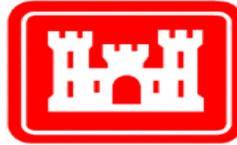


**PHASE I ENVIRONMENTAL SITE ASSESSMENT
BRAD BURAS BORROW AREA
37602 LA HIGHWAY 23
BURAS, PLAQUEMINES PARISH, LOUISIANA
CONTRACT NUMBER: W912P8-07-D-0057
TASK ORDER NUMBER: 0028**

PREPARED FOR:



**US Army Corps
of Engineers**

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

PREPARED BY:



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AES Project Number 0107-449-02

September 11, 2007

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LIST OF ABBREVIATIONS

AEROSTAR	Aerostar Environmental Services, Inc.
AI#	Agency Interest Number
AST	Aboveground Storage Tanks
ASTM	American Society for Testing and Materials
AULs	Activity and Use Limitations
BLS	Below Land Surface
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	RCRA Corrective Action
EDMS	Electronic Document Management System
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
HTRW	Hazardous, Toxic, and Radioactive Waste
IC/EC	Institutional Controls/Engineering Controls
LA	Louisiana
LDEQ	Louisiana Department of Environmental Quality
LDNR	Louisiana Department of Natural Resources
LSLO	Louisiana State Lands Office
LUST	Leaking Underground Storage Tank
NFRAP	No Further Remedial Action Planned
NGVD	National Geodetic Vertical Datum
NPL	National Priority List
NRCS	National Resource Conservation Service
PCB	Polychlorinated Biphenyls
PMT	Pole-Mounted Transformer
PPTAO	Plaquemines Parish Tax Assessor's Office
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
ROE	Right of Entry
SWF/LF	Solid Waste Facilities/Landfills
SHWS	Hazardous Waste Sites
TSD	Treatment, Storage and Disposal
USACE	United States Army Corps of Engineers
USGS	United States Geological Survey
UST	Underground Storage Tanks

1.0 EXECUTIVE SUMMARY

1.1 Site Name

Brad Buras Borrow Area
37602 LA Highway 23
Buras, Plaquemines Parish, Louisiana
Tax Bill Numbers: Not Applicable

1.2 Inspection Date(s)

August 15, 2007

1.3 Name of Inspector(s)

Cherie O'Riordan, CFEA, REPA

1.4 Client and User

Client: United States Army Corps of Engineers, Mississippi Valley Division, New Orleans District (USACE-MVN)

User: United States Army Corps of Engineers, Mississippi Valley Division, New Orleans District (USACE-MVN)

1.5 Site Descriptions and General Observations

At the time of our investigation, the site consisted of an approximate 11-acre parcel of grass-covered land with a vacant two-story residence partially destroyed by Hurricane Katrina, a swimming pool, and a concrete foundation from a former metal shed. Access to the site is available via LA Highway 23 to the north. The site is bordered by LA Highway 23, with two hurricane-damaged residences followed by a several FEMA trailers beyond, to the north; grass-covered land to the east; a Buras Drainage Canal and a levee to the south; and grass-covered land with a borrow pit to the west.

Based on the review of aerial photographs, historical topographic maps and interviews, the site appears to have been undeveloped land since at least 1971 and developed with the present-day residence since at least 1983. Based on an interview with the property owner, the present-day house was constructed in 1971; however, it is not depicted on the 1971 topographical map.

1.6 Findings and Conclusions

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Brad Buras Borrow Area, 37600 LA Highway 23, Buras, 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:

- Off-site concerns were noted from the former drilling operations of a documented well approximately 0.08 miles southwest of the subject site (longitude -89.4726696075043 and

latitude 29.3327678689304): drilling techniques require extensive use of gas or oil powered drilling equipment which can cause environmental impacts through accidental releases or leaks.

1.7 Recommendations

Based on the information obtained for this report, no additional assessment is recommended at this time.

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

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM Standard 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 interior of the site in a grid-like manner and walking the site perimeter, where accessible. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any 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.

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

2.2.3 Interviews

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

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

2.2.4 Report Preparation

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

2.3 Limitations

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

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

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

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

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

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

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

- At the request of the Client, a chain-of-title and environmental lien search was not conducted.
- A property identification number could not be provided by the subject site owner.

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 1989. City directories were not available for the subject site vicinity. Topographic maps were not available for review prior to 1971. 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.

