



APPLICATION FORM ADEQ Brownfield Program

Instructions: Please type or print clearly. Pages may be added for any additional information where space is limited.

Applicant Information

Applicant Name: City of Jonesboro

Applicant Business: _____

Mailing Address: P.O. Box 1845/ 300 S. Church St.

City: Jonesboro State: AR Zip: 72403-1845 County: Craighead

Contact Name (if different than Applicant Name): Kimberly Marshall

Telephone: 870-336-7229 Fax: 870-933-4626

E-mail: kmarshall@jonesboro.org

Property / Facility Information

Property / Facility Name: Delta Beverage – Pepsi Cola Bottling Company & Distributors

Street Address: 1301 Aggie Rd

City: Jonesboro State: AR Zip: 72401 County: Craighead

Property Size (acres): approx. 5.5 acres

Latitude: 35 Degrees 50 Minutes 34N Seconds

Longitude: -90 Degrees 41 Minutes 26W Seconds

Location of Property / Facility: This property lies north of the BNSF railroad and south of Aggie Road. Directly across from Pepsi is a small café with open parking lot. In addition to the café, there is an older residential neighborhood.

Legal Description of Property / Facility: Please see attach documentation

Are there any storage tanks located at this property? Yes

If YES, please complete the information requested below:

- | | | | |
|-----------------------|-----------------------|--|-------------------|
| 1. Owner's name: | <u>Brian Delph</u> | 5. Capacity: | <u>18,000</u> |
| 2. Facility name: | <u>Delta Beverage</u> | 6. Substance stored: | <u>gasoline</u> |
| 3. Number of tanks: | <u>3</u> | 7. Status of tank(s) ("in use" or "not in use"): | <u>not in use</u> |
| 4. Date(s) installed: | <u>01/01/1971</u> | | |

Previous Involvement with Property and Planned Usage

Has the applicant been actively involved as owner/operator of the facility at any time? yes

If YES, in what capacity? The Mayor has been in negotiations with upper management since 2016

Did the applicant generate any hazardous substances disposed of at the facility? unknown

Did the applicant transport any hazardous substances disposed of at the facility? unknown

Did the applicant have any business associations with previous owner/operators of the facility? unknown

If YES, please describe: _____

What is the intended use for this property? to be revitalized and available for future developments

Has a site assessment (Phase I or Phase II) been completed on this property? no

If YES, please provide dates: _____

Historic Uses of the Property

1953 to present – Pepsi bottled their products and shipped them out for resale.

Ownership History (If Known)

1953 – present Pepsi Cola Bottling Company/ Delta Beverage Corporation

Waste Types (If Known)

e.g., chemicals used at the site or waste produced at the site

unknown

Regulatory Involvement (If Known)

Has the facility ever held an environmental permit (e.g., hazardous or solid waste, air, water)? Was there any enforcement or investigation activity?

They have been permitted in the past for hazardous waste and water until 2014

Schedule of Events

Letter of Intent to set forth the applicant's desire to purchase the property and retain their eligibility for participation in the Arkansas Voluntary Cleanup Program (Date): unknown

Property acquisition schedule (list of activities and dates): no definite plans have been made

Tentative Comprehensive Site Assessment start date: unknown

Certification of Truthfulness

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision according to a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information in this application, the information submitted is to the best of my knowledge and belief true, accurate, and complete.

Signature

Date

Mayor

Title

City of Jonesboro

Corporation Name

Please Return This Form To:

Arkansas Department of Environmental Quality
Hazardous Waste Division, Brownfield Program
5301 Northshore Drive
N. Little Rock, AR 72118-5317

For More Information, Please Contact:

ADEQ Brownfield Coordinator
Terry Sligh
Phone: (501) 682-0867
E-mail: brownfields@adeq.state.ar.us

Parties of the First Part:

W. W. HALFORD
E. A. STEINEGGER

Wives of Parties of the First Part:

GLADYS HALFORD
MYRTLE STEINEGGER

Party of the Second Part:

HERBERT C. HALFORD

Subscribed and sworn to before me this 23rd day of January, 1952.

(SEAL)

My commission expires 7/1/1953.

DOUGLAS BRADLEY
Notary Public

A true copy of the original as filed for record this 23rd day of January, 1952. 1:30 P.M.

HEBERT PIERCE, CLERK

By Louis Beckler DC
Fee - \$1.50

WARRANTY DEED SINGLE PERSON

Revenue Paid \$5.50

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mrs. C. J. Ashton, a single person for and in consideration of the sum of Four Thousand Six Hundred and Fifty and no/100 (\$4,650.00) Dollars do hereby grant, bargain, sell and convey unto the said Loyd White, Mack White and F. L. Duschl, d/b/a Pepsi Cola Bottling Company and unto their heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

Lot Six (6) of Patrick's Sub-Division of Block Six (6) of the East End Addition to the City of Jonesboro, Arkansas; the same having a frontage of fifty-nine (59) feet on the Aggie Road, and extending back to the right-of-way of the Jonesboro, Lake City & Eastern Railway, and being a part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17), Township Fourteen (14) North, Range Four (4) East, lying and being situate in the City of Jonesboro, Western District of Craighead County, Arkansas.

