

Exhibit #20 Phase 1 Environmental Assessment

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

FOR

149± ACRE SITE
LOCATED IN SECTIONS 30 & 43
TOWNSHIP 1 SOUTH, RANGE 3 EAST
AVOUELLES PARISH, LOUISIANA

LOCATED

ALONG SOUTHEASTERN SIDE OF LA HIGHWAY 115
BUNKIE, LOUISIANA

CLIENT

CITY OF BUNKIE
P.O. BOX 630
BUNKIE, LOUISIANA 71322

NOVEMBER 30, 2010

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PAE PROJECT NO. 8819



1 EXECUTIVE SUMMARY

In conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05, Pan American Engineers – Alexandria, Inc. (PAE) has performed a Phase I Environmental Site Assessment (ESA) for the 149± acre site owned by William Taylor, Jr. et al, located along the southern side of LA Highway 115 outside the corporate limits of the City of Bunkie in Avoyelles Parish, Louisiana. The site is located in Section 30 and 43, Township 1 South, Range 3 East.

Exceptions or deviations from ASTM E1527 are described in Subsections 2.2.2 and 11.0. The 149± acre tract of property is currently owned by William Taylor, Jr. et.al. This Phase 1 was completed for the use by the City of Bunkie.

Usages of adjoining properties include agricultural/farmland to the south and residential properties to the north, east and west.

Environmental conditions at the site are not believed to pose an environmental risk to acquisition or development in accordance with the 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.

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 site.

There are no structures on the subject property. There were no signs of asbestos containing materials, lead-based paints or lead in drinking water. Apparent wetlands were observed on site near the drainage ditches. The extent of wetlands on the property can be better defined by a wetlands delineation.

2 INTRODUCTION

Pan American Engineers – Alexandria, Inc. (PAE) was retained by the City of Bunkie to prepare a Phase I ESA for the 149± acre site located at located along the southern side of LA Highway 115, outside the corporate limits of Bunkie, Louisiana (*See Appendix A - Site Map*). Mike Robertson, Mayor of the City of Bunkie, authorized PAE to perform the study on November 15, 2010.

2.1 PURPOSE AND SCOPE

The purpose of this ESA is to conduct an investigation, to the extent feasible, of a parcel of property with respect to the Compensation and Liability Act (CERCLA), a range of delineated environmental conditions, contaminants within the scope of the Comprehensive Environmental Response, and petroleum products. As such, this report is intended to allow 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. The standard of defense is practices that constitute “*all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice*” as defined in 42 U.S.C. § 9601 (35) (B). This investigation was conducted in accordance with ASTM E 1527-05, which delineates criteria for conducting a Phase I Environmental Site Assessment.

2.2 PHASE I ASSESSMENT METHODOLOGY

2.2.1 Special Terms and Conditions:

In defining a standard of good, commercial and customary practice for conducting an ESA of a parcel of property, the goal is to identify recognized environmental conditions. The term “*recognized environmental conditions*” is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the ground, groundwater, or surface water of the property.

The term is not intended to include *de minimis* conditions that generally do 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.

This investigation does not address requirements of any state or local laws or any federal laws other than the appropriate inquiry provisions of CERCLA’s innocent landowner defense. Terminology and definitions used herein and the methodology to conduct the ESA are in accordance with those definitions, terminologies, and practices described more fully in ASTM E 1527-05 and shall govern use and limitations of this report.

2.2.2 Limitations and Exceptions of Assessment:

Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general environmental assessment of the subject site. This investigation was conducted in accordance with ASTM E 1527-05, which provides established criteria for conducting a Phase I Environmental Site Assessment. The findings and conclusions contained herein were promulgated in accordance with generally accepted environmental assessment methods, only for the subject site that is described in this report. These environmental methods were developed to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject site. These were necessarily limited to the conditions observed at the time of the site visit and research.

The report is limited to information that was available at the time it was prepared. In the event additional information becomes available, the client will forward it to the consultant for their consideration and vice-versa. There is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent or accessible during the site visit. There may exist on the site certain environmental conditions that are beyond the scope of this report, but may warrant consideration by parties to a commercial real estate transaction. Though the information represented herein is believed to be reliable, there is no express warranty that the information provided by others is complete or accurate.

This ESA may be presumed to be viable for no more than 180 days. The possibility should be recognized that conditions affecting environmental concerns could change materially during this viability period due to the action of others or due to off-site influences. If such changed conditions do occur during the viability period, the use of this report (other than immediate) is expressly prohibited unless the consultant makes a current investigation of those changed conditions. This would include a new site reconnaissance, interviews and an updated review of the records.

This assessment has been prepared for the sole use of the stated client. It may not be reproduced or edited without the written approval of the consultant. This report may not be assigned to others without full agreement to the general terms and conditions under which it was performed. No other warranties are implied or expressed.

2.2.3 Limiting Conditions and Methodology Used:

The governmental records data investigated may not include information on all environmental hazards on the subject site or on all sites adjoining. Said data may also be inaccurate or incomplete.

The site is assessed as not being used for operations that may pose some environmental risk. No evidence or information was identified at this site that would indicate more extensive site investigation is necessary regarding prior historical use of the subject property.

Limiting conditions on the property consisted of restricted access to the back southernmost half of the site due to a lack of improved roadways or paths to allow for better viewing during site reconnaissance.

No evidence exists at this time that would indicate contamination has occurred at the subject site from on or off-site documented potential contaminant sources.

3 SITE INFORMATION

3.1 Location and Legal Description:

The subject property is located on the southern side of LA Highway 115, outside the corporate limits of Bunkie, Avoyelles Parish, Louisiana. The site is approximately 200 feet from the northeast corner of property to the intersection of MacArthur Street and South Weir Avenue. The subject site is illustrated on the Pan American Engineers Certificate of Survey provided in *Appendix A - Site Map*. The latitude and longitude at the northeast corner of the subject site are 30° 56' 47.62" North and 92° 12' 00.15".

3.2 Site and Vicinity General Characteristics

The subject site is currently used for agricultural purposes. The site is accessed by a turn row that runs down the center of the 149± acre parcel. A drainage canal exists to the west of the site and a smaller ditch courses through the center of the property. There is also a drainage ditch that runs along the northern property line parallel and adjacent to LA Hwy. 115.

3.3 Current Uses of the Property

The subject site is currently used for agricultural purposes. At the time of the site visit, the crop was harvested and the site was idle.

3.4 Description of Structures, Roads, Other Improvements

Refer to Section 6 - Site Reconnaissance

3.5 Current Uses of Adjoining Properties

Usages of adjoining properties include agricultural/farmland to the south and residential properties to the north, east and west.

4 USER PROVIDED INFORMATION

4.1 Title Records

Refer to *Appendix C - Historical Research Documentation* for title records and property tax information provided by the user.

4.2 Owner, Property Manager, and Occupant Information

The user stated that the owner of the subject site is William Taylor, Jr. et.al.

4.3 Reasons for Performing Phase I

The purpose of the Phase I Environmental Site Assessment is to qualify for landowner liability protections (LLP's) to CERCLA liability and the need to understand potential environmental conditions that could materially impact the acquisition of the subject property.

4.4 Other

The user of this Phase 1 is the City of Bunkie. The Phase I Environmental Assessment is being performed for the purpose of qualifying for an LLP to CERCLA liability and the need to understand potential environmental conditions that could materially impact the acquisition of the subject site. The Mayor of the City of Bunkie, Mike Robertson, completed the User Questionnaire on behalf of the City. Mayor Robertson was interviewed by Clay Eastridge on November 17, 2010. The questionnaire completed in the interview is included in *Appendix E - Interview Documentation*.

5 RECORDS REVIEW

5.1 Standard Environmental Record Sources

In accordance with ASTM 1527-05, Pan American Engineers- Alexandria Inc. has reviewed records that are reasonably ascertainable. Records that are reasonably ascertainable are information that is publically available, obtainable within a reasonable amount of time and cost and is practically reviewable.

5.1.1 EDR Mapped Sites

Pan American Engineers- Alexandria Inc. subcontracted with Environmental Data Resources, Inc. (EDR) to provide a search of standard environmental record sources within the approximate minimum search distance as defined by ASTM 1527-05 (*Refer to Appendix D - Regulatory Records Documentation*). The EDR Radius Map includes the name, the date the request for information was submitted and the date the provided information was last updated by source. The subject site was not listed in any of the available government databases searched by EDR.

5.1.2 EDR Unmappable Sites

Due to poor or inadequate information, the report includes 35 unmappable sites that are potential hazardous environmental sites.

5.2 Physical Setting Sources

The 1992 USGS Topographic Map (Bunkie Quadrangle, 7.5 Minute Series) illustrates the subject site and surrounding areas. The Map does not show any structures on the property. Additional structures are also shown on some of the surrounding properties. Historical aerial photographs, historical topographical maps, and the Natural Resources Conservation Service Soil Map in *Appendix C - Historical Research Documentation* and *Appendix D - Regulatory Records Documentation* show the property and surrounding areas. EDR Geocheck Report in *Appendix D - Regulatory Records Documentation* includes additional information on the surrounding area.

5.2.1 Topographic and Hydrology Information

The site is relatively flat and is approximately 60 feet above msl according to the USGS 7.5' Topographic Map. The site appears to be relatively the same elevation of the surrounding properties. A drainage ditch runs through the center of the site to a larger ditch that runs along the western property line. There is also a drainage ditch that runs along the northern property line adjacent to La. Hwy. 115.

5.3 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 recognized environmental conditions in connection with the property.

The following historical sources were utilized to determine previous uses:

- Aerial Photographs (*Appendix C - Historical Research Documentation*)
- Property Tax Files (*Appendix C - Historical Research Documentation*)
- Recorded Land Title Records (*Appendix C - Historical Research Documentation*)
- USGS Topographic Maps (*Appendix C - Historical Research Documentation*)

Pan American Engineer's past experience indicates that in Avoyelles Parish fire insurance maps, local street directories, building department records and zoning/land use records are not reasonably ascertainable and/or are not likely to be sufficiently useful, accurate or complete in satisfying the objectives.

The Property Tax Files in Appendix C contain the 2010 tax assessment and shows the tax payer as William Taylor, Jr. et.al.

The USGS Topographic maps and Aerial Photographs from 1948, 1952, 1965, 1966, 1978, 1981, 1990, 1992, 1998, 2005, and 2006 do not shown any structures or other improvements on the site. From the aerial photographs, it is clear that the site was clear of trees dating back to the first aerial in 1952. It appears the subject site was used for agricultural purposes dating back to 1952.

The historical records used in this report do not reveal evidence that the site was used for industrial or manufacturing purposes. The Standard Historical Sources that were reasonably ascertainable and likely to be useful were reviewed; however, a data failure occurred due to the subject site uses not being identified back to 1940.

5.4 Historical Use Information and Surrounding Areas

The topographic maps and aerial photographs dating back to 1948 and 1952 respectively indicated many of the same structures in the surrounding area as shown on more current maps and photographs. Site reconnaissance revealed the same residential structures in the same location as those structures seen on the historical maps and photographs. It is reasonable to conclude that past uses of the surrounding areas were residential and agricultural.

6 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. To the extent not limited by physical obstructions, the periphery of the property was visually and/or physically observed, as well as the periphery of all structures on the property. The property was also observed from LA Highway 115, the adjacent public thoroughfare. There is a turn row running through the center of the property leading from La. Hwy. 115 to the ditch running from east to west. To the extent not limited by physical obstructions, the interior of known structures on the property, accessible common areas expected to be used by occupants, maintenance and repair areas and a representative sample of occupant spaces were visually and/or physically observed.

The site reconnaissance began near the middle of the north property line and the periphery of the property was walked clockwise.

Limiting conditions on the property consisted of restricted access to the back southernmost half of the site due to a lack of improved roadways or paths to allow for better viewing during site reconnaissance.

Pan American Engineer's findings are based on the site visit on November 17, 2010 by Clay Eastridge. Changes in the property or report data or incomplete disclosure of past or present site activities could alter Pan American Engineer's findings and conclusions associated with the site assessment. Information on the subject site provided to Pan American Engineers by individuals, owner, users and others has been accepted in good faith and is assumed to be accurate.

6.2 General Site Setting

The subject site is currently used for agricultural purposes. Visual observation revealed that the crop was harvested and the site was idle. The current uses of the surrounding sites to the north, east, and west are residential and agricultural farmland to the south.

The site is 149± acres of idle farmland. The crops had been harvested prior to site reconnaissance. There is a ditch that runs along the northern boundary adjacent to Hwy. 115. There is also a drainage ditch running along the eastern border of the property and a ditch running through the center that flows to the ditch on the western property line. Miscellaneous debris was found during site reconnaissance along with one piece of abandoned farm equipment, specifically a disc. Evidence was also found of a 2.5 gallon container of crop oil concentrate (a non-ionic adjuvant). After further research this oil was found to be a type of mineral oil that can be used for common make-up removal, thus a de minimis condition.

7 INTERVIEWS

7.1 Interview with Owner/Site Manager

The owner of the property is William Taylor, Jr. et al. The key site manager and family representative is Mr. William Taylor, Jr. Mr. Taylor reported that his family owned the subject property for approximately 40 years. He stated that he remembers the site being pasture and trees, and then used for farming purposes. He was not aware of the existence of any of the helpful documents listed in 10.8 of ASTM 1527-05.

7.2 Interviews with Local Government Officials

Joseph M. Frank, Fire Chief for the City of Bunkie, stated that to the best of his knowledge there has not been any environmental issues in the area of the property. Chief Frank provided this information on November 22, 2010 to Thomas David, III.

8 FINDINGS

This section identifies known or suspect recognized environmental conditions, and historical recognized environmental conditions, and de minimis conditions. There were no known or suspect recognized environmental conditions or historical recognized environmental conditions.

Finding 1. The EDR Report includes 35 unmappable sites (refer to Section 5.1.2).

Finding 2. Data failures occurred due to the subject property uses not being identified back to the property's first developed use or back to 1940 (refer to Section 5.3).

9 OPINION

This section includes the environmental professional's opinion of the impact on the property of conditions identified in the findings section (refer to Section 8.0). The following numbered opinions correspond with the numbered findings in Section 8.0.

Opinion 1. The finding is not considered to be a recognized environmental condition. The unmappable sites were not visually observed within the immediate vicinity of the subject property and therefore, appear to be located a sufficient distance from the subject property to avoid environmental hazards caused by the unmappable sites.

Opinion 2. The finding is not considered to be a recognized environmental condition. The property's use was determined from 1952 to present. Historical records up to 1952 appear to show the property and surrounding areas as most likely residential and agricultural; however, these uses were not confirmed. There is no indication that the pre 1952 use is a recognized environmental condition.

10 CONCLUSIONS

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of for the 149± acre site that is located along the southern side of LA Highway 115 outside the corporate limits of the City of Bunkie, Louisiana, the *property*. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

11 DEVIATIONS

This ESA exhibits no known deviations from the ESAs typically completed in this area.

12 ADDITIONAL SERVICES

This section addresses environmental issues or conditions at the property that the user directed to be assessed that are outside the scope of ASTM E1527-05.

Mayor Robertson with the City of Bunkie directed Pan American Engineers to evaluate the potential for asbestos containing materials, lead-based paints or lead in drinking water. There were no signs of asbestos containing materials, lead-based paints or lead in drinking water. Apparent wetlands were observed on site near the drainage ditches. The extent of wetlands on the property can be better defined by a wetlands delineation.

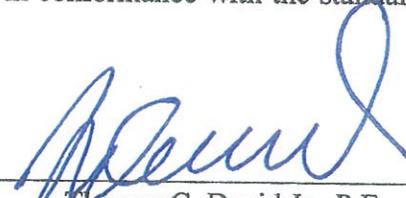
13 REFERENCES

- The EDR Aerial Photo Decade Package, Inquiry Number: 2922196.5. Environmental Data Resources, Inc. November 16, 2010.
- The EDR Historical Topographic Map Report, Inquiry Number: 2922196.4. Environmental Data Resources, Inc. November 16, 2010.
- The EDR Radius Map Report with Geo Check, Inquiry Number: 2922196.2S. Environmental Data Resources, Inc. November 15, 2010.
- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation: E 1527-05. ASTM International. November 2005.

14 ENVIRONMENTAL PROFESSIONAL STATEMENT

"We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312" and

"We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



Thomas C. David Jr., P.E.

15 QUALIFICATIONS

See Appendix F - Qualifications of the Environmental Professional