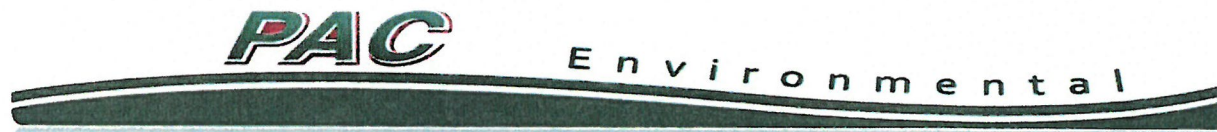




Petty Company – 160 Acre Tract Phase I Environmental Site Assessment



1011 Highway 139 Monroe, Louisiana 71203 Phone: (318) 345-0889 Fax: (318) 345-0859

9/18/14

TO: Randy Denmon
Project Engineer
Denmon Engineering
114 Venable Lane
Monroe, LA 71203

SUBJECT: Phase I Environmental Site Assessment
Petty Company Property – 160 Acre Tract
Monroe, LA 71203

Dear CLIENT,

PAC Environmental is pleased to present to you the Phase I Environmental Site Assessment (ESA) Report for the Petty Company-158.573 Tract property. This site assessment was performed in accordance with the American Society for Testing Materials (ASTM) Practice E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

If you should have any questions regarding this report, contact us at (318) 345-0889 or by email at pacenv@comcast.net.

Sincerely,
PETROLEUM AUTOMATION CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "Kadie Romano", with a long horizontal flourish extending to the right.

Kadie Romano
Environmental Toxicologist

Enclosure

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EXECUTIVE SUMMARY

PAC ENVIRONMENTAL (PAC) (*preparer*) was retained by Denmon Engineering to perform a ***Phase I Environmental Site Assessment (ESA)*** of a 158.573 acres tract of land located in Ouachita Parish, Latitude 32.4988000N and Longitude 91.9964000W, with frontage on Highway 594, Monroe, LA 71203.

This reporting is based on the information provided by research of reasonably obtainable records, Environmental Data Resources (EDR) database and site reconnaissance. Kadie Romano of PAC Environmental conducted a site reconnaissance on 8/29/14. All information provided herein pertains only to the current conditions of the target *property*.

PAC has conducted this Phase I ESA in general accordance with the American Society for Testing Materials (ASTM) Practice E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and hereby provides the findings and conclusions.

PAC DID NOT identify a *recognized environmental condition* that indicates the presence or likely presence of *hazardous substances* and/or *petroleum products* on the *property*, which could indicate an existing release, a past release, or a material threat of a release of *hazardous substances* and/or *petroleum products* on the *property*.

1.0 INTRODUCTION

1.1 Purpose

The purpose of the Phase I ESA Report is to document an appropriate inquiry, as defined in ASTM Designation: E 1527 – 13, in an attempt to identify *recognized environmental conditions* in connection with the *property*. It is intended to present the user with information about the environmental condition of the subject *property* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. In addition to the *innocent landowner defense*, E-1527's scope also encompasses the landowner liability protections under the 2002 Brownfield's Law:

- the bona fide prospective purchaser
- the contiguous property owner protections

The term *recognized environmental conditions* means the presence or likely presence of any *hazardous substances or petroleum products* in, on or at a *property*: (1) due to any *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*. *Des minimis* conditions are not *recognized environmental conditions*.

All sources, including those revealing no finds, and all supporting documentation in this report are sufficiently documented to facilitate research reconstruction at a later date.

1.2 Scope of Services

The scope of work of the Phase I ESA is to assess past and present land use practices, site operations and conditions, and to identify the potential presence of hazardous substances, and soil or groundwater contamination at this particular *property*.

PAC's assessment of the subject *property* consists of the following activities:

- Site reconnaissance of the subject *property* and the surrounding properties.
- A review of reasonably ascertainable Federal and State agency environmental databases.
- A search and review of Environmental Data Research (EDR) database and review of all available Federal and State records of contaminated facilities located within the radius required.

