

Newport Industrial Park: Site 1 (76 acres)

CERTIFIED BY
ENERGY
ARKANSAS



Recertified April 2024



Newport Airbase Industrial Park Site #1

Table of Contents

General Information

- Site Name, Site Address, Owner Contact Name, Economic Development Organization Contact Information
- Site Size
- Site Control Document
- Aerial Site Location Map

Site Characteristics

- Acreage, Dimensions, Previous Use
- Fire Rating, Distance to Fire Station
- Distance to Nearest Interstate and 4-Lane Highway, and Access Points
- Road Frontage, Type and Weight Capacities
- Distance to Nearest Rail, Distance to Nearest Commercial Airport, Distance to Nearest Port Facility, Distance From Retail or Central Business District
- Site Type
- Site Survey

Cost Estimates and Timing

- Cost per Acre
- Special Timing Considerations
- Clearing Cost, Grading Cost, Cut/Fill Cost
- Utility Extension or Upgrade Costs

Environmental

- Wetlands Screening
- Floodplain Delineation
- Historical Survey
- Endangered Species Survey
- Environmental Phase I (and Phase II if required)
- Stormwater Retention Plan

Geotechnical

- Soils Report
- Water Table Depth
- Seismic Rating

Zoning/Permitting

- Copy of Restrictive Covenants
- Current Classification and Proposed Zoning to Conform with Intended Use
- Copy of Zoning Ordinance
- Explanation of Process to Change Zoning



Utilities

- Local Contact Information, Service, and Proximity to Site
 - Electric
 - Natural Gas
 - Water
 - Sewer
 - Telecommunications
 - Rail

Taxes

- Local Sales Tax Rates
- Property Tax Rates and Methods of Assessment
- State Taxation Summary

Maps

- Transportation – Regional
- Transportation -- Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- 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.



General Information

Site Name: Newport Airbase Industrial Park Site #1

Site Address: Comet Street, Newport, AR 72112

Owner Contact Name: Newport-Jackson County Industrial Development Bond Board

Economic Development Organization Contact Information: Jon Chadwell, CEcD
Executive Director
Newport Economic Development Commission
201 Hazel Street
Newport, AR 72112
Office Phone: 870-523-1009
Office Fax: 870-523-1055
Cell Phone: 870-503-0793
Email: director@newportaredc.org

Site Size: 76 acres

Site Control Document: Site is under option by the Newport Economic Development Commission until January 30, 2029.

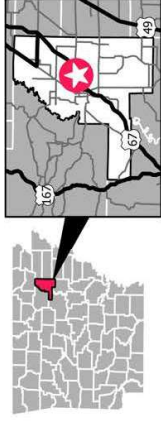
Aerial Site Location Map See attachment G-1 for detail.



NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / AERIAL



JACKSON COUNTY



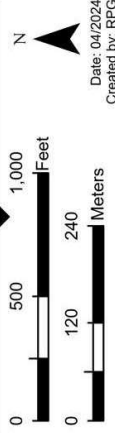
LEGEND

-  Property Boundary
- Highways**
-  State Highway

SOURCE

Highways: Primary&Secondary Roadways, Tiger, 2021
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

SCALE



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:	76 acres
Dimensions:	North Boundary: 4,299' East Boundary: 1,007' South Boundary: 4,497' West Boundary: 1,015'
Previous Use:	Agricultural
Fire Rating:	Class 3
Distance to Fire Station:	2.5 miles
Distance to Nearest Interstate:	Interstate 555: 39 miles east/northeast Future I-57: 1 mile northwest
Distance to Nearest 4-lane Hwy:	US Highway 67 (Future I-57): 1 mile northwest
Access Points to Hwy/Interstate:	US Highway 67 Exits 85 and 87
Road Frontage, Type and Weight Capacities:	The current entrance to the site is via Comet Street. Comet Street is built for commercial truck traffic and is used by ASU-Newport's Commercial Driver Training Program. Arkansas Highway 18 would be directly accessible by constructing an entrance to the site.
Distance to Nearest Rail:	Union Pacific: 2 miles west Abandoned City Rail spur 1,000 feet south
Distance to Nearest Commercial Airport:	Jonesboro Regional Airport: 45 miles north/northeast Memphis International Airport: 90 miles southeast Bill and Hillary Clinton National Airport: 91 miles southwest
Distance to Nearest Port Facility:	Port of Osceola: 75 miles northeast Port of Little Rock: 85 miles southwest Port of West Memphis: 85 miles southeast
Distance from Retail or Central Business District:	Newport Business District: 2.5 miles

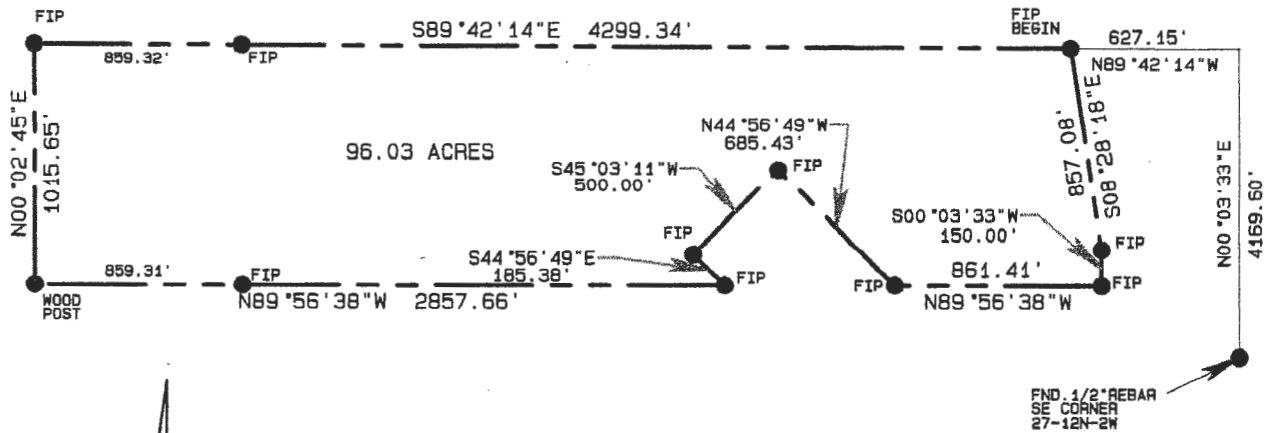


Site Type: Industrial Park

Site Survey: 2018 – attached S-1



LEGAL DESCRIPTION: PART OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 2 WEST, JACKSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27-T12N-R2W; THEN RUN N00°03'33"E, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4169.60 FEET; THEN RUN N89°42'14"W, 627.15 FEET TO THE **TRUE POINT OF BEGINNING**; THEN RUN S08°28'18"E, 857.08 FEET; THEN RUN S00°03'33"W, ALONG A LINE WHICH IS PARALLEL WITH AND 500 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 150.00 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 861.41 FEET; THEN RUN N44°56'49"W, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 685.43 FEET; THEN RUN S45°03'11"W, 500.00 FEET; THEN RUN S44°56'49"E, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 185.38 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 2857.66 FEET; THEN RUN N00°02'45"E, 1015.65 FEET; THEN RUN S89°42'14"E, 4299.34 FEET TO THE POINT OF BEGINNING, CONTAINING 96.03 ACRES, MORE OR LESS, AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.



LEGEND

- — — — — PROPERTY LINE
- SET MARKER
- FOUND MARKER

I certify that this plat shows the results of a survey made on the ground under my supervision on 9-5-18. Monuments were found or set as shown hereon. No underground or utility surveys were made.

K.L. Fletcher

KENNY L. FLETCHER
RLS #1012



- NOTES:
1. TYPE 'C' RURAL SURVEY.
 2. ERROR OF CLOSURE 1: 10000.
 3. BASIS OF BEARING: ASSUMED NORTH.
 4. OTHER RESEARCH SOURCES: OWNERSHIP RECORDS & GLO PLATS.

FLETCHER LAND SURVEYING		212 THIRD STREET P.O. BOX 1298 NEWPORT, ARKANSAS 72112	
		SURVEY OF PART N1/2 27-12N-2W	
JACKSON COUNTY, AR FOR: NJCIDC			
JOB NO.	DATE	SCALE	DRAWN BY
18388	9-5-18	SHOWN	MB
STATE CODE			SHEET OF
500-12N-02W-0-27-401-34-1012			

Cost Estimates and Timing

Cost per Acre: \$15,000 negotiable (price based on investment and jobs)

Special Timing Considerations: None

Clearing Cost: None (Site is entirely cleared)

Grading Cost: None (Site is flat with minimal slope)

Cut/Fill Cost: \$43,000 for 2' of fill material for a conceptual 100,000 square foot building.

Utility Extension or Upgrade Costs: See attachment C-1 for detail on cost estimates as of February 2024 and a map of the utilities.

As of 2020, all utilities are at the boundary of the site.

The City of Newport has agreed to extend water and wastewater infrastructure to the building at a reduced cost or at no cost, based on the amount of investment and the number of jobs created. Estimate provided in February 2024 was approximately \$97,000.

Energy Arkansas may be able to reduce or waive the cost of extending electric utilities to the actual building, based on the projected electrical use of the new customer.

CenterPoint Energy will base the cost of extending their gas line to the building on the amount of usage projected by the new customer.

Road extension to the site is estimated at \$213,700.

The Newport Economic Development Commission has infrastructure funds available which can be used to cover any additional utility costs associated with the project.





Economic Development Commission

Newport Economic Development
Newport Airbase Industrial Site #1

Utility, Road and Fill Development

April 2024

Note: The utility cost estimates herein consider developing utilities and access from the industrial greenhouse facility to the remainder of the available property. This should provide utilities for the initial proposed 100,000 S.F. building and potentially three (3) additional future site(s) depending upon building size and parking requirements. The utilities have been extended through past projects so that future cost is lowered. The utility development has been itemized into four categories including road access, sewer, water, and fill. All cost estimates were done by Miller-Newell Engineering.

The road estimates propose opening access to the site from Comet Drive through an easement on the west and north parts of the industrial greenhouse property. The access to the site will extend Comet Drive north to the easement and then west to east into the property. Comet Drive is a publicly maintained street.



Economic Development Commission

Newport Economic Development Commission				
Cost Estimate - Road Extension				
Certified Industrial Site				
Description	Quantity	Unit	Unit Price	Total Cost
Site Prep	1	LS	\$10,000.00	\$10,000.00
Stabilization Fabric	3400	SY	\$3.00	\$10,200.00
Crushed Stone	1350	TON	\$60.00	\$81,000.00
Asphalt	450	TON	\$250.00	\$112,500.00
Total Road Construction				\$213,700.00



Economic Development Commission

Newport Economic Development Commission				
Cost Estimate - Utility Line				
Certified Industrial Site				
Water Line Extension				
Description	Quantity	Unit	Unit Price	Total Cost
6" Class 200 PVC	500	LF	\$50.00	\$25,000.00
6" Gate Valve	1	EA	\$3,000.00	\$3,000.00
6" Gate Valve Fire Hydrant W/Gate Valve	1	EA	\$7,000.00	\$7,000.00
Detection Wire	500	LF	\$1.00	\$500.00
Connect to Existing Water Line	1	EA	\$4,000.00	\$4,000.00
Subtotal Water Line Extension				\$39,500.00
Sewer Line Extension				
Description	Quantity	Unit	Unit Price	Total Cost
8" SDR 35 PVC	500	LF	\$85.00	\$42,500.00
Manhole	2	EA	\$5,000.00	\$10,000.00
Connect to Existing Sewer Line	1	EA	\$5,000.00	\$5,000.00
Subtotal Sewer Line Extension				\$57,500.00
Total Water and Sewer Extension				\$97,000.00

201 Hazel Street
Newport, Arkansas 72112

Proud Past. **Bright Future**

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org



Economic Development Commission

Newport Economic Development Commission				
Cost Estimate - 2' Fill For 100'x100' Building				
Certified Industrial Site				
Description	Quantity	Unit	Unit Price	Total Cost
Site Prep	1	LS	\$10,000.00	\$10,000.00
Fill	1100	CY	\$30.00	\$33,000.00
Total Road Construction				\$43,000.00

Environmental

Wetlands Screening: A preliminary jurisdictional determination was made on the project site back in 2006. The areas appear to be prior converted cropland by the Natural Resources Conservation Service. Therefore, no permit will be required from the Corps of Engineers to complete the work. See attachment E-1 for detail.

Floodplain Delineation: Site is located in Zone X which is outside of the 500-year floodplain. See attachment E-2 for detail. Also located behind Maps tab.

Historical Survey: In a letter dated June 26, 2018, from the Arkansas Historic Preservation Program, it was determined that the proposed site will have no effect on historic properties and that no cultural resource surveys are required.
AHPP Tracking #101534
See attachment E-3 for detail.

Endangered Species Survey: The US Fish and Wildlife IPaC report dated February 5, 2024, and Arkansas Department of Heritage letter dated July 11, 2018, found no endangered species habitats on the site. See attachments E-4 for detail.

Environmental Phase I (and Phase II if required): Miller-Newell Engineers, Inc. provided an addendum on February 19, 2024, attesting that there were no changes in the remaining 76 acres of the original site assessed in September 2018. The original Phase I Environmental Assessment was conducted in September 2018 where it was stated in the Conclusions and Recommendations on page 9 that “Based upon the ASTM Protocol for a Phase I Environmental Assessment no evidence of concern was found. The site is cleared of environmental issues.” See attachment E-5 for detail.

Stormwater Retention Plan: Not Applicable.





Newport
Economic Development Commission

June 21, 2018

U.S. Army Corps of Engineers, Memphis District
Attention: CEMVM-CO-R
Clifford Davis Federal Building
Room B-202
Memphis, TN 38103-1984

Dear Sirs:

The Newport Economic Development Commission is interest in developing a section of property for industrial usage and would like to have a Jurisdictional Determination in regard to a site specific delineation of regulated wetlands or other waters of the US.

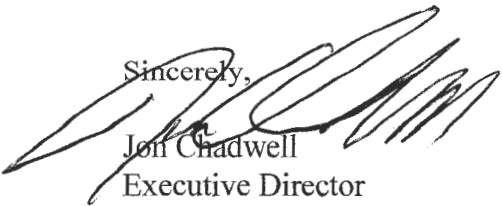
The site is highlighted on the attached aerial photo and is part of Section 27, Township 12 North, Range 2 West, Sections 26 and 27 Jackson County, Arkansas. The section is further highlighted on the attached topographical map and location map.

Response to this request can be sent to the following address:

Newport Economic Development Commission
Attn: Jon Chadwell, Executive Director
201 Hazel Street
Newport, AR 72112

Thank you for the help with this project. If you need further information feel free to call me at (870)523-1009.

Sincerely,



Jon Chadwell
Executive Director

201 Hazel Street
~~P.O. Box 766~~
Newport, Arkansas 72112

Proud Past. **Bright Future**

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
MEMPHIS DISTRICT, CORPS OF ENGINEERS
167 NORTH MAIN STREET B-202
MEMPHIS, TENNESSEE 38103-1894

March 21, 2006

Regulatory Branch

Mr. Jon Chadwell
Newport Economic Development Commission
P.O. Box 766
Newport, Arkansas 72112

Dear Mr. Chadwell:

This is in response to your request regarding permit requirements to develop property for industrial use. The project site is located in Township 12 North, Range 2 West, Sections 26 and 27 on the Tuckerman Northwest Quad Map in Jackson County, Arkansas as shown on the enclosed map.

A preliminary jurisdictional determination was made on the project site. The areas where deposition will occur to complete your project appear to be prior converted cropland by the Natural Resources Conservation Service. Therefore, no permit will be required from the Corps of Engineers to complete the work.

This determination is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. If you wish to provide additional information, an approved jurisdictional determination may be requested.

Copies of this letter have been furnished to Wanda Boyd of EPA, (6WQ-EM) Region VI in Dallas Texas and the District Conservationist, Natural Resources Conservation Service in Newport, Arkansas.

If you have questions contact Judy O. DeLoach at (901) 544-0737, and refer to File No. MVM-2005-828(JOD).

Sincerely,

A handwritten signature in cursive script that reads "Timothy Davis".

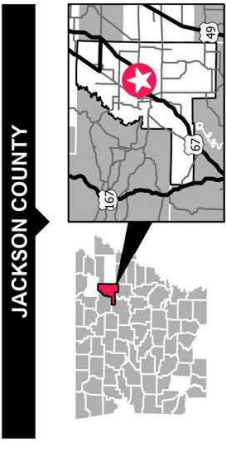
Timothy Davis
Lead Biologist
Regulatory Branch

Enclosure

NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / NATIONAL WETLAND INVENTORY



Wetland classification codes <https://www.fws.gov/node/264828>.



JACKSON COUNTY

LEGEND

Property Boundary

Wetland Types

Freshwater Forested/Shrub Wetland

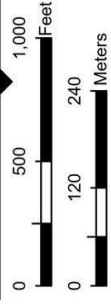
Riverine

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

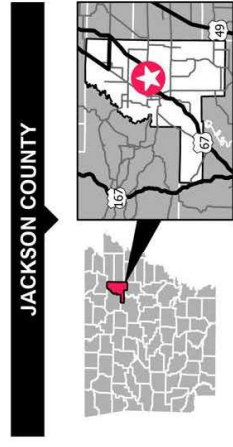
Wetlands: US Fish and Wildlife Services, National Wetland Inventory, 04/2022

SCALE





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 liability of any properties. Users should direct inquiries about any property to the listing broker for that property.

NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / FEMA FLOOD HAZARDS



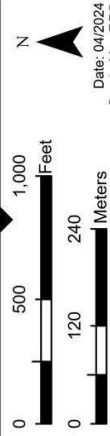
LEGEND

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

SOURCE

Flood: FEMA National Flood Hazard Layer, 04/2022

SCALE



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



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

June 26, 2018

Mr. Jon Chadwell
Executive Director
Newport Economic Development Commission
201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Arkansas Arts Council

•
Arkansas Natural
Heritage Commission

•
Arkansas State Archives

•
Delta Cultural Center

•
Historic Arkansas Museum

•
Mosaic Templars
Cultural Center

•
Old State House Museum

RE: Jackson – Newport
Section 106 Review – EDA
Proposed Undertaking – Developing Property for Industrial Project
AHPP Tracking Number 101534

Dear Mr. Chadwell:

This letter is in response to your inquiry regarding properties of archeological, historical, or architectural significance in the area of the proposed referenced project. The staff of the Arkansas Historic Preservation Program (AHPP) has reviewed records pertaining to the area in question.

Based on the submitted information, we find that the proposed undertaking will have no effect on historic properties and that no cultural resource surveys are required.

Tribes that have expressed an interest in the area include the Osage Nation (Dr. Andrea Hunter), the Quapaw Tribe of Oklahoma (Mr. Everett Bandy), and the Shawnee Tribe of Oklahoma (Ms. Kim Jumper). We recommend that they be consulted in accordance with 36 CFR § 800.2 (c) (2).

Thank you for the opportunity to review this undertaking. Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, please call Theresa Russell of my staff at 501-324-9357.

Sincerely,

Scott Kaufman
Director, AHPP

cc: Dr. Andrea Hunter, Osage Nation
Dr. Ann Early, Arkansas Archeological Survey



ARKANSAS HISTORIC
PRESERVATION PROGRAM



1100 North Street
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
tdd: 711

e-mail:
info@arkansaspreservation.org
website:
www.arkansaspreservation.com

An Equal Opportunity Employer

Geotechnical

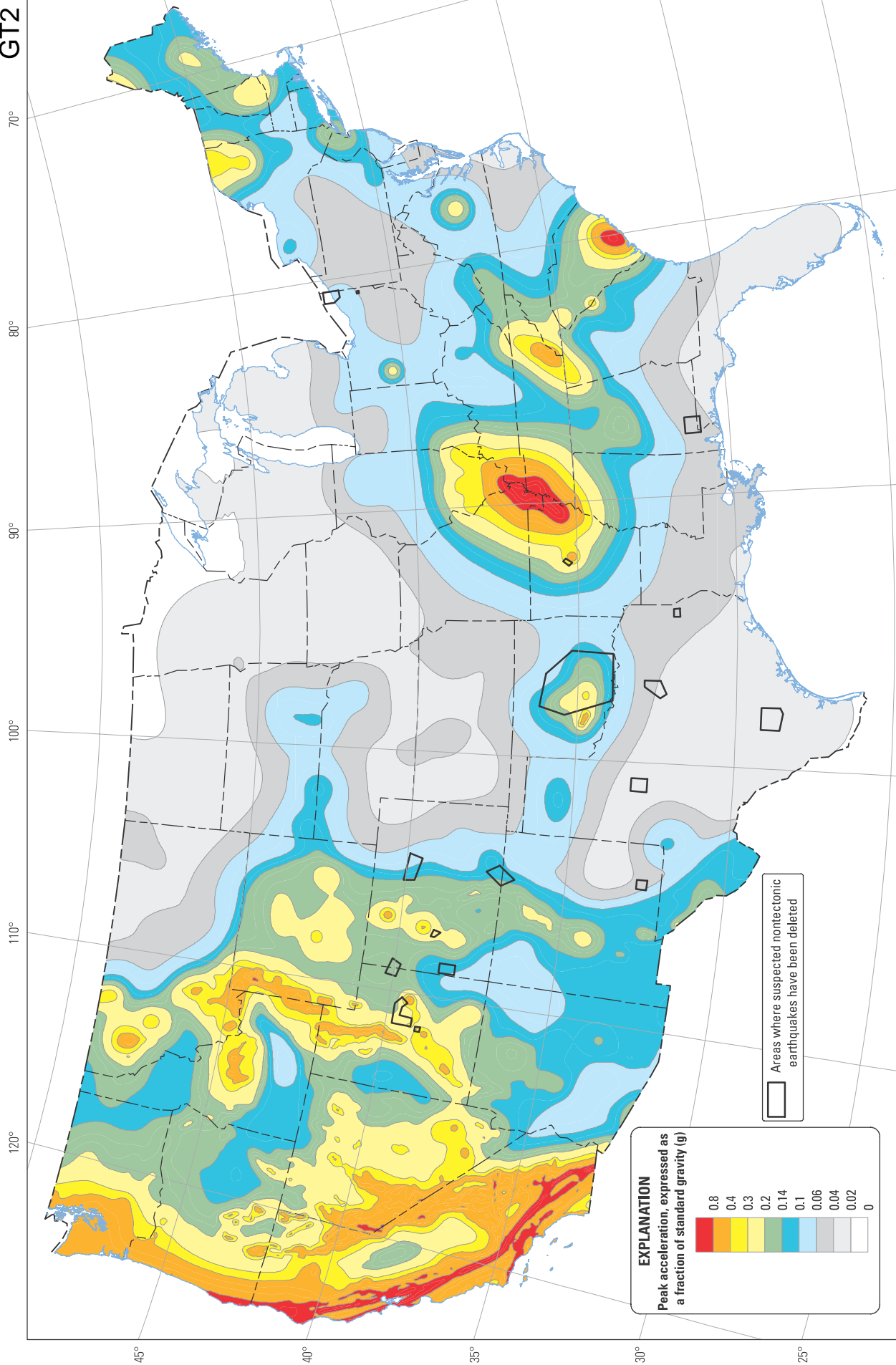
Soils Report: See attachment GT-1 for detail for the Geotechnical Investigation by Anderson Engineering Consultants dated April 7, 2006.

Water Table Depth: 19'

Seismic Rating: Historically listed in Seismic Zone 3.

The United States Geological Survey provides National Seismic Hazard Maps which derived from seismic hazard curves calculated on a grid of sites across the United States describing the annual frequency of exceeding a set of ground motions. The Newport site is in the 0.4 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map GT-2 for more detail.

GT2



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

Zoning/Permitting

Copy of Restrictive Covenants: There are no restrictive covenants at this time.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use:
Current: Agricultural
Proposed: Industrial

Copy of Zoning Ordinance: See attachment Z-1 for detail.

Explanation of Process to Change Zoning: Applicant presents a letter of the proposed zoning change to the Planning Commission. The public is notified about the upcoming public hearing. The Commission holds a public hearing 30 days after the letter is presented. The Planning Commission can approve the zoning change at the same meeting as the public hearing. The City Council approves the Planning Commission’s recommendation at the following City Council meeting, typically around 14 days later. The new zoning classification is valid upon City Council approval.



Utilities

Electric Utility:

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: The site is served by a 13.8 kV distribution line and a 161 kV transmission line is located approximately 1 mile northeast of the site. The Newport Air Base Substation is located approximately 1.5 miles from the site.

Natural Gas Utility:

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: 501-377-4557 or 501-749-7189
Email: chauncey.taylor@centerpointenergy.com or mlinebarier@summitutilities.com
Service and Proximity to Site: A 4-inch main with 42 psi is 1,600' from the site. A high pressure 8-inch main is just over 3,000' from the site.

Water Utility:

Name of Utility: Newport Municipal Water
Contact Person(s): Wendale Comer
Address: P.O. Box 519
City, State, Zip: Newport, AR 72112
Phone: 870-523-5847
Email: wendale.comer@gmail.com
Service and Proximity to Site: A 6-inch main with 54 psi is 1,600' from the site.



Utilities

Sewer:

Name of Utility: Newport Municipal Wastewater
Contact Person(s): Martin Steward
Address: 615 Third Street
City, State, Zip: Newport, AR 72112
Phone: 870-523-8121
Email:
Service and Proximity to Site: An 8-inch main is 1,250' from the site.

Telecommunications:

Name of Utility: A T & T
Contact Person(s): Lisa Lake
Address: 1401 West Capitol, Suite 420
City, State, Zip: Little Rock, AR 72291
Phone: 501-373-5903
Email: lisa.lake@att.com
Service and Proximity to Site: Phone and internet service is 400' from the site.

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: UP Main Line is 2 miles west of the site.
City of Newport abandoned rail spur is 1,000' south of the site.



Taxes

Local Sales Tax Rates: Total Sales and Use Tax rate is 10.25% with 3.75% being local taxes and the remainder being state taxes.

Property Tax Rates (Real, Personal) and Methods of Assessment: The market value of real property in the county is determined by an outside appraisal firm once every five years. The assessed for tax purposes is 20% of the market value. The assessed value is then multiplied by the millage rate to determine the tax. The millage rate for this site is 51 mills (0.051).

If the property value is \$1,000,000, the property tax would be:
 $\$1,000,000 \times .20 \times .051 = \$10,200$

The calculation is the same for personal property, however, the value is calculated based on the book value of the personal property.

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
- Entergy's Electrical Infrastructure
- Surrounding Uses
- Zoning
- Local Utility Extensions Map

DISCLAIMER

Entergy Arkansas, Inc. (“EAI”), nor anyone acting on behalf of EAI, 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.

