

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR

**NEW LIFE CENTER
411 EAST LANDRY STREET
OPELOUSAS, ST. LANDRY PARISH, LOUISIANA 70570**



Prepared for

U.S. Environmental Protection Agency Region 6

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EXECUTIVE SUMMARY

The U.S. Environmental Protection Agency (EPA) Region 6, Land, Chemical and Redevelopment Division tasked Weston Solutions, Inc., the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the New Life Center property, located at 411 East Landry Street in Opelousas, St. Landry Parish, Louisiana. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The Phase I ESA was prepared in response to a request from City of Opelousas, the current property owner, and EPA Region 6 Land, Chemical, and Redevelopment Division.

The Phase I ESA was conducted under Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 8HE0619F0031/19-281. The Phase I ESA site visit was performed on 11 September 2019, by START. START met with and interviewed Mr. Purvis Morrison, the Opelousas City Manager.

The subject property measures approximately 1.0 acre in size and includes one building constructed as a hotel, restaurant, and lounge in the 1950s. The building is currently vacant. No bulk storage of chemical or petroleum products was observed on the subject property. The building was used as a women's shelter in the early 1990s, and donated to the City of Opelousas in 2019. Based on a review of the Sanborn maps, prior to the construction of the hotel, operations included an undertaker from 1907 to 1912 and residences from 1912 to 1955 (EDR, 2019e). Future plans for the property include possible redevelopment as a mixed use (retail/office/residential) development. Surrounding properties are a mix of residential and commercial properties.

Findings and Opinions

- The subject property is located in an area developed with mixed residential and commercial properties in Opelousas, Louisiana.

- The subject property was identified on the Environmental Data Resources (EDR) Historical Automobile (HIST Auto) Service environmental database. L&L Auto Service is identified at 411 E. Landry St. between 2006 and 2012 (EDR, 2019a). Based on interviews with persons knowledgeable about the property and a review of historical records, there is no indication that an auto service center ever operated on the subject property. The database records appear to be erroneous and the actual address of L&L Auto Service is 411 West Landry Street, approximately 0.5 mile west of the subject property. (See Appendix I)
- The site visit conducted on 11 September 2019 revealed the potential presence of asbestos containing material (ACM) in the thermal system insulation inside the mechanical areas of the building. In addition, the age of the building may indicate the possibility of both ACM and lead-based paint (LBP) on the inside of the building. The potential presence of ACM or LBP is not considered a Recognized Environmental Condition (REC); however, the potential presence of ACM and LBP is considered a *Business Environmental Risk*.
- Extensive amounts of visible mold was observed throughout the building. The presence of mold is not considered a REC.
- An undertaker is identified on the 1907 Sanborn map. From limited online research, undertaking operations used arsenic and formaldehyde as embalming fluids in the early 1900s. Based on a possible release of embalming chemicals or wastes on the subject property, this would normally be identified as a REC; however, due to the age of the listing, it was not possible to confirm the undertaker actually operated in this location. There is not enough information to consider this a REC.
- Three sites (listed below) were identified at less than 500 ft from the subject property. The printing and auto repair/body shop sites reportedly used chlorinated solvents. Although one of the sites is listed as topographically downgradient of the subject property, site specific groundwater flow information was not available in the documents reviewed. Based on the potential release from the use of chlorinated solvents and the potential for vapor migration, these sites are considered a REC.
 - D&P Auto Repair, formerly at 128 S. Union Street.
 - Bordelon Motors Body Shop, formerly at 228 S. Union Street.
 - Bodemuller, The Printer, 123 S. Main Street.

Conclusions

This assessment has revealed no evidence of RECs in connection with the subject property, except for the following:

- Three sites (listed below) were identified at less than 500 ft from the subject property. The printing and auto repair/body shop sites reportedly used chlorinated solvents and are considered RECs:
 - D&P Auto Repair, formerly at 128 S. Union Street.
 - Bordelon Motors Body Shop, formerly at 228 S. Union Street.
 - Bodemuller, The Printer, 123 S. Main Street.

Noted:

- The undertaker (as labeled on the 1907 Sanborn Map, Appendix F) operations identified on the property had the potential use of arsenic, formaldehyde, and other chemicals; however, there is not enough information to identify this as a REC.

Business Environmental Risk:

- The potential presence of ACM and LBP, and the visible presence of mold, are not considered a REC; however, these would be considered a *Business Environmental Risk*.

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***Appendices are provided as separate portable document format (PDF) files.**

LIST OF FIGURES*

Figure 1-1	Property Location Map
Figure 2-1	Property Layout Map
Figure 2-2	Property Vicinity Map

***Figures listed are provided as separate PDF files.**

LIST OF ACRONYMS

<	less than
AAI	All Appropriate Inquiries
ACM	asbestos-containing material
ASTM	American Society for Testing and Materials
AUL	activity and use limitations
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
DOQQ	Digital Orthophoto Quarter Quad
EDR	Environmental Data Resources, Inc.
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System
ft	foot or feet
LBP	lead-based paint
LDEQ	Louisiana Department of Environmental Quality
LUST	leaking underground storage tank
NAIP	National Agriculture Imagery Program
NonGen/NLR	Non Generators/ No Longer Regulated
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PHC	potential petroleum hydrocarbon
RCRA-SQG	Resource Conservation and Recovery Act-Small Quantity Generator
REC	Recognized Environmental Condition
START	Superfund Technical Assessment and Response Team
SWF/LF	solid waste facility/landfill
TBA	Targeted Brownfield Assessment
TDD	Technical Direction Document
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
UST	underground storage tank
VOC	volatile organic compounds
WESTON	Weston Solutions, Inc.

1. INTRODUCTION

1.1 SCOPE OF WORK AND PURPOSE

The U.S. Environmental Protection Agency (EPA) Region 6 Land, Chemical and Redevelopment Division tasked Weston Solutions, Inc., the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the New Life Center property located at 411 East Landry Street, Opelousas, St. Landry Parish, Louisiana 70570, under Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 8HE0619F0031/19-281. Figure 1-1 displays the Property Location Map. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The purpose of an ESA is to identify Recognized Environmental Conditions (RECs). *ASTM E1527-13* defines RECs as follows:

[...] 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. De minimis conditions are not recognized environmental conditions.

