

**FINAL - PHASE I ENVIRONMENTAL SITE ASSESSMENT
IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH, LOUISIANA
CONTRACT NUMBER: W912P8-07-D-0057 IDIQ
TASK ORDER NUMBER: 0017**

PREPARED FOR:



**US Army Corps
of Engineers**

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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
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	RCRA Corrective Action
ERNS	Emergency Response Notification System
EPA	Environmental Protection Agency
ERMD	Environmental Resource Management Department
ESA	Environmental Site Assessment
FTC	FirstSearch Technology Corporation
IC/EC	Institutional Controls/Engineering Controls
LDEQ	Louisiana Department of Environmental Quality
LUST	Leaking Underground Storage Tank
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NGVD	National Geodetic Vertical Datum
NPL	National Priority List
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
SWF	Solid Waste Facilities
SWL	Solid Waste Landfill
SHWS	State Hazardous Waste Sites
TSD	Treatment, Storage and Disposal
USACE-MVN	US Army Corps of Engineers, Mississippi Valley Division New Orleans District
USGS	United States Geological Survey
UST	Underground Storage Tanks
VCP	Voluntary Cleanup Program

1.0 EXECUTIVE SUMMARY

1.1 Site Name

IER 13
Walker Road and Highway 23
Oakville, Plaquemines Parish, Louisiana

1.2 Inspection Date(s)

August 13, 14 and 20, 2007

1.3 Name of Inspector(s)

Robert H. Boudet

1.4 Client and User

Client: USACE-MVN
User: USACE-MVN

1.5 Site Description and General Observations

The subject site area starts at GPS Point 29°48'41.49"N, 90°4'13.32"W and extends five hundred feet from each side of the existing levee centerline and continues southeast to the Mississippi River, then south approximately 2,000 feet, then north to tie into the existing parish levee ending at GPS Point 29°47'0.39"N, 90°1'58.74"W. At the time of our investigation, the site consisted of the following:

From the north westernmost terminus (29°48'41.49"N, 90°4'13.32"W) of the site to GPS Point 29°48'10.98"N, 90°4'4.81"W, the subject property consists of wooded undeveloped land and pastureland to the east and Hero Canal to the west.

From GPS Point, 29°48'10.98"N, 90°4'4.81"W to GPS Point 29°47'45.11"N, 90°3'1.42"W, the subject property consists of pastureland with sparsely wooded land to the north and Hero Canal followed by marshland to the south. A public boat launch is located at GPS Point 29°47'46"N, 90°4'03.7"W. Bayou Concession is located across Hero Canal at GPS Point 29°47'47.90"N, 90°3'31.57"W. At the time of the site visit, three barges were moored near the mouth of the bayou to Hero Canal. During the site visit, two areas of nuisance dumping were observed at GPS Point 29°47'56.57"N, 90°3'2.35"W and GPS Point 29°47'49.96"N, 90°4'0.60"W. The dumping included an abandoned car, refrigerators and other household waste.

From GPS Point 29°47'45.11"N, 90°3'1.42"W to GPS Point 29°47'35.44"N, 90°2'33.91"W the subject property consists of wooded land and a former pipe storage yard to the north and Hero Canal followed by marshland to the south. A residential structure is located at GPS Point 29°47'35.44"N, 90°2'33.91"W.

From the GPS Point 29°47'35.44"N, 90°2'33.91"W to GPS Point 29°47'24.06"N, 90°2'0.75"W the subject property consists of wooded land, a residential structure and a natural gas production site to the north, and Hero Canal followed by marshland and swamp land to the south. The natural gas production site is located at GPS Point 29°47'33.83"N, 90°2'17.65"W, north of the existing levee alignment.

The easternmost portion of the subject property area begins at GPS Point 29°47'24.06"N, 90° 2'0.75"W east to GPS Point 29°47'13.13"N, 90°1'19.20"W and encompasses everything south for approximately 2,500 feet. The area along Walker Road includes Safe Harbors Environmental, Couvillion Construction, several acres of old creosote preserved utility poles, Canal Energy, a mobile home, and Leon Duplessis and Sons Contractors. Residential structures are located east of Highway 23 followed by the Mississippi River. Riverside Recycling and the Industrial Pipe Landfill are located west of Highway 23. Residential structures, Captain Larry's Seafood, a FEMA trailer park, three churches, a playground and a cemetery are located south of the landfill.

Access to the site is available via Highway 23 and Walker Road. Potable water is supplied to the area by the Plaquemines Parish Water Department; electricity is supplied by Entergy. Additionally, natural gas is provided to the site area by Atmos Energy.

The site is bordered by the following:

From the northwesternmost terminus of the site GPS Point 29°48'46.28"N, 90°4'11.80"W to GPS Point 29°47'44.19"N, 90°2'59.06"W, the northern adjoining properties consist of woodlands, pastureland, and horse stables followed by Walker Road. From GPS Point 29°47'44.19"N, 90°2'59.06"W to GPS Point 29°47'13.13"N, 90°1'19.20"W, the northern adjoining properties consist of a portion of the former pipe storage yard, Walker Road, woodlands, a cell tower, and residential structures. From GPS Point 29°48'41.49"N, 90°4'13.32"W to 29°46'53.62"N, 90°1'27.55"W, the western and southern adjoining properties consist of marshland, hardwood swampland and pastureland with one residential structure to the south; and the Mississippi River to the east.

Based on the review of aerial photographs, historical topographic maps and interviews, the historical development of the site appears as follows:

From the north westernmost terminus of the site to GPS Point 29°47'37.02"N, 90°2'25.29"W, the site appears to have been the Hero Canal, marshland, swampland, undeveloped forest land and pasture in 1945. The site appears to have been undeveloped land, pastureland, residential type structures and a pipe storage yard from at least 1967 to the present.

From GPS Point 29°47'37.02"N, 90°2'25.29"W to 29°46'53.62"N, 90°1'27.55"W, the site appears to have been the Hero Canal, swampland, undeveloped forest land and pasture in 1945. The site appears to have been developed with businesses and residential structures from at least 1967 to the present. The existing landfill is evident on the 1967 aerial photograph.

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 IER 13 Walker Road and Highway 23, Oakville, Plaquemines 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:

- REC 1 (29°48'13.95"N/90°3'55.02"W) Former Pipe Storage Yard
- REC 2 (29°47'43.13"N/90°2'47.26"W) Natural Gas Production Well
- REC 3 (29°47'23.32"N/90°1'47.45"W) Abandoned Cars and Heavy Equipment
- REC 4 (29°47'19.89"N/90°1'35.55"W) Canal Energy
- REC 5 (29°47'15.59"N/90°1'33.73"W) Creosote Preserved Utility Pole Stockpile
- REC 6 (29°47'13.03"N/90°1'29.55"W) Leon Duplessis and Son
- REC 7 (29°47'11.96"N/90°1'49.91"W) Industrial Pipe Landfill
- REC 8 (29°47'18.66"N/90°1'41.19"W) Couvillion Construction
- REC 9 (29°47'56.57"N, 90°3'2.35"W and 29°47'49.96"N, 90°4'0.60"W) Nuisance Dumping

A summary of recognized environmental conditions is provided in Table 1.

1.7 Recommendations

Based on the information reviewed during this investigation, additional assessment is recommended. AEROSTAR recommends conducting soil and groundwater sampling in the areas identified as having recognized environmental conditions. Additionally, AEROSTAR recommends removal of waste materials and creosote preserved utility poles identified at the site. AEROSTAR recommends that these conclusions and recommendations be reviewed again as soon as construction plans are available.

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.

**TABLE 1
PARCELS WITH RECOGNIZED ENVIRONMENTAL CONDITIONS**

FACILITY NAME/USE	REC #	LAT/ LONG	SITE SUMMARY	RECS
Former Pipe Storage Yard	1	29°48'13.95"N 90°3'55.02"W	The site has been used as a pipe storage yard since at least 1967.	A common procedure in oil drilling involves combining oil, water, or synthetic oil with other chemicals to form a toxic drilling mixture that is circulated through the pipes to the well hole. These mixtures frequently contain toxic materials such as oil and grease, suspended solids, phenol, arsenic, chromium, cadmium, lead, mercury, naturally occurring radioactive materials, and barium. The composition of drilling muds varies widely depending on the location and depth of the well and the type of drilling fluid used.
Natural Gas Production Well	2	29°47'43.13"N 90°2'47.26"W	According to LDNR website the site has been developed with a natural gas production well since 2004.	Nine 55-gallon drums were observed on the property. Four drums were labeled motor oil, one labeled methanol and one labeled anti-freeze/coolant. The other drums were not labeled.
Abandoned cars and heavy equipment	3	29°47'23.32"N 90°1'47.45"W	Several abandoned cars, trucks and heavy earth moving equipment were observed during the site investigation.	Indiscriminate dumping of cars, trucks and heavy earth moving equipment was observed on the north side of Walker Road. The vehicles and equipment appeared to have been discarded and have not recently been in operation.
Canal Energy	4	29°47'19.89"N 90°1'35.55"W	This site appears to have been operational since at least 1972.	During site reconnaissance this facility was observed to be located within the subject site area across Walker Road. The facility appears to operate as a construction and fabrication business for the oil and gas industry. An approximate 500-gallon AST was observed on the property. The tank was located on the northern boundary of the property. Due to access limitation, content or condition of the tank could not be determined.

**TABLE 1
PARCELS WITH RECOGNIZED ENVIRONMENTAL CONDITIONS**

FACILITY NAME/USE	REC #	LAT/ LONG	SITE SUMMARY	RECS
Creosote Preserved Utility Pole Stockpile	5	29°47'15.59"N 90°1'33.73"W	This area of the subject site has been used as a staging area for used utility poles during post Hurricane cleanup activities.	During site reconnaissance a large stockpile of used creosote preserved utility poles was observed on the subject property near the intersection of Walker Road and Highway 23.
Leon Duplessis and Son	6	29°47'13.03"N 90°1'29.55"W	This property appears to have been developed since at least 1967. This company also operates a sand pit adjacent to the landfill.	This facility was field verified to be located within the subject site boundary at the southwest corner of Walker Road and Highway 23 and is reported by FTC to be a conditionally exempt RCRA-SQG. No violations have been reported. Truck and equipment repairs are performed onsite. Two approximate 500-gallon diesel ASTs were observed on the property. The tanks appeared to be used for truck and equipment refueling. On-site concerns were noted from the current and historical operations as a truck and equipment repair facility on the subject property.
Industrial Pipe Landfill	7	29°47'11.96"N 90°1'49.91"W	The site has been developed and used as a landfill or sand pit since at least 1967.	This SWL is reported to be a Type III landfill which is permitted to accept only construction and demolition debris. Several violations and complaints have been filed against the landfill and are on record at the LDEQ. Most recently a "Consolidated Compliance Order and Notice of Potential Penalty" was issued to Industrial Pipe Landfill on May 30, 2006, for an unauthorized discharge of fire suppression water from a location not authorized in LPDES general permit LAG780013.
Couvillion Construction	8	29°47'18.66"N 90°1'41.19"W	This site does not appear in city directories until 2006. However, the property has been developed since at least 1967.	During site reconnaissance two ASTs were observed on the property. The tanks appeared to be mobile tanks used off-site at job locations and not for refueling purposes at the site. The property appears to be used as a staging area for construction and marine salvage operations.

TABLE 1
PARCELS WITH RECOGNIZED ENVIRONMENTAL CONDITIONS

FACILITY NAME/USE	REC #	LAT/ LONG	SITE SUMMARY	RECS
Nuisance Dumping	9	29°47'56.57"N, 90°3'2.35"W and 29°47'49.96"N, 90°4'0.60" W	Two abandoned cars, household appliances and construction debris were observed during the site investigation.	Indiscriminate dumping of cars, household appliances and construction debris were observed along the boat launch access road south of Walker Road. The vehicles and appliances appeared to have been discarded and have not recently been in operation.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM Standard E 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

On-Site Reconnaissance: Visual and physical inspections conducted as part of this investigation included walking the entire length of the corridor and visually observing the site from the current levee right-of-way. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any on-site 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.

Off-Site Reconnaissance: Off-site 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. Site owners and site occupants were not interviewed as part of this investigation.

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. Site owners and site occupants were not interviewed as part of this investigation. The conclusions and recommendations of this report are based, in part, on available public 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 and an environmental lien search were not conducted.
- At the request of the client, AEROSTAR did not conduct interviews with the owner or operators of the site.
- AEROSTAR was unable to gain access to the interior of the site buildings during the site inspection.

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.

Historical Data Source Failures: Aerial photographs were not available for review prior to 1945. City directories for the subject site area, specifically Highway 23 and Walker Road, were not available prior to 1997. Sanborn Fire Insurance Maps did not cover the site vicinity. The historical records researched did not allow the property's history to be traced back to 1940 or to the property's first developed use, whichever came first, which constitutes historical data failure per ASTM Standard E 1527-05 § 8.3.2.3.

The following significant data gaps were noted: site owners and site occupants were not interviewed, and an environmental lien search was not performed of the site.

No other 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.

3.0 SITE DESCRIPTION

3.1 Location

The site is located in the general area of the intersection of Highway 23 and Walker Road. Specifically the subject area starts at GPS Point 29°48'41.49"N, 90°4'13.32"W, and extends five hundred feet from each side of the existing levee centerline and continues south to the Mississippi River, then south approximately, 2,000 feet then north to tie into the existing parish levee ending at GPS Point 29°47'0.39"N, 90°1'58.74"W, as shown in Appendix A, Figure 1 (Street Site Location Map).

