<u>6.0</u>	Historical Use Information	✓					
<u>7.0</u>	Site and Area Reconnaissance	✓					
<u>8.0</u>	Additional Services	✓					
<u>9.0</u>	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

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



Bill Penick
Senior Project Manager
September 10, 2020



Justin Roth, CHMM
Environmental Principal
September 10, 2020

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1.0 EXECUTIVE SUMMARY

ECS Southeast, LLP (ECS) was contracted by GNO, Inc. to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Cross Point North Site located along the North Side of Destination Drive in Hammond, Tangipahoa Parish, Louisiana (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Tangipahoa Parish Assessors Office as Parcel Identification Numbers (PINs) 1986503, 1738305, 1737902, 1737708, and 1814508 and owned by Master Partnership, LLC. The approximately 15-acre subject property is occupied by three (3) residential structures containing approximately 6,515 square feet and the remaining property is partially wooded land and cleared, vacant land. The subject property is serviced by municipal water and sanitary sewer. The building(s) are heated and cooled with electricity and natural gas.

The subject property is located in a mixed commercial and residential area of Hammond, Louisiana. The subject property is bound on the north by Old Baton Rouge Highway followed by cleared, vacant land then residential development, on the east by a Dollar General store, cleared, vacant land and a Texaco Convenience Store followed by Pumpkin Center Road, on the south by Destination Drive followed by cleared, vacant land then undeveloped, wooded land and Dixie RV Superstores, and on the west by partially, wooded land followed by residential development. ECS did not identify environmental issues at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property was undeveloped, wooded land from at least 1934 until 1994. From 1998 through 2017, the subject property was partially, wooded land with residential structures. Historical records prior to 1934 were not reasonably ascertainable for the subject property.

Our review of historical information for adjoining or nearby properties identified the area as originally undeveloped, wooded land that transitioned to a Texaco Station to the east that was constructed in 2007 and a Dollar General Store to the east that was constructed in 2010 and residential development.

A regulatory database search report was provided by Environmental Data Resources (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Please refer to **Sections 5.1.1, 5.1.2, 5.2.1, 5.2.2, 5.3.3.1, and 5.3.4** for a detailed discussion. Based on our review of available public records, none of the listings are believed to represent a REC in connection with the subject property:

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Cross Point North Site located at North Side of Destination Drive in Hammond, Tangipahoa Parish, Louisiana. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

1.1 Opinion

It is the opinion of ECS that additional assessment of this site is not warranted at this time. However, due to the Pay Back Texaco Station is adjoining the subject property on the southeast corner of the subject property and the site being topographically cross-gradient of the subject property, ECS recommends that a baseline soil and groundwater assessment be performed before site development begins.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-13 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527- 13 standard.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property pending a real estate transaction.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by GNO, Inc. to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Cross Point North Site located along the North Side of Destination Drive in Hammond, Tangipahoa Parish, Louisiana. ECS was not contracted to address non-scope considerations.

2.3 Definitions

ASTM E1527-13 defines a "recognized environmental condition (REC)" as "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." For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form including solid and liquid at the surface or subsurface and vapor in the subsurface.

ASTM E1527-13 defines a "business environmental risk" (BER) as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice". ECS also uses the term "Other Environmental Considerations" to discuss BERs and environmental concerns outside of the ASTM E1527-13 requirements (radon, asbestos, lead, wetlands, etc.). Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 7.1 Methodology and Limiting Conditions.

ASTM E1527-13 defines a "*de minimis* condition" as a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

ASTM E1527-13 defines a "controlled recognized environmental condition (CREC)" as 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition identified as a controlled recognized environmental condition does not imply that the Environmental Professional has evaluated or confirmed the adequacy, implementation or continued effectiveness of the required control that has been, or is intended to be, implemented.

ASTM E1527-13 defines a "historical recognized environmental condition (HREC)" as 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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria).

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: vapor migration in the subsurface is described in Guide E2600 published by ASTM. ECS has not conducted a Vapor Encroachment Screen in accordance with the E2600 guide.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of GNO, Inc. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

2.5 Data Gaps

Data failures (historical data gaps) were identified during the historical research of this subject property. Use of the subject property was generally documented back to 1934. Historical information was missing for various periods. However, due to the apparent historical residential use, the present use, and the other information that was obtained about the subject property; the historical data gaps are not expected to impact our ability to render a professional opinion regarding the subject property.

