

Exhibit S, Phase 1 Environmental Site Assessment, Bee Bayou Site

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**DENMON ENGINEERING
BEE BAYOU SITE
INTERSECTION OF U.S. HWY 80 AND
LA HWY 583
RAYVILLE, LOUISIANA**

PPM PROJECT NO. 115406-ESA1

MAY 7, 2013

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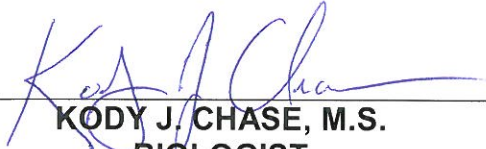
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PPM PROJECT NO. 115406-ESA1

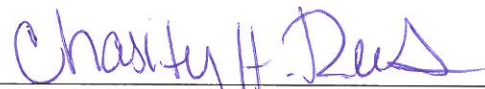
MAY 7, 2013

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Figure 2 – Site/Area Map

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Appendix A – Figures

Appendix B – Site Photographs

Appendix C – Regulatory Research Documentation

Appendix D – Historical Records Documentation

Appendix E – Other Documentation

Appendix F – Qualifications of Environmental Professionals

EXECUTIVE SUMMARY

PPM Consultants, Inc. was retained by Denmon Engineering to conduct a Phase I Environmental Site Assessment (ESA) of the Bee Bayou Site located at the intersection of U.S. Highway (Hwy.) 80 and Louisiana Hwy. 583 in Rayville, Louisiana. The purpose of this assessment was to identify recognized environmental conditions in connection with the property by means of interviews, review of record information, and site reconnaissance. The environmental assessment was conducted in conformance with the scope of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05.

PPM conducted the site reconnaissance on April 9, 2013. The property is enrolled in a United States Department of Agriculture Conservation Reserve Program contract and is currently vacant and undeveloped. The property is irregularly shaped and is approximately 260 acres in size. The property is located in an agricultural, residential, and light commercial area of Richland Parish, Louisiana. Available historical resources indicate that the property has been used for residential and agricultural purposes since at least 1941.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.