

Exhibit CC. Chemin 3 Site Phase I Environmental Site Assessment



Phase 1 Environmental Site Assessment

Acadiana Regional Airport P5 Site, Iberia Parish, Louisiana

October 2025

**Chemin 3 Site
Phase I Environmental Site
Assessment**

Prepared for:

One Acadiana

Prepared by:

Chenier Environmental Consulting, LLC



October 17, 2025

Ms. Megan Duhon
One Acadiana
804 E. St. Mary Blvd.
Lafayette, LA 70503
megan@oneacadiana.org

Subject: Phase I Environmental Site Assessment
Acadiana Regional Airport P5 Site
New Iberia, Louisiana 70560
Chenier Project No. 25-304


Dear Mr. Duhon,

Chenier Environmental Consulting, LLC (Chenier) is pleased to provide this *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Chenier and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (225) 235-9557.

Sincerely,



Aaron S. Bass, PhD
Project Manager



Executive Summary

Chenier Environmental Consulting, LLC (Chenier) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by One Acadiana for the Acadiana Regional Airport P5 Site located between US 90 and the Acadiana Regional Airport in New Iberia, Iberia Parish, Louisiana (the “subject property”).

Property Description

The subject property is located north of Highway 3212 (Northwest By-pass), west of Ed Lasalle Road, and south of Seaway Access Road within a primarily agricultural area of Iberia Parish. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	1404 Hangar Drive, New Iberia, Louisiana 70560
Property Use:	Agricultural
Land Acreage (Ac):	±182.11 Ac
Assessor’s Parcel Number (APN):	9107372000 (Parcel A); 9107368000D (Parcel B); 9107368000B (Parcel C), and 9107368000D (Parcel D)
Current Tenants:	Property is owned by Iberia Parish Police Jury and is currently cropland
Site Assessment Performed By:	Aaron S. Bass of Chenier
Site Assessment Conducted On:	September 3, 2025
Regulatory Radius Report Date:	September 2, 2025
Lien Search Date:	NA
Report Date:	October 10, 2025
FOIAs Date:	September 2025

The subject property is currently an agricultural field that was planted with sugarcane at the time of the site visit. There were no buildings on the property. Onsite operations consist of planting, growing and harvesting agricultural crops.

According to available historical sources, the subject property appears to have been agricultural land dating back to the late 1930s. The Acadiana Regional Airport functioned as a Naval Auxiliary Air Station from 1960 to 1965. The subject property served as a buffer for the air station.

The adjoining properties are tabulated below:

Adjoining Properties

North:	Seaway Access Road/Estis Road then farmland (A2 Site) and Acadiana Regional Airport runways
East:	Beyond Ed Lasalle Street is Acadiana Regional Airport (1404 Hangar Drive), and the Acadiana Regional Airport A4 Site.
South:	Highway 3212 (Northwest By-pass) then agricultural fields

Adjoining Properties

West: Agricultural land, Iberia Parish Jail and Shooting Range (3618 Parish Road 515) and the Iberia Parish Animal Shelter (2017 Seaway Access Road)

According to the U.S. Geological Survey (USGS) and the U.S. Department of Agriculture (USDA), the physical setting features of the subject property identify the terrain as gently sloping to the west southwest with the depth to groundwater in the vicinity of the subject property inferred to be approximately >53 inches below ground surface (bgs) and groundwater flow inferred to be toward the west southwest.

No cemeteries were observed on the site.

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 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 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. The following was identified during the course of this assessment:

- Chenier did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC 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). The following was identified during the course of this assessment:

- Chenier did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to 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). The following was identified during the course of this assessment:

- Chenier did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risk (BER)* is a risk which 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. The following was identified during the course of this assessment:

- The subject property parcel has been historically utilized for agricultural purposes since at least the 1940s and remains in agricultural use. It is likely that agricultural-related chemicals such as pesticides, herbicides, and fertilizers were historically used and potentially stored onsite in connection with normal farming operations. Although residual concentrations of such chemicals may be present in shallow soils, there is no evidence of improper chemical handling, disposal, or storage practices that would suggest a significant release has occurred. Based on available information, Chenier concludes that the historical agricultural use of the property represents a *business environmental risk* due to the planned industrial redevelopment of the site.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Chenier has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Highway 3212 in New Iberia, Iberia Parish, Louisiana (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Chenier recommends no further investigation of the subject property at this time.



KEY:
 Subject Property 

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1.0 Introduction

Chenier Environmental Consulting, LLC (Chenier) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at Highway 3212 in New Iberia, Iberia Parish, Louisiana (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E1527-13 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-13 and E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Chenier contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Chenier researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal



(that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Chenier warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment, or which were not reasonably identifiable from the available information. Chenier believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Chenier cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Louisiana Economic Development engaged Chenier to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Louisiana Economic. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Chenier granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Chenier, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Chenier, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Chenier requested information related to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment.
- Chenier was not able to document the historical use of the subject property prior to 1952. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1952; topographic maps dating back to 1939 were available but it is not possible to definitively determine whether the property was undeveloped or in agricultural use during that time period; and other historical sources such as fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1952 aerial photograph revealed the subject property to be farmland. In addition, the adjoining and surrounding areas are also shown mostly as farmland.
- Chenier's view of the ground during the site assessment was obstructed by a sugar cane crop. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 Site Description

2.1 Site Location and Legal Description

The subject property is located southwest of the Acadiana Regional Airport, north of Highway 3212 (Northwest By-pass), west of Ed Lasalle Road, and south of Seaway Access Road within a primarily agricultural area of Iberia Parish. According to the Iberia Parish tax assessor, the subject property includes portions of parcels 9107372000, 9107368000D and 9107368000B. The Iberia Police Jury owns the property.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is agricultural land that was planted with sugar cane at the time of the site visit. It is designated for industrial development by Iberia Parish.