2.6 Limiting Conditions/Deviations

ASTM E1527-13 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-13 standard, if any, including client-imposed constraints.

Limiting conditions and/or deviations from the standard practice that would be expected to impact our ability to provide a professional opinion concerning the subject property were not encountered during the performance of this Phase I ESA.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Location and Legal Description

Site Name	Cross Point North Site
Property Address	North Side of Destination Drive
Property City, State	Hammond, Louisiana
Property County	Tangipahoa Parish
Number of Parcels	Five (5)
Property ID Number(s)	1986503, 1738305, 1737902, 1737708, and 1814508
Property Size	15 Acres
Property Owner of Record	Master Partnership, LLC
Property Legal Description	4.53A IN SEC 31 T6SR7E FULLY DESC B364 P395 B366 P58 B959 P10 B1490 P857 MAP 958/439, 1.08A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P39 B364 P395 B1242 P111 B1469 P13-15, 1.08A IN SE1/4 OF NW1/4 OF SEC 31 T6 SR 7E FULLY DESC B364 P397 B1469 P15, 1.07A IN SE1/4 OF NW1/4 IN SEC 31 T6SR7E B333 P37 B364 P392 B1383 P135 B1469 P114, and 14.51A IN SEC 31 T6SR7E B474 P886 B614 P348 B963 P803 B995 P251 B1006 P590 B1171 P4-7 B1454 P890 MAP 963/805 993/237 1093/336 MAP 1094/44 1095/127 1098/877 MAP 1129/27

3.2 Physical Setting and Hydrogeology

USGS Topographic Map	
Quad Designation	Springfield, Louisiana
Date	2012
Subject Property Settings	
Average Subject Property Elevation (in feet or meters)	34 feet above sea level
General Sloping Direction	North
Bodies of Water	None
General Directions of Surface Flow	North
Presumed Direction of Groundwater Flow	North

Geologic Province	Era: Cenozoic, System: Quaternary, Series: Pleistocene, Code: Qp (decoded as era, system, and series), Category: Stratified Sequence
Up-gradient Property Direction	Limited area to the southwest, south, and southeast.

Nearby Properties' Setting	
General Sloping Direction	North
Bodies of Water	An unnamed pond is located approximately 1,350 feet to the east of the subject property.
General Directions of Surface Flow	North
Presumed Direction of Groundwater Flow	North

Regional influences may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

3.3 Current Use and Description of the Site

The subject property consists of an approximately 15-acre parcel of land that is currently occupied by three (3) residential structures containing approximately 6,515 square feet and the remaining property consists of partially wooded land and cleared, vacant land. The subject property is located in an area that can generally be described as residential and commercial.

4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. A User Questionnaire was submitted to Gary Silbert with GNO, Inc. ECS did not receive a User Questionnaire prior to issuing this report.

It should be noted by the User of this report that if the User Questionnaire is not completed by the User, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA. If a completed questionnaire is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.1 Title Information

ECS was provided with title information by the User. The title information on the five (5) parcels stated that the grantor of the subject property was Norman Ehlert Jenkins and Rachel L. Martin Jenkins, husband and wife and the Grantee was Masters Partnership, LLC and the cash sale was on October 9, 2018; for three (3) of the parcels the Grantor was Ronald L. Bankston Sr. and Margaret David Bankston, husband and wife and the Grantee was Masters Partnership, LLC, a Louisiana limited liability company and the cash sale was on February 2, 2018; and the Grantor was Anna B and the Gang, LLC, a Louisiana limited liability company and the Grantee was Masters Partnership, LLC, a Louisiana limited liability company, and the cash sale was on August 7, 2017.

4.2 Environmental Liens or Activity and Use Limitations

ECS was contracted by the User to obtain environmental liens or activity and use limitations (AULs) information. According to the information provided by Nationwide Environmental Title Research (NETR), no Environmental Liens or AULs were identified in the deed information for the subject property. A copy of the NETR report is included in Appendix II of this report.

