

Butterfield Site - Russellville East End 44.38 Acres

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*Recertified
November 2023*



RUSSELLVILLE
REGIONAL ECONOMIC DEVELOPMENT
ALLIANCE

Butterfield – Russellville East End Site

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General Information

Site Name: Butterfield - Russellville East End

Site Address: 503 Industrial Blvd, Russellville AR 72802

Owner Contact Name: Mayor Fred Teague, City of Russellville AR

Economic Development Organization Contact Information: Megan Selman, CEO,
Russellville Regional Alliance for Economic Development
708 West Main Street
Russellville, AR 72801
Office 479-968-2530, Cell 479-857-8632
mselman@russellvillechamber.com

Site Size: 44.38 acres

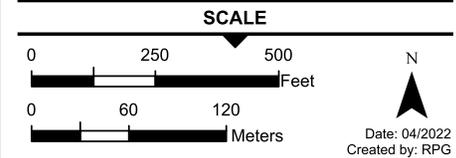
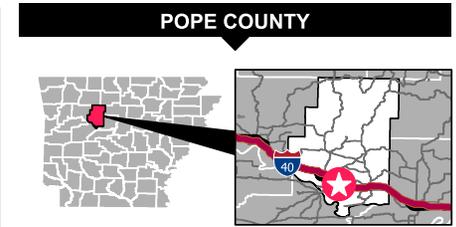
Site Control Document: This site is owned by the City of Russellville. The Arkansas Valley Alliance for Economic Development dba the Russellville Regional Alliance for Economic Development is under contract with the City to market and manage industrial property and to assist industrial and business development prospects.

Aerial Site Location Map: See attachment G-1 for detail.



BUTTERFIELD - RUSSELLVILLE EAST END / AERIAL

G-1



These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

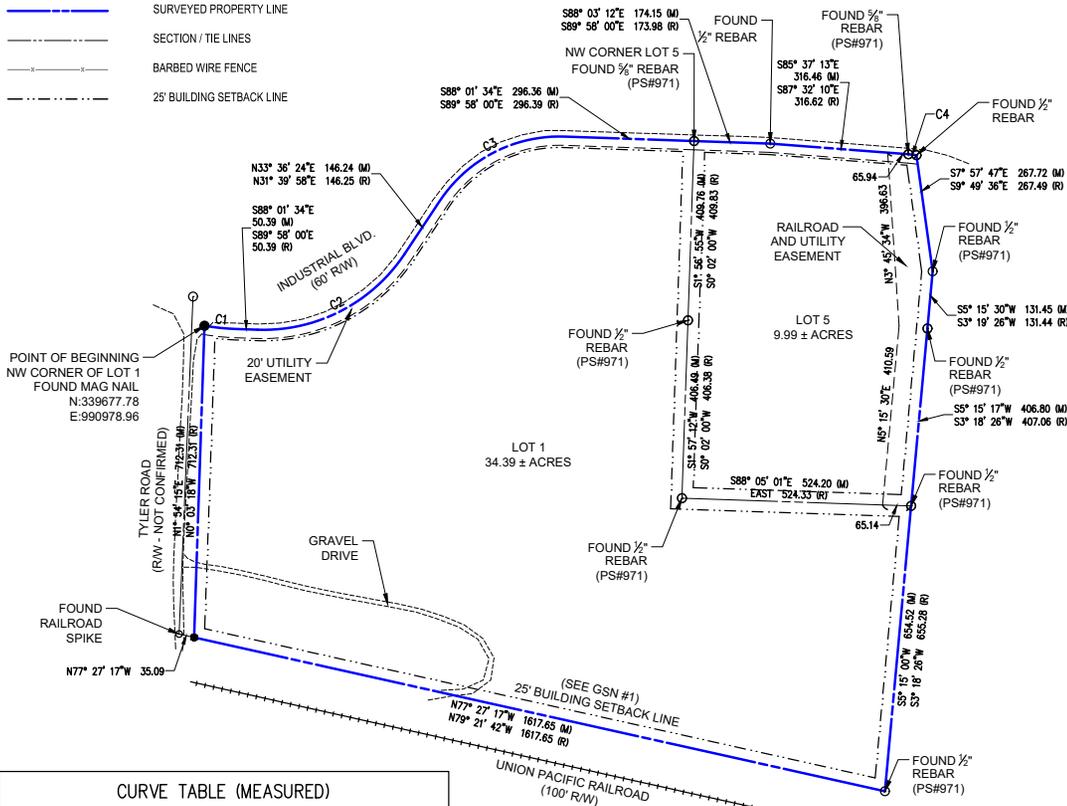
Site Characteristics

- Acreage:** 44.38 acres
- Dimensions:** 662' x 1820' x 1186' x 1580'
- Previous Use:** Agricultural, residential
- Fire Rating:** 2
- Distance to Fire Station:** 2.5 miles
- Distance to Nearest Interstate *and* 4-lane Highway *and* Access Points:** 1.6 miles from I-40 via Exit 88
0.5 miles to US-64 via Industrial Blvd.
- Road Frontage, Type and Weight Capacities:** Yes. Tyler Road on west boundary and Industrial Blvd. on north boundary (both are city streets – 36' wide with curb & gutter). No weight restrictions.
- Distance to Nearest Rail:** Access to rail is approximately 5 miles from site via Dardanelle-Russellville local line. From there, connection to Union Pacific Railroad is possible.
- Distance to Nearest Commercial Airport:** This site is less than 0.5 miles from the Russellville Regional Airport with 5,500 feet runways, RNAV approaches, 24-hour call-out service, 100 low lead aviation fuel and Jet-A fuel available. The site is 82.5 miles from Clinton National Airport in Little Rock.
- Distance to Nearest Port Facility:** Site is 5 miles from the Port of Dardanelle and 63 miles from the Little Rock Port Authority. Both facilities are on the Arkansas River.
- Distance from Retail or Central Business District:** 3.5 miles
- Site Type:** Industrial Park is bordered by industry to the north and east, residential area to the south, and vacant pastureland to the west.
- Site Survey:** See attached S-1. Site is Lots 1 and 5.



