

Exhibit CC.

Maxie & Vida Girouard Site

Phase I Environmental Site Assessment



**Maxie & Vida
Girouard Site
Phase I
Environmental Site
Assessment**



Phase I Environmental Site Assessment



**Maxie & Vida Girouard Site
Located at 205 North Girouard Road
Broussard, Louisiana 70518**

Prepared for:

One Acadiana
807 East Saint Mary Boulevard
Lafayette, Louisiana 70503

February 2, 2023

Prepared in General Accordance with ASTM Standard E 1527-21

203 CONCERTO CREST, DUSON, LOUISIANA 70529

Executive Summary

ES.1 Background

H&H Environmental, Inc. was subcontracted by CSRS, Inc. (CSRS) on behalf of One Acadiana (the "User") to prepare a Phase I Environmental Site Assessment (ESA) for the subject property identified below:

Address/ Location	Maxie & Vida Girourd Site located at 205 North Girourd Road, Broussard, Louisiana 70518					
	Degrees (°)	Minutes (')	Seconds (")	Degrees (°)	Minutes (')	Seconds (")
Latitude (N)/Longitude (W)	30	09	07	91	57	01

ES.2 Findings

Conditions associated with the property and surrounding properties are identified within the ESA. These conditions are then addressed to determine whether they are considered recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), significant data gaps (SDGs), or de minimis conditions. Below is a summary of the above findings associated with the subject property:

"We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the **Maxie & Vida Girourd Site located at 205 North Girourd Road, Broussard, Louisiana 70518**, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed the following recognized environmental conditions, controlled recognized environmental conditions, and/or significant data gaps in connection with the subject property:

REC(s)	None identified
CREC(s)	None identified
SDG(s)	<ul style="list-style-type: none"> All obvious uses of the property, back to the subject property's obvious first developed use, or back to 1940, whichever is earlier, as well as at intervals of less than 5-years could not be determined based on standard historical sources searched. All previous occupants and owners of the subject property were not identified in the report to determine all historical uses of the subject property.

	<ul style="list-style-type: none"> • A brush/debris/trash pile was observed on the western portion of the subject property. The pile is densely vegetated, and the contents could not be identified during the site inspection.
De minimis condition(s)	<ul style="list-style-type: none"> • The property and surrounding properties were developed as farmland in the past which typically includes the use of pesticides and herbicides. • A small area of stained asphalt was observed on the eastern portion of the subject property near the structures."

Below is a list of historical recognized environmental conditions (HRECs) and environmental concerns identified on the subject property:

HREC(s)	None identified
Environmental concern(s)	None identified

ES.3 Opinion Regarding Additional Appropriate Investigation

Pursuant to Sections 12.8-12.10 of ASTM 1527-21, the Environmental Professional should provide an opinion regarding additional appropriate investigation, if any, to detect the presence of hazardous substances or petroleum products. This opinion is not intended to constitute a requirement that the environmental professional include any recommendations for Phase II or other assessment activities. A recommendation that provides a specific course of action is outside the scope of this practice and should only be included in the report if specified in the terms of engagement between the User and the Environmental Professional.

Please note that the User did not specify that the Environmental Professional provide any non-scope recommendations including an opinion for further investigation.