

EXHIBIT 13

ADVERSE FINDINGS

Sandblast, L.P. (“Sandblast”) the proposed assignee believes that this question is properly answered in the affirmative. However, out of an abundance of caution Sandblast notes that on November 3, 2011, a principal in Sandblast’s general partner, Stop 26-Riverbend, LLC, Percy Squire, was indefinitely suspended from the practice of law by the Ohio Supreme Court. In accordance with the Commission’s rules Mr. Squire notified the Commissions Secretary of this suspension on November 18, 2011, and provided a copy of the relevant Ohio Supreme Court Opinion, Ohio Supreme Court Case No. 2010-2021. A Petition for Mr. Squire’s Reinstatement to the practice of law is currently pending before the Ohio Supreme Court. Mr. Squire disputed and continues to dispute the finding that he engaged in any conduct involving fraud or deceit.