

Exhibit CC.

Henderson I-10 Site

Phase I Environmental Site Assessment



Henderson I-10 Site Phase I Environmental Site Assessment



Phase I Environmental Site Assessment

Henderson I-10 Site St. Martin Parish, Louisiana

December 2025

Prepared for:

One Acadiana

Prepared by:

Chenier Environmental Consulting, LLC



December 5, 2025

Ms. Megan Duhon
One Acadiana
523 Jefferson Street
Lafayette, LA 70501

Subject: Phase I Environmental Site Assessment
Henderson I-10 Site
Henderson, Louisiana 70517

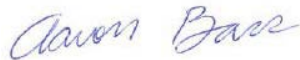
Dear Ms. Duhon,

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 E1527-21 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 E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by One Acadiana for the ±146-acre property located north of Interstate 10 in Henderson, St. Martin Parish, LA (the “subject property”).

Property Description

The subject property is located on the west side of Grand Point Highway (LA-347) and the north side of Interstate 10 (I-10) within a mixed industrial and residential area of St. Martin Parish. Please refer to the table below for further description of the subject property:

Subject Property Data

Address(es):	±146-acre site north of I-10, Henderson, Louisiana
Additional Address(es):	Current 2894 Grand Point Highway (former residence located on northeast side of property)
Historical Address(es):	N/A
Property Use:	Agricultural
Land Acreage (Ac):	±146 Ac
Number of Buildings:	1 vacant/fire-damaged house (on Parcel J)
Number of Floors:	one
Gross Building Area (SF):	N/A
Net Rentable Area (SF):	N/A
Date of Construction:	N/A
Assessor's Parcel Number (APN):	052000116 (Parcel A); 06102A4425 (Parcel B); 0520001224 (Parcel C); 0520001225 (Parcel D); 052000226 (Parcel E); 0520001227 (Parcel F); 0520001327 (Parcel G); 0520001228 (Parcel H); 0520001431 (Parcel I); and 0520001535 (Parcel J)
Type of Construction:	N/A
Current Tenants:	N/A
Site Assessment Performed By:	P. Bradley and A. Bass
Site Assessment Conducted On:	November 22, 2025
Regulatory Radius Report Date:	October 29, 2025
Lien Search Date:	October 29, 2025
Report Date:	December 5, 2025
FOIAs Date:	October 2025

The subject property is currently used as agricultural land and is zoned for industrial use. Onsite operations consist primarily of agricultural activities, including crop cultivation and field maintenance typical of active farmland use. In addition, the current agricultural fields are improved with the typical drainage features for farmland.

According to available historical sources, the subject property has been agricultural land from as early as 1940 to present. There was one vacant fire-damaged house in the northeast portion of the property.



The adjoining properties are tabulated below:

Adjoining Properties

North:	Forested land, agricultural fields, and residences
East:	Bayou Belle Truck Stop (2924 Grand Point Highway), Landry's Cajun Texaco (2942 Grand Point Highway), forested land then Grand Point Highway and agricultural fields
South:	I-10 followed by residences and commercial buildings
West:	Agricultural fields followed by Melvin Dupuis Road

According to USGS topographic maps and USDA Web Soil Survey, the physical setting features of the subject property identify the terrain as sloping to the south with the depth to groundwater in the vicinity of the subject property inferred to be approximately 10 to 42 inches below ground surface (bgs) and groundwater flow inferred to be toward the south.

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 this assessment:

- Chenier did not identify any RECs during 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 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 this assessment.



Business Environmental Risk

A *Business Environmental Risk (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 this assessment:

- The subject property parcel has been historically utilized for agricultural purposes since at least the 1940s and remains in agricultural use. It is likely that agricultural-related chemicals such as pesticides, herbicides, and fertilizers were historically used and potentially stored onsite in connection with normal farming operations. Although residual concentrations of such chemicals may be present in shallow soils, there is no evidence of improper chemical handling, disposal, or storage practices that would suggest a significant release has occurred. Based on available information, Chenier concludes that the historical agricultural use of the property represents a *business environmental risk* due to the planned industrial redevelopment of the site.
- Chenier observed twelve metal drums located on Parcel 0520001226 (see Sections 5.1.1 and 6.1.8). Based on site reconnaissance observations and follow-up conversations with the landowner and contractor that owns the drums, it appears that the drums were stored on the property for approximately 2 years and did not contain significant quantities of diesel and do not represent a significant environmental threat to the property.

Significant Data Gaps

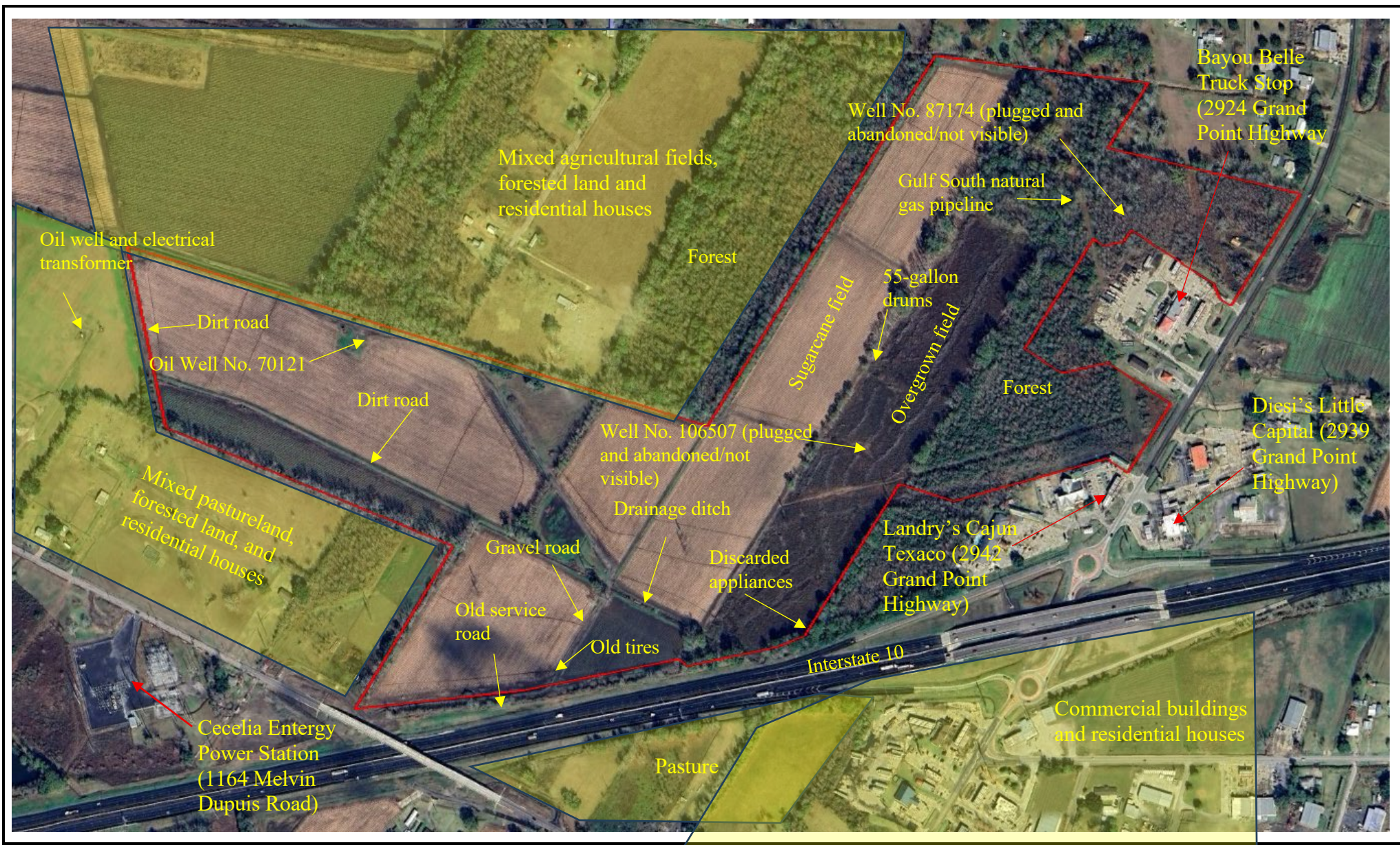
No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Chenier has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Henderson I-10 Site in Henderson, St. Martin 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, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Chenier recommends no further investigation of the subject property at this time.