The subject property was identified as a SPILLS, ICIS, PFAS, FINDS, ECHO, UST, DEL SHWS, REC, NPDES, RGA HWS, HIST LUST site in the regulatory database report, as further discussed in Section 4.2. These listings were for the Acadiana Regional Airport and were not located on the subject property.

2.3 Current Use of Adjoining Properties

The subject property is located within a primarily rural agricultural area of Iberia Parish adjacent to the Acadiana Regional Airport. During the vicinity reconnaissance, Chenier observed the land uses on adjoining properties as defined in ASTM E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

Adjoining Properties

North:	Seaway Access Road/Estis Road then farmland (A2 Site) and Acadiana Regional Airport runways
East:	Beyond Lasalle Road is Acadiana Regional Airport (1404 Hangar Drive), and the Acadiana Regional Airport A4 Site.
South:	Highway 3212 (Northwest By-pass) then agricultural fields
West:	Agricultural land, Iberia Parish Jail and Shooting Range (3618 Parish Road 515) and the Iberia Parish Animal Shelter (2017 Seaway Access Road)

2.4 Physical Setting Sources

2.4.1 Topography

The 2020 United States Geological Survey (USGS) *Youngsville, Louisiana* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is relatively flat and approximately 15 feet above

mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the west southwest.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation suggests the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the west southwest.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. However, according to information obtained from the U.S. Department of Agriculture, Soil Conservation Service, depth to the water table is anticipated between >53 inches below ground surface (bgs).

The nearest surface water to the subject property are drainage ditches that bisect and run along the western edges of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by Louisiana Water Company (LAWCO) serves the property vicinity. The sources of public water for Iberia Parish are groundwater drawn from the Chicot and Evangeline Aquifers.

2.4.3 Geology/Soils

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as predominantly Jeanerette silt loam. The Jeanerette series consists of very deep, somewhat poorly drained, moderately slowly permeable soils that formed in loess or silty alluvium. They are in broad, nearly level areas or slight depressions on late Pleistocene age terraces. Slope is dominantly less than 0.5 percent but ranges up to 1 percent.

The subject property is situated within the Coastal Plain Physiographic Province of the State of Louisiana. The shallow subsurface beneath the subject property consists of Prairie Terrace Loess which has tan to reddish brown massive silt with some clay and minor amounts of very fine sand.

2.4.4 Flood Zone Information

Chenier performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 22045C0025E, dated December 2, 2011, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 Historical Information

Chenier obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Years	Resource	Description/Use
1939-1952	Topographic Maps	Appears to be Agricultural land
1952-2023	Aerial Photographs, Topographic Map	Agricultural land
2023-Present	Online Maps	Agricultural land

The subject property appears to have been agricultural land back to the late 1930s. Railroad tracks crossed the southern part of the property until the early 1980s, at which time they were abandoned. There were no other documented commercial or industrial uses of the land.

3.1 Aerial Photograph Review

Chenier obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on September 3, 2025. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1952	Scale:	1"=500'
Subject Property:	Agricultural land with small residential structures along the northern boundary		
North:	Agricultural land.		
East:	Agricultural land.		
South:	Agricultural land.		
West:	Agricultural land with small residential structures.		

Date:	1956	Scale:	1"=500'
Subject Property:	No significant changes		
North:	No significant changes		
East:	No significant changes		
South:	No significant changes		
West:	No significant changes		

Date:	1969	Scale:	1"=500'
Subject Property:	Appears to be mostly unchanged agricultural land with new drainage canals crossing the property		
North:	Beyond the road it appears the southeast corner of property has been cleared. Remaining adjoining property is agricultural.		
East:	Appears that a road has been constructed along the eastern boundary of subject property and land is being developed for the airport.		
South:	No significant changes		
West:	No significant changes		

Date: 1971, 1974 **Scale:** 1"=500'

Subject No significant changes

Property:

North: No significant changes

East: No significant changes

South: No significant changes

West: No significant changes

Date: 1981, 1983 **Scale:** 1"=500'

Subject No significant changes

Property:

North: New structure and water runway appears to be constructed.

East: No significant changes

South: Road/highway appears to be constructed along the southern boundary of subject property.

West: No significant changes

Date: 1990 **Scale:** 1"=500'

Subject Small structure along northern boundary appears to be no longer present.

Property:

North: No significant changes

East: No significant changes

South: No significant changes

West: Appears to be a large building which is present-day parish jail and sheriff's office, and small building at the northeast corner.

Date: 1994,1998 **Scale:** 1"=500'

Subject No significant changes

Property:

North: No significant changes

East: No significant changes

South: No significant changes

West: No significant changes

Date: 2004 **Scale:** 1"=500'

Subject No significant changes

Property:

North: No significant changes

East: No significant changes

South: No significant changes

West: Appears that additional structures have been constructed on east side of property.

Date: 2007, 2010, 2015, 2019 **Scale:** 1"=500'

Subject No significant changes

Property:

North: No significant changes

East: No significant changes

South: No significant changes

West: No significant changes

Date: 2023		Scale: 1"=500'
Subject Property:	No significant changes	
North:	No significant changes	
East:	No significant changes	
South:	A traffic circle appears to be constructed on the road/highway along the southern boundary of the subject property.	
West:	No significant changes	

Copies of aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Chenier requested Fire Insurance Maps for the subject property, however, there were no maps found, most likely due to the area being predominantly agricultural or unimproved.

