

Exhibit CC. Magnolia Ridge Logistics Park Phase I Environmental Site Assessment



Magnolia Ridge Logistics Park Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT



MAGNOLIA RIDGE LOGISTICS PARK

INDUSTRIPLEX AVENUE
GONZALES, LOUISIANA 70737

ECS PROJECT NO. 491:1548

FOR: BATON ROUGE AREA CHAMBER

AUGUST 25, 2025





August 25, 2025

Mr. Russell Richardson
Baton Rouge Area Chamber
564 Laurel Street
Baton Rouge, Louisiana 70801

ECS Project No. 491:1548

Reference: Phase I Environmental Site Assessment Report, Magnolia Ridge Logistics Park, Industriplex Avenue, Gonzales, Ascension Parish, Louisiana 70737

Dear Ms. Lepine:

ECS Southeast, LLC (ECS) is pleased to provide Baton Rouge Area Chamber with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 491:1884P authorized on August 18, 2025 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

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

Sincerely,

ECS Southeast, LLC

Bill Penick
Environmental Senior Project Manager
bpenick@ecslimited.com
225-224-2583

Lori Parker, CEM, CPESC
Environmental Principal
lparker@ecslimited.com
615-885-4983

Report Summary

Magnolia Ridge Logistics Park
 Industriplex Avenue
 Gonzales, Louisiana 70737

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
3.0	User Provided Information	✓					
4.1	Federal ASTM Databases	✓					
4.2	State ASTM Databases	✓					
4.3	Additional Environmental Record Sources	✓					
5.0	Historical Use Information	✓					



Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>6.0</u>	Site and Area Reconnaissance						<p>Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell Pipeline and Enlink. The pipelines are not considered to be a REC in connection with the subject property; however, they are considered to be a BER in connection with the subject property.</p> <p>✓ A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations. The water well is considered to be a BER in connection with the subject property.</p>
<u>7.0</u>	Additional Services	✓					
<u>8.0</u>	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Bill Penick
Environmental Senior Project Manager
August 25, 2025



Lori Parker, CEM, CPESC
Environmental Principal
August 25, 2025

TABLE OF CONTENTS		PAGE
EXECUTIVE SUMMARY		1
1.0	INTRODUCTION	5
1.1	Purpose and Reason for Performing Phase I ESA	5
1.2	Scope of Services	5
1.3	Definitions	6
1.4	Limitations	7
1.5	Data Gaps	8
1.6	Limiting Conditions/Deviations	8
2.0	SUBJECT PROPERTY DESCRIPTION	9
2.1	Subject Property Location and Legal Description	9
2.2	Physical Setting and Hydrogeology	9
2.3	Current Use and Description of the Site	10
3.0	USER PROVIDED INFORMATION	11
3.1	Title Information	11
3.2	Environmental Liens or Activity and Use Limitations	11
3.3	Specialized Knowledge	11
3.4	Commonly Known or Reasonably Ascertainable Information	11
3.5	Valuation Reduction for Environmental Issues	11
3.6	Owner, Property Manager, and Occupant Information	11
3.7	Degree of Obviousness	11
4.0	RECORDS REVIEW	12
4.1	Federal ASTM Databases	14
4.1.1	Federal RCRIS - Generators	14
4.2	State ASTM Databases	14
4.2.1	State Hazardous Waste Sites (SHWS) Inventory	14
4.3	Additional Environmental Record Sources	15
4.3.1	Additional Non-ASTM Federal Databases	15
4.3.1.1	PFAS Enforcement and Compliance History Online (ECHO)	15
4.3.2	Additional Non-ASTM State Databases	15
4.3.2.1	Manifest Information (MANIFEST)	15
4.3.2.2	Solid Waste Recycling (SWRCY) Facilities	16



4.3.2.3 Remediation Services Database (REM) 16

4.3.3 Other Proprietary Databases 17

4.3.4 Unmapped (Orphan) Facilities and Sites 17

4.4 Regulatory Review Summary 17

5.0 HISTORICAL USE INFORMATION 18

5.1 Aerial Photograph Review 19

5.2 Sanborn Fire Insurance Map Review 22

5.3 Historical USGS Topographic Maps 22

5.4 City Directory Review 27

5.5 Property Tax Files 30

5.6 Recorded Land Title Records 31

5.7 Building Department Records 31

5.8 Zoning/Land Use Records 31

5.9 Previous Reports 31

5.10 Other Historical Sources 31

5.10.1 State Environmental Agency 31

5.10.2 Local Fire Department 32

5.11 Historical Use Summary 32

6.0 SITE AND AREA RECONNAISSANCE 33

6.1 Methodology 33

6.2 On-Site Features 33

6.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic
Conditions 33

6.2.2 Past Site Uses 33

6.2.3 Current Uses 33

6.3 Adjoining and Nearby Properties 36

6.4 Site and Area Reconnaissance Summary 36

7.0 ADDITIONAL SERVICES 37

8.0 INTERVIEWS 38

9.0 FINDINGS AND CONCLUSIONS 39

9.1 Findings and Opinions 39

9.2 Significant Data Gaps 39

9.3 De Minimis Conditions 39

9.4 Conclusions 39



9.5	Recommendations	40
10.0	REFERENCES	41



TABLE OF APPENDICES

Appendix I: Figures

Appendix II: Interviews, Correspondence and User Questionnaire

Appendix III: Regulatory Records Documentation

Appendix IV: Historical Research Documentation

Appendix V: Site Photographs

Appendix VI: Additional Documents

Appendix VII: Statement of Qualifications

Appendix VIII: Acronyms

EXECUTIVE SUMMARY

ECS Southeast, LLC (ECS) was contracted by Baton Rouge Area Chamber to perform an ASTM International (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Magnolia Ridge Logistics Park property (i.e., subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

Subject Property Location Information

Subject Property/Project Name	Magnolia Ridge Logistics Park
Address	Industriplex Avenue, Gonzales, Ascension Parish, Louisiana 70737
Parcel Number	20046526
Site Area	178.05 acres
Current Development & Use	The subject property consists of approximately 178.05 acres of land under-construction with roads, building pads, and detention ponds.