KEY:
Subject Property 

Table of Contents

Executive Summary.....	1
1.0 Introduction	1
1.1 Purpose	1
1.2 Scope of Work.....	1
1.3 Limitations	2
1.4 User Reliance.....	3
1.5 Limiting Conditions.....	3
2.0 Site Description.....	4
2.1 Site Location and Legal Description	4
2.2 Current Property Use.....	4
2.3 Current Use of Adjoining Properties	5
2.4 Physical Setting Sources.....	5
2.4.1 Topography	5
2.4.2 Hydrology.....	5
2.4.3 Geology/Soils	6
2.4.4 Flood Zone Information.....	6
3.0 Historical Information	7
3.1 Aerial Photograph Review	7
3.2 Fire Insurance Maps	8
3.3 City Directories.....	8
3.4 Historical Topographic Maps.....	9
4.0 Regulatory Records Review	11
4.1 Regulatory Agencies	11
4.1.1 State Department	11
4.1.2 Fire Department.....	11
4.1.3 Building Department.....	11
4.1.4 Oil & Gas Exploration	12
4.1.5 Assessor's Office.....	12
4.1.6 Pipeline Mapper	13
4.2 Mapped Database Records Search	13
4.2.1 Regulatory Database Summary.....	13
4.2.2 Subject Property Listings	14
4.2.3 Adjoining Property Listings	14
4.2.4 Surrounding Area Listings of Concern to Subject Property	15
4.2.5 Unplottable Listings.....	16
5.0 User Provided Information and Interviews.....	17
5.1 Interviews.....	17
5.1.1 Interview with the Owners	17



5.1.2	Interview with Report User	18
5.1.3	Interview with Key Site Manager.....	18
5.1.4	Interviews with Past Owners, Operators, and Occupants	18
6.0	Site Reconnaissance	19
6.1	General Site Characteristics.....	19
6.2	Potential Environmental Hazards.....	20
6.3	Non-Scope ASTM Considerations.....	21
6.3.1	Asbestos-Containing Materials (ACMs)	21
6.3.2	Lead-Based Paint (LBP).....	21
6.3.3	Radon	22
6.3.4	Lead in Drinking Water	22
6.3.5	Mold.....	22
6.3.6	Wetlands	22
6.4	Adjoining Property Reconnaissance	22
7.0	Vapor Encroachment Conditions	23
8.0	Findings and Conclusions.....	24
9.0	Signatures of Environmental Professionals	26
10.0	References.....	27

Figures

Figure 1 Site Location Map

Figure 2 Site Plan

Figure 3 Topographic Map

Appendices

Appendix A Site Photographs

Appendix B Historical/Supporting Documentation

Appendix C Regulatory Database Report

Appendix D Qualifications



1.0 Introduction

Chenier Environmental Consulting, LLC (Chenier) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the ±146-acre property located north of I-10 in Henderson, St. Martin Parish, Louisiana (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E1527-13 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-13 and E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Chenier contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Chenier researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal



(that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Chenier warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Chenier believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Chenier cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.



1.4 User Reliance

One Acadiana engaged Chenier to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of One Acadiana. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Chenier granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Chenier, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Chenier, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Chenier could not document the historical use of the subject property prior to 1940. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1952; city directories were not available prior to 2000; topographic maps prior to 1940 were not reasonably ascertainable from local agencies; and other historical sources such as fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1952 aerial photograph revealed the subject property to be farmland. In addition, the adjoining and surrounding areas are also shown mostly as farmland with scattered residences.
- Chenier's view of the ground during the site assessment was obstructed in some places due to dense vegetation. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.



2.0 Site Description

2.1 Site Location and Legal Description

The subject property is a ±146-acre site north of I-10 in Henderson, Louisiana. It is on the west side of LA 347 (Grand Point Highway) and the north side of I-10. According to the St. Martin Parish tax assessor, the subject property includes 10 separate parcels. The legal descriptions are::

Parcel A (44.90 AC: BREGERON, DUPUIS, USIE, BROUSSARD COB: 925-891-218581 1016-478-236433 1016-411-236414 1016-483-236436 1094-340-250230 1303-340-236414 1369-136-340961 1539-447-425403 1911-364-571124)

Parcel B (11.01 AC: BROUSSARD, DUPUIS, LATIOLAIS, ROAD COB. 1131-144-257878 1131-1829-257897 1679-458-477768 1802-770-525803)

Parcel C (20.27 ARPTS: CALAIS, USIE, TRACT 4-B, ROAD (TRACT 3-B PER PLAT OF SURVEY COB: 909-648-214817 909-824-214868 926-810-218810 1631-737-460662 1728-562-495834 1787-434-519424 1911-364-571124)

Parcel D (19.14 ARPTS: CALAIS, TRACT 3B, DUPUIS, RD. (TRACT 4B PLAT OF SURVEY #214817) COB: 909-648-214817 926-810-218810 1339-858-326046)

Parcel E (10.37 ACRES: CALAIS, PLOT 2, I-10, DUPUIS (PLOT 3A PLAT #189308) COB: 1220-664-276081 1790-415-520692 1911-364-571-124)

Parcel F (5.96 AC: LEBLANC, E/2 OF PLOT 2C, I-10, PLOT 3C (BEING THE W/2 OF PLOT 2C) COB. 1072-624-246325 1220-665-276082 1591-545-445797 1790-415-520692),

Parcel G (LOT: 5.96 AC: LEBLANC, PLOT 1C, I-10, W/2 OF PLOT 2C (BEING THE E/2 OF PLOT 2C) COB: 1072-620-246324 1790-412-520691 1911-364-571124)

Parcel H (11.52 ARPTS.: CALAIS, DUPUIS, I-10, PLAT 2-C COB: 831-812-197131 1787-490-519460 1911-364-571124)

Parcel I (21.44 AC (MORE OR LESS): HUVAL, ROAD, DUPUIS & GUIDRY, DUPUIS COB: 1542-672-426842 1706-590-487207 1706-597-487208 1706-601-487209 1706-605-487210 1706-609-487211 1706-613-487212 1706-617-487213 1707-327-487463 1759-689-508819 1865-428-553680 1914-539-572344 1916-535-573104)

Parcel J (1.058 AC: DUPUIS, HWY 347, DUPUIS, DUPUIS COB: 1262-667-286625). According to St. Martin Parish tax assessor, ownership of Parcels A, B, C, E, F, G, and H belong to Floyd Knott, ownership of Parcels I and J belong to Mark Zimmarmen and ownership of Parcel D belongs to Malcolm Huval.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently mixed agricultural and forested land. Onsite operations consist primarily of agricultural activities, including crop cultivation and field maintenance typical of active farmland use. A vacant, fire damaged house is on the northeast side of the



property. The subject property is improved with dirt roads and drainage ditches typically found in agricultural fields. There is an active oil well located in the northwest part of the property.

