

EXHIBIT 13 - PHASE I ENVIRONMENTAL SITE ASSESSMENT

(Executive Summary and Opinion Section Only)
(Full Report is Separately Bound)

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

FOR

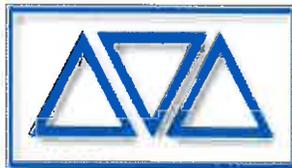
ENGLAND ECONOMIC & INDUSTRIAL DEVELOPMENT DISTRICT

RELATED TO PROPERTY LOCATED AT AND AROUND

2101 FRANK ANDREWS BLVD.
NEAR ALEXANDRIA, RAPIDES PARISH, LOUISIANA 71303
A 42± ACRE TRACT
SECTION 34 & 35, TOWNSHIP 4 NORTH, RANGE 2 WEST

November 17, 2015

PAN AMERICAN ENGINEERS, LLC.
1717 JACKSON ST. – P.O. BOX 89
ALEXANDRIA, LA 71309
(318) 473-2100
(318) 473-2275 - FAX
Panam@Paealex.Com
PAE PROJECT NO. 10231



A handwritten signature in blue ink, appearing to read "Thomas C. David, Jr.", written over the bottom right portion of the professional seal.

1 EXECUTIVE SUMMARY

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 42± acre tract located at and around 2101 Frank Andrews Blvd, near Alexandria, Rapides Parish, Louisiana (the *property*).

This ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13, for the *property*. Deviations from ASTM E1527, if any, are described in Subsection 11.0.

This Assessment is based on a study of historical land use of the *property* and adjacent properties, historical maps, practically available information, interviews and direct observations made at the *property*.

Findings

Site Reconnaissance: The current use of the majority of the *property* is vacant overgrown pastureland. The *property* also contains four abandoned structures. The *property* is bordered to the north and east by Union Tank Manufacturing Plant, on the south and west by commercial/industrial businesses and by a railroad on the west. Properties located adjacent or within close proximity to the *property* appear to be commercial, residential, and industrial. The current and past uses of the adjoining properties and surrounding areas do not appear to have changed in recent history.

Site History Findings: The USGS Topographical Maps depict the *property* as first being developed at some time between 1932 and 1941.

Regulatory Agency Findings: A search of EDR's available standard environmental record sources revealed that seven mapped sites were found in EDR's search of available government records either on the *property* and/or surrounding areas. This information can be found in *Appendix D - Regulatory Records Documentation*.

Conclusions

This Assessment has revealed evidence of **one recognized environmental condition** on the *property*. This condition is as follows:

- The *property* was found in multiple databases. This finding is considered to be a controlled recognized environmental condition, which is a recognized environmental condition. See Opinion 2 in Section 9 for more information on this recognized environmental condition.