4.3 Specialized Knowledge

The User did not provide specialized knowledge of the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

Commonly known information related to the subject property was not provided to ECS.

4.5 Valuation Reduction for Environmental Issues

No information pertaining to the valuation reduction for environmental issues was provided to ECS.

4.6 Owner, Property Manager, and Occupant Information

The site contact is Mr. Michael Tomlinson with the Tangipahoa Economic Development and his phone number is 989-630-7176 and the land owner is Mr. David Pevey with Pevey Realtors and Appraisers and his phone number is 985-386-8600.

4.7 Degree of Obviousness

The User did not provide information related to obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	1
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	2
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	1
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Leaking Tanks	0.5	No	0
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	2
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by Environmental Data Resources (EDR), dated September 1, 2020. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

5.1 Federal ASTM Databases

5.1.1 Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Very small quantity generators (VSQG) (previously identified as conditionally exempt small quantity generators or CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

One or more off-site properties within the minimum search distance of inquiry were reported as being on the Federal RCRIS Generators database.

- **Dollar General #11688** - The facility is located at 43237 Pumpkin Center Road in Hammond, Louisiana adjoining to the east and topographically cross-gradient of the subject property. The Dollar General store is listed as a RCRA-VSQG and EPA #LAR000097741. The types of hazardous wastes that are generated include pharmaceutical wastes such as D001-ignitable waste, D002-corrosive waste, D005-barium, D007-chromium, D009-mercury, D010-selenium, D011-silver, D016-2,4-dichlorophenoxyacetic acid, D018-benzene,

D035-methyl ethyl ketone, and multiple others. There have been no violations reported against the facility. Due to the distance in relation to the subject property and the lack of violations, the facility is not considered to be evidence of a REC in connection with the subject property.

- **Dixie RV Superstores** - The facility is located at 10241 Destination Drive in Hammond, Louisiana approximately 645 feet to the southwest and topographically up-gradient to cross-gradient of the subject property. The Dixie RV Superstore is listed as a RCRA-VSQG and EPA #LAR000065086. The types of hazardous wastes that are generated include D001-ignitable waste, F003 and F005- spent nonhalogenated solvents. There have been no violations reported against the facility. Due to the distance in relation to the subject property and the lack of violations, the facility is not considered to be evidence of a REC in connection with the subject property.

5.2 State ASTM Databases

5.2.1 State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The Environmental Data Resources (EDR) report lists the Crisp Quarry facility within the search radius for the database. This facility is located greater than 1,000 feet from the subject property. Based on the distance from the subject property, ECS does not consider these listings to be RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.2.2 Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

One or more off-site properties within the minimum search distance of inquiry was reported as being on the UST database.

- **Pay Back-2 LLC (Texaco Station)**- The facility is located at 43165 Pumpkin Center Road in Hammond, Louisiana adjoining to the east and topographically cross-gradient of the subject property. The facility maintains one (1) 12,000-gallon, one (1) 6,000-gallon, and one (1) 14,000-gallon USTs for the storage of gasoline and diesel. The USTs were installed in 2007, and put into service in 2008, and upgraded in 2017. ECS, researched the Louisiana Department of Environmental Quality-Electronic Document Management System (LDEQ-EDMS) and found no violations or reported spills at the facility. There have been several on-site inspections by the LDEQ and found that all of the systems were in good condition. Due to the lack of violations and reported spills and the inspections by the LDEQ, the facility is not considered to be evidence of a REC in connection with the subject property.

- **Shah & Kingzway (J&B Jiffy Mart)** - The facility is located at 43234 Pumpkin Center Road in Hammond, Louisiana approximately 400 feet to the east and topographically cross-gradient of the subject property. The facility maintained one (1) 8,000-gallon and two (2) 6,000-gallon USTs for the storage of gasoline. The USTs were installed in 1992 and placed in temporary closure in 2015. The facility has not conducted a site assessment for when USTs have been placed in temporary closure for greater than 24 months. Due to the distance in relation to the subject property and the site being down-gradient to cross-gradient, the facility is not considered to be evidence of a REC in connection with the subject property.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM Federal Databases

Neither the subject property nor properties within the designated search radii were identified on the federal databases researched for this assessment.