The subject property is designated for residential and industrial development by St. Martin Parish.

The subject property was incorrectly identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial, agricultural and residential area of St. Martin Parish. During the vicinity reconnaissance, Chenier observed the land uses on adjoining properties as defined in ASTM E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

Adjoining Properties

North:	Forested land, agricultural fields and residences
East:	Bayou Belle Truck Stop (2924 Grand Point Highway), Landry's Cajun Texaco (2942 Grand Point Highway), forested land y and agricultural fields
South:	I-10 followed by residences and commercial buildings
West:	Agricultural fields followed by Melvin Dupuis Road

The adjoining properties to the east (Texaco- 2942 Grand Point Highway & Bayou Belle Truck Stop- 2924 Grand Point Highway) were identified as a UST, SPILLS, NPDES, and EDR Hist Auto site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2024 United States Geological Survey (USGS) *Cecilia, Louisiana* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located approximately 20 feet above mean sea level (MSL). The contour lines around the subject property indicate the area is sloping gently toward the south.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the south.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. However, according to information obtained from USDA Web Soil Survey, depth to the water table is anticipated between 12 and 42 inches below ground surface (bgs).



With the exception of the drainage ditch, no surface water bodies/features were observed at the subject property. The drainage ditch runs through the central portion of the Subject Property flowing southeast. The ditch continues southeast and connects to Coulee Nicole Guidry Bayou.

According to available information, a public water system operated by the St. Martin Parish Water Work District 3 serves the subject property vicinity. The sources of public water for St. Martin Parish are groundwater from the Chicot and Atchafalaya aquifers.

2.4.3 Geology/Soils

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as the Dundee and Tensas series. The Dundee series consists of very deep, somewhat poorly drained soils that formed in loamy alluvium. These soils are level to gently sloping soils on natural levees and low terraces along former channels of the Mississippi River and its tributaries. The Tensas series consists of very deep, somewhat poorly drained, very slowly permeable soils that formed in clayey over loamy alluvium. They are on level to sloping positions on natural levees along the Mississippi River and associated streams. Slopes range from 0 to 8 percent.

The subject property is situated within the Mississippi Alluvial Plain of the Southern Holocene Meander Belts Physiographic Province of the State of Louisiana. The shallow subsurface beneath the subject property consists of Holocene aged alluvial deposits associated with the Atchafalaya Basin. The geology consists of the meander-belt deposits of the late Pleistocene Mississippi River, terraced above and parallel to its western valley wall and incised into the underlying Beaumont Alloformation. The surface is occupied by relict channels of the Lafayette meander belt. Gray, tan, and brown clay, silt, and sand, in places calcareous and/or carbonaceous, or with clay pockets, silt seams, laminae of clayey silt and sand, sand layers, organic matter, iron-oxide stains and/or nodules (≤ 2 mm), and brown mottles.

2.4.4 Flood Zone Information

Chenier performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 22099C0150H, dated November 4, 2010, the subject property appears to be located in Zone B, X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee.

A copy of the reviewed flood map is included in Appendix B of this report.



3.0 Historical Information

Chenier obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Years	Resource	Description/Use
1940- Present	Aerial Photographs, Building Records, City Directories, Interviews, and Onsite Observations	Agricultural fields/Farming

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Chenier obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc. (EDR) on October 30, 2025. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1952	Scale:	1"=750'
Subject Property:	Agricultural land		
North:	Agricultural land		
East:	Grand Point Highway followed by agricultural fields and scattered houses		
South:	Houses followed by roads and agricultural fields		
West:	Agricultural fields followed by a road		

Date:	1969, 1974, 1981, 1985, 1994	Scale:	1"=750'
Subject Property:	Mixed with agricultural fields, forested land and houses		
North:	Agricultural fields and scattered houses		
East:	Grand Point Highway followed by scattered houses and agricultural fields		
South:	I-10 followed by scattered houses and agricultural fields		
West:	A road followed by scattered houses and agricultural fields		

Date:	1998	Scale:	1"=750'
Subject Property:	Mixed agricultural fields and forested land		
North:	No significant changes		
East:	Mixed commercial buildings, scattered houses and agricultural fields		
South:	I-10 followed by residential neighborhood		
West:	Scattered houses, agricultural fields and forested land		

Date:	2004, 2007, 2010, 2015, 2019, 2023	Scale:	1"=750'
Subject Property:	No significant changes		
North:	No significant changes		
East:	No significant changes		
South:	I-10 followed by commercial buildings and residential neighborhoods		



Date:	2004, 2007, 2010, 2015, 2019, 2023	Scale:	1"=750'
West:	Scattered houses, forested land and Melvin Dupuis Road		

Copies of aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Chenier reviewed the collection of Fire insurance maps (FIMs) from EDR on October 29, 2025. FIM coverage was not available for the subject property.

Copies of reviewed FIMs are not included in Appendix B of this report.

3.3 City Directories

Chenier reviewed historical city directories obtained from EDR on October 31, 2025, for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

City Directory Search for Subject Property

Year(s) Occupant Listed

2010	Mark Zimmerman (2894 Grand Point Highway)
2014	Mark Zimmerman (2894 Grand Point Highway)
2017	Mark Zimmerman (2894 Grand Point Highway)
2022	Mark Zimmerman (2894 Grand Point Highway)

According to the city directory review, the house located on the northeast side of the subject property has been occupied by Mark Zimmerman since 2010. Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

City Directory Search for East Adjoining Properties

Year(s) Occupant Listed

2005	Bayou Bell Truck Stop (2924 Grand Point Highway)
2022	Bayou Bell Truck Stop (2924 Grand Point Highway)
2014	Boudin & Cracklin Express (2926 Grand Point Highway)
2017	Boudin & Cracklin Express (2926 Grand Point Highway)
2022	Boudin & Cracklin Express (2926 Grand Point Highway)
1995	Louisiana Market Shop (2942 Grand Point Highway)
	Cajun Village Texaco
	Gallery of Cajun History
	Village Oyster Bar
2000	Louisiana Market Shop (2942 Grand Point Highway)
	Beehive Fudgery Incorporated
	Chicken on the Bayou
	Gallery of Cajun History
	Holiday Inn Express
2005	Louisiana Market Shop (2942 Grand Point Highway)
	Chicken on the Bayou
	Holiday Inn Express
	Landry's Grand Point Texaco
2010	Louisiana Market Shop (2942 Grand Point Highway)
	Boudin
	Cajun Palette



City Directory Search for East Adjoining Properties

Year(s)	Occupant Listed
	Chicken on the Bayou
	Coastal Tel Electronics Company
	Holiday Inn Express
	Texaco
2014	Louisiana Market Shop (2942 Grand Point Highway)
	Cajun Palette
	Chicken on the Bayou
	Holiday Inn Express
	Texaco
2017	Louisiana Market Shop (2942 Grand Point Highway)
	Holiday Inn Express
	Texaco
	The Cajun Palette
2022	Louisiana Market Shop (2942 Grand Point Highway)
	Candi Miller
	Cathy Miles
	Chicken on the Bayou
	Elliot Miles
	Holiday Inn Express
	Texaco

According to the city directory review, the adjoining properties to the east have been occupied by gas stations including Bayou Bell Truck Stop (2924 Grand Point Highway) and Cajun Village Texaco (2942 Grand Point Highway) since the mid-1990s. For further review of the environmental impacts of these properties refer to Section 4.2.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Chenier reviewed historical topographic maps obtained from EDR on October 29, 2025. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date: 1940, 1963

Subject	Agricultural land developed with multiple houses and a service road that runs
Property:	along the southern border
North:	Developed with a service road and multiple houses
East:	Grand Point Highway followed by agricultural fields and scattered houses
South:	Developed with multiple houses followed by a road
West:	A railroad and multiple houses followed by a road

Date: 1970, 1972

Subject	Agricultural land and developed with houses multiple service roads
Property:	
North:	Agricultural land
East:	No significant changes depicted
South:	I-10 followed by scattered houses
West:	No significant changes



Date:	1998, 2012, 2015, 2018, 2020
Subject	No significant changes depicted
Property:	
North:	No significant changes depicted
East:	Grand Point Highway followed by commercial buildings and scattered houses
South:	No significant changes depicted
West:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.



4.0 Regulatory Records Review

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency: Louisiana Department of Environmental Quality (LDEQ)
Point of Contact: Electronic Document Management Systems (EDMS)
Agency Address: 602 North 5th Street, Baton Rouge, Louisiana
Agency Phone Number: (225) 219-5337
Date of Contact: October 29, 2025
Method of Communication: Online
Summary of Communication:
No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with LDEQ.

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency: Henderson Nina Fire Station
Point of Contact: Jared Johnson
Agency Address: 1008 Nina Highway, Henderson, Louisiana
Agency Phone Number: (337) 228-2928
Date of Contact: October 29, 2025
Method of Communication: Telephone
Summary of Communication:
No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the Henderson Nina Fire Station.

4.1.3 Building Department

Regulatory Agency Data

Name of Agency: St. Martin Parish Building Department
Point of Contact: Mrs. Jennie Duong
Agency Address: P.O. Box 9 St. Martinville, Louisiana
Agency Phone Number: (337) 394- 9816
Date of Contact: October 30, 2025
Method of Communication: Telephone
Summary of Communication:
According to the building department in St. Martin Parish there are no records on file of importance on the Subject Property.



4.1.4 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency: Louisiana Department of Conservation and Energy (LDCE)
Point of Contact: Strategic Online Natural Resources Information System (SONRIS)
Agency Address: 617 North 3rd Street, Baton Rouge, Louisiana
Agency Phone Number: (225) 342-0510
Date of Contact: October 30, 2025
Method of Communication: Online

Summary of Communication:

According to records reviewed, the subject property is located within the Cecelia Oil Field. There are a total of eight oil or gas wells found on or adjoining the Subject Property. The first is well No. 106507 operated by W. L. Estis and located on the southeast corner of the property. According to the files, the oil well was drilled on June 1, 1971, and plugged and abandoned on January 1, 1989. The second is well No. 87174 which is located on the northeast corner of the property. According to the records, the well was drilled on November 15, 1961. The well was a dry hole and was plugged on December 1, 1976. The third well is No. 70121 and it is located on the eastern part of the Subject Property. According to the records, the well produces oil. The well last produced on July 2, 2015, until it was decided to shut in the well for future use on July 3, 2015. The fourth well (well No. 68701) is in the same location as the third well. The well produces oil. According to the records, the last time the well-produced was on April 1, 1995. Since then, it was reverted to a single completion well and has not been produced. The fifth well is adjoining to the Subject Property to the north. The well No. is 201632 and the well was dry and plugged on December 1, 1985. The sixth and seventh wells are adjoining to the east of the Subject Property. Well No. 113931 carried gas and was plugged and abandoned on May 1, 1979. Well No. 112861 carried oil and was plugged and abandoned on February 1, 1973. The last well is adjoining to the southeast of the Subject Property. The well No. is 178656 and it produces oil. It was last active on September 29, 2009, and was shut in for future use on September 30, 2009.

Copies of pertinent documents are included in Appendix B of this report.

4.1.5 Assessor's Office

Regulatory Agency Data

Name of Agency: St. Martin Parish Tax Assessor
Point of Contact: Mr. Todd Dugas
Agency Address: 415 St. Martin Street, St. Martinville, Louisiana
Agency Phone Number: (337) 394-2208
Date of Contact: October 30, 2025
Method of Communication: Online

Summary of Communication:

According to records reviewed, the subject property is identified as 10 separate parcels. These include, 052000116 (Parcel A); 06102A4425 (Parcel B); 0520001224 (Parcel C); 0520001225 (Parcel D); 052000226 (Parcel E); 0520001227 (Parcel F); 0520001327 (Parcel G); 0520001228 (Parcel H); 0520001431 (Parcel I); and 0520001535 (Parcel J). The owner of parcels A, B, C, E, F, G, and H is Floyd Knott. The owner of Parcels I and J is Mark Zimmerman. The owner of parcel D is Malcolm Huval. The tax assessor's records did not specify a date of purchase for any of the properties.



Copies of pertinent documents are included in Appendix B of this report.

4.1.6 Pipeline Mapper

Regulatory Agency Data

Name of Agency:	Pipeline and Hazardous Materials Safety Administration
Point of Contact:	Andrew Boucek, Project Manager
Agency Address:	NPMS National Repository, Michael Baker International 1925 Ballenger Avenue, Suite 300
Agency Phone Number:	(703) 317-6294
Date of Contact:	October 30, 2025
Method	of Online

Communication:

Summary of Communication:

According to the NPMS, there are four natural gas pipelines on the property. The first three run north to south along the eastern portion of the Subject Property, while the last one run east to west along the southern portion of the property. The first of the three lines that runs north to south is No. 330 operated by Gulf South Pipeline Company. According to the records the pipeline is filled and active as of March 25, 2025. The next pipeline is No. 8105716 and is operated by the ANR Pipeline Company. According to the records, the pipeline was active and filled on March 12, 2025. The third pipeline is No. 8006716 and is operated by ANR pipeline Company. According to the records, the pipeline was filled and active on March 12, 2025. The last pipeline is No. 1099 and is operated by Air Products and Chemical Inc. The pipeline carries hydrogen gas. According to the records, the pipeline was filled and active on April 25, 2025.

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by EDR documents the listing of sites identified on federal, state, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Chenier considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the number of sites categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.



