Exhibit CC.
Foster Site
Phase I Environmental Site Assessment

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Foster Site
Acadia Parish, Louisiana

Prepared for:

One Acadiana
807 East Saint Mary Boulevard
Lafayette, Louisiana 70503

June 24, 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	Foster Site, Acadia Parish, Louisiana					
	Degrees (°)	Minutes (')	Seconds (")	Degrees (°)	Minutes (')	Seconds (")
Latitude (N)/Longitude (W)	30	13	28	92	21	28

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 **Foster Site, Acadia Parish, Louisiana,** 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)	• 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.
De minimis condition(s)	• The property and surrounding properties were developed as farmland in the past which typically includes the use of pesticides and herbicides."

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.