5.3.2 Additional Non-ASTM State Databases

Neither the subject property nor properties within the designated search radii were identified on the state databases researched for this assessment.

5.3.3 Other Proprietary Databases

5.3.3.1 EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

The EDR database report identified the following facilities or listings within reasonable search distances: The J&B Jiffy Mart was located at 43234 Pumpkin Center Road approximately 385 feet to the east, northeast of the subject property. The facility was listed on the EDR Historical Auto Stations database as operating from 1995 to 2014.

5.3.4 Unmapped (Orphan) Facilities and Sites

One property was identified on the Orphan Summary List. The Hammond Landfill is considered as unmappable because the facility information in the database is insufficient and does not report accurate facility location.

5.4 Regulatory Review Summary

A regulatory database search report was provided by Environmental Data Resources (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Please refer to **Sections 5.1.1, 5.1.2, 5.2.1, 5.2.2, 5.3.3.1, and 5.3.4** for a detailed discussion. Based on our review of available public records, none of the listings are believed to represent a REC in connection with the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from EDR. The aerial photographs reviewed were dated 1952, 1962, 1972, 1983, 1985, 1990, 1994, 1998, 2007, 2010, and 2017. Aerial photographs dated prior to 1952 were not available for review. The ECS review is dependent on the quality and scale of the photographs. The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1952 and 1962	Undeveloped, wooded land in a rural setting.	North - A road followed by undeveloped, wooded land in a rural setting. East - Partially, wooded land followed by a road then developed land with structures. South - Partially, wooded land and developed land with structures. West - Cleared, vacant land followed by developed land with structures.	No
1972, 1983, 1985, 1990, and 1994	Undeveloped, wooded land in a rural setting.	North - A road followed by undeveloped, wooded land in a rural setting. East - Partially, wooded land with structures and a pond followed by a road then developed land with structures and undeveloped, wooded land. South - Partially, wooded land and developed land with structures followed by a highway. West - Cleared, vacant land and undeveloped, wooded land followed by developed land with structures.	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1998	Partially, wooded land with residential structures.	<p>North - A road followed by undeveloped, wooded land in a rural setting.</p> <p>East - Partially, wooded land followed by a road then a gas station and residential development.</p> <p>South - Partially, wooded land and developed land with structures followed by a highway.</p> <p>West - Cleared, vacant land and undeveloped, wooded land followed by developed land with structures.</p>	No
2007	Partially, wooded land with residential structures.	<p>North - A road followed by cleared, vacant land and land under development.</p> <p>East - Cleared, vacant land and a gas station followed by a road then a gas station and residential development and undeveloped, wooded land.</p> <p>South - A road followed by cleared, vacant land then commercial development and undeveloped, wooded land.</p> <p>West - Cleared, vacant land and undeveloped, wooded land followed by developed land with structures.</p>	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
2010	Partially, wooded land with residential structures.	<p>North - A road followed by cleared, vacant land then residential development.</p> <p>East - Cleared, vacant land, a Dollar General Store and a gas station followed by a road then a gas station and residential development and undeveloped, wooded land.</p> <p>South - A road followed by cleared, vacant land then commercial development and undeveloped, wooded land.</p> <p>West - Cleared, vacant land and undeveloped, wooded land followed by developed land with structures.</p>	No
2017	Partially, wooded land with residential structures.	<p>North - A road followed by cleared, vacant land then residential development.</p> <p>East - Cleared, vacant land, a Dollar General Store and a gas station followed by a road then a gas station and residential development and undeveloped, wooded land.</p> <p>South - A road followed by cleared, vacant land then commercial development and undeveloped, wooded land.</p> <p>West - Cleared, vacant land and undeveloped, wooded land followed by developed land with structures.</p>	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically

feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained. A copy of the Unmapped Property report is included within Appendix IV.

6.3 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos or other information kept by the local jurisdiction for property tax assessment purposes. According to the Tangipahoa Parish tax assessor on-line information, the subject property is owned by Master Partnership, LLC. The subject property is listed as a 15-acre parcel with an identification number of 1986503, 1738305, 1737902, 1737708, and 1814508. Additionally, the on-site building is reported as being constructed in Early 1990's and contains 6,515 square feet of space.

6.4 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with Land Title Records.