LEGEND

- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- SET 5/8" REBAR (PS#1741)
- SURVEYED PROPERTY LINE
- - - SECTION / TIE LINES
- - - BARBED WIRE FENCE
- - - 25' BUILDING SETBACK LINE

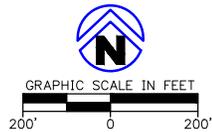


CURVE TABLE (MEASURED)

| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|-----------|-----------------|--------------|
| C1 | 70.99' | 507.55' | 8°00'51" | S84° 01' 04"E | 70.93' |
| C2 | 395.30' | 388.04' | 58°22'03" | N62° 47' 25"E | 378.43' |
| C3 | 334.18' | 328.05' | 58°21'59" | N62° 47' 23"E | 319.92' |
| C4 | 18.87' | 436.72' | 2°28'30" | N83° 34' 07"W | 18.86' |

CURVE TABLE (RECORD)

| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|-----------|-----------------|--------------|
| C1 | 71.17' | 507.24' | 8°02'22" | ----- | --- |
| C2 | 395.36' | 388.10' | 58°22'02" | ----- | --- |
| C3 | 334.23' | 328.10' | 58°22'02" | ----- | --- |
| C4 | 19.01' | 355.12' | 3°04'03" | ----- | --- |



BASIS OF BEARINGS:
 GRID NORTH
 NAD83 ARKANSAS NORTH ZONE
 CONVERGENCE ANGLE(AT THE POINT OF BEGINNING): -0° 37' 35.04425821"
 ALL DISTANCES ARE IN GROUND
 SCALE FACTOR (GROUND TO GRID): 0.999951682795

METES AND BOUNDS LAND DESCRIPTION AS SURVEYED

BEING LOT 1 AND LOT 5 OF THE RE-PLAT OF THE RE-PLAT OF EAST END INDUSTRIAL PARK, POPE COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL ON THE SOUTH RIGHT-OF-WAY OF INDUSTRIAL BOULEVARD AND THE EAST RIGHT-OF-WAY OF TYLER ROAD FOR THE NORTHWEST CORNER OF LOT 1; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF INDUSTRIAL BOULEVARD, THE FOLLOWING NINE (9) CALLS:

1. ALONG THE ARC OF A CURVE TO THE LEFT 70.99 FEET, HAVING A RADIUS OF 507.55 FEET, SUBTENDED BY A CHORD OF 70.93 FEET, WHICH BEARS S84°01'04"E;
2. THENCE S88°01'34"E, 50.39 FEET TO A CURVE TO THE LEFT;
3. THENCE 395.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 388.04 FEET, SUBTENDED BY A CHORD OF 378.43 FEET, WHICH BEARS N62°47'25"E;
4. THENCE N33°36'24"E, 146.24 FEET TO A CURVE TO THE RIGHT;
5. THENCE 334.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 328.05 FEET, SUBTENDED BY A CHORD OF 319.92 FEET, WHICH BEARS N62°47'23"E;
6. THENCE S88°01'34"E, 296.36 FEET TO A FOUND 5/8" REBAR (PS#971) FOR THE NORTHWEST CORNER OF LOT 5;
7. THENCE S88°03'12"E, 174.15 FEET TO A FOUND 1/2" REBAR;
8. THENCE S85°37'13"E, 316.46 FEET TO A CURVE TO THE RIGHT;
9. THENCE 18.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 436.72 FEET, SUBTENDED BY A CHORD OF 18.86 FEET, WHICH BEARS N83°34'07"W;

THENCE S7°57'47"E, 267.72 FEET TO A FOUND 1/2" REBAR (PS#971); THENCE S5°15'30"W, 131.45 FEET TO A FOUND 1/2" REBAR (PS#971); THENCE S5°15'17"W, 406.80 FEET TO A FOUND 1/2" REBAR (PS#971); THENCE S5°15'00"W, 654.52 FEET TO A FOUND 1/2" REBAR (PS#971) ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N77°27'17"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1617.65 FEET TO A SET 5/8" REBAR (PS#1741) ON THE EAST RIGHT-OF-WAY LINE OF TYLER ROAD; THENCE N1°54'15"E, 712.31 FEET TO THE POINT OF BEGINNING, CONTAINING 44.38 ACRES, MORE OR LESS.

UTILITY INFORMATION

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY EXCEPT AS SPECIFICALLY SHOWN ON THIS SURVEY PLAT. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

EASEMENTS, ZONING, AND LAND USE REGULATIONS

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THIS SURVEY), BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD INFORMATION

THIS PROPERTY IS IN FLOOD ZONE "X", AND DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05115C0390 E, EFFECTIVE MARCH 2, 2010.

GENERAL SURVEY NOTES

1. PER SUBDIVISION PLAT (R1), INDUSTRIAL STRUCTURES MAY BE BUILT TO THE SIDE OR REAR PROPERTY LINE WHERE RAILROAD SIDING FACILITIES ARE UTILIZED.

FIELD WORK FOR SURVEY

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 7th, 2019 AND MAY 8th, 2019.

CERTIFICATION

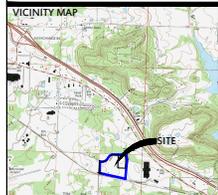
THE HEREON PLATTED SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS AS SET FORTH IN STANDARDS OF PRACTICE NO. 1 (REVISED MAY 21, 2009) ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AS SET FORTH BY THE STATE LAND SURVEYOR. THIS DECLARATION IS MADE FOR THE EXCLUSIVE USE OF THE CLIENT(S) SHOWN HEREON.



JEREMY A. LAWSON
 ARKANSAS LICENSED PROFESSIONAL
 LAND SURVEYOR NO. 1741

RECORD INFORMATION
 R1. THE RE-PLAT OF THE RE-PLAT OF EAST END INDUSTRIAL PARK FILED IN RECORDS OF POPE COUNTY AT THE POPE COUNTY HOUSE. CIRCUIT CLERKS OFFICE, PLAT CABINET "C" - SLIDE 691 - A.

BOUNDARY PLAT
 LOT 1 AND LOT 5 OF THE RE-PLAT OF EAST END INDUSTRIAL PARK
 POPE COUNTY, ARKANSAS
 PREPARED FOR:
 THE ARKANSAS VALLEY ALLIANCE
 FOR ECONOMIC DEVELOPMENT
 RUSSELLVILLE, ARKANSAS



| DELTA | DESCRIPTION | DATE |
|-------|-------------|------|
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 Russellville, Arkansas 72812

Crafton Tull
 architecture | engineering | surveying
 479-968.1885 | 479-968.2991 |
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

STATE OF ARKANSAS
 JEREMY A. LAWSON
 No. 1741
 LAND SURVEYOR

© 2019 Crafton, Tull & Associates, Inc.
 PROJECT NO: 19702100
 ISSUE DATE: 5/08/2019
 CONTACT: J. LAWSON
 CHECKED BY:
 SHEET NO.:

DRAWING: CA 19702100 (8) CRAFTON, TULL & ASSOCIATES, INC. 65 BRADLEY COVE RD. RUSSELLVILLE, AR 72812
 LAYOUT: LA 0017, LA 0018, LA 0019, LA 0020, LA 0021, LA 0022, LA 0023, LA 0024, LA 0025, LA 0026, LA 0027, LA 0028, LA 0029, LA 0030, LA 0031, LA 0032, LA 0033, LA 0034, LA 0035, LA 0036, LA 0037, LA 0038, LA 0039, LA 0040, LA 0041, LA 0042, LA 0043, LA 0044, LA 0045, LA 0046, LA 0047, LA 0048, LA 0049, LA 0050, LA 0051, LA 0052, LA 0053, LA 0054, LA 0055, LA 0056, LA 0057, LA 0058, LA 0059, LA 0060, LA 0061, LA 0062, LA 0063, LA 0064, LA 0065, LA 0066, LA 0067, LA 0068, LA 0069, LA 0070, LA 0071, LA 0072, LA 0073, LA 0074, LA 0075, LA 0076, LA 0077, LA 0078, LA 0079, LA 0080, LA 0081, LA 0082, LA 0083, LA 0084, LA 0085, LA 0086, LA 0087, LA 0088, LA 0089, LA 0090, LA 0091, LA 0092, LA 0093, LA 0094, LA 0095, LA 0096, LA 0097, LA 0098, LA 0099, LA 0100, LA 0101, LA 0102, LA 0103, LA 0104, LA 0105, LA 0106, LA 0107, LA 0108, LA 0109, LA 0110, LA 0111, LA 0112, LA 0113, LA 0114, LA 0115, LA 0116, LA 0117, LA 0118, LA 0119, LA 0120, LA 0121, LA 0122, LA 0123, LA 0124, LA 0125, LA 0126, 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Cost Estimates and Timing

Cost per Acre: \$20,000

Special Timing Considerations: This site is ready for development.

Clearing Cost: There is a small area on the southwest corner that has not been cleared. Approximately 15 to 20 acres of the site would need to be cleared to accommodate site grading for a building pad and associated parking and driveways. See attachment C-1 for more details on the estimate from Crafton Tull as of November 11, 2020.

Grading Cost: This will be dependent on construction plans. The site has a 3-degree slope. Based upon estimated volumes, rough grading cost were around \$625,000 at our most recent estimate. This is based upon the Arkansas Department of Transportation's Weighted Average Unit Price of \$6.50 per cubic yard for unclassified excavation, and \$3.25 per cubic yard for compacted fill. See attachment C-1 for more details on the estimate from Crafton Tull as of November 11, 2020.

Cut/Fill Cost: This will be dependent on construction plans and weight requirements. See attachment C-1 for more details on the estimate from Crafton Tull as of November 11, 2020.

Utility Extension or Upgrade Costs: Existing utility services are readily available at the site. No major upgrades or extensions would be required. Some upgrades to the sewer lift station may be desired. See attachment C-1 for more details on the estimate from Crafton Tull as of November 11, 2020.





November 11, 2020

Ms. Suzy Griffin

Arkansas Valley Alliance for Economic Development

708 West Main Street

Russellville, Arkansas 72801

RE: Site Development Considerations

45 Acre Tract – Russellville East End Industrial Park

Suzy;

Per your request, we offer the following narrative based upon our observations and experience with site development costs in the river valley area. This narrative is not based upon any particular building and site design and actual costs may vary based upon final construction drawings.

General Land Description – The 45 acre tract is open, undeveloped land with a general slope to the south, southeast of 3 to 6%. According to the Phase 1 Environmental Study completed in June, 2018, there are no known environmental issues encumbering the property.

Site Clearing and Topsoil Stripping – Assuming that 15 to 20 acres of the site would need to be cleared to accommodate site grading for a building pad and associated parking and driveways, we estimate the total cost to be approximately \$75,000.

Site Grading and Earthwork – Exact earthwork volumes are difficult to estimate without a conceptual site plan based upon a particular building size and layout, however, to provide a rough building pad, driveways and parking, we estimate a total earthwork volume of 65,000 cubic yards of excavated materials and 60,000 yards of compacted fill. Based upon these estimated volumes, we calculate the rough grading costs to be in the neighborhood of \$625,000. This is based upon the Arkansas Department of Transportation's Weighted Average Unit Price of \$6.50 per cubic yard for unclassified excavation, and \$3.25 per cubic yard for compacted fill.

Utility Extensions or Upgrade Costs – Water service for fire protection and potable water use is readily available from an existing 12" water main that runs along the north side of Industrial Boulevard. No water main extension or upgrade is anticipated.

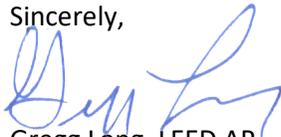
Sewer service is available along the west side of the property via an existing 8" gravity sewer main. This sewer main terminates at an existing sanitary sewer lift station located 1,000' (+/-) to the east of the property. While no sewer extension or upgrade of the 8" sewer main will be required, some

improvements to increase capacity at the existing lift station may be required, based upon the sewage volume created by any proposed manufacturing or industrial use of the property. Upgrades to the sanitary sewer lift station is anticipated to be less than \$150,000.

Airspace Restrictions - Due to the proximity of the Russellville Municipal Airport, there are portions of the property that fall within the Approach and Departure path of the Runway. This path is represented by an imaginary surface extending outward and upward from the end of the runway for a horizontal distance of 10,000 feet at a slope of 40:1. Structures within this area that could potentially penetrate this surface must be evaluated through the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) process. Proposed facilities may be restricted in this area based upon exact building location, finished floor elevation and proposed height of tallest structure. Additional aircraft safety lighting may also be required for structures within this path.

Should you have any questions, or need any additional information, please contact us at your convenience.

Sincerely,



Gregg Long, LEED AP
Vice President

Environmental

Wetlands Screening: The Phase I Environmental Site Assessment updated June 19, 2018 refers to a pond found on the U.S. Fish and Wildlife National Wetlands Inventory Data Mapper website <http://www.fww.gov/wetlands/Data/Mapper.html>. Under U.S.A.C.E. Nationwide Permit No. 26, the USACE on March 27, 2000, gave permission to fill the pond on this site. In an email dated October 14, 2005, the USACE confirms the pond was drained and filled, and confirms there are “no outstanding Corps issues associated with this permit or the property.” See attachment E-1 for detail.

A federal nexus (federal dollars involved/ requested, federal permit required, or federal land decision required in project area) will result in a more scrutinized review of this category.

Floodplain Delineation: This site is located in FEMA Zone X, which is 100% above the 100-year flood plain. See attachment E-2 for detail.

Historical and Cultural Review: According to the letter dated September 9, 2020 from the Arkansas Historic Preservation Program, the site does not seem likely to affect historic properties and no other approval or actions are necessary, unless there is an unanticipated discovery of cultural materials during land development. See attachment E-3 for detail. A federal nexus will result in a more scrutinized review of this category.

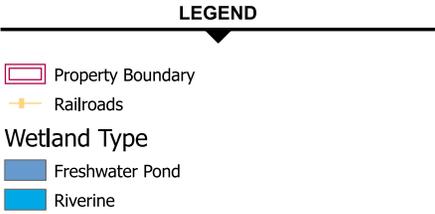
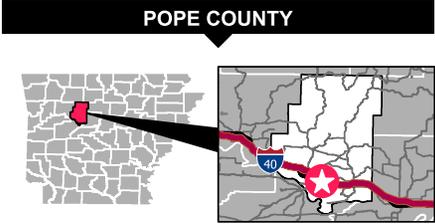
Endangered Species: According to the letter dated August 13, 2020 from the U.S. Fish and Wildlife Service, the site does not require further consultation and has received a “No Effect” determination for endangered species. See attachment E-4 for detail. A federal nexus) will result in a more scrutinized review of this category.

Environmental Phase I (and Phase II if required): There is no evidence of recognized environmental conditions in connection with the site as stated in the Phase I Environmental Site Assessment updated June 19, 2019 and as confirmed in a letter from Environmental Enterprise Group on October 10, 2023. See attachment E-5 for detail.

Stormwater Retention Plan: A drainage study was done in 2000 for the East Ind Industrial Park. The City’s Stormwater Management and Drainage Ordinance is included. See attachment E-6 for details.



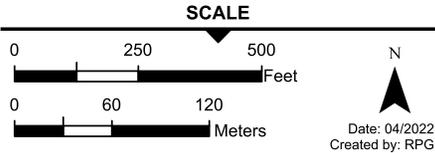
BUTTERFIELD - RUSSELLVILLE EAST END / NATIONAL WETLAND INVENTORY



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

SOURCE

Wetlands: US Fish and Wildlife Services, National Wetland Inventory, 04/2022



These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

Planning, Environmental and Regulatory Division
Regulatory Branch

NATIONWIDE PERMIT NO. 12903-1 *KH*

Gary E. Tucker PhD, PWS
FTN Associates Ltd.
3 Innwood Circle
Suite 220
Little Rock, Arkansas 72211

Dear Dr. Tucker:

Please refer to your letter dated March 10, 2000, concerning Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act. This letter, on behalf of your client Russellville Economic Development Partnership, Inc., requested verification of a wetland determination and authorization for the placement of fill or dredged material in waters of the United States associated with a industrial development project. The project is located along Galla Creek, in the SE 1/4 of section 12, and the NE 1/4 of section 13, T. 7 N., R. 20 W., east of Russellville, Pope County, Arkansas.

The fill of two wetlands and a small tributary totaling less than 0.33 acres is authorized by Department of the Army Nationwide Permit (NWP) No. 26 (copy enclosed), provided that the conditions therein are met. This permit was published in the Federal Register (Part VII, Vol. 61, No. 241, pages 65874-65922) dated December 13, 1996, and became effective on February 11, 1997. You should become familiar with the conditions and maintain a copy of the permit at the worksite for ready reference. If changes are proposed in the design or location of the facilities, you should submit revised plans to this office for approval before construction of the change begins.

Please refer to NWP Condition No. 3, which stipulates that appropriate erosion and siltation controls be used during construction and all exposed soil be permanently stabilized. Erosion control measures must be implemented during and after construction of the proposed project to comply with this permit condition.

- 2 -

In order to fully comply with the conditions of the NWP, you must submit the enclosed compliance certification within 30 days of completion of the project. This is required pursuant to General Condition No. 14 of the permit.

This verification is valid until NWP 26 expires on June 7, 2000. If you have started this work or are under contract to start this work you would then have until June 7, 2001 to complete the work.

If you have any questions about this permit or any of its provisions, please contact me at (501) 324-5295 and refer to Permit No. 12903-1.

Sincerely,

Kenneth H. Lyon
Project Manager

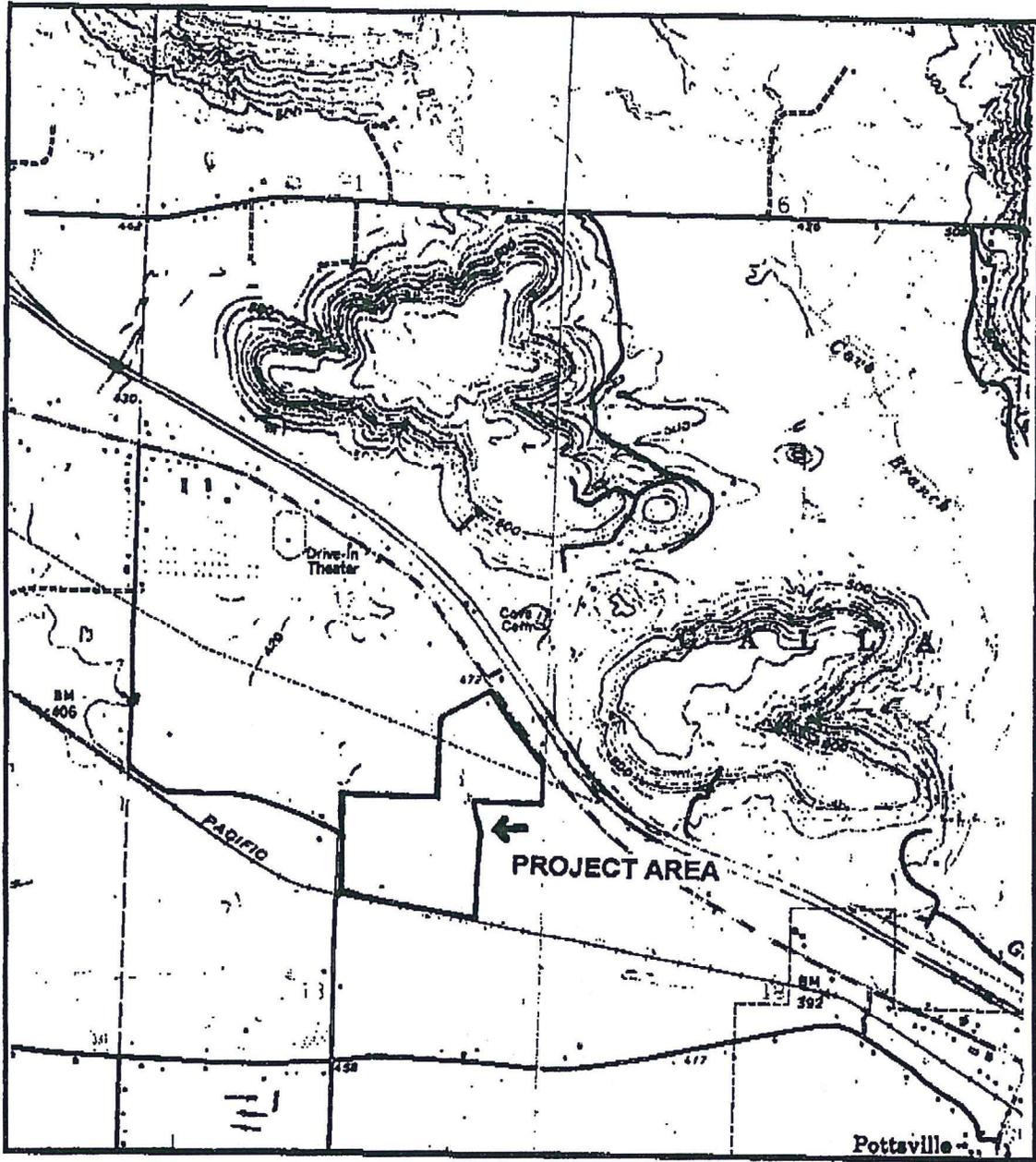
Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Copy Furnished:
Arkansas Department of Environmental Quality,
ATTN: Water Division, P.O. Box 8913,
Little Rock, Arkansas 72219-8913, w/cy dwgs
Oper Proj Mgr, Russellville PO, w/cy dwgs
Ch, Planning, Environmental and Regulatory Division
Regulatory Enf, w/cy dwgs

LYON
Kh/5295
12903-1/nat-per.cs
03/27/00

ENCLOSURE 1



Map of REDPI Development Project Area, which is located in parts of SE¼ of Section 12 and NE¼ of Section 13, Township 7 North, Range 20 West (USGS topographic quadrangle Russellville East, 7.5 minute series) (Corps Action ID No. 12903).

ACTION NO. 12903-1
REDPI
DEVELOPMENT
Galla Creek
March 23, 2000 SHEET 1 OF 2



ACTION NO. 12905-7
REDFI
DEVELOPMENT
Salla Creek
March 23, 2000 SHEET 2 OF 3



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

From: Perser, Joyce C SWL
Sent: Friday, October 14, 2005 7:14 AM
To: 'get@ftn-assoc.com'
Subject: Action ID No. 12903-1

Dr. Tucker,

Based on our discussion today of the wetland delineation associated with Action ID No. 12903-1, dated March 28, 2000, Pond #2 of the subject delineation was constructed in uplands and therefore was not a jurisdictional water of the United States. A Nationwide Permit No. 26 was issued for the proposed work. The work authorized by the permit was completed as permitted, but the site was not developed. Pond #2 was filled during the project, but was not referenced in the permit letter because there was no Regulatory Jurisdiction for the filling. There are no outstanding Corps issues associated with this permit or the property.

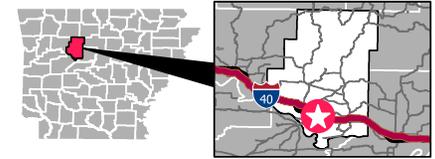

Joyce Perser
Acting Chief, Regulatory Branch
US Army Corps of Engineers
Little Rock District

(501) 324-5296

BUTTERFIELD - RUSSELLVILLE EAST END / FEMA FLOOD HAZARDS



POPE COUNTY

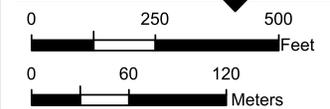


LEGEND

-  Property Boundary
-  Railroads
- Flood Zone, Sub Type**
-  X, AREA OF MINIMAL FLOOD HAZARD

SOURCE

SCALE



Date: 04/2022
Created by: RPG

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

National Flood Hazard Layer FIRMette



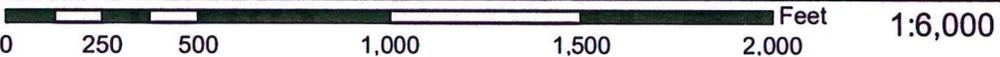
93°4'46"W 35°16'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J) |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



93°48'W 35°15'32"N

USGS The National Map: Orthoimagery. Data refreshed April 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2020 at 5:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: Phillip McMath <Phillip.McMath@arkansas.gov>
Sent: Tuesday, September 22, 2020 7:09 AM
To: Suzy Griffin <sgriffin@russellvillechamber.com>
Cc: Eric Mills <Eric.Mills@arkansas.gov>
Subject: AHPP Section 106 Review: 32893.02

Ms. Griffin:

Based on the information provided in the HUD project submission (AHPP Tracking Number: 32893.02), the proposed undertaking entails a 45-acre area (Zoned M-2) to be considered shovel ready for installation of industrial infrastructure. The staff of the Arkansas Historic Preservation Program (AHPP) reviewed the records for previous investigations and significant archaeological and historical resources within or proximal to the proposed area of potential effects in Section 13, Township 7 North, Range 20 West in Pope County, Arkansas.

The AHPP review of a 60-acre (Zoned M-1; Dated: 7/13/2018) in Section 12, Township 7 North, Range 20 West just north of this proposed undertaking was considered unlikely to affect historic properties. The nearest documented archaeological site (3PP0656) is currently unevaluated for National Register of Historic Places eligibility.

Based on background research, this project does not seem likely to affect historic properties.

In the event of an unanticipated discovery of cultural materials or human remains, please cease work immediately, secure the location, and contact this office and other appropriate parties as per your agency's policy.

Tribes that have expressed an interest in the area include the Cherokee Nation, the Chickasaw Nation, the Muscogee (Creek) Nation, the Osage Nation, the Quapaw Nation, the Shawnee Tribe, and the United Keetoowah Band of Cherokee Indians. We recommend consultation in accordance with 36 CFR § 800.2(c)(2).

Owing to recent circumstances (i.e., COVID-19), I cannot provide you with a stamped or signed concurrence letter. Please accept this as official documentation and retain this email as a record of our finding.

Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, please call Phillip McMath of my staff at 501-324-9270 (office), 501-516-2004 (mobile) or email phillip.mcmath@arkansas.gov.

Sincerely,

/s/ Phillip Bruce McMath

Scott Kaufman
Director, AHPP

PHILLIP BRUCE MCMATH
Section 106 Archaeologist

Arkansas Historic Preservation Program
1100 North Street
Little Rock, AR 72201
phillip.mcmath@arkansas.gov
p: 501.324.9270 | f: 501.324.9184

ArkansasPreservation.com

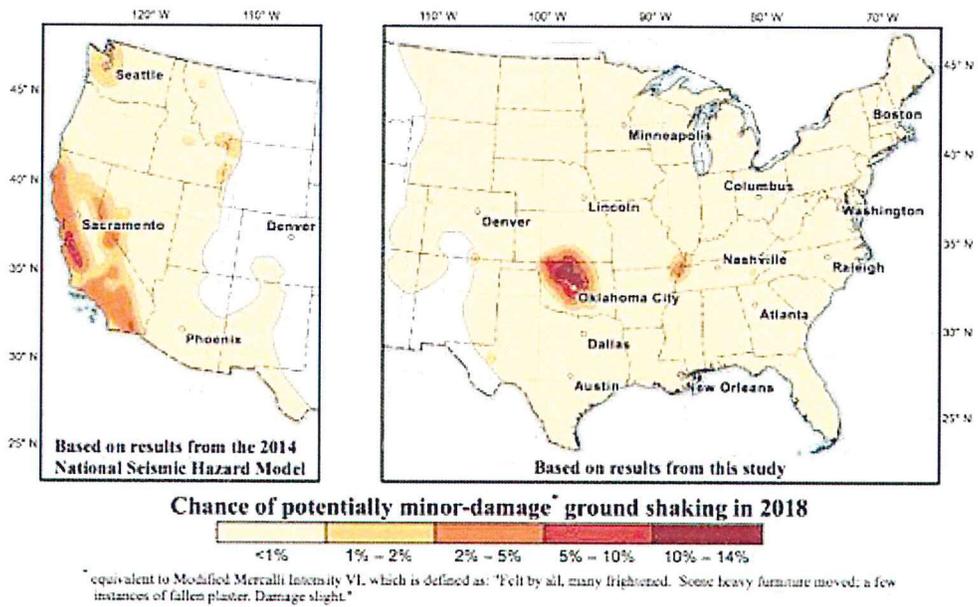


Geotechnical

Soils Report: See attachments GT-1 for detail. Includes Terracon report from 2018 on a property 0.5 miles away and a Grubbs, Barner & Hoskyn, Inc. report from 1997.

Seismic Rating: According to the National Seismic Hazard map this site is in low risk short term and moderate risk long term. See attachment GT-2.







Earthquake Hazards

2018 United States (Lower 48) Seismic Hazard Long-term Model

The 2018 Update of the U.S. National Seismic Hazard Model defines the potential for earthquake ground shaking for various probability levels across the conterminous United States and is applied in seismic provisions of building codes, insurance rate structures, risk assessments, and other public policy. The updated model represents an assessment of the best available science in earthquake hazards and incorporates new findings on earthquake ground shaking, seismicity, and long-period amplification over deep sedimentary basins. The new model represents an update of the seismic hazard model; previous versions were developed in 1996, 2002, 2008, and 2014.

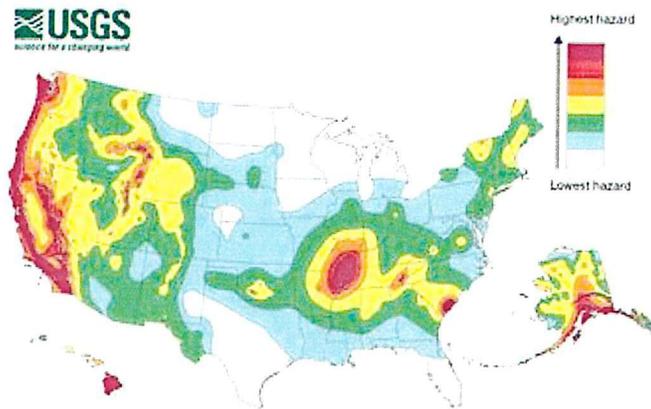
The output from the National Seismic Hazard Model is a suite of seismic hazard curves calculated on a grid of latitude/longitude locations across the conterminous United States that describe the annual frequency of exceeding a set of ground motions. Hazard curves and probabilistic hazard data and maps for V_{S30} equal to 760 m/s and 260 m/s (NEHRP site class B/C and D), for 0.2, 1.0, and 5.0 second periods, as well as PGA, are available for download below, in the Child Items. Maps depict probabilistic ground motions with a 2 percent, 5 percent, and 10 percent probability of exceedance in 50 years. Spectral accelerations are calculated for 5 percent damped linear elastic oscillators. Additional maps and data portraying the chance of damaging earthquake shaking, probabilistic Modified Mercalli Intensity, and the seismicity catalog used in the hazard model are also available for download.

Status -
Completed

Contacts

Explore More
Science:

[Earthquake Hazards](#)
[Earthquakes](#)
[Natural Hazards](#)



2018 Long-term National Seismic Hazard Map (Public domain.)

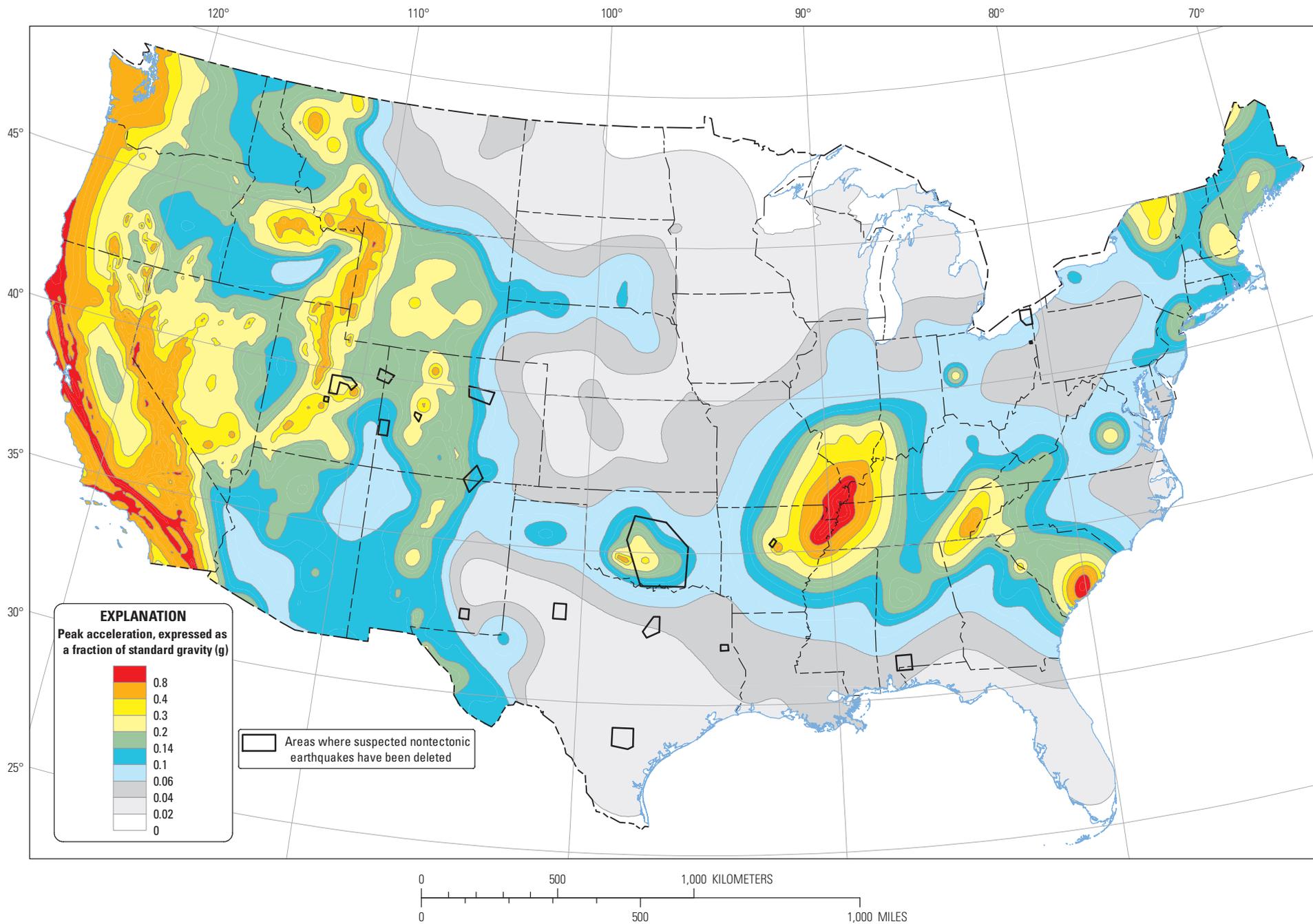
Documentation: Petersen, M. D., Shumway, A. M., Powers, P. M., Mueller, C. S., Moschetti, M. P., Frankel, A. D., ... Zeng, Y. (2019). The 2018 update of the US National Seismic Hazard Model: Overview of model and implications. *Earthquake Spectra*.

Maps for Media: Click on image to access hi-resolution version.

Scientific Data:

- [hazard curves and ground motion data, hazard maps, MMI maps, catalogs, basin data](#)
- [additional period and site class hazard curves and ground motion data](#)
- [Source Code](#)
- [Source Model](#)

Note: The 2018 NSHM data will be available in our online web tool ([Unified Hazard Tool](#)) in early 2020.



Two-percent probability of exceedance in 50 years map of peak ground acceleration

Zoning/Permitting

Copy of Restrictive Covenants: The current Height Zoning Ordinance (No. 2336) for the Russellville Regional Airport, which includes the FAA Part 77 maps is provided as attachment Z-1. Generally speaking, the 45-acre site has a height limit of forty feet. The Airport Height Zoning Ordinance requires that any structure being built in the runway departure or approach zones be evaluated by the FAA for any obstruction concerns for aircraft. This is done by filing an Obstruction Evaluation/Airport Airspace Analysis which can be found at oeaaa.faa.gov.

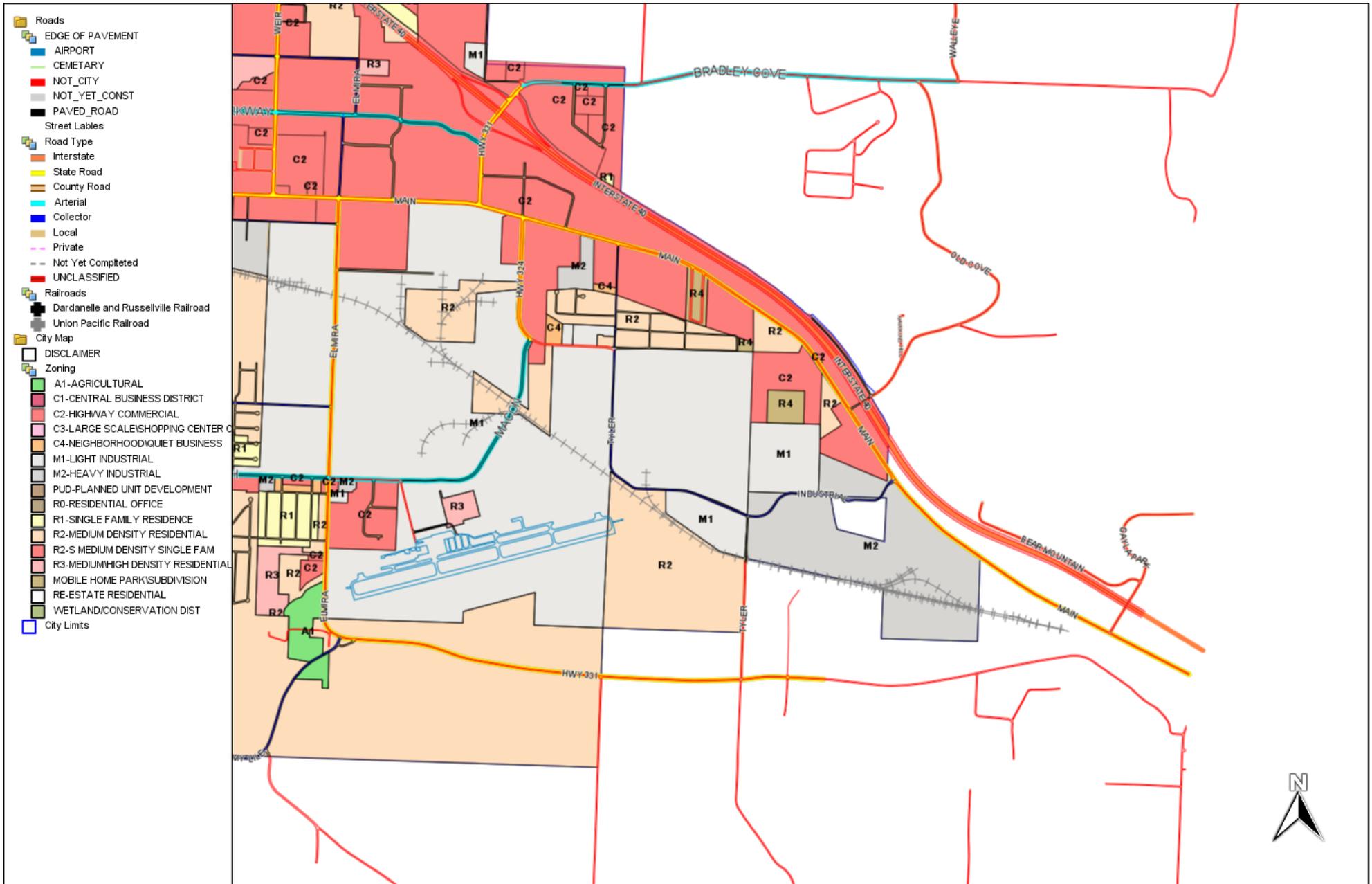
Current Classification and Proposed Zoning (if different) to Conform with Intended Use: This site is zoned M-2 Heavy Industrial. See attachment Z-2.

Copy of Zoning Ordinance: See attachment Z-2 for detail regarding applicable manufacturing district zoning codes. A complete copy of the Zoning Code can be found at <https://www.russellvillearkansas.org/DocumentCenter/View/1041/Russellville-Zoning-Code-PDF?bidId=>

Explanation of Process to Change Zoning: Company would submit a zoning change request to the City of Russellville Public Works Department. After review and the 30-day public comment period as required by law, the request would then be considered by the Russellville Planning Commission. Request would then ultimately be approved by the Russellville City Council. The Alliance will guide the company through the process the entire way. The entire re-zoning process will be completed within 60 days of receipt of the zoning change request.



Zoning East End Industrial Park



Utilities

Electric:

Name of Utility: Entergy Arkansas
Contact Person(s): Bentley Story or Chris Murphy
Address: 425 West Capitol Ave., Suite 2700
City, State, Zip: Little Rock, AR 72201
Phone: 501-377-4089 or 501-377-4467
Email: wstory1@entergy.com or cmurph4@entergy.com
Service and Proximity to Site: 13.8 kV, 3-phase distribution is available at the site (NW corner) and is fed just 1.5 mile from the Russellville East substation. A 161 KV transmission line is located within 0.5 miles, and a new substation was built less than 1 mile from the site in 2019.

Natural Gas:

Name of Utility: Summit Utilities
Contact Person(s): Chauncey Taylor or Neill Linebarier
Address: P.O. Box 751
City, State, Zip: Little Rock, AR 72203
Phone: 501-772-2217 or 501-749-7189
Email: ctaylor@summitutilities.com or mlinebarier@summitutilities.com
Service and Proximity to Site: 6 inch gas line across the street from site (along north border)

Water:

Name of Utility: City Corporation
Contact Person(s): Steve Mallett
Address: 205 West Third Place
City, State, Zip: Russellville, AR 72801
Phone: 479-968-2080, ext. 113
Email: smallett@citycorp.com
Service and Proximity to Site: 12 inch main located across the street from site (along north border)



Utilities

Sewer:

Name of Utility: City Corporation
Contact Person(s): Steve Mallett
Address: 205 West Third Place
City, State, Zip: Russellville, AR 72801
Phone: 479-968-2080, ext. 113
Email: smallett@citycorp.com
Service and Proximity to Site: 8 inch sewer line located along east border of the site.

Telecommunications:

Name of Utility: CenturyLink
Contact Person(s): Gary Loyd, Manager Region Oper II- AR, MS, OK
Address: 98 West 2nd Street
City, State, Zip: Booneville, AR 72927
Phone: Office 479-206-0464
Email: Gary.loyd@lumen.com
Service and Proximity to Site: There is a fiber cable at the site, on the NW corner where Tyler Road and Industrial Blvd intersect.

Rail:

Name of Utility: Union Pacific
Contact Person(s): Harun Kiani
Address: 1400 Douglas St., STOP 1380
City, State, Zip: Omaha, NE 68179
Phone: Office 402-544-3759, cell 402-672-7308
Email: harun.kiani@up.com
Service and Proximity to Site: Mainline service is located on the southern border of the site. Access to mainline is via Dardanelle-Russellville Railroad, a shortline rail with a transloading facility is located approximately 5.5 miles from the site.



Taxes

Local Sales Tax 1.5% City sales tax
Rates: 1.0% County sales tax
6.5% State sales tax

Property Tax Rates (Real, Personal) and Methods of Assessment: Property taxes are based on 20% of the total value. Russellville's millage is 45.7 mils. If the property value is \$1,000,000, the property tax would be: $\$1,000,000 \times .20 \times .0457 = \$9,140$

State Taxation Summary: The Arkansas Economic Development Commission taxation report can be found on the AEDC web site at https://info.arkansasedc.com/download-taxation-economic-report?_gl=1*ks2mkk*_gcl_au*NzE4MDcyNzkxLjE2OTQ0NDIwNjc. A copy of the 2023 report is included as reference as attachment T-1.



Maps

The following maps are provided as attachment M-1:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Local Utilities
- Surrounding Uses
- Zoning



DISCLAIMER

Entergy Arkansas, LLC (“EAL”), nor anyone acting on behalf of EAL, makes no representations or warranties of whatsoever nature, directly or indirectly, express or implied, as to the site described herein or any improvements located thereon including, without limitation, the physical conditions or attributes of the site or improvements; condition of title to the site or improvements; suitability of the site or improvements for any particular purposes; compliance with federal, state or local laws, regulations or orders and applicable zoning, building and other legal requirements; and/or the correctness and completeness of the contents contained within these materials.

Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.