3.2 Site and Vicinity General Characteristics

At the time of our investigation, the site consisted of approximately 12 miles of existing levee, Gulf Intracoastal Waterway, Hero Canal, Bayou Concession, marshland, swampland, pastureland, forested land, and industrial/commercial and residential properties. The immediate vicinity surrounding the site is primarily characterized by industrial/commercial/residential 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 residential structures, a former pipe storage yard, Hunt Oil Company natural gas production well, Safe Harbors Environmental Services, Couvillion Construction, Leon Duplessis and Sons Contractors and Trucking Company, Canal Energy, Captain Larry's Seafood, a FEMA trailer park, Bayou Concessions Scrap, Riverside Recycling and Disposal, LLC, and Industrial Pipe Landfill. Bayou Concessions Scrap, Riverside Recycling and Industrial Pipe are the located at the same address. Several boats and barges were moored in Hero Canal at the Industrial Pipe Landfill. All observations of the properties located on subject site were made from the existing levee system or public roads. Two ASTs were observed at Couvillion Construction, two at Duplessis and Sons, and one at Canal Energy. The tanks were observed to be approximately 500 gallons in size and appeared to be labeled as diesel. All ASTs were constructed on metal skids. 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 several commercial and residential structures. The structures consist of brick faced and wood framed residential structures, mobile homes, and metal and concrete blocked commercial structures.

3.4.2 Existing Roads

Walker Road is located north of the site and is included in the subject site area near the eastern terminus. Highway 23 traverses through the subject site area north to south near the eastern terminus. A gravel road runs from Walker Road south to the public boat launch. Oakville Street is located in the southern portion of the property south of the intersection of Highway 23 and Walker Road. East Oakville Street is located east of Highway 23. West St. Peter Street is located south of Oakville Street and crosses Highway 23 to the east.

3.4.3 Heating/Cooling System

Heat is provided to the subject site area by natural gas and electrical heating units and cooling is provided by electrically powered central and window air conditioning units.

3.4.4 Utilities (including Sewage Disposal)

Utilities are provided to the site area as follows: electricity is provided by Entergy, natural gas is provided by Atmos Energy, and sanitary sewer is provided by Plaquemine Parish and private septic systems.

3.4.5 Potable Water

Potable water is provided by Plaquemine Parish Water Department.

3.5 Current Uses of the Adjoining Properties

The current uses of the adjoining properties are as follows:

Table 2A		
Description of Adjoining Parcels – North Westernmost Terminus to 29°47'37.02"N, 90°2'25.29"W		
Direction From Site	Address	Description of Current Use
North	NA	Forest land, pastureland, horse stables, Walker Rd., and a former pipe yard
East	NA	Subject Site Starting at GPS Point 29°47'37.02"N, 90°2'25.29"W
South	NA	Brackish marsh and hardwood swamp
West	NA	Gulf Intracoastal Waterway and hardwood swamp

Table 2B		
Description of Adjoining Parcels –29°47'37.02"N, 90°2'25.29"W to 29°47'13"N, 90°1'19.20"W		
Direction From Site	Address	Description of Current Use
North	NA	Walker Rd., forest land, cell tower and residential structures
East	NA	Existing levee and the Mississippi River
South	NA	Hardwood swamp, Bayou Concession, FEMA Trailer Park, residential properties, and pastureland.
West	NA	Subject Site and hardwood swamp

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

Due to the number of parcels associated with the site, the Client did not request an environmental lien. According to the USACE MVN, the site has no AULs.

4.3 Specialized Knowledge

A Phase I ESA titled “Westbank Hurricane Protection Plan, East of Harvey Canal in the Vicinity of Hero Canal (Oakville Levee Extension), USACE-MVN”, dated, July 18, 2006, performed by Mr. Bob Brooks with the USACE-MVN Engineering Division was provided to AEROSTAR by the client. According to the report the following RECs were found to be associated with the site:

- Active and historic landfills in the immediate area and possibly within the proposed levee alignment.
- Potential groundwater contamination from hazardous materials in nearby landfills.

The following ASTM de minimis environmental conditions were found to be associated with the subject property and adjoining properties:

- Potential petroleum hydrocarbon contamination of the soil from discarded/staged automobiles, drums, tanks, and other containers.
- Potential creosote contamination of soil in the vicinity of piles of treated timbers.
- Potential metal contamination of soil in the vicinity of repair, maintenance, and salvage activities on the north bank of Hero Canal.

A Phase II ESA titled “Site Activities and Soils Classification Report”, dated, October 26, 2006 prepared by Materials Management Group, Incorporated was provided by the client.

According to the report, four soil borings to a depth of twenty-five feet were placed near the eastern end of Hero Canal adjoining the landfill. Inorganic landfill material was found in two boring locations at a depth of 4.5 – 5 feet below land surface. Soil samples were collected at a depth of 10 – 15 feet below land surface and sent to the lab for analysis for VOCs, SVOCs, RCRA Metals, pesticides and PCBs. Sample results and findings were not available for review by AEROSTAR at the time of this report. However, the findings of the Phase II are not suspected to change the conclusions of this report.

4.4 Commonly Known or Reasonably Ascertainable Information

The User was not aware of any commonly known or reasonably ascertainable information about the site that would indicate the presence of recognized environmental conditions associated with the property.

4.5 Valuation Reduction for Environmental Issues

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

4.6 Owner, Property Manager, and Occupant Information

The properties associated with the site are owned, managed, and occupied by numerous individuals and businesses. Specific information concerning individual site owners and occupants is not provided at the request of the Client

4.7 Reason for Performing Phase I ESA

The purpose of this ESA was to complete an assessment in a good commercial and customary fashion at the property with respect to the range of hazardous substance, pollutants, or contaminants within the scope of the CERCLA, as well as for petroleum product contaminants. The ESA has been completed to determine the potential for contamination by means of appropriate inquiries into previous ownership and into uses of the property consistent with good commercial or customary practices.

4.8 Other

No other information was provided by 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 FTC. 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 3 presents the summary of the regulatory database report.

TABLE 3 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	1	1	2
Federal IC/EC Registries	Site Only	0	NA	1
Federal ERNS	Site Only	0	NA	6
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	1	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	3
State and Tribal IC/EC	Site Only	0	NA	0
State and Tribal voluntary cleanup sites	0.5 mile	0	0	0
State and Tribal Brownfield sites	0.5 mile	0	0	0

Regulatory information reviewed concerning the site and adjoining properties is detailed below.

Industrial Pipe Landfill, 532 Highway 23, Belle Chasse, LA. Agency ID# 14689: This SWL facility is located on the site. This SWL is reported to be a Type III landfill which is permitted to accept only construction and demolition debris. Several violations and complaints have been filed against the landfill and are recorded at the LDEQ. Most recently a “Consolidated Compliance Order and Notice of Potential Penalty” was issued to Industrial Pipe Landfill on May 30, 2006, for an unauthorized discharge of fire suppression water from a location not authorized in LPDES general permit LAG780013. Based on the

information gathered for this investigation, and the historic use of the site as a SWL, on-site concern was noted from this facility.

New Orleans Ironworks, Inc. 220 Walker Road, Belle Chasse, LA Facility ID: LAR000045526: This facility was field verified to be located on the adjoining property to the north and is reported by FTC to be a conditionally exempt RCRA-SQG. This type of facility typically generates less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. A RCRA-SQG site generates between 100 kg and 1,000 kg of hazardous waste per month. No violations have been reported for this facility.

Leon Duplessis and Sons, Inc. 11148 Highway 23, Belle Chasse, LA Facility ID: LA0000880344: This facility was field verified to be located within the subject site boundary at the southwest corner of Walker Road and Highway 23 and is reported by FTC to be a conditionally exempt RCRA-SQG. This type of facility typically generates less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. A RCRA-SQG site generates between 100 kg and 1,000 kg of hazardous waste per month. No violations have been reported for this facility. The facility is occupied by an excavation contractor. Truck and equipment repairs are performed onsite. On-site concerns were noted from the current and historical onsite operations as a truck and equipment repair facility.

In addition to reviewing the database report, AEROSTAR performed reconnaissance of the site vicinity to identify any sites not mapped by FTC due to inadequate or inaccurate address information and to look for unregistered facilities. Five ASTs were observed within the subject site area. All tanks appeared to be approximate 500-gallon tanks constructed on metal skids. These tanks are discussed in detail in Section 6. No additional petroleum fueling facilities were observed within a half mile of the site during field reconnaissance performed by AEROSTAR.

5.2 Additional Environmental Record Sources

LDEQ ERMS was reviewed for information concerning the historical operation of the Industrial Pipe SWL. Details of the records reviewed are discussed in Section 5.1.

5.3 Physical Setting Sources

The "Belle Chasse, LA" USGS topographic quadrangle map, dated 1994; 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

Plaquemines Parish lies entirely within the Mississippi River Delta. Plaquemines Parish consists of at least two thick, partially overlapping delta complexes, the St. Bernard and the Plaquemines-Modern complexes. They are underlain by Pleistocene strata at a depth of 100 to 700 feet. Depth to Pleistocene surfaces increases toward the modern delta. Delta lobes of the St. Bernard Delta complex were initially deposited in shallow water about 4,500 years ago. Several lobes were deposited, and periods of progradation and abandonment recurred until about 650 years ago. Deposition of the Plaquemines lobe, which was the early distribution system of the Plaquemines-Modern Delta complex, began about 950 years ago. The Balize Delta lobe, which was the second and present distributary system of the Plaquemines-Modern Delta complex, consists of several sub-deltas that have a much better defined chronology than the earlier complexes. The Balize Delta lobe is the only deepwater delta lobe of the Mississippi River, and thus has an unusual bird's-foot morphology.

5.3.2 Topography

The area of the investigation is located in Sections 43, 44, 45 and 47, Township 15 South, Range 24 East as referenced in the 7.5-minute USGS Topographical Quadrangle Map of "Belle Chasse, LA" dated 1994. Based on a review of the topographic map, the site appears to slope to the west and south towards Hero Canal and the swampland. According to the topographic map, the site is situated at an elevation of approximately sea level or below the NGVD of 1929.

Surface water bodies were identified on the topographic map in the vicinity of the site. The Hero Canal and the Gulf Intracoastal Waterway are located within the subject site area. The Mississippi River is the adjoining property to the east. Based upon a review of the topographic map, regional shallow groundwater flow in the immediate vicinity of the site appears to be towards the southwest. 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 Natural Resources Conservation Service, *Soil Survey of Plaquemines Parish, Louisiana* Map Nos. 4 and 6 were reviewed to identify native soil characteristics in the vicinity of the site. According to the survey, the soils are primarily classified as follows:

Sharkey Clay (SK) – Mineral soil that is level and poorly drained. It is in low positions on the natural levees of the Mississippi River and its tributaries, and it is protected from most flooding by large earthen levees. The slope is less than 1 percent. Permeability of this soil is very slow. Water runs off the surface slowly and stands in low places for long periods after heavy rains. Flooding is rare, but it can occur after prolonged heavy rainfall. The surface layer is very dark gray clay about 4 inches thick. The subsoil is dark gray and gray clay, about 36 inches thick. The substratum to a depth of about 65 inches is gray clay. A seasonal high water table fluctuates between the soil surface and a depth of about 2 feet during the winter and spring. The surface layer of this soil is very sticky when wet and very hard when dry. This soil has a very high shrink-swell potential and has high fertility.

Rita Mucky Clay (RA) – Mineral soil that is level and poorly drained. It is in former freshwater marshes that are drained, and it is protected from most flooding. The slope is less than 1 percent. The surface layer is very dark gray mucky clay about 5 inches thick. It is dark gray and very dark gray, firm clay. The subsoil is permanently cracked in the upper part. The substratum to a depth of about 60 inches is gray, slightly fluid silty clay loam in the upper part and olive gray silt loam in the lower part. This soil is protected from most flooding by levees and drained with pumps. Under normal conditions, the water table is maintained at a depth of 2 to 3 feet below the surface. After high intensity rains of long duration, however, the water table is within 1 foot of the surface for short periods. Flooding is rare and only occurs during hurricanes or other severe storms. Permeability is very slow in the soil material and rapid in the network of permanent cracks in the subsoil. This soil has high fertility and the content of organic matter is very high. The shrink-swell potential is high, however any part of the substratum that remains continuously saturated will have a low shrink-swell potential.

Barbary Muck (BB) – Mineral soil that is level and very poorly drained. It is in broad, ponded freshwater swamps, ranging in areas from 50 to 2,000 acres. The slope is less than 1 percent. The surface layer is very dark grayish brown, very fluid muck about 4 inches thick. The underlying material to a depth of about 60 inches is dark gray, very fluid clay. In places, buried logs are in the underlying material. This

soil is flooded most of the time by fresh water, and it is saturated throughout the year. Most areas are also occasionally flooded by salt water during storms. During non-flood periods, the seasonal high water table ranges from 1 foot above the 0.5 foot below the surface. Permeability is very slow. While the soil is continuously saturated, the shrink-swell potential is low. If the soil is drained, the shrink-swell potential is very high.

Allemands Muck (AD) – Organic soil that is level and poorly drained. It is in freshwater marshes, and it is flooded and ponded most of the time. The slope is less than 1 percent. The surface layer is very dark grayish brown, very fluid muck about 14 inches thick. The next layer to a depth of about 36 inches is dark grayish brown, very fluid muck. The underlying material to a depth of about 70 inches is dark gray, very fluid clay. In places, buried logs and stumps are in the underlying material. This soil is flooded or ponded by fresh water most of the time, and it is wet throughout the year. During storms, this soil is covered by 4 or more feet of water. The water table is commonly at or above the surface, but during periods of sustained north wind and low gulf tides, the water table drops to about 0.5 foot below the surface. This soil has low strength and poor trafficability. Permeability is rapid in the organic surface layer and very slow in the clayey underlying material. If the soil is drained, the clayey underlying material can shrink and swell markedly upon wetting and drying. The total subsidence potential is high.

