

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

Performed on:

Tract 2
East End Industrial Park
Russellville, Arkansas 72801

EEG PROJECT #18-0115-019

Prepared for:

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River Valley Alliance for Economic Dev.
708 East Main Street
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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 Tract 2 of East End Industrial Park, Russellville, Pope County, Arkansas.

The Property is currently vacant undeveloped property that is zoned industrial. The site is located in Section 12, Township 7 North, Range 20 West and is described as Tract 2 of East End Industrial Park, Russellville, Arkansas. The Property has an irregular shape and consists of approximately 60 acres of undeveloped land. The site is vegetated in pasture and native grasses and wooded along the north portion and along natural drainage conveyances. An agricultural pond is located on the eastern portion of the site, and an area void of topsoil with exposed shale is located on the southwest portion of the Property. The site is fenced on the southern border and can be accessed from Tyler Road through a gate on the southwest portion. The Property is fenced, in part, on the east side. An overhead powerline utility easement is located on the northern portion of the Property and runs through the wooded portion of the Property, north of the pond. The JW Aluminum property is fenced and marks, in part, the western boundary of the subject Property.

The Property is bordered to the north by residential property; to the south by residential property then Tyler Road and beyond Tyler Road agricultural property that is zoned commercial. It is bordered to the east by a mobile home park and Rockline Industries and to the west by JW Aluminum.

According to records from the Pope County Tax Assessor's Office, the Property is currently owned by Arkansas Valley Alliance for Economic Development, Inc. Historically, the Property was agricultural since at least 1937. EEG performed a Phase I Environmental Site Assessment in October 1997 on 100 acres that included the subject Property, EEG Project #98-017. The report referenced a 1937 aerial photograph that indicated that the subject Property was used for agricultural purposes. This 1937 aerial photograph is no longer available at the NRCS office. The Property was platted in 1998 as East End Industrial Park Tract 2. The Property has remained vacant undeveloped land since it was platted and zoned industrial.

ON-SITE CONDITIONS

No recognized environmental conditions were identified on the Property. However, the following notable findings were identified.

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 located on the eastern portion of the Property. Ponds are typically considered artificial wetlands. It is EEG's opinion, based on this designation, it is unlikely limitations on development would exist. If additional information is needed regarding potential wetlands, a thorough wetland delineation of the Property prior to development or disturbance of the areas will be required. *Figure 4* in *Appendix B* represents the wetland classification from the U.S. Fish and Wildlife National Wetlands Inventory Data Mapper website.

OFF-SITE CONDITIONS

No recognized environmental conditions related to off-site properties were identified. However, the following notable findings were identified.

JW Aluminum, located on westerly adjoining property at 777 Tyler Road, manufactures specialty flat rolled aluminum products. The facility is listed as an RCRA-CESQG that handles 100 kg or less per calendar month of hazardous ignitable and corrosive waste. No violations have been found. The facility is also listed as an aboveground storage tank (AST) facility with eleven 24,000-gallon gasoline ASTs that were installed in 1996. No underground storage tanks (UST) have been reported. The facility is located down-gradient from the subject Property and is not considered a recognized environmental condition to the subject Property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of *Tract 2 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.