

*Phase I Environmental Site Assessment*

*PROPOSED PLANT SITE OFFERING*

**Prepared For:**

Helena, West Helena, Phillips County  
Port Authority  
P.O. Box 2574  
West Helena, Arkansas 72390

**Prepared By:**

Cline-Frazier Engineers, Inc.  
P.O. Box 236  
Helena, Arkansas 72342  
(501)338-6550

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### LIST OF EXHIBITS:

EXHIBIT A:	PLAT OF PROPOSED PLANT SITE
EXHIBIT B:	VICINITY MAP

## **1.0 INTRODUCTION**

### **1.1 LOCATION AND DESCRIPTION**

This environmental assessment was performed by Cline-Frazier Engineers, Inc. on the property shown in Exhibit "A".

The total area of the site is approximately 20 acres and is located off of Arkansas State Highway, No. 20 Southeast of Helena-West Helena. There are no buildings on the property.

The area around the property can be characterized as Agriculture. This property is presently being used for agricultural purposes.

According to the Phillips County Flood Insurance Rate Map Community Panel 050166 0006B, the property is **not** located in a flood hazard area. The elevation of this parcel is one foot, or more, above the 100 year flood elevation.

### **1.2 SCOPE AND OBJECTIVES**

This environmental assessment included a site inspection, prior collection and evaluation of background data from former owners and agents of the property, and interviews with the current developers of the site. The objectives of the assessment was to determine the location and extent of any hazards posed by materials that may have been used, stored, or spilled on the subject property. The scope of the evaluation was restricted to the various contacts' knowledge of past activities at the site that were determined during the background data search. Cline-Frazier Engineers, Inc. assumes no liability for information that was not made available to us or for data that would have been collected outside the scope of this effort.

## **2.0 BACKGROUND DATA**

### **2.1 SITE HISTORY**

The Pillow-Rightor Family has owned this property for approximately 135 years and sold it to the Port Authority in 1989. The property had been used for agricultural purposes for over a century. This property and the lands lying adjoining are presently being used for agricultural purposes, with the exception of Helm, Inc. fertilizer storage and distribution facility, which adjoins this parcel on the North.

### **2.2 GENERAL GEOLOGY AND SOIL CONDITIONS**

This part of Phillips County is located on Alluvium deposits of more than 200 feet thick over unconsolidated material. The soil at this site consists of soil formed in thin beds of clay sediments over coarser textured sediments. Bedrock is a depth of many hundreds of feet. The alluvium is a mixture of minerals from throughout the Mississippi River Basin. It is derived from many kinds of soil, rock, and unconsolidated sediments that come from many states. The upper soils, in this area consist of stiff dark gray silty clay to sandy clay with clayey sand, seams and layers.

### **3.0 SITE OBSERVATIONS**

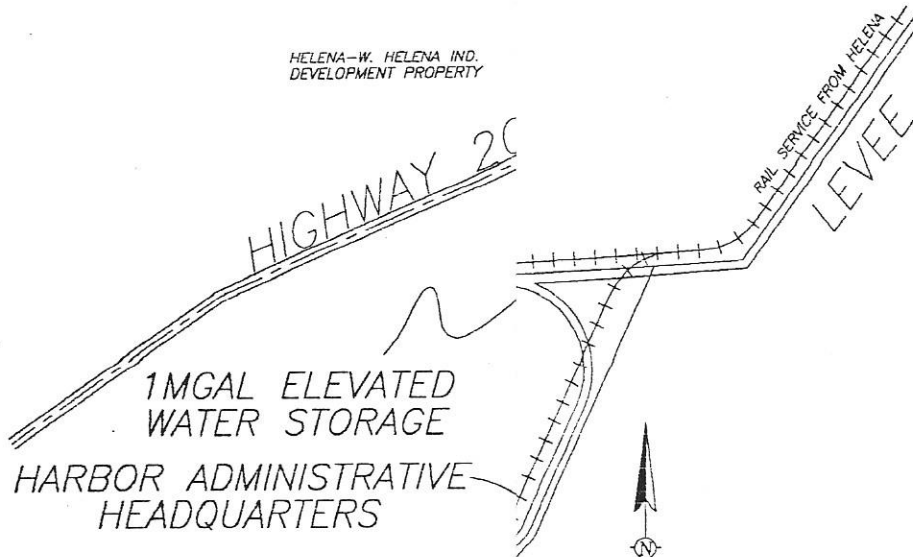
In order to evaluate the location of possible hazards, the property was inspected for evidence of chemical residues, debris, waste, and indications of vegetation distress. The property drainage ditches were also inspected for evidence of the above mentioned items. There was no evidence of chemical residues, debris, waste, or indications of vegetation distress observed. There are no underground storage tanks on the property. Due to the scope of this evaluation, no soil test borings, or other sampling efforts were conducted.

### **4.0 HAZARD EVALUATION AND CONCLUSIONS**

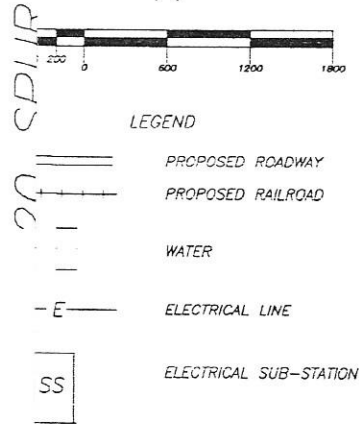
Based on our site inspection and background information, it is our opinion that environmental conditions at the site are good, and that no unusual or severe hazards exist that would preclude development or use of any part of the property. This assessment is based on the observations, interviews, and the ownership records of the property.

Cline-Frazier, Inc. believes that the investigations made by it furnishes a reasonable basis for the Conclusions set forth above and that due diligence does not require any further investigation.

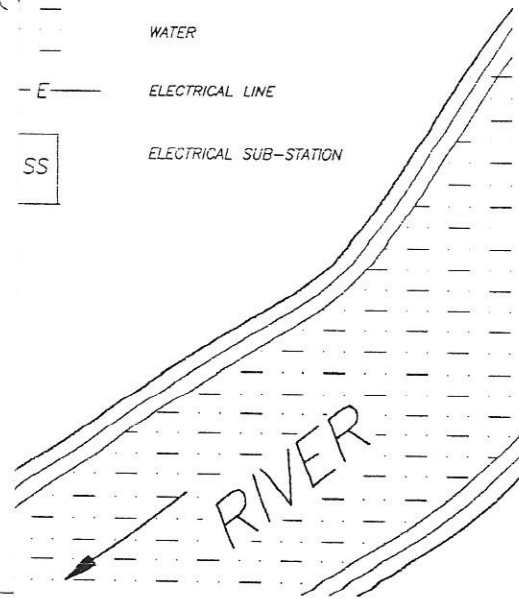
HELENA-W. HELENA IND.  
DEVELOPMENT PROPERTY



MONSANTO PROPERTY



GENERAL PURPOSE  
TERMINAL



HELENA SLACKWATER HARBOR  
PHILLIPS COUNTY, ARKANSAS  
RELIMINARY RAIL, ROAD, & LOT LAYOUT

**CLINE - FRAZIER**  
CONSULTING ENGINEERS  
HELENA, ARKANSAS

1" = 600'

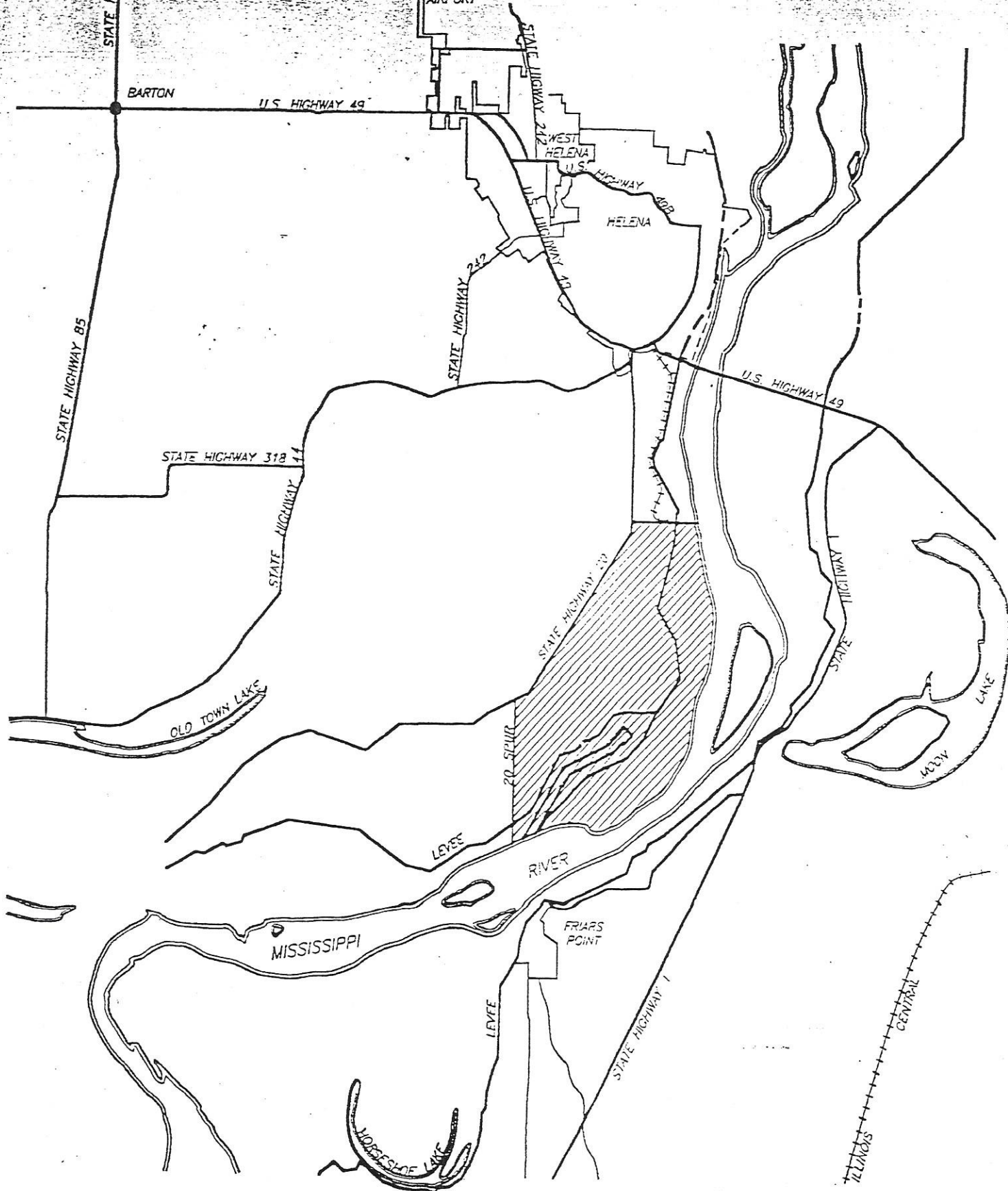
SEPTEMBER 1992

DRAWN BY:

WBD

APPROVED BY:

EXHIBIT "A"



SLACKWATER HARBOR  
VICINITY MAP  
HELENA, ARKANSAS



SCALE IN FEET

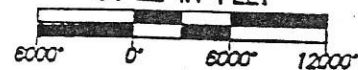


EXHIBIT "B"