Aquents, Dredged (AN) – Level, poorly drained soils forming in hydraulically deposited fill material dredged from nearby marshes and swamps during construction and maintenance of waterways. Areas extend a distance of 0.25 to 1.0 mile from one or both sides of the waterway. The slope is less than 1 percent. Aquents are slightly saline or saline throughout, and they are stratified throughout with mucky, clayey, loamy, and sandy layers. Typically, these soils are firm in the upper part and slightly fluid or very fluid in the lower part. In places, the soil layers contain small to large amounts of oyster and clam shells. Flooding is rare, but it can occur because of high tides during storms. The seasonal high water table ranges from the soil surface to a depth of 3 feet. These soils have low strength. The total subsidence potential ranges from medium to high.

5.3.4 Hydrogeology

Most groundwater in Plaquemines Parish is moderately saline to highly saline. Potable drinking water is only available in local areas. Near surface silt, and very fine sand form lenses of clayey and natural levee deposits that yield potable water. The surface water system is a complex hydrologic regime that involves the movement of freshwater and salt water masses through the region as a result of the interaction between the Mississippi River discharge, regional precipitation, winds, and tides. This current hydrologic regime is influenced by both natural and manmade factors. The basic natural hydrologic system is governed by the pattern of major abandoned distributary channels of the ancient Mississippi River delta complex and interdistributary basin channels, which serve to drain swamps and marshes into the estuarine lakes, bays, and sounds.

5.4 Historical Use Information on the Site

Historical use information was obtained from the review of aerial photographs, historical topographic maps and limited interviews.

From the northwesternmost terminus of the site to GPS Point 29°47'37.02"N, 90°2'25.29"W - the site appears to have been the Hero Canal, Gulf Intracoastal Waterway, marshland, swampland, undeveloped forest land and pasture from at least 1945 to 1966. The site appears to have been Hero Canal, Gulf Intracoastal Waterway, marshland, swampland undeveloped land, pastureland, residential type structure and a pipe storage yard from at least 1967 to the present.

From GPS Point 29°47'37.02"N, 90°2'25.29"W to 29°46'53.62"N, 90° 1'27.55"W the site appears to have been the Hero Canal, swampland, undeveloped forest land and pasture from at least 1945 to 1966. The site appears to have been developed with businesses and residential structures from 1967 to the present. The existing landfill and pipe storage yard are evident on the 1967 aerial photograph.

5.5 Historical Use of Adjoining Properties

Historical use information of adjoining properties was obtained from the review of aerial photographs, historical topographic maps and limited interviews.

From the north westernmost terminus of the site to GPS Point 29°47'37.02"N, 90°2'25.29"W to 29°46'53.62"N, 90° 1'27.55"W, the northern adjoining properties consist of Walker Road and forestland from at least 1945 to 1966. The existing Canal Energy property appears developed with a commercial type structure from 1972 to the present. The eastern adjoining property is the Mississippi River. The southern adjoining properties consist of marshland, hard wood swamp, pastureland and residential type structures from at least 1945 to the present. The western adjoining properties consist of the Gulf Intracoastal Waterway followed by hardwood swamp from at least 1945 to the present.

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, 1972, 1989, and 1994 provided by the National Resources Conservation Service; and an aerial photograph from 2002 obtained from Terra-server. A color copy of the 2002 aerial photograph is provided in Appendix A. Descriptions of AEROSTAR's observations are outlined in Table 4.

Source	Photograph Date	Photograph Scale	Remarks
NRCS	1945	NA	Site: Hero Canal, Gulf Intracoastal Waterway, Bayou Concession marshland, hardwood swamp and pastureland. North: Forest land East: Existing levee and the Mississippi River South: Brackish marsh, hardwood swamp, and some residential structures West: Gulf Intracoastal Waterway and Hardwood swamp

TABLE 4			
Summary of Aerial Photograph Observations			
Source	Photograph Date	Photograph Scale	Remarks
NRCS	1967	NA	Site: Hero Canal, Gulf Intracoastal Waterway, Bayou Concession marshland, hardwood swamp, pastureland, pipe storage yard, commercial type structures and landfill. North: No significant change East: No significant change South: No significant change West: No significant change
NRCS	1972	NA	Site: No significant change North: No significant change East: No significant change South: No significant change West: No significant change
NRCS	1989	NA	Site: No change with the exception of more commercial type development and a stockpile of used utility poles. North: No significant change East: No significant change South: No significant change West: No significant change
NRCS	1994	NA	Site: No Change with the exception of more commercial type development and a stockpile of used utility poles North: No significant change East: No significant change South: No significant change West: No significant change
Terra-Server	2002	Unknown	Site: No Change with the exception of more commercial type development and a stockpile of used utility poles North: No significant change East: No significant change South: No significant change West: No significant change

5.6.2 Property Ownership Records

Property ownership records were not researched for this investigation at the request of the Client. 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 for the City of Belle Chasse dating back to 1940 was performed as part of this investigation. The subject site area was not listed in the city directories prior to 1997. The site has been listed as Industrial Pipe, Riverside Recycling and Disposal, Kenneth Stewart, Oakville Missionary Baptist Church, Leon Duplessis and Sons, Canal Energy and residential properties since at

least 1997. Oakville Street has been listed with multiple residences since at least 1997. The southern adjoining property has been listed as residential since at least 1997.

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 1947, 1951, 1966, 1972, 1989 and 1995 of the site area were provided by FTC. Historical topographic maps are included in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 5.

Source	Map Date	Map Scale	Remarks
EDR	1947	1:31,680	Site: Hero Canal, the Gulf Intracoastal Waterway, Bayou Concession, Highway 23 and a residential development North: Undeveloped swampland East: Mississippi River is illustrated on the topographic map South: Undeveloped swampland
EDR	1951	1:24,000	Site: No significant change North: No significant change East: No significant change South: No significant change West: No significant change
EDR	1966	1:24,000	Site: No change with the exception of Walker Road and a sand pit North: No change with the exception of a portion of Walker Road East: No change South: No change West: No change
EDR	1972	1:24,000	Site: No significant change North: No significant change East: No significant change South: No significant change West: No significant change
EDR	1989	1:24,000	Site: No change with the exception of a cemetery near Oakville Street North: No significant change East: No significant change South: No significant change West: No significant change

TABLE 5
Summary of Historical Topographic Map Observations

Source	Map Date	Map Scale	Remarks
EDR	1947	1:31,680	Site: Hero Canal, the Gulf Intracoastal Waterway, Bayou Concession, Highway 23 and a residential development North: Undeveloped swampland East: Mississippi River is illustrated on the topographic map South: Undeveloped swampland
EDR	1951	1:24,000	Site: No significant change North: No significant change East: No significant change South: No significant change West: No significant change
EDR	1966	1:24,000	Site: No change with the exception of Walker Road and a sand pit North: No change with the exception of a portion of Walker Road East: No change South: No change West: No change
EDR	1972	1:24,000	Site: No significant change North: No significant change East: No significant change South: No significant change West: No significant change
EDR	1995	1:24,000	Site: No change with the exception of a park near Oakville Street and a cemetery west of Oakville Street North: No significant change East: No significant change South: No significant change West: No significant change

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Visual and physical inspections conducted as part of this investigation included an inspection of properties from the levee right-of-way. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any on-site buildings, utilities, or other improvements. AEROSTAR was not provided access to the interior of the site buildings at the time of the inspection. This visual and physical inspection of the site focused primarily on its surface features. Property use and significant features are indicated on the Site Location Maps which are included as Figures 4A – 4D 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 pastureland, residential structures, a public back-down boat launch, a former pipe storage yard, Hunt Oil Company natural gas production well, Safe Harbors Environmental Services, Couvillion Construction, Leon Duplessis and Sons Contractors, Canal Energy, Riverside Recycling and Disposal, LLC, and Industrial Pipe Landfill. Riverside Recycling and Industrial Pipe are the located at the same address. Several residential structures, three churches, Captain Larry's Seafood Market, and a FEMA trailer park are located within the southeastern portion of the subject site area. All observations of the properties located on the subject site were made from the existing levee system or public roads.

6.2.2 Past Use(s) of the Site

The western portion of the site appears to have been primarily used as pastureland for cattle and horses. The central and eastern portion of the site appears to have been primarily used as commercial/industrial-type operations and residential.

6.2.3 Current Uses of Adjoining Properties

From the north westernmost terminus of the site GPS Point 29°48'41.49"N, 90°4'13.32"W to GPS Point 29°47'44.19"N, 90°2'59.06"W, the north adjoining properties consist of woodlands, pastureland, and horse stables followed by Walker Road. From GPS Point 29°47'44.19"N, 90°2'59.06"W to GPS Point 29°47'13.13"N, 90° 1'19.20"W, the north adjoining properties consist of a portion of the former pipe storage yard, Walker Road, woodlands, a cell tower, and residential structures. From GPS Point 29°48'41.49"N, 90° 4'13.32"W to GPS Point 29°46'53.62"N, 90° 1'27.55"W, the west and south adjoining properties consist of marshland, hardwood swampland, Bayou Concession, a FEMA trailer park and pastureland with one residential structure to the south, and the Mississippi River to the east.

6.2.4 Past Uses of Adjoining Properties

The adjoining properties appeared to have been undeveloped forest or swampland and residential. The Mississippi River is the eastern adjoining property.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area is currently used for both commercial and residential purposes. No other indication of the surrounding area's past use was observed during the site reconnaissance.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The site appears to have little or no discernable slope. However, due to its close proximity to the Mississippi River which is the east adjoining property, groundwater flow is likely to be to the west or southwest, away from the Mississippi River and towards Hero Canal and Bayou Concession to the south.

6.2.7 General Description of Structures

The site is developed with several commercial and residential structures. The structures consist of brick faced and wood framed residential structures, mobile homes, and metal and concrete block commercial structures.

6.2.8 Roads

Walker Road is located north of the site and is included in the subject site area near the eastern terminus. Highway 23 traverses through the subject site area north to south near the eastern terminus. Oakville Street is located in the southern portion of the property south of the intersection of Highway 23 and Walker Road. A gravel road runs from Walker Road to the boat launch.

6.2.9 Potable Water Supplies

Potable water is provided to the site area by Plaquemines Parish Water Department.

6.2.10 Sewage Disposal System

Sewage disposal is provided to the site area by Plaquemines Parish and private septic systems.

6.2.11 Other Conditions of Concern

A former pipe storage yard is located at GPS Point 29°48'13.95"N, 90°3'55.02"W.

An active SWL is located at GPS Point 29°47'11.96"N, 90°1'49.91"W. The site has been occupied by a Type III SWL for at least 20 years. The same location has been used as a sand excavation site since at least 1966.

6.3 Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products

All observations of the properties located on the subject site were made from the existing levee system or public roads. Two ASTs were observed at Couvillion Construction, GPS Point 29°47'18.27"N, 90°1'41.21"W; two at Duplessis and Sons, GPS Point 29°47'13.03"N, 90°1'29.55"W; and one at Canal Energy, GPS Point 29°47'19.89"N, 90°1'35.55"W. The tanks were observed to be approximately 500 gallons in size and appeared to be labeled as diesel. All ASTs were constructed on metal skids.

Two approximate 5,000-gallon salvaged USTs located at GPS Point 29°47'13.03"N, 90°1'29.48"W were observed near Leon Duplessis and Sons repair yard.

A natural gas production well is located at GPS Point 29°47'43.13"N, 90°2'47.26"W. Nine 55-gallon drums were observed on the property. Four drums were labeled motor oil, one labeled methanol and one labeled anti-freeze/coolant. The other drums were not labeled.

6.3.2 Storage Tanks

See Section 6.3.1. No other storage tanks were observed during the site inspection.

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

See Section 6.3.1. No other drums were observed during the site inspection.

6.3.6 Unidentified Substance Containers

See Section 6.3.1

6.3.7 PCBs

Several pole mounted transformers were observed within and adjoining the subject site area. All transformers appeared to be in good condition and are owned and maintained by Entergy.

6.3.8 Pits, Ponds or Lagoons

Hero Canal, the Gulf Intracoastal Waterway and Bayou Concession are located within the subject site area. Duplessis and Sons Contractors operates a sand pit at 2187 Highway 23, GPS Point 29°47'13.03"N, 90°1'29.55"W.

6.3.9 Stained Soil or Pavement

Stained soil and concrete was observed at the Duplessis and Sons Contractors repair and storage yard, GPS Point 29°47'13.03"N, 90°1'29.55"W.

6.3.10 Stressed Vegetation

No stressed vegetation was observed during the site inspection.

6.3.11 Solid Waste

Abandoned cars and nuisance dumping was observed at GPS Point 29°47'50.91"N, 90°3'2.42"W near the boat launch. Abandoned cars/trucks and heavy equipment was observed at GPS Point 29°47'23.32"N,

90°1'47.45"W. A stockpile of discarded creosote preserved utility poles were observed at GPS Point 29°47'15.59"N, 90°1'33.73"W. A SWL operated by Industrial Pipe is located at 2185 Highway 23, GPS Point 29°47'11.96"N, 90°1'49.91"W.

6.3.12 Waste Water

No waste water discharges to or from the site were observed during the site inspection.

6.3.13 Wells

See Section 6.3.1

6.3.14 Septic Systems

Several residential septic systems were observed within the Oakville subdivision along Oakville Street.

6.3.15 Other Conditions of Concern

A natural gas pipeline operated by Enbridge starts at the gas well located at GPS Point 29°47'43.13"N, 90°2'47.26"W, runs east along Walker Road to Highway 23 and turns south to connect to a gas production facility.

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

Interviews were not conducted with individual site owners as part of the scope of work

7.2 Interview with Site Manager

Interviews were not conducted with individual site managers as part of the scope of work

7.3 Interviews with Occupants

Interviews were not conducted with individual site occupants as part of the scope of work

7.4 Interviews with Local Government Officials

AEROSTAR called the Belle Chasse/Plaquemines Parish Fire Department, but our telephone call was not returned in time for this report. AEROSTAR contacted Mr. Curt Auzenne, with the LDEQ Waste Permits Division. Mr. Auzenne stated that the landfill located on the site has been issued several "Compliance Orders" the most recent dated May 30, 2006 for an unauthorized discharge of fire suppression water from a location not authorized in LPDES general permit LAG780013. He also stated the site is currently in compliance with all State regulations.

