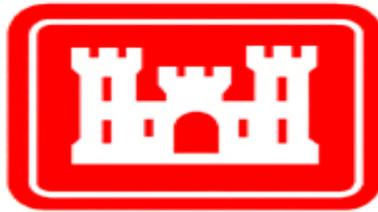


**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COMPANY CANAL
LOUISIANA STREET
WESTWEGO, JEFFERSON PARRISH, LOUISIANA
CONTRACT NUMBER: W912P8-07-D-0057
TASK ORDER NUMBER: 0004**

PREPARED FOR:



**US Army Corps
of Engineers**

United States Army Corps of Engineers, Mississippi Valley Division
New Orleans District (USACE-MVN)
7400 Leake Avenue
New Orleans, Louisiana 70118

PREPARED BY:



Aerostar Environmental Services, Inc.
11181 St. Johns Industrial Parkway North
Jacksonville, Florida 32246
(904) 565-2820

AES Project Number 0107-198-02

May 21, 2007

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LIST OF ABBREVIATIONS

AEROSTAR	Aerostar Environmental Services, Inc.
AI#	Agency Interest Number
AST	Aboveground Storage Tanks
ASTM	American Society for Testing and Materials
AULs	Activity and Use Limitations
BOD	Biological Oxygen Demand
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	RCRA Corrective Action
DMR	Discharge Monitoring Report
JPTAO	Jefferson Parrish Tax Assessor's Office
EDR	Environmental Data Records, Inc.
ERNS	Emergency Response Notification System
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
IC/EC	Institutional Controls/Engineering Controls
LDEQ	Louisiana Department of Environmental Quality
LPDES	Louisiana Pollutant Discharge Elimination System
LUST	Leaking Underground Storage Tank
NFRAP	No Further Remedial Action Planned
NGVD	National Geodetic Vertical Datum
NPL	National Priority List
NRCS	Natural Resource Conservation Services
PCB	Polychlorinated Biphenyls
PRC	Property Record Card
RCRA	Resource Conservation and Recovery Act
RCRA-LQG	RCRA Large Quantity Generators
RCRA-SQG	RCRA Small Quantity Generators
RCRA TSD	RCRA Treatment, Storage and Disposal
RE	Real Estate Number
SWF/LF	Solid Waste Facilities/Landfills
SHWS	Hazardous Waste Sites
TSD	Treatment, Storage and Disposal
TSS	Total Suspended Solids
USACE	United States Army Corps of Engineers
USGS	United States Geological Society
UST	Underground Storage Tanks

1.0 EXECUTIVE SUMMARY

1.1 Site Name

Company Canal
Louisiana Street
Westwego, Louisiana 70094
Ward 44 Parcels 2960, 3807, and 3808 - - according to legal descriptions and interview with land owner
Conveyance Book Number/Folio Number 989/660, Entry Number 939346 - - according to interview with site owner representative.

1.2 Inspection Date(s)

April 20, 2007

1.3 Name of Inspector(s)

John M. Townsend

1.4 Client and User

Client: United States Army Corps of Engineers, Mississippi Valley Division, New Orleans District
User: Mr. Richard Gatewood, HTRW Coordinator CEMVN-PM-R

1.5 Site Descriptions and General Observations

At the time of our investigation, the site consisted of a 13.8-acre parcel of land developed with a canal and a maintenance area associated with the Bayou Segnette State Park. Access to the site is available through the Bayou Segnette State Park via Drake Avenue to the west, Louisiana Street to the north, and Laroussini Street to the east. Utility services are not currently provided to any structures on the site. The site is bordered by a residence and the Bayou Segnette State Park and associated buildings to the north; a shrimp packaging and distribution factory and a marina to the northeast; a parking lot and the Old Westwego Pump Station to the east; wooded land to the south; a public boat ramp and parking lot associated with the Bayou Segnette State Park to the southwest; and the Bayou Segnette Pump Station and associated buildings to the west.

Based on the review of aerial photographs, historical topographic maps, and interviews, the site appeared to consist of a canal and undeveloped land from at least 1891 to at least 1994, and has been developed as a canal and a maintenance area associated with the Bayou Segnette State Park since at least 1998.

1.6 Findings and Conclusions

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Company Canal, located adjacent to the east of Louisiana Street and extending northeast from the Bayou Segnette State Park Public Boat Ramp to the Old Westwego Pump Station, Westwego, Jefferson Parish, Louisiana, hereafter referred to as the site. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The Executive Summary serves as a summary of this report and presents the significant findings, conclusions and recommendations. The Executive Summary should not be considered a stand-alone document and must be evaluated in conjunction with the discussions, supporting documentation, and limitations within this ESA report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the site, except for the following:

- Potential onsite concerns were noted from the current and historical boat traffic along the canal and the unknown conditions of the sediments on the bed of the canal.
- Potential onsite concerns were noted from the presence of a 500-gallon diesel AST, a 300-gallon gasoline AST, and a chemical storage shed on the western portion of the property.
- Potential offsite concerns were noted from the proximity of petroleum-containing ASTs associated with the Louisiana Packing Company and the Nola Seafood Distributors Company located on the northeastern adjoining property, the Old Westwego Pump Station on the eastern adjoining property, and the Bayou Segnette Pump Station on the western adjoining property.
- Potential offsite concerns were noted from the proximity of the vehicle staging and maintenance shed associated with the Bayou Segnette State Park on the northern adjoining property.
- Potential offsite concerns were noted from historical discharges of unsanitary wastewater into Bayou Segnette from the Bayou Segnette Pump Station on the western adjoining property and the City of Westwego Wastewater Treatment Plant to the east-southeast of the site.
- Potential offsite concerns were noted from the historical industrial operations on the northeastern adjoining property.
- Potential offsite concerns were noted from the presence of gasoline and diesel USTs at Westwego Sewage Treatment Plant as well as vandalism damage to the diesel UST.

1.7 Recommendations

Based on the information obtained for this report, AEROSTAR recommends conducting soil and groundwater sampling in the maintenance area on the northern and northwestern portions of the site. AEROSTAR also recommends conducting sediment sampling along the bed of the canal.

The remainder of this report is organized as follows: Section 2 describes the scope of work and limitations for this report; Section 3 presents a site description; Section 4 presents user provided information; Section 5 presents a records review; Section 6 presents a summary of the site reconnaissance; Section 7 presents a summary of interviews; Section 8 presents a summary of AEROSTAR's findings and opinions; Section 9 presents a summary of AEROSTAR's conclusions; Section 10 presents any deviations from the ASTM standard; Section 11 provides additional services conducted as part of this Phase I ESA; Section 12 presents the references; Section 13 presents the signatures of environmental professionals preparing and reviewing the report; and Section 14 presents the qualifications of the environmental professionals participating in this Phase I ESA. Figures are included in Appendix A. The property record information is included in Appendix B. Site photographs are included in Appendix C. A computerized regulatory agency database search is included in Appendix D. Historical research documentation is included in Appendix E. Interview documentation is included in Appendix F. A list of references is included in Appendix G. The qualifications and resumes of the environmental professionals performing this investigation are included in Appendix H.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM Standard 1527-05, recognized environmental conditions in connection with the site. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do 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. Conditions determined to be *de minimis* are not recognized environmental conditions.

Although performance of this investigation in a manner that is generally consistent with the ASTM Standard E 1527-05 Standard is of benefit, it should be recognized that the Standard of “All Appropriate Inquiry” or “good commercial or customary practice” can only be made on a case-by-case basis and is subject to judicial interpretation.

2.2 Scope of Work

This Phase I ESA was conducted in general accordance with ASTM Standard E 1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The assessment consisted of four components: records review, site reconnaissance, interviews, and report preparation.

The scope of work does not include an evaluation of asbestos containing building materials, lead based paint, lead in drinking water, regulatory compliance, soil or groundwater sampling and analysis, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing. AEROSTAR can provide these additional services, if requested.

2.2.1 Records Review

Historical Research: Sources such as historical aerial photographs, city directories, and fire insurance maps were reviewed, if reasonably ascertainable, to evaluate the historical usage of the site and surrounding properties. Additionally, a chain-of-title and an environmental lien search were reviewed if provided by the User.

Physical Setting Sources: Various maps, reports, and technical publications were reviewed and observations of site conditions were made to evaluate the hydrogeological/geological conditions associated with the site and surrounding properties. This data can provide pertinent information about the site, including soil classification, surface water flow directions, and possibly, an indication of the local directions of surficial aquifer groundwater flow.

Environmental Public Records Review: Reasonably ascertainable local, state, tribal and federal environmental records and the regulatory database search were reviewed to help assess the likelihood of problems from migrating hazardous substance or petroleum products. Public records identifying these facilities can provide indications of the potential for recognized environmental conditions to be present at the site.

AEROSTAR obtained, reviewed and evaluated reasonably ascertainable information from the Client, User, site owner; local, state, tribal, or federal entities; and the environmental regulatory database search. The conclusions and recommendations of this report are based, in part, on this information. The data reviewed during this investigation appeared to be accurate; however, the provided services do not include the verification of the accuracy or authenticity of information provided by others.

2.2.2 Site Reconnaissance

Onsite Reconnaissance: Visual and physical inspections conducted as part of this investigation included walking the interior of the site in a grid-like manner and walking the site perimeter, where accessible. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any onsite buildings, utilities, or other improvements. During the site inspection, an emphasis was placed on observing the operations or conditions exhibiting the potential for recognized environmental conditions. All phases of the site reconnaissance were documented and photographs were taken.

Offsite Reconnaissance: Offsite reconnaissance conducted as part of this investigation included visual and physical inspections of the adjoining properties from the site boundary and from publicly accessible areas. Additionally, a vehicular reconnaissance of the surrounding properties was conducted. During these inspections, an emphasis was placed on observing the operations or conditions exhibiting the potential for recognized environmental conditions. If any sources were identified, the inspector would document the name and location of the facility.

2.2.3 Interviews

AEROSTAR conducted interviews with available individuals familiar with the site, as well as local, state, tribal or federal agency representatives, regarding issues which could have an adverse effect on the environmental status of the subject site.

AEROSTAR depends on the Client, tenant, and other site personnel to provide data pertinent to determining the environmental status of the site, which may or may not exist within public records. The conclusions and recommendations of this report are based, in part, on this information. The data obtained during this investigation appeared to be accurate; however, the provided services do not include the verification of the accuracy or authenticity of information provided by others.

2.2.4 Report Preparation

This report was prepared based upon the information provided by the Client and the User, the observations made during the site reconnaissance, and the information obtained from a review of readily available records. Given the inherent limitations of environmental assessment work, AEROSTAR will not guarantee that any site is free of hazardous or potentially hazardous materials or that latent or undiscovered conditions will not become evident in the future. This report was prepared within the professional conduct of the industry and in accordance with the proposal and the standard terms and conditions presented in the contract. No other warranties, representations or certifications are made.

2.3 Limitations

AEROSTAR has prepared this assessment for the Client and User. AEROSTAR's assessment represents a review of certain information relating to the site that was obtained by methods described above and does not include sampling or other monitoring activities at the property. While AEROSTAR has used reasonable care to avoid reliance upon data and information that is inaccurate, AEROSTAR is not able to

verify the accuracy or completeness of all data and information available during the investigation. Some of the conclusions in this report would be different if the information upon which they are based is determined to be false, inaccurate or incomplete.

AEROSTAR makes no legal representations whatsoever concerning any matter including, but not limited to, ownership of any property or the interpretation of any law. AEROSTAR further disclaims any obligations to update the report for events taking place after the time during which the assessment was conducted.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based upon the findings derived from a site reconnaissance, a limited review of specified regulatory records and historical sources, and comments made by the interviewees.

Phase I ESAs, by their very nature, are limited. AEROSTAR has endeavored to meet what it believes is the applicable standard of care, and, in doing so, is obliged to advise the Client and User of Phase I ESA limitations. AEROSTAR believes that providing information about limitations is essential to help the Client and User identify and thereby manage its risks. Through additional research, these risks can be mitigated - but they cannot be eliminated. AEROSTAR will, upon request, advise the Client and User of the additional research opportunities available, their impact, and their cost.

As noted above, the Phase I ESA was conducted at the referenced site, and this report was prepared for the sole use of the Client and User. This report shall not be relied upon by or transferred to any other party without the express written authorization of AEROSTAR.

Along with all of the limitations set forth in various sections of the ASTM Standard E 1527-05 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- At the request of the client, a chain-of-title search was not conducted as a part of this investigation.
- AEROSTAR was unable to conduct interviews with all the owners or operators of the adjoining properties.
- AEROSTAR was unable to perform a visual inspection of the sediments on the bed of the canal.
- AEROSTAR was unable to gain access to the eastern bank of the canal due to right of entry requirements needed to cross adjoining properties.

2.3.1 Data Gaps

Data gaps are the lack or inability to obtain information required by ASTM Standard E 1527-05 despite good faith efforts to gather such information, such as, but not limited to, the inability to conduct a site visit, inability to conduct interviews, and the inability to establish historical uses of the site or surrounding properties. Not all data gaps are significant, and a data gap will only be discussed in this section if: 1) a data gap occurs during investigation, and 2) the data gap impairs AEROSTAR's ability to meet the objectives of ASTM Standard E 1527-05.

No apparent significant data gaps were noted during the investigation of the site.

2.4 Special Terms and Conditions

This report, and the information contained herein, shall be the sole property of AEROSTAR until payment of any unpaid balance is made in full. The Client and User agree that until payment is made in

full, the Client and User shall not have a proprietary interest in this report or the information contained herein. AEROSTAR shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the Client and User in the event of nonpayment of outstanding fees by the Client pursuant to AEROSTAR's proposal.

2.5 User Reliance

This report is intended for the sole use of Client and User. Its contents may not be relied upon by other parties without the explicit written consent of AEROSTAR. This is not a statement of suitability of the property for any use or purpose. The user shall be held to the same limitations as detailed in Section 2.3.

3.0 SITE DESCRIPTION

3.1 Location

The site is located adjacent to the south of Louisiana Street and extends east from the Bayou Segnette State Park Public Boat Ramp to the Old Westwego Pump Station, Westwego, Jefferson Parrish, Louisiana, and is shown in Appendix A, Figure 1 (Street Site Location Map). The site is located in Section 16, Township 14 South, Range 23 West as referenced in the "New Orleans West, Louisiana" United States Geological Survey (USGS) topographic quadrangle map, dated 1998, presented in Appendix A, Figure 2 (Topographic Site Location Map). Please also refer to the Site Plan presented in Appendix A, Figure 3, and to the Jefferson Parrish Tax Assessor's information of the site in Appendix B.

3.2 Site and Vicinity General Characteristics

At the time of our investigation, the site consisted of a 13.8-acre parcel of land developed with a canal and a maintenance area associated with the Bayou Segnette State Park. The immediate vicinity surrounding the site is primarily characterized by industrial/commercial/residential/undeveloped properties. Please refer to the Street Site Location Map in Figure 1, the Topographic Site Location Map in Figure 2, and the Site Plan in Figure 3 for additional details.

3.3 Current Use(s) of the Site

The site is developed with a canal and a maintenance area associated with the Bayou Segnette State Park. The maintenance area consists of a chemical storage shed used to store paint, weed killers, and other various cleaning items, a 500-gallon diesel AST, and a 300-gallon gasoline AST. The maintenance shed is located offsite but is associated with the onsite maintenance area. Observations made during the site reconnaissance are further discussed in Section 6 of this report.

3.4 Structures, Roads, and Other Improvements on the Site

3.4.1 Existing Structures

The site is developed with a chemical storage shed and a concrete block secondary containment which encompasses a diesel/gasoline AST in the maintenance area on the western portion of the northern parking area. No information on the construction date or square footage of the structures was available for review at the time of this investigation.

3.4.2 Existing Roads

A portion of Louisiana Street is located adjacent to the canal on the northern portion of the site. Laroussini Street and Vic A. Pitre Drive are located along the eastern boundary of the site. The portion of Louisiana Street located on the site is a gravel road. The site is not developed with any paved roads.

3.4.3 Heating/Cooling System

Heating and cooling services are not provided to the site.

3.4.4 Utilities (including Sewage Disposal)

Utilities are currently not provided to the site.

3.4.5 Potable Water

Potable water services are not provided to the site.

3.5 Current Uses of the Adjoining Properties

The current uses of the adjoining properties are as follows:

Table 1 Description of Adjoining Parcels		
Direction From Site	Address	Description of Current Use
North	1008 Drake Avenue NA	Residence Bayou Segnette State Park Maintenance Shed
Northeast	NA 500 Louisiana Street 501 Louisiana Street	Shrimp boat marina Residence Newpack Shrimp Company Louisiana Packing Company and Nola Seafood Distributors
East	NA NA	Old Westwego Pump Station Parking lot
South	NA	Wooded Land
Southwest	NA NA	Bayou Segnette State Park Public Boat Ramp Parking Lot
West	600 Louisiana Street	Bayou Segnette Pump Station

Based on the information reviewed as part of this assessment, the current uses of adjoining properties are not suspected of having the potential to negatively impact the site, except for the following:

- The proximity of petroleum-containing ASTs associated with the Louisiana Packing Company and the Nola Seafood Distributors located on the northeastern adjoining property, the Old Westwego Pump Station located on the eastern adjoining property, and the Bayou Segnette Pump Station located on the western adjoining property.
- Potential offsite concerns were noted from the proximity of the Bayou Segnette State Park maintenance shed on the northern adjoining property.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

A chain-of-title report for the site was not provided to AEROSTAR by the User or Client.

4.2 Environmental Liens or Activity and Use Limitations

An environmental lien search was ordered through EDR; however, the report was not available for review prior to the completion of this report. An addendum letter will be issued upon AEROSTAR's receipt and review of the environmental lien search. The user, site owner, and site owner representative all stated that they were unaware of any environmental liens or activity and use limitations associated with the site.

4.3 Specialized Knowledge

No information was provided to AEROSTAR by the User with respect to any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the site.

4.4 Commonly Known or Reasonably Ascertainable Information

Mr. Gary Brouse, Project Manager for the USACE, speculated that the USACE had previously performed sediment sampling in Bayou Segnette, and believed the sediments were found to be impacted by petroleum hydrocarbons; however, Mr. Brouse was not sure of the sampling locations in the canal or the location of the reports. No reports discussing sediment sampling and analysis in the Bayou Segnette Canal were provided to AEROSTAR for review at the completion of this report.

4.5 Valuation Reduction for Environmental Issues

The User indicated the purchase price reflected the fair market value of the site.

4.6 Owner, Property Manager, and Occupant Information

The western portion of the property is owned and managed by The Public Lands, and the eastern portion of the property is owned and managed to Mr. Robert Temento. The site is currently unoccupied.

4.7 Reason for Performing Phase I ESA

This Phase I ESA is being performed as due diligence prior to dredging sediments from the bottom of the canal.

4.8 Other

No other information was obtained from the User.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As a part of this assessment, AEROSTAR reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the site. AEROSTAR obtained an ASTM regulatory database search through EDR. A copy of the database report is included in Appendix D. AEROSTAR also reviewed other available standard environmental record sources at the LDEQ, as needed. Table 2 presents the summary of the regulatory database report.

TABLE 2				
Regulatory Database Summary				
Source	Applicable Search Distance	Site	Adjoining Property	Within ASTM search distances
Federal NPL Site	1.0 mile	0	0	0
Federal Delisted NPL	0.5 mile	0	0	0
Federal CERCLIS List	0.5 mile	0	0	0
Federal CERCLIS NFRAP Site List	0.5 mile	0	0	0
Federal RCRA CORRACTS and TSD Facilities	1.0 mile	0	0	0
Federal RCRA Non-CORRACTS TSD Facilities	0.5 mile	0	0	0
Federal RCRA Generators Lists	Site and adjoining properties	0	0	0
Federal IC/EC Registries	Site Only	0	NA	0
Federal ERNS	Site Only	0	NA	0
State- and Tribal-equivalent NPL Sites	1.0 mile	0	0	0
State- and Tribal-equivalent CERCLIS Sites	0.5 mile	0	0	0
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile	0	0	0
State and Tribal LUST Lists	0.5 mile	0	0	0
State and Tribal Registered UST Lists	Site and adjoining properties	0	0	0
State and Tribal IC/EC	Site Only	0	0	0
State and Tribal voluntary cleanup sites	0.5 mile	0	0	0
State and Tribal Brownfield sites	0.5 mile	0	0	0

No regulatory information was identified concerning the site, the adjoining properties, or the vicinity.

In addition to reviewing the database report, AEROSTAR performed reconnaissance of the site vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. Three petroleum fueling facilities were observed within a half mile of the site during field reconnaissance performed by AEROSTAR.

The Jefferson Parish Department Drainage Pump Station – Bayou Segnette Pump Station, 801 Louisiana Street, AI# 41963: This AST facility is located on the western adjoining property. At least nine ASTs suspected of containing diesel fuel were observed at this facility. Six of the ASTs appeared to have a capacity of approximately 300 gallons, two of the ASTs appeared to have a capacity of greater than 15,000 gallons, and one AST appeared to have a capacity of approximately 500 gallons. No regulatory information concerning petroleum discharges at the facility was available through the LDEQ; however, the LDEQ was able to provide information concerning surface water discharge and permit violation information at the facility. According to a Jefferson Parish Council Consolidated Compliance Order and Notice of Potential Penalty, dated July 21, 2000, the facility was authorized to discharge certain quantities of treated sanitary wastewater into Bayou Segnette under the terms and conditions of LPDES permit; however, an inspection, dated February 16, 2000, revealed that the facility caused or allowed the unauthorized discharge of inadequately treated sanitary wastewater into Bayou Segnette and failed to submit DMRs for the periods of December 1998 and January 1999 through December 1999. According to the report, sample analyses for BOD and TSS exceeded the maximum limits allowed in the facility's LPDES permit. According to a DMR, dated January 29, 2002, the facility reported exceedances of BOD and Fecal Coliform. A letter to LDEQ, dated June 6, 2003, indicated that the extended aeration system at the facility was completely dismantled in April 2002 and requested that the permit for the facility be rescinded. The letter also indicated that the sanitary wastewater produced by the facility is discharged into the municipal sewerage system as apposed to Bayou Segnette. A letter from LDEQ, dated September 2002, terminated the facility's LPDES permit. Based on the information reviewed as part of this investigation, potential offsite concerns were noted from this facility.

Westwego Wastewater Treatment Plant, 100 Vic A Pitre Drive, AI# 4857: This AST facility is located approximately 150 feet east of the site. At least one AST suspected of containing greater than 100,000 gallons of wastewater was observed at the facility. No petroleum ASTs were observed at the facility; however, the industrial practices at the facility lead to the potential that petroleum ASTs may be in service at the facility. AEROSTAR interviewed Mr. Paul Bernard, City of Westwego Sewage Treatment Plant Superintendent, regarding potential environmental concerns associated with the eastern portion of the site. Mr. Bernard stated that the plant currently contains one gasoline UST and one diesel fuel UST, but was unsure of their capacities. Mr. Bernard stated the USTs have been at the facility for approximately 10 years. Mr. Bernard was not aware of any discharges associated with the USTs. Mr. Bernard stated that the facility lost power during the hurricanes of 2004, but did not incur any significant damage or flooding. According to Mr. Bernard, vandals jumped the fence of the Old Westwego Pumping Station approximately five years ago and purposely discharged diesel fuel into the Bayou Segnette Canal (the eastern portion of the site). Mr. Bernard speculated that approximately 100 gallons of diesel fuel was discharged into the canal but couldn't be sure. Mr. Bernard was not aware of any other concerns in the area of the site. No regulatory information concerning petroleum discharges at the facility was available through the LDEQ; however, the LDEQ was able to provide information concerning surface water discharge and permit violation information at the facility. According to an Amended Consolidated Compliance Order and Notice of Potential Penalty, dated February 28, 2007, the facility was authorized to discharge certain quantities of treated sanitary wastewater into the Westwego Drainage Canal under the terms and conditions of LPDES permit; however, a file review conducted by the LDEQ on February 26, 2007, revealed multiple exceedances of the permit from July 2002 to December 2005. Analysis parameters found to exceed the LPDES permit included biomonitoring, TSS, ammonia-nitrogen, chemical/biological oxygen demand, and fecal coliform. In addition, the file review revealed that the facility failed to submit an application for the renewal of its LPDES permit 180 days prior to the expiration date and continued discharging wastewater after the expiration of its LPDES permit. No other information was available for review concerning this facility. Based on the information reviewed as part of this investigation, potential offsite concerns were noted from this facility.

Newpack Shrimp Company, Inc., 500 Louisiana Street, AI# 41801: This AST facility is located on the northeastern adjoining property. At least one AST suspected of containing a petroleum product was observed at the facility. A LPDES permit was issued to the facility in December 2004. Multiple DMRs were available for review on the LDEQ website concerning the facility, and no violations of the permit appear to have occurred at the facility since the LPDES permit was issued. In addition, no regulatory information concerning petroleum discharges at the facility was available for review through the LDEQ website. Based on the information reviewed as part of this investigation, this facility is not suspected of negatively impacting the site at this time.

5.2 Additional Environmental Record Sources

No additional environmental record sources were reviewed as part of this assessment.

5.3 Physical Setting Sources

The "New Orleans West, Louisiana" USGS topographic quadrangle map, dated 1998; and regulatory files available regarding properties of environmental concern in the site vicinity were reviewed as sources for obtaining information regarding the physical setting of the site and surrounding vicinity.

5.3.1 Regional Geology

Jefferson Parish is located in Southeastern Louisiana. The parish is entirely within the Mississippi River Delta. Approximately one-third of the land area, within the parish, is a firm, loamy clayey soil that forms the natural levees of the Mississippi River. The remaining land area consists of ponded and frequently flooded, mucky soils in marshes and swamps. These areas are used mainly as habitat for wetland wildlife.

5.3.2 Topography

The area of the investigation is located in Section 16, Township 14 South, Range 23 West as referenced in the 7.5-minute USGS Topographical Quadrangle Map of "New Orleans West," dated 1998. Based on a review of the topographic map, the site appears to have little topographic relief. According to the topographic map, the site is situated at an elevation of approximately 0 feet above the National Geodetic Vertical Datum (NGVD) of 1929.

Surface water bodies were identified on the topographic map in the vicinity of the site. Company Canal is located on the site. Company Canal extends to the north of the site and becomes Bayou Segnette as it extends south of the site. The Mississippi River is located approximately 3,000 feet north-northeast of the site. Based upon a review of the topographic map, regional shallow groundwater flow in the immediate vicinity of the site appears to be towards the site. The direction of flow for the canal is towards the south. Actual groundwater flow in the vicinity of the property may be locally influenced by seasonal rainfall, proximity to surface bodies of water (lakes, rivers, canals), surface topography, underground structures, soil and bedrock geology, production wells and other factors beyond the scope of this study.

5.3.3 Soils/Geology

The United States Department of Agriculture Soil Conservation Service, *Soil Survey of Jefferson Parish, Louisiana*, Map No. 11 was reviewed to identify native soil characteristics in the vicinity of the site. According to the survey, the soils are primarily classified as barbary muck and commerce silt loam.

Barbery muck soils are poorly drained, level soils. The surface layer is typically dark brown, slightly acidic muck about 6 inches thick. The underlying material up to a depth of 66 inches is neutral and moderately alkaline semifluid clay and mucky clay. Logs, stumps, and wood fragments are common throughout. The high water table fluctuates from a half foot below the land surface to one foot above the land surface. Permeability is very slow.

Commerce silt loam soils are poorly drained, firm mineral soils found in high positions of the natural levees of the Mississippi River. The surface layer is typically very dark grayish brown, neutral silt loam about four inches thick. The subsoil is grayish brown, mildly alkaline silt loam in the upper part and dark grayish brown, moderately alkaline silt loam in the lower part. The underlying material to a depth of about 60 inches is grayish brown, mottled moderately alkaline loam and silty clay loam. The high water table fluctuates between one and a half feet to four feet below the land surface from December through April. Permeability and runoff are slow. The available water capacity and fertility are high.

5.3.4 Hydrogeology

The aquifer system of Southeastern Louisiana is made up of five sand aquifers. Shallow sand, 200 foot sand, 400 foot sand, 700 foot sand, and 1,200 foot sand are the aquifers within the system. The shallow aquifers are not extensive enough to yield sufficient quantities of water. In these shallow aquifers the water is not considered potable. The majority of water yielded has a chloride content greater than 250 parts per million. The principle aquifer in the area is the 700 foot sand aquifer. It supplies the portion of the parish that is north of the Mississippi River. This aquifer has a chloride content less than 250 parts per million. The principle source of surface water in Jefferson Parish is the Mississippi River. There are four public water suppliers in the parish that pump 38.9 million gallons a day from the river.

5.4 Historical Use Information on the Site

Based on the review of aerial photographs, historical topographic maps and interviews, the site appeared to consist of a canal and undeveloped land from at least 1891 to at least 1994, and has been developed as a canal and a maintenance area associated with the Bayou Segnette State Park since at least 1998.

5.5 Historical Use of Adjoining Properties

Based on the review of aerial photographs, historical topographic maps and interviews, the northern adjoining property appeared to be wooded land from at least 1891 to at least 1967, developed with a single structure from at least 1972 to at least 1989, and has been developed with the existing structures associated with the Bayou Segnette State Park and a residence since at least 1992. The northeastern adjoining property appeared to be wooded land in 1891, developed with multiple structures in 1938, and appears to have been developed with multiple industrial-type structures, currently developed as the Newpack Shrimp Company, Louisiana Packing Company, and Nola Seafood Distributors, and a marina since at least 1945. The eastern adjoining properties appeared to consist of wooded land from at least 1891 to at least 1949; sparsely wooded land and five structures in 1951; sparsely wooded land, three structures, and the Old Westwego Pump Station from at least 1965 to at least 2002; and consisted of a parking lot and the Old Westwego Pump Station at the time of the site inspection. The southern adjoining property appeared to consist of wooded land from at least 1891 to at least 1949, a pump station was present from at least 1938 to at least 1949; six structures, wooded land, and the Bayou Segnette Canal in 1951; and wooded land and the Bayou Segnette Oil Field since at least 1965. The southwestern adjoining property appeared to be wooded land from at least 1891 to at least 1951, wooded and cleared land from at least 1967 to at least 1982, developed with a parking lot in 1989, and has been developed with the existing parking lot and a public boat ramp associated with the Bayou Segnette State Park since at least 1992. The western adjoining property appeared to be wooded land from at least 1891 to at least 1951,

developed with a single-structured pumping station from at least 1965 to at least 1989, and has been developed with the existing Bayou Segnette Pump Station and associated buildings since at least 1992. Based on the results of the historical adjoining property use, the northern, northeastern, eastern, and western adjoining properties are suspected of negatively impacted the site.

5.6 Standard Historical Sources Reviewed

5.6.1 Aerial Photograph Review

To evaluate the previous land uses of the property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

AEROSTAR personnel reviewed aerial photographs from 1945, 1967, 1979, 1982, 1994, 1998, and 2002 provided by the NRCS office and Terra-Server.com. Color copies of the 1945, 1967, 1979, 1982, 1994, 1998, and 2002 aerial photographs are provided in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 3.

TABLE 3			
Summary of Aerial Photograph Observations			
Source	Photograph Date	Photograph Scale	Remarks
NRCS Office	1945	Unknown	<p>Site: Canal and Louisiana Street are visible. Boats visible on eastern portion of canal near the future location of the Old Westwego Pump Station.</p> <p>North: Undeveloped wooded land.</p> <p>Northeast: Industrial-type structure visible adjacent to the west of Louisiana Street.</p> <p>East: Wooded land.</p> <p>South: Undeveloped wooded land.</p> <p>Southwest: Undeveloped wooded land.</p> <p>West: Undeveloped wooded land.</p>
NRCS Office	1967	Unknown	<p>Site: Boats are visible throughout the canal. Louisiana Street appears to be expanded.</p> <p>North: No significant change.</p> <p>Northeast: Additional structures are visible adjacent to the west of Louisiana Street.</p> <p>East: Old Westwego Pump Station and Westwego City Sewage Treatment Plant are visible.</p> <p>South: No significant change.</p> <p>Southwest: Cleared land.</p> <p>West: Structures are visible in the canal and adjacent to the canal in the location of the future Bayou Segnette Pump Station.</p>

TABLE 3
Summary of Aerial Photograph Observations

Source	Photograph Date	Photograph Scale	Remarks
NRCS Office	1979	Unknown	Site: No significant changes. North: No significant changes. Northeast: No significant changes. East: No significant changes. South: No significant changes. Southwest: No significant changes. West: No significant changes.
NRCS Office	1982	Unknown	Site: No significant changes. North: No significant changes. Northeast: No significant changes. East: No significant changes. South: No significant changes. Southwest: No significant changes. West: No significant changes.
NRCS Office	1994	Unknown	Site: No significant changes. North: Three structures are visible. Northeast: No significant changes. East: No significant changes. South: No significant changes. Southwest: The existing boat ramp and parking lot associated with the Bayou Segnette State Park are visible. West: No significant changes.
Terra-Server	1998	Unknown	Site: No significant changes. North: An additional residential structure is visible. Northeast: No significant changes. East: No significant changes. South: No significant changes. Southwest: No significant changes. West: The existing Bayou Segnette Pump Station building and associated structures are visible.
Terra-Server	2002	Unknown	Site: No significant changes. North: No significant changes. Northeast: No significant changes. East: No significant changes. South: No significant changes. Southwest: No significant changes. West: No significant changes.

5.6.2 Property Ownership Records

According to the Jefferson Parish Tax Assessor's Office website, the Jefferson Parish Tax Collector's Office websites, and the Facility Planning and Control website, the eastern portion of the site is owned by Ronald Temento, and the western portion of the site is owned by the State of Louisiana. A chain-of-title was not provided to AEROSTAR by the Client or User.

5.6.3 City Directory Review

A search of historical city directories of the New Orleans Suburban Area dating back to 1940 was performed as part of this investigation. The site and the northern, eastern, southern, and southwestern adjoining properties were not listed in the city directories reviewed. The northeastern adjoining property has been listed as industrial since at least 1974. The western adjoining property was listed as the Bayou Segnette Pumping Station from at least 1974 to at least 1989 and has not been listed since at least 1994.

TABLE 4 Summary of City Directories			
Direction	Address	Date(s)	Listing(s)
Site	NA	NA	NA
North	1008 Drake Ave.	NA	NA
Northeast	500 Louisiana St.	2000-2005 1974-1995	Louisiana Newpack Shrimp Robinson Canning Company
	501 Louisiana St.	2005 2000 1989-1994	Louisiana Packing Company and Mingbo Trading Company Louisiana Packing Company and Nola Seafood Distributors Louisiana Packing Company, Inc.
East	NA	NA	NA
	NA	NA	NA
South	NA	NA	NA
Southwest	NA	NA	NA
West	600 Louisiana St.	1974-1989	Jefferson Parish Bayou Segnette Pumping Station

5.6.4 Fire Insurance Map Review

Fire Insurance Maps did not provide coverage for the site.

5.6.5 Other Historical Sources

Topographic Maps

Historical topographic maps from 1891, 1938, 1949, 1951, 1965, 1972, 1979, 1989, 1992, and 1998 of the site area were provided by EDR. Historical topographic maps are included in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 6.

TABLE 6 Summary of Historical Topographic Map Observations			
Source	Map Date	Map Scale	Remarks
EDR	1891	1:62,500	The Bayou Signette Canal is visible and is surrounded by wooded land.

TABLE 6
Summary of Historical Topographic Map Observations

Source	Map Date	Map Scale	Remarks
EDR	1938	1:31,680	<p>Site: The Bayou Segnette Canal is visible, and the western portion of the site appears to be wooded land.</p> <p>North: Wooded land.</p> <p>Northeast: Multiple structures are identified along Louisiana Street.</p> <p>East: Wooded land.</p> <p>South: A pump station is located approximately 2,100 feet south of the site on the Bayou Segnette Canal.</p> <p>Southwest: Wooded land.</p> <p>West: Wooded land.</p>
EDR	1949	1:25,000	<p>Site: No Change</p> <p>North: No Change</p> <p>Northeast: No Change</p> <p>East: No Change.</p> <p>South: No Change</p> <p>Southwest: No Change</p> <p>West: No Change</p>
EDR	1951	1:24,000	<p>Site: No Change</p> <p>North: No Change</p> <p>Northeast: Additional structures are identified adjacent to Louisiana Street.</p> <p>East: Five structures are identified on the east side of the canal.</p> <p>South: The pump station located approximately 2,100 feet south of the site is no longer visible. Six structures identified along the east side of canal on the southern adjoining property.</p> <p>Southwest: No Change</p> <p>West: No Change</p>
EDR	1965	1:24,000	<p>Site: No Change</p> <p>North: Developed with a single structure.</p> <p>Northeast: The existing industrial-type structures are identified.</p> <p>East: The Old Westwego Pump Station, three structures, and the City of Westwego Sewage Treatment Plant are visible to the east. The five structures on the east side of the canal are no longer visible.</p> <p>South: The Bayou Segnette Oil Field is visible approximately 5,400 feet south-southeast of the site. The six structures on the east side of the canal on the southern adjoining property are no longer visible.</p> <p>Southwest: No Change</p> <p>West: A pumping station is visible.</p>

TABLE 6
Summary of Historical Topographic Map Observations

Source	Map Date	Map Scale	Remarks
EDR	1972	1:24,000	Site: No Change North: No Change Northeast: No Change East: No Change South: No Change Southwest: No Change West: No Change
EDR	1979	1:24,000	Site: No Change North: No Change Northeast: No Change East: No Change South: No Change Southwest: No Change West: No Change
EDR	1989	1:24,000	Site: No Change North: No Change Northeast: No Change East: No Change South: No Change Southwest: A parking lot associated with the Bayou Segnette State Park is visible. West: No Change
EDR	1992	1:24,000	Site: No Change North: The Bayou Segnette State Park and two associated structures are visible. Northeast: Additional industrial buildings are visible. East: No Change South: No Change Southwest: The existing parking lot and public boat ramp associated with the Bayou Segnette State Park are visible. West: The existing Bayou Segnette Pump Station and an associated structure are visible.
EDR	1998	1:24,000	Site: No Change North: No Change Northeast: No Change East: No Change South: No Change Southwest: No Change West: No Change

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Visual and physical inspections conducted as part of this investigation included walking the interior of the site in a grid-like manner and walking the site perimeter, where accessible. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any onsite buildings, utilities, or other improvements. AEROSTAR was unable to access the interior of the chemical storage shed located on the western portion of the site at the time of the inspection. This visual and physical inspection of the property focused primarily on its surface features. Property use and significant features are indicated on the Site Plan which is included as Figure 3 in Appendix A. Site photographs are included in Appendix C.

6.2 General Site Setting

6.2.1 Current Use(s) of the Site

The site is developed with a canal and a maintenance area associated with the Bayou Segnette State Park.

6.2.2 Past Use(s) of the Site

No indication of the site's previous use was observed during the site reconnaissance.

6.2.3 Current Uses of Adjoining Properties

The adjoining properties are used as a residential development, the Bayou Segnette State Park, a shrimp packing and distribution factory, a marina, the Old Westwego Pumping Station, wooded land, and the Bayou Segnette Bayou Pumping Station.

6.2.4 Past Uses of Adjoining Properties

No indications of the past uses of the adjoining properties were observed during the site inspection.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area is currently used for industrial, commercial, and residential purposes. No indications of the past uses of the surrounding areas were observed during the site reconnaissance.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The site appears to have little topographical relief. Company Canal is located on the site and appears to flow towards the south. Historically, the site and surrounding areas have been susceptible to flooding in the past due to its low elevation. No other geologic, hydrogeologic or hydrologic conditions were observed during the site reconnaissance.

6.2.7 General Description of Structures

A shed labeled "chemical storage" and a concrete block secondary containment structure containing a 500-gallon diesel AST and a 300-gallon gasoline AST were observed on the western portion of the site. The structures appeared to be in good condition with no visible staining around their perimeters.

6.2.8 Roads

A portion of Louisiana Street is located on the northern portion of the site. The portion of Louisiana Street located on the site is unpaved and covered with gravel.

6.2.9 Potable Water Supplies

Potable water is not currently provided to the site.

6.2.10 Sewage Disposal System

Sewage disposal is not currently provided to the site.

6.3 Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products

A chemical storage shed was observed on the western portion of the site. Access to the shed was not provided during the site investigation; however, an interview with Mr. Will and Mr. Anthony Marange, employees of the Bayou Segnette State Park, indicated that the shed was used to store small quantities of paint and weed killer, among other various maintenance items. No liquids were stored in the shed in quantities over five gallons.

6.3.2 Storage Tanks

Two ASTs containing 500 gallons of diesel fuel and 300 gallons of gasoline, respectively, were observed in the maintenance area on the western portion of the site. The ASTs were surrounded by a secondary containment structure. No stained soils or odors were noted surrounding the secondary containment.

6.3.3 Odors

No odors were noted during the site inspection.

6.3.4 Pools of Liquids

No pools of liquids were observed during the site inspection.

6.3.5 Drums

One drum, which appeared to be used as a trash barrel, was observed adjacent to the east of Louisiana Street.

6.3.6 Unidentified Substance Containers

No unidentified substance containers were observed during the site inspection.

6.3.7 PCBs

No evidence of PCB-containing equipment was observed during the site inspection.

6.3.8 Pits, Ponds or Lagoons

The Company Canal is located on the site. The canal appears to flow to the south. No pits, ponds, or lagoons were observed during the site inspection.

6.3.9 Stained Soil or Pavement

No stained soils or pavement were observed during the site inspection.

6.3.10 Stressed Vegetation

No stressed vegetation was observed during the site inspection.

6.3.11 Solid Waste

Solid waste, which included concrete and litter, was observed along the western bank of the canal. Litter, which included plastic bags and plastic cups, was observed floating in the canal.

6.3.12 Waste Water

No waste water discharges to or from the site were observed during the site inspection. According to Mr. Paul Bernard, City of Westwego Wastewater Treatment Plant Superintendent, wastewater is discharged from the plant into Vic A. Pitre Canal and eventually flows into Bayou Segnette.

6.3.13 Wells

No potable, irrigation or industrial wells were observed during the site inspection.

6.3.14 Septic Systems

No septic systems were observed during the site inspection.

6.4 Interior Observations

6.4.1 Hazardous Substances and Petroleum Products

A chemical storage shed was observed on the western portion of the site. The interior of the building was not accessed during the site inspection.

6.4.2 Storage Tanks

The interior of the shed was not accessed during the site inspection.

6.4.3 Odors

The interior of the shed was not accessed during the site inspection.

6.4.4 Pools of Liquid

The interior of the shed was not accessed during the site inspection.

6.4.5 Drums

The interior of the shed was not accessed during the site inspection.

6.4.6 Unidentified Substance Containers

The interior of the shed was not accessed during the site inspection.

6.4.7 PCBs

The interior of the shed was not accessed during the site inspection.

6.4.8 Heating and Cooling

Heating and cooling services are not provided to the site structures.

6.4.9 Stains or Corrosion

The interior of the shed was not accessed during the site inspection.

6.4.10 Drains and Sumps

The interior of the shed was not accessed during the site inspection.

7.0 INTERVIEWS

Reasonable attempts were made to interview the available key site manager and occupants. AEROSTAR also conducted interviews with other individuals familiar with the site, as well as local, state, tribal or federal agency representatives, where available, regarding issues which could have an adverse effect on the environmental status of the site. Copies of interview documentation are included as Appendix F.

7.1 Interview with Site Owner

AEROSTAR interviewed Mr. Ronald Temento, site owner, regarding the current and historical uses of the site. Mr. Temento stated that he owned five properties in the vicinity of Company Canal, which extend south from the Westbank Expressway to the east side of Company Canal. According to Mr. Temento, he has owned the properties since approximately 1978 and currently leases the northern portion to a seafood market and tour guide company. Mr. Temento stated that there are no ASTs/USTs associated with the properties. According to Mr. Temento, the tour company contracts a truck to supply fuel to their boats and people with boats anchored in the marina either bring fuel to their boats or fuel the boats off the site before returning them to the marina. Mr. Temento was not aware of any AULs or environmental liens associated with any of his properties. Mr. Temento stated that hurricane Katrina caused wind and flood damage in the area, but he did not believe it caused any significant damage to his properties or the pump stations located on the canal. Mr. Temento was not aware of how much, if any, damage was done to the Westwego Sewage Treatment Plant but suggested interviewing the Mayor of Westwego as a source of information. Mr. Temento also supplied AEROSTAR with tax bill information in order to acquire tax assessor identification numbers for his properties. Mr. Temento was not aware of any other environmental concerns associated with the site or site vicinity.

AEROSTAR interviewed Mr. Bobby Freyou, State Lands Office, regarding the ownership of the Bayou Segnette State Park. Mr. Freyou stated that the State of Louisiana purchased the 575 acres of land that comprises the Bayou Segnette State Park from five private land owners in 1980 and one private land owner in early 1981. Mr. Freyou believed the land has been used as a State Park since the land acquisitions, but the State of Land Office records do not indicate the historical uses of the property. Mr. Freyou stated that state owned land is exempt from taxation and did not know how the Jefferson Parish Tax Assessor would identify the property. Mr. Freyou provided AEROSTAR with contact information for the Louisiana Office of State Parks, who manages the state parks, the State of Land website, which has the land acquisition records, and a contact to get a map showing the park boundaries.

7.2 Interview with Site Manager

AEROSTAR interviewed Mr. Anthony Marange, the Bayou Segnette State Park Manager, regarding the current and historical uses of the park. Mr. Marange stated that he has been the park manager since 2004. According to Mr. Marange, the two park buildings located near the Bayou Segnette Canal are a vehicle maintenance building, where minor repairs and occasional oil changes are performed, and a storage building in which pumps and cleaners are stored. Mr. Marange stated that the chemical storage shed is used to store paint, Round-up (weed killer), drain cleaners, and various other cleaners. According to Mr. Marange, there is nothing stored in the chemical storage shed in more than five-gallon bulk containers. Mr. Marange was not aware of any spills associated with the chemicals in the storage shed. Mr. Marange stated that the two ASTs adjacent to the chemical storage shed contain 500 gallons of diesel fuel and 300 gallons of gasoline were used to fuel park vehicles and equipment. According to Mr. Marange, the ASTs are contained in a secondary containment and no discharges have occurred from the ASTs. Mr. Marange stated that he believed the US Army Corps of Engineers intended to use the maintenance area as a staging area while performing work on the Bayou Segnette Canal. Mr. Marange was not aware of any AULs or environmental liens associated with the state park. Mr. Marange was not aware of any other potential

environmental concerns associated with the site. Mr. Marange was not aware of any discharges or concerns associated with the Bayou Segnette Pump Station adjoining to the south of the state park.

7.3 Interviews with Occupants

The site is unoccupied.

7.4 Interviews with Local Government Officials

AEROSTAR submitted a request for information to the LDEQ, regarding potential environmental concerns in the vicinity of the site. Information requests were submitted concerning the Old Westwego Pumping Station, the Westwego City Sewage Treatment Plant, the Bayou Segnette Pump Station, and the Louisiana Newpack Shrimp Packing and Distribution Company. Ms. Melinda Mollieri, LDEQ, responded through email the documents associated with the sites and their AI#'s. The AI#'s were used to perform file reviews of the sites on the internet.

7.5 Interviews with Others

AEROSTAR interviewed Mr. Gary Brouse, Project Manager for the USACE, regarding the reasons for performing the Phase I ESA. Mr. Brouse stated that the USACE was performing a Phase I ESA at the site as due diligence prior to removing sediment from the canal bed. Mr. Brouse was not aware of any environmental liens or AULs associated with the site. Mr. Brouse stated that the site is partially owned by Mr. Robert Temento and partially owned by the Louisiana State Lands Office. Mr. Brouse believed the values of the properties were representative of their respective market values. Mr. Brouse speculated that the USACE had previously performed sediment sampling in Bayou Segnette, and believed the sediments were found to be impacted by petroleum hydrocarbons; however, Mr. Brouse was not sure of the sampling locations in the canal or the location of the reports. Mr. Brouse was not aware of any other environmental concerns associated with the site or site vicinity, which includes damage caused by hurricane Katrina to the Bayou Segnette Pump Station and the Old Westwego Pump Station.

AEROSTAR interviewed Mr. Will, employee for the Bayou Segnette State Park, regarding the chemical storage shed and AST located on the western portion of the site. Mr. Will stated that the chemical storage shed was used to store small amounts miscellaneous items such as paint and weed killers. Mr. Will stated that there were no chemicals in the shed stored in quantities greater than five gallons. According to Mr. Will, one of the two ASTs contains diesel fuel that is used to fuel park vehicles. Mr. Will also indicated that the large ASTs associated with the Bayou Segnette Pump Station contained diesel fuel used to power the pumps. Mr. Will was not aware of any environmental concerns associated with the ASTs or chemical storage shed.

AEROSTAR interviewed Mr. Robert Billiot, Mayor of Westwego, regarding potential environmental concerns in the site vicinity. Mayor Billiot stated that the Westwego City Sewage Treatment Plant, located east of the subject site, sustained some damage during Hurricane Katrina in 2005. According to Mayor Billiot, flooding caused minor damage to pumps and motors associated with lift stations at the plant. Mayor Billiot stated that repairs were made shortly after the hurricane and the plant returned to normal operation. Mayor Billiot was not aware of any soil or groundwater sampling that may have been performed at the plant, or of any other potential environmental concerns in the area. Mayor Billiot was not aware of any damage at the Bayou Segnette Pump Station.

AEROSTAR interviewed Mr. Ali Pirsalehy, former Director of Jefferson Parish Drainage Pump Stations, regarding the current and historical uses of the adjoining properties. Mr. Pirsalehy, believed that the Old Westwego Pump Station consisted of two 7,000-10,000-gallon diesel ASTs; and the Bayou Segnette

Pump Station consisted of two 15,000-gallon diesel ASTs, two 7,000-10,000-gallon diesel ASTs, and two 500-gallon diesel ASTs. Mr. Pirsalehy was not aware of any discharges or environmental concerns associated with the ASTs. According to Mr. Pirsalehy, the pump stations are currently operational; however, the pumps are only turned on during rain events. Mr. Pirsalehy believed that the Old Westwego Pump Station was built in the 1950s and pumps into Bayou Segnette. Mr. Pirsalehy stated that the Bayou Segnette Pump Station formerly discharged wastewater into Bayou Segnette; however, it has been pumping its wastewater to the Bayou Segnette State Park sewer system for the last two years. Mr. Pirsalehy was not aware of any sampling of the sediments in the canal to test for contaminants from the former pump station discharges. Mr. Pirsalehy was not aware of any other potential environmental concerns associated with the pump stations.

AEROSTAR interviewed Mr. Andrew Oliver, Public Lands Field Officer, regarding the legal description of the site. Mr. Oliver stated that there was a lawsuit between the state of Louisiana and Mr. Temento regarding the ownership rights of the canal as a navigable waterway. Mr. Oliver was not sure how or when the lawsuit concluded, but believed the ownership rights of the canal were split in such a way that Mr. Temento owned the northern-most portion of the canal and land to the north and east of the canal, and the state of Louisiana owned the navigable portion of the canal and the land to the west of the canal. Mr. Oliver stated that the lawsuit had nothing to do with environmental issues associated with the canal. Mr. Oliver was not aware of any other environmental concerns directly affecting the canal.

AEROSTAR interviewed Mr. Paul Bernard, City of Westwego Sewage Treatment Plant Superintendent, regarding potential environmental concerns associated with the eastern portion of the site. Mr. Bernard stated that the plant currently has a permit to discharge sanitary wastewater into Vic A. Pitre Canal, which flows into the Bayou Segnette Canal. According to Mr. Bernard, the facility received a letter from LDEQ in February 2007 indicating that the plant had reported several exceedences of its permit between the years of 2002 and 2005. According to Mr. Bernard, an error was made in calculations, which resulted in the majority of the exceedences; however, some of the exceedences were accurate. Mr. Bernard stated that when exceedences are found, the plant adjusts its operations as needed until the exceeded parameters are back within the limits of the permit. According to Mr. Bernard, no additional sampling is performed by the plant to assess potential impacts to the canals. Mr. Bernard stated that the plant currently contains one gasoline UST and one diesel fuel UST, but was unsure of their capacities. Mr. Bernard stated the USTs have been at the facility for approximately 10 years. Mr. Bernard was not aware of any discharges associated with the USTs. Mr. Bernard stated that the facility lost power during the hurricanes of 2004, but did not incur any significant damage or flooding. According to Mr. Bernard, vandals jumped the fence of the Old Westwego Pumping Station approximately five years ago and purposely discharged diesel fuel into the Bayou Segnette Canal (the eastern portion of the site). Mr. Bernard speculated that approximately 100 gallons of diesel fuel was discharged into the canal but couldn't be sure. Mr. Bernard was not aware of any other concerns in the area of the site.

AEROSTAR interviewed Ms. Gwen Barflot, LDEQ, regarding potential environmental enforcement actions regarding the discharge violations at the City of Westwego Sewage Treatment Plant. Ms. Barflot stated that she was not familiar with the details of the file but would research them and return the phone call. Ms. Barflot did not return the phone call prior to the completion of this report.

8.0 FINDINGS AND OPINIONS

8.1 Known or Suspect Recognized Environmental Conditions

Potential onsite concerns were noted from the current and historical boat traffic along the canal and the unknown conditions of the sediments on the bed of the canal.

Potential onsite concerns were noted from the presence of a 500-gallon diesel AST, a 300-gallon gasoline AST, and a chemical storage shed on the western portion of the property.

Potential offsite concerns were noted from the proximity of petroleum-containing ASTs associated with the Louisiana Packing Company and the Nola Seafood Distributors Company located on the northeastern adjoining property, the Old Westwego Pump Station on the eastern adjoining property, and the Bayou Segnette Pump Station on the western adjoining property.

Potential offsite concerns were noted from the proximity of the vehicle staging and maintenance shed associated with the Bayou Segnette State Park on the northern adjoining property.

Potential offsite concerns were noted from historical discharges of unsanitary wastewater into Bayou Segnette from the Bayou Segnette Pump Station on the western adjoining property and the City of Westwego Wastewater Treatment Plant to the east-southeast of the site.

Potential offsite concerns were noted from the historical industrial operations on the northeastern adjoining property.

Potential offsite concerns were noted from the presence of gasoline and diesel USTs at Westwego Sewage Treatment Plant as well as vandalism damage to the diesel UST.

8.2 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were noted during this investigation.

8.3 De Minimis Conditions

No onsite *de minimis* conditions were noted during this investigation.

9.0 CONCLUSIONS

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Company Canal, located adjacent to the east of Louisiana Street and extending northeast from the Bayou Segnette State Park Public Boat Ramp to the Old Westwego Pump Station, Westwego, Jefferson Parish, Louisiana. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the site, except for the following:

- Potential onsite concerns were noted from the current and historical boat traffic along the canal and the unknown conditions of the sediments on the bed of the canal.
- Potential onsite concerns were noted from the presence of a 500-gallon diesel AST, a 300-gallon gasoline AST, and a chemical storage shed on the western portion of the property.
- Potential offsite concerns were noted from the proximity of petroleum-containing ASTs associated with the Louisiana Packing Company and the Nola Seafood Distributors Company located on the northeastern adjoining property, the Old Westwego Pump Station on the eastern adjoining property, and the Bayou Segnette Pump Station on the western adjoining property.
- Potential offsite concerns were noted from the proximity of the vehicle staging and maintenance shed associated with the Bayou Segnette State Park on the northern adjoining property.
- Potential offsite concerns were noted from historical discharges of unsanitary wastewater into Bayou Segnette from the Bayou Segnette Pump Station on the western adjoining property and the City of Westwego Wastewater Treatment Plant to the east-southeast of the site.
- Potential offsite concerns were noted from the historical industrial operations on the northeastern adjoining property.
- Potential offsite concerns were noted from the presence of gasoline and diesel USTs at Westwego Sewage Treatment Plant as well as vandalism damage to the diesel UST.

10.0 DEVIATIONS

AEROSTAR prepared this Phase I ESA in accordance with ASTM Standard E 1527-05.

11.0 ADDITIONAL SERVICES

Under the terms of the agreement between Client and AEROSTAR, no additional services were provided in association with the Phase I ESA. There may be environmental issues or conditions at a site that the Client may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive: asbestos-containing materials; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historical resources; industrial hygiene; health and safety; ecological resources; endangered species; indoor air quality; and high voltage power lines.

12.0 REFERENCES

References reviewed during the Phase I ESA are documented in Appendix G.

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This is to certify the Phase I ESA Report of the Company Canal, located adjacent to the east of Louisiana Street and extending northeast from the Bayou Segnette State Park Public Boat Ramp to the Old Westwego Pump Station, Westwego, Jefferson Parrish, Louisiana, has been examined by the undersigned.

DATE: _____

SIGNATURE: _____

John Townsend
Project Scientist

DATE: _____

SIGNATURE: _____

Neil Hornick, P.G., CHMM
Senior Project Manager

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by John Townsend, Project Scientist, and reviewed by Neil Hornick, P.G., CHMM, both employees of AEROSTAR. We declare that, to the best of our professional knowledge, 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 the property of a nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards set forth on 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in Appendix H.