3.3 City Directories

City directories were not reviewed because of the rural nature of the subject property.

3.4 Historical Topographic Maps

Chenier reviewed historical topographic maps obtained from the USGS online historical topo viewer on August 27, 2025.

In 1939, the subject property appears to have been agricultural land with a few small structures appearing on the topographic map; however, they did not appear on any maps after. An intermittent stream, unimproved road, and the Missouri Pacific railroad tracks traversed the southern section of the property. There were no significant changes depicted on the property besides the Missouri Pacific Railroad being labeled as "Abandoned" in 1983.

The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date: 1939	
Subject Property:	Appears to be agricultural land with 7 small structures on the north and central parts of property. Also, an intermittent stream, unimproved road, and the Missouri Pacific railroad tracks traverse the southern section of the property.
North:	Agricultural land.
East:	Agricultural land.
South:	Agricultural land.
West:	Mostly agricultural land with small structures.

Date: 1954	
Subject Property:	Small structure no longer appears on subject property.
North:	No significant changes depicted
East:	Appears to show Acadiana Regional Airport.
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1957, 1962, 1970, 1970

Subject: No significant changes
Property:
North: No significant changes
East: No significant changes
South: No significant changes
West: No significant changes

Date: 1983

Subject: Missouri Pacific Railroad tracks appear labeled as Abandoned.
Property:
North: Appears to be part of the Acadian Regional Airport.
East: No significant changes
South: A road or highway runs along the southern boundary of the subject property.
West: No significant changes

Date: 2012, 2018, 2024

Subject: No significant changes
Property:
North: No significant changes
East: No significant changes
South: No significant changes
West: No significant changes

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 Regulatory Records Review

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency: Louisiana Department of Environmental Quality (LDEQ)
Point of Contact: Online
Agency Address: 602 North Fifth Street, Baton Rouge, Louisiana 70802
Agency Phone Number: (225) 219-5337
Date of Contact: October 2, 2025
Method of Communication: Online

Summary of Communication:
There were no records of hazardous materials or petroleum products used or stored on the subject property using an address of 1404 Hangar Drive (AI# 242200).

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency: Iberia Fire District No. 1
Point of Contact: Guy Bonin, Fire Chief
Agency Address: 2309 Avery Island Road, New Iberia, Louisiana 70560
Agency Phone Number: (337) 365-5872 (info@ipfpd.com)
Date of Contact: October 3, 2025
Method of Communication: Telephone

Summary of Communication:
As of the date of this report, Chenier has not received a response from the Iberia Fire District for inclusion in this report.

Copies of pertinent documents are included in Appendix B of this report.

4.1.3 Planning Department

Regulatory Agency Data

Name of Agency: Iberia Parish Planning & Zoning
Point of Contact: Desk Clerk
Agency Address: 715-A Weldon Street, New Iberia, Louisiana
Agency Phone Number: (337) 369-4438
Date of Contact: October 2, 2024
Method of Communication: Telephone/Online
Communication: (<https://iberiaparishgovernment.com/planning-zoning/>)

Summary of Communication:
According to records reviewed, the subject property is zoned I-1 for industrial development by Iberia Parish.

4.1.4 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency: Louisiana Department of Conservation and Energy (LDCE)
Point of Contact: Desk Clerk
Agency Address: LaSalle Building, 617 North Third Street, Baton Rouge, Louisiana, 70802
Agency Phone Number: (225) 342-0510
Date of Contact: October 2, 2025
Method of Communication: Online

Summary of Communication:

According to records reviewed, one plugged and abandoned oil well is in the northwest part of the property. The Well No. is 207346 (Edward L. Kibbe et al. 001) was permitted in 1987 and plugged and abandoned on 6/24/1988.

Well No. 56951 (Sequra 001) is to the west of the property and was drilled and plugged and abandoned in 1955.

Copies of pertinent documents are included in Appendix B of this report.

4.1.5 Assessor's Office

Regulatory Agency Data

Name of Agency: Iberia Parish Assessor (IPA)
Point of Contact: Ashlie Spiker
Agency Address: 121 W. Pershing Street, Suite 100, New Iberia, Louisiana 70560
Agency Phone Number: (337) 369-4415
Date of Contact: October 2, 2025
Method of Communication: Online

Summary of Communication:

According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 907372000, 910736800B and 9107368000D and is currently owned by the Iberia Parish Police Jury.

Copies of pertinent documents are included in Appendix B of this report.

4.1.6 U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (National Pipeline Mapping System)

Regulatory Agency Data

Name of Agency: Pipeline and Hazardous Materials Safety Administration
Point of Contact: Andrew Boucek, Project Manager
Agency Address: NPMS National Repository, Michael Baker International
1925 Ballenger Avenue, Suite 300
Agency Phone Number: (703) 317-6294
Date of Contact: October 3, 2025
Method of Communication: Online

Summary of Communication:

According to records reviewed, there are two natural gas pipelines on the subject property (See Pipeline Map in appendix B). A Gulf South Natural Gas Pipeline Company, LLC pipeline

Regulatory Agency Data

runs along the eastern edge. A Southern Natural Gas Company gas pipeline runs along the southern end of the property parallel to LA 3212. No incidents were reported.

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, parish, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Chenier considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Radius Report Data

Database	AMSD Radius (mile)	ASTM Standard Listings Identified		Surrounding Area Sites of Concern
		Subject Property	Adjoining Properties	
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50			
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	N	N/A
Federal IC/EC Registries	Subject Property	N	N/A	N/A
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	N	N/A
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.125	N	N	Y
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N

4.2.2 Subject Property Listings

The subject property is identified in the regulatory database report but the incidents occurred on or around the Acadiana Regional Airport and are included in 4.2.4.

4.2.3 Adjoining Property Listings

The adjoining properties are not identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

The Acadiana Regional Airport/Iberia Parish Airport located to the east and northeast is identified as SPILLS, Integrated Compliance information System, (ICIS), Per- and Polyfluoroalkyl Substances (PFAS), Enforcement and Compliance History Online (ECHO), underground storage tank (UST), Delisted State Hazardous Waste Site (Del SHWS), Remediation (REM), Superfund Enterprise Management System (SEMS-Archive), National

Pollutant Discharge Elimination System (NPDES), Recovered Government Archives Hazardous Waste Site (RGA HWS), Historical Leaking Underground Storage Tank (Hist LUST), and Facility Index System (FINDS), site in the regulatory database report, as discussed below:

A1- Acadiana Regional AI (510 Avenue C, STE A) – This facility is listed on the SPILLS database (AI# 4394). An oily sheen in a storm drain was reported to LDEQ in 2017. LDEQ investigated and closed the incident. This listing does not represent an environmental threat to the property based on the distance and regulatory status.

A2- Bristow U.S. LLC – A (4605 Industrial Drive) – This facility is listed on the ICIS database because it has a NPDES permit and had a violation. This listing does not represent an environmental threat to the property.

A3- Iberia Parish Airport (1404 Hanger Drive) – This facility is listed on the PFAS/ECHO databases. No violations were noted. No other relevant information is provided. Hangar Drive is 0.6 miles northeast of the property and does not appear to represent an environmental threat to the property.

A4- Acadiana Regional Airport AI (510 Avenue C, STE A) – This facility is listed on the UST, DEL SHWS and REM databases (AI# 4394). Nine fuel USTs installed in the late 1950s and early 1960s were removed in the late 1990s and early 2000s. This facility was delisted as a hazardous waste site, and a No Further Action Letter was issued in May of 2022. The address provided is not near the subject property. This listing does not represent an environmental threat to the property based on the distance and regulatory status.

A5- Acadiana Regional AI (Building 88A) – This facility is listed in the SEMS-Archive database. This listing does not represent an environmental threat to the property.

A6- Acadiana Regional AI (Highway 88) – A spill incident (AI# 4394) occurred during a Navy Jet crash on 11/01/2007 and was closed. This listing does not represent an environmental threat to the property.

A7- Iberia Parish Airport Authority (1404 Hangar Drive) – This facility is listed in the NPDES database (AI# 242200). A Sanitary Class II general water permit was issued in 2024. This listing is for a water permit and does not represent an environmental threat to the property.

A8- Acadiana Regional Airport (Building 88A) – This facility is listed as a RGA HWS in 1995 and 1997-2001. This listing does not represent an environmental threat to the property.

A9- Acadiana Regional Airport (1213 Ember Drive) – This facility is listed in the LUST database (AI# 23-005068). This facility is a Naval Auxiliary at Acadiana Regional Airport and is owned by the U.S. Army Corps of Engineers. The incident appears to have occurred in 1997, but details are not included in the EDR report. This facility is approximately 0.5 miles from the subject property and does not appear to represent an environmental threat.

A10- Acadiana Regional Airport (510 Ave. C, Suite A) – This facility is listed as a RGA HWS from 2002-2012. No other information is provided in the database report. This listing appears to be associated with historical uses of the Acadiana Regional Airport which is approximately 0.5 miles from the subject property and does not represent an environmental threat to the property.

A11- Iberia parish Airport Authority – Acadiana Regional Airport (1404 Hangar Drive) – This facility is listed as a FINDS and ECHO site. This listing is associated with an NPDES permit and does not represent an environmental threat to the property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 User Provided Information and Interviews

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Chenier requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-21, Chenier requested the following site information from One Acadiana (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User
AAI User Questionnaire		X
Title Records, Environmental Liens, and AULs		X
Specialized Knowledge		X
Actual Knowledge		X
Valuation Reduction for Environmental Issues		X
Identification of Key Site Manager		X
Reason for Performing Phase I ESA		X
Prior Environmental Reports		X
Other		X

5.1 Interviews

5.1.1 Interview with Owner

Mr. Marice Songy (Director, Acadiana Regional Airport), subject property owner representative, was not aware of any environmental issues on the property. To his knowledge, the area was part of a military base in the 1960s. The land west of the runway, including the subject property, was undeveloped land used as a buffer for the military base.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (One Acadiana) is a regional economic development organization, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

See 5.1.1. Mr. Maurice Songy represents the Owner and is the Key Site Manager.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Chenier was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment..

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Chenier for review during the course of this assessment.

6.0 Site Reconnaissance

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Aaron S. Bass

Site Assessment Conducted On: September 4, 2025

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for Highway 3212 (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Maurice Songy	Director – Acadiana Regional Airport/Key Site Manager	(337) 365-7202	No

* Accompanied Chenier during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

No evidence of illegal dumping of solid waste was observed during the Chenier site reconnaissance.

6.1.2 Sewage Discharge and Disposal

No septic systems were observed on the subject property during the Chenier site reconnaissance.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by percolation into the soil and by runoff into drainage ditches on and surrounding the property.

6.1.4 Source of Heating and Cooling

Not applicable. There are no buildings on the subject property.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Wastewater is not generated on the subject property. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance. No cemeteries were observed on the subject property.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Chenier's reconnaissance.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

Two natural gas pipelines were observed on or adjacent to the subject property. The Gulf South Natural Gas Pipeline Company, LLC pipeline runs along the eastern edge and a Southern Natural Gas Company gas pipeline runs across the southern end of the property parallel to LA 3212. No incidents were reported.

6.3 Non-Scope ASTM Considerations

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are “presumed asbestos-containing material” (PACM).

There are no buildings on the subject property. As such, an asbestos evaluation was not required by the Client’s scope of services.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X”, to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Not applicable. There are no buildings on the subject property.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by Louisiana Water Company (LAWCO). The groundwater in New Iberia comes from the Chicot Aquifer. According to the 2024 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Not applicable. There are no buildings on the subject property.

6.3.6 Wetlands

Not applicable. A separate wetland delineation report is being prepared by others.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 Vapor Encroachment Conditions

Chenier conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

Based on the distances of the listings at the Acadiana Regional Airport from the subject property (± 0.5 mile) and the closed regulatory status, a VEC can be ruled out because a VEC does not or is not likely to exist.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with structures constructed on the subject property. As such, no further assessment is recommended.

8.0 Findings and Conclusions

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 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 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. The following was identified during the course of this assessment:

- Chenier did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC 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). The following was identified during the course of this assessment:

- Chenier did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the 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). The following was identified during the course of this assessment:

- Chenier did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which 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. The following was identified during the course of this assessment:

- The subject property parcel has been historically utilized for agricultural purposes since at least the 1940s and remains in agricultural use. It is likely that agricultural-related chemicals such as pesticides, herbicides, and fertilizers were historically used and potentially stored onsite in connection with normal farming operations. Although residual concentrations of such chemicals may be present in shallow soils, there is no evidence of improper chemical handling, disposal, or storage practices that would suggest a significant release has occurred. Based on available information, Chenier

concludes that the historical agricultural use of the property represents a *business environmental risk* due to the planned industrial redevelopment of the site.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Chenier has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Acadiana Regional Airport P5 Site in New Iberia, Iberia Parish, Louisiana (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Chenier recommends no further investigation of the subject property at this time.

9.0 Signatures of Environmental Professionals

Chenier has performed a Phase I Environmental Site Assessment of the Acadiana Regional Airport P5 Site in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:



Aaron S. Bass, PhD
Environmental Scientist

10.0 References

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-21.

Environmental Data Resources (EDR), Radius Report, September 2025

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, September 2025

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, September 2025

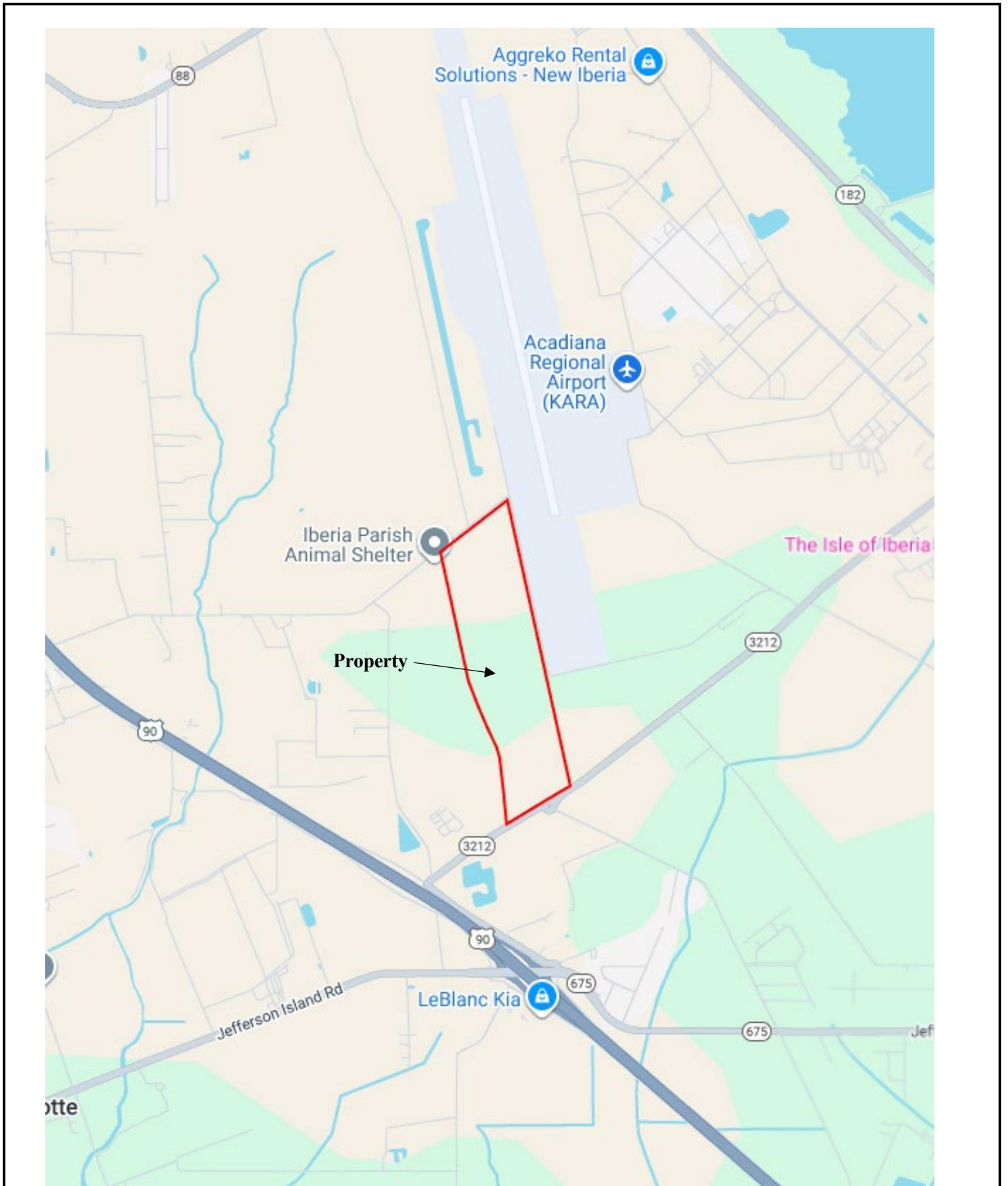
United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, September 2025

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, September 2025

United States Geological Survey Topographic Map 2020, 7.5-minute series, accessed via internet, September 2025

Figures





Drawing Not To Scale

KEY:
Subject Property 

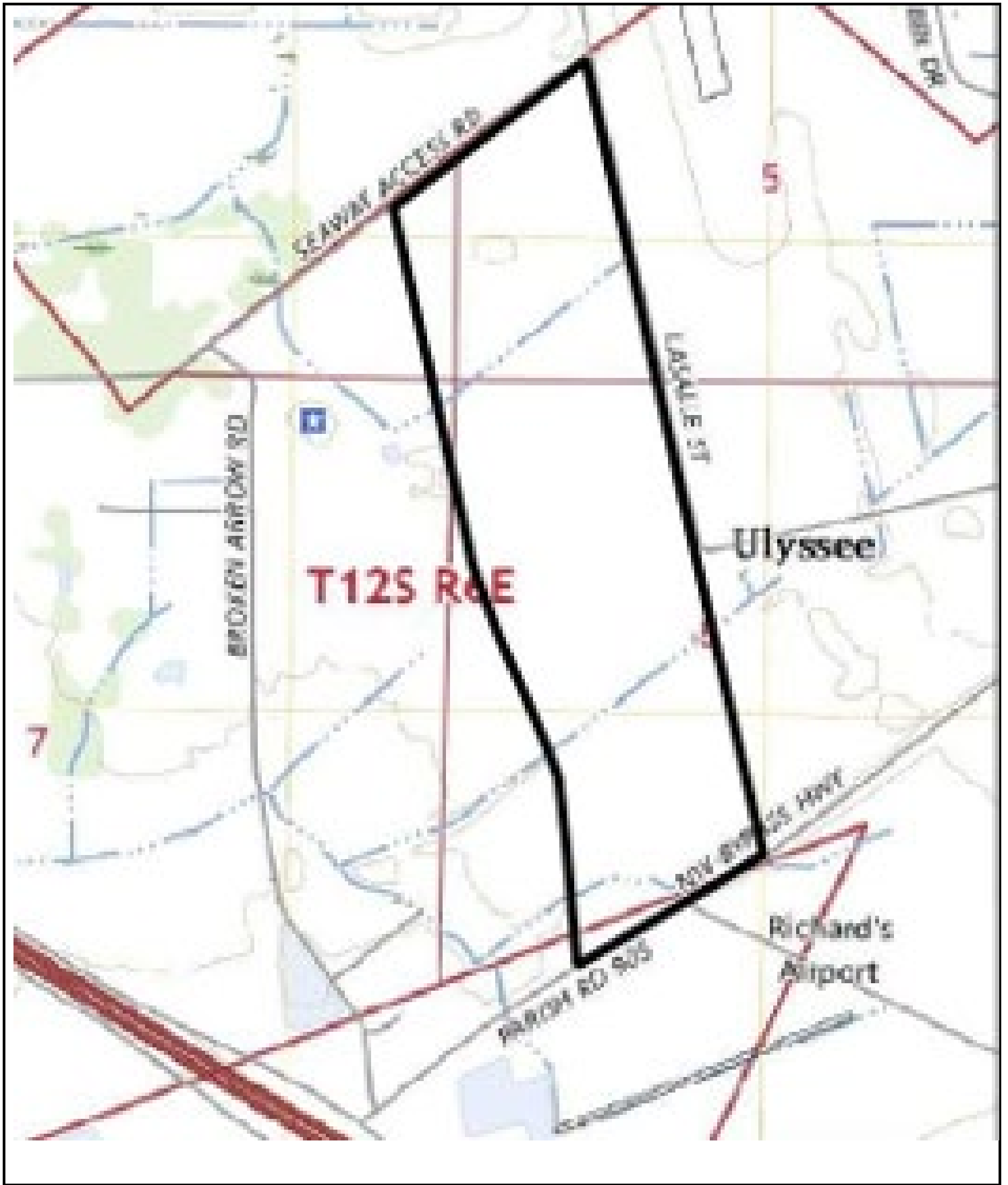
FIGURE 1: SITE LOCATION MAP
Project No. 25-304

Chenier Environmental Consulting,
LLC



FIGURE 2: SITE PLAN
Project No. 25-304

KEY:
Subject Property 



USGS Youngsville, Louisiana, 7.5-minute; 1:24000
 Created: 2020

KEY:
 Subject Property 

FIGURE 3: 2020 TOPOGRAPHIC MAP
 Project No. 25-304

Chenier Environmental Consulting,
 LLC

Appendices

Appendix A: Site Photographs



1. Northeast corner of the subject property facing south



2. Eastern edge of the property facing south along Ed Lasalle Road



3. Northern edge of the property facing southwest along Seaway Access Road



4. Westerly view from Ed Lasalle Road



5. Westerly view from where Ed Lasalle Road doglegs to the east



6. Typical view along a farm road



7. Northerly view of the western edge of the property along a sewer line right-of-way



8. Southerly view of the western edge of the property along a sewer line right-of-way



9. Drainage ditch that crosses the southern part of the property



10. Southerly view of the western boundary near the Iberia Parish Animal Shelter



11. Northerly view from the Northwest By-pass turnabout



12. Westerly view along the southern edge of the property



13. Natural gas pipeline marker in the southern part of the property



14. Buried force main marker



15. Adjacent property to the north



16. Northeast view toward the Acadiana Regional Airport

Appendix B: Historical/Regulatory Documentation



Acadiana Regional Airport - P5 Site

Hwy 3212

New Iberia, LA 70560

Inquiry Number: 8095284.5

September 03, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Site Name:

Acadiana Regional Airport - P
 Hwy 3212
 New Iberia, LA 70560
 EDR Inquiry # 8095284.5

Client Name:

Chenier Environmental Consulting
 PO Box 82466
 Baton Rouge, LA 70884
 Contact: Aaron Bass



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2023	1"=875'	Flight Year: 2023	USDA/NAIP
2019	1"=875'	Flight Year: 2019	USDA/NAIP
2015	1"=875'	Flight Year: 2015	USDA/NAIP
2010	1"=875'	Flight Year: 2010	USDA/NAIP
2007	1"=875'	Flight Year: 2007	USDA/NAIP
2004	1"=875'	Flight Year: 2004	USGS/DOQQ
1998	1"=875'	Flight Year: 1998	USGS/DOQQ
1994	1"=875'	Flight Date: January 31, 1994	USGS
1990	1"=875'	Flight Date: December 09, 1990	USGS
1983	1"=875'	Flight Date: November 16, 1983	USDA
1981	1"=875'	Flight Date: December 05, 1981	USGS
1974	1"=875'	Flight Date: October 01, 1974	USGS
1971	1"=875'	Flight Date: February 13, 1971	USGS
1969	1"=875'	Flight Date: February 04, 1969	USGS
1956	1"=875'	Flight Date: February 28, 1956	USGS
1952	1"=875'	Flight Date: January 29, 1952	USGS

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INQUIRY #: 8095284.5

YEAR: 2023

— = 875'





INQUIRY #: 8095284.5

YEAR: 2019

— = 875'