7.5 Interviews with Others

AEROSTAR interviewed representatives from the USACE MVN Engineering Division to determine if previous environmental studies were performed along the corridor. According to Mr. George Bacuta, a Phase I ESA was performed by Mr. Bob Brooks with the USACE-MVN Engineering Division, and a Phase II ESA was performed by Materials Management Group, Incorporated. Mr. Bacuta also stated that he had knowledge of recognized environmental conditions associated with the landfill and adjoining construction business being referenced in the report. No other interviews were conducted as part of the scope of work.

8.0 FINDINGS AND OPINIONS

8.1 Known or Suspect Recognized Environmental Conditions

On-site concerns were noted from the former pipe storage yard located at the site from at least 1967 to the present (GPS Point 29°48'13.95"N, 90°3'55.02"W).

On-site concerns were noted from the current natural gas production well located at GPS Point 29°47'43.13"N, 90°2'47.26"W.

On-site concerns were noted from the presence of abandoned cars, trucks and earth moving equipment (GPS Point 29°47'23.32" N, 90°1'47.45"W).

On-site concerns were noted from the operations at the Canal Energy construction yard (located at GPS Point 29°47'19.89"N, 90°1'35.55"W).

On-site concerns were noted from the presence of a stockpile of creosote preserved utility pilings (located at GPS Point 29°47'15.59"N, 90°1'33.73"W).

On-site concerns were noted from the current and historical presence of a truck and equipment repair facility associated with Duplessis and Son's (GPS Point 29°47'13.03"N, 90°1'29.55"W).

On-site concerns were noted from the current and historical presence of a SWL located at GPS Point 29°47'11.96"N, 90°1'49.91"W.

On-site concerns were noted from the current and historical operations at the Couvillion Construction facility (GPS Point 29°47'18.66"N, 90°1'41.19"W).

On-site concerns were noted from the nuisance dumping located at GPS Points 29°47'56.57"N, 90°3'2.35"W and 29°47'49.96"N, 90°4'0.60"W.

8.2 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were noted in connection with the subject property

8.3 De Minimis Conditions

No *de minimis* conditions were noted in connection with the subject property.

9.0 CONCLUSIONS

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of IER 13, located at the intersection of Highway 23 and Walker Road. Specifically the subject area starts at GPS Point 29°48'46.28"N, 90°4'11.80"W, and extends five hundred feet from each side of the existing levee centerline and continues south to the Mississippi River, then south approximately, 2,000 feet then north to tie into the existing parish levee ending at GPS Point 29°47'0.39"N, 90°1'58.74"W. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the site, except for the following:

- On-site concerns were noted from the current and historical presence of a pipe storage yard (GPS Point 29°48'13.95"N, 90°3'55.02"W).
- On-site concerns were noted from the current and historical presence of a natural gas production well located at GPS Point 29°47'43.13"N, 90°2'47.26"W.
- On-site concerns were noted from the current presence of abandoned cars, trucks and earth moving equipment (GPS Point 29°47'23.32" N, 90°1'47.45"W).
- On-site concerns were noted from the operations at the Canal Energy construction yard (located at GPS Point 29°47'19.89"N, 90°1'35.55"W).
- On-site concerns were noted from the presence of a stockpile of creosote preserved utility pilings (located at GPS Point 29°47'15.59"N, 90°1'33.73"W).
- On-site concerns were noted from the current and historical presence of a truck and equipment repair facility associated with Duplessis and Son's (GPS Point 29°47'13.03"N, 90°1'29.55"W).
- On-site concerns were noted from the current and historical presence of a SWL located at GPS Point 29°47'11.96"N, 90°1'49.91"W.
- On-site concerns were noted from the current and historical operations at the Couvillion Construction facility (GPS Point 29°47'18.66"N, 90°1'41.19"W).
- On-site concerns were noted from the nuisance dumping located at GPS Points 29°47'56.57"N, 90°3'2.35"W and 29°47'49.96"N, 90°4'0.60"W.

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 IER 13, located at Walker Road and Highway 23, Oakville, Plaquemines Parish, Louisiana, has been examined by the undersigned.

DATE: 1/25/08

SIGNATURE:  for
Robert Boudet
Senior Project Manager

DATE: 1/25/08

SIGNATURE: 
K. Dawn Blackledge, P.G.,
Senior Project Manager

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Robert Boudet, Senior Project Manager and reviewed by Dawn Blackledge, P.G., Senior Project Manager, 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.

APPENDICES

APPENDIX A

FIGURES

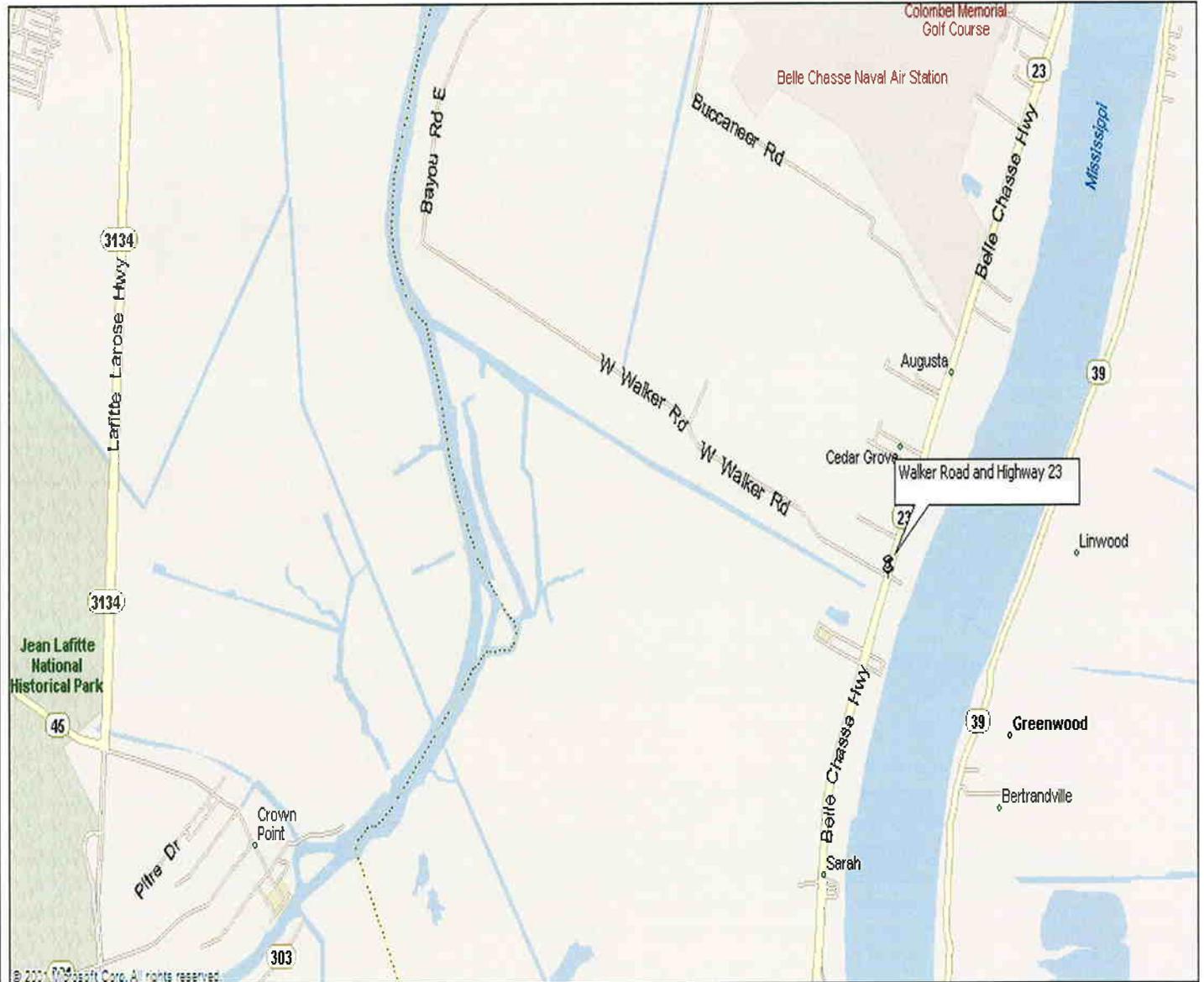


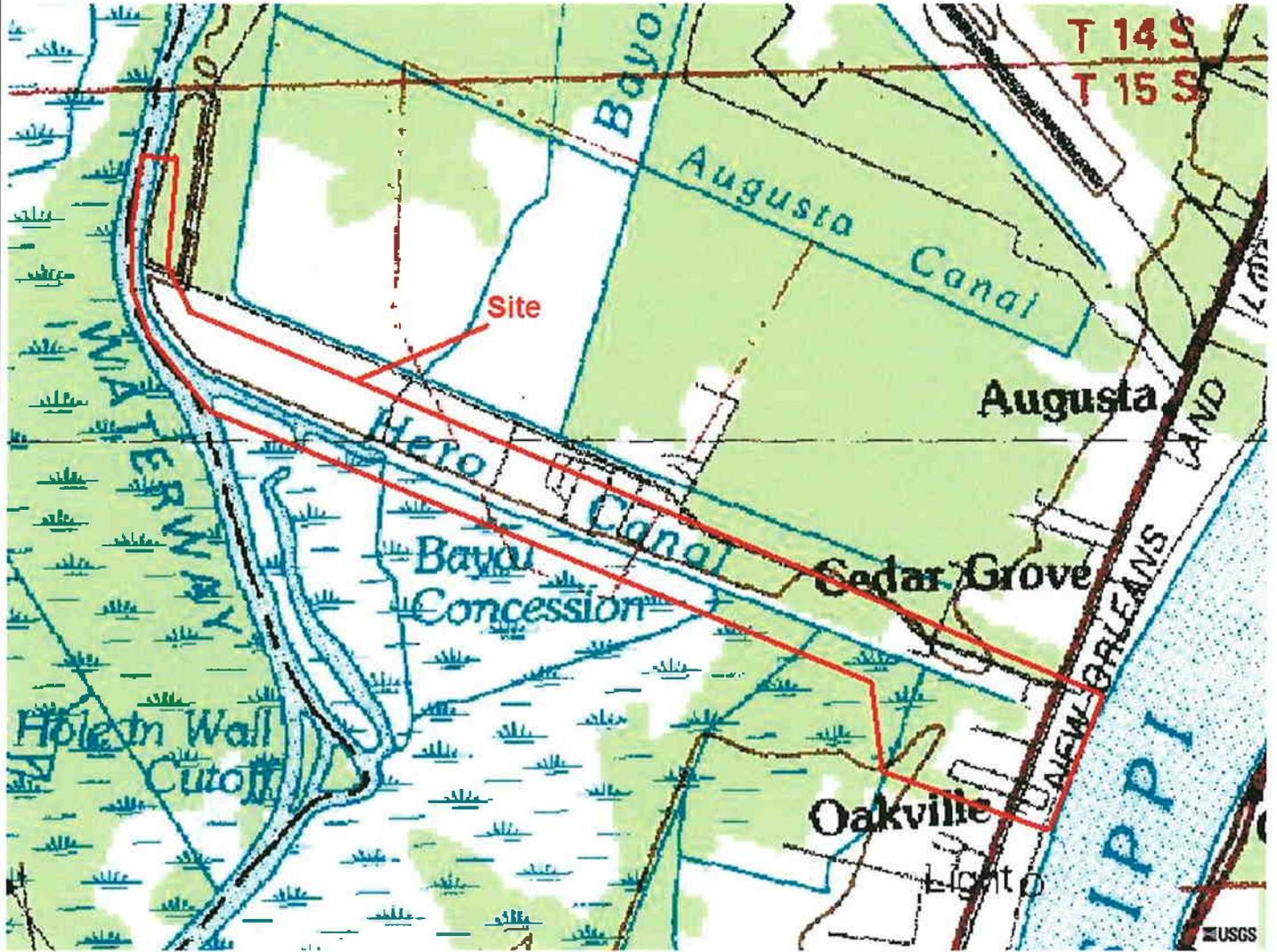
FIGURE 1. STREET SITE LOCATION MAP



IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH,
LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
Oakville, LOUISIANA
PREPARED BY: THE
MICROSOFT CORP.



BELLE CHASSE, LOUISIANA
QUADRANGLE

DATED 1994

7.5 MINUTE SERIES
(TOPOGRAPHIC)

CONTOUR INTERVAL 5 FEET



NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

FIGURE 2. TOPOGRAPHIC SITE LOCATION MAP



IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH,
LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
BELLE CHASSE, LOUISIANA
PREPARED BY: U.S.
GEOLOGICAL SURVEY



FIGURE 3. SITE PLAN (2002 AERIAL PHOTOGRAPH)



IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH,
LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
Oakville, LOUISIANA
PREPARED BY: THE
MICROSOFT CORP.



FIGURE 4A. NORTHWESTERN TERMINUS SITE LOCATION MAP



IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH,
LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
OAKVILLE, LOUISIANA
PREPARED BY: THE
MICROSOFT CORP.