A significant data gap was noted due to a lack of available historical information for Plaquemines Parish. The property owner could not locate his tax bill number.

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 report for any use or purpose. The user shall be held to the same limitations as detailed in Section 2.3.

3.0 SITE DESCRIPTION

3.1 Location

The site is located at 37602 LA Highway 23, Buras, Plaquemines Parish, Louisiana, and is shown in Appendix A, Figure 1 (Street Site Location Map). The site is located within Section 1, Township 20 South, Range 30 East as referenced in the "Triumph, Louisiana" USGS topographic quadrangle map, dated 1993, presented in Appendix A, Figure 2 (Topographic Site Location Map). Please also refer to the Site Plan presented in Appendix A, Figure 3, and to property information, which appears to cover the subject site and adjoining properties, provided by the User information of the site in Appendix B.

3.2 Site and Vicinity General Characteristics

At the time of our investigation, the site consisted of an approximate 11-acre parcel of grass-covered land with a vacant two-story residence destroyed by Hurricane Katrina, a swimming pool, and a concrete foundation from a former metal shed. The immediate vicinity surrounding the site is primarily characterized by hurricane-damaged residences, FEMA trailers, grass-covered land and a borrow pit. 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 occupied by a vacant two-story house that was destroyed by Hurricane Katrina approximately two years ago. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the site. Observations made during the site reconnaissance are further discussed in Section 6 of this report.

3.4 Structures, Roads, and Other Improvements on the Site

3.4.1 Existing Structures

The site is developed with a two-story brick house. The house, according to the property owner, was constructed "in 1971 after Hurricane Camille." A swimming pool and associated pump and located behind the house. A concrete foundation from a former metal shed was located south of the house.

3.4.2 Existing Roads

LA Highway 23 adjoins the site to the north.

3.4.3 Heating/Cooling System

Currently, the structure is not heated or cooled.

3.4.4 Utilities (including Sewage Disposal)

Utilities are not provided to the subject site.

3.4.5 Potable Water

Potable water is not provided to the subject site.

3.5 Current Uses of the Adjoining Properties

The current uses of the adjoining properties are as follows:

Table 1 Description of Adjoining Parcels		
Direction From Site	Address	Description of Current Use
North	No Address	Two hurricane-damaged residences with FEMA trailers in the front yard
East	No Address	Grass-covered land.
South	No Address	Buras Drainage Canal and levee
West	No Address	Grass-covered land and borrow pit

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

4.0 USER PROVIDED INFORMATION

4.1 Title Records

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

4.2 Environmental Liens or Activity and Use Limitations

An environmental lien search was not ordered through EDR due to unavailable and incomplete property record information. The user and site owner representative both stated that they were unaware of any environmental liens or AULs associated with the site.

4.3 Specialized Knowledge

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

4.4 Commonly Known or Reasonably Ascertainable Information

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 price reflected the fair market value of the site.

4.6 Owner, Property Manager, and Occupant Information

The property is owned and managed by Mr. Brad Buras. The property is unoccupied.

4.7 Reason for Performing Phase I ESA

This Phase I ESA is being performed to comply with industry standards for reasonable due diligence level of environmental investigation.

4.8 Other

No other information was obtained from the User.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

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

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

According to the database report, no facilities were listed within the minimum ASTM search distances of on or adjoining to the subject site or within 0.5 miles of the subject site.

In addition to reviewing the database report, AEROSTAR performed reconnaissance of the site vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. 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

According to research information reviewed, a common procedure in vertical and directional oil drilling involves combining oil, water, or synthetic oil with other chemicals to form a drilling mixture that is circulated through the well hole. These mixtures frequently contain 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. Directional drilling sites frequently require up to two acres of land to stage the drilling rig, well, and support infrastructure, which causes significant soil erosion, soil loss, and sediment contamination of surface waters during the preparation and development of the drilling site. Drilling techniques require extensive use of gas or oil powered drilling equipment which can cause environmental impacts through accidental releases or leaks. Based on the information reviewed as part of this investigation, no on-site concerns were noted from drilling operations. Off-site concerns were also noted from the numerous gas and oil wells located southwest and northeast of the subject site in the Fort Jackson and Bastian Bay Oil and Gas Fields.