A Phase I ESA consists of four general components: (1) a records review, (2) a site reconnaissance, (3) interviews, and (4) a report. The first three are conducted to identify environmental conditions related to the subject property. This Phase I ESA report provides the results of the first three components and fulfills the fourth.

This assessment report contains the results of reconnaissance of the subject property and surrounding properties (dates provided in each section) and a review of property, government, interviews, and historical records. Information used to complete this ESA was reasonably ascertainable, and visually and physically observable. This ESA did not include any testing or sampling of materials (e.g., soil, water, sediment, building materials).

1.2 SPECIAL TERMS AND CONDITIONS

This document has been prepared by Weston Solutions, Inc. solely for the use and benefit of EPA Region 6 and the requestor, City of Opelousas, the current property owner, and is subject to Contract No. EP-S5-17-02 and TDD No. 8HE0619F0031/19-281. Any use of this document or information herein by persons or entities other than EPA Region 6 will be at the sole risk and liability of said person or entity. It is understood that this document may not include all information pertaining to the described site.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

ASTM E1527-13 (Section 4.5.1) acknowledges that “No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.” The ESA “[...] is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.” Furthermore, the *ASTM E1527-13* (Section 4.5.2) states that “There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.”

1.4 PERSONNEL PERFORMING ESAS AND QUALIFICATIONS

This ESA was completed by the following team of START personnel, whose qualifications are provided at the end of the report:

- Mike Grover P.G. – Senior Technical Reviewer
- Pamela Marshall – Technical Manager and Environmental Professional
- C. Daniel Tighe, PMP – Site Inspector, Research, and Report Preparer

Mike Grover, P.G. is considered an Environmental Professional as defined by 40 CFR Part 312.10, has undertaken the inquiry as defined in 40 CFR part 312.21(b), and has supervised the others above during the inquiry. The following is the Environmental Professional certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 of this

part. I have the specific 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 inquires in conformance with the standards and practices set forth in 40 CFR part 312.

Mike Grover, P.G.

Certifying Environmental Professional (Print)

Senior Technical Reviewer

Title



Signature

October 2019

Date

1.5 USER RESPONSIBILITIES

Section 6 of *ASTM E1527-13* outlines the following responsibilities of the user of a Phase I ESA to assist in the identification of potential RECs:

- Communication to the environmental professional, by the user, of information relative to any environmental cleanup liens filed or recorded under federal, tribal, state, or local law of which the user is aware. (Section 6.1 and 6.4) *The user is not aware of environmental liens associated with the subject property. The scope of work included a search for environmental liens, and no environmental liens were identified. Deed information was provided for the subject property in The Environmental Data Resources (EDR) Lien Search Report and is summarized in Section 3.2.9. A copy is provided in Appendix G.*
- Communication to the environmental professional, by the user, of information relative to any activity and land use limitations (AULs)—such as engineering controls, land use restrictions or deed restrictions—that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law of which the user is aware. (Section 6.2) *The user is not aware of AULs associated with the subject property. The EDR Lien Search Report (summarized in Section 3.2.9) indicated no AULs were identified for the subject property. A copy is provided in Appendix G.*
- Communication to the environmental professional, by the user, of any specialized knowledge or experience, or other information that might be material to the identification

of RECs. (Section 6.3). *The user indicated that to the best of their knowledge they no had specialized knowledge or experience relative to the property.*

- Communication to the environmental professional, by the user, if the user believes the purchase price of the property is lower than the fair market due to contamination. (Section 6.5). *The user indicated the property was donated to the City of Opelousas.*
- Communication to the environmental professional, by the user, of any commonly known or reasonably ascertainable information within the local community about the property that is material to the identification of RECs. (Section 6.6). *The user was not aware of commonly known and reasonably ascertainable information associated with the subject property.*
- Communication to the environmental professional, by the user, of the obviousness of the presence or likely presence or threatened releases at the property of which the user is aware, that might be material to the identification of RECs. (Section 6.7). *The user was not aware of the presence or likely presence or threatened releases at the property.*

1.6 DISCLAIMERS

The Phase I ESA was conducted in accordance with the scope and limitations of the ASTM Standard and subject to the conditions and limitations noted herein. The scope of work was conducted in accordance with the EPA Region 6 Land Division, Brownfield Section – TDD for the *Scope of Work for Performance of Phase I ESAs*. The information from the site reconnaissance is based on the conditions existing on the date of the visit to the property. The findings and conclusions presented herein are professional opinions based solely on visual observations of the facility and vicinity, and interpretation of information provided or reasonably available. Past conditions were considered on the basis of observations, readily available records, interviews, and recollections.

START does not warrant or guarantee the correctness, completeness, and/or currentness of the information obtained from third parties contained in the environmental record sources and recollections used for this assessment. Such information is the product of independent investigation by other parties and/or information maintained by government agencies.

No samples were collected and no testing was performed during the property visit. It is possible that past contamination remains undiscovered or that property conditions will change in the future.

START does not warrant or guarantee the property suitable for any particular purpose or certify the property as “clean.”

Detailed asbestos, indoor air quality, lead-based paint, vapor intrusion, occupational health and safety, radon, and wetland surveys were not requested, nor included, as part of this project.

Information, limitations, and disclaimers provided in this general section apply to all the sections included in the remaining report.

