PHASE I ENVIRONMENTAL SITE ASSESSMENT
CHURCHILL FARMS PIT A
3751 US HIGHWAY 90 WEST
WESTWEGO, JEFFERSON PARISH, LOUISIANA
CONTRACT NUMBER: W912P8-07-D-0057
TASK ORDER NUMBER: 0009

US Army Corps of Engineers

PREPARED FOR:

United States Army Corps of Engineers,
Mississippi Valley Division,
New Orleans District (USACE-MVN)
7400 Leake Avenue
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AES Project Number 0407-240-02

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APPENDICES

LIST OF ABBREVIATIONS

AEROSTAR	Aerostar Environmental Services, Inc.
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
JPAO	Jefferson Parish Assessor's Office
EDR	Environmental Data Records, Inc.
ERNS	Emergency Response Notification System
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
LDEQ	Louisiana Department of Environmental Quality
IC/EC	Institutional Controls/Engineering Controls
LUST	Leaking Underground Storage Tank
LPL	Louisiana Power and Light
LSU	Louisiana State University
NFRAP	No Further Remedial Action Planned
NGVD	National Geodetic Vertical Datum
NPL	National Priority List
NRCS	Natural Resource Conservation Service
P&A	Plugged and Abandoned
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
SONRIS	Strategic Online Natural Resources Information System
SWF/LF	Louisiana Solid Waste Facilities/Landfills
SWF	Louisiana Solid Waste Facilities
SHWS	Louisiana Hazardous Waste Sites
TSD	Treatment, Storage and Disposal
USGS	United States Geological Society
UST	Underground Storage Tanks

1.0 EXECUTIVE SUMMARY

1.1 Site Name

Churchill Farms Pit A
3751 US Highway 90 West
Westwego, Louisiana 70094
0407-240-02

1.2 Inspection Date(s)

April 3, 2007

1.3 Name of Inspector(s)

Thalas Rattanaxay and Emilie Wien

1.4 Client and User

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

1.5 Site Descriptions and General Observations

At the time of our investigation, the site consisted of an approximate 134-acre, irregular-shaped tract of land developed with a remote-controlled model airplane field and cattle pasture. The site lies within a larger parent parcel totaling approximately 4,000 acres. The fenced airfield is approximately 20 acres in size and consists of one single story aluminum building, a small storage shed, two additional storage units, concrete air strip, and associated covered spectator areas. Access to the site is available via Pump Station Road to the east. Potable water is supplied by the Jefferson Parish Water Department; and electricity is supplied by LPL. The site is bordered by Bayou Gaudin, wooded, undeveloped property of the parent tract to the north; heavily vegetated property of the parent tract, followed by Lake Cataouache Pump Station 2, a drainage canal, and a levee, to the south; Pump Station Road, followed by cattle pastures and a canal, to the east; and wooded, undeveloped property of the parent tract, followed by a small creek, to the west.

Based on the review of aerial photographs, historical topographic maps and interviews, the site appears to have been undeveloped low lying property from at least 1891 to at least 1972 and developed as a remote-controlled model airplane field and cattle pasture from at least 1979 to the present.

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 Churchill Farms Pit A, located at 3751 US Highway 90, Westwego, Jefferson Parish, Louisiana, hereafter referred to as the site. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The Executive Summary serves as a summary of this report and presents the significant findings, conclusions and recommendations. The Executive Summary should not be considered a stand-alone document and must be evaluated in conjunction with the discussions, supporting documentation, and limitations within this ESA report.

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

- Onsite concerns were noted from the diesel AST and drums of castor oil and nitro-methane that are currently full and have not been used or removed off site. The AST and drums are located approximately 29º 52' 37.6" North latitude and 90º 13' 35.6" West longitude on the eastern portion of the site.

- Onsite concerns were noted from the historical drilling activities in the area of the plugged and abandoned oil/gas well located approximately 29º 52' 42.42" North latitude and 90º 13' 31.76" West longitude on the northeastern portion of the site.