AEROSTAR performed a review of gas and oil production wells on the LDNR website for the subject site and vicinity. The wells are located in the Fort Jackson and Bastian Bay Oil and Gas Fields and are owned by several different operators. Three wells are located within 0.25 miles of the subject site, and are discussed below. Several additional wells of various statuses are located over 0.25 miles of the subject site within the Fort Jackson, Bastian Bay, and Wildcat – South Louisiana New Orleans District Oil and Gas Fields.

According to information reviewed, effective December 1, 1976, a “plugged and abandoned dry hole” well, identified by the serial number 48714, is located approximately 0.08 miles southwest of the subject site at coordinates longitude -89.4726696075043 and latitude 29.3327678689304. The well was permitted on May 11, 1953 as is listed as “dry and plugged”. Drilling was completed at a depth of 12,508 feet BLS as of December 1, 1976. Production information was not cited. A scout information report was not cited. The well was listed as plugged and abandoned as of July 8, 1953, with cement in several intervals: 0 to 20 feet BLS; 2,947 to 3,087 BLS; and 4,946 to 5,046 feet BLS.

According to information reviewed, effective December 1, 1976, a “plugged and abandoned dry hole” well, identified by the serial number 149138, is located approximately 0.23 miles northeast of the subject site at coordinates longitude -89.4693682285691 and latitude 29.3391675352447. The well was permitted on July 10, 1975 as is listed as “dry and plugged”. Drilling was completed at a depth of 9,000 feet BLS as of July 1, 1975. The depth was measured again at 8,722 BLS as of December 1, 1976. Production information was not cited. A scout information report was not cited. The well was listed as plugged and abandoned as of August 28, 1975.

According to information reviewed, effective August 1, 1991, a “plugged and abandoned gas” well, identified by the serial number 154731, is located approximately 0.24 miles northwest of the subject site coordinates longitude -89.4767673167516 and latitude 29.3377683411632. The well was permitted on February 16, 1977 as is listed as “plugged and abandoned”. Drilling was completed at a depth of 10,000 feet BLS as of February 1, 1977. The depth was measured again at 6,005 BLS as of March 1, 1977. Gas was produced from this well from April 1979 until March 1991. The well was listed as plugged and abandoned as of August 1, 1991, with cement in several intervals: 10 to 85 feet BLS; 910 to 1,000 BLS; and 1,100 to 1,260 feet BLS.

5.3 Physical Setting Sources

The "Triumph, Louisiana" USGS topographic quadrangle map was 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 within Section 1, Township 20 South, Range 30 East as referenced in the 7.5-minute USGS Topographical Quadrangle Map of "Triumph, Louisiana," dated 1993. Based on a review of the topographic map, the site appears to slope to the southeast. According to the topographic map, the site is situated at an elevation of approximately 0 feet above the NGVD of 1929.

Surface water bodies were identified on the topographic map in the vicinity of the site. The Buras Drainage Canal adjoins the subject site to the south. The Mississippi River is located approximately 0.21 miles north of the subject site. The Gulf of Mexico is located approximately 0.57 miles south of the subject site. Based upon a review of the topographic map, regional shallow groundwater flow in the immediate vicinity of the site appears to be towards the southeast. Actual groundwater flow in the vicinity of the property may be locally influenced by seasonal rainfall, proximity to surface bodies of water (lakes, rivers, canals), surface topography, underground structures, soil and bedrock geology, production wells and other factors beyond the scope of this study.

5.3.3 Soils/Geology

The United States Department of Agriculture Soil Conservation Service, *Soil Survey of Plaquemines Parish, Louisiana*, Map Nos. 50 and 56 was reviewed to identify native soil characteristics in the vicinity of the site. According to the survey, the soil is primarily classified as Harahan clay.

Harahan clay is a level and poorly drained mineral soil. It is in low positions on the natural levees of the Mississippi River and its distributaries. Slope is less than 0.5 percent. Typically, the surface layer is very dark gray, medium acid clay about 4 inches thick. The subsoil is about 20 inches thick. It is dark gray, very dark gray, and black, firm clay. Below that layer to a depth of about 32 inches is a buried surface layer of black, slightly acid clay. The underlying material to a depth of about 75 inches is gray and dark gray, semi fluid clay. In places, logs and stumps are in the underlying material. In most areas that are developed for urban uses, this soil is covered with sandy or loamy material about one foot to three feet thick. This Harahan soil has been drained by pumps and is protected from flooding by levees. Under normal conditions, the water table is maintained at a depth of one foot to three feet below the surface.