2. PROPERTY DESCRIPTION

2.1 PROPERTY DESCRIPTION, LOCATION, AND PROPERTY HISTORY

Facility Name	New Life Center
Address	411 E. Landry St., Opelousas, St. Landry Parish, Louisiana 70570
Size of property (acres)	1.0 acre
Latitude/Longitude	30.533133° / -92.079460° (EDR, 2019a)
Site and Vicinity General Characteristics	The subject property is located in a developed commercial and residential area (See Figure 2-1, Property Layout Map). Surrounding properties include: single family residential lots to the north and northeast; a vacant lot to the east; E. Landry St., single family residential, and commercial property to the south and southeast; S. Walnut St., vacant commercial, single family residential, and a vacant lot to the west and northwest. (See Figure 2-2, Property Vicinity Map).
Property Description	The subject property was developed as a hotel in the 1950s. In the early 1990s, the building was used as a women's shelter. The property was donated to the City of Opelousas in 2019. The property owner plans to redevelop the property into a mixed-use development. Site photographs are provided in Appendix A.
Size of building(s) (sq. ft.)	Approximately 38,000 square feet
Construction date of building(s)	1958
Renovation dates and description (if applicable)	Prior to 1992 - Renovations are not documented. 1992-1995 - Building was renovated after sale to Catholic Diocese of Lafayette.
Building(s) description	Former hotel and women's center.
No. of employees	None currently.
Owned or leased	According to the St. Landry Parish Tax Assessor, the property has been owned by the City of Opelousas since August 2019.
Current property operations	No operations currently. There are no current tenants associated with the property. The property owner is seeking to redevelop the property.
Date current operations commenced at facility	Vacant since 2018.
Legal description	1 LOT (.33 AC) BLK 8 OPELOUSAS ORIG TOWN 1 LOT (.68 AC) BLK 8 OPELOUSAS ORIG TOWN 1191085

Summary of current and previous property uses, and dates of operation		
Based on a review of available records including topographic maps, aerial photos, previous reports, Sanborn map, and city directories, the current and previous uses are as follows:		
Start	End	Description
Prior to 1907		Unknown.
1907-1912		Subject property is developed and appears to be an “undertaker” according to the Sanborn Map from 1907.
1912-1955		The subject property appears to be two residential dwellings.
1955-1988		The subject property operated as a hotel, Downtowner Motor Inn.
1988–2018		The subject property operated as a women’s center.
2018-present		The subject property has been inactive.

2.2 SURROUNDING PROPERTIES

Surrounding properties are shown on Figure 2-2. Site photographs are provided in Appendix A. A summary of the surrounding properties, as observed during the 11 September 2019 site reconnaissance, is provided in the table below.

Direction	Description
North	Residential Property – 110 S. Walnut St.
Northeast	Residential Property – 420 E. Bellevue St.
East	Vacant/Undeveloped Lot – No address
South/Southeast	E. Landry St. Commercial Property: IberiaBank – 428 E. Landry St.
South	E. Landry St. is directly adjacent. Residential Property – 406 E. Landry St.
Southwest	E. Landry St. Commercial Property: Cleco Electric Customer Service – 330 E. Landry St.
West	S. Walnut St. is directly adjacent. Vacant Commercial – 337 E. Landry St. Residential Property – 118 S. Walnut St.
West/Northwest	E. Landry St. Vacant Lot – No address

3. RECORDS REVIEW

3.1 PREVIOUSLY PREPARED ENVIRONMENTAL REPORTS

No previous environmental reports were identified for the subject property.

3.2 STANDARD ENVIRONMENTAL RECORD SOURCES

For the subject property, the following reports were provided by EDR for information:

- *The EDR Radius Map™ Report with GeoCheck® (The Radius Report)* – An electronic search of the standard environmental record sources. This report contains certain information obtained from a variety of public and other sources reasonable available to EDR. The Orphan Summary contains those sites that could not be mapped due to insufficient addresses. The *GeoCheck* portion of *The Radius Report* provides general soil, groundwater, and geology information for the subject property and surrounding properties. A copy of the report is provided as Appendix B.
- *The EDR Aerial Photo Decade Package* – Aerial photographs for the following years 1952, 1969, 1974, 1978, 1981, 1985, 1994, 1999, 2004, 2007, 2070, 2013, and 2017 are provided for the subject property and are included in Appendix C.
- *EDR Historical Topographic Map Report* – Topographic maps for the years 1939, 1940, 1956, 1957, 1970, 1983, 1992, and 2012 are provided for the subject property and are included in Appendix D.
- *The EDR-City Directory Image Report* – The report is generally a summary of information from city directories reviewed at approximately 5-year intervals. A copy of the city directory report is provided as Appendix E.
- *Certified Sanborn® Map Report* – Sanborn maps for the years 1896, 1899, 1907, 1912, 1921, 1927, 1948, and 1965 were available for the subject property and are included as Appendix F.
- *1940 Chain of Title* – Conducting a chain of ownership was not included in the scope of work for this ESA, and no chain of title information was provided for review.
- *The EDR Environmental LienSearch™ Report* – As part of the records search, EDR provides a search for environmental liens (EDR, 2019f). A copy of the lien search report is provided as Appendix G.
- *The EDR Property Tax Map Report* – As part of the records search, EDR provides a search for property taxes; however, there was no EDR coverage of the study area. A copy of the no coverage report is provided in Appendix H.

- *EDR Building Permit Report* – As part of the records search, EDR provides a search for building permits (EDR, 2019h). A copy of the building permit report is provided in Appendix H.
- Supplemental Information used in this report is included in Appendix I.

3.2.1 The Radius Report

The Radius Report identified the address 411 E. Landry Street on the following environmental database:

- One EDR historical auto service (HIST Auto) record; however, the database records appear to be incorrect. L&L Auto Service is actually located at 411 West Landry Street, approximately 0.5 mile west of the subject property. (See Appendix I)

While the subject property was identified on the HIST Auto database, after interviews with persons knowledgeable about the property and a review of historical records, there is no indication that an auto service center ever operated on the subject property.

