

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Of

Former CarQuest Auto
1464 Government St
Baton Rouge, Louisiana 70802

Prepared For:

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12 September 2014
Prepared By:



ENVIRONMENTAL
INVESTIGATORS

376 S. Carrollton Ave, Baton Rouge, LA 70806



- PRELIMINARY VISUAL INSPECTION REPORT -
 former CarQuest Auto,
 1464 Government St, Baton Rouge, Louisiana 70817
 11 September 2014

Environmental Issue	Present?	Description	Action Required?	Phase II Recommended?
On-Site				
PCBs	No		No	No
UST/AST	No		No	No
Other Petroleum Issues	No		No	No
Hazardous Substance/Waste	No		No	No
Other	No		No	No
Off-Site (1-mile radius)				
PCBs	No			
UST/AST/LUST/HIST-LUST	Yes	6 USTs; 3 HIST-LUSTs (remediated)	No	No
RCRA sites	Yes	4 registered sites; no violations	No	No
Other Hazardous Substance/Waste	Yes	ACM, the Lincoln Theater and Cintas Corporation	No	No
Dry Cleaners	Yes	15 historic dry cleaners identified by EDR	No	No
Historic auto sites	Yes	24 historic automobile mechanics/related identified by EDR	No	No
Remediation Sites	Yes	Baton Rouge Electric/Entergy (removed/closed in place USTs); Cintas and the Lincoln Theater (ACM)	No	No
REC PCBs AST UST LUST HIST-LUST RCRA ACM EDR	Recognized Environmental Condition Polychlorinated Biphenyl Aboveground Storage Tank Underground Storage Tank Leaking underground storage tank Historic leaking underground storage tank Resource Conservation and Recovery Act Asbestos-containing materials Environmental Data Resources			



Table of Contents

	EXECUTIVE SUMMARY	1
1.0	INTRODUCTION	2
1.1	Purpose	2
1.2	Terms and Conditions	2
1.3	Limitations and Exceptions of Assessment	2
2.0	SITE DESCRIPTION	2
2.1	Location and Description	2
2.2	Site and Vicinity Characteristics	2
2.3	Description of Structures, Roads, and Other Improvements on the Site	4
2.4	Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience	4
2.5	Current Uses of the Property	4
2.6	Past Uses of the Property	4
2.7	Current and Past Uses of Adjoining Properties	4
3.0	RECORDS REVIEW	4
3.1	Standard Environmental Record Sources, Federal and State	7
3.1.1	Federal Databases	7
3.1.1.1	RCRA Generators	7
3.1.1.2	RCRA NonGenerators	7
3.1.2	Louisiana Department of Environmental Quality Databases	7
3.1.2.1	State & Tribal CERCLIS	7
3.1.2.2	State & Tribal Leaking Underground Storage Tanks (HIST LUST)	7
3.1.2.3	State & Tribal Underground Storage Tanks (LUST)	8
3.1.3	Supplemental Databases	8
3.1.3.1	Recycling Facilities (SWRCY)	8
3.1.3.2	Remediation Sites (REM)	8
3.1.3.3	US HIST Auto Site	8
3.1.3.4	US HIST Cleaners	8
3.1.3.5	State and Tribal Landfill/ Solid Waste Disposal (SWF/LF)	9
3.2	Physical Setting Sources	9
3.2.1	Area Topography	9
3.2.2	Area Geology	9
3.2.3	Water Wells	9
3.2.3.1	Vapor Intrusion	9
3.3	Historical Use Information	9
3.3.1	Aerial Photographs	9
3.3.2	Historical Topographic Maps	10
3.3.3	Fire Insurance Maps	11
3.3.4	City Directory Abstracts	11
3.3.5	Occupant Questionnaire	11
4.0	INFORMATION FROM SITE RECONNAISSANCE	11



Phase I ESA
 Former CarQuest Auto, 1464 Government St, Baton Rouge, Louisiana 70802

4.1 General Site Conditions 11
 4.2 Area Reconnaissance 11
5.0 RECOGNIZED ENVIRONMENTAL CONDITIONS..... 12
 5.1 RECS..... 12
 5.2 HRECs..... 12
 5.3 CRECs..... 12
6.0 FINDINGS AND RECOMMENDATIONS..... 13
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL..... 13
8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL..... 13

LIST OF FIGURES

Figure 1 Site Location Map

LIST OF APPENDICES

- Appendix A USGS Topographic Map, 30091-D1 BATON ROUGE WEST, LA. 1995
- Appendix B User/Client Questionnaire Form 1
- Appendix C EDR Radius Map Report with GeoCheck
- Appendix D LDEQ Records
- Appendix E Reconnaissance Photos
- Appendix F EDR Aerial Photo Decade Package
- Appendix G Historic Topographic Maps
- Appendix H Sanborn Fire Insurance Maps

LIST OF TABLES

- Table 1. Summary of Federal, State and Tribal Database Findings
- Table 2. Aerial Photographs - Historic Use Summary
- Table 3. USGS Topographic Maps - Historic Use Summary
- Table 4. Sanborn Fire Insurance Maps – Historic Use Summary
- Table 5. Area Reconnaissance Summary



Acronyms and Abbreviations

AI	(LDEQ) Agency Interest
AST	Aboveground Storage Tank
ACM	Asbestos Containing Materials
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act ("Superfund")
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CORRACTS	Resource Conservation and Recovery Act Corrective Action Sites
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
Ei6	Environmental Investigators
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Federal Facility Index System/Facility Registry System
HIST LUST	Historic Leaking Underground Storage Tank
HIST AUTOSTAT	Historic gas/service/filling stations
HREC	Historic Recognized Environmental Condition
HSWA	Hazardous and Solid Waste Amendments
LBP	Lead Based Paints
LQG	Large Quantity Generator
LDEQ	Louisiana Department of Environmental Quality
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NGVD	National Geodetic Vertical Datum
NPL	National Priority List
PCB	Polychlorinated Biphenyls
PRP	Primary Responsible Party
RCRA	Resource Conservation and Recovery Act
RCRA NonGen	Resource Conservation and Recovery Act NonGenerator
REC	Recognized Environmental Condition
REM	Remediation Sites under LDEQ UST/Remediation Division
SHWS	State- and Tribal- Equivalent CERCLIS
SQG	Small Quantity Generator
SWRCY	Recycling Directory of the Department of Environmental Quality
USGS	United States Geological Survey
UST	Underground Storage Tank



EXECUTIVE SUMMARY

Subject Property

Former CarQuest Auto, 1464 Government St, Baton Rouge, Louisiana 70802

Inspection Date

11 September 2014

Name of Inspector

Kim Barton

Client

Stephen Covert, Esq., 341 Saint Charles Street, Baton Rouge LA 70802

Site Descriptions and General Observations

The Subject Property is the former Car Quest Auto Parts located on Government St. between Mid-City and Downtown. It consists of a 4,000 square foot retail building and parking lot on a 0.6857 acre lot. The surrounding area is mixed use but largely commercial/industrial. It is currently being used to house the owner's collectible automobile collection.

Findings and Conclusions

Environmental Investigators (Ei6) conducted this Phase I Environmental Site Assessment (ESA) for owner Stephen Covert in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment Process, E-1527-13, the purpose of which is to evaluate reasonably ascertainable environmental information and to render an opinion regarding the environmental condition of the Subject Property at the time of the assessment.

This Phase I has revealed no evidence of RECs, HRECs, or CRECs on the Subject property. With the exception of the historic auto and historic dry cleaners listed by EDR, for which no LDEQ records are available, environmental conditions within the 1-mile search radius have been documented and do not appear to pose an environmental risk to the site. There are 9 historic auto sites (out of 24 listed) and 4 historic dry cleaners (out of 15 listed) that are in the groundwater flow path of the Subject Property. It the opinion of Ei6 that as long as the Subject Property remain in commercial/industrial land use these potential impacts do not pose an increased environmental risk to the property. Ei6 does not recommend additional site investigation activities.



1.0 INTRODUCTION

1.1 Purpose

The purpose of a Phase I ESA is to identify, to the extent reasonably feasible, pursuant to the processes prescribed herein, recognized environmental conditions in connection with the subject property in accordance with ASTM Standard Practice E-1527-13. The term "*recognized environmental conditions*" means the presence or likely presence of any hazardous substances or petroleum products on the subject property under conditions that indicate an existing release, 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 subject property. The E-1527-13 standard added revised definitions for and categories of Recognized Environmental Conditions, added a requirement for regulatory agency file reviews, and added requirements for vapor migration considerations and reporting.

A Phase I ESA is intended to reflect a commercially prudent and reasonable inquiry in order to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This Phase I ESA documents site conditions on 11 September and 15 September 2014 of the Former CarQuest Auto, 1464 Government St, Baton Rouge, Louisiana 70802.

1.2 Terms and Conditions

The findings and conclusions of this report are based upon professional judgment concerning the significance of the data gathered during the course of the assessment. Ei6 was able to assess the environmental condition of properties adjacent to the Subject property and in the surrounding area. The possibility exists that contaminants present offsite could migrate through surface water, air, soil, or groundwater. The ability to definitively assess presence of via in these media is presented. The opinions expressed by Ei6 with reference to the Subject property pertain to the conditions that existed at the Subject property on 11 September 2014 when the site inspection was conducted.

1.3 Limitations and Exceptions of Assessment

This report was prepared for and made available for the sole use of Stephen Covert, Esq., and the contents herein may not be used or relied upon by any other person or entity without the express consent of Ei6.

2.0 SITE DESCRIPTION

The following section summarizes site conditions relevant to this Phase I ESA.

2.1 Location and Description

The Subject Property is the former Car Quest Auto Parts located on Government St. between Mid-City and Downtown. It consists of a 4,000 square foot retail building and parking lot on a 0.6857 acre lot. A site location map is presented in **Figure 1**. The area is mixed use, primarily commercial/retail, with residences in all directions within the ASTM 1-mile search radius. It is currently being used to house the owner's collectible automobile collection.

2.2 Site and Vicinity Characteristics

The Subject property is located at an elevation of 55 feet National Geodetic Vertical Datum (NGVD), as interpreted from the United States Geological Survey (USGS) 30091-D1 BATON ROUGE WEST, LA, 1995 (**Appendix A**).

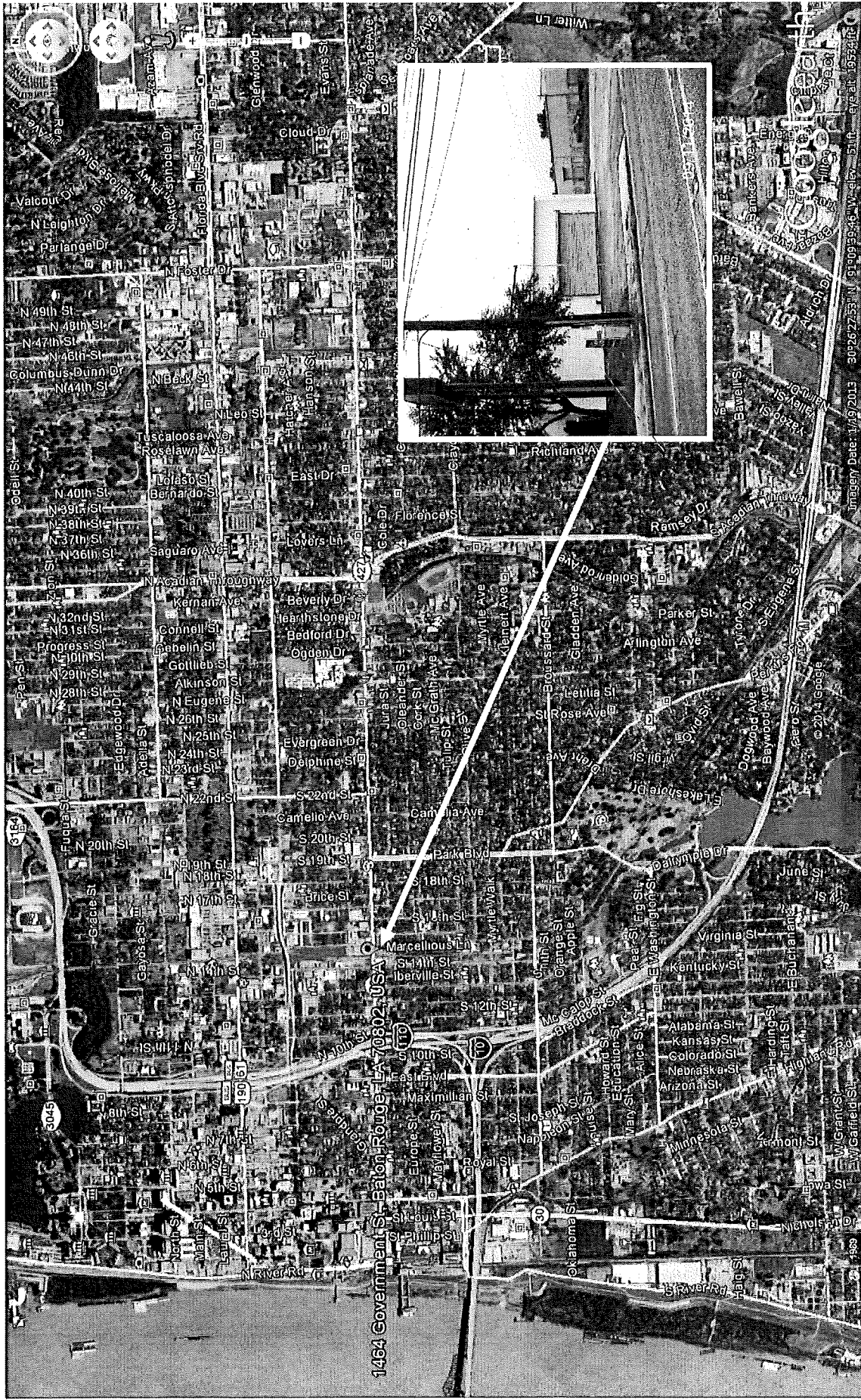


Figure 1. Subject Property

Former CarQuest Auto, 1464 Government St
Baton Rouge, Louisiana 70802



2.3 Description of Structures, Roads, and Other Improvements on the Site

The Subject Property is the former CarQuest Auto Parts located on Government St. between Mid-City and Downtown. It consists of a 4,000 square foot retail building and parking lot on a 0.6857 acre lot. The surrounding area is mixed use but largely commercial/industrial.

2.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

Ei6 personnel interviewed Mr. Russ Turner, the 30-year adjacent property owner, on 15 September 2014. A copy of the interview form is presented in **Appendix B**.

2.5 Current Uses of the Property

The Subject property is a retail building formerly operating as CarQuest Auto; it is not currently in retail use. The owner's collectible automobile collection is currently stored within.

2.6 Past Uses of the Property

Review of Sanborn Fire insurance maps and aerial imagery dating back to 1913 indicates that there were structures on the Subject property beginning in approximately 1923, though the most recent Sanborn, dated 1969, shows the property as vacant/undeveloped.

2.7 Current and Past Uses of Adjoining Properties

Essentially contiguous with the Subject Property is the currently operating Bengal Glass and Wholesale Foods (no longer operating). To the south of the property are residences. To the west is a railroad line and then an unlabeled red brick building that seems unoccupied though cleaning crews were noted on the day of the site reconnaissance. Contiguous with this building is a warehouse facility. North of the property is an abandoned rail yard and a former Baton Rouge Electric/Entergy (utility) facility. East of the property is Cajun Electric & Lighting retail facility.

3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources, Federal and State

Ei6 reviewed reasonably ascertainable local, state, tribal and federal environmental records to assess the likelihood of environmental concerns on-site or within a one-eighth-mile to one-mile radius of the subject property. Public records identifying these facilities provide an indication of the potential for RECs to be present at the site. Records review was performed by Environmental Data Resources, Inc. (EDR) based upon the ASTM standard and encompassed the entire property and radii as specified by ASTM E-1527-13. The EDR Radius report is provided in **Appendix C**. The results of the environmental records search are presented in Table 1. Copies of relevant LDEQ documentation are presented in **Appendix D**. Select reconnaissance photographs are presented in **Appendix E**.

The LDEQ online Electronic Document Management System, EDMS is an electronic repository of official records that have been created or received by LDEQ. Ei6 searched EDMS for relevant records associated with the Subject property and relevant properties within a 1-mile radius. There are no records for the Subject Property. Information about properties within the search radius are presented in Section 3.1.1 through 3.1.3.



Table 1. Summary of Federal, State and Tribal Database Findings

Regulatory Database	Search Radius	Property Listed?	# Sites Listed
Federal National Priority (NPL)	1 mile	No	0
Federal Proposed NPL	1 mile	No	0
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	0.5 mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	0.5 mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRIIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSDF)	0.5 mile	No	0
Federal RCRA Generators (LQG, SQG, CESQG, NonGen, NLR)	0.25 mile	No	4
Federal Institutional Control/Engineering Control Registry	0.5 mile	No	0
Federal Emergency Response Notification System (ERNS) list	TP	No	0
Federal Facility Index System/Facility Registry System (FINDS)	TP	No	0
Toxic Chemical Release Inventory System (TRIS)	TP	No	0
Integrated Compliance Information System (ICIS)	TP	No	0
US Hist Auto Stat	0.25 mile	No	24
State and Tribal Equivalent CERCLIS (SHWS)	1 mile	No	0
State Landfill or Solid Waste Disposal Sites	0.5 mile	No	0



Table 1. Summary of Federal, State and Tribal Database Findings

Regulatory Database	Search Radius	Property Listed?	# Sites Listed
State and Tribal Leaking Underground Storage Tanks (LUST/HIST LUST)	0.5 mile	No	3
State and Tribal Registered Underground Storage Tanks (UST)	0.25 mile	No	6
US Brownfield Sites	0.5 mile	No	5
State and Tribal Institutional Control/Engineering Control Registries	0.5 mile	No	0
Local Lists of Landfill/Solid Waste Disposal Sites (DEBRIS, ODI, SWRCY, Indian ODI)	0.5 mile	No	1
Local Lists of Hazardous Waste/Contaminated Sites (US CDL, US HIST CDL)	TP	No	0
Local Land Records (LIENS2, LUCIS, LIENS)	TP	No	0
Records of Emergency Release Reports (HMIRS, SPILLS)	TP	No	0
Drycleaners	0.25 mile	No	0
Remediation (REM) Site	0.5 mile	No	3
Other Ascertainable Records – HIST CLEANERS	0.25 mile	No	15



Seven (7) unmappable “orphan” sites associated were presented in the EDR report. “Orphan” sites are those whose locations EDR cannot plot with confidence because the available site data is incomplete. None of the facilities are within the ASTM-required 1-mile search radius.

3.1.1 Federal Databases

3.1.1.1 RCRA - Generators

The USEPA RCRA database tracks registration, permits, reports, inspections, enforcement activities, and financial data of large quantity generators (LQG), small quantity generators (SQG), and conditionally exempt small quantity generators (CESQG). One (1) RCRA SQG and 1 CESQG site was identified in the records search. Both have LDEQ AI#s. The Bonnie & Clyde Warehouse (AI# 187458) located on S 14th St is a warehouse for a movie production company; there are no violations. The former Entergy facility (AI#6290) located across from the Subject property and includes the adjacent rail yard, has been remediated to the satisfaction of LDEQ and donated to the City of Baton Rouge for redevelopment. A copy of the November 2013 LDEQ No Further Action (NFA) letter is presented in **Appendix D**. Neither of these RCRA generators pose an environmental risk to the Subject Property.

3.1.2 Louisiana Department of Environmental Quality (LDEQ) Databases

3.1.2.1 Leaking Underground Storage Tanks (HIST LUST)

The LDEQ maintains a database of historical leaking underground storage tanks. Three (3) HIST LUST sites were found within the search radius: the former Entergy site (AI# 6290), Conoco Warehouse Facility (AI# 77420), and Greyhound Lines Inc (AI# 41665). The Entergy facility was granted an NFA in 2013. There was a gasoline spill at the Conoco site on 1994. The site was remediated to the satisfaction of LDEQ and the tank removed to the satisfaction of LDEQ in 1994. Greyhound Lines Inc has an active diesel underground storage tank. A 1991 leak was remediated to the satisfaction of LDEQ. These facilities are not considered an environmental threat to the Subject property.

3.1.2.3 Louisiana Underground Storage Tanks (UST)

Six (6) Louisiana registered underground storage tanks (USTs) locations were identified with the search radius. The USTs at the former Kansas City Southern rail yard at Government and South 14th Street, the 2 tanks at Glazer’s Company on S 14th Street, the tank at Alford Alarm on Government St, the 2 tanks at the Conoco Warehouse facility, the tank at Divincenti Brothers on South 16th St, and 4 tanks at the former Entergy site have been removed. One tank at the Entergy facility was closed in place. All of these facilities have AI#s and have been addressed to the satisfaction of LDEQ. None of these are considered an environmental threat to the Subject property.

3.1.3 Supplemental Databases

3.1.3.1 Brownfields Sites

Brownfields are abandoned, idled, or underused industrial or commercial real property, the expansion, redevelopment or reuse of which may be complicated by the presence of or potential or perceived presence of a hazardous substance, pollutant, or contaminant. Six (6) Brownfields sites, the former Entergy site, 4 lots on Spain St, and the former Lincoln Theater on Myrtle St were listed. None pose an environmental threat to the Subject property.



3.1.3.2 Recycling Facilities (SWRCY)

One (1) recycling facility was identified in the database. There is no LDEQ AI number. Information on the site is limited but as it is situated down gradient from the Subject property if environmental contamination exists it would not pose a threat.

3.1.3.3 RCRA Nongenerators

These are RCRA facilities that no longer generate hazardous waste. Two (2) facilities were identified. Both have AI#s and are in compliance. Neither pose an environmental risk to the Subject Property.

3.1.3.2 REM Sites

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

Three (3) sites were identified: the former Entergy site has been discussed previously. The Lincoln Theater and Cintas Corporation are currently abating asbestos containing materials inside the buildings. These sites do not pose an environmental threat to the Subject property.

3.1.3.3 US HIST Auto Site

EDR collects listings of potential gas/filling/service station sites, which EDR classifies as "high risk historical records." Twenty four (24) HIST Auto sites were identified in the records search. Sixteen of the sites are situated down or out of the groundwater flow gradient and thus do not likely present an elevated environmental risk to the Subject Property. No other information is available and none of the sites have LDEQ AI#s. Environmental threat to the Subject Property cannot be ruled out.

3.1.3.4 HIST Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash& dry etc. Fifteen sites were identified; four are located in the groundwater flow path. No other information is available and none of the sites have LDEQ AI#s. Environmental threat to the Subject Property cannot be ruled out.

Photographs of the facilities listed in Sections 3.1.1 through 3.1.3 as of the date of the inspection are presented in **Appendix E**.

3.2 Physical Setting Sources

The Subject Property is located in East Baton Rouge Parish, Louisiana. Elevation at the site is approximately 55 feet above mean sea level (MSL), as interpreted from the USGS 7.5 Minute Topographic Map Series "30091-D1 BATON ROUGE WEST, LA, 1995 (**Appendix A**). Elevations in within a 1-mile radius range from 34 to 59 feet above MSL north to south, and 31 to 55 feet east to west.

3.2.1 Area Topography

Surface Topography can be indicative of the direction of both surficial and groundwater flow. This



information can be used to predict potential for impacts to the Subject property from nearby contaminated properties, or (should contamination exist on-site) what downgradient sites have the potential to be impacted. Groundwater in the area generally flows northwest.

3.2.2 Area Geology

According to the United States Department of Agriculture Soil Conservation Service, the dominant soils at the Subject property are Memphis silty loam. The hydrologic group is Class B, which have moderate infiltration rates. Soils are silty clays and have an intermediate water holding capacity. Depth to the water table is more than six feet. Soils do not qualify as hydric.

3.2.3 Water Wells

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration if present. Forty four (44) Federal water wells, one (1) public drinking water well, and 79 state water wells are located within the 1-mile search radius. None of the water wells are of environmental interest to the Subject property.

3.2.3.1 Vapor Intrusion

There are three remediation sites within the 1-mile search radius. Two of these have asbestos in the associated buildings, which does not pose a vapor intrusion risk. The former Entergy site had a leaking underground storage tank (HIST LUST) that has been addressed to the satisfaction of LDEQ. The two other HIST-LUST sites have also been addressed to the satisfaction of LDEQ. Vapor intrusion from the historic dry cleaners and/or the historic auto sites cannot be completely ruled out because the available data is limited to the name and address of the facilities.

3.3 Historical Use Information

3.3.1. Aerial Photographs

Ei6 reviewed aerial imagery dated 1952, 1978, 1982, 1989, 1993, 1995, 2002, 2009, and 2010. Copies of the aerials are presented in **Appendix F**. Aerial imagery observations about the Subject property and the surrounding area are presented in Table 2.

Table 2 Aerial Photographs – Historic Use Summary		
Year	Scale	Comments
1952	1:500	Subject Property: Not developed Surrounding Area: Well developed all around; most seemingly residences. Rail yard and the Entergy property clearly visible.
1978	1:500	Subject Property: Structures present onsite. Surrounding Area: Rail yard seems out of use.
1982	1:500	Subject Property: No appreciable change. Surrounding Area: Rail yard being used as a parking lot. New structures on the west side of 14 th St.



Table 2 Aerial Photographs – Historic Use Summary		
Year	Scale	Comments
1989	1:500	Subject Property: No appreciable change. Surrounding Area: No appreciable change.
1993	1:500	Subject Property: No appreciable change. Surrounding Area: No appreciable change.
1995	1:500	Subject Property: Not developed. Surrounding Area: No appreciable change.
2002	1:500	Subject Property: Not developed. Surrounding Area: Rail yard seems out of use.
2009	1:500	Subject Property: No appreciable change. Surrounding Area: No appreciable change.
2010	1:500	Subject Property: No appreciable change. Surrounding Area: No appreciable change.

3.3.2 Historical Topographic Maps

Ei6 reviewed historical topographic maps dated 1939, 1953, 1963, 1965, 1984, 1995, and 2012. Observations are presented below in Table 4. Copies of these maps are provided in **Appendix G**.

Table 3. USGS Topographic Maps – Historic Use Summary			
Date	Scale	Subject Property	Surrounding Area
1953	1:62,500	No structures apparent	Rail yard with 4 lines visible to the north.
1963	1:24,000	No structures present	Rail yard with 8 lines visible to the north.
1965	1:24,000	Subject property occluded	No appreciable change.
1984	1:100,000	Only roads are visible	Only roads are visible.
1995	1:24,000	Only roads are visible	Only roads are visible.
2012	1:24,000	Only roads are visible	Only roads are visible.

Note: the 1984, 1995, and 2012 topos essentially did not record the location of buildings; only roads.



3.3.3 Fire Insurance Maps

Sanborn Fire Insurance maps were available which included the Subject property. Copies are presented in **Appendix H**

Table 4. Sanborn Fire Insurance Maps – Historic Use Summary		
Date	Subject Property	Surrounding Area
1923	L-shaped office associated with the Darling Lumber company.	Louisiana Arkansas Passenger Station is present in association with the rail line. Baton Rouge Electric Company buildings are present. Settling pond north of the buildings. 14 th St is called Red Stick Alley.
1946	Two additions to the office building.	Red Stick Alley renamed 14 th St.
1950	No change.	No change.
1969	Vacant.	Poultry Processing to the east. Increased development of Baton Rouge Electric facility.

3.3.4 Occupant Questionnaire

Ei6 personnel interviewed the adjacent property owner, Mr. Russ Turner, on 15 September 2014. A copy of the interview form is presented in **Appendix B**. Mr. Turner indicated that his family had owned Bengal Glass, adjacent and essentially contiguous to the Subject Property, for 45 years and that he'd operated Bengal Glass for 30 years and that there were no environmental issues/incidences at either facility.

4.0 INFORMATION FROM SITE RECONNAISSANCE

Ei6 personnel conducted an inspection of the Subject property and surrounding area on 11 and 15 September 2014. The purpose of these inspections was to determine if environmental concerns were evident at the Subject property, on adjacent properties, and within a 1 mile search radius. Observations are presented in Table 5.

4.1 General Site Conditions

The Subject Property is the former Car Quest Auto Parts located on Government St. between Mid-City and Downtown. It consists of a 4,000 square foot retail building and parking lot on a 0.6857 acre lot. The area is mixed use, primarily commercial/retail, with residences in all directions within the ASTM 1-mile search radius. It is currently being used to house the owner's collectible automobile collection.

4.2 Area Reconnaissance

In accordance with ASTM 1527E-13 Ei6 conducted site reconnaissance within a 1-mile radius of the Subject property looking for potential Recognized Environmental Conditions that do not show up in the environmental databases as well as those that were. Details of the sites identified are presented in Table 5. Relevant photographs are presented in **Appendix E**.



Table 5. Area Reconnaissance Summary			
Address	Name(s)	Regulatory Significance	Current Violations?
711 S 14 th St	Bonnie & Clyde warehouse; Nabisco Building	SQG	No
1509 Government	Baton Rouge Electric/Entergy	CESQG, REM, USTs, HIST- LUST, Brownfield	No
1253 Florida Blvd	Greyhound Lines Inc	HIST-LUST	No
115 S 14 th St	Conoco South Warehouse	HIST-LUST, UST	No
340 S 14 th St	Glazer's Co	UST	No
Government St & S 14 th	Kansas City Southern RR	UST	No
136 S 16 th St	Divincenti Brothers Inc	UST	No
1758 Government St	Alford Alarm	UST	No
1305 Myrtle St	Lincoln Theater	Brownfield	No
970 Government St	Battery Clinic	SWRCY	Unknown (no AI#)
205 N 19 th St	Cintas	REM (asbestos)	No

5.0 RECOGNIZED ENVIRONMENTAL CONDITIONS

5.1 RECs

A *recognized environmental condition, REC*, is defined 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.

No RECs were identified on the Subject property or within the 1-mile search radius.

5.2 HREC

An *historical recognized environmental condition, HREC*, is defined as, “a past release of any that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”



Three (3) off-site HRECs were identified: the former Baton Rouge Electric/Entergy facility, Greyhound Lines, and Conoco South warehouse, previously discussed in Sections 3.1.1.1 through 3.1.3. All have been addressed to the satisfaction of LDEQ; none of these HRECs pose an elevated environmental risk to the Subject property.

5.3 CREC

A *controlled recognized environmental condition*, CREC, is new to ASTM E1527-13, and is defined 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)."

No CRECs were identified within search radius.

6.0 FINDINGS & RECOMMENDATIONS

Ei6 conducted this Phase I ESA in accordance with the scope and limitations of ASTM Standard Practice E-1527-13.

This Phase I has revealed no evidence of RECs, HRECs, or CRECs on the Subject property. With the exception of the historic auto and historic dry cleaners listed by EDR, for which no LDEQ records are available, environmental conditions within the 1-mile search radius have been documented and do not appear to pose an environmental risk to the site. There are 9 historic auto sites (out of 24 listed) and 4 historic dry cleaners out of 15 listed) that are in the groundwater flow path of the Subject Property. It the opinion of Ei6 that as long as the Subject Property remain in commercial/industrial land these potential impacts do not pose an increased environmental risk to the property. Ei6 does not recommend additional site investigation activities.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

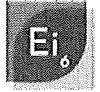
A handwritten signature in black ink, appearing to read 'Kim Barton', written over a horizontal line.

Kim Barton
M.S. Toxicologist/Owner
Environmental Investigators, LLC

8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Ms. Barton holds a bachelor's degree and a master's degree from Louisiana State University in Environmental Science, Toxicology emphasis. She has eighteen years professional consulting experience and is the owner of Environmental Investigators, LLC. She has demonstrated proficiency in site and damage assessments, expert witness investigations, review, and testimony, multi-media environmental permitting, multi-media environmental sampling, analysis, interpretation, and data validation, coastal planning and restoration, mitigation banking, geoforensics, and all phases of NEPA reporting.

Assessment projects involving Ms. Barton's management and/or direct participation include Phase I and Phase II Environmental Site Assessments for chemical facilities, multi-family housing, road expansions, mold assessment, and environmental damages litigation cases. Ms. Barton's



Phase I ESA
Former CarQuest Auto, 1464 Government St, Baton Rouge, Louisiana 70802

remediation experience includes the use of technologies bioremediation, excavation, solidification and stabilization, land farming, natural attenuation, risk assessment, and mold abatement. Ms. Barton's experience demonstrates a strong understanding of regulations and includes close communication and coordination with regulators and stakeholders.