After heavy rains, the water table is near the surface for short periods. Flooding is rare and occurs only during hurricanes or when water pumps or protection levees fail. Permeability is very slow. Water runs off the surface slowly. Available water capacity ranges from moderate to very high. The soil has a very high shrink-swell potential and medium total subsidence potential.

5.3.4 Hydrogeology

The coastal lowlands aquifer system in Louisiana consists of a gulf-ward-thickening, heterogeneous, unconsolidated to poorly consolidated wedge of discontinuous beds of sand, silt, and clay that range in age from Oligocene to Holocene. The aquifer system underlies parts of the East and West Gulf Coastal Plain and the Mississippi Alluvial Plain Sections of the Coastal Plain Physiographic Province. The coastal lowlands aquifer system extends eastward from Texas across southern and central Louisiana into southern Mississippi. The coastal lowlands aquifer system yields large quantities of water for agricultural, public supply, domestic and commercial, and industrial uses.

In the southeastern part of Louisiana many of the aquifers have been named according to the depth at which they are usually encountered in the industrial districts of Baton Rouge and New Orleans, where groundwater pumpage is substantial (for example, the "1,200-foot" sand). Because of the regional southward dip of the aquifers and because they are cut and displaced by faults, the "1,200-foot" sand in New Orleans is not the same permeable unit as the "1,200-foot" sand in Baton Rouge. In this case, as in other cases, the same name has been applied locally to water-yielding strata that are neither stratigraphically equivalent nor hydraulically interconnected.

Moderate to large quantities of fresh water is available to depths of 200 to 450 feet in most of Plaquemines Parish. Water levels in wells range from artesian to approximately 20 feet below the land surface in most of the parish. Pumping in the parish has had no significant effect on water levels. Several wells in the parish yield 2,000 to 3,000 gallons per minute, and higher yields are possible. The chloride content of water from wells near the Mississippi River ranges from 2 to 5 parts per million. Chloride content generally increases with distance from the Mississippi River. Iron content is a problem with some wells near the Mississippi River. Water from very deep wells is generally soft and with low iron content.

5.4 Historical Use Information on the Site

Based on the review of aerial photographs, historical topographic maps and interviews, the site appears to have been undeveloped land since at least 1971 and developed with the present-day residence since at least 1983. Based on an interview with the property owner, the present-day house was constructed in 1971; however, it is not depicted on the 1971 topographical map.

5.5 Historical Use of Adjoining Properties

Based on the review of aerial photographs, historical topographic maps and interviews, the northern adjoining property has been developed land with two structures since at least 1971. The eastern adjoining property appears to have been grass-covered land since at least 1971. According to Mr. Buras, a new house constructed a few years ago occupied the eastern adjoining property and was destroyed by Hurricane Katrina. The western adjoining property appears to have been undeveloped land since at least 1971. According to Mr. Buras, a new house constructed a few years ago occupied the western adjoining property and was destroyed by Hurricane Katrina. Mr. Buras stated that after the house was torn down, this adjoining property was used as a borrow pit. The southern adjoining property has been occupied by the Buras Drainage Canal and a levee since at least 1971.

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 1983, 1989, 1994, 1998 and 2005 from NRCS office and the LDEQ GIS website. Color copies of the 1989 through 2005 aerial photographs are provided in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 3.

TABLE 3			
Summary of Aerial Photograph Observations			
Source	Photograph Date	Photograph Scale	Remarks
Soil Survey of Plaquemines Parish, Louisiana	1983	Not Available	Site: Grass-covered land with residence and shed visible. North: Two residences visible. East: Grass-covered land. South: Buras Drainage Canal and levee beyond. West: Grass-covered land.
NRCS	1989	Not Available	Site: No change. North: No change. East: No change. South: No change. West: No change.
NRCS	1994	Not Available	Site: No change. North: No change. East: No change. South: No change. West: Partially wooded.
LDEQ GIS	1998	Not Available	Site: No change. North: No change. East: No change. South: No change. West: Appears to have been partially timbered.
LDEQ GIS	2005	Not Available	Site: No change. North: No change. East: No change. South: No change. West: More trees visible.