The Radius Report identified the following sites near the subject property:

- Two Federal Resource Conservation and Recovery Act-Small Quantity Generator (RCRA-SQG) sites within a 1/4-mile radius.
- Eight Federal RCRA-Conditionally Exempt Small Quantity Generator (CESQG) sites within a 1/4-mile radius.
- One SHWS site within a 1/2-mile radius.
- Two solid waste facility/landfill (SWF/LF) sites within a 1/4-mile radius.
- Seven leaking underground storage tanks (LUST) sites within a 1/2-mile radius.
- Eight historical LUST (HIST LUST) sites within a 1/2-mile radius
- Seventeen underground storage tank (UST) sites within a 1/4-mile radius.
- Six activity and use limitations (AUL) sites within a 1/2-mile radius.
- One U.S. BROWNFIELDS site within a 1/2-mile radius.
- Two RCRA Non-Generator/No Longer Regulated (NonGen/NLR) sites within a 1/4-mile radius.
- One Drycleaners site within a 1/4-mile radius.
- Nine UST and Remediation Division (REM) sites within a 1/2-mile radius.
- Two EDR (Hist Auto) sites within a 1/8-mile radius.

Multiple sites were identified in *The Radius Map Report* within the search distances specified in the ASTM standard. Provided below are details for the nearby sites located within 1,000 feet for sites with potential releases of volatile organic compounds (VOCs) and within 500 feet for sites with potential petroleum hydrocarbon (PHC). Based on the topographic gradient or distance from the subject property or the closure status of the sites, many of these sites may not have the potential for impact to the subject property. Many of the sites identified in proximity to the subject property are residential. Current addresses do not necessarily align with historical addresses. *The Radius Map Report* identifies the topographic elevation of the subject property at 62 feet above mean sea level. The sites listed below are identified at either a higher or lower topographic elevation of the subject property. According to *The Radius Report*, the groundwater gradient flow is to the east-southeast. A figure showing the locations of the sites is provided in Appendix B.

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Tommy's Canal	A2	523 E. Landry St.	< 1/8-mile ESE (270 ft)	Lower (56 ft)	EDR Hist Auto	<p><u>EDR Hist Auto:</u> Historical Auto Service from 1991 to 2005; type reported as gasoline service station. No listing in LDEQ database.</p> <p><i>Based on the downgradient location and no listing in the Louisiana Department of Environmental Quality (LDEQ) database, this property is not considered a REC</i></p>
Auzenne Downtown Texaco	B3	311 E. Landry St.	< 1/8-mile WSW (321 ft)	Lower (64 ft)	EDR Hist Auto	<p><u>U.S. Brownfield:</u> Historical Auto Service from 1969 to 1976; type reported as gasoline service station.</p> <p><i>Based on the distance from the subject property and no reported releases at this address, this property is not considered a REC.</i></p>
D&P Auto Repair	B4	128 S. Union	< 1/8-mile WSW (429 ft)	Lower (65 ft)	RCRA-CESQG FINDS ECHO	<p><u>RCRA-CESQG:</u> Auto repair from 1994 to unknown; type reported as automotive repairing and service shop. Waste codes listed as: D001 (Ignitable waste), D018 (Benzene), D039 (Tetrachloroethylene). No violations.</p> <p><u>FINDS:</u> Registered in the FINDS system</p> <p><u>ECHO:</u> Registered in the ECHO system. No violations.</p> <p><i>The site is located at a lower topographic elevation than the subject property. However, the site reportedly used chlorinated solvents. Based on the auto repair operations and the reported use of chlorinated solvents, this site is considered a REC.</i></p>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Tiger Stop	A5	528 E. Landry St.	< 1/8-mile SE (477 ft)	Lower (55 ft)	UST	<p><u>USTs</u> Tank 4720: 8,000-gallon gasoline, singled wall steel tank; installed 04/28/1969 and removed 9/1/1992. Tank 4721: 8,000 gallon gasoline, singled wall steel tank; installed 04/28/1969; currently in use. Tank 4722: 12,000 gallons, gasoline, singled wall steel; installed 04/28/1978; currently in use.</p> <p><i>Based on the lower topographic elevation, the distance from the subject property, and there are no records of release or LUST at this property, this site is not considered a REC.</i></p>
Bordelon Motors Body Shop	B6	228 S. Union St.	< 1/8-mile WSW (491 ft)	Higher (65 ft)	RCRA-SQG FINDS ECHO	<p><u>RCRA-CESQG:</u> Auto body shop from 2011 to present; type reported as automotive repairing and service shop. Waste codes listed as: D001 (ignitable waste), D018 (benzene), D035 (methy ethyl Ketone), D039 (tetrachloroethylene), D040 (trichloroethylene), F003 (non-halogenated solvents), and F005 (non-halogenated solvents). No violations. Facility also identified as a historical SQG.</p> <p><u>FINDS:</u> Registered in the FINDS system.</p> <p><u>ECHO:</u> Registered in the ECHO system. No violations.</p> <p><i>Based on the higher topographic elevation, auto body shop operations, and the reported use of chlorinated solvents, this site is considered a REC.</i></p>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Bodemuller The Printer	B8	123 S. Main St.	< 1/8-mile West (574 ft)	Higher (67 ft)	RCRA-CESQG FINDS ECHO	<p><u>RCRA-CESQG:</u> Printer and office supplies from 1891 to present. Waste codes listed as: D001 (ignitable waste), D018 (benzene), D039 (tetrachloroethylene). No violations.</p> <p><u>FINDS:</u> Registered in the FINDS system.</p> <p><u>ECHO:</u> Registered in the ECHO system. No violations.</p> <p><i>Based on the higher topographic elevation, the length of time with printing operations and the historical types of chemicals and solvents used in printing operations, this property is considered a REC.</i></p>
Autozone	C9	321 S. Union St.	< 1/8-mile SW (601 ft)	Higher (62 ft)	RCRA-CESQG FINDS ECHO	<p><u>RCRA-CESQG:</u> Auto supplies from 2016 to present. Waste codes listed as: D001 (ignitable waste), D002 (corrosive waste), D005 (barium), D007 (chromium), D008 (Lead), D035 (methyl ethyl ketone). No violations.</p> <p><u>FINDS:</u> Registered in the FINDS system.</p> <p><u>ECHO:</u> Registered in the ECHO system. No violations.</p> <p><i>Based on the expected AutoZone operations and the distance from the subject property, this property is not considered a REC.</i></p>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
City of Opelousas	D10	Main & Bellevue St.	< 1/8-mile SW (643 ft)	Higher (69 ft)	U.S. Brownfields FINDS	<p><u>U.S. Brownfield:</u> Recipient type listed as EPA Region 6 Phase I Targeted Brownfields Assessment (TBA). Completion date listed as 8/4/05. The property assessed included seven adjoining structures housing commercial businesses including: Abdallas stores (3 structures); JW Lows; the Trophy Shop and Today Rental.</p> <p><i>This listing describes an assessment of the property with oversight by EPA and does not identify releases or contamination on the property. This site is not considered a REC.</i></p>