As of November 1, 2006, ASTM Phase I E-1527 standard has been expanded to a two-party process, to be completed not just by the environmental professional, but also by the person seeking to qualify for CERCLA liability protection (i.e., the "user"). The EPA rule now clearly states that the user is uniquely responsible for bringing certain information to the table;

namely, a search for environmental cleanup liens, specialized knowledge about the property, and a consideration of the purchase price to the fair market value of the property, if not contaminated.

1.3 Limitations and Exceptions of Assessment

There may be environmental issues or conditions at a *property* that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Designation: E-1527-13 (non-scope considerations). Non-scope considerations may include but are not limited to:

Lead in Drinking Water	Cultural and Historic Resources
Lead-Based Paint	Industrial Hygiene
Asbestos-Containing Building Materials	Health & Safety
Radon	Ecological Resources
Mold	Endangered Species
Wetlands	Biological Agents
Regulatory Compliance	
Indoor Air Quality	

The *Phase I Environmental Site Assessment (ESA)* is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the *property*, and recognizes reasonable limits of time and cost. This ESA Report is completed without adequate subsurface exploration of soil and chemical screening of groundwater; no scientific certainty statement can be made regarding latent subsurface conditions from on-site or off-site. The findings and conclusions of this report are not scientific certainties but rather probabilities based on professional judgment concerning the significance of the data gathered during the course of the ESA.

The opinions included herein are based on information obtained during the ESA and PAC's experience. If additional information becomes available which might impact PAC's environmental conclusions, PAC requests the opportunity to review the information, reassess the potential concerns, and modify our opinion if warranted. All conclusions and recommendations within this report are based upon prevailing circumstances at the time of the report preparation.

Although this assessment has attempted to identify the potential for contamination of the subject *property*, potential sources of contamination may have escaped detection due to the limited scope of this assessment, the inaccuracy of public records, or the presence of undetected and unreported environmental accidents.

The method of investigation for the scope considerations was a *site reconnaissance* where PAC conducted a site visit to the *property*. The site reconnaissance is a visual observation of the subject *property* and the adjoining properties, where any physical structures on the *property* were documented.

The scope of this project is limited to matters expressly described in the report. The report was prepared for the sole benefit of Denmon Engineering and this report may not be relied upon by any entity without written approval from PAC via authorization from Denmon Engineering.

1.4 Special Terms and Conditions

Denmon Engineering authorized PAC to perform an environmental site assessment related to *hazardous substances and/or petroleum products*.

No conclusions can be made or implied regarding the existence, presence or absence of any hazardous substances or petroleum product at any locations other than those inspected.

2.0 SITE DESCRIPTION

2.1 Location and Description

The target property is located in the city of Monroe, LA. Its Latitude is 32.498800 and Longitude is 91.9964000.

Commencing from a found 4" steel pipe at the Southeast corner of the Denmon Family Limited Liability Partnership property intersecting the West right of way of Louisiana Highway 594 and being the POINT OF BEGINNING; thence, South 00°29'34" East along the said West right of way, a distance of 1630.81' to a set 5/8" rebar; thence, North 85°57'06" West along the existing 5' high 3 strand barbed wire and hogwire fence, a distance of 1264.60' to a point; thence North 84°50'26" West along the said existing fence, a distance of 1878.28' to a set 5/8" rebar at the East bank of Bennett Bayou; thence, North 22°37'07" West along the East bank of Bennett Bayou, a distance of 81.79' to a point; thence, North 34°50'22" West along the said bank, a distance of 309.48' to a point; thence, North 28°13'57" West along the said bank, a distance of 440.17' to a point; thence, North 35°19'36" West along the said bank, a distance of 809.17' to a point; thence, North 18°36'01" West along the said bank, a distance of 234.93' to a point; thence, North 08°51'30" West along the said bank, a distance of 226.85' to a found ½" iron pipe at the Southwest corner of Lot 2 of Swenson's Subdivision of Killoden Plantation; thence, leaving the East bank of Bennett Bayou North 89°50'45" East, a distance of 3582.29' to a found 5/8" rebar with plastic cap at the Northwest corner of the Denmon Family Limited Liability Partnership property; thence, South 01°10'16" East, a distance of 470.55' to a found 5/8" rebar with plastic cap at the Southwest corner of the Denmon Family Limited Liability Partnership; thence, North 89°00'00" East, a distance of 520.51' back to a found 4" steel pipe at the Southeast corner of the Denmon Family Limited Liability Partnership intersecting the West right of way of Louisiana Highway 594 and the POINT OF BEGINNING and containing 158.573 acres more or less.

