

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

Performed on:

Lots 1 & 5
East End Industrial Park
Russellville, Arkansas 72801

EEG PROJECT #18-0115-018

Prepared for:

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EXECUTIVE SUMMARY

ENVIRONMENTAL ENTERPRISE GROUP, INC. (EEG) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope and limitations set forth in the Scope of Work and ASTM E 1527-13 for Lots 1 & 5 of East End Industrial Park, Russellville, Pope County, Arkansas.

The Property is currently vacant undeveloped property that is zoned industrial, described as Lots 1 and 5 of East End Industrial Park, Russellville, Arkansas. The Property is located in Section 13, Township 7 North, Range 20 West, consisting of approximately 45 acres. It is comprised of two parcels of land, Parcel #858-40002-000E (34.84 acres) and Parcel #858-40001-000-E (10 acres). According to records from the Pope County Tax Assessor's Office, the Property is currently owned by City of Russellville.

The Property is bordered to the north by Industrial Boulevard then Rockline Industries; to the northeast by Engineered Rigging; to the south by Union Pacific Railroad, residential property and agricultural pastureland; to the east by Americold Logistics; and to the west by Tyler Road and beyond that agricultural pastureland zoned commercial.

The Property was historically developed since at least 1924 for residential and/or agricultural use, according to information obtained from a chain-of-title review during a previous Phase I Environmental Site Assessment performed by EEG (EEG Project #97-304). The Property was platted in 1998 as East End Industrial Park Lots 1 and 5. EEG performed Phase I Environmental Site Assessments on the subject Property in 1997 and 2005, EEG Project #97-304 and #05-0115-076. Summaries of the reports are located in **Section 3.4** of this report. The Property has remained vacant since 2005. The City of Russellville maintains the site, which is harvested for hay.

ON-SITE CONDITIONS

No recognized environmental conditions were identified on the Property. However, the following *business environmental risks* and notable finding were identified.

During the 2005 site assessment, EEG noted a water well on the central portion of the Property formerly utilized for potable water for the former residential home located on the site. Due to heavy vegetative growth, EEG was unable to locate the well during this site assessment. If future plans for the Property do not include utilization of the well, some cost would be associated with proper abandonment and closure according to state regulations. EEG does not consider the well a recognized environmental condition but a *business environmental risk*.

EEG observed minor dumping of refuse and waste tires along the access road on the south portion of the Property. Railroad ties and barbed wire were also observed on the Property. The ties appear to be old fence posts that were abandoned. This is not considered a recognized environmental condition but a *business environmental risk* due to the cost associated with proper cleanup and disposal.

According to the U.S. Fish and Wildlife National Wetlands Inventory Data Mapper website <http://www.fws.gov/wetlands/Data/Mapper.html>, wetlands are present on the Property. The wetland is illustrated as Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded (PuBHh). This designation is for the agricultural pond that was historically present on the Property, north of the farm structures. Ponds are typically considered artificial wetlands. The pond, however, is no longer present on the Property. According to documents provided by the client, approval to drain the pond was given by the Corps of Engineers. A copy of the Corps of Engineers letter is included in *Appendix D* of this report.

OFF-SITE CONDITIONS

No recognized environmental conditions related to off-site properties were identified.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of *Lots 1 & 5 of East End Industrial Park located in Russellville, Pope County, Arkansas*, the Property. Any exceptions to or deletions from this practice are described in *Section 1.4* of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.