

DEED NOTICE
12751 HIGHWAY 265 WEST, STRICKLER, ARKANSAS
PARCEL 001-01201-001

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

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Kind: DEED
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Fee Amt: \$45.00 Page 1 of 7
Washington County, AR
Kyle Sylvester Circuit Clerk

I. PURPOSE: This Deed Notice ("Notice") is filed to provide information concerning the existence of a steel containment structure beneath the surface pursuant to a request made by the Arkansas Department of Environmental Quality (ADEQ). This document is intended to ensure the safety and welfare of any party having a property interest in Washington County Parcel Number 001-01201-001, which is one of six parcels that make up 12751 Highway 265 West, Strickler, Washington County, Arkansas.

II. EFFECT: This Deed Notice shall run with the land until such time as ADEQ approves a modification or removal of the Notice in writing. This Notice may be rendered of no further force or effect only by a superseding Notice executed by ADEQ or its successor agencies and filed in the same real property records as those in which this Notice is filed.

III. OVERVIEW OF THE REAL PROPERTY: This Notice applies to Washington County Parcel Number 001-01201-001, Strickler, Arkansas. This parcel is approximately 10.5 acres, with all structures removed from the property, with exception of the items described in Section IV, below. A complete legal description of the entire recorded tract of land for the entire 620 acre property (12751 Highway 265 West) is provided in Appendix A. The Boundary Survey entitled, "Part of the West Half of Section 3 & East Half of Section 4, T-13-N, R-31-W Washington County, Arkansas," prepared by McGoodwin Williams and Yates of Fayetteville, Arkansas, dated March 27, 2017 and provided in Appendix B, includes a legal description of the location of the fenced-in area that contained the sodium-cooled test reactor and associated support buildings discussed below:

APPENDIX A – Certified/Filed Legal Description of the Real Property.

APPENDIX B – Certified/Filed Boundary Survey Drawing and Legal Description of the 3 Acre Fenced-in Area (described above).

The description of the real property in Appendices A-B is not a legal description of the Affected Property. The Affected Property is set forth in the Appendix C, below.

IV. NOTICE: The 3 acre portion of this 620 acre property (described in Appendix B) previously contained a 20-Megawatt (thermal), sodium-cooled test reactor and associated support buildings called the Southwest Experimental Fast Oxide Reactor (SEFOR). The bulk of this facility was located on the eastern portion of Washington County Parcel Number 001-01201-001 and the remaining small portion was located on the western portion of Washington County Parcel Number 001-01189-000. This entire facility has been removed and the property remediated and restored in accordance with and approved by the Arkansas Department of Environmental Quality (ADEQ) and Arkansas Department of Health (ADH). Closure Reports have been provided to and approved by ADEQ and ADH and the entire 620 acre property has been given a "No Further Action Determination" from the ADEQ and "Released for Unrestricted Use" by the ADH.

File 2019-00015387

As part of the removal/remediation efforts, all structures were removed from the site, with the exception of concrete foundation walls and slabs 3 feet bgs and deeper, abandoned in-place piping/utilities, and the lower half of the steel containment structure. Although there are no environmental concerns with the steel containment structure remaining, ADEQ has requested that a Deed Notice be entered into the land records to ensure that future prospective buyers are aware of this structure beneath the surface. The remaining steel containment structure (i.e., the bottom portion of the containment building liner) is located in the Washington County Parcel Number 001-01201-001 and is described as: a ½" thick carbon Steel cylindrical structure that is 50 feet in diameter, where its top edge is located approximately 3 feet below ground surface and extends approximately 50' deep.

APPENDIX C – Certified/Filed Survey Drawing and Legal Description of Remaining Steel Containment Structure

V. ADEQ NOTICE: Appendix C provides the location of the remaining Steel Structure. ADEQ **must** be notified at least 3 weeks prior to any activity that may expose or remove any part of the structure. This deed notice must not be removed or modified without prior written approval from ADEQ.

ADEQ PROGRAM/IDENTIFIER: ADEQ Facility Identification Number (AFIN) 72-01986

VI. DEFINITION: No definitions are necessary.

VII. POINT OF CONTACT: Any current or prospective property owner is advised to contact the ADEQ directly should there be any questions regarding managing this property and/or handling the Affected Property. Contact information follows: **ADEQ Senior Manager Assessment and Remediation, Office of Land Resources, 5301 Northshore Drive, North Little Rock, Arkansas, 72118, Tel: (501) 682-0744, Fax: 501-682-0880 .**

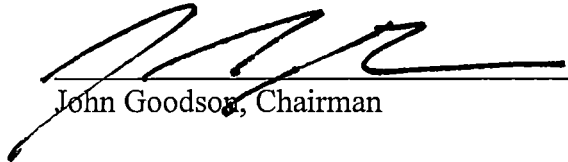
IX. SEVERABILITY: Should any one of these provisions be deemed invalid by a court of competent jurisdiction, the rest of the provisions shall continue in full force and effect.

X. GOVERNING LAW: This instrument is intended to be governed by the laws of the State of Arkansas.

OFFICIAL NOTARY

This Deed Notice is intended to have full effect under the courts, laws, statutes of the State of Arkansas, by execution of the property owner of property address, Arkansas:

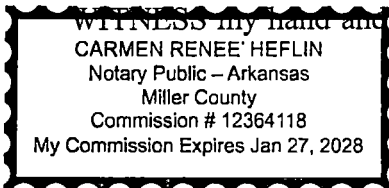
Board of Trustees of the University of Arkansas

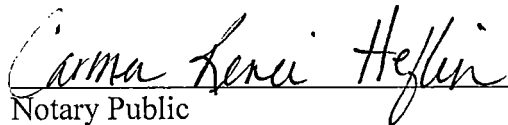

John Goodson, Chairman

STATE OF ARKANSAS)

COUNTY OF MILLER)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person John Goodson, to me well known, who stated that they were duly authorized in their capacities as officer to execute the foregoing instrument for and in the name and behalf of said Board of Trustees of the University of Arkansas, and further stated that they had executed the same for the consideration and purposes therein mentioned and set forth.




Notary Public

My Commission Expires: 1-27-2028

APPENDIX A – Certified/Filed Legal Description of the Real Property

LEGAL DESCRIPTION OF ENTIRE PROPERTY:

All that certain tract or parcel of land being a part of Washington County, Arkansas, and the subject tract 12751 Highway 265 West, Strickler, Washington County, Arkansas, being more particularly described by metes and bounds as follows:

A parcel of land situated in Sections 3 and 4, Township 13 North and Section 33, Township 14 North, all being in Range 31 West of the 5th Principal Meridian and in Washington County, Arkansas, and being more particularly described as follows: Beginning at the Northeast corner of the fractional Northwest quarter of Section 3, Township 13 North, thence South $1^{\circ} 19'$ East 4810.1 feet to the Southeast corner of the Southwest quarter, Section 3, thence North $89^{\circ} 32'$ West 5291.0 feet to the Southwest corner of the Southeast quarter of Section 4, thence North $1^{\circ} 11'$ West 1320.0 feet to Northwest corner of the Southwest quarter of the Southeast quarter of Section 4, thence South $89^{\circ} 32'$ East 552.75 feet, thence North $1^{\circ} 11'$ West 362.0 feet to the center of Strawberry Branch, thence with said branch across Fall Creek North $44^{\circ} 41'$ West 484.4 feet, thence North $1^{\circ} 11'$ West 608.7 feet to the North line of the Northwest quarter of the Southeast quarter and the South line of the West Fork Road, thence North $89^{\circ} 32'$ West along said lines 278.0 feet across the West Fork Road to its North line, thence South $59^{\circ} 00'$ West 284.0 feet along the North line of said road to the center of a hollow, thence Northwesterly along the meanders of said hollow, as follows: North $16^{\circ} 00'$ West 252.9 feet, thence North $13^{\circ} 00'$ West 345.2 feet, thence North $27^{\circ} 00'$ East 61.8 feet, thence North $20^{\circ} 30'$ West 230.4 feet, thence North $39^{\circ} 12'$ West 162.7 feet, thence North $6^{\circ} 12'$ West 392.7 feet, thence North $22^{\circ} 12'$ West 102.0 feet to the intersection of said hollow with the North line of the Southeast quarter of the Northwest quarter of Section 4, thence along said North line South $89^{\circ} 32'$ East 648.1 feet to the Southwest corner of the fractional Northwest quarter of the Northeast quarter of Section 4, thence North $1^{\circ} 11'$ West 771.5 feet to the Northwest

corner of the fractional Northwest quarter of the Northeast quarter of Section 4, the same being on the North line of Section 4 and the township line between Township 13 North and Township 14 North, thence along said section line or township line West 44.4 feet to the Southwest corner of the Southwest quarter of the Southwest quarter of Section 33, Township 14 North, thence North 1320.0 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of Section 33, thence East 1320.0 feet to the Northeast corner of said 40 acre tract, thence South 1320.0 feet to the Southeast corner of said 40 acre tract, thence East along the township line 3992.3 feet to the place of beginning, and containing 619.7 acres, more or less.

Containment Structure.