5.6.2 Property Ownership Records

According to the User, the current property owner is Brad Buras. A chain-of-title was not provided to AEROSTAR by the Client or User. A legal description of the subject and additional properties was provided by the User and is contained in Appendix B.

5.6.3 City Directory Review

Historical city directories were not available for the subject site vicinity.

5.6.4 Fire Insurance Map Review

Sanborn Fire Insurance Maps did not provide coverage for the site.

5.6.5 Other Historical Sources

Historical topographic maps from 1971 and 1993 of the site area were provided by EDR. The 1993 map is provided as Figure 2. Historical topographic maps are included in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 4.

TABLE 4			
Summary of Historical Topographic Map Observations			
Source	Map Date	Map Scale	Remarks
EDR	1971 (based on an undated aerial photograph)	1:24,000	Site: Grass-covered land. North: LA Highway 23 and two structures beyond. East: Grass-covered land. South: Buras Drainage Canal visible and levee beyond. West: Largely grass-covered land with trees in the central portion.
EDR	1993	1:24,000	Site: Present-day residence and former shed depicted. North: Structures depicted. East: No change South: No change West: No change

A historical plat maps of the southeastern district of Louisiana, west of the Mississippi River, obtained from the LSLO: InfoLouisiana website, was reviewed. The map was dated April 7, 1867. The site and vicinity was owned by Bradish and Johnson. A copy of this map is provided in Appendix E.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Visual and physical inspections conducted as part of this investigation included walking the interior of the site, where accessible. 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. This visual and physical inspection of the property focused primarily on its surface features. Property use and significant features are indicated on the Site Plan which is included as Figure 3 in Appendix A. Site photographs are included in Appendix C.

6.2 General Site Setting

6.2.1 Current Use(s) of the Site

The site is developed with a two-story brick residence, a concrete-paved driveway, a swimming pool, and a concrete foundation from a former metal shed. The house was severely damaged by Hurricane Katrina two years ago.

6.2.2 Past Use(s) of the Site

A concrete foundation with materials stored on it was observed behind the house. The foundation is indicative of a past structure on the site. Mr. Buras confirmed it had been a metal shed that was destroyed by the hurricane.

6.2.3 Current Uses of Adjoining Properties

The adjoining properties are occupied by LA Highway 23, with hurricane-damaged residences followed by several FEMA trailers, to the north; grass-covered land to the east; a canal and a levee to the south; and grass-covered land with a borrow pit to the west.

6.2.4 Past Uses of Adjoining Properties

No indication of the adjoining properties' past uses was observed during the site reconnaissance.

6.2.5 Current or Past Uses in the Surrounding Area

The surrounding area is currently used for residential purposes or is undeveloped or used for borrow material. No 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 be relatively flat, except for the site's swimming pool. No geologic, hydrogeologic or hydrologic conditions were observed during the site reconnaissance.

6.2.7 General Description of Structures

The subject site is developed with a two-story brick house, a swimming pool, a concrete-paved driveway and a concrete foundation from a former metal shed. The house, according to Mr. Buras, was constructed "in 1971 after Hurricane Camille." The entire back wall of the house is missing due to hurricane damage.

6.2.8 Roads

LA Highway 23 adjoins the site to the north. A concrete-paved driveway is located on the site.

6.2.9 Potable Water Supplies

Potable water is not provided to the subject site.

6.2.10 Sewage Disposal System

Utilities are not provided to the subject site.

6.3 Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products

No evidence of use, storage, or disposal of hazardous substances was observed during the site inspection.

6.3.2 Storage Tanks

No evidence of the presence of USTs or ASTs was 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

No drums were observed during the site inspection.

6.3.6 Unidentified Substance Containers

No unidentified substance containers were observed during the site inspection.

6.3.7 PCBs

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

6.3.8 Pits, Ponds or Lagoons

No pits, ponds or lagoons were observed during the site inspection.

6.3.9 Stained Soil or Pavement

No stained soil or pavement was observed during the site inspection.

6.3.10 Stressed Vegetation

No stressed vegetation was observed during the site inspection.

6.3.11 Solid Waste

No solid waste was observed during the site inspection, except for debris from the inside of the house and piles of bricks and construction material that came from the house.

6.3.12 Waste Water

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

6.3.13 Wells

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

6.3.14 Septic Systems

No septic systems were observed during the site inspection.

