

Exhibit DD.

Neame Industrial Site Phase I Environmental Site Assessment



LOUISIANA CENTRAL
Industry & Entrepreneurship



Phase I Environmental Site Assessment

**Neame Industrial Site
Vernon Parish, Louisiana**

**Neame Industrial Site
Phase I Environmental Site
Assessment**

Prepared for
Louisiana Central

January 2025

Prepared by
Chenier Environmental Consulting, LLC

January 30, 2025

Mr. Dan Purvis
Louisiana Central
1302 Murray Street
Alexandria, LA 71301

Subject: Phase I Environmental Site Assessment
Neame Industrial Site

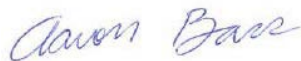
Dear Mr. Purvis,

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

**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.**

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 Louisiana Central for the property located at Highway 171 in Vernon Parish, Louisiana (the “subject property”).

Property Description

The subject property is located along the east side of Highway 171 (Lake Charles Highway) within a rural area of Vernon Parish. Please refer to the table below for further description of the subject property:

<i>Subject Property Data</i>	
Address(es):	Highway 171, Louisiana 71446
Property Use:	Vacant
Land Acreage (Ac):	53.5 Ac
Number of Buildings:	1
Number of Floors:	1
Gross Building Area (SF):	< 200 SF
Net Rentable Area (SF):	N/A
Date of Construction:	Ca. 1990
Assessor's Parcel Number (APN):	0405884924A (Parcel A); 0409180000 (Parcel B);
Type of Construction:	Integrated Enclosure (Manufactured)
Current Tenants:	Ambassador Enterprise, LLC; G&C Leasing, LLC; NEAMS, LLC
Site Assessment Performed By:	Jacob Cheng of Chenier
Site Assessment Conducted On:	January 20, 2025
Regulatory Radius Report Date:	January 14, 2025
Lien Search Date:	NA
Report Date:	January 30, 2025
FOIAs Date:	January 2025

The subject property is currently occupied by Ambassador Enterprise, G&C Leasing, and NEAMS for industrial use. Onsite operations consist of timber harvesting. The subject property has no current structure. Portions of the subject property have recently been cleared, presumably for development.

According to available historical sources, the subject property was formerly undeveloped as early as 1947 and appears to have been utilized exclusively for commercial forestry.

The adjoining properties are tabulated below:

Adjoining Properties

North:	Vacant/agricultural rural land and industrial utility company (15853 Lake Charles Highway)
East:	Cemetery and rural land
South:	Cleared and graded land along Highway 171
West:	Highway 171, beyond which is a residence (16670 Lake Charles Highway) and agricultural/rural land

According to 2024 United States Geological Survey (USGS) *Rosepine, Louisiana* Quadrangle 7.5-minute series topographic map and the USDA Web Soil Survey, the physical setting features of the subject property identify the terrain as sloping to the southwest with the depth to groundwater in the vicinity of the subject property inferred to be approximately 3 feet below ground surface (bgs) and groundwater flow inferred to be toward the southwest.

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 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 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 property off Highway 171 in Vernon 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.