PROPERTY DEVELOPMENT PLAN
ADEQ BROWNFIELD PROGRAM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL GEOLOGIST
No. 1939
JOHN COLL
12-12-21

Proposed Speedway No.101184

NE Corner of Washington Street and Holiday Drive
Forrest City, Arkansas
St. Francis County 72335

Project No. Z029000833
January 21, 2021

Prepared for:

Arkansas Department of Environmental Quality

January 21, 2021

ATC GROUP SERVICES LLC

Document Information

Prepared for	Arkansas Department of Environmental Quality
Project Name	Proposed Speedway No. 101184
File Reference	101184_Property Development Plan_FINAL
Job Reference	Z029000833
Date	January 21, 2021

Contact Information

ATC Group Services LLC
2690 Memorial Boulevard, Suite D
Murfreesboro, Tennessee 37129

Telephone: 615.295.2458
Facsimile: 615.295.2464

www.atcgroupservices.com

1 Site Information

1.1 Ownership History

ATC Group Services LLC (ATC) reviewed reasonably ascertainable tax files available on the St. Francis County Tax Collector's website for historical ownership information pertaining to the Subject Property. Available files indicate that the current owner is the Woodruff Electric Cooperative Corporation. No historical ownership information was present with the files for the Subject Property. The Subject Property consists of a carve-out of approximately 3.76 acres from Parcel Number 0800-00115-0000 located at the northeast corner of North Washington Street and Holiday Drive, Forrest City, St. Francis County, Arkansas (herein referred to as "the Subject Property"). Features observed on the Subject Property include:

- An approximate 3,800 square foot maintenance shop with a 1,000 square foot drive through canopy (constructed between 1976 and 1985 with an addition constructed between 2006 and 2010) is located in the north central portion of the Property and was previously utilized as a shop. A former fuel dispenser island is located beneath the canopy and an underground storage tank (UST) vent pipe was noted on the southwestern corner of the building. Utility marking paint observed during the site visit traced the vent pipe and indicated the UST is likely present to the southwest of the dispenser island. An approximate 550-gallon new oil above-ground storage tank (AST) and approximate 550-gallon used oil AST are located within the shop building. No staining was noted around the ASTs.
- An approximate 2,100 square foot equipment storage building (constructed between 1957 and 1976) with a western adjacent metal canopy (approximately 3,500 square feet) that was constructed between 1985 and 1991 is located in the south central portion of the Property. The equipment storage building contained an approximate 250-gallon AST formerly used for application of weed killer as well as two portable hydraulic truck lifts, a small drum of grease, an empty plastic 55-gallon drum formerly containing diesel exhaust fuel (DEF) and old lawn maintenance equipment.
- An approximate 4,000 square foot metal canopy (constructed between 1976 and 1985) is located in the eastern portion of the Property and was previously used as wire and transformer storage.
- An approximate 100 square foot shed (constructed between 1991 and 1994) is located north of the wire storage canopy and was previously used to store leaking transformers. The shed was constructed with concrete secondary containment and no surface staining was noted surrounding the shed.
- An approximate 550-gallon diesel AST is located at the northeast corner of the equipment storage building. The AST is not under a cover nor does it have secondary containment. The AST is presumably empty and no surface staining was observed in the vicinity. A second approximate 2,000-gallon diesel AST is located beneath a shed in the northeastern portion of the Property. The AST is located within secondary containment, and no signs of leaking were noted.
- Several transformer storage pads and former transformer storage areas are located throughout the Subject Property; the easternmost transformer storage pad is equipped with secondary containment that discharges through a filter system. A pole storage area is located at the east end of the Property.
- Previously, three additional buildings were located on the Property which have since been removed. These included a 4,581 square foot (approximate) building (constructed between 1957 and 1976) located at the northwest corner of the Property utilized as an engineering office and meter storage; a 10,000 square foot (approximate) building (constructed between 1939 and 1957) located near the west Property boundary utilized as an office building; and a 4,000 square foot (approximate) building (constructed between 1939 and 1957) located east of the office building and was reportedly utilized for file storage. These buildings were reportedly removed in November 2018.

A review of historical records sources indicates that the Property has been commercially developed since approximately 1957. Prior to initial commercial development, it appears the Property may have been undeveloped land. The surrounding area historically consisted of agricultural and residential land use and unimproved land. Initial commercial development occurred south of the Property between 1957 and 1976. The remaining surrounding properties were developed for commercial use by the early 1990s. The legal description of the Subject Property is as follows and is included on the ALTA Survey as **Figure 1**:

> *Property description of part of the Woodruff Electric Cooperative Corporation property as described in Book 156 Page 288, Book 160 Page 356 and Book 202 Page 61 in the South Half of the Southeast Quarter of Section 16, Township 5 North, Range 3 East in Forrest City, St. Francis County, Arkansas:*
>
> *Commencing at the recognized and accepted ¼ Corner common to Sections 16 and 21, Township 5 North, Range 3 East; thence North 779.19 feet to a point; thence East 50.79 feet to an iron pin found at the intersection of the east line of North Washington Street (Arkansas Highway 1B) (right-of-way varies) with the north line of Holiday Drive (100 foot right-of-way per deeds); thence North 03 degrees 50 minutes 50 seconds West with the east line of North Washington Street a distance of 309.76 feet to a pk nail found at a point on a curve; thence northwestwardly along a curve to the left having a radius of 2939.80 feet with the east line of North Washington Street a distance of 12.32 feet (chord = North 15 degrees 07 minutes 29 seconds West 12.32 feet, delta = 00 degrees 14 minutes 24 seconds) to a nail found in the south line of the Barton GST Trust FRB Frank G. Barton, III property as described in Book 867 Page 483; thence North 89 degrees 43 minutes 56 seconds East with the said south line a distance of 176.07 feet to a pk nail found in a west line of said property; thence North 89 degrees 56 minutes 39 seconds East with said south line a distance of 237.58 feet to a point (found iron pin 0.7 foot north); thence South 02 degrees 55 minutes 43 seconds East a distance of 252.98 feet to an iron pin set in the north line of Holiday Drive; thence South 87 degrees 18 minutes 10 seconds West with the north line of Holiday Drive a distance of 620.45 feet to the point of beginning and containing 169.769 square feet or 3.897 acres.*

2 SITE BACKGROUND AND PREVIOUS INVESTIGATIONS

2.1 Site Background

- **Location:** The Subject Property address is northeast corner of North Washington Street and Holiday Drive, Forrest City, St. Francis County, Arkansas 72335. According to information obtained from the St. Francis County Property Assessors website, the Subject Property consists of a carve-out of approximately 3.76 acres from Parcel Number 0800-00115-0000. A Site Vicinity Map is included as **Figure 2**. A Property Plan is included as **Figure 3**.
- **Historical Use:** A review of historical records sources including aerial photographs and topographic maps indicates that the Subject Property has been commercially developed since approximately 1957. Prior to initial commercial development, it appears the Subject Property consisted of undeveloped land. The surrounding area historically consisted of agricultural and residential land use and unimproved land. Initial commercial development occurred south of the Subject Property between 1957 and 1976. The remaining surrounding properties were developed for commercial use by the early 1990s.

2.2 Previous Investigations

- **Phase I ESA:** In January 2020, ATC completed a Phase I Environmental Site Assessment (Phase I ESA) of the Subject Property. During the Phase I ESA, the following environmental concerns were identified:

  > Woodruff Electric Co-Op Corp., identified as having operated at the Property, is listed on the UST database. According to this database, this facility housed one 12,000-gallon gasoline tank which was installed in January 1975 and removed from the site in December 1988. No closure documentation was found during an ADEQ file review. During site reconnaissance a former dispenser island, UST vent pipe, and suspect UST location were noted on site. Based on the lack of documentation pertaining to this suspect UST, and the lack of closure documentation for the former 12,000-gallon UST, the potential for unidentified impact to the subsurface is considered to represent a *recognized environmental condition* to the Property.

  > ATC observed four transformer storage areas at the Property. One open concrete area located west of the equipment storage building, one concrete area located west of the wire storage canopy with an adjacent area located on asphalt, one enclosed shed for leaking transformers located north of the wire storage canopy, and one open concrete area with secondary containment located southeast of the wire storage canopy. The storage area with secondary containment has a discharge point which drains through a filter system. According to Mr. Cook, transformer spills were cleaned using oil dry and other adsorbents. While no major staining or obvious issues were noted, the potential for impact to the subsurface due to a lack of secondary containment is considered to represent a *recognized environmental condition* to the Property.

  > ATC observed several open, concrete paved areas at the east end of the Property used for pole storage. Utility poles are typically treated with creosote, a toxic chemical used to treat wood along with pesticides and heavy metals. One creosote treated utility pole was observed during site reconnaissance activities. No visual evidence of impacts (i.e., stained soils or stressed vegetation) was observed. However, based on the nature of the chemicals used to treat the utility poles, exposure to stormwater and the potential for these chemicals to have washed into cracks in the

concrete pads and travelled to the subsurface or washed off-site, this utility pole storage area is considered to represent a *recognized environmental condition* to the Property.

