

Exhibit CC. Progress Point Site Phase I Environmental Site Assessment





Phase I Environmental Site Assessment

**Progress Point Development Site
Corner of 675 and Frontage Road
New Iberia, Louisiana 70560
Iberia Parish**

**Prepared for:
One Acadiana
807 East Saint Mary Boulevard
Lafayette, Louisiana 70503**

January 19, 2018

Prepared in General Accordance with ASTM Standard E 1527-13

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1.0 SUMMARY

Conditions in conjunction with the property and surrounding properties are identified within the environmental site assessment. These conditions are then addressed to determine whether they are suspected recognized environmental conditions (RECs) or fully meet the definition of a REC (see **Footnote 1**).

"We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of **Progress Point Development Site, Corner of 675 and Frontage Road, New Iberia, Louisiana 70560, Iberia Parish**, the property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. **This assessment has revealed no evidence of RECs in connection with the property.**"

Significant Data Gaps

The following is a list of significant data gaps that were identified during the course of the environmental site assessment:

- 1) All previous occupants and owners of the subject property were not identified in the report to determine all historical uses of the subject property; and
- 2) Historical photographs and historical topographic mapping indicated that there was once a pond located on the eastern portion of the subject property. A historical interview of the previous owner (representative), Tammy Ford, indicated that the pond was filled with dirt. A historical interview of Mr. Mike Tarantino with the Iberia Industrial Development Foundation, indicated that after further questioning of the owner (representative) and family, the pond was filled with dirt from a nearby dirt pit located approximately 0.2 miles northwest of the subject property. Further investigation of this area with historical aerial photographs and topographic maps indicated that there were several historical ponds located at this site prior to the dirt pits. (Please see Appendix 14.4 for historical aerial photographs and topographic maps.) It cannot be determined, without further investigation, if any hazardous or petroleum products were ever improperly disposed at this area and were then transported to the soils of the subject property in the fill dirt. (Please also see Section 9.0 for a complete discussion on significant data gaps identified during the course of the environmental site assessment.)

(Please also see Section 9.0 for a complete discussion on significant data gaps identified during the course of the environmental site assessment.)

Footnote 1: As defined in ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation E 1527-13, *RECs* means the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*. *De minimis* means a condition that generally does not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A *material threat* is a physically observable or *obvious* threat which is reasonably likely to lead to a *release* that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. *Obvious* threats are that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the *property*.

2.0 INTRODUCTION

2.1 Purpose

As indicated by the User, the purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM standard E 1527-13, RECs in connection with the property. This report is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). This report is also intended to give the User a better understanding of environmental conditions associated with the Property.

2.2 Detailed Scope of Services

H & H Environmental, Inc. was asked by Mr. Zach Hager (One Acadiana) to conduct a Phase I ESA for that property described in Section 3.1 of this report. A formal agreement was executed between the parties and is located in Appendix 14.7.

2.3 Significant Assumptions

No significant assumptions were made for this report.

2.4 Limitations and Exceptions

Detailed deviations or exceptions including data gaps are discussed in Section 9.0 of this report. Limitations encountered during the site reconnaissance are specifically discussed in Section 6.1 of this report. Please note that the All Appropriate Inquiry Rule requires a search for recorded environmental cleanup liens. As per agreement with the User of this report, a title search and environmental lien search were not conducted for this assessment. Any information discovered during these searches by the User was not provided to the Environmental Professional.

2.5 Special Terms and Conditions

No special contractual terms or conditions were established for this report.

2.6 User Reliance

This assessment was performed for the User using methods and procedures consistent with ASTM E 1527-13. The independent conclusions stated in this report represent the best professional judgment of the Environmental Professional based on the conditions that existed and the data available during the course of the assessment. Factual information provided by the User, Owner, Occupants, and agencies has been assumed to be correct and complete. This report may be distributed and relied upon by the User and their assigns.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property is located northeast of the corner of Highway 675 and Frontage Road in New Iberia, Louisiana and has a latitude of approximately 30° 00' 20.2" and a longitude of approximately 91° 52' 42.0". The legal description was not provided by the User, however, a site diagram is located in Appendix 14.2.

3.2 Site and Vicinity General Characteristics

The site is a vacant plot of land with two small tin sheds on the western portion. Further, it is surrounded by other plots of land all used for residential or agricultural activities with improvements located upon them such as buildings and structures.

3.3 Current Use of the Property

The property is used as a horse pasture on the western portion and the remainder of the site is used to support agricultural activities.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site (including heating/cooling system, sewage disposal, source of potable water)

The property has two small metal roofed sheds on the western portion.

3.5 Current Use of the Adjoining Properties

Direction	Use
North	Agricultural and residential on the western portion
East	Residential
South	Residential
West	Residential and roadway

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Recorded land title records reviewed for environmental liens or activity use limitations were not provided by the User.

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens or use limitations, such as engineering controls, land use restrictions or institutional controls, against the property that are filed or recorded under federal, tribal, state, or local law were reported by the User. Please note that the All Appropriate Inquiry Rule requires a search for recorded environmental cleanup liens. The User did not indicate that this search was to be conducted by the environmental professional. Also, no information related to the recorded environmental cleanup lien search was provided to the environmental professional other than indicated in the User Questionnaire provided in Appendix 14.6.

4.3 Specialized Knowledge

The User reported no specialized knowledge or experience that is material to RECs in connection with the property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

The User reported no awareness of any commonly known or reasonably ascertainable information within the local community about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases other than the following:

- Past use: agricultural

4.5 Valuation Reduction for Environmental Issues

No Property valuation reduction related to environmental issues or concerns was reported by the User and the purchase price of the property reflects fair market value.

4.6 Owner, User, Manager, and Occupant Information

Classification	Name & Contact Information
Owner (representative)	Iberia Economic Development Authority – Mike Tarantino 101 Burke St, New Iberia, LA 70560 (337) 367-0834

Classification	Name & Contact Information
User	One Acadiana 807 E St. Mary Blvd. Lafayette, LA 70503 Zach Hager Director, Business Development O: 337.408.3669 C: 337.849.4997 www.OneAcadiana.org
Key Site Manager	Same as Owner
Occupant	Not Applicable

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property.

5.1 Standard Environmental Record Sources

Documentation of the standard environmental record search is contained in Appendix 14.5. The record search found the following environmental sources within the approximate minimum search distance. The sources were reviewed to determine if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition exists at the property in connection with the listing. Please note that sites which are identified during the standard environmental record source research are listed on various databases and it is possible that the address listed is for the corporate office only and may not be the actual site of concern.

List:	RCRAGR06		
Site Name:	Solzer Enpro Ignition	Distance:	0.109 miles
Address:	3702 Jefferson Island Road	Direction:	SSE
City, State:	New Iberia, LA 70560	Elevation:	13 feet
Comments:	No evidence was discovered through the records research, interviews, or visual inspection to indicate that any petroleum products or hazardous waste was ever spilled or improperly disposed of at this location and adversely impacted the property, therefore this is not considered a REC.		

List:	ALTFUELS		
Site Name:	J.P. Thibodeaux	Distance:	0.228 miles
Address:	2417 Highway 90 W	Direction:	SW
City, State:	New Iberia, LA 70560	Elevation:	13 feet
Comments:	This site was listed on the US Department of Energy Alternative Fueling Station list. This location is an electric fueling station, therefore this is not considered a REC.		

List:	FUDS		
Site Name:	Naval Air Station N.I.	Distance:	0.228 miles
Address:	N/A	Direction:	NNW
City, State:	New Iberia, LA 70560	Elevation:	19 feet
Comments:	This location was identified as a formerly used defense site. No evidence was discovered through the records research, interviews, or visual inspection to indicate that any petroleum products or hazardous waste was ever spilled or improperly disposed of at this location and adversely impacted the property, therefore this is not considered a REC.		

List:	WP		
Site Name:	Louisiana Intrastate Gas Corp.	Distance:	0.368 miles
Address:	N/A	Direction:	WSW
City, State:	New Iberia, LA 70560	Elevation:	12 feet
Comments:	This location was identified as having a manifold header. No evidence was discovered through the records research, interviews, or visual inspection to indicate that any petroleum products or hazardous waste was ever spilled or improperly disposed of at this location and adversely impacted the property, therefore this is not considered a REC.		

5.2 Additional Environmental Record Sources

To enhance and supplement the standard environmental record sources, local records and/or additional federal, state, or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review, and (3) are generally obtained, pursuant to local good commercial and customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the Standard Environmental Record Sources, approximate minimum search distances should not be less than those specified in ASTM 1527-13. Documentation of additional environmental record sources is contained in Appendix 14.5. Any sites identified during the additional records search are addressed in Section 5.1.

5.3 Physical Setting Source(s)

A current USGS 7.5-Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed.

Source	Description / Identification
Current USGS 7.5 Minute Topographic Map	USGS quadrangle map (equivalent) entitled "New Iberian, North and Youngsville, La." provided by GeoSearch
USGS and/or State Geological Survey-Groundwater Map	Not obtained for this report
USGS and/or State Geological Survey-Surficial Geologic Maps	Louisiana Geological Survey (LGS) Geologic Map of Louisiana (LA)
Soil Conservation Service Soil Maps	Not obtained for this report
Other Physical Setting Sources	Louisiana Department of Natural Resources (LDNR) SONRIS online database for water, oil, and natural gas wells.

The following table summarizes the conclusions reached after review of the above referenced physical setting sources.

Quadrangle contour interval	5 feet
Property elevation	13 feet
Property slope direction (including storm water flows)	The property appears to be generally level and storm water flows onto the adjacent properties.
General topography of surrounding area	Generally level

Geologic, hydrogeologic, and hydrologic description	According to the LGS Geologic Map of Louisiana, the property is located on Quaternary-aged Prairie Terraces (Map Symbol Qtp), which consists, in general, of light gray to light brown clay, sandy clay, silt, sand and some gravel. This particular area is also characterized by surficial deposits of loess, which is described, in general, as tan to reddish brown massive silt with some clay and minor amounts of very fine sand. The loess can vary from 1 to 9 meters in thickness.
Bedrock geography	Not ascertainable from sources reviewed
Flood zone	Not ascertainable from sources reviewed

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the property.

Year	Development					How ascertained
	Subject Property	North	South	East	West	
2015 & 2009	Zoned as Residential on the western portion in 2009 and I-1 in 2015 on the central and eastern portion of the property					Iberia Parish Zoning database
2015	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
2013	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
2010	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch

Year	Development					How ascertained
	Subject Property	North	South	East	West	
2009	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
2006	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
2005	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
2004	West-pasture with structures Central-ag. East-Vacant	NW-structures North-ag.	Structures	Structures	Structures then road	Aerial Photograph provided by GeoSearch
1998	West-pasture with structures Central-ag. East-Vacant	Agriculture	Structures	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch
1989	West-pasture with structures Central-ag. East-Vacant	Agriculture	Structures	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch

Year	Development					How ascertained
	Subject Property	North	South	East	West	
1983	Vacant with metal roofed structures on the western portion	Vacant	Vacant with structures on the southwest	Vacant	Structures then roadway	“Youngsville and New Iberia, North, LA” 7.5' topographic map
1981	West-ag./vacant Central-ag. w/ small pond on western portion	Agriculture	Structures	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch
1974	West-ag./vacant Central-ag. w/ small pond on western portion	Agriculture	Structures	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch
1969	West-ag./structure Central-ag. w/ small pond on western portion	Agriculture	Agriculture	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch

Year	Development					How ascertained
	Subject Property	North	South	East	West	
1968	West-ag./structure Central-ag. w/ small pond on western portion	Agriculture	Agriculture	Agriculture	NW-ag. SW-structures W-road	Aerial Photograph provided by GeoSearch
1963	West-ag./structure Central-ag. w/ small pond on western portion	Agriculture	Agriculture	Agriculture	NW-ag. SW-structures W-ag.	Aerial Photograph provided by GeoSearch
1962	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Aerial Photograph provided by GeoSearch
1956	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Aerial Photograph provided by GeoSearch
1952	Agriculture	Agriculture with structure on northeast	Agriculture	Structures	Agriculture	Aerial Photograph provided by GeoSearch
1940	Agriculture	Agriculture with structure on northeast	Agriculture	Structures	Agriculture	Aerial Photograph provided by GeoSearch

5.5 Historical Use Information on Adjoining Properties

Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself. Please see Section 5.4.

6.0 SITE RECONNAISSANCE

A site visit was performed by Mr. Ben Harmon, Environmental Professional (H & H Environmental, Inc.) on Tuesday, December 5, 2017. The observations noted in this Section apply to the property and surrounding property as they appeared on that day. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property.

6.1 Methodology and Limiting Conditions

The site was traversed on foot by the environmental professional in such a fashion that all exterior surface areas were visible to the eye. All interior rooms considered to be accessible common areas expected to be used by occupants or the public were visually and physically observed. The following limitations were encountered during the site visit: areas covered by grass or undergrowth preventing the visual inspection of the soil could not be observed.

6.2 General Site Setting

(1) Current Use(s) of the Property
Requirement:
Identify current use of property (more specific information is more helpful than less detailed data). Current uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products shall be identified. Unoccupied occupant spaces should be noted.
Commentary:
The property is currently used as agricultural. Agricultural use typically involves the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. Opinions and conclusions on findings are discussed in Section 1.0 and Section 8.0.
(2) Past Use(s) of the Property
Requirement:
Identify past use of property to the extent that indications of past uses are visually and/or physically observed or are identified in the interviews or record review. Describe if they are likely to have involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.
Commentary:
The property appears to have been used as agricultural in the past. Agricultural use typically involves the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. Past uses of the property identified in the interviews, historical research, or records review are listed in Section 5.4, Section 7.0, Appendix 14.4, and Appendix 14.6. Opinions and conclusions on findings are discussed in Section 1.0 and Section 8.0.
(3) Current Use(s) of Adjoining Properties
Requirement:
Identify current use to the extent that current uses are visually and/or physically observed or are identified in the interviews or records review. Describe if they are likely to indicate RECs in connection with the adjoining properties or the property.

Commentary:
North: Agriculture - no RECs indicated East: Residential - no RECs indicated South: Residential - no RECs indicated West: Residential then roadway- no RECs indicated Current uses of the property identified in the interviews, historical research, or records review are listed in Section 5.4, Section 7.0, Appendix 14.4, and Appendix 14.6. Opinions and conclusions on findings are discussed in Section 1.0 and Section 8.0.
(4) Past Use(s) of Adjoining Properties
Requirement:
Identify use to the extent that past uses are visually and/or physically observed or are identified in the interviews or records review. Describe if they are likely to indicate RECs in connection with the adjoining properties or the property.
Commentary:
No visual evidence was apparent to indicate past uses of adjoining properties. Past uses of the adjoining properties identified in the interviews, historical research, or records review are listed in Section 5.4, Section 7.0, Appendix 14.4, and Appendix 14.6. Opinions and conclusions on findings are discussed in Section 1.0 and Section 8.0.
(5) Current or Past Use(s) in the Surrounding Area
Requirement:
Identify use to the extent that such uses are visually and/or physically observed, or going to or from the property for the site visit, or are identified in the interviews or records review. Describe if they are likely to indicate RECs in connection with the adjoining properties or the property.
Commentary:
Roadways, residences, and agricultural properties are located in the surrounding area and are not likely to indicate RECs in connection with the adjoining properties or the property. Past uses of the property identified in the interviews, historical research, or records review are listed in Section 5.4, Section 7.0, Appendix 14.4, and Appendix 14.6. Opinions and conclusions on findings are discussed in Section 1.0 and Section 8.0.
(6) Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions
Requirement:
Note topographic conditions of the property and surrounding area to the extent visually and/or physically observed or determined from interviews as well as the general topography of the area surrounding the property that is visually and/or physically observed from the periphery of the property. If any information obtained shows there are likely to be hazardous substances or petroleum products on the property or on nearby properties and those hazardous substances or petroleum products are of a type that migrate, topographic observations shall be analyzed in connection with geologic, hydrogeologic, hydrologic, and topographic information obtained pursuant to records review and interviews to evaluate whether hazardous substances or petroleum products are likely to migrate to the property, or within or from the property, into groundwater or soil.
Commentary:

The subject property slopes generally to the adjacent properties. Any migration of substances onto the subject property would likely occur via the groundwater. No evidence was discovered which might indicate a concern of such migration.
(7) General Description of Structures
Requirement:
Generally describe the structures or other improvements on the property, for example: number of buildings, number of stories each, approximate age of buildings, ancillary structures (if any), etc.
Commentary:
The subject property consists of two small metal roofed structures on the western portion. One of the structures is used as a horse stall and the other appears to have been used as a dog kennel.
(8) Roads
Requirement:
Public thoroughfares adjoining the property shall be identified and any roads, streets, and parking facilities on the property shall be described.
Commentary:
The subject property is bordered to the west by Frontage Road.
(9) Potable Water Supply
Requirement:
The source of potable water for the property shall be identified.
Commentary:
Not applicable.
(10) Sewage Disposal System
Requirement:
The sewage disposal system for the property shall be identified. Inquiry shall be made as to the age of the system as part of the interview process.
Commentary:
Not applicable.

6.3 Exterior Observations

Observation	Commentary
Roads/paths on property with no outlet	No roads or paths were observed which were likely to have been used as an avenue for disposal of hazardous substances or petroleum products
Hazardous substances and petroleum products identified (Chemical/product, approx. quantities, container types, storage conditions)	No hazardous substances or petroleum products were identified. Only empty drums/containers were identified in the horse pasture on the western portion of the subject property
Unidentified substance containers (Approximate quantities, container types, storage conditions)	No unidentified substance containers were identified
Above ground storage tanks	An above ground tank was identified adjoin the subject property to the south and on the western portion.
Underground storage tanks (Including underground process piping)	No underground storage tanks or vent pipes, fill pipes, or access ways indicating UST's were observed
Odors	Strong, pungent, or noxious odors were not identified
Pools of liquids	No standing surface water was identified
Sumps	No sumps containing liquids likely to be hazardous substances or petroleum products were identified
Drums	Empty drums were located on the western portion of the property which appear to be used when riding the horses in this area.
PCB equipment	No electrical or hydraulic equipment was identified which might contain PCB's other than nearby electrical transformers.
Pits, ponds, lagoons	No pits, ponds, or lagoons were identified.
Stained soil/pavement	No stained soil or pavement was identified
Stressed vegetation	No stressed vegetation was identified
Solid waste	A small dirt mound was identified on the western portion of the subject property. A trash pile was identified near the western portion of the subject property. A small burn bile was identified adjoining the subject property to the south.
Wastewater	No wastewater or liquid flows (excluding storm water) were identified which might flow into a drain, ditch, underground injection system, or stream on or adjacent to the property.
Wells	No dry wells, irrigation wells, injection wells, abandoned wells, or other wells were identified
Septic system	No septic system or cesspools were identified

6.4 Interior Observations

Observation	Commentary
Hazardous substances and petroleum products identified (Chemical/product, approx. quantities, container types, storage conditions)	No hazardous substances or petroleum products were identified
Unidentified substance containers (Approximate quantities, container types, storage conditions)	No unidentified substance containers were identified
Above ground storage tanks	No above ground storage tanks were identified
Underground storage tanks (Including underground process piping)	No underground storage tanks or vent pipes, fill pipes, or access ways indicating UST's were observed
Odors	Strong, pungent, or noxious odors were not identified
Pools of liquids	No standing surface water was identified
Sumps	No sumps containing liquids likely to be hazardous substances or petroleum products were identified
Drums	No drums were identified (this includes containers as small as 5 gallons)
PCB equipment	No electrical or hydraulic equipment was identified which might contain PCB's
Heating / cooling (Incl. fuel source)	The structures are not equipped with air conditioning or heating units
Stains or corrosion	No stains or corrosion on floors, walls, or ceilings were identified
Drains	No drains were identified

7.0 INTERVIEWS

The objective of interviews is to obtain information indicating RECs in connection with the property. Appendix 14.6 contains a complete summary and documentation of the interview process.

7.1 Interview with Owner

The property owner (representative), Mr. Mike Tarantino, was asked about the existence of environmental related documents and the following documents were identified as existing:

- Environmental Site Assessment Reports
- Environmental Audit Reports
- Geotechnical Studies

The property owner was also asked a series of question regarding the current and past use of the subject property and the following is a summary of affirmative responses received during the interview:

- Property usage: Agriculture (sugarcane or soybean crop)

The interview did reveal evidence of a known or suspect REC (see Section 8.0 for more information on designation of REC's).

7.2 Interview with Site Manager

The Key Site Manager is the same as the Owner.

7.3 Interviews with Occupants

The subject property is currently not occupied.

7.4 Interviews with Local Government Officials

Bret Doumit with the Iberia Fire District #1 was interviewed and no affirmative answers were received during the interview concerning registered transformers with PCB's, hazardous substance or petroleum products releases, or an incident on the subject property involving mobilization of the fire department. The interview did not reveal evidence of a known or suspect REC.

7.5 Interviews with Others

The User Questionnaire, as supplied in Appendix X3 of ASTM 1527-13, was provided to the User and a copy is located in Appendix 14.6. A summary of the findings are located in Section 4.0.

8.0 EVALUATION

8.1 FINDINGS & OPINIONS

The report shall have a findings section which identifies known or suspect RECs, controlled RECs, historical RECs, and de minimis conditions. The report shall include the environmental professional's opinion(s) of the impact on the property of known or suspect environmental conditions identified in the findings section. The logic and reasoning used by the environmental professional in evaluating information collected during the course of the investigation related to known or suspect environmental conditions shall be discussed. The opinion shall specifically include the environmental professional's rationale for concluding that a known or suspect environmental condition is or is not currently a REC. Known or suspect environmental conditions identified by the environmental professional as RECs currently shall be listed in the conclusions section of the report.

Please note that all findings and opinions on findings concerning the governmental records review are located in Section 5.0. Any RECs identified in Section 5.0 are summarized in Section 1.0.

Finding	Opinion on Impact and Classification as REC
The property and surrounding properties were developed as farmland in the past.	Pesticides and herbicides are typically used for agricultural purposes. There was no evidence, whether visual or by interviews or research, which was discovered throughout the course of the environmental site assessment to indicate that any of these products was used on the property in amounts other than required through the course of normal agricultural practices which generally would not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, therefore this is considered a de minimis condition and not a REC.
Several empty drums and containers were identified on and near the western portion of the subject property including at a trash pile.	The containers were empty and appeared to be in good condition with no signs of leakage, therefore this is not considered a REC.
A trash pile was identified near the western portion of the subject property.	No evidence was discovered during the course of this assessment to indicate that any hazardous substances or petroleum products were ever spilled or improperly disposed in this area therefore this is not considered a REC.

Finding	Opinion on Impact and Classification as REC
A small dirt mound was identified on the western portion of the subject property.	No evidence was discovered during the course of this assessment to indicate that any hazardous substances or petroleum products were ever spilled or improperly disposed in this area therefore this is not considered a REC.
A small burn pile was identified adjoining the subject property to the south.	The burn pile appears to have been removed. No evidence was discovered during the course of this assessment to indicate that any hazardous substances or petroleum products were ever spilled or improperly disposed in this area therefore this is not considered a REC.
A historical small pond was identified on the west central portion of the subject property.	The source of fill material for the pond could not be identified during the course of the environmental site assessment. Please see Section 9.0 for further discussion.
A Phase I ESA was conducted in 2011 by H & H Environmental, Inc. on the subject property.	No recognized environmental conditions were identified therefore this is not considered a REC. Please note that a significant data gap was identified in the report which is discussed in Sections 1.0 and 9.0.
An above ground tank was identified adjoin the subject property to the south and on the western portion.	These tanks appeared to be in good condition with no signs of leakage therefore this is not considered a REC.
Empty drums were located on the western portion of the property.	These drums appear to be used when riding the horses in this area. The drums are empty and no evidence was discovered during the course of this assessment to indicate that any hazardous substances or petroleum products were ever spilled or improperly disposed in this area therefore this is not considered a REC.
Several electrical transformers are located on or adjoining the property.	The transformers appeared to be in good condition and relatively new. Also an interview with the local fire department indicated that to the best of their knowledge, there were no transformers within the immediate area which contained PCBs, therefore this is not considered a REC.

8.2 CONCLUSIONS

The report shall include a conclusions section that summarizes all RECs connected with the property and the impact of these RECs on the property. Please see Section 1.0.

9.0 LIMITING CONDITIONS/DEVIATIONS

Deletions and Deviations

Deviations from ASTM Practice E 1527-13 were necessary as discussed below.

Data Gaps/Data Failures

If a data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion. If the data failure represents a significant data gap, the report shall identify and comment on significant data gaps that affect the ability of the environmental professional to identify RECs and identify the sources of information that were consulted to address the data gaps.

8.3.2 Uses of the Property - All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier.

8.3.2.1 Intervals - Review of standard historical sources at less than approximately five year intervals is not required ... If the specific use of the property appears unchanged over a period longer than five years then it is not required by this practice to research the use during that period

The above requirements were deviated from. The records listed in this section were searched in an effort to determine all obvious uses of the property back to the property's obvious first developed use, or back to 1940, whichever is earlier. Since the term "developed use" includes agricultural uses, it is necessary to determine when the property was undeveloped.

Aerial Photographs

Aerial photographs were provided by GeoSearch and viewed on the LDNR SONRIS database.

Fire Insurance Maps

Sanborn maps were not searched as the subject property is not part of a historical town which would normally have map coverage.

Property Tax Files

The Iberia Parish Tax Assessor's Office was not contacted for property tax files as tax files rarely provide additional historical information beyond what interviews, aerial photography, and topographic mapping provide.

Recorded Land Title Records

Please note that the All Appropriate Inquiry Rule does not require that any specific type of historic information be collected, in particular a chain of title document for the property. The rule allows for the environmental professional to use professional judgment when determining what types of historical documentation may provide the most useful information about a property's ownership, uses, and potential environmental conditions when seeking to comply with the objectives and performance factors for the inquiries. As per agreement with the User of this report, a title search and environmental lien search were not conducted for this assessment. Any information discovered during these searches by the User was not provided to the Environmental Professional.

USGS 7.5 minute topographic maps

Topographic mapping was provided by GeoSearch and also viewed on the USGS website.

Local Street Directories

Local street directories were not searched as the subject property address was not provided.

Building Department Records

Building department records were not searched as the Iberia Parish Building Department cannot search building department records by address. They can only search these records by building permit number which was not provided by the User.

Zoning/Land Use Records

Zoning was searched on the Iberia Parish Government Zoning Database. Also, according to the Iberia Parish Zoning department, zoning in Iberia Parish did not begin until 2009 which would not assist in the historical use of the subject property.

Please see Section 5.4 for a complete list of all information discovered during the historical record search.

Based on the above attempts, determining all obvious uses of the property back to the property's obvious first developed use, or back to 1940, whichever is earlier and at 5 year intervals was not deemed "reasonably ascertainable" for the purposes of this report, subject to the constraints of "data failure" as listed above.

Data Gaps Other Than Historical

The report shall identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify RECs and identify the sources of information that were consulted to address the data gaps. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

The following is a list of data gaps, other than historical, which were identified during the course of the environmental site assessment:

- 1) All previous occupants and owners of the subject property were not identified in the report to determine all historical uses of the subject property; and

- 2) Historical photographs and historical topographic mapping indicated that there was once a pond located on the eastern portion of the subject property. A historical interview of the previous owner (representative), Tammy Ford, indicated that the pond was filled with dirt. A historical interview of Mr. Mike Tarantino with the Iberia Industrial Development Foundation, indicated that after further questioning of the owner (representative) and family, the pond was filled with dirt from a nearby dirt pit located approximately 0.2 miles northwest of the subject property. Further investigation of this area with historical aerial photographs and topographic maps indicated that there were several historical ponds located at this site prior to the dirt pits. (Please see Appendix 14.4 for historical aerial photographs and topographic maps.) It cannot be determined, without further investigation, if any hazardous or petroleum products were ever improperly disposed at this area and were then transported to the soils of the subject property in the fill dirt. (Please also see Section 9.0 for a complete discussion on significant data gaps identified during the course of the environmental site assessment.)

10.0 ADDITIONAL SERVICES

The Louisiana Department of Natural Resources (LDNR) SONRIS database was searched for any water wells, oil wells, natural gas wells, or well pits on the subject property and none were identified. Please see Appendix 14.4 for LDNR SONRIS database supporting documentation.

11.0 REFERENCES

ASTM E 1527-13, Standard Practice for Environmental Site Assessments

Radius Report and Topographic Mapping provided by GeoSearch

Aerial Photographs provided by GeoSearch

USGS Topographic Mapping obtained from <http://store.usgs.gov>.

LDNR SONRIS database: <http://www.dnr.state.la.us>

Iberia Parish Government Zoning Database:

<http://www.iberiaparishgovernment.com/forms/dept-plan-ZoningMap.pdf>

Louisiana Geological Survey, 1984, Geologic Map of Louisiana

Phase I ESA conducted on the subject property by H & H Environmental, Inc. dated December 20, 2011.

12.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

The environmental professional(s) responsible for the Phase I Environmental Site Assessment shall sign the report.



Ben Harmon (H & H Environmental, Inc.), Environmental Professional

January 19, 2018

Date

“I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR § 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

13.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Ben Harmon – H & H Environmental, Inc.

EDUCATION

- Associate of Science - Louisiana State University (Eunice, LA) - 1993
- Bachelor of Science - McNeese State University (Lake Charles, LA) - 1995
Major - Environmental Science
Minor - Chemistry

EXPERIENCE

- Environmental reports concerning compliance with water quality regulations, air quality regulations, and solid waste regulations.
- Obtained water discharge permits in accordance with environmental laws
- Prepared pollution prevention plans
- Prepared spill contingency plans
- Assessed site compliance with existing environmental regulations
- Prepared emergency response plans
- Prepared risk management plans
- Prepared storm water pollution prevention plans
- Prepared best management practices
- Prepared Environmental Site Assessments for purposes of innocent land owner defense
- Experience in the oil & gas exploration and production industry regarding environmental permitting and compliance matters
- Experience in the petrochemical industry regarding environmental permitting
- Provided consultation regarding environmental compliance
- Ten years relevant experience as defined in Paragraph 312.10 of 40 CFR 312

The above experience and knowledge demonstrates that the above named Environmental Professional is qualified to conduct and prepare a Phase I ESA.