6.4 Interior Observations

6.4.1 Hazardous Substances and Petroleum Products

No evidence of use, storage, or disposal of hazardous substances was observed during the site inspection.

6.4.2 Storage Tanks

No evidence of the presence of USTs or ASTs was observed during the site inspection.

6.4.3 Odors

No odors were noted during the site inspection.

6.4.4 Pools of Liquid

No pools of liquids were observed during the site inspection.

6.4.5 Drums

No drums were observed during the site inspection.

6.4.6 Unidentified Substance Containers

No unidentified substance containers were observed during the site inspection.

6.4.7 PCBs

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

6.4.8 Heating and Cooling

The structure currently is not heated or cooled. The house previously was electrically heated and cooled by a central unit.

6.4.9 Stains or Corrosion

No evidence of stains or corrosion was observed during the site inspection.

6.4.10 Drains and Sumps

No drains or sumps were observed during the site inspection.

7.0 INTERVIEWS

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

7.1 Interview with Site Owner

AEROSTAR interviewed Mr. Brad Buras, the property owner. Mr. Buras acquired the site approximately a few months before Hurricane Katrina destroyed the house in August 2005. Mr. Buras stated that he had only lived in the house a few months before it was damaged. He said that an “engineer said the house was structurally unsound and the wood rot would be severe from the standing flood waters.” Mr. Buras said that the house was constructed “in 1971 after Hurricane Camille.” Mr. Buras said that the house previously was serviced by Louisiana Power and Light and water and sewer services were provided by Plaquemines Parish. Mr. Buras indicated that, to the best of his knowledge, there are no environmental concerns associated with the site. Mr. Buras reported that the concrete foundation behind the residence was from a metal shed that was destroyed during the hurricane. He said that he did not store any hazardous wastes or petroleum products in the shed; he purchased petroleum for his tractor to cut the grass on an as-needed basis. Mr. Buras said that there were never ASTs or USTs on the site, to the best of his knowledge. He stated that no environmental liens have been placed on the property. According to Mr. Buras, no AULs are present for the site. Mr. Buras stated that no previous Phase I ESAs had been performed on the property. Mr. Buras was not aware of any real estate identification number for the property. Mr. Buras said he grew up in the site vicinity and his family historically owned land and lived in the site vicinity and, thus, was very familiar with the area. He said that the houses on the northern adjoining property, also destroyed in the recent hurricane, were “constructed after Hurricane Camille in 1969.” Mr. Buras said that new houses, constructed a few years ago, were located on the eastern and western adjoining properties, but they had been destroyed by the hurricane and removed afterwards. Mr. Buras said that the borrow activities on the western adjoining property were fairly recent. Concerning the documented gas and oil well that was identified approximately 0.08 miles southwest of the subject site, Mr. Buras said that, to the best of his knowledge, drilling operations had never been staged on his property. Mr. Buras contacted his father, who moved to the area since prior to 1950, and asked him about the gas and oil well. Mr. Brad Buras, Sr., stated that he was very familiar with the property vicinity did not recall any drilling operations staged on the subject site.

7.2 Interview with Site Manager

Please refer to Section 7.1.

7.3 Interviews with Occupants

The site is unoccupied.

7.4 Interviews with Local Government Officials

AEROSTAR interviewed Ms. Melinda Molieri, LDEQ, regarding any listings for hazardous wastes sites in the subject site vicinity. Ms. Molieri checked her records and said that she did not have any records of such facilities in the subject site vicinity.

AEROSTAR contacted personnel in the PPTAO concerning tax bill numbers for the subject site. They could not locate a tax bill number by address. Personnel located only two tax bill numbers by the

property owner's name: #1082500, 5.36 acres; and #1088100, 5.46 acres. The total acreage is nearly 11 acres, which is the acreage indicated on the ROE form provided by the user. Personnel stated that #1088100 had "a large house" listed on the property information portion of the entry.

7.5 Interviews with Others

AEROSTAR interviewed Mr. Mike Brown, Environmental Manager, USACE, concerning the subject site using the User Questionnaire found in Appendix X3 of ASTM E 1527-05. Mr. Brown stated that there are no environmental liens or AULs on the subject site. Mr. Brown indicated that the purchase price reflects the fair market price. He stated that he does not have any specialized knowledge of the subject site or the adjacent properties. He indicated to the best of his knowledge that no chemicals have been used on the property, and no spills or environmental cleanups have occurred on the property. Mr. Brown stated, to the best of his knowledge, no environmental concerns are associated with the subject site. Mr. Brown indicated that the Phase I ESA is being conducted as a requirement for the use of borrow material on the levees.

8.0 FINDINGS AND OPINIONS

8.1 Known or Suspect Recognized Environmental Conditions

Off-site concerns were noted from the former drilling operations of a documented well approximately 0.08 miles southwest of the subject site (longitude -89.4726696075043 and latitude 29.3327678689304): drilling techniques require extensive use of gas or oil powered drilling equipment which can cause environmental impacts through accidental releases or leaks.

8.2 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were noted at the site.

8.3 De Minimis Conditions

No *de minimis* conditions were noted at the site.

9.0 CONCLUSIONS

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Brad Buras Borrow Area, 37600 LA Highway 23, Buras, Plaquemines Parish, Louisiana. 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:

- Off-site concerns were noted from the former drilling operations of a documented well approximately 0.08 miles southwest of the subject site (longitude -89.4726696075043 and latitude 29.3327678689304): drilling techniques require extensive use of gas or oil powered drilling equipment which can cause environmental impacts through accidental releases or leaks.

10.0 DEVIATIONS

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

11.0 ADDITIONAL SERVICES

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

12.0 REFERENCES

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

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This is to certify the Phase I ESA Report of the Brad Buras Borrow Area, 37600 LA Highway 23, Buras, Plaquemines Parish, Louisiana, has been examined by the undersigned.

DATE: _____

SIGNATURE: _____
Cherie O’Riordan, CFEA, REPA
Project Manager

DATE: _____

SIGNATURE: _____
Neil Hornick, P.G., CHMM
Senior Project Manager

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Cherie O’Riordan, CFEA, REPA, Project Manager, and reviewed by Neil Hornick, P.G., CHMM, 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

APPENDIX B

PROPERTY RECORD INFORMATION

AEROSTAR was not provided property record information by the client or user at the time of this report's completion due to unavailable and incomplete property record information. The Plaquemines Parish Tax Assessor's Office was unable to provide tax record or assessment information concerning the subject site since the government-owned subject site is exempt from taxes. An environmental lien search was to have been requested through EDR as part of this investigation; however, it could not be completed without additional property record information. A chain-of-title was not requested by the client. An addendum letter will be issued updating this information upon receipt of additional property record information should a property identification number be obtained.

APPENDIX C
SITE PHOTOGRAPHS

APPENDIX D

REGULATORY DATABASE REPORT

APPENDIX E

HISTORICAL REFERENCE DOCUMENTATION

APPENDIX F

INTERVIEW DOCUMENTATION

**LIST OF CONTACTS INTERVIEWED
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

<u>Name</u>	<u>Title</u>	<u>Affiliation</u>	<u>Topics Discussed</u>
Mr. Brad Buras	Property owner		Current and past uses of the site and adjoining properties
Ms. Melinda Molieri		LDEQ	Any hazardous waste sites in the site vicinity
Personnel		PPTAO	Tax Bill Numbers
Mr. Mike Brown	Environmental Manager	USACE	Site in reference to Appendix X3 of ASTM Standard E 1527-05

APPENDIX G

REFERENCES

REFERENCES

Interviews: Mr. Brad Buras
Mr. Mike Brown, Environmental Manager, USACE
Personnel, PPTAO
Ms. Melinda Molieri, LDEQ

EDR Historical Topographic Map Report, EDR, August 10, 2007.

The EDR Radius Map Report with GeoCheck, EDR, August 10, 2007.

Southeastern District, Louisiana, West of Mississippi River historical plat map, 1867.

USGS Topographic Map of "Triumph, Louisiana," dated 1993.

US Department of Agriculture Soil Conservation Service, *Soil Survey of Plaquemines Parish*, dated 1989.

Websites: EDMS <https://edms.deq.louisiana.gov/app>
LDEQ GIS <http://map.deq.state.la.us/index2.htm>
LDNR <http://dnr.louisiana.gov/>
LSLO: InfoLouisiana http://1webfn.doa.la.gov/slodocs/SLO/hist_records.htm

APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS