

Exhibit CC.

Lacombe Business Park Phase I Environmental Site Assessment



Phase I Environmental Site Assessment

**Lacombe Business Park Site
St. Tammany Parish, Louisiana**

**Lacombe Business Park
Phase I Environmental
Site Assessment**

Prepared for
St. Tammany Corporation

January 2024

Prepared by

Chenier Environmental Consulting, LLC

January 9, 2024

Mr. Keith Espadron
St. Tammany Corporation
21489 Koop Drive, Suite 7
Mandeville, LA 70471

Subject: Phase I Environmental Site Assessment
Lacombe Business Park Site, St. Tammany Parish, Louisiana

Dear Mr. Espadron:

Chenier Environmental Consulting, LLC (Chenier) is pleased to provide this *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the “subject property”). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

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

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

Sincerely,



Aaron S. Bass, PhD
Project Manager

EXECUTIVE SUMMARY

Chenier Environmental Consulting, LLC (Chenier) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by St. Tammany Corporation for the property located at the Lacombe Business Park, St. Tammany Parish, Louisiana (the “subject property”).

Property Description

The subject property is located South of Interstate 12 on the west side of LA-434 and the east side of Lacombe Bayou within a rural area of Lacombe. Please refer to the table below for further description of the subject property:

<i>Subject Property Data</i>	
Address(es):	LBP Road, Lacombe, Louisiana
Property Use:	Forest
Land Acreage (Ac):	69.33 Ac
Number of Buildings:	0
Assessor’s Parcel Number (APN):	139268
Current Tenants:	None
Site Assessment Performed By:	Aaron S. Bass of Chenier
Site Assessment Conducted On:	October 27, 2023
Regulatory Radius Report Date:	September 19, 2023
Lien Search Date:	NA
Report Date:	January 5, 2024

The subject property is currently unoccupied forested land. There are no onsite operations other than timber management.

According to available historical sources, the subject property was cleared land in the 1930s through the 1950s. From the 1950s to present, the property has been forested land.

The adjoining properties are tabulated below:

<i>Adjoining Properties</i>	
North:	LPB Boulevard and Coastal Environmental Services/Solid Waste Transfer Station (63209 LA 434)
South:	Forested land
East:	LPB Boulevard and forested land
West:	Forested land

The physical setting features of the subject property identify the terrain as sloping to the west with the depth to groundwater in the vicinity of the subject property inferred to be greater than 6 feet below ground surface (bgs) and groundwater flow inferred to be toward the west.

Findings and Opinions

Recognized Environmental Condition

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

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

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

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

Significant Data Gaps

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

Conclusions and Recommendations

Chenier has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the Lacombe Business Park Site off LBP Road in Lacombe, St. Tammany Parish, Louisiana (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

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