1.7 Recommendations

Based on the information reviewed during this investigation, additional assessment is recommended in the areas of the slightly rusted diesel AST and slightly rusted drums. AEROSTAR also recommends conducting soil and groundwater sampling in the area of the plugged and abandoned oil/gas well located on the northeastern section of the site to determine if historical drilling activities have negatively impacted the site. Additionally, the drums of castor oil and nitro-methane would need to be removed from the property prior to any future construction activities. Nitro-methane is highly flammable with a flashpoint of 35ºC.

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

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

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

2.2.3 Interviews

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

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

2.2.4 Report Preparation

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

2.3 Limitations

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

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

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

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

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

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

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

- At the request of the client, a chain-of-title search was not conducted.
- 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 1960 which constitutes a historical data failure per ASTM Standard E 1527-05 § 8.3.2.3.

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

2.4 Special Terms and Conditions

This report, and the information contained herein, shall be the sole property of AEROSTAR until payment of any unpaid balance is made in full. The Client and User agree that until payment is made in full, the Client and User shall not have a proprietary interest in this report or the information contained herein. AEROSTAR shall have the absolute right to request the return of any and all copies of this report

submitted to other parties, public or private, on behalf of the Client and User in the event of nonpayment of outstanding fees by the Client pursuant to AEROSTAR's proposal.

2.5 User Reliance

This report is intended for the sole use of Client and User. Its contents may not be relied upon by other parties without the explicit written consent of AEROSTAR. This is not a statement of suitability of the property for any use or purpose.

3.0 SITE DESCRIPTION

3.1 Location

The site is located at 3751 US Highway 90 West, Westwego, Jefferson Parish, Louisiana, and is shown in Appendix A, Figure 1 (Street Site Location Map). The site is located at 29º 52' 42" North latitude and 90º 13' 46" West longitude as referenced in the "Lake Cataouatche East, Louisiana" USGS topographic quadrangle map, dated 1992, 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 JPAO 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 134-acre, irregular-shaped tract of land developed with a remote-controlled model airplane field and cattle pasture. The immediate vicinity surrounding the site is primarily characterized by undeveloped, wooded properties and pastureland. 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 eastern portion of the site is developed with an approximate 20 acre model airplane field. The remaining areas of the site are developed as a cattle pasture. During the site inspection, one slightly rusted 200-gallon AST containing diesel fuel was observed sitting on the ground surface within a small fenced area near the shed. No staining or evidence of leaks or spills was observed in the area of the AST. Four slightly rusted 55-gallon drums labeled “castor” and one slightly rusted unlabeled 55-gallon drum were observed sitting on the ground surface near the aluminum building. One of the five drums was observed lying on its side. No staining or evidence of leaks or spills was observed on the ground surface around the drums. The AST and drums are located approximately 29º 52' 37.6" North latitude and 90º 13' 35.6" West longitude on the eastern portion of 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 one single story aluminum building/hanger, a small storage shed, two additional storage units, and associated covered spectator areas. A concrete air strip approximately 32 feet wide by 420 feet long, extends from north to south on the eastern portion of the site. According to Mr. Bob Nieder, site manager, the aluminum hanger was constructed in 2005 and consists of approximately 2,000 square feet, the 40-foot storage unit and small shed have been on the site since 1986, and the 20-foot storage unit has been on the site since 1999.

3.4.2 Existing Roads

Pump Station Road is located to the east of the site. The site is developed with a gravel parking lot and driveway.

3.4.3 Heating/Cooling System

No heating and cooling units were observed at the site.

3.4.4 Utilities (including Sewage Disposal)

Electricity is provided by LPL and sanitary sewer is provided by a portable toilet booth.

3.4.5 Potable Water

Potable water is provided by the Jefferson Parish Water Department.

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	NA	Wooded, undeveloped property of the parent tract and Bayou Gaudin Canal
South	NA	Wooded, undeveloped property of the parent tract
East	NA	Pump Station Road, pastureland, and a canal
West	NA	Wooded, undeveloped property of the parent tract and canal

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

According to an environmental lien search provided by EDR, no environmental liens or AULs are 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 borrow lease price reflected the fair market value of the site.

4.6 Owner, Property Manager, and Occupant Information

The property is owned by Mr. Joseph Marcello, managed and occupied by Mr. Bob Nieder.