Radius Report Data

Database	AMSD Radius (mile)	Listings Identified		Surrounding Area Sites of Concern
		Subject Property	Adjoining Properties	
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50			
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	Y	N/A
Federal IC/EC Registries	Subject Property	N	N/A	N/A
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	Y
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	Y	N/A
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.125	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjoining Property Listings

The adjoining property to the east is identified as a EDR Hist Auto, UST, SPILLS, and NPDES site in the regulatory database report, as discussed below:

- The property, identified as Bayou Belle Truck Stop at 2924 Grand Point Highway adjoins the property to the east. The property has been used by this business from 2002 to present. This site is reported as an EDR Hist Auto from 2003 to 2014. According to the records on file, the site has three active USTs including tank numbers 55684, 55685, and 55686. Tanks 55684 and 55686 hold gasoline, while tank No. 55685 holds diesel. All three tanks were installed on July 12, 2022. The site had three incidents associated with it on record. The first incident (ID No. 176277) occurred on March 2, 2017, during routine maintenance there was a release detection failure on one of the unleaded gasoline



tanks. The owner was notified on March 31, 2017, and the tank passed a tightness test on April 4, 2017, closing this incident. The second incident (ID No. 209810) occurred on July 28, 2022, where an 18-wheeler punctured its saddle tank releasing 50 gallons of diesel onto the concrete parking lot. The driver deployed a spill kit on site, and the RP contacted the OMI for remediation. OMI was able to recover the diesel with absorbents pads. It was confirmed no diesel remained and the case was closed on July 29, 2022. The last incident (id No. 212882) occurred on February 19, 2023, when a trucker overfilled his diesel tank allowing approximately 20 gallons to spill onto the surrounding concrete. The diesel was contained, cleaned-up, and closed. The staff onsite put cat litter on the spill and when the firemen arrived, they put down absorbents the get the remaining diesel. On February 24, 2023, Matt (OMI) conducted a site visit and the incident was closed. Due to closure of all three incidents, this listing is not expected to represent significant environmental concern, and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

LDEQ File Review : Bayou Belle Truck Stop – LDEQ conducted a compliance inspection on 7/7/2025 and identified no issues with the USTs. All USTs were registered with LDEQ and were in compliance with release detection and tank testing requirements. A copy of the Compliance Inspection Report is Included in Appendix B.

The adjoining property to the east is identified as a EDR Hist Auto and UST site in the regulatory database report, as discussed below:

- The property, identified as Landry's Cajun Texaco at 2942 Grand Point Highway, is located adjoining to the east of the subject property. This site has been a gas station from 1979 to present. The site has four active USTs. Three of them hold gasoline (ID No. 15142, 15143, and 15144) and one holds diesel (ID No. 15145). All four tanks are 9994 gallons. According to LDEQ's records, one incident (ID No. 1681997) occurred on June 16, 2016, when a maintenance worker found diesel in the diesel STP area. STT arrived and found a leak in the STP flex. Soil samples collected close to the release were below . RECAP screening standards and the incident was closed as of February 8, 2017. The document (ID# 10495249) can be found in the supporting documents in the appendix. Due to the regulatory status, this listing does not represent a significant environmental concern.

LDEQ File Review : Landry's Cajun Texaco – LDEQ conducted a compliance inspection on 10/16/2025. LDEQ identified deficiencies including failure to conduct tank tightness tests; ATG probe, shear valve, spill/overfill prevention equipment inspections; and ALLD performance testing. LDEQ issued a Notice of Corrected Deficiency on 10/21/2025 that confirmed that these deficiencies had been resolved.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

Copies of these LDEQ documents are included in Appendix B. Neither of these facilities represent a recognized environmental condition.

4.2.4 Surrounding Area Listings of Concern to Subject Property

The property to the east is identified as a UST, HIST LUST, NPDES, EDR Hist Auto, and SPILLS site in the regulatory database report, as discussed below:



- The property, identified as Diesi's Little Capitol of Louisiana at 2939 Grand Point Highway, is located approximately 290 feet to the east of the subject property, and situated at a hydrologically higher gradient. The property has two incidents associated with it. The first occurred on April 10, 1995, where a person drove a car and busted one of the gasoline dispensers creating a leak. Approximately 60 gallons of gasoline were spilled. An inspection was conducted and only sheens were observed on water in the surface the surrounding drainage ditches. The business was ordered to fix the production lines and have them tested (Doc. ID# 2182781). The second incident occurred when approximately 20 gallons of diesel were spilled by a customer diesel spill by a customer on January 11, 2021. The fire department responded and the spill was cleaned-up. Due to the distance from the Subject Property and regulatory status, this listing does not represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings are identified.

A copy of the regulatory database report is included in Appendix C of this report.



5.0 User Provided Information and Interviews

To qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the Brownfields Amendments), the User of a Phase I Environmental Site Assessment is expected to provide certain information to support the All-Appropriate Inquiries (AAI) process. This information typically includes identification of environmental liens or activity and use limitations (AULs); the User's specialized knowledge or experience related to the property; any actual knowledge of environmental conditions; information regarding a significantly lower purchase price; commonly known or reasonably ascertainable information; and the reason for conducting the Phase I ESA. A User Questionnaire is normally provided to facilitate collection of this information.

For this assessment, One Acadiana is serving as the User. One Acadiana is a regional economic development organization and is not, nor has it previously been, an owner, operator, or occupant of the subject property. One Acadiana does not maintain site-specific records, does not possess specialized or historical knowledge of the property, and has no actual knowledge regarding past releases, environmental conditions, or transactional factors such as purchase price. Due to the nature of its role, One Acadiana is not reasonably able to provide the information typically requested through the ASTM User Questionnaire.

Because completion of the User Questionnaire would not be expected to produce meaningful or relevant information for the AAI process, the questionnaire was not required for this assessment. This Phase I ESA therefore relies on information obtained through regulatory database review, historical records, interviews with available knowledgeable parties, site reconnaissance, and other ASTM-prescribed inquiries to satisfy AAI requirements to the extent practicable.

5.1 Interviews

5.1.1 Interview with the Owners

Mr. Floyd Knott, property owner of Parcels 0520001224, 0520001226, 0520001227, 0520001228, 06102A4425, and 0520001116 has owned the property since 2014. was not aware of any environmental issues with the property. He stated that the property had been farmland since the Civil War. He was unaware of any stored chemicals, USTs, spills, stained soil, etc. either past or present on the property. Chenier observed old rusty 55-gallon drums on the property during the site reconnaissance (Section 6.0). Mr. Knott stated that they probably belonged to the land-clearing contractor, Mr. P.J. Johnson. Chenier contacted Mr. Johnson who stated that the drums were brought in from another construction site and that he intended on using them to store diesel for the burn piles. Some of them were rusted through and he stated that the owner of the drums required that he take "all or none". Mr. Johnson stated that the small amount of fluid in several of the drums was a mixture of diesel and gasoline.

Mr. Jake Zimmerman, property owner of Parcel 0520001431, inherited the property along with other family members. No other environmental investigations have been conducted on the property, and it has historically been used for agriculture. He was unaware of any stored chemicals, USTs, spills, stained soil, etc. either past or present on the property.



Mr. Malcolm Huval, property owner of Parcel (0520001225) has owned the property since 2001. No previous environmental investigations have been conducted on the property. The property has historically been farmland. He was unaware of any stored chemicals, USTs, spills, stained soil, etc. either past or present on the property.

5.1.2 Interview with Report User

Please refer to Section 5.0.

5.1.3 Interview with Key Site Manager

See 5.1.1. The owners are also the Key Site Managers.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.



6.0 Site Reconnaissance

The weather at the time of the site visit was overcast and rainy. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Aaron S. Bass

Site Assessment Conducted On: November 22, 2025

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel

Name	Title/Role	Contact Number	Site Walk* Yes/No
Floyd Knott	Key Site Manager	(337) 308-6472	No

* Accompanied Chenier during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

Environmental concerns were identified during the onsite reconnaissance related to 55-gallon drums observed in one of the overgrown fields, as further discussed in Sections 6.1 and 6.2.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Evidence of illegal dumping of solid waste (white goods, household trash and tires) was observed along an old service road south of I-10 during the Chenier site reconnaissance.

6.1.2 Sewage Discharge and Disposal

No septic systems or other sources of sewage discharge were observed on the subject property during the Chenier site reconnaissance. Sewage discharge was observed from the adjacent houses to the north into a drainage ditch that runs along the northern part of the property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by percolation into the ground or by sheet flow into the onsite drainage ditches.

6.1.4 Source of Heating and Cooling

Not applicable. There are no heating and cooling systems on the property.

6.1.5 Wells and Cisterns

No aboveground evidence of water wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

No domestic or industrial wastewater is generated at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.



6.1.8 Additional Site Observations

Drums - Chenier observed twelve old rusty metal drums along the edge of the overgrown field (See Figure 2 and photos 9 through 11). Several of them contained a small amount of fluid. Chenier observed no stained soils, stressed vegetation or other signs of spillage around the drums (See Section 5.1.1).

Oil Well - Chenier observed an oil well (Well No. 70121) in the northwest part of the property. No evidence of releases or spills was observed.

Pipeline(s) - Gulf South Pipeline signs were observed along the right-of-way in the northeast part of the property (See Section 4.1.6).

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property

Chenier observed no hazardous substances or petroleum products on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs - "Non-PCB;" 2) 50 ppm-500 ppm - "PCB-Contaminated;" and, 3) Greater than 500 ppm - "PCB-Containing." The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The on-site reconnaissance included observations of indoor and outdoor transformers and other hydraulic equipment that may contain PCBs as tabulated below:

Transformers and Hydraulic Equipment				
Type of Equipment	Location	Number	PCB Containing	Concern
Pole-Mounted Transformers	Powerline near I-10	1	Unknown	N

The transformer is not labeled, indicating PCB content. No staining or leakage was observed in the vicinity of the transformer. Based on the good condition of the equipment, the transformer is not expected to represent significant environmental concern.



6.2.5 Strong, Pungent, or Noxious Odors

A slight hydrocarbon odor were detected near the metal drums found on the property (Section 6.1.8).

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers, other than those associated with stormwater removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-Scope ASTM Considerations

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

An asbestos evaluation was not required by the Client's scope of services and therefore ACMs were not considered within the scope of this assessment.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Due to the agricultural nature of use of the subject property, LBP was not considered within the scope of this assessment.



6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the St. Martin Parish District Water Works District 3 serves the subject property vicinity. The sources of public water for St. Martin Parish are groundwater water from the Atchafalaya aquifer. According to the St. Martin Parish and the 2024 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Mold was not considered within the scope of this assessment.

6.3.6 Wetlands

Wetlands were not considered within the scope of this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

See below.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

Two gas station/truck stops adjoin the subject property as discussed in Section 4.2.3.

6.4.3 Pits, Ponds, and Lagoons

A pond is located along the southern edge of the Bayou Belle Truck Stop site.



7.0 Vapor Encroachment Conditions

Chenier conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property.
Historical Uses of the Subject Property	None identified that impact the subject property.
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property.
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property.
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property.

Based on the closed regulatory status of both Bayou Belle Truck Stop and Landry's Cajun Texaco, a VEC can be ruled out because a VEC does not or is not likely to exist. Based on the distance of Diesi's Little Capitol of Louisiana and closed regulatory status a VEC does not or is not likely to exist.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the subject property. As such, no additional assessment is recommended.



8.0 Findings and Conclusions

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 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 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 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 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 this assessment:

- The subject property parcel has been historically utilized for agricultural purposes since at least the 1940s and remains in agricultural use. It is likely that agricultural-related chemicals such as pesticides, herbicides, and fertilizers were historically used and potentially stored onsite in connection with normal farming operations. Although residual concentrations of such chemicals may be present in shallow soils, there is no evidence of improper chemical handling, disposal, or storage practices that would suggest a significant release has occurred. Based on available information, Chenier



concludes that the historical agricultural use of the property represents a *business environmental risk* due to the planned industrial redevelopment of the site.

- Chenier observed twelve metal drums located on Parcel 0520001226 (see Sections 5.1.1 and 6.1.8). Based on site reconnaissance observations and follow-up conversations with the landowner and contractor that owns the drums, it appears that the drums were stored on the property for approximately 2 years and did not contain significant quantities of diesel and do not represent a significant environmental threat to the property.

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 E1527-21 of the Henderson I-10 Site in Henderson, St. Martin 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, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Chenier recommends no further investigation of the subject property at this time.



9.0 Signatures of Environmental Professionals

Chenier has performed a Phase I Environmental Site Assessment of the property located at the Henderson I-10 Site in Henderson, St. Martin Parish, Louisiana in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Chenier declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Chenier has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Chenier has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

A handwritten signature in blue ink that reads "Aaron Bass". The signature is written in a cursive, flowing style.

Aaron S. Bass, PhD
Environmental Scientist



10.0 References

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21.

Environmental Data Resource, Inc., Radius Report, October 2025

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, October 2025

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, October 2025

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, October 2025

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, October 2025

United States Geological Survey, accessed via the Internet, October 2025

United States Geological Survey Topographic Map 1995, 7.5-minute series, accessed via internet, October 2025



Figures

1.0 Site Location Map

2.0 Site Plan

3.0 Topographic Map



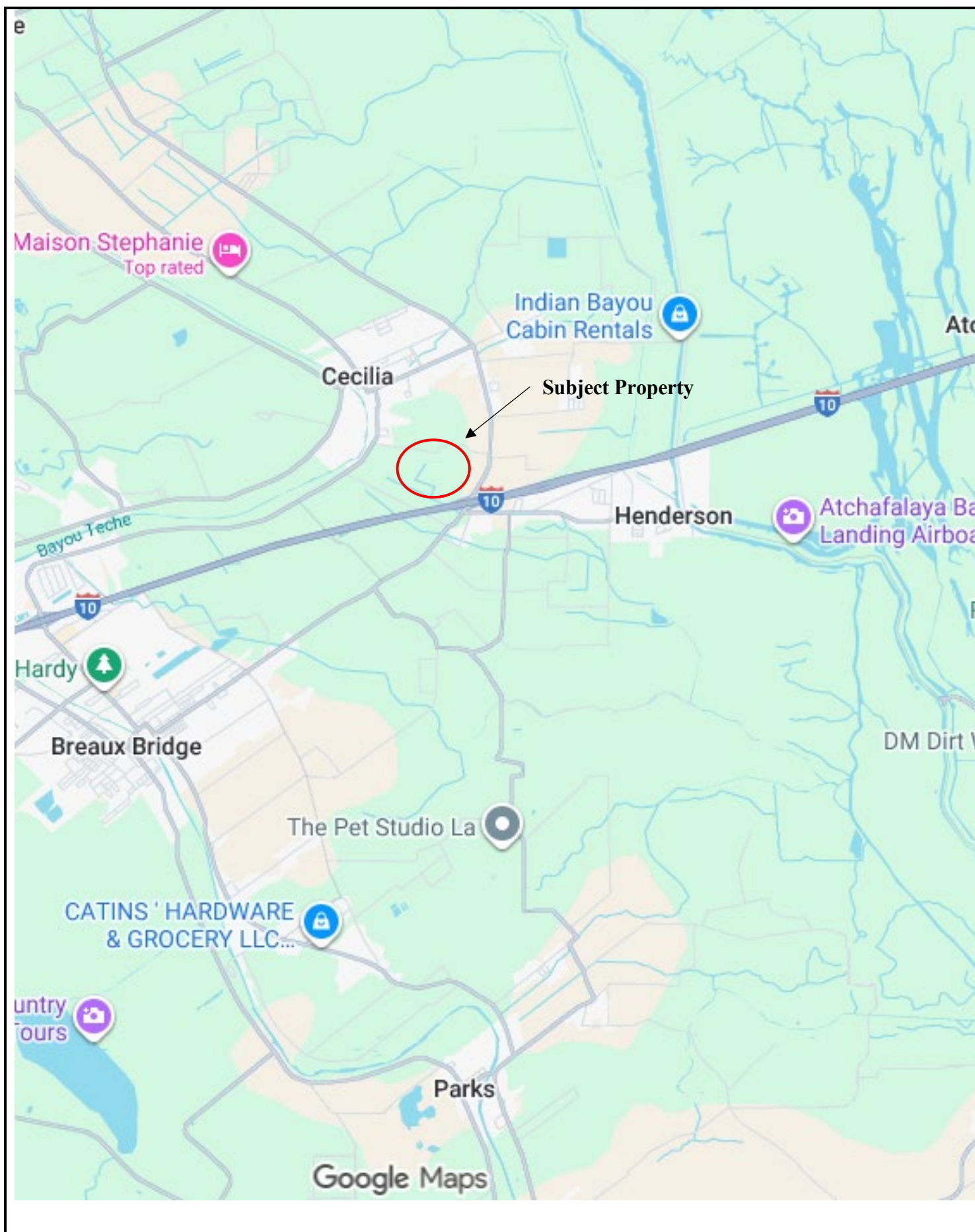


FIGURE 1: SITE LOCATION MAP
Project No. 25-316

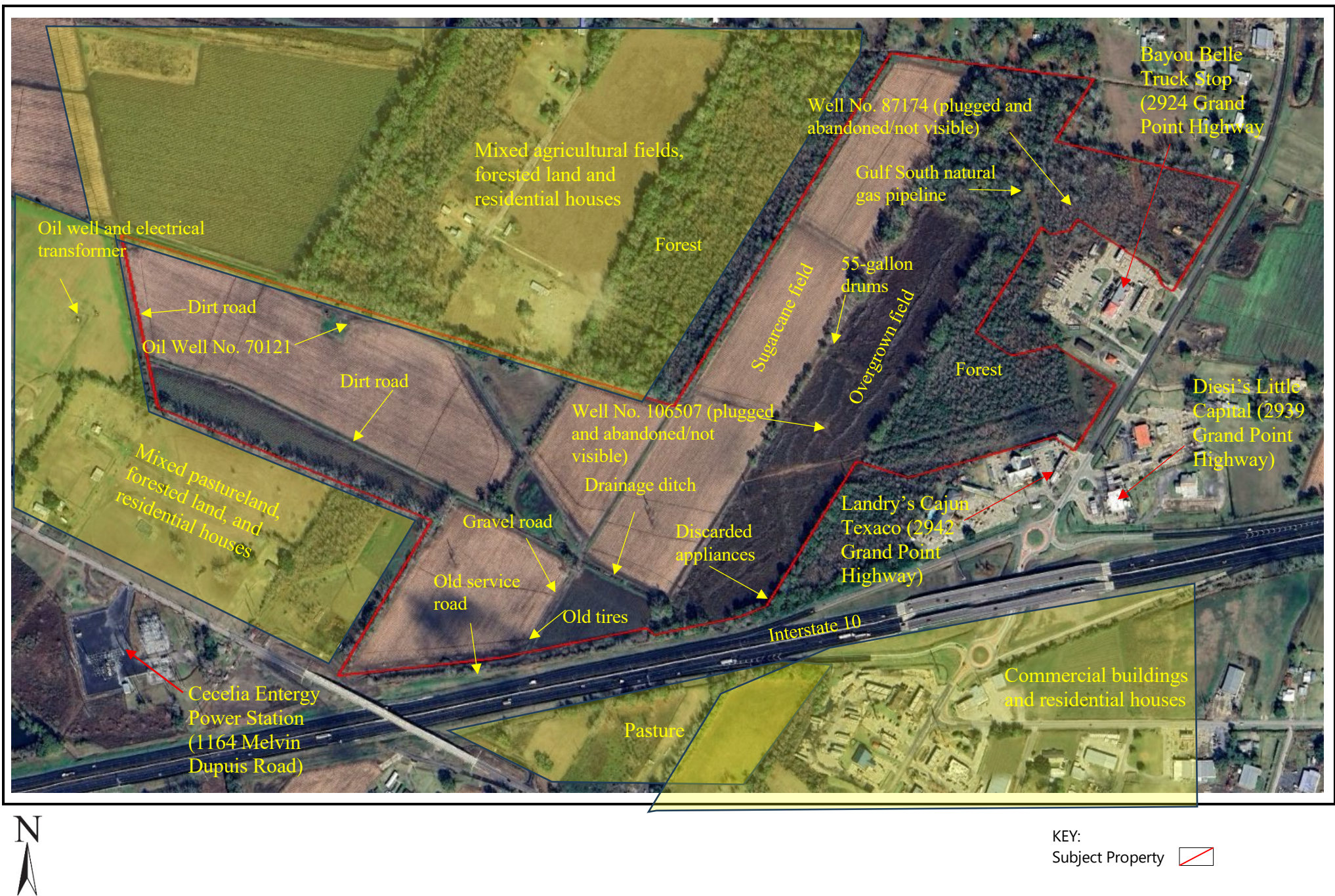
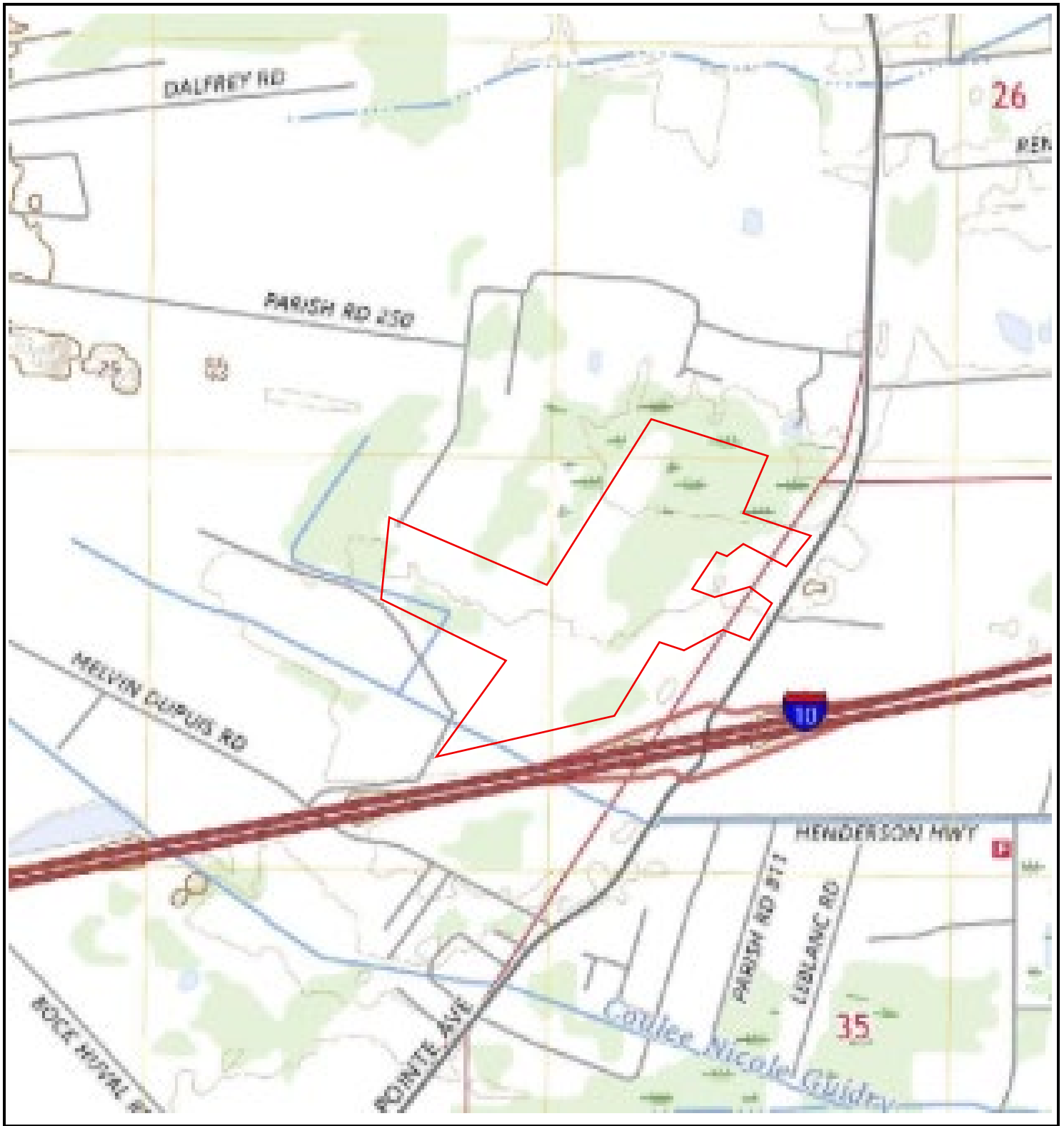