6.5 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The topographic maps were obtained from EDR and were dated 1934, 1939, 1959, 1963, 1965, 1980, 1994, 1996, and 2012. Topographic maps dated prior to 1934 were not available for review. The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1934	Cleared, vacant land in a rural setting.	North - A road followed by cleared, vacant land. East - Cleared, vacant land followed by a road then cleared, vacant land. South - Cleared, vacant land followed by a road. West - Cleared, vacant land followed by developed land with structures.	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1939	Undeveloped, wooded land in a rural setting.	North - A road followed by undeveloped, wooded land. East - Undeveloped, wooded land followed by a road then developed land with a structure and cleared, vacant land. South - Undeveloped, wooded land followed by a road. West - Partially, wooded land followed by developed land with structures.	No
1959, 1963, and 1965	Undeveloped, wooded land in a rural setting.	North - A road followed by undeveloped, wooded land. East - Undeveloped, wooded land and developed land with a structure followed by a road then developed land with a structure and cleared, vacant land. South - Undeveloped, wooded land followed by developed land with structures and a road. West - Partially, wooded land followed by developed land with structures.	No
1980 and 1994	Wooded land with two structures.	North - A road followed by undeveloped, wooded land. East - Undeveloped, wooded land and cleared, vacant land followed by a road then developed land with a structure and cleared, vacant land. South - Undeveloped, wooded land followed by developed land with a structure and a road. West - Partially, wooded land followed by developed land with structures.	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1996	Undeveloped, wooded land in a rural setting.	North - A road followed by undeveloped, wooded land. East - Undeveloped, wooded land and developed land with a structure followed by a road then developed land with a structure and cleared, vacant land. South - Undeveloped, wooded land followed by developed land with a structure and a road. West - Partially, wooded land followed by developed land with structures.	No
2012	Undeveloped, wooded land in a rural setting.	North - Highway 1040 followed by undeveloped, wooded land. East - Partially, wooded land followed by a road then partially, wooded land then a pond. South - Undeveloped, wooded land followed by a road then Interstate 12 Service Road. West - Cleared, vacant land followed by a road then cleared, vacant land.	No

6.6 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from EDR. The directories reviewed were dated 1992, 1995, 2000, 2005, 2010, 2014, and 2017. The directories reviewed prior to 1992 did not provide listings for the subject property or surrounding area. Directories dated prior to 1992 were not available for review. The subject property address utilized for the research was North Side of Destination Drive. A copy of the city directory report is included in Appendix IV. The following is a description of relevant information from the city directories:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1992	No listing	North - No listings East - No listings South - Commercial listing across Interstate 12 - Bait Shop, Residential listing - Willard Coates and Albert Motichek Sr. West - No listings	No
1995	No listing	North - No listings East - No listings South - Residential listings across Interstate 12 - Elmer Coates, Richard Normand, and DA Traylor West - No listings	No
2000	No listing	North - No listings East - Commercial listing - J&B Jiffy Mart 2 South - Commercial listings across Interstate 12 - Save A Lot Grocery Salvage and Jan's Country Super Market West - No listings	No
2005	No listing	North - No listings East - Commercial listing - J&B Jiffy Mart South - Commercial listing across Interstate 12 - Jan's Country Super Market Inc. West - No listings	No
2010	No listing	North - No listings East - Commercial listings - Camping World Supercenter, Jemworks (Texaco Station), Jiffy Mart, and Dollar General South - Commercial listing across Interstate 12 - Save A Lot, Residential listing across Interstate 12 - Laramie W Traylor	No

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
2014	No listing	North - No listings East - Commercial listings - Camping World Supercenter, Chuk Quick Stop (Texaco Station), Golden Lie Jiffy Mart, and Dollar General Store South - Commercial listings across Interstate 12 - Dixie RV Superstore, Grocery Salvage, LLC, Bayo Boyz, Sherris Quick Stop, Subway Sandwiches, Residential listing across Interstate 12 - Laramie W Traylor West - No listings	No
2017	No listing	North - No listings East - Commercial listings - Camping World Supercenter, Chuk Quick Stop (Texaco Station), and Dollar General Store South - Commercial listings - Dixie RV Superstore, Across Interstate 12 - Grocery Salvage, LLC, Bayo Boyz, Sherris Quick Stop, Subway West - No listings	No

6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS reviewed the following Tangipahoa Parish Government Building Department Records and there were four (4) residential structures consisting of 8,722 square feet that were built in 1969, 1976, 1978, and 2003.