3.2.2 Orphan Sites Summary

The Orphan Sites Summary included in *The Radius Report* is a listing of sites that could not be mapped by EDR due to insufficient addresses. No orphan sites were identified.

3.2.3 Oil/Gas and Water Well Summary

Information regarding area wells, which includes water supply wells, groundwater monitoring wells, and oil and natural gas wells, is provided in *The Radius Report* and shown on the Physical Setting Source Map, included in *The Radius Report*, provided in Appendix B.

- No wells were identified in *The Radius Report* on the subject property.
- Forty-three water wells were identified within a 1/8- to 1/4-mile radius; 67 water wells within the 1/4- to 1/2-mile radius; and 119 water wells within the 1/2- to 1-mile radius of the subject property.
- One public supply well is located to the west within a 1/8-mile radius.
- Ten oil and gas wells were identified to the southeast within a 1/2- to 1-mile radius of the subject property.

The table below summarizes the details for the wells identified within a 1/8-mile radius of the subject property.

Map ID	Distance (miles)	Relative Elevation	Summary of Information from EDR Report
1	0–1/8-mile SW	Higher	Owner: Elder Properties Type: Plugged and abandoned monitor well Database: LA WELLS Date drilled: 02/08/07; Plugged: 07/07/07 Well depth: 15 feet
2	0–1/8-mile West	Higher	Owner: Texas Eastern Type: Groundwater (Closed) Database: FRDS PWS Date drilled: UNK Well depth: UNK

3.2.4 Physical Setting

Setting	Description
Topography	The subject property is generally flat but slopes to the south toward E. Landry St. According to <i>The Radius Report</i> , the elevation of the subject property is approximately 62 ft above mean sea level, and the general topographic gradient is to the general east-southeast direction (EDR, 2019a).
Soil	According to <i>The Radius Report</i> , the dominant surficial soil components in the vicinity of the subject property are Coteau and Loring. Both soils are characterized by silt loam with slow infiltration rates. The soils are somewhat poorly drained and moderately well drained, respectively (EDR, 2019a). The site is covered with the building and concrete surfacing.
Geology	The stratified sequence at the subject property is dated to the Cenozoic era, Quaternary system, and the Pleistocene series (EDR, 2019a).
Groundwater and Vapor Migration Potential	Groundwater flow direction specific to the subject property was not reported in <i>The Radius Report</i> . The subject property has never had USTs or any history of groundwater contamination. The property was developed as a hotel and residential properties surround the property; however, three properties have been identified within 500 ft that used chlorinated solvents so, even though one property is at a lower elevation, there is a potential for vapor migration.
Wetlands	No potential wetland areas were observed on the subject property during the site reconnaissance. <i>The Radius Report</i> identified wetland areas within one mile of the subject property to the east (EDR, 2019a).
Surface Water	According to <i>The Radius Report</i> , the subject property is not located within a floodplain. A 100-year floodplain is located approximately 1/8-mile to the east and 1/4-mile to the west, and a 500-year floodplain is located 1/2-mile northwest of the subject property (EDR, 2019a). No surface water bodies are present on the subject property.

3.2.5 Aerial Photograph Review

Aerial photographs were provided by EDR (EDR, 2019b). Copies of the aerial photographs are included in Appendix C. The review is summarized below:

Year	Source	Description
1952	USGS	<u>Subject Property</u> : The subject property appears to be developed. Due to poor resolution, cannot ascertain what is on the subject property.

Year	Source	Description
		<u>Surrounding Properties</u> : The surrounding areas appear to be residential and commercial.
1969	USGS	<u>Subject Property</u> : Property has been developed with the current hotel structure and associated parking lot. <u>Surrounding Properties</u> : Residential development is depicted on surrounding properties to the east, northeast, and south. The areas to the west along Main St and beyond have been developed with commercial businesses.
1974	USGS	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : Property adjacent to the west seems to be cleared; otherwise, no significant changes since the previous map. Note: The scale of the aerial makes it difficult to see details on the photos.
1978	USGS	The quality of this aerial is poor and details cannot be discerned.
1981	USDA	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : No significant changes to adjacent properties to the north, west, and south since the previous map. Property to the northwest, across S. Walnut, appears to be cleared.
1985	USGS	The quality of this aerial is poor and details cannot be discerned.
1994	USGS	<u>Subject Property</u> : The aerial photo is blurry but it appears that no significant changes have occurred. <u>Surrounding Properties</u> : The property across E. Landry St. to the southeast appears to be developed as commercial.
1999	USGS/DOQQ	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : The commercial property to the west, across S. Walnut, appears to have been redeveloped but remains commercial.
2004	USGS	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : Due to bad resolution, cannot ascertain if adjacent property changes have occurred since the previous map.
2007	USDA/NAIP	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : No significant changes since the previous map.
2010	USGS/NAIP	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : The property to the southeast across E. Landry St. appears to have expanded to the west and a larger commercial building is visible.
2013	USDA/NAIP	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : No significant changes since the previous map.

Year	Source	Description
2017	USDA/NAIP	<u>Subject Property</u> : No significant changes since the previous map. <u>Surrounding Properties</u> : No significant changes since the previous map.