2.2 Site and Vicinity General Characteristics

Site Surface and Landforms:

The *property* elevation is relatively flat in all directions except for a slight dip to the South. The elevation at the target property is 67 feet. The general topographic gradient is to the West South West (WSW). See Appendix F – EDR Reporting.

The main rock stratigraphic unit code is Qh, which describes the Era, System, and Series of the rock formation that is characteristic of the *target property*.

The soil component name at the *target property* is HEBERT, which is at the surface composed of silt loam. The depth to the water table at the *target property* is 1 to 3 feet. This can be seen in the SSURGO SOIL MAP in Appendix F.

Silty loam soils are somewhat poorly drained soils. These soils surrounding the *target property* have a slow infiltration rate. Because the soils have a slow infiltration rate, the *target property* has a hydraulic conductivity that is low which impedes movement of water downward. The soils of the target property consist of a wet state that is high in profile.

Soil Layer Information							
Boundary			Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
Layer	Upper	Lower		AASHTO Group	Unified Soil		
1	0 in.	10 in.	silt loam	Silt-Clay materials (more than 35 pct. Passing No. 200), Silty Soils	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 4.50
2	10 in.	37 in.	loam	Silt-Clay materials (more than 35 pct. Passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay.	Max: 0.60 Min: 0.20	Max: 6.50 Min: 4.50
3	37 in.	72 in.	very fine sandy loam	Silt-Clay Materials (more than 35 pct passing No. 200) Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.80 Min: 5.10

2.3 Descriptions of Structures, Roads, Other Improvements on Site

Site is agricultural, there were no visible roads or structures.

2.4 Current Use of Property

This *property* is currently used as farmland. The current crop in production is Soybeans. Because this property is currently being used as farmland there is chemical use on the property as well. The farmer appears to be using properly licensed chemicals.

2.5 Current Use of Adjoining Property

To the North of the property is MOJO Outdoors and Ouachita Parish High School. The target property is bordered on the West by Bennet Bayou followed by timber land. To the South is the Union Pacific rail line which lies adjacent to Millhaven Road across which lies the former Monroe Guide Plant. Southeast of the property is an EZ Mart convenience store/gas station. The East side of the target property is bordered by Highway 594 across which lies farmland.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Owner's responsibility.

3.2 Environmental Liens or Activity and Use Limitations

Owner's responsibility

3.3 Specialized Knowledge

Owner's responsibility.

3.4 Commonly Known or Reasonable Ascertainable Information

Owner's responsibility.

3.5 Valuation Reduction for Environmental Issues

Owner's responsibility.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

The following section is based on public information obtained from federal and state agencies that maintain environmental regulatory databases. These databases provide information about the regulatory status (compliance, enforcement, and corrective actions taken) of a site and any incidents reported which involve hazardous materials use, storage, or transportation. PAC compiled the information through Envirofacts Warehouse Database, a website created and maintained by EPA (<http://www.epa.gov/enviro/html>), and the EDR (Environmental Data Resources) database. See Appendix F.

The records review pertains to the target *property* and the adjacent properties within the radius of survey. The survey radius is from 0.25 – 1.00 mile.

Mapped sites WERE NOT found in EDR's search of available ("reasonably ascertainable") government records either on the *target property* or within the search radius around the target property for the following databases:

4.1.1 National Priority List (NPL)

The NPL is an EPA listing of uncontrolled and abandoned hazardous waste sites targeted for long-term remedial action under the Superfund Act. PAC reviewed the NPL data, and found that the target property **IS NOT** listed in either the delisted, proposed, or current national priority site. EPA's Environmental Photographic Interpretation Center (EPIC) can provide a complete coverage encompassing the NPL sites within the area in question. The State of Louisiana is under EPA Region 6, and EPA's Regional Office telephone number is 1-214-655-6659.

Based on the search, the *target property* and the surrounding properties are *not listed* in the Federal NPL or the Federal Delisted NPL site list.

4.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS contains data on potential hazardous waste sites that have been reported to the EPA by states, municipalities, and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA/Superfund).

The Superfund Amendments and Reauthorization Act of 1986 (SARA) has changed a portion of the legislation under CERCLA of 1980 *in the area of real estate property transactions*. This is because SARA recognized that the landowner who had no direct contact or connection with the release of any hazardous substance(s) at the *property* should not be held liable under the old statute of CERCLA. Therefore, SARA provides the "innocent landowner defense", which is contingent upon a defendant having no reason to know a *property* was contaminated prior to holding the title [42 USC § 9607(b)(3)(a) and (b)].

CERCLIS-NFRAP sites that are designated "No Further Remedial Action Planned" (NFRAP) are the sites where following an initial investigation, no contamination was found, or contamination has been removed without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action on NPL consideration. This policy is part of EPA's Brownfield Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

PAC reviewed the above listed data and the information *DID* reveal one CERC-NFRAP site on a surrounding property.

CERC-NFRAP INFORMATION 1/1	
Location	General Motors Corp-Guide Monroe
Address	Millhaven & Love Rd, Monroe, LA 71203
Site ID.	0600463

4.1.3 RCRA Info

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS).

The RCRAInfo database includes selective information on sites, which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

RCRA, amended in 1984, was established to reduce, or to eliminate the generation of hazardous waste as expeditiously as possible, and to eliminate the land disposal of untreated hazardous waste. RCRA Subtitle C – "cradle-to-grave", a national hazardous waste program, imposed strict requirements on generators, transporters and owner/operators of treatment, storage and disposal facilities.

The US EPA RCRAInfo databases for hazardous waste treatment, storage and disposal (TSD) facilities were reviewed and there ARE NO TSD facilities identified within the 0.500 miles survey radius of the subject property.

All the hazardous waste materials regulations can be found in Code of Federal Regulations (CFR) Title 40, Parts 260-299. A copy can be made available by downloading online. A copy of the EPA guideline for hazardous waste is filed with PAC.

Waste is defined as any solid, liquid or contained gaseous material that is discarded, being disposed of, burned or incinerated, or recycled. EPA has established three generator categories and will be regulated as follows:

(a) CESQG: Conditionally Exempt Small Quantity Generators

- generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

(b) SQG: Small Quantity Generators

- generate between 100 kg and 1,000 kg of hazardous waste per month.

(c) LQG: Large Quantity Generators

- generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month.

A review of the RCRA Generators database *DID reveal* information pertinent to recognized environmental conditions.

RCRA- LQG INFORMATION 1/1	
Location	General Motors Corp-Guide Monroe
Address	11000 Millhaven & Love Rd, Monroe, LA 71203
EPA ID	LAD067033944
Waste Code(s)	D001; D002; D008; D009; F003; U075; U151

CORRACTS is a database that provides information pertaining to all RCRA sites that are undergoing corrective action orders, pursuant to the RCRA Section 3008(h) when there has been a release of hazardous waste or chemical constituents into the environment from a RCRA facility. Corrective actions may require the facility to maintain a TSD permit regardless of when the release occurred, and/or may require corrective action beyond the facility's boundary.

A review of this database *DID NOT reveal* any CORRACTS information pertinent to recognized environmental conditions at the target property.

The Toxics Release Inventory System (TRIS) is an online database maintained by EPA that compiles a list of about 650 toxic chemicals which are being used, manufactured, treated, transported, or released into the environment. This tracking system can provide information on the facilities of interest (or within a survey radius) and the chemical(s) reporting of total air emission volume, volume amount and location(s) of surface water discharges, releases to land, if any underground injection has occurred, or any transfer to off-site locations regarding the facilities of interest.

The Toxic Release Inventory System database search *DID NOT reveal* any information pertinent to recognized environmental conditions at the target property.

4.1.4 Federal Emergency Response Notification System (ERNS)

ERNS is a national database of sudden and accidental releases of hazardous substances and oil into the environment, which may occur at a manufacturing site or in transit of the substance(s). The compiled data can be used to analyze spills and to support planning efforts by federal, state, and local governments. This database is maintained by the EPA and has been replaced with the National Response Center (NRC).

ERNS/NRC records *DID NOT report* any releases of oil or hazardous substances for the subject *property* or the adjoining properties.

The NRCs primary function is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment in the United States and its territories. **There WERE NO NRC sites identified for the target area.**

4.1.5 Facility Index System/Facility Registry System (FINDS)

FINDS contains both facility information and “pointers” to other sources that contain more detail. Databases searched include: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

No FINDS records were found based upon a review of records of the target property.

4.1.6 Other Federal Standard Supplemental Records:

ACROYNM	NAME
CONSENT	Superfund (CERCLA) Consent Decrees
DOD	Department of Defense Sites
FUDS	Formerly a Used Defense Sites <i>property</i> where US Army Corps of Engineers is actively working or cleanup actions is in progress.
ICIS	Integrated Compliance Information System supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.
INDIAN RESERV	Indian Reservation is a map tracking Native Indian administrative lands of United States of America that have an area equal to or greater than 640 acres.
US MINES	Mines Master Index File. All mine identification numbers issued for mines active or opened since 1971.
MLTS	Material Licensing Tracking System.
ODI	Open Dump Inventory is defined as a disposal facility that does not comply with Subtitle D Part 257 & 258 criteria.
PADS	PCB Activity Database System.
RAATS	RCRA Administrative Action Tracking System, contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA
ROD	Records of Decision. ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.
SSTS	Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) Tracking System.
TRIS	Toxic Chemical Release Inventory System identifies facilities, which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
TSCA	Toxic Substances Control Act.

UMTRA	Uranium Mill Tailing Sites Monitored by the Department of Energy.
US BROWNFIELDS	A Listing of Brownfields Sites
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites With Institutional Controls
DOT OPS	Incident and Accident Data
US CDL	Clandestine Drug Labs
LUCIS	Land Use Control Information System
FTTS	Federal Insecticide, Fungicide, & Rodenticide Tracking System
RADINFO	Radiation Information Database
RCRA-NonGen	RCRA – Non Generators
UIC	Underground Injection Wells Listing
PCB Transformer	PCB Transformer Registration Database
Asbestos	Asbestos Projects List
FEMA UST	Underground Storage Tank Listing
BROWNFIELDS	Brownfields Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
DEL SHWS	Deleted Potential & Confirmed Sites
CDL	Clandestine Drug Lab
US HIST CDL	National Clandestine Laboratory Register
LIENS	Environmental Liens
SPILLS	Emergency Response Section Incidents
SPILLS 90	SPILLS 90 data form FirstSearch
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
RMP	Risk Management Plans
AIRS	Air Permit List
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
2020 COR ACTION	2020 Corrective Action Program List
COAL ASH DOE	Steam-Electric Plant Operation Data
Financial Assurance	Financial Assurance Information
US FIN ASSUR	Financial Assurance Information
COAL ASH	Coal Ash Disposal Sites
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
EPA WATCH LIST	EPA WATCH LIST
REM	Division of Remediation Services Database
LEAD SMELTERS	Lead Smelter Sites
PRP	Potentially Responsible Parties
US AIRS	Aerometric Information Retrieval System Facility Subsystem
EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners
RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank
RGA LF	Recovered Government Archive Solid Waste Facilities List

The following are the State ASTM Standard Records information obtained from Louisiana Department of Environmental Quality by EDR, RCRAInfo at www.epa.gov/envirofacts, and the Superfund database at www.epa.gov/cerclis.

Based on a review of these records, there ARE sites within the ASTM search radius with these records.

AIRS INFORMATION 1/1	
Location	Next Autoworks LA LLC-Monroe Plant
Address	11000 Millhaven & Love Rd, Monroe, LA 71203

REM INFORMATION 1/1	
Location	Next Autoworks LA LLC-Monroe Plant
Address	11000 Millhaven & Love Rd, Monroe, LA 71203
AI Num	19612

ASBESTOS INFORMATION 1/1	
Location	Next Autoworks LA LLC-Monroe Plant
Address	11000 Millhaven & Love Rd, Monroe, LA 71203
AI Num	19612
Site Location	Boiler Room

4.1.7 State Hazardous Waste Sites (SHWS)

These records are maintained and updated quarterly by the Louisiana Department of Environmental Quality (LDEQ). This database is equivalent to the Federal CERCLIS, but sites listed under SHWS may not be listed in the CERCLIS. The database provides information on the potential and confirmed sites in the State of Louisiana, which are scheduled for cleanup using state funds where the responsible party will pay for cleanup.

Based on information obtained from all these sources, Ouachita Parish is not listed in the Federal Registry as a current, potential or inactive site for hazardous waste.

A review of the SHWS list, as provided by EDR, *DID NOT reveal SHWS sites* within approximately one mile of the target property.

4.1.8 Solid Waste Facilities/State Landfill (SWF/LF)

SWF/FL records contain an inventory of solid waste disposal facilities or landfills in Louisiana. These sites may or may not be active facilities or open dumps that failed to meet the RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

A review of the SWF/LF list, as provided by EDR, *DID NOT reveal SWF/LF sites* within approximately half a mile of the target property.

4.1.9 Leaking Underground Storage Tank (LUST)

The LUST Trust Fund was created in 1986 by amending Subtitle I of RCRA. The requirements are tank notification, interim prohibition, new tank standards, reporting and record keeping requirements for the existing tanks, corrective actions, financial responsibilities, compliance monitoring and enforcement, and approval of State programs. Enforcement is achieved by conducting inspections to identify violations, ensuring that violations are corrected, and imposing the appropriate penalties.

The LUST database is maintained and updated by Louisiana DEQ, Office of Environmental Assessment under the Remediation Services Division.

A review of the LUST list, as provided by EDR, DID NOT reveal LUST sites within approximately half a mile of the target property.

4.1.10 Underground Storage Tank (UST)

The Federal Underground Storage Tank (UST) regulations require that all contaminated UST sites be cleaned up to restore and protect groundwater resources and create a safe environment for those who live or work around these sites. Contamination from petroleum releases can make water unsafe to drink, present fire and explosion hazards, as well as produce long-term health effects.

USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state UST program (*LDEQ UST Division*).

A review of the UST list, provided by EDR, DID NOT reveal UST sites within the 0.250 mile search radius of the target property.

EZ Mart 114 is approximately ½ mile from the target property. There are no current incidents listed on EDMS for this site.

4.1.11 Records of Emergency Release Reports

The Hazardous Materials Information Resource System (HMIRS) contains data on spills, releases, or other incidents involving hazardous materials during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation.

The Emergency Response Section Incidents (SPILLS) is a database that is maintained by the Department of Environmental Quality. This database reports spills and/or releases that occur on land.

A review of the Records of Emergency Release Report, as provided by EDR, has revealed that there ARE NO SPILLS NOR HMIRS records at the target property.

4.1.12 Historical Leaking Underground Storage Tank (HIST LUST)

The Historical Leaking Underground Storage Tanks (HIST LUST) is a database maintained by the Department of Environmental Quality. LUST records contain an inventory of reported leaking underground storage tank incidents.

The Department of Environmental Quality's Underground Storage Tank Case History Incidents database DID NOT reveal *HIST LUST sites* within the ASTM search radius.

4.1.13 Drycleaners (Drycleaner Facility Listing)

Federal (Environmental Protection Agency) and state laws (Louisiana Department of Environmental Quality) govern dry cleaners. They require the use of certain types of dry cleaning equipment and specific waste management practices. Air, hazardous waste, and wastewater regulations apply to dry cleaners.

