

# EXHIBIT 13a - PHASE I ENVIRONMENTAL SITE ASSESSMENT

253.2± ACRES OWNED BY PETER DEKEYZER

(Executive Summary Only)

(Full Report is Separately Bound)

## 1 EXECUTIVE SUMMARY

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 136.2, 72, 25, and two (2) 10 ± acre tracts located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

### Findings

Site Reconnaissance: The current use of the property is agricultural farm land. Usages of adjoining properties include agricultural land to the west, south, and east. The site is bordered to the North by Big Bayou with residential lots located beyond. All properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 85 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: The site has been used for row crop farming since prior to 1932. No structures appear to have been located on the property between 1932 and the date of this report.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

### Conclusions

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

# EXHIBIT 13b - PHASE I ENVIRONMENTAL SITE ASSESSMENT

## 55± ACRES OWNED BY MARIA BARRILEAUX

(Executive Summary Only)  
(Full Report is Separately Bound)

### **1**     **EXECUTIVE SUMMARY**

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 55 ± acre tract located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

#### **Findings**

Site Reconnaissance: The current use of the property is agricultural farm land. Usages of adjoining properties include row crop farmland to the north, east, and west. A residential lot borders the subject site to the south. All properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 85 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: The site has been used for row crop farming since prior to 1932. No structures were present of the site between 1932 and the time of this report.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

#### **Conclusions**

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

**EXHIBIT 13c - PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**57.4± ACRES OWNED BY JEROME DEKEYZER, ET UX**  
(Executive Summary Only)  
(Full Report is Separately Bound)

**1     EXECUTIVE SUMMARY**

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on two (2) 28.7 ± acre tracts located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

**Findings**

Site Reconnaissance: The current use of the property is agricultural farm land. Usages of adjoining properties include agricultural land to the north, agricultural and residential property to the east, one (1) residence and North Bayou Rapides Road to the south, and agricultural land to the west. All properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 85 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: The site has been used for row crop farming since prior to 1932. Structures located on the site in the past appear to be tenant farming houses.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

**Conclusions**

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

# EXHIBIT 13d - PHASE I ENVIRONMENTAL SITE ASSESSMENT 303.47± ACRES OWNED BY OXLAND PLANTATION, LLC

(Executive Summary Only)  
(Full Report is Separately Bound)

## 1 EXECUTIVE SUMMARY

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 278.47 & 25 ± acre tracts located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

### Findings

Site Reconnaissance: The current use of the property is agricultural farm land. Usages of adjoining properties include wooded property to the north, agricultural land to the east, Bayou Rapides to the south, and agricultural land to the west. All properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 80 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: The site has been used for row crop farming since prior to 1932. Structures located on the site in the past appear to be tenant farming houses.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

### Conclusions

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

# EXHIBIT 13e - PHASE I ENVIRONMENTAL SITE ASSESSMENT

23.49± ACRES OWNED BY JOE BROWN, ET UX

(Executive Summary Only)

(Full Report is Separately Bound)

## 1 EXECUTIVE SUMMARY

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on the 19.1, 2.38, & 2.01 acre tracts located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

### Findings

Site Reconnaissance: The current use of the property is residential. Usages of adjoining properties include row crop farmland to the west and east, residential lots to the north, and North Rapides Station Road and Bayou Rapides to the south. Properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 85 feet above msl according to the USGS 7.5' Topographic Map.

Noted items on site include an abandoned house, an abandoned water well, a sewer treatment unit and septic tank, and standing water. None of these items are considered RECs.

Site History Findings: Based on Aerial Photographs and USGS Topographical Maps the Site appeared to have contained structure since prior to 1932 to 2013. The property appeared to be used as a farm equipment storage area and tenant farming residence. The current dwelling appeared to have been constructed between 1977 and 1981. The land use was residential and grazing land from 1981 to 2013.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

## **Conclusions**

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

# EXHIBIT 13f - PHASE I ENVIRONMENTAL SITE ASSESSMENT

157.37± ACRES OWNED BY JEROME DEKEYZER, ET UX

(Executive Summary Only)  
(Full Report is Separately Bound)

## **1 EXECUTIVE SUMMARY**

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 157.37 ± acre tract located near Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

### **Findings**

Site Reconnaissance: The current use of the property is agricultural farm land. Usages of adjoining properties include wooded property to the north, agricultural land to the east, Bayou Rapides to the south, and agricultural land to the west. All properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 80 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: The site has been used for row crop farming since prior to 1932. Structures located on the site in the past appear to be tenant farming houses.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

### **Conclusions**

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.

**EXHIBIT 13g - PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**2.623± ACRES OWNED BY PETER DEKEYZER, ET UX**  
(Executive Summary Only)  
(Full Report is Separately Bound)

**1     EXECUTIVE SUMMARY**

Pan American Engineers, LLC (PAE) has performed a Phase I Environmental Site Assessment (ESA) on a 2.623 ± acre tract at 374 North Bayou Rapides Road, Alexandria, Louisiana.

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 site. 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 subject property and adjacent properties, historical maps, practically available information, interviews and direct observations made at the subject site.

**Findings**

Site Reconnaissance: The current use of the property is residential. Usages of adjoining properties include row crop farmland to the north, west, and east, and Bayou Rapides Road to the south. Properties located adjacent or within close proximity to the above address appear to be residential or agricultural land. The current and past uses of the adjoining properties and surrounding areas are residential or agricultural. The site is relatively flat and is approximately 85 feet above msl according to the USGS 7.5' Topographic Map.

Site History Findings: Based on Aerial Photographs and USGS Topographical Maps the Site appears to have been used as had structures located on the property from prior to 1932 to 1956. From 1970 to 1998 the site was used for row crop farming with no structures present. From 2004 to 2013 the site contained a residence.

Regulatory Agency Findings: The subject site was not listed in any of the available governmental databases searched by EDR. Two properties within the EDR search radius were listed. One property located on Rapides Station Road near its intersection with Big Bayou. The other located at 204 Jimmy Brown Road. The former property once contained underground storage tanks that have since been removed. The latter contained a potential gas/filling station which is no longer in existence.

**Conclusions**

Environmental conditions at the subject site are not believed to pose an environmental risk to acquisition or development in accordance with scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

This assessment has revealed no evidence of recognized adverse environmental conditions on the property that were deemed to be environmentally significant.