<p>Historical Use</p>	<p>The subject property appeared to be submerged marsh land in at least 1892. From at least 1935 to 1939, the subject property appears to be partially, wooded land with an unimproved road, residential structures, and a bayou on the northwest section. In at least 1953, the subject property appears to be partially, wooded land with an unimproved road, a pipeline traversing through the southern section, and a bayou on the northwest section. From 1954 to 1965, the subject property appears to be partially, wooded land with an unimproved road, residential structures, a pipeline traversing through the southern section, and a bayou on the northwest section. From at least 1971 to 1998, the subject property appears to be agricultural land with unimproved roads traversing through the site, agricultural buildings, a bayou traversing through the site, and a pipeline traversing through the southern section. From at least 2004 to 2016, the subject property appears to be agricultural land with unimproved roads and a transmission line traversing through the site, an agricultural building, and a bayou traversing through the site. From 2017 to 2025, the subject property appears to be agricultural land with unimproved roads and a transmission line traversing through the site, an agricultural building, and a bayou traversing through the site and ponds on the northwest section. The subject property is currently under-construction for the Magnolia Ridge Logistics Business Park and the barn on the central section has been demolished.</p>
<p>Adjacent Area Uses</p>	<p>North: Agricultural land followed by a creek then agricultural land</p> <p>East: Agricultural land and residential development</p> <p>South: Wooded land and commercial development with CED and Gas and Supply company and Industriplex Avenue</p> <p>West: Partially, wooded land followed by Highway Transportation Rouge and Precision Weld Testing and Training</p>

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Magnolia Ridge Logistics Park property located at Industriplex Avenue in Gonzales, Ascension Parish, Louisiana, the subject property. Any exceptions to, or deletions



from, this practice are described in Section 1.6 of this report. This assessment did not reveal evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Recognized Environmental Condition (REC)	ECS did not identify evidence of RECs in connection with the subject property.
Controlled Recognized Environmental Conditions (CREC)	ECS did not identify evidence of CRECs in connection with the subject property.
Historical Recognized Environmental Conditions (HREC)	ECS did not identify evidence of HRECs in connection with the subject property.
Significant Data Gaps	ECS did not identify significant data gaps during the preparation of this Phase I ESA.
Business Environmental Risk (BER)	<p>ECS identified evidence of BERs in connection with the subject property.</p> <ul style="list-style-type: none"> • Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell Pipeline and Enlink. The pipelines are not considered to be a REC in connection with the subject property; however, they are considered to be a BER in connection with the subject property. • A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations. The water well is considered to be a BER in connection with the subject property.

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	August 25, 2025
Date of Interview with Past and Present Owners and Occupants	August 22, 2025
Date of Recorded Environmental Cleanup Lien/AUL Search	Not obtained or provided
Date of Government Record Review Report	August 19, 2025
Date of Visual Inspection of Subject and Adjoining Properties	August 22, 2025
Earliest Date of Interviews, Record Reviews, and Inspections	August 19, 2025
Report Viability Date	February 15, 2026

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was not contracted to obtain an *environmental liens* or *activity use limitations* report, nor have we been provided with transaction related title insurance documentation to identify *environmental liens* or *activity use limitations*. Therefore, ECS presumes that a review of *environmental liens* or *activity use limitations* will be conducted by the User independently of this Phase I ESA as required for the User to qualify for innocent landowner, contiguous property owner, or bona fide prospective purchaser liability defenses under CERCLA and 40 C.F.R. 312.20/312.25. It is important to note that a review of land title records and judicial records for *environmental liens* and *activity use limitations* is not part of a standard scope of an ASTM E1527 Phase I ESA and the validity of this Phase I ESA is not dependent upon receipt of land title records for *environmental liens* and *activity use limitations*.

1.0 INTRODUCTION

ECS was contracted by Baton Rouge Area Chamber to perform an ASTM E1527-21, Phase I ESA of the Magnolia Ridge Logistics Park property located along Industriplex Avenue in Gonzales, Ascension Parish, Louisiana (i.e., subject property). A Site Location Map is provided in [Appendix I](#).

1.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- identify the presence or likely presence of hazardous substances and/or petroleum in, on, or at the subject property due to a release (defined by 42 United States Code (USC) 9601.22) and/or likely release; or under conditions that pose a material threat of a future release in accordance with ASTM E1527-21. (Note: presence or likely presence of hazardous substances or petroleum in, on, or at the subject property may originate from onsite or offsite sources);
- conduct all appropriate inquiries as defined by ASTM E1527-21 and 40 Code of Federal Regulations (CFR) Part 312; and,
- provide a professional opinion regarding recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs), as defined by ASTM E1527-21, in, on, or at the subject property.

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

This ESA was requested by Baton Rouge Area Chamber in anticipation of a pending real estate transaction. Therefore, ECS understands that the purpose of the ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property as required for CERCLA limited liability defenses in accordance with 40 CFR Part 312, and/or provide information for financial/business decisions related to the subject property.

1.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual who qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Baton Rouge Area Chamber to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Magnolia Ridge Logistics Park property located along Industriplex Avenue in Gonzales, Ascension Parish, Louisiana. ECS was not contracted to conduct additional services beyond the scope of a base ASTM E1527-21 Phase I ESA as part of this assessment.



1.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 7.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

ASTM E1527-21 indicates that findings are "...those features, activities, uses, and conditions that, in the judgment of the environmental professional, may indicate the presence or likely presence of hazardous substances or petroleum products at the subject property. Some findings, but not necessarily all findings, may be indicative of the presence of recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or *de minimis* conditions. All parts of the assessment work in concert, and all information identified during the assessment should be evaluated in an aggregated manner." Findings identified through this assessment are presented in [Section 9.1](#).

ASTM E1527-21 indicates that a hazardous substance is defined as "a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts: '(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).'"