> Machen Ford - Chrysler Inc. formerly operated on the northern adjacent property and is listed on the UST database. This facility formerly operated one 1,000-gallon gasoline tank and one 250-gallon used oil tank which were installed in January 1966. The gasoline tank was permanently removed from service in December 1986 and the used oil tank in June 1997. Documentation provided in the ADEQ file review indicates sampling results collected from the closure of the used oil tank were below regulatory levels and no-further action was required. Documentation from the 1,000-gallon gasoline tank was not provided. Based on the lack of documentation pertaining to the 1,000-gallon gasoline UST, the age of the tank, and its potential proximity to the Property; the potential for unidentified impact to the subsurface is considered to represent a *recognized environmental condition.*

- **Limited Phase II ESA:** In February 2020, ATC completed a Limited Phase II ESA of the Property to determine the presence/absence of hazardous materials/petroleum products in soil and groundwater underlying the Property. A total of eighteen (18) soil borings were installed at select locations on the Property. Four (4) of the soil borings were completed as temporary monitoring wells (TMWs) in order to obtain groundwater samples from the Property. Saturated conditions were generally encountered at seven (7) to nine (9) feet below ground surface (ft-bgs) throughout the Property. In TMWs where groundwater was encountered, groundwater stabilized around three (3) ft-bgs.

  The laboratory analytical results for soil and groundwater were compared to the Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for residential and commercial/industrial usage. A total of eighteen (18) soil samples were submitted for laboratory analyses of volatile organic compounds (VOCs), polynuclear aromatics hydrocarbons (PAHs), and Resource Conservation and Recovery Act (RCRA) Metals. For future disposal purposes, one (1) additional composite sample was submitted for laboratory Toxicity Characteristic Leaching Procedure (TCLP) RCRA Metals. A summary of the soil and groundwater laboratory analytical results are discussed in **Section 3.1**.

- **Comprehensive Site Assessment:** In September 2020, ATC completed a Comprehensive Site Assessment (CSA) of the Property as required by the ADEQ as part of the Arkansas Brownfield Program to determine the presence/absence of hazardous materials/petroleum products in soil and groundwater underlying the Property. A total of eighteen (18) soil borings were installed at select locations on the Property. Asphalt and/or concrete and gravel fill was encountered in each of the boring locations at a depth ranging between 1 to 12 inches; therefore, 0 to 6 inch soil samples could not be obtained in the boring locations. ATC collected soil samples from the shallowest native soil encountered in each boring to meet the surface soil sample requirements of ADEQ. Six (6) of the soil borings were completed as groundwater monitoring wells (MWs) in order to obtain groundwater samples and determine a potentiometric surface from the Property. Saturated conditions in the Property soils were generally encountered between two (2) to ten (10) ft-bgs throughout the Property. Groundwater in the six (6) groundwater monitoring wells installed at the Property stabilized between 1.51 ft-bgs to 8.82 ft-bgs.

  The laboratory analytical results for soil were compared to the EPA RSLs for residential and commercial/industrial usage. A total of eighteen (18) soil samples were submitted for laboratory analyses of VOCs, PAHs, RCRA Metals, and Polychlorinated Biphenyls (PCBs). For future disposal purposes, three (3) additional composite samples were submitted for laboratory TCLP RCRA Metals. A summary of the soil and groundwater laboratory analytical results are discussed in **Section 3.1**.

3 SUMMARY OF SITE RISKS

3.1 Contaminants of Concern

Based on the extensive environmental investigations conducted at the Subject Property, ATC made the following findings and conclusions regarding the various chemicals of concern (COCs) in the Subject Property media (soil and groundwater).

Surface and Subsurface Soils:

- Adsorbed VOC concentrations were reported above the laboratory detection limits, but below the EPA RSLs for residential usage.
- Adsorbed PAH concentrations of benzo(a)pyrene were reported above the EPA RSL of 0.11 milligrams per kilogram (mg/kg) for residential usage, but below the EPA RSL of 2.1 mg/kg for commercial/industrial usage.
- Adsorbed PAH concentrations of benzo(b)fluoranthene were reported above the EPA RSL of 1.1 mg/kg for residential usage, but below the EPA RSL of 21 mg/kg for commercial/industrial usage.
- Adsorbed PAH concentrations of dibenz(a,h)anthracene were reported above the EPA RSL of 0.11 mg/kg for residential usage, but below the EPA RSL of 2.1 mg/kg for commercial/industrial usage.
- Multiple adsorbed PAH concentrations were reported above the laboratory detection limits, but below the EPA RSLs for residential usage.
- Adsorbed RCRA Metals concentrations of Arsenic were reported above the EPA RSL of 0.68 mg/kg for residential usage, but below the EPA RSL of 3.0 mg/kg for commercial/industrial usage in five (5) of the soil samples; and above the EPA RSL of 3.0 mg/kg for commercial/industrial usage in thirty-one (31) of the soil samples. Additionally, all other adsorbed RCRA Metals concentrations were reported below the EPA RSLs for residential usage.
- Adsorbed PCB concentrations were reported above the laboratory detection limits in soil sample 184-21 but below the EPA RSL of 0.24 mg/kg for residential soil. No other PCB concentrations were reported above the laboratory detection limit.
- Adsorbed TCLP RCRA Metals concentrations of Barium were reported above laboratory detection limits, but below the EPA RSL of 1500 milligrams per liter (mg/L) for residential usage. Additionally, all other TCLP RCRA Metals concentrations were reported below laboratory detection limits.

Groundwater:

- Dissolved VOC concentrations were reported above the laboratory detection limits, but below the EPA Tapwater Criteria.
- Dissolved PAH concentrations of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(a)fluoranthene, Dibenz(a,h)anthracene and Naphthalene were reported above their respective Tapwater Criteria; MCLs have not been determined for many of the contaminants listed above. Additionally, multiple dissolved PAH concentrations were reported above the laboratory detection limits, but below the EPA Tapwater Criteria.
- Dissolved RCRA Metals concentrations of Arsenic, Barium, Cadmium, Chromium, Lead, and Selenium were reported above their respective EPA Tapwater Criteria and/or MCLs.

3.2 Pathways of Concern

The Limited Phase II ESA and the CSA included sampling of surface soil, subsurface soil, and groundwater across the Subject Property including beneath future Subject Property improvements. One potential exposure pathway involves ingestion of impacted groundwater. Upon completion of the redevelopment activities at the Subject Property, the Subject Property will be connected to the municipal water. No potable wells or irrigation wells will be installed on the Subject Property, therefore, the exposure pathway will be incomplete. Another potential exposure pathway would involve contact with impacted soil. Construction workers would comply with the health and safety plan to minimize direct worker contact and the completed redevelopment activities at the Subject Property would consist of impervious surfaces (i.e. asphalt, concrete, slabs, parking areas, and sidewalks). Any vegetated area would consist of clean fill and would therefore make the exposure pathway incomplete.

4 SELECTION AND RATIONALE FOR THE PREFERRED REMEDIAL ALTERNATIVES

Based on the findings of the Limited Phase II ESA and the Comprehensive Site Assessment (CSA), the selected remedial alternative includes institutional controls in the form of deed land use restrictions to ensure that the pathway restrictions are maintained in the future. The deeded land use restrictions describe future use of the Subject Property and limitations to subsurface soil and groundwater activities. In order to comply with deed land use restrictions, it is important that future property owners of the Subject Property understand the nature of the engineering and institutional controls that will be utilized. These controls must be maintained by the Subject Property owner. If removed temporarily or disturbed after final redevelopment, the engineering controls must be replaced so that proper engineering controls are maintained. The following institutional controls will be employed at the Subject Property:

- The Subject Property will be restricted to industrial/commercial use only.
- The groundwater on or beneath the Property will not be used, accessed, or otherwise disturbed unless required by a Government agency of competent jurisdiction. This Land Use Restriction prohibits, without limitation, the installation of groundwater wells for intended use as a potable water source.
- All persons performing work involving excavation or disturbance of soil on the Subject Property shall meet all applicable health and safety requirements, including the use of proper personal protective equipment.
- ADEQ and its contractors, agents, or assigns shall be granted access, with or without notice, to the Subject Property as defined under Arkansas law.

The engineering controls at the Subject Property will include building foundations; concrete or asphalt parking lots and roadways; concrete pads, sidewalks, and parking areas. ADEQ must be notified prior to altering the engineering controls; however, the notice required in this paragraph shall not apply to any temporary alteration made in connection with any work at the Subject Property undertaken in connection with maintenance and/or repair of the engineering controls provided that the engineering controls are promptly replaced.

Vapor Mitigation System

According to a correspondence from ADEQ dated October 28, 2020, a vapor mitigation system will not be required based on analytical results.

5 INTERIM MEASURES

Interim measures were not necessary to protect human health or the environment. The Subject Property remains covered with impervious surfaces from the previous development including parking lots, driveways, sidewalks, and buildings.

6 PROJECT SCHEDULE

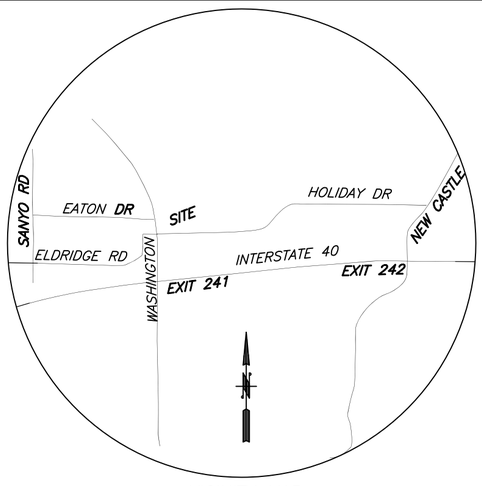
The proposed construction schedule includes the demolition activities of the current Subject Property structures, soil grading, excavation, removal of soil (if needed) and construction of a 4,600 square foot convenience store consisting of eight (8) dive in gasoline dispensers and seven (7) diesel pumps to accommodate high truck volume along interstate 40. The anticipated construction start date is March 2021 and the anticipated construction finish date is September 2021.

7 OPERATIONS AND MAINTENANCE PLAN

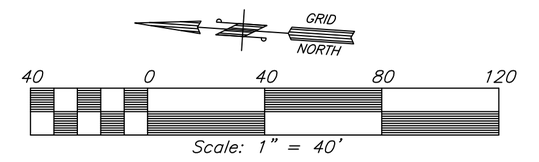
The impervious surfaces including sidewalks, driveways, parking area, and building foundations will be inspected periodically and maintained in good condition.

Proposed Speedway No. 101184

FIGURES



VICINITY MAP
(NOT TO SCALE)



Scale: 1" = 40'

NOTES

1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.

2. BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL ARKANSAS 1 CALL @ 1-800-482-8998 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.

3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN MAP PANEL 05123C 0241D, COMMUNITY PANEL NUMBER 050187 0241D. MAP DATED FEBRUARY 18, 2005.

6. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.

7. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.

8. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.

9. BENCH MARK – NGS PID FF0509, LOCATED APPROXIMATELY 39.5 FEET NORTH OF THE CENTERLINE OF ELDRIDGE ROAD AND 6.6 FEET WEST OF WEST RAIL OF THE MISSOURI PACIFIC RAILROAD TRACK – ELEVATION = 245.07 (NAVD88).

10. SITE BENCH MARK – SPIKE IN LIGHT POLE ON THE WEST SIDE OF NORTH WASHINGTON AT EATON DRIVE – ELEVATION = 281.34 (NAVD88).

11. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.

12. THERE ARE 22 STRIPED PARKING SPACES OF WHICH NONE ARE DESIGNATED FOR THE HANDICAPPED.

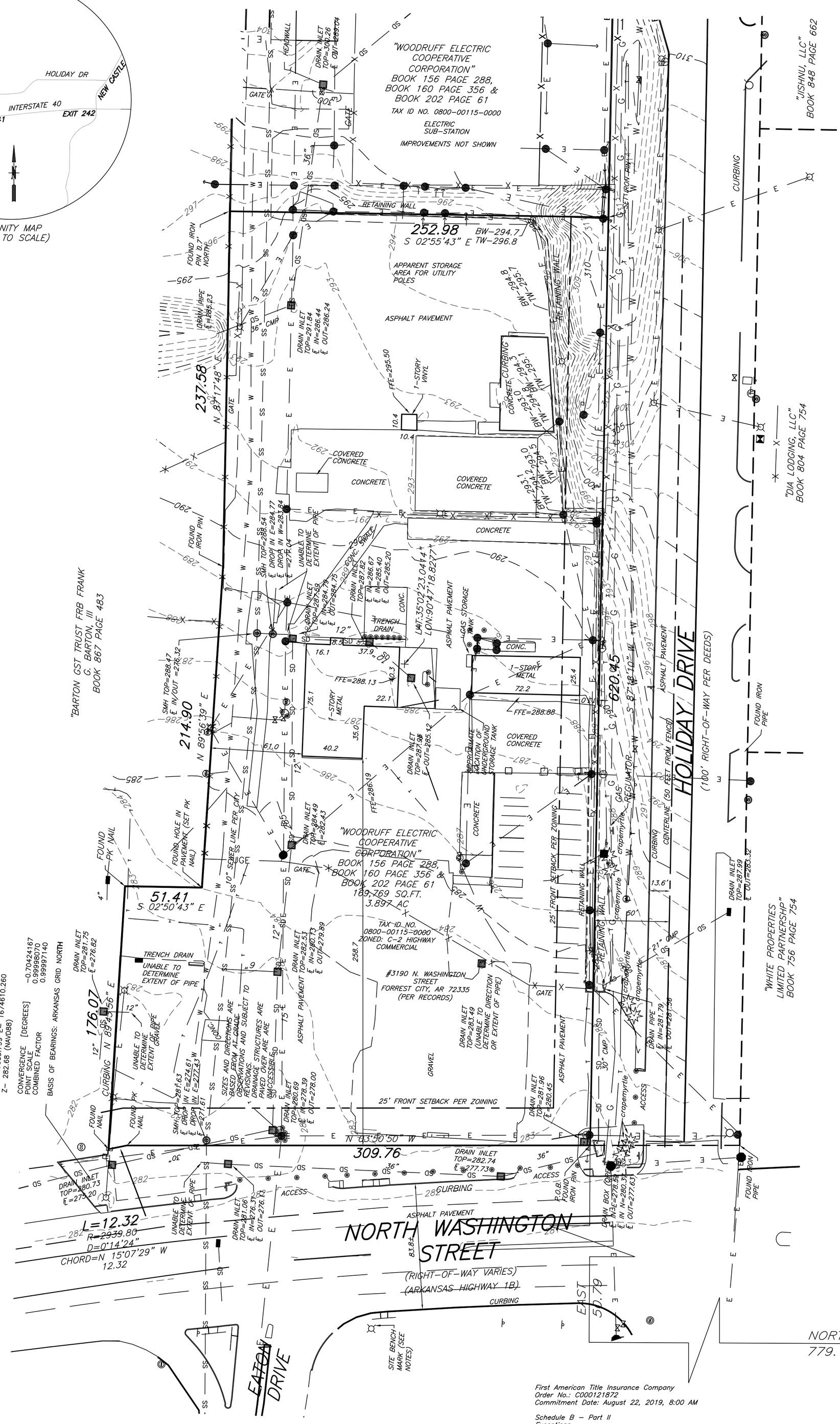
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.

15. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

16. THERE WERE NO WETLAND AREAS DELINEATED AT TIME OF SURVEY.

17. THIS PROPERTY HAS DIRECT ACCESS TO WASHINGTON STREET AND HOLIDAY DRIVE WHICH ARE PUBLIC RIGHTS OF WAY.



BASIS OF COORDINATES: ON SITE OPUS STATIC SOLUTION USING TOPCON HIPER V GPS UNIT.

DEC. 19, 2019
REF FRAME: NAD_83(2011)(EPOCH:2010.0000) ITRF2014 (EPOCH:2019.9665)

AR STATE PLANE COORDINATES
N- 259533.799 E- 1674610.260
Z- 282.68 (NAVD88)

CONVERGENCE [DEGREES] -0.70424167
POINT SCALE 0.99998070
COMBINED FACTOR 0.99997140

BASIS OF BEARINGS: ARKANSAS GRID NORTH

Property description of part of the Woodruff Electric Cooperative Corporation property as described in Book 156 Page 288, Book 160 Page 356 and Book 202 Page 61 in the South Half of the Southeast Quarter of Section 16, Township 5 North, Range 3 East in Forrest City, St. Francis County, Arkansas:

Commencing at the recognized and accepted 1/4 Corner common to Sections 16 and 21, Township 5 North, Range 3 East; thence North 779.19 feet to a point; thence East 50.79 feet to an iron pin found at the intersection of the east line of North Washington Street (Arkansas Highway 1B) (right-of-way varies) with the north line of Holiday Drive (100 foot right-of-way per deeds); thence North 03 degrees 50 minutes 50 seconds West with the east line of North Washington Street a distance of 309.76 feet to a pk nail found at a point on a curve; thence northwestwardly along a curve to the left having a radius of 2939.80 feet with the east line of North Washington Street a distance of 12.32 feet (chord = North 15 degrees 07 minutes 29 seconds West 12.32 feet , delta = 00 degrees 14 minutes 24 seconds) to a nail found in the south line of the Barton GST Trust FRB Frank G. Barton, III property as described in Book 867 Page 483; thence North 89 degrees 43 minutes 56 seconds East with the said south line a distance of 176.07 feet to a pk nail found in a west line of said property; thence South 02 degrees 50 minutes 43 seconds East with said west line a distance of 51.41 feet to a pk nail set in a south line of said property; thence North 89 degrees 56 minutes 39 seconds East with said south line a distance of 214.90 feet to an iron pin found at an angle point; thence North 87 degrees 17 minutes 48 seconds East with said south line a distance of 237.58 feet to a point (found iron pin 0.7 foot north); thence South 02 degrees 55 minutes 43 seconds East a distance of 252.98 feet to an iron pin set in the north line of Holiday Drive; thence South 87 degrees 18 minutes 10 seconds West with the north line of Holiday Drive a distance of 620.45 feet to the point of beginning and containing 169,769 square feet or 3.897 acres.

First American Title Insurance Company
Order No.: C000121872
Commitment Date: August 22, 2019, 8:00 AM

Schedule B – Part II
Exceptions

(for portion to be sold along Washington Street)

Item 7. Easement recorded in Book 263 Page 172 is not on the surveyed property (part of Holiday Drive)

Item 8. Easement recorded Book 437 Page 527 is not on the surveyed property.

Item 9. Easement recorded in Book 440 Page 94 is not on the surveyed property.

Item 10. Easement recorded in Book 453 Page 574 is not on the surveyed property.

Item 11. Reservations recorded in Book 643 Page 578, Book 792 Page 902 and Agreement recorded in Book 853 Page 306 are not on the surveyed property. (new woodruff site)

Item 12. Agreement recorded in Book 850 Page 677 is not on the surveyed property. (new woodruff site)

LEGEND

ELECTRIC METER / BOX	SEWER MANHOLE
ANCHOR GUY	FIRE HYDRANT
POWER POLE	TELEPHONE PEDESTAL/BOX
LIGHT POLE	MAILBOX
PAD MOUNTED TRANSFORMER	DRAIN INLET
SEWER CLEANOUT	BOLLARD
WATER METER	CABLE TV RISER
WATER VALVE	SIGNAL POLE
SIGN	
FENCE	—X—X—X—X—
WATER LINE	—W—W—W—
GAS LINE	—G—G—G—
TELEPHONE/CABLE LINE	—T—T—T—
POLE/WIRE LINE	—E—E—E—
UNDERGROUND ELECTRIC	—UGE—UGE—UGE—
SEWER LINE	—SS—SS—SS—
DRAIN LINE	—SD—SD—SD—

Utility contacts

https://www.cityofforrestcityar.com/Default.html

Water / Sewer
303 North Rosser
Forrest City AR 72335
Office (870) 633-2921
http://www.forrestcitywater.com/default.htm

Code Enforcement (zoning)
225 North Washington
Forrest City, AR 72335
(870) 633-1315
https://www.cityofforrestcityar.com/CodeEnforcement.html

Electric
Woodruff Electric
3201 Highway One North
Forrest City, AR 72335
(870) 633-2262
https://www.woodruffelectric.coop/

Drainage – City of Forrest City
Public Works – 870-261-1418

Gas – Centerpoint Energy
1-800-992-7552

Telephone – Southwestern Bell

Arkansas Highway Department
2701 U.S. Highway 64
P.O. Box 278
Wynne, AR 72396-0278
(870) 238-8144
http://www.ardot.gov/district1.aspx

8	9	10
17	16 SITE	15
20	21	22

Zoning Information

Per ALTA, Table A, item 6A, zoning report and/or letter is to be provided, as of date of survey report or letter has not been provided.

Per the City of Forrest City, Arkansas web page this property is zoned C-2 Highway Commercial
The Forrest City, Arkansas zoning code this zoning has the following regulations:
Article IV, Section 2.H. C-2 Highway Commercial

Minimum Lot Area. 7,500 square feet
Maximum Height of Main Building: 50 feet
Minimum Yard Dimensions:
Front, Depth: 25 feet from the right-of-way line
Front, Width: 75 feet at the building line
Side Yard: 10 feet when abutting an "R" zone
Rear Yard: 10 feet when abutting an "R" zone

Coverage: The maximum coverage of any lot shall not exceed 50% of the total lot area.

The above information is based on our research and subject to revision and governmental approval.

ALTA/NSPS LAND TITLE SURVEY OF PART OF THE WOODRUFF ELECTRIC COOPERATIVE CORPORATION PROPERTY AS DESCRIBED IN BOOK 156 PAGE 288, BOOK 160 PAGE 356 AND BOOK 202 PAGE 61 IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH RANGE 3 EAST IN FORREST CITY, ST. FRANCIS COUNTY, ARKANSAS

TO: SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 10A, 11, 13, 14, 16, 17, 18, 19 & 21 (SPEEDWAY SPECIFICATIONS) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 27, 2019.

Harris & Associates Land Surveyors, LLC

By _____

JOE S. WISEMAN
SURVEYOR
ARKANSAS LICENSE #1651

jwiseman@harrisassociateslandsurveyors.com

project #19352

revised March 3, 2020

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1651 — SIGNATURE — JOE S. WISEMAN — 4/2/20

CERTIFICATE OF AUTHORIZATION — HARRIS & ASSOCIATES LAND SURVEYORS — NO. 1910 — ARKANSAS

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

6074 Apple Tree Drive, Suite 14 · Memphis, Tennessee 38115 · (901)362-2345

DATE : Jan 3, 2019
SCALE : 1" = 40'
ORDERED BY : Weihe Eng
DRAWN BY : jw

500-05N-03E-0-16-230-68-1651

F:\19352\sur\19352.dwg

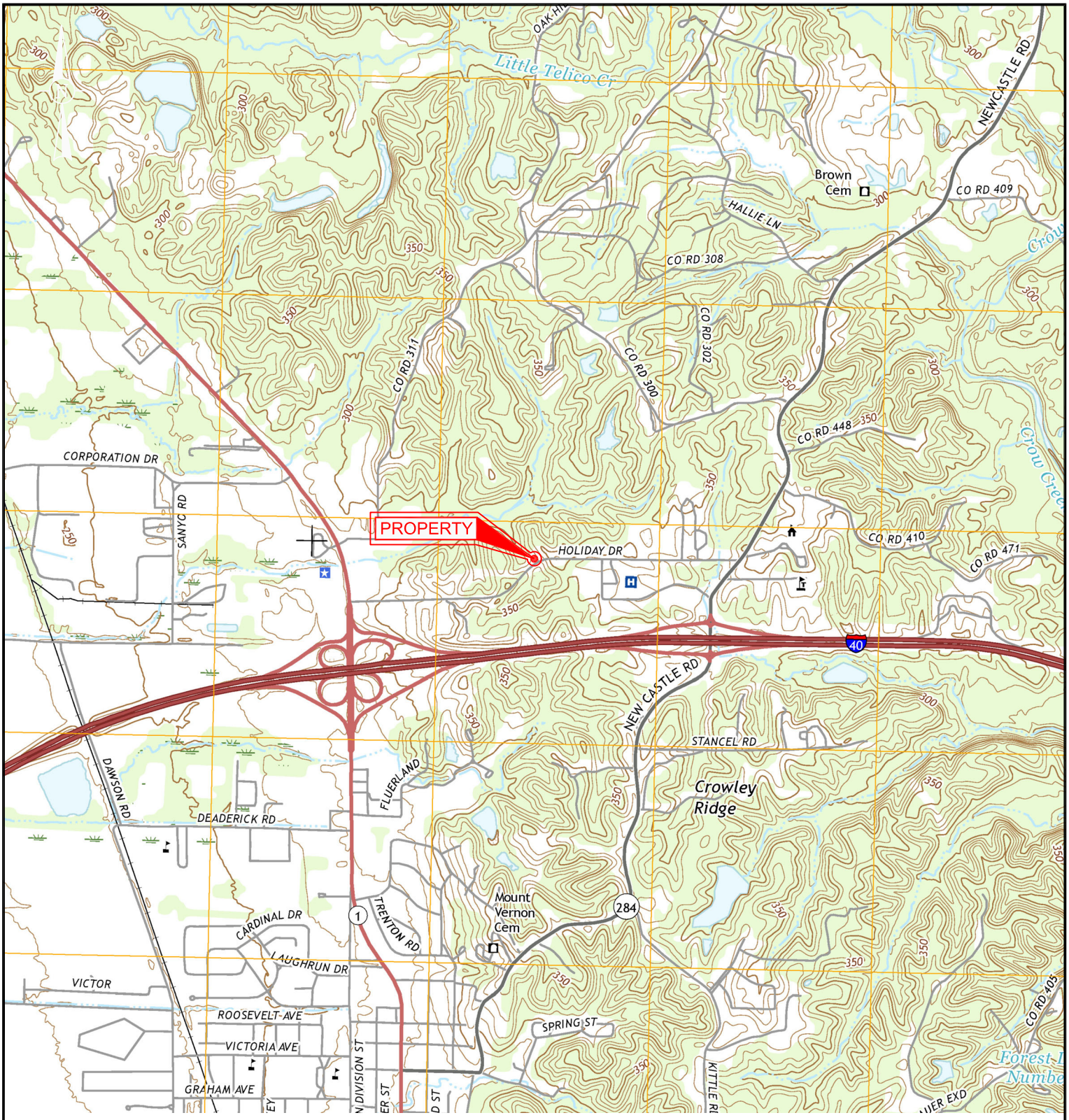
CENTER OF PROPERTY
LAT: 35°02'23.0414"
LONG: 90°47'18.8277"

SHEET 1 OF 1

TITLE BLOCK

#3190 N. WASHINGTON STREET
ST. FRANCIS COUNTY
FORREST CITY, ARKANSAS 72335

BLOCK FOR SPEEDWAY LLC DRAWING NO. | UNIT 101184



GRAPHIC SCALE

0 1,000 2,000

(IN FEET)

1 INCH ≈ 2,000 ft.

SOURCE: 7.5 MINUTE SERIES USGS QUADRANGLE MAP;
FORREST CITY, ARKANSAS, DATED 2017.

Project: PROPOSED SPEEDWAY STORE NO. 101184 NEC OF WASHINGTON STREET AND HOLIDAY DRIVE FORREST CITY, ARKANSAS	FIGURE 2 PROPERTY VICINITY MAP	Drawn By: M. LIFE Checked By: Date: 10/29/20	ATLAS ATC — AN ATLAS COMPANY —
Job No.: .			

LEGEND:

- PROPERTY LINE
- BORING LOCATION
- TEMPORARY WELL LOCATION
- BORING LOCATION
- PERMANENT WELL LOCATION

GRID CELL SPACING = 81 FEET

GRAPHIC SCALE
0 30 60
(IN FEET)
1 INCH ≈ 60 ft.

ATLAS ATC — AN ATLAS COMPANY

PROJECT: PROPOSED SPEEDWAY STORE NO. 101184 NEC OF WASHINGTON STREET AND HOLIDAY DRIVE FORREST CITY, ARKANSAS			TITLE: PROPERTY MAP WITH BORING/WELL LOCATIONS
DRAWN BY: MKL	DATE: 10/29/20	PROJECT NO.: .	SCALE: 1" ≈ 60'
CHECKED BY: ML	DATE:	REPORT NO.:	PAGE/FIG. NO.: 3