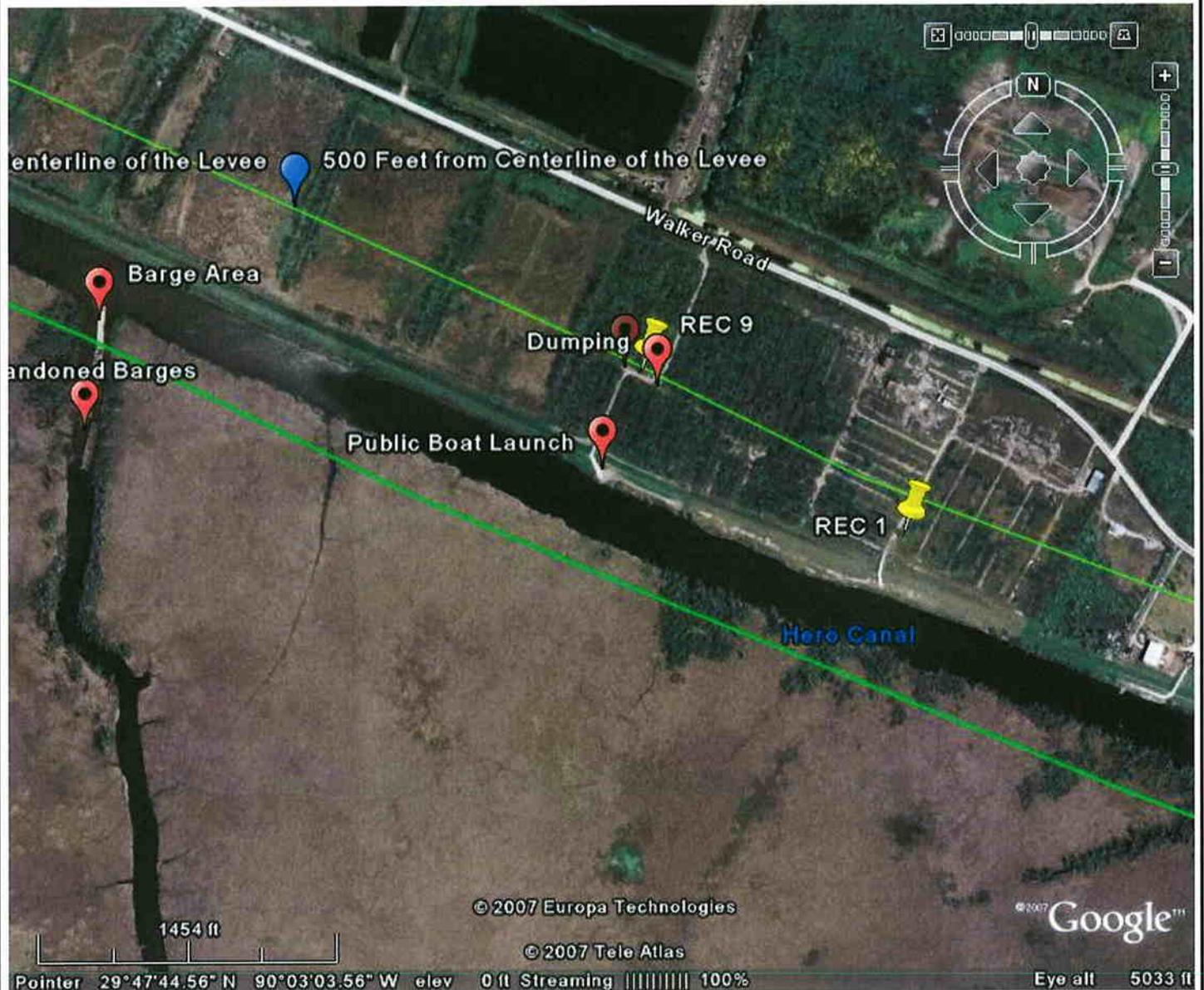


FIGURE 4B. CENTRAL TERMINUS SITE LOCATION MAP



IER 13
 WALKER ROAD AND HIGHWAY 23
 OAKVILLE, PLAQUEMINES PARISH,
 LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
 OAKVILLE, LOUISIANA
 PREPARED BY: THE
 MICROSOFT CORP.

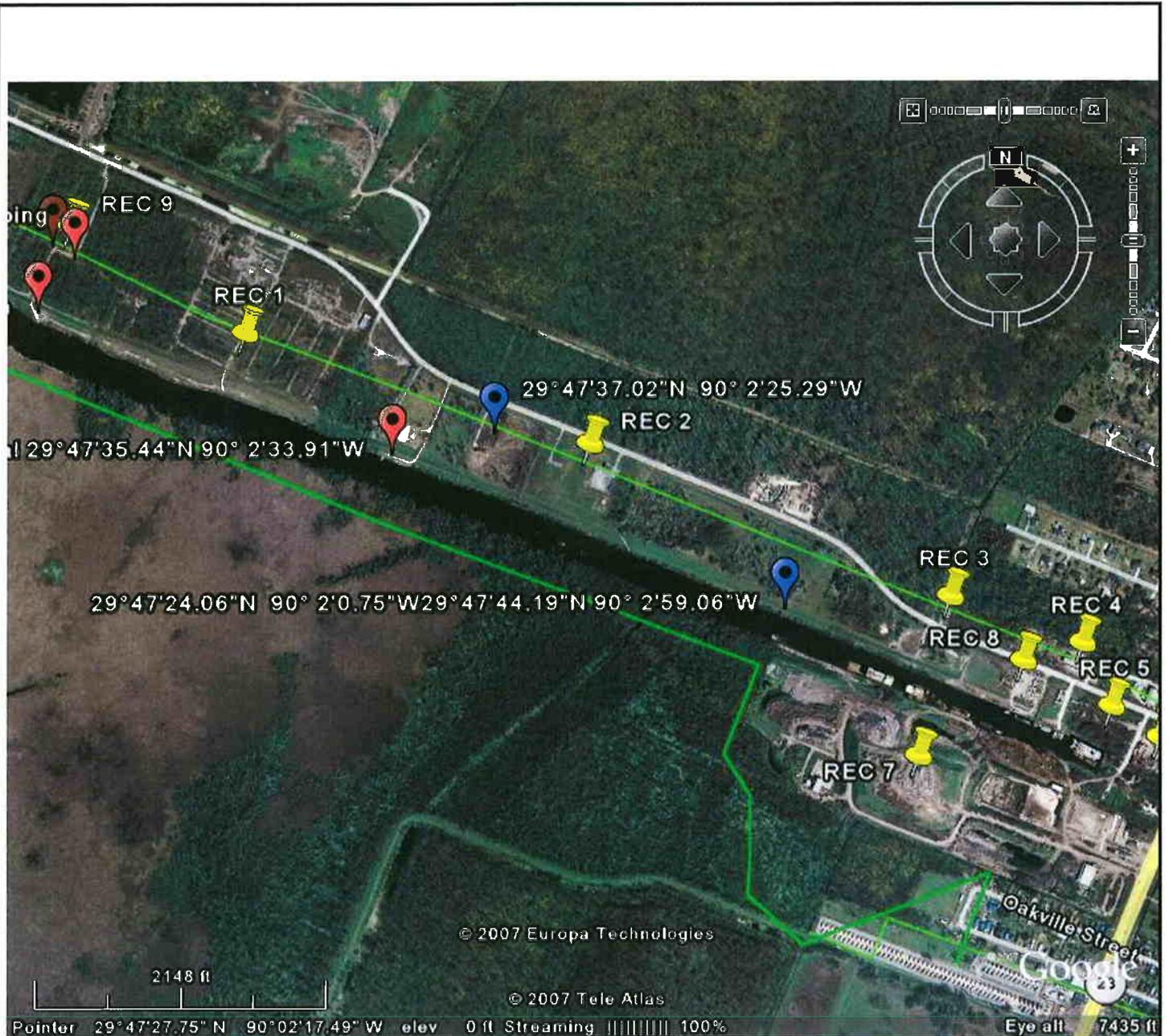


FIGURE 4C. EAST-CENTRAL TERMINUS SITE LOCATION MAP



IER 13
 WALKER ROAD AND HIGHWAY 23
 OAKVILLE, PLAQUEMINES PARISH,
 LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
 OAKVILLE, LOUISIANA
 PREPARED BY: THE
 MICROSOFT CORP.

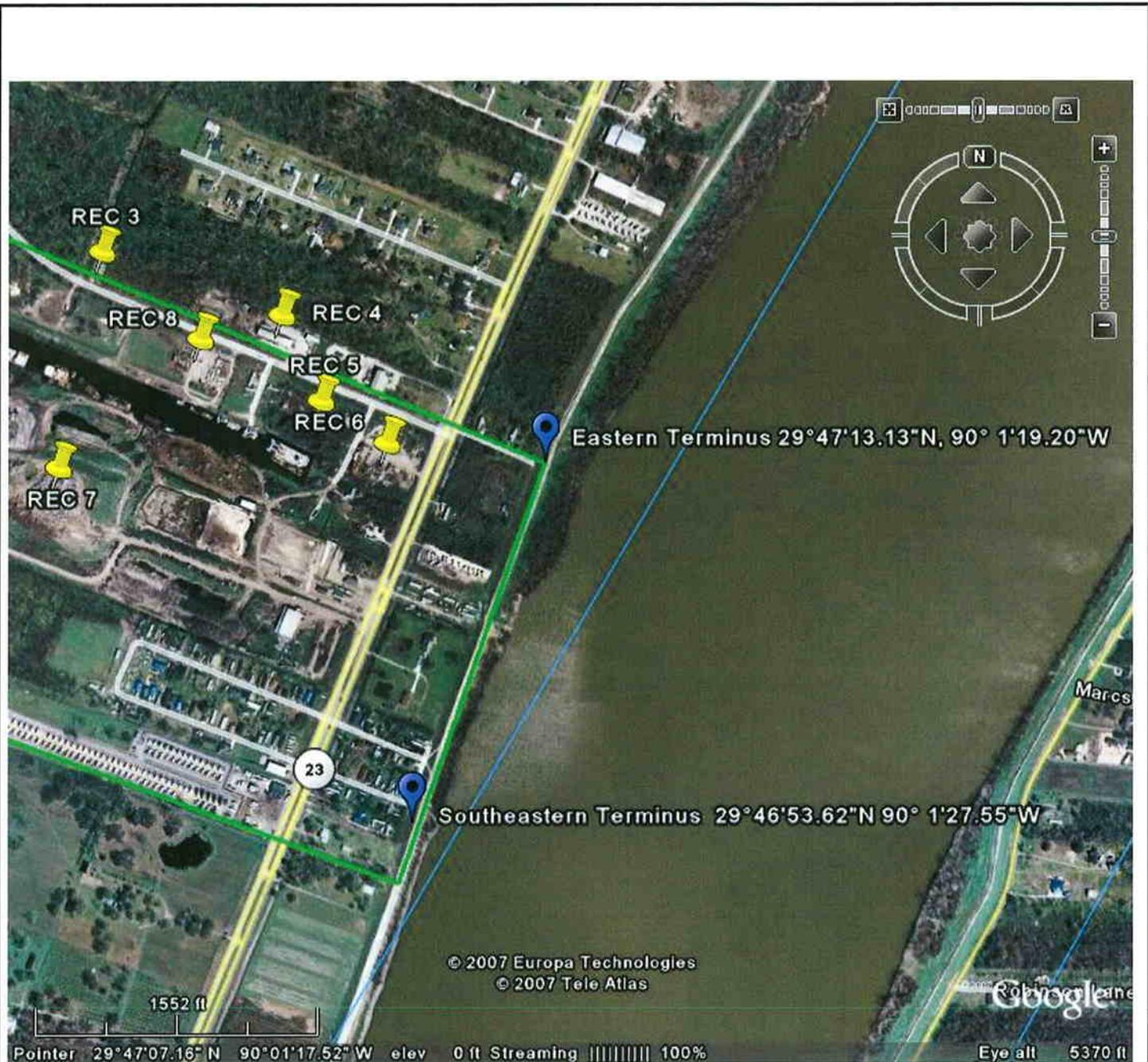


FIGURE 4D. EASTERN TERMINUS SITE LOCATION MAP



IER 13
WALKER ROAD AND HIGHWAY 23
OAKVILLE, PLAQUEMINES PARISH,
LOUISIANA

DRAWN BY: RHB

REFERENCE: MAP OF
OAKVILLE, LOUISIANA
PREPARED BY: THE
MICROSOFT CORP.

APPENDIX B

PROPERTY RECORD INFORMATION

PROPERTY RECORD INFORMATION

Due to the number of properties along the corridor, site specific property record cards are not provided.

APPENDIX C
SITE PHOTOGRAPHS



1. View of the northwesternmost terminus looking north.



2. View of the levee system and Gulf Intracoastal Waterway looking south.



3. Looking west along the levee system near the boat launch.



4. Looking east along the levee system near the boat launch.



5. View of pastureland located on the subject property adjacent to the boat launch looking north.



6. View of Hero Canal and marsh land beyond looking southwest.



7. View of pastureland on the subject site near the western terminus.



8. View of the natural gas production well looking south from Walker Road.



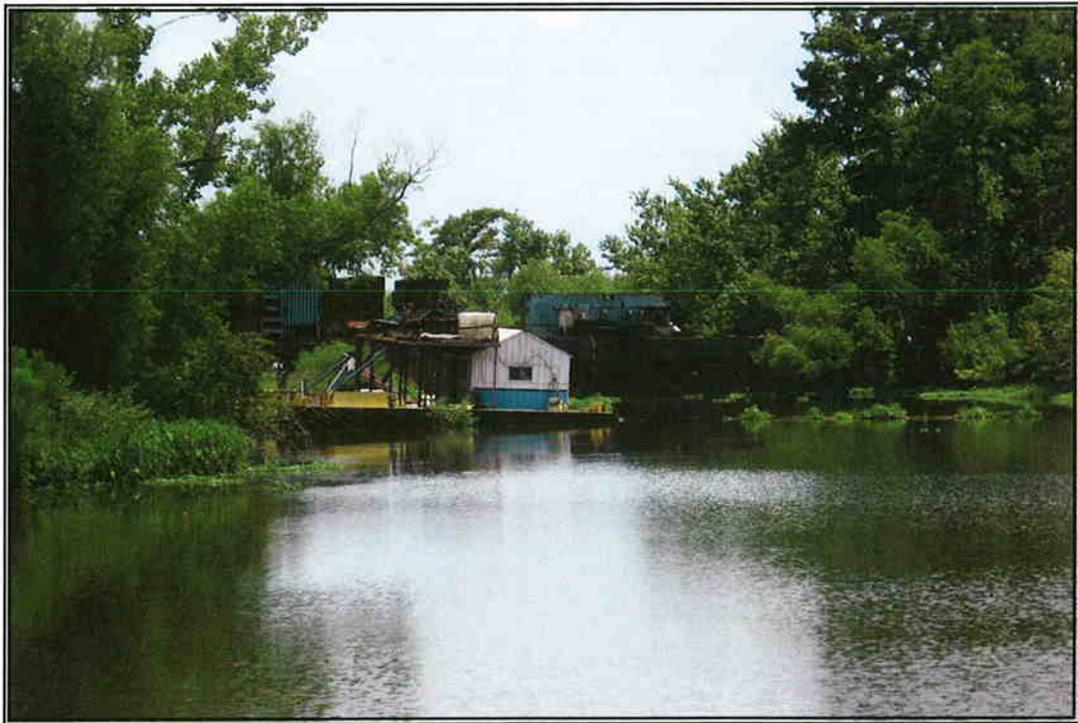
9. View of staining adjacent to a compressor located on the natural gas well site.