A review of the Drycleaners list, as provided by EDR, revealed that there ARE NO *Drycleaners sites* within the search radius of 0.250 miles of the target property.

4.1.14 Louisiana Department of Water Resources

A review of the EDR Local/Regional Water Agency records found, four (4) Federal USGS wells, thirty-eight (38) water wells from the State Database, and four (4) oil/gas wells registered with the state database located within the one-mile search radius:

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000413804	1/4 – 1/2 Mile South
A2	USGS40000413803	1/4 – 1/2 Mile South
E21	USGS40000413900	1/4 – 1/2 Mile NE
H28	USGS40000413777	1/2 – 1 Mile SE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	LADT30000139791	1/8 - 1/4 Mile South
A4	LADT30000139792	1/4 - 1/2 Mile South
5	LADT30000139790	1/4 - 1/2 Mile SSW
A6	LADT30000139773	1/4 - 1/2 Mile SSE
A7	LADT30000139730	1/4 - 1/2 Mile SSE
B8	LADT30000139752	1/4 - 1/2 Mile SSE
B9	LADT30000139720	1/4 - 1/2 Mile SSE
B10	LADT30000139731	1/4 - 1/2 Mile SSE

11	LADT30000140249	1/4 - 1/2 Mile NE
12	LADT30000139897	1/4 - 1/2 Mile ESE
13	LADT30000140196	1/4 - 1/2 Mile ENE
C14	LADT30000139673	1/4 - 1/2 Mile SSE
15	LADT30000139702	1/4 - 1/2 Mile SSE
D16	LADT30000139594	1/4 - 1/2 Mile South
D17	LADT30000139595	1/4 - 1/2 Mile South
C18	LADT30000139620	1/4 - 1/2 Mile SSE
C19	LADT30000139621	1/4 - 1/2 Mile SSE
E20	LADT30000140336	1/4 - 1/2 Mile NE
D22	LADT30000139579	1/4 - 1/2 Mile South
D23	LADT30000139580	1/4 - 1/2 Mile South
F24	LADT30000139581	1/2 - 1 Mile SSE
G25	LADT30000139534	1/2 - 1 Mile South
G26	LADT30000139535	1/2 - 1 Mile South
F27	LADT30000139536	1/2 - 1 Mile SSE
H29	LADT30000139674	1/2 - 1 Mile SE
H30	LADT30000139622	1/2 - 1 Mile SE
31	LADT30000139519	1/2 - 1 Mile SSE
G32	LADT30000139495	1/2 - 1 Mile South
33	LADT30000139477	1/2 - 1 Mile South
34	LADT30000139732	1/2 - 1 Mile ESE
35	LADT30000139478	1/2 - 1 Mile SSE
36	LADT30000140442	1/2 - 1 Mile NNE
37	LADT30000139960	1/2 - 1 Mile East
I38	LADT30000139596	1/2 - 1 Mile ESE
I39	LADT30000139597	1/2 - 1 Mile ESE
I40	LADT30000139598	1/2 - 1 Mile ESE
41	LADT30000139733	1/2 - 1 Mile ESE
42	LADT30000140241	1/2 - 1 Mile ENE

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	LAOG70000186368	1/2 - 1 Mile West
2	LAOG70000185771	1/2 - 1 Mile South
A3	LAOG70000185689	1/2 - 1 Mile South
A4	LAOG70000185690	1/2 - 1 Mile South

4.1.15 Other State and Local Standard Supplemental Records

DEBRIS	LDEQ Approved Debris Sites
SWRCY	Recycling Directory
LIENS 2	CERCLA Lien Information
AUL	Conveyance Notice Listing

VCP	Voluntary Remediation Program Sites
NPDES	LPDES Permits Database

A review of this database DID reveal that the target property has or had any records associated with the list above.

NPDES INFORMATION 1/1	
Location	Next Autoworks LA LLC-Monroe Plant
Address	11000 Millhaven & Love Rd, Monroe, LA 71203
EPA ID	1008206846

4.1.16 Tribal Records Information Obtained:

INDIAN RESERV	Indian Reservations
INDIAN UST	USTs on Indian Land
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN VCP	Voluntary Cleanup Priority Listing

None of these databases revealed any information pertinent to recognized environmental conditions within the search radius of 1.0 mile of target property.

5.0 INFORMATION AND CONCLUSION OF SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

PAC Inc. examined the property to identify any recognized environmental conditions that would indicate the presence or likely presence of any hazardous substances or petroleum products on the property that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property.

6.0 INTERVIEWS

6.1 Interview with Ben Marshall

Mr. Ben Marshall's family has owned the property for the last 50 plus years. He was unaware of any environmental impacts on the property that would lead to the conclusion of recognized environmental hazards. The interview conducted with Mr. Marshall can be seen in APPENDIX G.

7.0 FINDINGS AND OPINIONS

PAC ENVIRONMENTAL (PAC) (*preparer*), has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Designation: E-1527-13, of the property located at Latitude 32.4988000N, Longitude 91.9964000W in Monroe, LA 71203.

Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

PAC DID NOT identified areas that are recognized environmental conditions that would indicate the presence or likely presence of any hazardous substances or petroleum products on the property which would indicate an existing release, a past release, or a material threat of a of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property.

The opinions included herein are based on information obtained during the ESA and PAC's experience. If additional information becomes available which might impact PAC's environmental conclusions, PAC requests the opportunity to review the information, reassess the potential concerns, and modify our opinion, if warranted.

All opinions and conclusions within this report are based upon prevailing circumstances at the time of the report preparation.

8.0 SIGNATURES AND QUALIFICATIONS OF PARTIES INVOLVED IN THE PHASE I

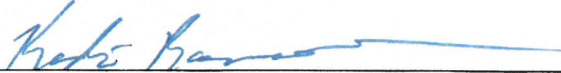
Site Reconnaissance and Report Prepared By:

Kadie Romano, Environmental Toxicologist

Qualifications: B.S. Toxicology, University of Louisiana at Monroe

9/18/14

Date



Kadie Romano

9.0 SIGNATURE OF THE ENVIRONMENTAL PROFESSIONAL

The *preparer and reviewer* have performed a Phase I Environmental Site Assessment of *property* located at Latitude 32.4988000N, Longitude 91.9964000W in Monroe, LA 71203.

Any exceptions to, or deletions from, this practice are described in "Limiting Conditions and Methodology Used" of this report. This assessment HAS NOT revealed evidence of *recognized environmental conditions* in connection with the *property*.

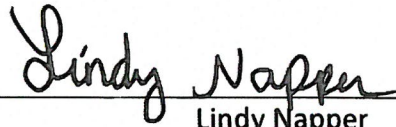
The reviewer certifies that all information contained herein is true and accurate to the best of our knowledge.

"I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312."

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

9/18/14

Date



Lindy Napper

10.0 QUALIFICATIONS OF ENVIROMENTAL PROFESSIONAL

Experience:	Employed by PAC Environmental since September 1996 as environmental specialist/project manager. Responsibilities include UST assessment and remediation management; preparation of Risk Evaluation Corrective Action Programs (RECAPs); administration of all remediation, development, implementation and completion of corrective action plans; water/air permit preparation; Phase I, Phase II and Phase II Environmental Site Assessments.
Education:	Louisiana Tech University, B.S., Business Administration 27 hours Graduate Study, Louisiana Tech University
Training and Certifications:	<p>OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training 1997</p> <p>Annual 8-hour OSHA Hazardous Waste Operations and Emergency Response Refresher Courses 1997-Present</p> <p>ASTM Environmental Site Assessment for Commercial Real Estate 1999</p> <p>Certified Indoor Environmentalist (CIE) Indoor Air Quality Association 2002</p> <p>Environmental Health and Safety Training 40-Hour Train-the-Trainer Course 2002</p> <p>Risk Evaluation Corrective Action Plans (RECAP) – LDEQ</p> <p>Asbestos Inspector</p>