1.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. Non-scope considerations or additional conditions such as asbestos, radon, wetlands, or suspected microbial growth were not assessed unless otherwise described in Section 7.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

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

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

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

1.5 Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Use of the subject property was generally documented back to 1892. Historical use of the subject property prior to 1892 could not be discerned based on reasonably ascertainable records reviewed. The ASTM E1527-21 standard requires review of reasonably ascertainable historical resources to develop a history of previous uses of the subject property, adjoining properties, and surrounding area from 1940 or first developed use, at intervals not to exceed five years. Review of reasonably ascertainable historical sources for this assessment has identified gaps in the historical record that exceeded five years during which the use of the subject property could not be discerned, which is considered a data failure per ASTM E1527-21. However, based on the property being marsh land and agricultural land, this data failure would not be expected to alter the findings of this ESA, and is not considered to be a significant data gap.

Other significant data gaps that would be expected to limit ECS's ability to identify RECs or render a professional opinion concerning the subject property were not identified during this assessment.

1.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints.

Conditions that limited our ability to observe the subject property and/or identify RECs in, on, or at the subject property were not encountered while conducting this Phase I ESA.

The scope of this assessment was not intended to deviate from the ASTM E1527-21 Standard Practice unless otherwise noted within this report.

2.0 SUBJECT PROPERTY DESCRIPTION

A general description of the Subject Property is provided in the following Section. A Street Map is provided as **Figure 1**, an USGS Topographic Map is provided as **Figure 2**, and a Site Area Map is provided as **Figure 3** in [Appendix I](#).

2.1 Subject Property Location and Legal Description

Property/Project Name	Magnolia Ridge Logistics Park
Property Address	Industriplex Avenue
Property City, State	Gonzales, Louisiana
Property County	Ascension Parish
Number of Parcels	One (1)
Property ID Number	20046526
Property Size	178.05 Acres
Property Owner of Record	Magnolia Ridge Logistics Investment LLC
Property Legal Description	186.10 AC SEC 26,34,35 & 36-9-2, TRACT Y-8-A-1-A

2.2 Physical Setting and Hydrogeology

United States Geological Survey (USGS) Topographic Map	
Quad Designation	Gonzales, Louisiana
Date	2020
Physical Settings	
Geologic Province	Gulf Coast Basin
Average Subject Property Elevation (in feet or meters)	Ranging from approximately 13 feet to 17 feet above mean sea level (MSL)
General Sloping Direction	East, northeast
Bodies of Water	A drainage canal traverses through the western section of the subject property
Presumed Direction of Groundwater Flow	East, northeast
Presumed Hydrogeological Up-gradient Direction	West, southwest

General Directions of Surface Flow	East, northeast
---	-----------------

Regional groundwater flow in the immediate vicinity of the subject property is presumed to be generally to the east, northeast. Variances in hydrogeology and lithology may affect site-specific groundwater flow directions. Additionally, potential area influences such as microtopography, tidal changes, high capacity wells, nearby dewatering activities, karst conditions, below grade fill material, impermeable soils may impact site-specific groundwater flow directions. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

2.3 Current Use and Description of the Site

The subject property consists of an approximately 178.05-acre parcel that is currently land under-construction with roads, building pads, and detention ponds. The subject property is located in an area that can generally be described as residential and commercial.

3.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for recognized environmental conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Mr. Russell Richardson, representing Baton Rouge Area Chamber (User of the report). Section 3.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

3.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

3.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA.

3.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that they were not aware of commonly known environmental concerns related to the subject property.

3.5 Valuation Reduction for Environmental Issues

The User indicated that the subject property is not being purchased.

3.6 Owner, Property Manager, and Occupant Information

The owner is Magnolia Ridge Logistics Investment, LLC and the owners contact is Mr. Joe Toma and his email is joe.toma@ratcliffdevelopment.com and his telephone number is 225-439-4620. The property manager is Mr. Brad Downs and his telephone number is 225-279-1082.

3.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators of a presence or likely presence of contamination at the subject property.

4.0 RECORDS REVIEW

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

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal SEMS/ CERCLIS	0.5	No	0
Federal SEMS Archive/CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Property and Adjoining Properties	No	3 - RCRA-SQG 2 - RCRA-VSQG 2 - RCRA NonGen/ NLR
Federal IC/EC	Subject Property Only	No	N/A
Federal ERNS	Subject Property Only	No	N/A

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (Superfund Equivalent)	1.0	No	0
State and Tribal Hazardous Waste Facilities	0.5	No	1 - SHWS
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	0
State and Tribal Registered UST and AST	Subject Property and Adjoining Properties	No	0
State and Tribal IC/EC	Subject Property Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

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

The regulatory database search was performed by Environmental Data Resources, Inc. (EDR), and their report is dated August 19, 2025. ECS did not modify the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR. Additional information pertaining to database listings is provided within the EDR report in [Appendix III](#).



4.1 Federal ASTM Databases

4.1.1 Federal RCRIS - Generators

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

The subject property did not appear on the RCRA database.

No off-site properties within the minimum search distance of inquiry (adjoining properties) were reported by EDR as being on the Federal RCRIS Generators database. The database report identified five (5) listings on the RCRA Generators database within 0.25 miles of the subject property. Two (2) additional off-site properties within 0.25 miles of the subject property were reported as being on the RCRA Non-Generator (Non-Gen)/No Longer Regulated (NLR) database, which lists facilities that do not currently generate hazardous wastes but were previously tracked as generators. One of the listings is discussed below:

LA Industrial Box Maintenance, 10102 Industriplex Avenue. This listing is located approximately 335 feet to the south of the subject property. This property is situated in a presumed cross-gradient hydrogeological position relative to the subject property. The facility is listed as a RCRA-SQG from 2002 to 2014. The types of hazardous waste that are generated are D001-ignitable waste, D002-corrosive waste, D003-reactive waste, D004-arsenic, D005-barium, D006-cadmium, D007-chromium, D008-lead, D009-mercury, D010-selenium, D011-silver, D012-endrin, D013-lindane, D014-methoxychlor, and several others. The NAICS code is 81131 with a description of commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance. No violations were reported against the facility. Based on our review of reasonably ascertainable information, the distance in relation to the subject property, the groundwater flow towards the east, and the lack of violations, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining listings reported by EDR on the RCRA Generators database. These other off-site listings are located approximately 740 feet to 1,250 feet from the subject property. Based on the distance from the subject property and/or relative topographic position, the remaining off-site listings were not considered as findings in this assessment.

4.2 State ASTM Databases

4.2.1 State Hazardous Waste Sites (SHWS) Inventory

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

The subject property did not appear on the SHWS database.

The database report identified one listing on the SHWS database within the designated search radius.

ECS has reviewed the remaining listings reported by EDR on the SHWS database. The off-site listing is located approximately 4,660 feet from the subject property. Based on the distance from the subject property and/or relative topographic position, the off-site listing was not considered as a finding in this assessment.

4.3 Additional Environmental Record Sources

4.3.1 Additional Non-ASTM Federal Databases

4.3.1.1 PFAS Enforcement and Compliance History Online (ECHO)

Per- and polyfluoroalkyl substances (PFAS) have been manufactured and used in a variety of industries since the 1940s and can be found in materials such as food packaging, fire-fighting foams, water-repellent coatings, non-stick products, and various paints and cleaning products. In April 2024, the EPA issued a national drinking water standard for PFAS and officially classified PFAS as hazardous substances under CERCLA. The EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or a release of PFAS.

The subject property did not appear on the Federal PFAS ECHO database.

The database report identified one (1) listing on the Federal PFAS ECHO database within the search radius utilized for this database.

ECS has reviewed the listing reported by EDR on the Federal PFAS ECHO database. The off-site listing is located approximately 1,250 feet from the subject property. Based on the distance from the subject property and/or relative topographic position, the off-site listing was not considered as a finding in this assessment.

4.3.2 Additional Non-ASTM State Databases

4.3.2.1 Manifest Information (MANIFEST)

The Manifest database contains information pertaining to hazardous waste manifest listings.

The subject property did not appear on the E MANIFEST database.

The database report identified 11 listings on the E MANIFEST database within the search radius utilized for this database.

ECS has reviewed the listings reported by EDR on the E MANIFEST database. These off-site listings are located approximately 795 feet to 1,250 feet from the subject property. Based on the distance from the subject property and/or relative topographic position, the off-site listings were not considered as findings in this assessment.

4.3.2.2 Solid Waste Recycling (SWRCY) Facilities

The Solid Waste Recycling Facilities database identifies sites considered to be recycling centers.

The subject property did not appear on the State SWRCY database.

The database report identified two (2) listings on the State SWRCY database within the search radius utilized for this database.

ECS has reviewed the listings reported by EDR on the State SWRCY database. These off-site listings are located approximately 740 feet to 895 feet from the subject property. Based on the distance from the subject property and/or relative topographic position, the off-site listings were not considered as findings in this assessment.

4.3.2.3 Remediation Services Database (REM)

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

The subject property did not appear on the REM database.

The database report identified one (1) listing on the State SWRCY database within the search radius utilized for this database. The listing is discussed below:

LA Industrial, 10102 Industriplex Avenue. This listing is located approximately 335 feet to the south of the subject property. This property is situated in a presumed cross-gradient hydrogeological position relative to the subject property. The listing was listed on the REM database. Southern Environmental Management and Specialties (SEMS) performed a Limited Environmental Investigation on the site dated February 15, 2013. The investigation was performed to determine if the former tenant contaminated the soil and/or groundwater. The former tenant was the Louisiana Industrial Box Maintenance facility. SEMS installed four soil borings in the area of where the facility cleaned out roll-off boxes and then converted them to temporary groundwater wells. The soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals, RCRA herbicides, and polychlorinated biphenyls (PCBs). The laboratory results had detections of cadmium in soil above the Louisiana Department of Environmental Quality-Risk Evaluation and Corrective Action Program (LDEQ-RECAP) Screening Standards for non-industrial, however below the industrial and soils protective of groundwater Screening Standards. No other constituents in soil were reported above the RECAP Screening Standards. In groundwater, detections of arsenic and vanadium were reported above the

LDEQ-RECAP Screening Standards from temporary well TW-4. The groundwater is classified as Groundwater 3 non-drinking water. SEMS compared the detections using the RECAP Management Option 1 (MO-1) and both detections were below the MO-1 Screening Standards. On April 18, 2013, SEMS performed an additional site assessment to investigate the staining on soil at the site. SEMS collected eight soil samples and had them analyzed for VOCs, SVOCs, RCRA metals, RCRA pesticides, RCRA herbicides, PCBs, oil and grease, total petroleum hydrocarbons-diesel range organics (TPH-DRO), and TPH-oil range organics (ORO). The laboratory results were reported below the LDEQ-RECAP Screening Standards for VOCs, SVOCs, TPH-DRO, TPH-ORO, RCRA metals, RCRA pesticides, and RCRA herbicides. Oil and Grease were detected in soil borings SB-5 and SB-6 at 535 milligrams per kilogram (mg/kg) and 1,020 mg/kg. There are no established screening standards for oil and grease. However, the samples were further analyzed for TPH-DRO and TPH-ORO and the concentrations were reported below the LDEQ-RECAP Screening Standards. The facility was closed in 2013. The LDEQ reviewed the data and issued a No Further Interest (NFI) letter dated October 29, 2014. Based on our review of reasonably ascertainable information, the distance in relation to the subject property, the groundwater flow towards the east, and the NFI letter from the LDEQ, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

4.3.3 Other Proprietary Databases

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

4.3.4 Unmapped (Orphan) Facilities and Sites

Unmapped (orphan) properties are those that cannot be geocoded because location information in a regulatory database is not a conventional address or the database has insufficient location information. The EDR database report identified two (2) properties on the Orphan Summary List. Based on reasonably ascertainable location information, the listed orphan sites are likely too distant to indicate a likely presence of hazardous substances and/or petroleum products in, on, or at the subject property due to a release. Therefore, the listed orphan sites were not considered as findings for this assessment.

4.4 Regulatory Review Summary

A regulatory database search report was provided by Environmental Data Resources, Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property.

Subject Property: The subject property was not listed in ASTM standard environmental databases.

Offsite Listings: Offsite listings that may be indicative of a presence or likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release were not identified.

5.0 HISTORICAL USE INFORMATION

Historical Source Availability

Years	Aerial Photos	Fire Insurance Maps	USGS Topographic Maps	City Directories	Other Source	Comment
Pre-1940			1892, 1935 and 1939			
1940-1944						
1945-1949						
1950-1954	1952		1953 and 1954			
1955-1959						
1960-1964	1961		1961			
1965-1969			1965			
1970-1974	1971 and 1973					
1975-1979						
1980-1984	1983		1980			
1985-1989						
1990-1994			1991 and 1992	1992		
1995-1999	1998		1998 and 1999	1995		
2000-2004	2004			2000		
2005-2009	2005, 2006, 2007, and 2009			2005		
2010-2014	2010, 2011, 2013, and 2014		2012	2010 and 2014		

Years	Aerial Photos	Fire Insurance Maps	USGS Topographic Maps	City Directories	Other Source	Comment
2015-2019	2015, 2016, 2017 and 2019		2015 and 2018	2017		
2020-2024	2020, 2021, and 2023		2020	2022		
2025	2025					

Copies of historical reports provided by EDR are included in [Appendix IV](#).

5.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The aerial photographs were obtained from Environmental Data Resources, Inc. (EDR). Aerial photographs dated prior to 1952 were not reasonably ascertainable for review. The ECS review is dependent on the quality and scale of the photographs.

The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1952	Wooded land and a pipeline ROW in the eastern portion, and agricultural land with scattered wooded areas in the west. Primitive roads are depicted throughout.	<p>North - Adjacent properties depict undeveloped wooded land, scattered patches of developed agricultural land, and a pipeline ROW.</p> <p>East - Adjacent properties depict developed agricultural land, undeveloped wooded land, W. Robert Wilson Road, structures, and Smith Bayou. LA 1066 is depicted heading east from the northern terminus of W. Robert Wilson Road.</p> <p>South - Adjacent properties depict developed agricultural land, undeveloped wooded land, roads, structures, a pipeline ROW, and Smith Bayou.</p> <p>West - Adjacent properties depict undeveloped wooded land.</p>	No
1961	Much of the property is depicted as developed agricultural land, with scattered patches of undeveloped wooded land. An irrigation ditch is depicted in the western portion. A primitive road bisects the subject property from the east then to the northwest exiting the western boundary. Several structures are depicted in the western, and northwestern portion of the subject property.	<p>North - Similar to 1952 with more land cleared for agriculture. An irrigation ditch connected to the subject property is depicted.</p> <p>East - Most of the land has been cleared for agriculture and a few residential structures.</p> <p>South - Similar to 1952.</p> <p>West - Similar to 1952 while a powerline ROW is depicted along the western boundary.</p>	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1971	All land has been developed for agriculture except for one small area along the western-central boundary and the western corner. A barn is depicted on the central portion, and another in the western portion.	North and West - All adjacent properties have been developed for agriculture. East - Similar to 1961. South - Similar to 1962. However, one commercial property is depicted near the southwest corner of the subject property, and LA Highway 30 is depicted to the south.	No
1973	Similar to 1971. Structure in the western portion appears to have been removed. The barn was demolished in 2025.	North, East, and West - Similar to 1971. South - Similar to 1971, with four ponds depicted on property to the south.	No
1983		North, East, and West - Similar to 1973. South - Similar to 1973 with three ponds instead of four, more structures depicted, and a commercial development along LA Highway 30.	No
1998, 2004, 2005, and 2006		North and West - Similar to 1983. East - Similar to 1983 with more residential structures along W. Robert Wilson Road and LA 1066. South - Similar to 1983 with with more residential structures to the southeast, and commercial developments along LA Highway 30.	No



Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
2007, 2009, 2010, 2011, 2013, 2014, 2015, 2016, 2017, 2019, 2020, 2021, 2023, and 2025		North, East, and West - No significant changes observed. South - Commercial properties are depicted adjacent to the southern boundary to LA Highway 30. Some undeveloped wooded areas are depicted, as are residential properties. Some of the wooded land to the southwest has been cleared for industrial properties.	No

5.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical Sanborn™ Fire Insurance Maps (Sanborns) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records.

5.3 Historical USGS Topographic Maps

Topographic maps are produced by the USGS for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The topographic maps were obtained from EDR. USGS topographic maps covering years produced in or after 2009 do not include a structural layer and, therefore, do not depict structures other than roadways and certain landmarks. Topographic maps dated prior to 1892 were not reasonably ascertainable for review.

The following is a description of relevant information from the topographic maps:



Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1892	Subject property is depicted as undeveloped marshland.	North, East, South, and West - Adjacent properties are depicted as undeveloped marshland.	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1935	Subject property is depicted as undeveloped wooded land and developed agricultural land in a rural setting. A structure is depicted along an unimproved road in the western portion of the property.	<p>North - adjacent properties depict undeveloped wooded land and developed agricultural land in a rural setting. A structure is depicted near the northeastern corner of the subject property.</p> <p>East - Adjacent properties depict developed agricultural land, two structures along unimproved roads (W. Robert Wilson Road, and LA 1066), and undeveloped forested land in a rural setting.</p> <p>South - adjacent properties depict undeveloped wooded land and developed agricultural land in a rural setting. Two structures are depicted along an unimproved road to the southeast of the subject property. A structure is depicted near the eastern corner of the subject property. A utility ROW is depicted along the southern boundary of the subject property.</p> <p>West - Adjacent property is depicted as undeveloped forested land in a rural setting. Two structures are depicted along an unimproved road near the western boundary of the subject property. A linear surface water feature is depicted near the western corner of the subject property.</p>	No



Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1939	Similar to 1935 with a second structure near the 1935 structure.	<p>North - Similar to 1935 with a second structure next to the 1935 structure. Some of the wooded land has been converted to cleared land.</p> <p>East - Adjacent property depicts structures along an unimproved road, developed land, forested land, and Smith Bayou.</p> <p>South - Adjacent properties depict forested land, and developed land with structures along unimproved roads.</p> <p>West - Adjacent property depicts forested land, and structures along unimproved roads.</p>	No
1953 and 1954	Subject property depicts wooded land, agricultural land and wetlands. An unnamed tributary to Smith Bayou is depicted in the southeast corner. One structure is depicted in the western portion of the subject property. A pipeline ROW is depicted in the eastern portion. Topographic relief trends to the northeast.	<p>North - Adjacent property depicts developed land, forested land, wetlands, and a pipeline ROW. Topographic relief trends to the east.</p> <p>East - Adjacent property depicts developed land, a tributary of Smith Bayou, and structures along a paved road. Topographic relief trends to the east.</p> <p>South - Similar to 1939 with an unnamed tributary to Smith Bayou along the southern boundary of the subject property. Topographic relief trends to the west.</p> <p>West - Similar to 1939. Topographic relief trends to the southwest.</p>	No



Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1961 and 1965	Similar to 1953/1954 with three unimproved roads, and an irrigation ditch fed by Smith Bayou. Several structures are depicted in the west and wester-central portion of the subject property.	North - Similar to 1953/1954 with an irrigation ditch fed by Smith Bayou. Structures to the north are no longer depicted. East and West - Similar to 1953/1954. South - similar to 1954 with portions of LA Highway 30 completed.	No
1980	Most of the subject property is depicted as developed agricultural land while the wetlands and irrigation ditch remain. Three structures are depicted; two in the west, and one in the east.	North - Adjacent property depicts wetlands and cleared land, and an irrigation ditch fed by Smith Bayou. A utility ROW is depicted along the northern boundary of the subject property. East - Similar to 1965 with several more structures along LA 1066. South - Similar to 1965 with two ponds and commercial properties depicted along completed LA Highway 30. West - Similar to 1965 while the structures are no longer depicted.	No
1991 and 1992	Similar to 1980 while only one structure remains in the eastern-central portion of the property. The primary access road appears to have been paved.	North, East, and West - No significant changes observed. South - Similar to 1991/1992 with three ponds, a pumping station, paved roads, and commercial properties depicted along LA Highway 30.	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1998 and 1999	Similar to 1991/1992 with three structures depicted in the eastern-central portion of the property. A short irrigation ditch fed by Smith Bayou is depicted in the northeastern portion.	<p>North - Adjacent property depicts cleared land, irrigation ditches, and a pipeline ROW. A structure is depicted near the northwest corner of the subject property.</p> <p>East - Similar to 1991/1992 with additional structures along W. Robert Wilson Road and LA 1066.</p> <p>South - Similar to 1991/1992 with an increase in residential and commercial structures, especially along LA Highway 30.</p> <p>West - No significant changes observed.</p>	No
2012, 2015, 2018, and 2020	Structural layer is no longer depicted. Only one irrigation ditch is depicted in the western portion.	<p>Structural layer is no longer depicted.</p> <p>North, East, South, and West - No significant changes observed.</p>	No

5.4 City Directory Review

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

ECS reviewed city directories obtained from EDR. The subject property address utilized for the research was Industriplex Avenue. The directories reviewed prior to 1992 did not provide listings for the subject property or surrounding area. Directories dated prior to 1992 were not reasonably ascertainable for review.

The following is a description of relevant information from the city directories:

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
1992	No listing	North, East, South, and West - No listings.	No
1995	No listing.	North, East, and West - No listings. - South - Commercial - CBI NA-CON Liquid Carbonic (37274 Highway 30).	No
2000	No listing.	North, East, and West - No listings. South - Commercial - Praxair Distrb, Inc, Specialty Gasses, Industrial Medical Division (37256 Highway 30), Matlack Systems, Inc. (37250 Highway 30), Neff Rental Buckner Rental Service (37010 Highway 30), Air Products (36637 Highway 30), US Comex Corp, Uniroyal Chemical Company, Inc. (36191 Highway 30).	No
2005	No listing.	North, East, and West - No listings. South - Residential - (James Soileau 37250 Highway 30). Commercial - Praxair Distribution, Inc (37256 Highway 30), Industrial Pipe and Plastic (37110 Highway 30), Ness Rental, Inc (37010 Highway 30), Air Products & Chemicals, Inc. (36637 Highway 30).	No

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
2010	No listing.	North, East, and West - No listings. South - Commercial - Praxair Distribution, Inc (37256 Highway 30), Transport Service Co (37250 Highway 30), CALCO Travel, Inc. (37180 Highway 30), Bengal Crane & Rigging, LLC (37156 Highway 30), NES Rentals (37134 Highway 30), James Construction Group (37110 Highway 30), Neff Rental (37010 Highway 30), Air Products & Chemicals, Inc. (36637 Highway 30).	No
2014	No listing.	North, East, and West - No listings. South - Commercial - Praxair (37256 Highway 30), Transport Service Co (37250 Highway 30), Hotard Coaches, Inc. (37180 Highway 30), Bengal Crane & Rigging, LLC (37156 Highway 30), NES Rentals (37134 Highway 30), James Construction Group, LLC (37110 Highway 30), Neff Rental (37010 Highway 30), Air Products & Chemicals, Inc. (36637 Highway 30).	No



Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
2017	No listings.	North, East, and West - No listings. South - Commercial - Praxair (37256 Highway 30), Transport Service (37250 Highway 30), Hotard Coaches, Inc., CALCO Travel (37180 Highway 30), Bengal Crane & Rigging, LLC (37156 Highway 30), James Construction Group, LLC (37110 Highway 30), Western International Gas (37091 Highway 30), Neff Rental (37010 Highway 30), Air Products & Chemicals, Inc. (36637 Highway 30).	No
2020	No listing.	North, East, and West - No listings. South - Commercial - Oscar Delbosque / Praxair Distribution, Inc. (37256 Highway 30), Bengal Crane & Rigging, LLC (37156 Highway 30), New England Sports Center (37154 Highway 30), James Construction Group, LLC (37110 Highway 30), James Construction Group, LLC (37108 Highway 30), Western International Gas (37091 Highway 30), Air Products & Chemicals, Inc. (36637 Highway 30).	No

5.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Ascension Parish tax assessor online information, the subject property is owned by Magnolia Ridge Logistics Investment LLC. The subject property is listed as a 178.05-acre parcel with an identification number of 20046526.



5.6 Recorded Land Title Records

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

ECS was not provided with land title records.

5.7 Building Department Records

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

ECS obtained a list of building permits from EDR via the Lightbox™ Application. Building department records were not provided for the subject property.

5.8 Zoning/Land Use Records

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

ECS reviewed zoning/land use records obtained from the Ascension Parish Zoning Map. The subject property is currently zoned for medium Industry (MI) use.

5.9 Previous Reports

ECS previously conducted a Phase I ESA for this subject property in August 14, 2023 (ECS Project number 49-20930). The report indicated that the subject property was currently agricultural land with an approximately 15,235 square foot agricultural building on the southern section and a transmission line traversing along the northern property boundary. ECS did not identify RECs for the subject property at the time the Phase I ESA was completed.

5.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information. Copies of documents provided in response to these inquiries are included in [Appendix II](#).

5.10.1 State Environmental Agency

ECS reviewed the Louisiana Department of Environmental Quality (LDEQ) Electronic Document Management System (EDMS) for documents related to the subject property and adjoining properties. No relevant documents were listed for the subject property and the documents relevant to the surrounding properties are discussed in Section 4.

5.10.2 Local Fire Department

5.11 Historical Use Summary

According to historical research, the subject property appeared to be submerged marsh land in at least 1892. From at least 1935 to 1939, the subject property appears to be partially, wooded land with an unimproved road, residential structures, and a bayou on the northwest section. In at least 1953, the subject property appears to be partially, wooded land with an unimproved road, a pipeline traversing through the southern section, and a bayou on the northwest section. From 1954 to 1965, the subject property appears to be partially, wooded land with an unimproved road, residential structures, a pipeline traversing through the southern section, and a bayou on the northwest section. From at least 1971 to 1998, the subject property appears to be agricultural land with unimproved roads traversing through the site, agricultural buildings, a bayou traversing through the site, and a pipeline traversing through the southern section. From at least 2004 to 2016, the subject property appears to be agricultural land with unimproved roads and a transmission line traversing through the site, an agricultural building, and a bayou traversing through the site. From 2017 to 2025, the subject property appears to be agricultural land with unimproved roads and a transmission line traversing through the site, an agricultural building, and a bayou traversing through the site and ponds on the northwest section. The subject property is currently under-construction for the Magnolia Ridge Logistics Business Park and the barn on the central section has been demolished. Historical records prior to 1892 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The subject property was historically used as agricultural land. Such use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding past site history, that a past release of such substances had occurred. Therefore, the mere presence of this historical land use does not meet the definition of a REC.

The surrounding area has developed slowly from a primarily submerged marsh land and undeveloped, wooded land that transitioned to increased commercial and residential development. No obvious indications of RECs were identified in the historical data review.

Based on a review of the reasonably ascertainable historical sources described in this report, ECS did not identify historical features, activities, uses, and/or conditions that are considered findings for this assessment.

6.0 SITE AND AREA RECONNAISSANCE

6.1 Methodology

Mr. Bill Penick of ECS conducted the field reconnaissance on August 22, 2025. ECS was unaccompanied during the site reconnaissance. The weather at the time of the reconnaissance was 94 degrees Fahrenheit and clear. Observations were made from a walking reconnaissance around the perimeter and along several transects across the subject property. Access or visibility limitations, if any, are discussed in [Section 1.6](#). A site map is included in [Appendix I](#). Subject property photographs are included in [Appendix V](#).

6.2 On-Site Features

6.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The subject property is generally flat with several drainage features traversing through the subject property. The area slopes towards the northeast.

6.2.2 Past Site Uses

The subject property was formerly used as agricultural land.

6.2.3 Current Uses

The subject property consists of approximately 178.05 acres of land under-construction with roads, building pads, and detention ponds. Access to the subject property is from Industriplex Avenue to the south. The utility providers are Ascension Water Company for water, electricity is Entergy, sewer is National Water Infrastructure (NWI), and natural gas is Atmos.

Two (2) portable 1,000-gallon ASTs for the storage of diesel were observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the ASTs.

Two (2) 250-gallon totes for the storage of diesel exhaust fluid (DEF) were observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the totes.

A 55-gallon drum of hydraulic oil was observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the drum.

Construction equipment including tractors, backhoes, front end loaders, and bull dozers were observed on-site. ECS did not observe staining in the vicinity of the construction equipment.

A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations.

Two (2) detention ponds are located on the southern section of the subject property. ECS did not observe staining or stressed vegetation in the vicinity of the ponds.

A transmission line traverses through the subject property.

A tributary off of Smith Bayou traverses through the northern and northwest sections of the subject property.

Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell and Enlink.

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

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers	✓	
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks	✓	
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment		✓
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons	✓	
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials		✓
Water/Wastewater Discharge		✓
Groundwater Wells	✓	
Septic Systems or Cesspools		✓
Pipelines	✓	
Dry Cleaning		✓

Feature	Yes	No
Specialized Industrial Equipment	✓	
Onsite Electrical Generators		✓
Oil-water Separators		✓

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Two (2) 250-gallon totes for the storage of diesel exhaust fluid (DEF) were observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the totes.

A 55-gallon drum of hydraulic oil was observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the drum.

Drums, Totes, and Intermediate Bulk Containers

Two (2) 250-gallon totes for the storage of diesel exhaust fluid (DEF) were observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the totes.

A 55-gallon drum of hydraulic oil was observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the drum.

Underground or Aboveground Storage Tanks

Two (2) portable 1,000-gallon ASTs for the storage of diesel were observed in the staging area for the construction equipment on the central section of the site. ECS did not observe staining in the vicinity of the ASTs.

Pits, Ponds or Lagoons

Two (2) detention ponds are located on the southern section of the subject property. ECS did not observe staining or stressed vegetation in the vicinity of the ponds.

Groundwater Wells

A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations. The water well is considered to be a BER in connection with the subject property.

Pipelines

Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell and Enlink. The pipelines are considered to be a BER in connection with the subject property.

Specialized Industrial Equipment

Construction equipment like tractors, backhoes, front end loaders, and bull dozers were observed on-site. ECS did not observe staining in the vicinity of the construction equipment.

6.3 Adjoining and Nearby Properties

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

Direction	Description	Relative Gradient	Finding? (yes or no)
North	Agricultural land followed by a creek then agricultural land	Cross-gradient	No
East	Agricultural land and residential development	Down-gradient	No
South	Wooded land and commercial development with CED and Gas and Supply company and Industriplex Avenue	Cross-gradient	No
West	Partially, wooded land followed by Highway Transportation Rouge and Precision Weld Testing and Training	Up-gradient	No

Pertinent features, activities, uses, or conditions that may indicate a REC were not observed on adjoining or nearby properties during the site reconnaissance.

6.4 Site and Area Reconnaissance Summary

According to our observations of the subject and surrounding properties, the subject property consists of approximately 178.05 acres of land under-construction with roads, building pads, and detention ponds. Details pertaining to our on-site and off-site observations are referenced previously. The following findings (i.e. features, activities, uses or conditions that may indicate a REC for the property) were identified during our on-site and off-site reconnaissance:

- Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell Pipeline and Enlink. The pipelines are not considered to be a REC in connection with the subject property; however, they are considered to be a BER in connection with the subject property.
- A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations. The water well is considered to be a BER in connection with the subject property.

7.0 ADDITIONAL SERVICES

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

ECS was not contracted to assess non-scope considerations in conjunction with this assessment.

8.0 INTERVIEWS

Mr. Joe Toma, with Magnolia Ridge Logistics Investment, LLC, the owners completed the Property Owner Questionnaire dated August 22, 2025. Mr. Toma stated that they have owned the property for 2 years. He stated that the property was formerly used for farmland. He stated that the construction began on May 7, 2025. The utility providers are Ascension Water company for water, electricity is Entergy, sewer is NWI, and natural gas is Atmos. He stated that there are no hazardous materials, USTs, oil-water separator, emergency generators, or hydraulic lifts. A previous Phase I ESA was performed by ECS dated August 14, 2023. Mr. Toma indicated that he is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Copies of interview documentation are included in [Appendix II](#).

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. The information gained from such sources is included in [Section 5.10](#).

9.0 FINDINGS AND CONCLUSIONS

9.1 Findings and Opinions

While conducting this Phase I ESA, ECS did not identify **features, activities, uses, and/or conditions** that may indicate a presence or likely presence of hazardous substances or petroleum products at the subject property: (1) due to a release to the environment; (2) likely release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Subject Property: The subject property was not listed in ASTM standard environmental databases.

Offsite Listings: Offsite listings that may be indicative of a presence or likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release were not identified.

9.2 Significant Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

9.3 De Minimis Conditions

ECS did not identify *de minimis* conditions associated with the subject property during this assessment.

9.4 Conclusions

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Magnolia Ridge Logistics Park property located at Industriplex Avenue in Gonzales, Ascension Parish, Louisiana, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.6 of this report. This assessment did not reveal evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Recognized Environmental Condition (REC)	ECS did not identify evidence of RECs in connection with the subject property.
Controlled Recognized Environmental Conditions (CREC)	ECS did not identify evidence of CRECs in connection with the subject property.

<p>Historical Recognized Environmental Conditions (HREC)</p>	<p>ECS did not identify evidence of HRECs in connection with the subject property.</p>
<p>Significant Data Gaps</p>	<p>ECS did not identify significant data gaps during the preparation of this Phase I ESA.</p>
<p>Business Environmental Risk (BER)</p>	<p>ECS identified evidence of BERs in connection with the subject property.</p> <ul style="list-style-type: none"> • Several pipelines traverse through the subject property. The pipelines are owned and maintained by Shell Pipeline and Enlink. The pipelines are not considered to be a REC in connection with the subject property; however, they are considered to be a BER in connection with the subject property. • A water well was observed near the staging area on the central section of the site. The well did not appear to be in operation and no electricity was connected. If the well is not going to be used, the well should be plugged and abandoned according to state regulations. The water well is considered to be a BER in connection with the subject property.

9.5 Recommendations

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.



10.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Ascension Parish GIS Department website.

Ascension Parish Zoning Department.

EDR Aerial Photo Decade Package, Environmental Data Resources, Inc. dated August 19, 2025.

EDR City Directory Abstract, Environmental Data Resources, Inc., dated August 20, 2025.

EDR Historical Topo Map Report, Environmental Data Resources, Inc., dated August 19, 2025.

EDR Radius Map Report, Environmental Data Resources, Inc., dated August 19, 2025.

EDR Sanborn Map Report, Environmental Data Resources, Inc., (no coverage) dated August 19, 2025.

EDMS Files, LDEQ, accessed August 21, 2025.

Previous Phase I ESA (ECS Project number 49-20930) dated August 14, 2023

Property Owner Questionnaire was completed by Mr. Joe Toma, with Magnolia Ridge Logistics Investment, LLC dated August 22, 2025.

User Questionnaire was completed by Mr. Russell Richardson with the Baton Rouge Area Chamber of Commerce dated August 6, 2025.