4.7 Reason for Performing Phase I ESA

The Phase I ESA is being performed to comply with industry standards for reasonable due diligence level of environmental risk 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, 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

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

In addition to reviewing the database report, AEROSTAR performed reconnaissance of the site vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. One plugged and abandoned oil/gas well was identified in the LDNR SONRIS database. The well is located approximately 29º 52' 42.42" North latitude and 90º 13' 31.76" West longitude on the northeastern portion of the site. According to the DNR database, the well was installed by Patrick Petroleum Corporation to investigate the potential for oil and gas minerals in November 1979.

The hole was determined to be "dry," and was plugged and abandoned in December 1979. The well was plugged with a 10.75-inch casing of cement to a depth of approximately 3,000 feet below land surface and was welded shut at the surface. Based on the information gathered, this plugged and abandoned well is considered to be a recognized environmental condition in connection with the site.

One fueling facility was observed within one quarter mile of the site during field reconnaissance performed by AEROSTAR.

The Jefferson Parish Department Drainage Pump Station – Lake Cataouatche Pump Station #2, Pump Station Road, Westwego, LA, Facility # None: This AST facility is located approximately 1,200 feet south of the site. According to a review of LDEQ records, no facility number is assigned to this AST facility and no releases have been reported for this pump station. According to Mr. Joe Gravier, superintendent with the Jefferson Parish Drainage Department, the facility has one 10,000-gallon AST containing diesel fuel and one 1,000-gallon AST containing butane gas. Mr. Gravier stated that, to the best of his knowledge, there has been no leaks or spills associated with the ASTs. There are no additional hazardous chemicals stored at the facility. He also stated that the ASTs were not damaged during Hurricane Katrina and that the facility received only roof damage. He is not aware of any other environmental concerns in the site vicinity. Based on the information gathered, this facility is not considered to be a recognized environmental condition in connection with the site.

5.2 Additional Environmental Record Sources

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

5.3 Physical Setting Sources

The "Lake Cataouatche East, Louisiana" USGS topographic quadrangle maps, dated 1992; and regulatory files available regarding properties of environmental concern in the site vicinity were reviewed as sources for obtaining information regarding the physical setting of the site and surrounding vicinity.

5.3.1 Regional Geology

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

5.3.2 Topography

The area of the investigation is located in Section 2, Township 14 South, Range 22 East as referenced in the 7.5-minute USGS Topographical Quadrangle Map of "Lake Cataouatche East, Louisiana," dated 1992. Based on a review of the topographic map, the site appears to slope to the south. According to the topographic map, the site is situated at an elevation of approximately two feet above the NGVD of 1929.

Surface water bodies were identified on the topographic map in the vicinity of the site. Bayou Gaudin runs across a small area of the western portion of the site and borders the site to the west and northwest. Drainage canals are located approximately 300 feet to the east and approximately 1,500 feet south of the site. Lake Cataouatche is located approximately 2,600 feet south of the site. Based upon a review of the topographic map, regional shallow groundwater flow in the immediate vicinity of the site appears to be towards the south. Actual groundwater flow in the vicinity of the property may be locally influenced by

seasonal rainfall, proximity to surface bodies of water (lakes, rivers, canals), surface topography, underground structures, soil and bedrock geology, production wells and other factors beyond the scope of this study.

5.3.3 Soils/Geology

The United States Department of Agriculture Soil Conservation Service, *Soil Survey of Jefferson Parish, Louisiana*, Map No. 10 was reviewed to identify native soil characteristics in the vicinity of the site. According to the survey, the soils are primarily classified as Kenner muck.

Kenner soils are stratified, semi fluid muck and semi fluid clay throughout, usually found in interbasin areas between natural streams. The surface layer is typically very dark gray muck about 12 inches thick. The underlying material up to a depth of 42 inches is mildly alkaline, semi fluid clay and mucky clay. Coarse live roots are common throughout. Kenner muck is high in organic matter and has moderate available water capacity. The high water table fluctuates from a half foot below the land surface to one foot above the land surface. Permeability is varying.

5.3.4 Hydrogeology

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

5.4 Historical Use Information on the Site

Based on the review of aerial photographs, historical topographic maps and interviews, the site appears to have been undeveloped low lying property from at least 1891 to at least 1972 and developed as a remote-controlled model airplane field and cattle pasture from at least 1979 to the present.

5.5 Historical Use of Adjoining Properties

Based on the review of aerial photographs, historical topographic maps and interviews, the northern and western adjoining properties appear to have been undeveloped low lying property from at least 1891 to at least 1989, and wooded, undeveloped properties since at least 1992. A canal appears to have been on the western adjoining property since at least 1967. The eastern adjoining property appears to have been undeveloped low lying property from at least 1891 to at least 1972 and developed as a road, pastureland, and a drainage canal since at least 1979. The southern adjoining property appears to have been undeveloped low lying property from at least 1891 to at least 1965, a drainage canal and levee since at least 1966. The pump station appears to have been on the southern property since at least 1979.

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 1960, 1967, 1979, 1982, 1998, 1994, 1998, 2002, and 2005 provided by LSU, NRCS, Terra-Server.com, and the Louisiana Coast website. Color copies of the 1960, 1967, 1979, 1982, 1998, 1994, 1998, 2002, and 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
LSU	1960	Not available	Site: Low lying property North: Low lying property South: Low lying property East: Low lying property West: Low lying property
NRCS	1967	Not available	Site: No change North: No change South: Levee and canal on adjoining property East: No change West: A canal is visible.
NRCS	1979	Not available	Site: A small structure is visible on the eastern portion of the site. North: No change. South: A drainage canal and levee is visible adjoining the parent tract. A structure similar to the current pump station is also visible. East: Pastureland, canal, and road West: No change.
NRCS	1982	Not available	Site: No change. North: No change. South: No change. East: No change. West: No change.
NRCS	1994	Not available	Site: Additional building on eastern part of site. North: No change. South: No change. East: No change. West: No change.

TABLE 3 Summary of Aerial Photograph Observations			
Source	**Photograph Date**	**Photograph Scale**	**Remarks**
Terra-Server	1998	Not available	Site: A landing strip and long white structure similar to the current air plane field is visible on the eastern portion of the site North: No change. South: No change. East: No change. West: No change.
Terra-Server	2002	Not available	Site: Additional structures are visible on the eastern portion of the subject site. North: No change. South: No change. East: No change. West: No change.
LA Coast website	2005	Not available	Site: No change. North: No change. South: No change. East: No change. West: No change.

5.6.2 Property Ownership Records

According to a representative with JPAO, the current property owner is Mr. Joseph Marcello. 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 New Orleans Urban Area dating back to 1940 was performed as part of this investigation. The site was not listed in the city directories reviewed. The northern, southern, eastern, and western adjoining properties, part of the same parent tract as the site, were also not listed in the city directories reviewed.

5.6.4 Fire Insurance Map Review

Fire Insurance Maps did not provide coverage for the site.

5.6.5 Other Historical Sources

Topographic Maps

Historical topographic maps from 1891, 1938, 1949, 1951, 1952, 1965, 1966, 1972, 1979, 1982, 1989, 1992, and 1998 of the site area were provided by EDR. Historical topographic maps are included in Appendix E. Descriptions of AEROSTAR's observations are outlined in Table 4.

TABLE 4 Summary of Historical Topographic Map Observations			
Source	**Map Date**	**Map Scale**	**Remarks**
EDR	1891	1:62,500	Site: Low lying property North: Low lying property South: Low lying property East: Low lying property West: Low lying property
EDR	1938	1:31,680	Site: No Change North: No Change South: Not Covered East: No Change West: Low lying property and Bayou Gaudin
EDR	1949	1:25,000	Site: No Change North: No Change South: Not Covered East: No Change West: No Change
EDR	1951	1:24,000	Site: No Change North: No Change South: Not Covered East: No Change West: No Change
EDR	1952	1:24,000	South: Low lying property and Lake Cataouatche
EDR	1965	1:24,000	Site: No Change North: No Change South: Not Covered East: No Change West: No Change
EDR	1966	1:24,000	South: A drainage canal and a levee are visible.
EDR	1972	1:24,000	Site: No Change North: No Change South: No Change East: No Change West: No Change
EDR	1979	1:24,000	Site: No Change North: No Change South: A structure is visible in the area of the current pump station. East: A small road and a drainage canal are visible. West: No Change
EDR	1982	1:24,000	South: No Change

TABLE 4 Summary of Historical Topographic Map Observations			
EDR	1989	1:24,000	Site: A small structure and a small driveway are visible on the eastern portion of the subject site. North: No Change South: Not Covered East: No Change West: No Change
EDR	1992	1:24,000	Site: Two structures and a small driveway are visible on the eastern portion of the subject site. North: No Change South: Not Covered East: No Change West: No Change
EDR	1998	1:24,000	Site: No Change North: No Change South: Not Covered East: No Change West: No Change

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

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

6.2 General Site Setting

6.2.1 Current Use(s) of the Site

The site is developed with structures associated with a remote-controlled model airplane field and pastureland.

6.2.2 Past Use(s) of the Site

No indication of the site's previous use was observed during the site reconnaissance. However, one plugged and abandoned oil/gas well was identified in the LDNR SONRIS database. Based on the information described in Section 5.1, this plugged and abandoned well is considered to be a recognized environmental condition in connection with the site.

6.2.3 Current Uses of Adjoining Properties

The adjoining properties are used as wooded, undeveloped property and pastureland.

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 pastureland.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The site appears to slope to the south. No geologic, hydrogeologic or hydrologic conditions were observed during the site reconnaissance.

6.2.7 General Description of Structures

The site appears to be developed with one single-story aluminum building, two storage sheds, and associated carports.

6.2.8 Roads

Pump Station Road is located east of the site. The site is developed with a gravel parking lot and driveway.

6.2.9 Potable Water Supplies

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

6.2.10 Sewage Disposal System

Sewage disposal is provided to the site by a portable toilet booth.

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

During the site inspection, one slightly rusted 200-gallon AST containing diesel fuel was observed sitting on the ground surface within a small fenced area near the shed. No staining or evidence of leaks or spills was observed in the area of the AST.

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

Four slightly rusted 55-gallon drums labelled "castor" and one unlabeled 55-gallon drum were observed sitting on the ground near the aluminum building during the site inspection. No staining or evidence of leaks or spills were observed on the ground surface around the drums; however, the grass around the drums appears dead.

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

Dead grass was observed around the five 55-gallon drums.

6.3.11 Solid Waste

No solid waste was observed during the site inspection.

6.3.12 Waste Water

No waste water discharges to or from the site were 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

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

6.4.2 Storage Tanks

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

6.4.3 Odors

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

6.4.4 Pools of Liquid

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

6.4.5 Drums

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

6.4.6 Unidentified Substance Containers

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

6.4.7 PCBs

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

6.4.8 Heating and Cooling

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

6.4.9 Stains or Corrosion

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

6.4.10 Drains and Sumps

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

7.0 INTERVIEWS

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

7.1 Interview with Site Owner

AEROSTAR interviewed Mr. Mike Sherman, owner representative, regarding current and historical activities at the site. According to Mr. Sherman, the site has been in Mr. Joseph Marcello's family for many decades and the particular site that is called Churchill Farms is being leased to Mr. Bob Nieder for his model airplane training classes for very little monetary payments. Mr. Sherman stated that there were no occupants prior to Mr. Nieder and that the site has been primarily used as a pasture and model airplane field. Mr. Sherman stated that Mr. Marcello has donated some acreage of his property to Jefferson Parish and is intending on developing a large residential subdivision after the levee construction is completed. Mr. Sherman is not aware of any environmental liens or AULs on the site and is not aware of any environmental issues of concern in the immediate site vicinity.