FIGURE 2: SITE PLAN
Project No. 25-316



USGS Cecilia, Louisiana, 7.5-minute; 1:24000
Created: 2024

KEY:
Subject Property 

FIGURE 3: 2024 TOPOGRAPHIC MAP
Project No. 25-316

Chenier Environmental Consulting,
LLC

Appendices

Appendix A: Site Photographs





1. Gulf South natural gas pipeline in the northeast part of the property



2. Gulf South Pipeline marker



3. Typical view of the forest in the northeast part of the property



4. Drainage ditch and adjacent property to the north



5. Drainage ditch along the northern property boundary



6. Typical view of the forest west of the pipeline



7. Farm road between a sugarcane field and the overgrown field



8. Overgrown field



9. 55-gallon drums in the overgrown field - 1



10. 55-gallon drums - 2



11. 55-gallon drums - 3



12. Farm road facing west between two sugarcane fields



13. Southern part of the overgrown field



14. Discarded white goods (appliances) at the eastern end of the old service road



15. Westerly view along the old service road



16. Southerly view of I-10



17. Sugarcane field



18. Gravel road facing north



19. Pile of waste tires



20. Natural gas pipeline marker



21. Adjacent property to the west near the I-10 overpass



22. Westerly view of the dirt road through the sugarcane fields in the western part of the property



23. Electrical transformers and oil well west of the property



24. Northerly view along the dirt road on the western edge of the property



25. Fenced enclosure near Well #70121



26. Well #70121



27. Overview of Well #70121



28. Easterly view along the northwest edge of the property



29. Right-of-Way in southeastern part of property



30. Scattered debris in woods behind Landry's Cajun Texaco



31. Right-of-way south of Bayou Belle Truck Stop



32. Pond on Bayou Belle Truck Stop property



33. Bayou Belle Truck Stop



34. Fire-damaged house in eastern part of the property

Appendix B: Historical/Supporting Documentation





Henderson I-10 Site

I-10

Breaux Bridge, LA 70517

Inquiry Number: 8156261.8

October 30, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/30/25

Site Name:

Henderson I-10 Site
I-10
Breaux Bridge, LA 70517
EDR Inquiry # 8156261.8

Client Name:

Chenier Environmental Consulting
PO Box 82466
Baton Rouge, LA 70884
Contact: Aaron Bass



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2023	1"=750'	Flight Year: 2023	USDA/NAIP
2019	1"=750'	Flight Year: 2019	USDA/NAIP
2015	1"=750'	Flight Year: 2015	USDA/NAIP
2010	1"=750'	Flight Year: 2010	USDA/NAIP
2007	1"=750'	Flight Year: 2007	USDA/NAIP
2004	1"=750'	Flight Year: 2004	USGS/DOQQ
1998	1"=750'	Flight Year: 1998	USGS/DOQQ
1994	1"=750'	Flight Date: January 19, 1994	USGS
1985	1"=750'	Flight Date: December 14, 1985	USGS
1981	1"=750'	Flight Date: December 05, 1981	USGS
1974	1"=750'	Flight Date: October 01, 1974	USGS
1969	1"=750'	Flight Date: February 04, 1969	USGS
1952	1"=750'	Flight Date: January 29, 1952	USGS

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INQUIRY #: 8156261.8

YEAR: 2023

1" = 750'





INQUIRY #: 8156261.8

YEAR: 2019

— = 750'





INQUIRY #: 8156261.8

YEAR: 2015

= 750'





INQUIRY #: 8156261.8

YEAR: 2010

— = 750'





INQUIRY #: 8156261.8

YEAR: 2007

— = 750'





INQUIRY #: 8156261.8

YEAR: 2004

— = 750'





INQUIRY #: 8156261.8

YEAR: 1998

— = 750'





INQUIRY #: 8156261.8

YEAR: 1994

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 8156261.8

YEAR: 1985

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 8156261.8

YEAR: 1981

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.