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November 2, 2021

VIA: ELECTRONIC COPY

Mr. Cody Slater, CEO
Wynne Economic Development Corporation
1790 North Falls Boulevard, Suite 2
Wynne, AR 72396

**RE: LIMITED SITE INVESTIGATION REPORT
APPROXIMATE 36.72-ACRE PORTION OF 278 ACRE MEYER PROPERTY
WYNNE, ARKANSAS**

Dear Mr. Slater:

Fisher & Arnold, Inc (FA). is pleased to submit the following Limited Site Investigation (LSI) Report for the above referenced site.

The Phase I ESA dated July 14, 2021, prepared by FA for the 734 S. Falls Blvd. site identified the following recognized environmental condition (REC) for the property:

- 1) During site reconnaissance, FA observed a room in the storage building adjacent to the northern boundary of the subject property that was referred to by the owner, Mr. Meyer, as the former oil room. The room was observed with significant floor staining and petroleum odors. Mr. Meyer stated that this room was used by his father for storage of motor oils for tractor maintenance and that the container capacities stored in this room were 55-gallons or less. The observed staining and odors in this area, are indicative of a release to the environment. Due to the proximity to the subject property, this condition is considered a REC for the property.

Further environmental information was recommended to be collected to determine if the identified REC has impaired the property. FA mobilized to the 734 S. Falls Blvd. site on Wednesday October 13, 2021, to conduct the LSI.

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1.0 INTRODUCTION

1.1 Site Description

The subject property consists of the approximate 36.72-acre western portion of the 278-Ac Meyer agricultural land. The property is located along the eastern right of way of South Falls Boulevard. There are residential subdivisions to the north, a plastic fabrication company to the south, and agricultural lands to the east. Draw Creek begins in the northern portion of the property. On the day of sampling, an Underground Storage Tank (UST) and associated dispenser were observed approximately 30-feet west of the tractor maintenance building. The dispenser, fill cap, and vent riser were covered in thick vines and were likely not visible during the Phase 1 ESA site visit. The site location is shown on **Figure 1**.

1.2 Limiting Conditions

No investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. However, the standard of care exercised for these professional services was performed in accordance with customary principles and accepted practices in environmental science and engineering. In addition, every reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

This assessment presents FA's professional interpretation and judgment of the existing site conditions based on the information gathered. Professional judgments expressed herein are based on currently available facts within the limits of the mutually agreed to scope of work, budget, and schedule, which are not intended to be exhaustive in scope. FA accepts no liability for hidden or unknown conditions. FA's work was performed in accordance with generally accepted environmental investigative procedures. It is FA's specific intent that the conclusions and recommendations presented herein be used as guidance and not necessarily as a firm course of action, except where explicitly stated as such. We make no warranties, expressed or implied, including without limitation, warranties as to marketability or fitness for a particular purpose. The absence of contamination recognition in this report cannot be interpreted as a warranty, expressed, or implied, that no contamination exists at the Subject Property, and FA cannot be held liable for damages if contamination of some type is discovered in the future. The information provided in this report is not to be construed as legal advice.

1.3 User Reliance

Reliance or use of this report by anyone other than Wynne Economic Development Corporation, for whom it was prepared, is prohibited. Reliance or use by any third party of the report does not make said party a beneficiary to Fisher & Arnold's agreement

with Wynne Economic Development Corporation, any such unauthorized reliance on or use of this report including any of its information or conclusions will be at the third party's risk. No warranties or representation expressed or implied in this report is made to any third party.

2.0 SOIL BORINGS AND SUB-SURFACE SAMPLING

FA met McCray Drilling onsite on Wednesday October 13, 2021. Four (4) soil borings were advanced with a Geoprobe 7720 Direct Push Technology (DPT) rig utilizing a 3-inch OD Dual Tube core barrel fitted with acetate sleeves. The borings for each well were advanced approximately 28-feet below ground surface (bgs). Groundwater was not encountered. The location of each boring is shown in **Figure 2**.

As each soil boring was advanced, soil cores were logged by an FA Geologist and representative soil samples from each 2-foot interval were inspected for contaminant impact using visual and olfactory observations. Soil samples were also screened with a photoionization detector (PID) for total volatile organics.

The head space of each sample placed in the polyvinyl bags was evaluated with the PID equipped with a 10.6 eV lamp. The PID measures total organic vapor emitted from the soil samples in the field. The general protocol for these measurements is to place the sample in the polyvinyl bag, seal the bag, allow the vapors from the sample to equilibrate with the air inside the bag for approximately 10 minutes, and make a measurement of the headspace in the bag with the PID. PID measurements above background levels (typical background assumed as less than 5 parts per million), indicate some organic influences in the soil sample. Typically, comparison of PID measurements from samples collected during a field event provides a general indication of the vertical and areal distribution of volatile organics at a site and can be used to prioritize the selection of samples for further analysis by a laboratory. The two intervals exhibiting the highest PID readings were chosen for laboratory analysis at each boring.

Table 1 below, shows the PID results chosen for lab sampling at each boring.

Table 1 – PID Screening Results

Sample ID	Sample Interval (bgs)	PID Result (ppm)
WYN-S-SB01-10	8-10 ft.	1.6
WYN-S-SB01-14	12-14 ft.	2.3
WYN-S-SB02-04	2-4 ft.	0.0
WYN-S-SB02-18	16-18 ft.	0.6
WYN-S-SB03-08	6-8 ft.	5.6
WYN-S-SB03-24	22-24 ft.	4.3

Sample ID	Sample Interval (bgs)	PID Result (ppm)
WYN-S-SB04-06	4-6 ft.	1.2
WYN-S-SB04-08	6-8 ft.	1.9

The samples chosen for laboratory analysis were analyzed for the following constituents of concern (COCs) :

- Volatile Organic Compounds (VOC), Method 5035/8260B
- Total Petroleum Hydrocarbons by GRO, DRO, and ORO Fractions, Method 8015
- RCRA Metals, Method 6010

3.0 ANALYTICAL RESULTS

All the VOCs and TPH results were below the laboratory reporting limit in all samples. The RCRA Metals arsenic, barium, chromium, and lead were detected in every sample except one (arsenic at WYN-S-SB03-24). **Table 2** shows the detections and their respective screening values.

None of the barium, chromium, or lead results exceed the EPA RSLs. Six of the eight arsenic samples slightly exceed the commercial EPA RSL (3.0 mg/kg); however, arsenic is naturally occurring in central Arkansas with a mean of 7.07 mg/kg and maximum levels as high as 11.31 mg/kg in ¹. The elevated levels of arsenic are thought to be due to regional geology and are not considered to be related to operations at the subject property. **Attachment A** includes the full laboratory report for all samples.

4.0 CONCLUSION

During the LSI, FA installed four (4) soil borings and collected eight (8) sub-surface soil samples from the highest two PID screening intervals in each boring.

No VOC or TPH detections were observed in any of the sub-surface soil samples. None of the RCRA metals exceed the EPA RSLs except arsenic which slightly exceeded the EPA RSL in 6 of the 8 sub-surface soil samples. The detected arsenic concentrations are below the background levels published in a USGS study of average concentrations of elements in Cross County, Arkansas. The concentrations detected in this study are not considered to be related to operations at or near the subject property.

Noting the absence of VOC and TPH detections, the UST and historic fueling operations have not impacted the locations sampled on the subject property.

¹ [Average concentrations of elements in Cross County, Arkansas \(usgs.gov\)](https://www.usgs.gov/centers/arcadis/arcadis-data-repository/arcadis-data-repository)

Mr. Cody Slater
November 2, 2021
Page 5

The condition of groundwater on the target property is not known. Due to the expected depth of approximately 90 feet below ground surface, groundwater collection was not a part of the scope for this project. The observed metals concentrations in soil are not expected to impact groundwater, however this assessment can't be guaranteed in the absence of actual data. Based on the soil findings of this LSI, the risk to groundwater appears to be low and additional environmental investigation for the subject property, if desired, is not expected to vary from the data collected from this study.

Sincerely,

FISHER & ARNOLD, INC.



Dave Backus, RPG, CPG
Manager – Environmental Services



Gene M. Bailey, P.E.
Director – Environmental Services

FIGURES

TABLE 2
SUMMARY OF SOIL ANALYTICAL DATA

ATTACHMENT A
LABORATORY ANALYTICAL REPORT