7.2 Interview with Site Manager

AEROSTAR interviewed Mr. Bob Nieder, site manager and occupant, regarding historical and current activities at the site. According to Mr. Nieder, the site is currently utilized as a remote controlled model airplane field and cattle pasture. He has leased the site from Mr. Joseph Marcello for approximately 25 years and utilized it as an air field and pasture. Mr. Nieder stated that he cleared the land prior to his occupancy and that there have been no previous occupants. He also stated that diesel fuel contained within the 200-gallon AST was for fueling his tractors to maintain the pasture. He no longer can afford to keep it full and is not currently using the AST. Mr. Nieder stated that the AST is not full but may still contain some diesel fuel. The five 55-gallon drums located near the aluminum building contains castor oil (a type of synthetic oil) and nitro-methane used for a mixture to fuel model airplanes. According to Mr. Nieder, the aluminum building at the site is used to store his model airplanes, tools, and equipment used to maintain the site. He does minor maintenance work on his tractors when necessary and has consumer-size hydraulic oil and motor oil stored within the building. Other material stored in the building is related to parts and tools associated with building model airplanes. Mr. Nieder stated that the site stays inactive during the work week and is utilized during the weekends as a training center for kids that are interested in learning how to fly model airplanes. He stated that during the work week, cattle are allowed to graze on the site. Mr. Nieder also stated that the cattle are brought in only to graze. According to Mr. Nieder, the other pasture land in the area is leased by 3M Ranch and, to his knowledge; dipping vats are not located on the pasture. Mr. Nieder is not aware of any environmental liens or AULs on the site and is not aware of any environmental issues of concern in the immediate site vicinity.

7.3 Interviews with Occupants

Please refer to Section 7.2.

7.4 Interviews with Local Government Officials

Due to the information collected from the city directories, other interviews, and other historical sources, AEROSTAR did not interview any local government officials to determine the historical uses of the site. AEROSTAR called the Westwego Volunteer Fire Department, but our telephone call was not returned in time for this report.

7.5 Interviews with Others

AEROSTAR interviewed Mr. Joe Gravier, superintendent with the Jefferson Parish Drainage Department, regarding facility operations at Lake Cataouatche Pump Station 2. According to Mr. Gravier, the facility has one 10,000-gallon AST containing diesel fuel and one 1,000-gallon AST containing butane gas. Mr. Gravier stated that, to the best of his knowledge, there has been no leaks or spills associated with the ASTs. There are no additional hazardous chemicals stored at the facility. He also stated that the ASTs were not damaged during Hurricane Katrina and that the facility received only roof damage. He is not aware of any other environmental concerns in the vicinity of the subject site.

8.0 FINDINGS AND OPINIONS

8.1 Known or Suspect Recognized Environmental Conditions

No onsite or offsite concerns were noted for the site.

8.2 Historical Recognized Environmental Conditions

One plugged and abandoned well was identified in the LDNR SONRIS database. The well is located approximately 29º 52' 42.42" North latitude and 90º 13' 31.76" West longitude on the northeastern portion of the site. Based on the information described in Section 5.1, this plugged and abandoned oil/gas well is considered to be a recognized environmental condition in connection with the site.

8.3 *De Minimis* Conditions

On site *de minimis* conditions were noted from the unused slightly rusted diesel AST and slightly rusted five 55-gallon drums containing castor oil and nitro-methane, all of which are currently full, and have not been used or removed from 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 Churchill Farms Pit A, located at 3751 US Highway 90, Westwego, Jefferson 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:

- Onsite concerns were noted from the diesel AST and drums of castor oil and nitro-methane that are currently full and have not been used or removed off site. The AST and drums are located approximately 29º 52' 37.6" North latitude and 90º 13' 35.6" West longitude on the eastern portion of the site.

- Onsite concerns were noted from the historical drilling activities in the area of the plugged and abandoned oil/gas well located approximately 29º 52' 42.42" North latitude and 90º 13' 31.76" West longitude on the northeastern portion of the site.

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 Churchill Farms Pit A, located at 3751 US Highway 90, Westwego, Jefferson Parish, Louisiana, has been examined by the undersigned.

DATE: June 22, 2007 SIGNATURE: _____

Thalas Rattanaxay
Project Engineer

DATE: June 22, 2007 SIGNATURE: _____

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

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Thalas Rattanaxay, Project Engineer, and reviewed by Neil Hornick, P.G., CHMM, Senior Project Geologist, 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.