Notes:

DOQQ Digital Orthophoto Quarter Quads
NAIP National Agriculture Imagery Program

USDA United States Department of Agriculture
USGS United States Geological Survey

3.2.6 Topographic Map Review

Topographic maps were provided by EDR (EDR, 2019c). Copies of the topographic maps are included in Appendix D. The topographic maps were reviewed to evaluate development on the subject property and adjacent properties. The review is summarized below:

Year	Description
1939	<u>Subject Property</u> : The subject property is developed but details are not discernable. <u>Surrounding Properties</u> : The surrounding properties are densely developed. Note: the scale of the map makes seeing the details difficult
1940	<u>Subject Property</u> : No significant changes have occurred since the previous map. <u>Surrounding Properties</u> : The surrounding properties are developed.
1956 1957	<u>Subject Property and Surrounding Properties</u> : The shading on the map indicates dense development. Only a few buildings are identified.
1970	<u>Subject Property</u> : A building is shown on the subject property. <u>Surrounding Properties</u> : The shading on the map indicates dense development.
1983	<u>Subject Property</u> : No significant changes have occurred since the previous map. <u>Surrounding Properties</u> : No significant changes have occurred since the previous map.
1992	<u>Subject Property</u> : No significant changes have occurred since the previous map. <u>Surrounding Properties</u> : No significant changes have occurred since the previous map.
2012	<u>Subject Property</u> : No significant changes have occurred since the previous map. <u>Surrounding Properties</u> : No significant changes have occurred since the previous map.

3.2.7 City Directory

The *EDR-City Directory Image Report* (EDR, 2019d) was reviewed for 411 E. Landry St. Surrounding properties for which listed names indicate a potential source of environmental impacts were also reviewed. Business directories including city cross reference and telephone directories were reviewed, if available, at approximately five-year intervals for the years spanning 1965 through 2014. The listings for the subject property are provided below, and a copy of the full *The EDR-City Directory Image Report* is included in Appendix E.

Subject Property – 411 E. Landry St.	
Year	Name/Use
1965	(420 E. Landry St.) The Inn (hotel); Evangeline Terrace Restaurant; Entre Nous Lounge
1969	(404 E. Landry St.) The Inn at Opelousas; Evangeline Terrace Restaurant; Entre Nous Lounge
1973	(404 E. Landry St.) The Downtowner Motor Inn; Evangeline Terrace Restaurant; Entre Nous Lounge
1978	(404 E. Landry St.) The Downtowner Motor Inn; Evangeline Terrace Restaurant; Entre Nous Lounge
1982	(404 E. Landry St.) Chateau Motor Inn; Charles Huang
1986	(404 E. Landry St.) Chateau Motor Inn; Charles Huang
1992	(404 E. Landry St.) Opelousas Housing Corporation
1995	Not listed
2000	Williams, Phoebe A.
2005	New Life Center
2010	New Life Center
2014	Herbert, Holly

Surrounding Properties – Various Streets	
Year	Name/Use
1965-1986	110 S. Walnut (north of subject property): Residential
1992-1995	110 S. Walnut (north of subject property): Commercial
1965-2000	123/143/159 S. Walnut (west of subject property): Residential
1965-1995	413/431 E. Landry St. (southeast of subject property): Residential

Surrounding Properties – Various Streets	
Year	Name/Use
1995-Present	448 E. Landry St. (southeast of subject property): Commercial
1969-1992	407 E. Landry St. (east of subject property): Commercial
1992-Present	407 E. Landry St. (east of subject property): Vacant

3.2.8 Sanborn Map Review

Sanborn maps provided by EDR (EDR, 2019e) were reviewed to help identify potential environmental conditions on the subject property due to historical property use and adjacent and surrounding properties. Copies of the Sanborn maps are included in Appendix F.

Year	Description
1896 1899	<u>Subject Property</u> : No coverage <u>Surrounding Properties</u> : No coverage
1907	<u>Subject Property</u> : The subject property appears to be three separate parcels. Four structures are identified. One structure located in the southern section of the property is identified as a dwelling and one is identified as Undertaker. No structures are in the middle section and one dwelling is on the northern section. <u>Surrounding Properties</u> : A dwelling is adjacent north of the subject property. S. Walnut St. is adjacent to the west of the subject property; a dwelling is directly west and what appears to be a store is northwest. E. Landry St. is adjacent southwest across E. Landry St. There is no coverage to the east, northeast, or south.
1912	<u>Subject Property</u> : The subject property appears to be three separate parcels. Two structures are identified. One structure located in the southern section of the property is identified as a dwelling. One dwelling is on the northern section. The undertaker is no longer identified on the property. <u>Surrounding Properties</u> : A dwelling is adjacent north of the subject property. S. Walnut Street is adjacent to the west of the subject property; Dwelling is directly west and what appears to be a store is northwest. E. Landry St. is adjacent south of the subject property. There is no coverage to the east, northeast, or southeast.

Year	Description
1921	<p><u>Subject Property:</u> The subject property appears to be three separate parcels. Three structures are identified. One structure located in the southern section of the property is identified as a dwelling with an “Auto” addition, a possible a barn, and one other unknown structure. One dwelling is on the northern section.</p> <p><u>Surrounding Properties:</u> A dwelling is adjacent north of the subject property. S. Walnut Street is adjacent to the west of the subject property; three dwellings are directly west and northwest. E. Landry St. is adjacent south of the subject property and one dwelling is present.</p>
1927	<p><u>Subject Property:</u> The subject property now appears to be divided into two sections. Three structures are on the southern portion: one dwelling, one garage, and one stable. Two structures are identified on the northern portion: one dwelling and one garage.</p> <p><u>Surrounding Properties:</u> Two dwellings and one garage are adjacent north of the subject property. S. Walnut St. is adjacent to the west of the subject property; three dwellings are directly west and northwest. E. Landry St. is adjacent south of the subject property and one dwelling and one boarding house is present. Two dwellings are adjacent to the east with one garage.</p>
1948	<p><u>Subject Property:</u> The subject property remains divided into two sections. Three structures are on the southern portion: one dwelling, one garage, and one stable. Two structures are identified on the northern portion: one dwelling and one garage.</p> <p><u>Surrounding Properties:</u> Two dwellings and two garages are adjacent north of the subject property. S. Walnut St. is adjacent to the west of the subject property; two dwellings are directly west and one dwelling, a garage, and a combination dwelling/garage to the northwest. E. Landry St. is adjacent south of the subject property and two dwellings, both with two garages, are south of E. Landry St. Two dwellings are adjacent to the east, one with a garage and one with a combination dwelling/garage.</p>
1965	<p><u>Subject Property:</u> One parcel with the Opelousas Inn hotel is present with a large parking area on the northern portion.</p> <p><u>Surrounding Properties:</u> Two dwellings and two garages are adjacent north of the subject property. S. Walnut St. is adjacent to the west of the subject property; two dwellings are directly west and one dwelling, a garage, and a combination dwelling/garage to the northwest. E. Landry St. is adjacent south of the subject property and two dwellings, both with two garages, are south of E. Landry St. Two dwellings are adjacent to the east, one with a garage and one with a combination dwelling/garage.</p>

3.2.9 Environmental Liens and Activity and Use Limitations

A search for environmental liens and AULs was conducted by EDR. No environmental liens or AULs were identified for the parcel searched. A copy of *The EDR Environmental LienSearch™ Report* (EDR, 2019g) is included in Appendix G.

3.2.10 Tax Map Report and/or Building Permit Report

Tax map report and the building permit report showed no coverage for the subject property. Copies of *The EDR Property Tax Map Report* and/or *EDR Building Permit Report* no coverage documentation are included in Appendix H.

3.3 REGULATORY AGENCY FILES AND RECORDS REVIEW

Information regarding the subject property and adjoining properties was accessed online from the following agencies:

3.3.1 Federal

- U.S. Environmental Protection Agency (EPA) Envirofacts Online Search – No records were identified for the address of 411 E. Landry St.

3.3.2 State

- Louisiana Department of Environmental Quality – No records were identified for the address of 411 E. Landry St.

3.3.3 Additional Environmental Records

No additional environmental records were obtained.

4. SITE RECONNAISSANCE AND INTERVIEWS

4.1 SITE VISIT

Site Assessor	Daniel Tighe
Date of Reconnaissance	11 September 2019
Methodology Used	Visual inspection/walk-through of the subject property and adjacent properties from publicly accessible areas.
Limiting Conditions	None

4.2 INTERVIEW RECORDS

Name	Purvis Morrison
Employer	City of Opelousas, LA
Position	City Manager
Time with Company	8 Months
Time at this Facility	Not Applicable
Date & Method of Interview	Questions regarding subject property were answered during an in-person interview on-site on 11 September 2019.

4.3 WASTE GENERATION, PERMITTING, AND UTILITIES

Water Supply	City of Opelousas
Electricity	Cleco Power
Natural Gas	Centerpoint Energy
Wastewater	No industrial wastewater is currently or was generated at the facility.
Stormwater	Stormwater drains via sheet flow along S. Walnut St. to the south to a storm drain at the intersection of S. Walnut St. and E. Landry St. From the subject property, the sheet flow is to the west toward S. Walnut St.
Air	No sources of air emissions.
Cooling Towers	No cooling towers are present on property.
Solid Wastes	Solid wastes are not currently being generated. In past operations, solid waste was disposed into on-site dumpster.
Hazardous Wastes	No hazardous waste is currently generated on-site.
Waste Disposal Areas	No waste dumpsters were observed during the site visit.

4.4 HAZARDOUS/DANGEROUS MATERIALS

Products and Chemicals Used / Managed / Stored	No products or chemicals are currently being stored on the subject property.
Products and Chemicals Storage Location	No products or chemicals are currently being stored on the subject property.
Storage Tanks	No USTs or ASTs were observed or mentioned.
Chlorinated Solvents Used	No chlorinated solvents are known to be currently used on-site.

4.5 ADDITIONAL OBSERVATIONS AND INFORMATION

PCB-Containing Equipment	Four pole-mounted transformers are on the west side of the property. Stickers indicating no polychlorinated biphenyl (PCB) content were observed on the transformers. The transformers are presumed to be owned by Cleco Power.
Radon	No known testing has been performed at subject property. An EPA map of radon zones indicates St. Landry Parish, Louisiana, is considered a Zone 3 area. Average radon levels for Zone 3 are less than (<) 2 picocuries per liter (pCi/L) (EDR, 2019a). Air sampling was not performed at the subject property to evaluate actual radon levels.
Asbestos-Containing Materials (ACM)	Based on the assumed construction period, ACM would be expected.
Lead-Based Paint (LBP)	Based on the assumed construction period, LBP would be expected.
Lead and Drinking Water	The property is located within the boundary of the City of Opelousas and obtains drinking water from the City of Opelousas. There has been no known on-site testing for lead in drinking water.
Fluorescent Lights	Fluorescent bulbs are being utilized throughout the subject property.
Sumps, Oil/Water Separators	Several sumps were observed in the former play area/former swimming pool area. The sumps appeared to be used for drainage as the lower area collects rain water. No oil/water separators were observed during the site visit.
Monitoring Wells, Vent Pipes, Manhole Covers, etc.	No monitoring wells, vent pipes, or manhole covers were observed.
Staining	None observed during site reconnaissance.

Stressed Vegetation	None observed during site reconnaissance. The subject property is almost completely covered with concrete.
Ponds, Pits, Lagoons, and Debris Piles	None observed during site reconnaissance.
Water Staining or Mold Within Building	Extensive mold observed throughout the building. The basement has 6-12 inches of standing water.
Indoor Air Quality Issues (complaints and/or testing)	No issues were observed or reported during site reconnaissance. No testing was conducted.
Odors	No strong, pungent, or noxious odors were detected during the property visit.
Pools of Liquid	Standing water was observed in the basement mechanical room and the former Children's Center.
Unidentified Substance Containers	None observed during site reconnaissance.

5. EXCEPTIONS, DELETIONS, AND DATA GAPS

This Phase I ESA has been performed in general conformance with the scope and limitations of *ASTM E1527-13* for the property located in Opelousas, Louisiana. Exceptions to, deletions from, or data gaps include the following:

- The property has been developed since at least early 1900s. No interviews were conducted with persons knowledgeable about the subject property prior to the development of the property as a hotel.

These exceptions did not have a material impact on the findings and conclusions of the ESA.

6. FINDINGS, OPINIONS, AND CONCLUSIONS

This Phase I ESA was performed in accordance with the scope and limitations of *ASTM Practice E1527-13* of the New Life Center property located at 411 E. Landry St. in Opelousas, Louisiana. Any exceptions to, or deletions from, this practice are described in Section 5 of this report.

6.1 FINDINGS AND OPINIONS

- The subject property is located in an area developed with mixed residential and commercial properties in Opelousas, Louisiana.
- The subject property was identified on the Environmental Data Resources (EDR) Historical Automobile (HIST Auto) Service environmental database. L&L Auto Service is identified at 411 E. Landry St. between 2006 and 2012 (EDR, 2019a). Based on interviews with persons knowledgeable about the property and a review of historical records, there is no indication that an auto service center ever operated on the subject property. The database records appear to be erroneous and the actual address of L&L Auto Service is 411 West Landry Street, approximately 0.5 mile west of the subject property. (See Appendix I)
- The site visit conducted on 11 September 2019 revealed the potential presence of asbestos containing material (ACM) in the thermal system insulation inside the mechanical areas of the building. In addition, the age of the building may indicate the possibility of both ACM and lead-based paint (LBP) on the inside of the building. The potential presence of ACM or LBP is not considered a Recognized Environmental Condition (REC); however, the potential presence of ACM and LBP is considered a *Business Environmental Risk*.
- Extensive amounts of visible mold was observed throughout the building. The presence of mold is not considered a REC.
- An undertaker is identified on the 1907 Sanborn map. From limited online research, undertaking operations used arsenic and formaldehyde as embalming fluids in the early 1900s. Based on a possible release of embalming chemicals or wastes on the subject property, this would normally be identified as a REC; however, due to the age of the listing, it was not possible to confirm the undertaker actually operated in this location. There is not enough information to consider this a REC.
- Three sites (listed below) were identified at less than 500 ft from the subject property. The printing and auto repair/body shop sites reportedly used chlorinated solvents. Although one of the sites is listed as topographically downgradient of the subject property, site specific groundwater flow information was not available in the documents reviewed. Based on the potential release from the use of chlorinated solvents and the potential for vapor migration, these sites are considered a REC.

- D&P Auto Repair, formerly at 128 S. Union Street.
- Bordelon Motors Body Shop, formerly at 228 S. Union Street.
- Bodemuller, The Printer, 123 S. Main Street.

6.2 CONCLUSIONS

This assessment has revealed no evidence of RECs in connection with the subject property, except for the following:

- Three sites (listed below) were identified at less than 500 ft from the subject property. The printing and auto repair/body shop sites reportedly used chlorinated solvents and are considered RECs:
 - D&P Auto Repair, formerly at 128 S. Union Street.
 - Bordelon Motors Body Shop, formerly at 228 S. Union Street.
 - Bodemuller, The Printer, 123 S. Main Street.

Noted:

- The undertaker (as labeled on the 1907 Sanborn Map, Appendix F) operations identified on the property had the potential use of arsenic, formaldehyde, and other chemicals; however, there is not enough information to identify this as a REC.

Business Environmental Risk:

- The potential presence of ACM, LBP, and the visible presence of mold is not considered a REC; however, these would be considered a *Business Environmental Risk*.

7. REFERENCES

ASTM (American Society for Testing and Materials). 2013. E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, Pennsylvania.

EDR (Environmental Data Resources, Inc.). 2019a. *The EDR Radius Map™ Report with GeoCheck®*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019b. *The EDR Aerial Photo Decade Package*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019c. *EDR Historical Topographic Map Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019d. *The EDR-City Directory Image Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019e. *Certified Sanborn® Map Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019f. *The EDR Environmental LienSearch™ Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 13 September 2019. Shelton, CT.

EDR. 2019g. *The EDR Property Tax Map Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

EDR. 2019h. *EDR Building Permit Report*. New Life Center, 411 E. Landry St., Opelousas, LA, 09 September 2019. Shelton, CT.

Onsite interview with Purvis Morrison, Opelousas City Manager, 11 September 2019.

8. QUALIFICATIONS

Qualified professional staff trained in performing the scope of work required for this Phase I ESA were utilized. This team included a senior technical reviewer, project leader, and technical support team. Their roles are described in more detail as follows:

- Senior Technical Reviewer and Environmental Professional – Mike Grover, P.G. is a Senior Project Manager in the Frisco, Texas, office and has provided environmental consulting services for more than 29 years including more than 22 years in Texas. Mr. Grover’s responsibilities include management of environmental projects including Phase I ESAs. Mr. Grover conducted the senior review of the report and acted as the signing Environmental Professional for the project.
- Technical Manager and Environmental Professional – Pamela Marshall has more than 20 years of experience performing environmental consulting on projects, with most of that experience on Phase I and II ESAs. As a technical manager, Ms. Marshall is responsible for implementing the technical work for any ESAs and utilizing other staff, as required, to assist her in completing the work on schedule. Ms. Marshall’s responsibilities on this project included project coordination and technical review of the report.
- Technical Support Team – C. Daniel Tighe, PMP, is a Senior Project Leader with eight years of experience in environmental consulting and more than 30 years in project management. Mr. Tighe’s responsibilities have included site assessment, research, and report writing for more than 50 Phase I ESAs. His responsibilities on this project included site assessment and report preparation.