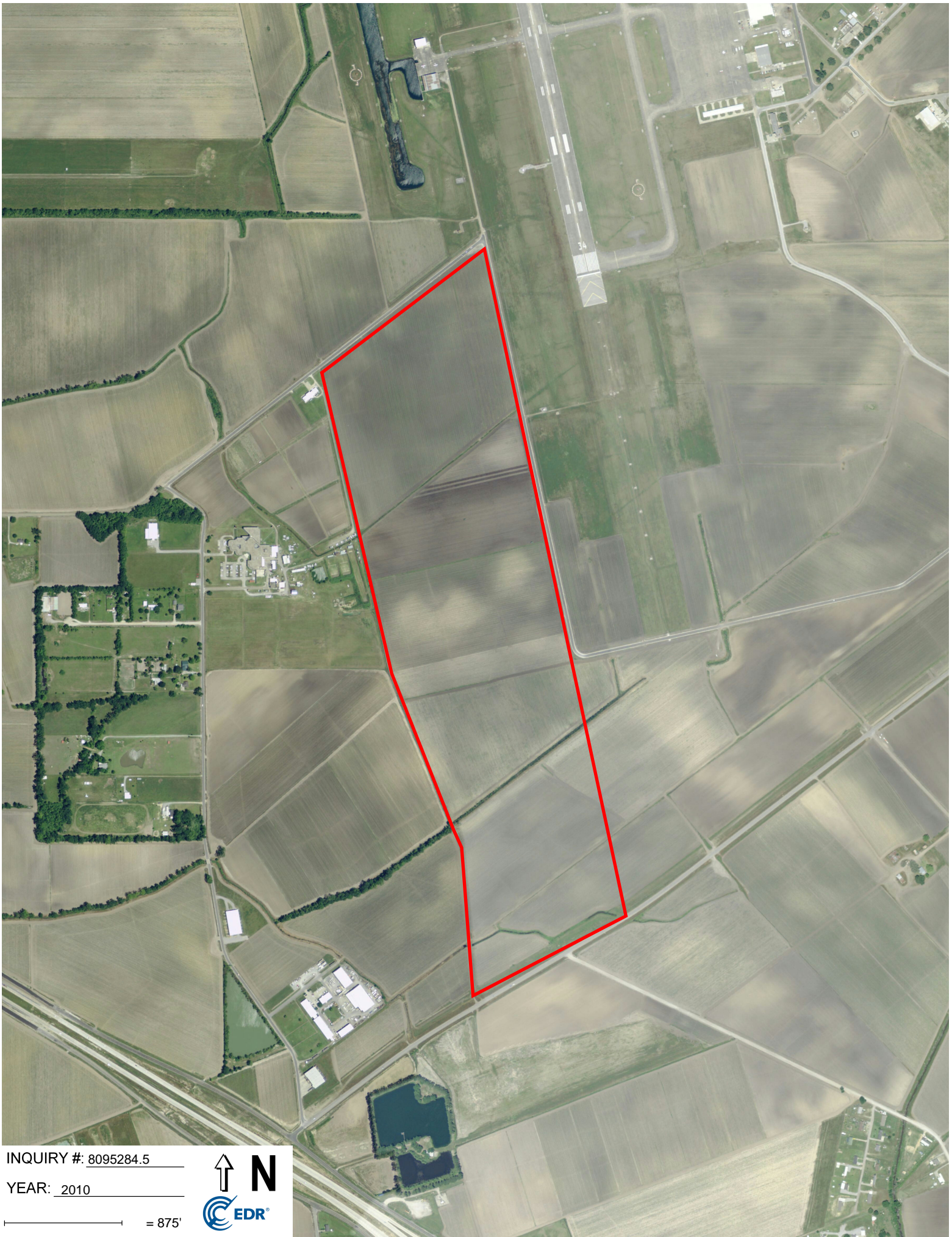


INQUIRY #: 8095284.5

YEAR: 2015

— = 875'





INQUIRY #: 8095284.5

YEAR: 2010

— = 875'





INQUIRY #: 8095284.5

YEAR: 2007

— = 875'





INQUIRY # 8095284.5

YEAR: 2004

— = 875'





INQUIRY #: 8095284.5

YEAR: 1998

— = 875'





INQUIRY #: 8095284.5

YEAR: 1994

— = 875'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 8095284.5

YEAR: 1990

— = 875'





INQUIRY #: 8095284.5

YEAR: 1983

— = 875'





INQUIRY #: 8095284.5

YEAR: 1981

— = 875'





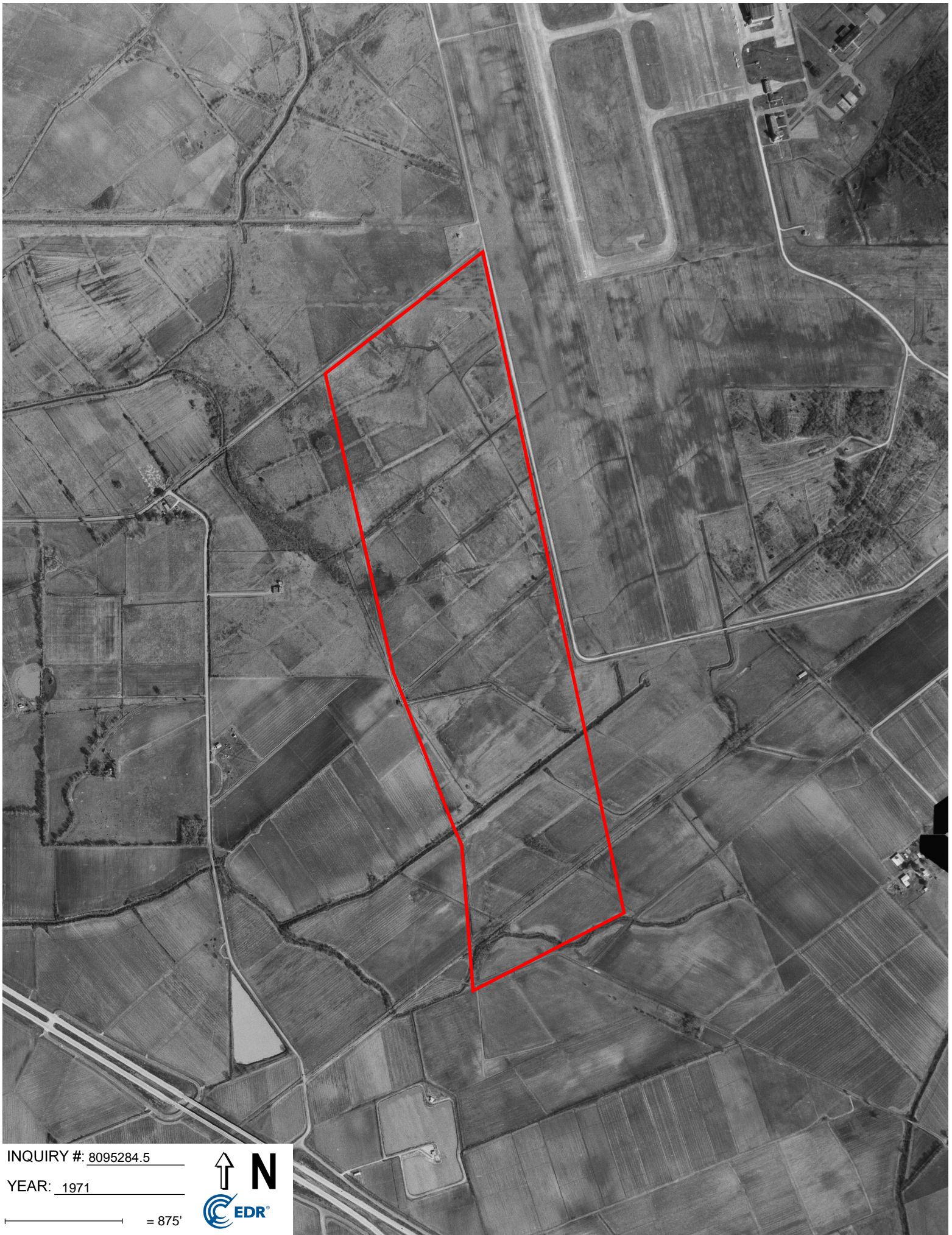
INQUIRY #: 8095284.5

YEAR: 1974

— = 875'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 8095284.5

YEAR: 1971

— = 875'