10. View of the natural gas well and an associated plastic container.



11. View of compressor and drums located at the natural gas well site.



12. View of barges across Hero Canal southeast from the boat launch.



13. View of the Hero Canal from the boat launch looking south.



14. View of the Hero Canal from the boat launch looking southeast.



15. View of the Hero Canal from the boat launch looking southwest.



16. View of the abandoned cars, trucks and equipment from Walker Road looking north.



17. View of the AST located on the Canal Energy Property looking north.



18. View of the ASTs located at Couvillion Construction from the existing levee system looking east.



19. View from the existing levee system near Couvillion Construction looking east towards the end of the levee.



20. View of boats and barges moored at the landfill.



21. View of a portion of the creosote pilings.



22. View of abandoned USTs located near Leon Duplessis and Sons.



23. View of Oakville Drive looking east.



24. View of Oakville Drive looking west from Highway 23.



25. View of the eastern portion of the site east of Highway 23 facing northeast.



26. View of the interior of Leon Duplessis and Sons repair shop facing west.



27. View of the two ASTs located at Leon Duplessis and Sons.

APPENDIX D

REGULATORY DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property: IER 13

IER 13

BELLE CHASSE LA 70037

Job Number: 080737802

PREPARED FOR:

Aerostar Environmental Services

11181 St Johns Industrial Parkway

Jacksonville FL 32246

08-24-07



Tel: (407) 265-8900

Fax: (407) 265-8904

Environmental FirstSearch Search Summary Report

Target Site: IER 13

BELLE CHASSE LA 70037

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-18-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-18-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	1	2	-	-	8	11
Federal IC / EC	Y	07-17-07	0.50	0	0	0	0	-	1	1
ERNS	Y	12-31-06	0.25	0	0	0	-	-	6	6
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-06-99	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	08-23-07	0.50	1	0	0	0	-	0	1
State/Tribal LUST	Y	02-06-06	0.50	0	0	0	0	-	1	1
State/Tribal UST/AST	Y	02-02-06	0.25	0	0	0	-	-	3	3
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	12-14-06	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	12-14-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
FI Map Coverage	Y	05-08-07	0.12	0	0	-	-	-	0	0
- TOTALS -				1	1	2	0	0	19	23

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date:	08-24-07	Search Type:	LINEAR
Requestor Name:	aerostar/dbblackledge/vm		3.40 mile(s)
Standard:	AAI	Job Number:	080737802

Target Site: IER 13
BELLE CHASSE LA 70037

Demographics

Sites: 23	Non-Geocoded: 19	Population: NA
Radon: -0.3 - 1.4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-90.049229	-90:2:57	Easting:	785236.424
Latitude:	29.799133	29:47:57	Northing:	3300000.969
			Zone:	15

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0.25 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>70072</td> <td>MARRERO</td> <td>LA</td> <td>0.00 --</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	70072	MARRERO	LA	0.00 --	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>Sanborns</td><td>No</td><td></td></tr> <tr><td>Aerial Photographs</td><td>No</td><td></td></tr> <tr><td>Historical Topos</td><td>No</td><td></td></tr> <tr><td>City Directories</td><td>No</td><td></td></tr> <tr><td>Title Search/Env Liens</td><td>No</td><td></td></tr> <tr><td>Municipal Reports</td><td>No</td><td></td></tr> <tr><td>Online Topos</td><td>No</td><td></td></tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
70072	MARRERO	LA	0.00 --	Y																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

***Environmental FirstSearch
Sites Summary Report***

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

TOTAL: 23 **GEOCODED:** 4 **NON GEOCODED:** 19 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
1	SWL	INDUSTRIAL PIPE C/D LANDFILL 14689/N/A	N/A LA 70037	0.00 --	1
2	RCRAGN	NEW ORLEANS IRONWORKS INC LAR000045526/VGN	220 WALKER RD BELLE CHASSE LA 70037	0.08 NE	2
3	RCRAGN	LEON DUPLESSIS and SONS INC LA0000880344/VGN	11148 HWY 23 BELLE CHASSE LA 70037	0.15 SE	4
4	RCRAGN	SUBSEA 7 US, LLC LAD053772430/SGN	10656 HWY 23 S BELLE CHASSE LA 70037	0.17 SE	6

Environmental FirstSearch Sites Summary Report

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

TOTAL: 23 **GEOCODED:** 4 **NON GEOCODED:** 19 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	ERNS	DUPRE TRANSPORT 616192/HIGHWAY RELATED	HIGHWAY 23 SOUTH, NEAR NAVA BELLE CHASSE LA	NON GC	N/A
	ERNS	357937/UNKNOWN (EPA REGIONS	ROUTE 1 BOX 530 LOT B1,SEC- BELLE CHASSE LA 70037	NON GC	N/A
	ERNS	NRC-636018/STORAGE TANK	15551 HWY 23; 12 MILES SOUT BELLE CHASSE LA 70037	NON GC	N/A
	ERNS	NRC-776016/MOBILE	LA 23 AND HWY 3017 BELLE CHASSE LA	NON GC	N/A
	ERNS	THE JUNCTION OF THE ALGIERS AND HA NRC-795963/VESSEL	638 BAYOU ROAD GULF INTERCO BELLE CHASSE LA 70037	NON GC	N/A
	ERNS	DUPRE TRANSPORT 612001/HIGHWAY RELATED	HWY 23 S NEAR NAVAL BASE BELLE CHASSE LA	NON GC	N/A
	FED IC / EC	PROGRESSIVE CHURCH PROPERTY 69597815-19501/EPA BROWNFIELD	4TH STREET AND COHEN MARRERO LA 70072	NON GC	N/A
	LUST	CIRCLE K 562 75431	1307 BELLE CHASSE HWY BELLE CHASSE LA	NON GC	N/A
	RCRAGN	ATLAS OILFIELD SVCS WESTERN ATLAS LAD980507610/SGN	WORMAN DAVID BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	BELLE CHASSE MARINE INC LAD092682533/SGN	4741 BELLE CHASSE HWY S BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	COLONIAL PIPELINE CO LAR000056838/SGN	15551 HWY 23 S, (A PORTION BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	LMB ENVIRONMENTAL SVCS LAD985208669/TRANSPORTER	HWY 23 3 M S BELLE CHASSE BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	MOTIVA ENTERPRISES LLC, SAP 137430 LAR000057083/SGN	7876 BELLE CHASSE HWY BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	NEW ORLEANS CEMENT PROD CO LAD981522709/SGN	WEST ST OFF ENGINEERS RD BELLE CHASSE LA 70037	NON GC	N/A
	RCRAGN	L and L OIL CO INC LAD982757528/TRANSPORTER	HWY 45 S 12 M S HWY 9 INTC CROWN POINT LA 70072	NON GC	N/A
	RCRAGN	US EPA, HURRICANE KATRINA LAR000058560/LGN	10285 HWY 23 S, GATE C, LOT BELLE CHASSE LA 70037	NON GC	N/A
	UST	BILLUPS FOOD STORE 0045 38-001763	HWY 23 SOUTH BELLE CHASSE LA 70037	NON GC	N/A
	UST	DAIGLE S QUICK STOP 38-013360	HWY 23 BELLE CHASSE LA 70037	NON GC	N/A
	UST	SUBSEA 7 UC, LLC 38-006984	10656 HWY 23 BELLE CHASSE LA 70037	NON GC	N/A

***Environmental FirstSearch
Site Detail Report***

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

SWL		
SEARCH ID: 4	DIST/DIR: 0.00 --	MAP ID: 1
NAME: INDUSTRIAL PIPE C/D LANDFILL	REV: 08/01/07	
ADDRESS: N/A	ID1: 14689	
LA	ID2: 14689	
PLAQUEMINES	STATUS: N/A	
CONTACT: KENNETT STEWART	PHONE:	
 <u>OTHER INFORMATION</u>		
PERMIT :	P-0367	
TYPE:	III	
OWNER/OPERATOR:		

Environmental FirstSearch
Site Detail Report

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

RCRAGN

SEARCH ID: 2

DIST/DIR: 0.08 NE

MAP ID: 2

NAME: NEW ORLEANS IRONWORKS INC
ADDRESS: 220 WALKER RD
BELLE CHASSE LA 70037
PLAQUEMINES
CONTACT: RONALD B BUFORD

REV: 6/6/06
ID1: LAR000045526
ID2:
STATUS: VGN
PHONE: 5046568996

Methyl ethyl ketone

Lead

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to

The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b

Environmental FirstSearch
Site Detail Report

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

RCRAGN

SEARCH ID: 3

DIST/DIR: 0.17 SE

MAP ID: 4

NAME: SUBSEA 7 US, LLC
ADDRESS: 10656 HWY 23 S
BELLE CHASSE LA 70037

REV: 6/6/06
ID1: LAD053772430
ID2:
STATUS: SGN
PHONE: 5046560226 226

CONTACT: BRIAN SIMMONDS

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Cadmium
Ignitable waste
Benzene
2,4-Dinitrotoluene
1,4-Dichlorobenzene
Trichloroethylene

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal SWL: LADEQ listing of various solid waste facilities including open, closed, & permitted landfills, dumps, pesticide sites, and transfer stations

State/Tribal LUST: LADEQ Listing of all known leaking underground storage tanks

State/Tribal UST/AST: LADEQ Listing of all known underground storage tanks

State/Tribal IC: LADEQ Listing of all sites in the Voluntary Remediation Program (VRP) that are noted as having institutional controls placed on them.

State/Tribal VCP: LADEQ Listing of all sites in the Voluntary Remediation Program (VRP). Some VRP sites are noted as having institutional controls placed on them.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not

the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

FI Map Coverage: *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal SWL: LADEQ Louisiana Department of Environmental Quality

Updated annually

State/Tribal LUST: LADEQ Louisiana Department of Environmental Quality

Updated quarterly

State/Tribal UST/AST: *LADEQ* Louisiana Department of Environmental Quality

Updated quarterly

State/Tribal IC: *LADEQ* The Texas Commission on Environmental Quality

Updated quarterly

State/Tribal VCP: *LADEQ* The Texas Commission on Environmental Quality

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

Updated when available

FI Map Coverage: *PROPRIETARY* Library of Congress
Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988@
ProQuest
Other internally produced datasets

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: IER 13
BELLE CHASSE LA 70037

JOB: 080737802

Street Name	Dist/Dir	Street Name	Dist/Dir
Bergeron Dr	0.24 NE		
Cemetary Rd	0.25 SW		
E Bayou Rd	0.15 NE		
E Walker Rd	0.17 NE		
EAST Bayou Rd	0.15 NE		
EAST Walker Rd	0.17 NE		
Highway 11	0.25 SE		
Highway 23	0.14 SE		
Landfill Rd	0.20 NE		
Oakville St	0.25 SW		
Walker Rd	0.07 NE		

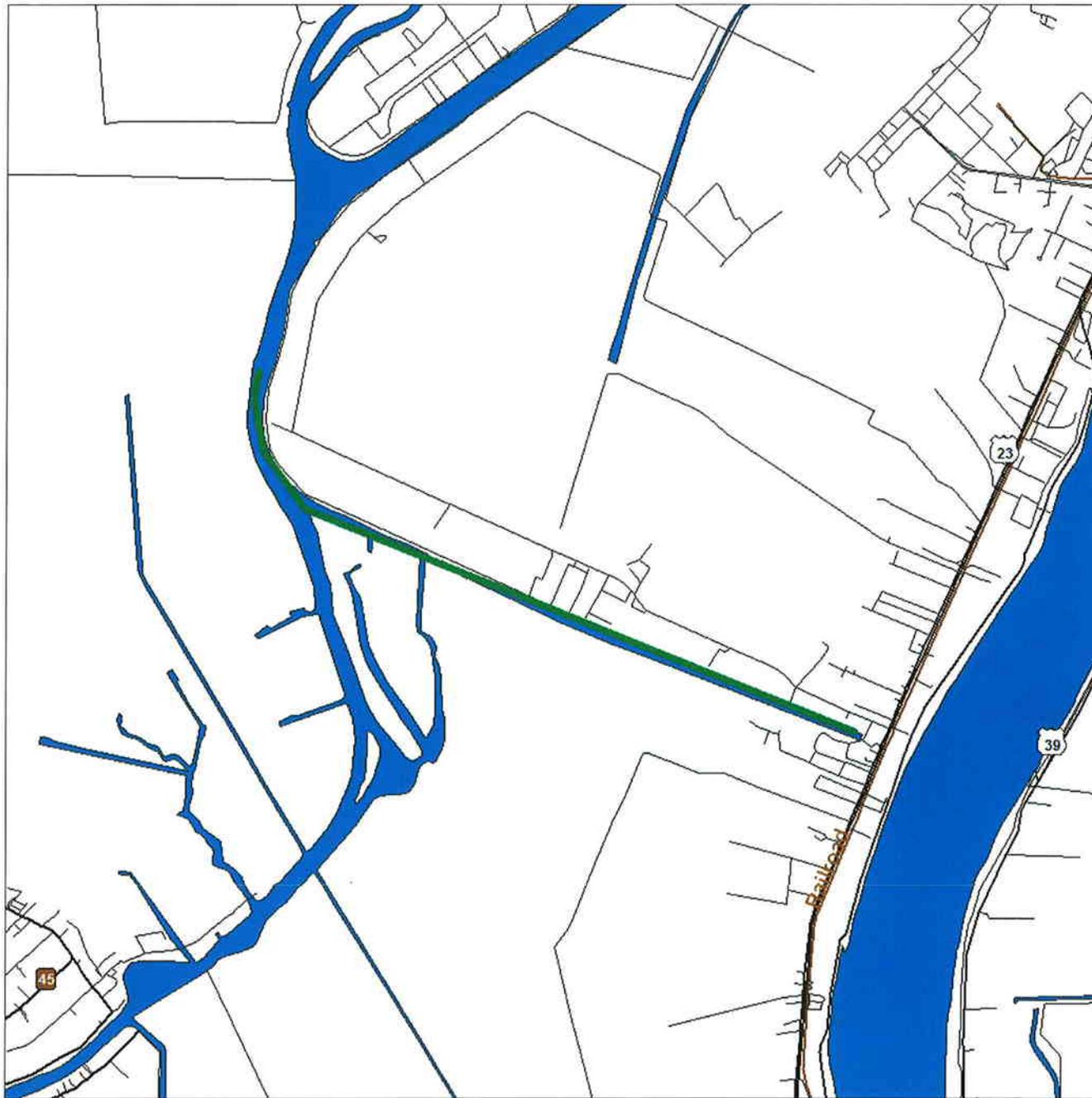


Environmental FirstSearch

1 Mile Radius from Line
ASTM Map: NPL, RCRACOR, STATE Sites

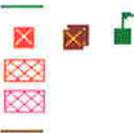


IER 13 , BELLE CHASSE LA 70037



Source: 2005 U.S. Census TIGER Files

- Linear Search Line
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads





Environmental FirstSearch

.5 Mile Radius from Line
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



IER 13 , BELLE CHASSE LA 70037



Source: 2005 U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand	
Railroads	

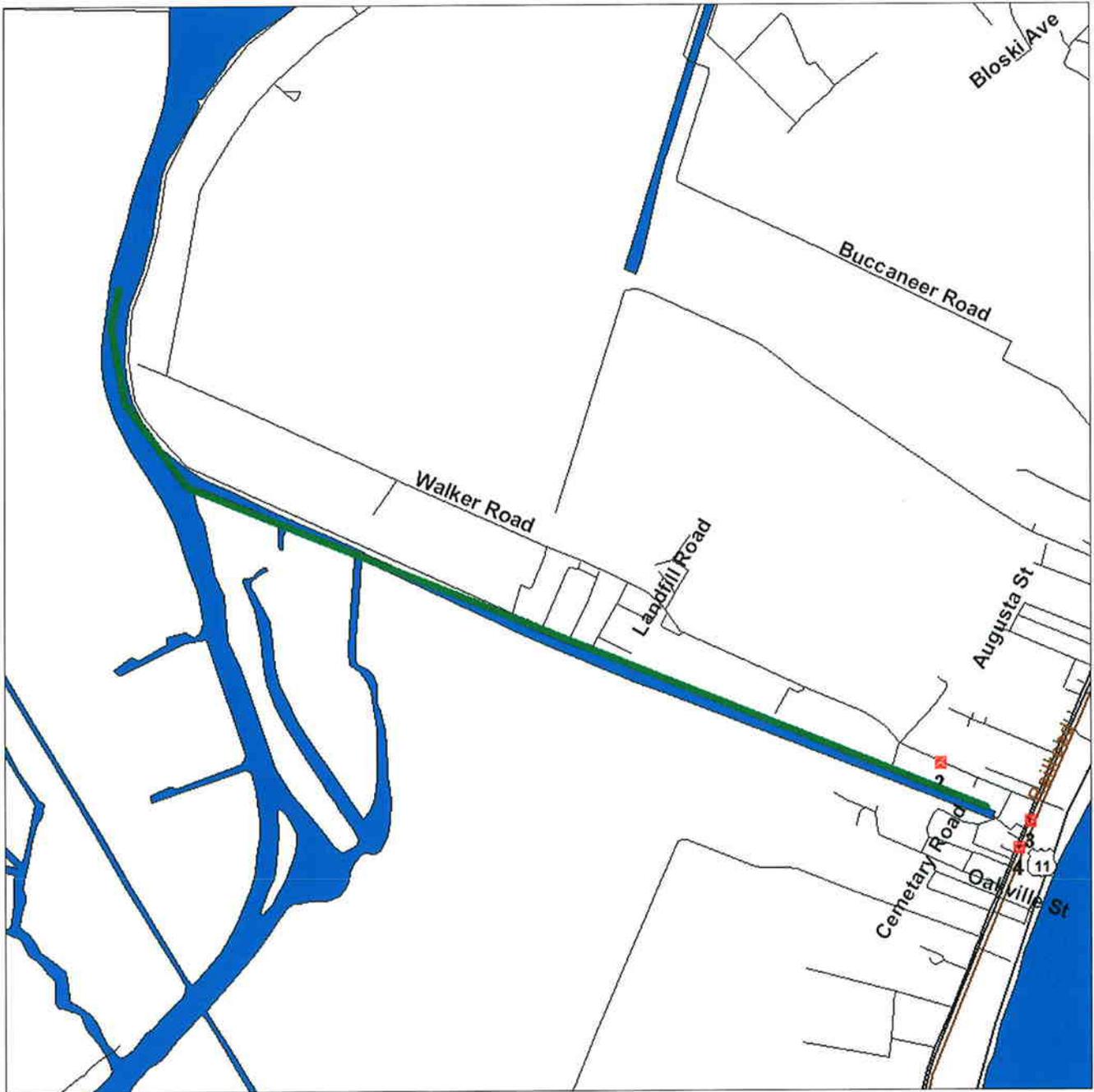


Environmental FirstSearch

.25 Mile Radius from Line
ASTM Map: RCRAGEN, ERNS, UST



IER 13 , BELLE CHASSE LA 70037



Source: 2005 U.S. Census TIGER Files

- Linear Search Line 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 



Environmental FirstSearch

.25 Mile Radius from Line
Non-ASTM Map: No Sites Found



IER 13 , BELLE CHASSE LA 70037

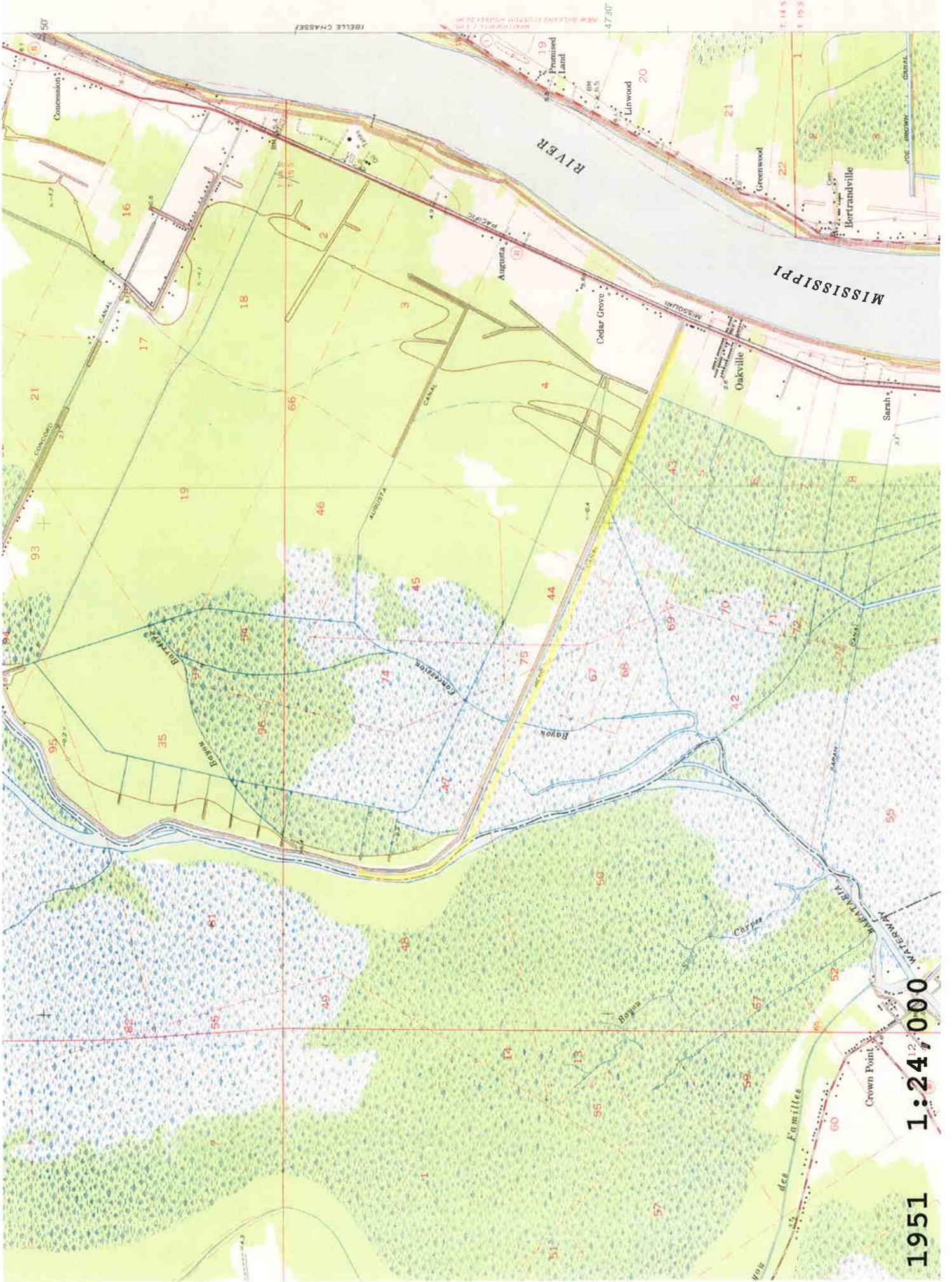


Source: 2005 U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand	
National Historic Sites and Landmark Sites	
Railroads	

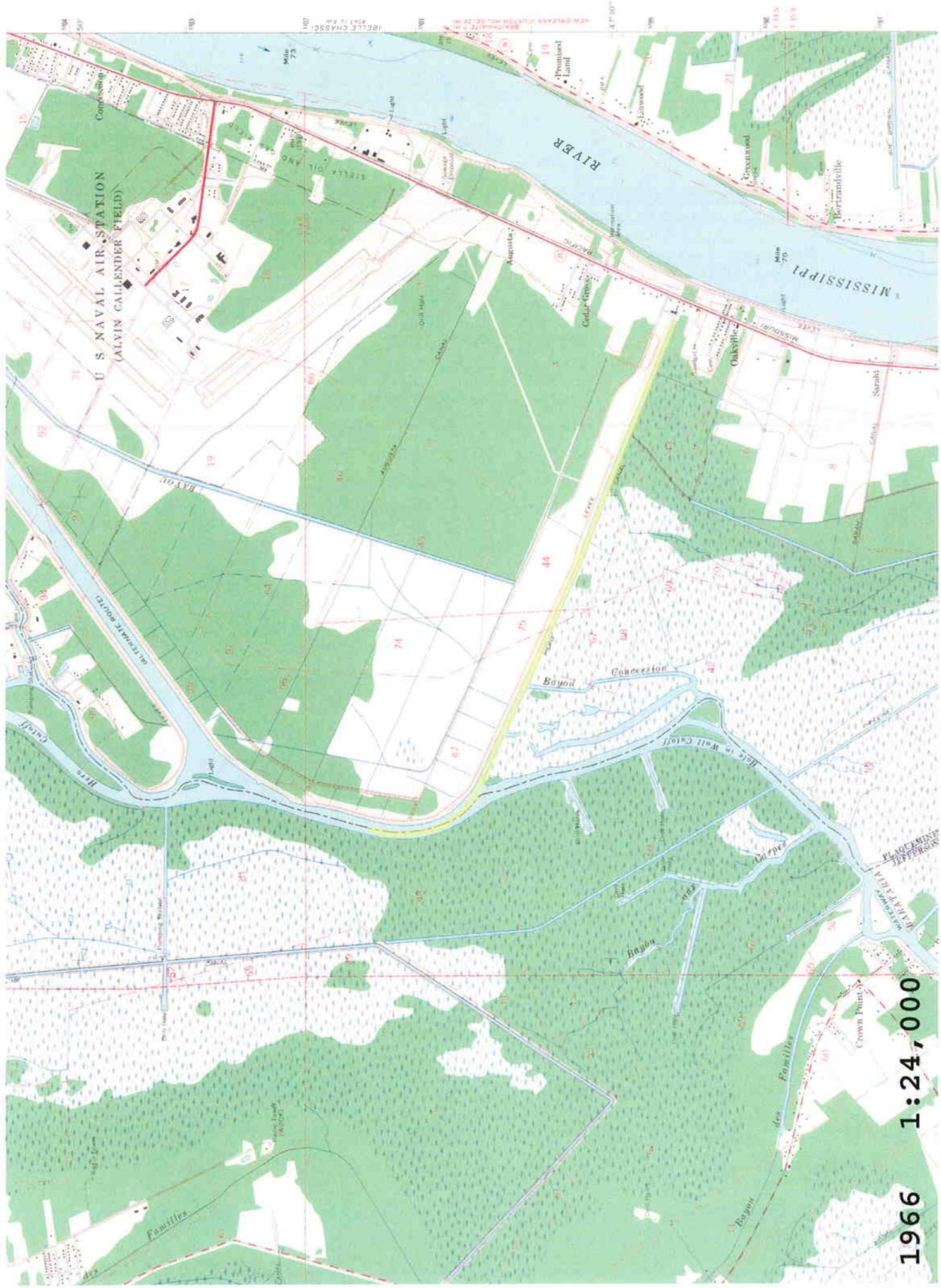
APPENDIX E

HISTORICAL REFERENCE DOCUMENTATION

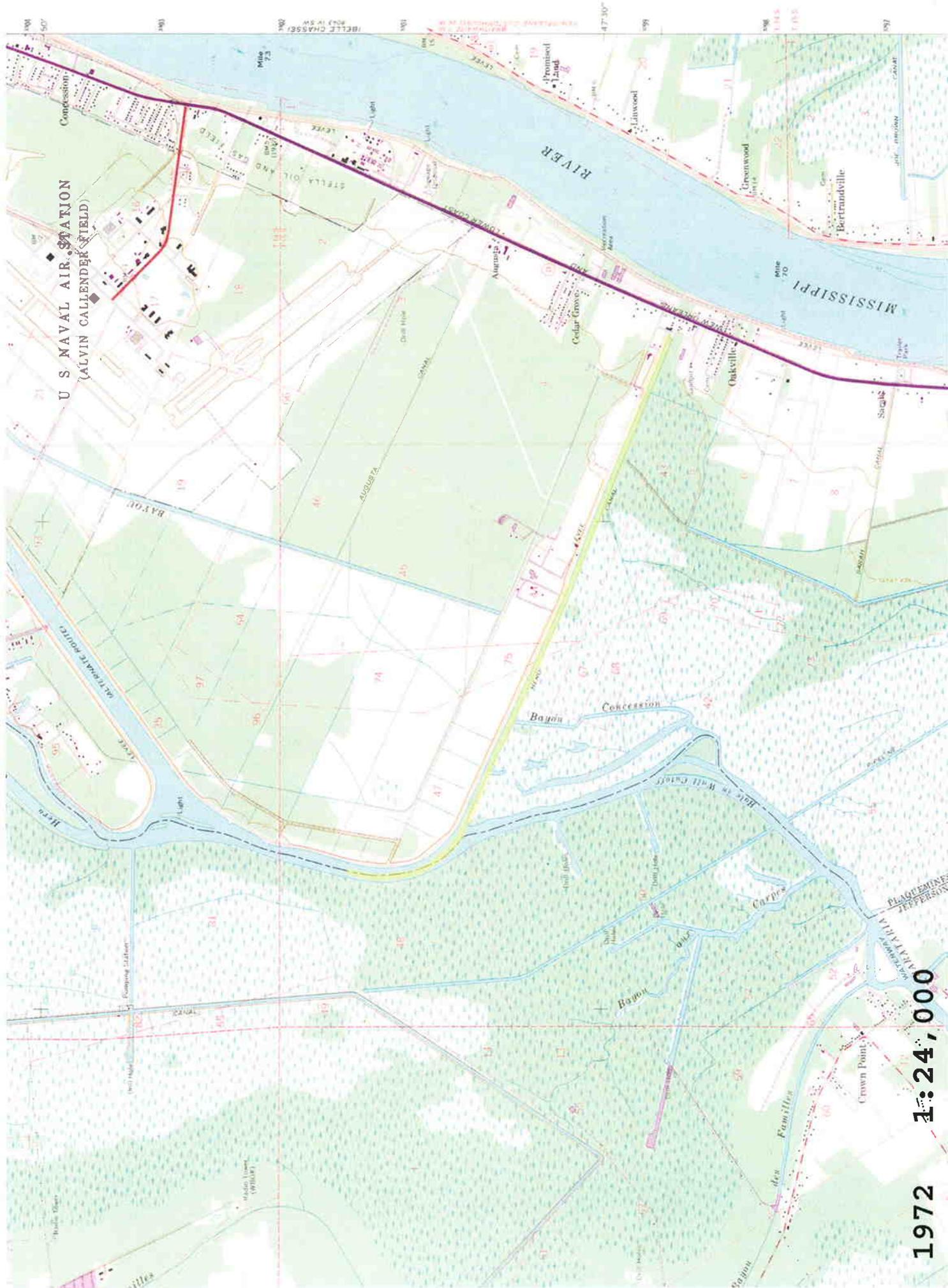


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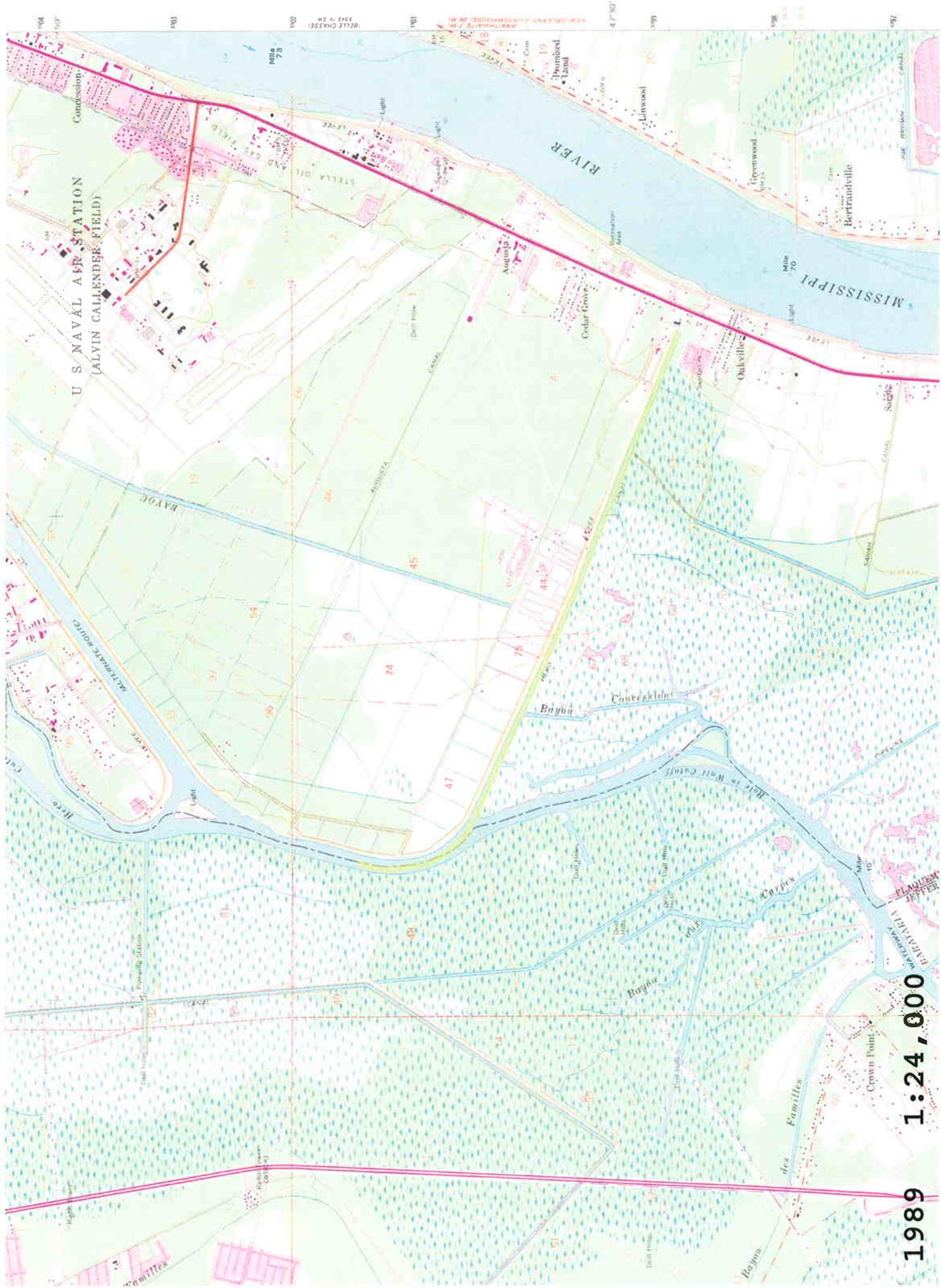


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U S NAVAL AIR STATION
(ALVIN CALLENDER FIELD)

1972 1:24,000



U.S. NAVAL AER. STATION
(CALVIN CALLENDER FIELD)

CONDESSATION

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MISSISSIPPI

BAYOU LA POUDE

CONDESSATION

BAYOU LA POUDE

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BELLE CHASSE
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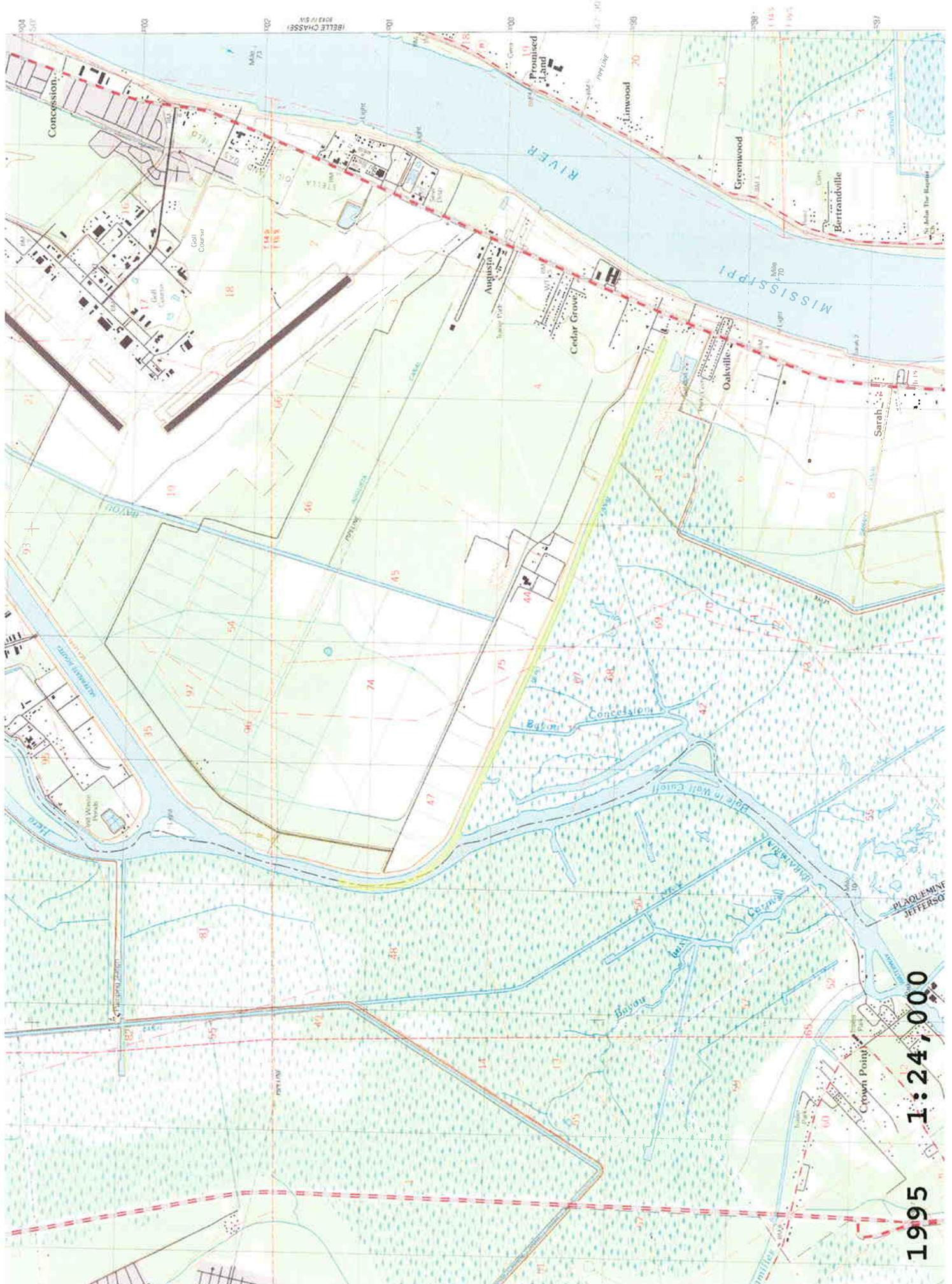
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1995 1:24,000

APPENDIX F

INTERVIEW DOCUMENTATION

INTERVIEW DOCUMENTATION

LIST OF CONTACTS INTERVIEWED PHASE I ENVIRONMENTAL SITE ASSESSMENT

Name	Title	Affiliation	Topics Discussed
Mr. Curt Auzenne	Waste Permits	LDEQ	Landfill

APPENDIX G

REFERENCES

REFERENCES

Interviews: N/A

The First Search Report, FTC, August 24, 2007.

Phase I ESA Dated, July 18, 2006, "Westbank Hurricane Protection Plan, East of Harvey Canal in the Vicinity of Hero Canal (Oakville Levee Extension)", USACE-MVN

Phase II ESA "Site Activities and Soils Classification Report", Dated September 25, 2006 performed by Materials Management Group, Incorporated

USGS Topographic Map of "Belle Chasse, Louisiana," dated 1994.

US Department of Agriculture Soil Conservation Service, *Soil Survey of Plaquemines Parish*, dated 1987.

Websites: LDEQ <http://edms.deq.louisiana.gov/app/doc/querydef.aspx>
USGS <http://la.water.usgs.gov/default.html>
LDNR http://sonris-www.dnr.state.la.us/www_root/sonris_portal_1.htm

APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS