# **EXHIBIT 13 - PHASE I ENVIRONMENTAL SITE ASSESSMENT**

(Executive Summary 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.

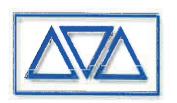
NEAR ALEXANDRIA, RAPIDES PARISH, LOUISIANA 71303

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





#### 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**

<u>Site Reconnaissance</u>: 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.

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

<u>Regulatory Agency Findings</u>: 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.