6.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions.

According to the Tangipahoa Parish Zoning Department, the subject property is zoned for commercial use.

6.9 Other Historical Sources

The historical documents reviewed and reported previously in this section are those that were reasonably ascertainable at the time of this assessment and those expected to yield useful information; therefore, no additional historical research was conducted.

6.10 Previous Reports

We have not been provided with environmental or engineering assessment reports for the subject property completed by others.

6.11 Historical Use Summary

According to historical research, the subject property has been undeveloped, wooded land from 1934 to 1994 and partially, wooded land with residential development from 1998 to 2017 and the area has developed slowly from a primarily undeveloped, wooded land that transitioned to commercial and residential development.

No obvious indications of RECs were identified in the historical data review.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Bill Penick of ECS conducted the field reconnaissance on September 8, 2020. The weather at the time of the reconnaissance was 90 degrees Fahrenheit and clear. Observations were made from a walking reconnaissance around the perimeter, around the buildings, and along several transects across the subject property. Subject property photographs are included in Appendix V.

7.2 On-Site Features

The subject property is approximately 15 acres in size and consists of developed land with three (3) residential structures. Water and sewer services are available in the vicinity of the subject property through the City of Hammond. Evidence of structures associated with the subject property was not noted. The subject property gently slopes to the north.

A road affords access to the subject property from the north and south of the subject property. Scattered trailers consisting of cans, tires, scrap metal, discarded wood was observed on the western section of the subject property.

A pole-mounted transformer was observed on the northeast section of the subject property. The transformer is owned and maintained by Entergy. We did not observe evidence of leakage or staining in the vicinity of the transformers.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Underground or aboveground storage tanks		✓
Strong, pungent or noxious odors		✓
Surface waters		✓
Standing pools of liquid likely containing petroleum or hazardous substances		✓
Drums or containers of petroleum or hazardous substances greater than five-gallons		✓
Drums or containers of petroleum or hazardous substances less than or equal to five-gallons		✓
Unidentified opened or damaged containers of hazardous substances or petroleum products		✓
Known or suspect PCB-containing equipment (excluding light ballasts)	✓	
Stains or corrosion to floors, walls or ceilings		✓

Feature	Yes	No
Floor drains and sump pumps		✓
Pits, ponds or lagoons		✓
Stained soil or pavement		✓
Stressed vegetation		✓
Solid waste mounds or non-natural fill materials		✓
Wastewater discharges into drains, ditches or streams		✓
Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned		✓
Septic systems or cesspools	✓	
Elevators		✓
Dry cleaning		✓
Onsite emergency electrical generators		✓
Specialized industrial equipment (paint booths, bag houses, etc.) on-site		✓
Hydraulic lifts		✓
Oil-water separators		✓
Compressors on-site		✓
Grease traps		✓

Known or suspect PCB-containing equipment (excluding light ballasts)

A pole-mounted transformer is located on the northeast section of the subject property. The transformer is owned and maintained by Entergy. ECS did not observe PCB or non-PCB stickers on the transformer. Staining, which could be indicative of leakage, was not observed on the transformer or surfaces in the vicinity of the transformer. Due to the lack of staining, the transformer is not considered to be evidence of a REC in connection with the subject property.

Septic systems or cesspools

During the site reconnaissance, ECS observed a sewer lift station located on the southwest corner of the subject property. ECS did not observe any staining or stressed vegetation in the vicinity of the lift station. The lift station is maintained by the Tangipahoa Parish.

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a mixed commercial and residential area of Hammond, Tangipahoa Parish, Louisiana.

Direction	Description	Relative Gradient	REC
North	Old Baton Rouge Highway followed by cleared, vacant land then residential development.	Down-gradient	No
East	A Dollar General store, cleared, vacant land and a Texaco Convenience Store followed by Pumpkin Center Road.	Cross-gradient	No
South	Destination Drive followed by cleared, vacant land followed by undeveloped, wooded land and Dixie RV Superstores.	Up-gradient	No
West	Partially, wooded land followed by residential development.	Cross-gradient	No

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is used as residential development and partially, wooded land. The subject property is located in a mixed commercial and residential setting. Details pertaining to our on-site and off-site observations are referenced previously. We did not identify RECs associated with the subject property or neighboring properties and businesses during the reconnaissance.

8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold.

ECS was not authorized to assess non-scope issues in conjunction with this assessment.

9.0 INTERVIEWS

During the site reconnaissance, Mr. Bill Penick interviewed Mr. David Pevey, owner of the site on September 8, 2020. Mr. Pevey has owned the site for four years. Mr. Pevey indicated that he is not aware of 1) environmental concerns associated with the subject property; 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products.

Bill Penick contacted Mr. Michael Tomlinson with the Tangipahoa Parish Economic Development department by phone. Mr. Tomlinson provided ECS with the owner's contact information.

10.0 FINDINGS AND CONCLUSIONS

The subject property is identified by the Tangipahoa Parish Assessors Office as Parcel Identification Numbers (PINs) 1986503, 1738305, 1737902, 1737708, and 1814508 and owned by Master Partnership, LLC. The approximately 15-acre subject property is occupied by three (3) residential structures containing approximately 6,515 square feet and the remaining property is partially wooded land and cleared, vacant land. The subject property is serviced by municipal water and sanitary sewer. The building(s) are heated and cooled with electricity and natural gas.

The subject property is located in a mixed commercial and residential area of Hammond, Louisiana. The subject property is bound on the north by Old Baton Rouge Highway followed by cleared, vacant land then residential development, on the east by a Dollar General store, cleared, vacant land and a Texaco Convenience Store followed by Pumpkin Center Road, on the south by Destination Drive followed by cleared, vacant land then undeveloped, wooded land and Dixie RV Superstores, and on the west by partially, wooded land followed by residential development. ECS did not identify environmental issues at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property was undeveloped, wooded land from at least 1934 until 1994. From 1998 through 2017, the subject property was partially, wooded land with residential structures. Historical records prior to 1934 were not reasonably ascertainable for the subject property.

Our review of historical information for adjoining or nearby properties identified the area as originally undeveloped, wooded land that transitioned to a Texaco Station to the east that was constructed in 2007 and a Dollar General Store to the east that was constructed in 2010 and residential development.

A regulatory database search report was provided by Environmental Data Resources (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Please refer to **Sections 5.1.1, 5.1.2, 5.2.1, 5.2.2, 5.3.3.1, and 5.3.4** for a detailed discussion. Based on our review of available public records, none of the listings are believed to represent a REC in connection with the subject property:

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Cross Point North Site located at North Side of Destination Drive in Hammond, Tangipahoa Parish, Louisiana. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

10.1 Opinion

It is the opinion of ECS that additional assessment of this site is not warranted at this time. However, due to the Pay Back Texaco Station is adjoining the subject property on the southeast corner of the subject property and the site being topographically cross-gradient of the subject property, ECS recommends that a baseline soil and groundwater assessment be performed before site development begins.

11.0 REFERENCES

ASTM E1527-13. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc. The EDR Radius Map Report with GeoCheck, dated September 1, 2020.

Environmental Data Resources, Inc., The Aerial Photo Decade Package (years 1952, 1962, 1983, 1985, 1990, 1994, 1998, 2007, 2010, 2013, and 2017), dated September 2, 2020.

Environmental Data Resources, Inc., Sanborn Map Report (No coverage), dated September 1, 2020.

Environmental Data Resources, Inc., The Historical Topographic Map Report (years 1934, 1939, 1952, 1963, 1965, 1980, 1994, 1996, and 2012) dated September 1, 2020.

Environmental Data Resources, Inc., The City Directory Image Report (years 1992, 1995, 2000, 2005, 2010, 2014, and 2017), dated September 7, 2020.

Louisiana Department of Environmental Quality-Electronic Document Management System (LDEQ-EDMS).

Interview with Mr. David Pevey the current owner on September 8, 2020.

Interview with Mr. Michael Tomlinson with the Tangipahoa Parish Economic Development Department on September 4, 2020.