To have and to hold the same unto the said Loyd White, Mack White, and F. L. Duschl, dba Pepsi Cola Bottling Company and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Loyd White, Mack White and F. L. Duschl, dba Pepsi Cola Bottling Co., that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 23rd day of January, 1952.

MRS. C. J. ASHTON (L.S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS,
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Mrs. C. J. Ashton (a single person), to me well known as the grantor in the foregoing Deed, and stated that he had executed the same for the consideration and purpose therein mentioned and set forth.

(The singular includes the plural and the plural includes the singular. The masculine gender includes the feminine and neuter.)

WITNESS my hand and seal as such Notary Public this 23rd day of January, 1952.

(SEAL)

My Commission Expires May 9th, 1953.

MARTHA FUTRELL
Notary Public

A true copy of the original as filed for record this 23rd day of January, 1952. 1:45 P.M.

HEBERT PIERCE, CLERK

By Louis Beckler DC
Fee - \$1.50

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT a certain mortgage dated the 17th day of October, 1938, and given by Smith Hubbard and Favoreta Julia Hubbard, husband and wife to the Home Owners' Loan Corporation of Washington, D. C., a corporate instrumentality of the United States of America, said mortgage being of record in Mortgage Record Book 59 at Page 128, in the Office of the Clerk and Ex-Officio Recorder in and for the County of Craighead, State of Arkansas, together with the debt secured thereby, has been fully paid and satisfied, and the lien of said Mortgage is hereby discharged and released in full.

IN WITNESS WHEREOF, The said Home Owners' Loan Corporation has caused this Release to be executed in its corporate name, and its corporate seal to be hereunto affixed by its Asst.

WARRANTY DEED - With Relinquishment of Dower

DEED RECORD BOOK No. 143

JONESBORO DISTRICT - CRAIGHEAD COUNTY

Prepared by Edward L. Washbrooke, Jonesboro, Ark.

Know All Men By These Presents:

Revenue Paid \$ -

THAT We Fred L. Duschl and Olga N. Duschl, his wife, Blanche White,

and Loyd A. White and Lucille S. White his wife, for and in consideration of the sum of \$10.00 Ten and 00/100 DOLLARS, paid, and other valuable consideration.

do hereby Grant, Bargain, Sell and Convey unto the said Pepsi-Cola Bottling Co., Inc., (Jonesboro, Arkansas) and unto its successors and assigns, forever, the following lands, lying in County of Craighead and State of Arkansas, to-wit:

Lot 6 of Patrick's Subdivision of Block 6 of East End Addition to the City of Jonesboro extending 59 feet on Aggie Road and extending back to the right-of-way of the Jonesboro-Lake City and Eastern Railway Company and being a part of the Southwest Quarter of Section 17, Township 14 North, Range 4 East, being situated in the Western District of Craighead County, Arkansas; and Lot 5 of East End Addition to the City of Jonesboro and further described as a part of the Southwest Quarter of Section 17, Township 14 North, Range 4 East, viz: Commencing at the Northeast Corner of the Southwest Quarter of said Section 17, thence run West along the center line of said section a distance of 1064.6 feet to a stake which is the beginning point of the above lot, thence West a distance of about 300 feet, thence South a distance of about 300 feet to the right-of-way of Jonesboro-Lake City and Eastern Railway Company, thence in a easterly direction on said boundary line of said right-of-way a distance of about 325 feet, thence North a distance of about 400 feet to the point of beginning, the same being and lying in Craighead County, Arkansas.

TO HAVE AND TO HOLD the same unto the said Pepsi-Cola Bottling Co., Inc. (Jonesboro, Arkansas)

and unto its successors and assigns, forever, with all appurtenances thereunto belonging. And we hereby covenant with the said Pepsi-Cola Bottling Co., Inc., (Jonesboro, Arkansas) that we will forever warrant and defend the title to said land against all lawful claims whatever.

And Olga N. Duschl, wife of said Fred L. Duschl, and Lucille S. White, wife of the said Loyd A. White

for and in consideration of the said sum of money, do hereby release and relinquish unto the said Pepsi-Cola Bottling Co., Inc., (Jonesboro, Arkansas)

all my right of Dower and Homestead in and to said lands. WITNESS our hands and seals, this 1st day of October 1959. Fred L. Duschl (L.S.), Olga N. Duschl (L.S.), Loyd A. White (L.S.), Lucille S. White (L.S.), Blanche White (L.S.)

STATE OF ARKANSAS, County of Craighead } ss. ACKNOWLEDGMENT

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Fred L. Duschl and Olga N. Duschl, his wife, Blanche White, and Loyd A. White and Lucille S. White, his wife,

to me well known as the grantor in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Olga N. Duschl, wife of the said Fred Duschl & Lucille S. White

wife of the said Loyd A. White to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said Deed, and signed and sealed the Relinquishment of Dower and Homestead in the foregoing Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 1st day of October 1959. (SEAL) Lenita Stack Notary Public My commission expires October 16, 1962.

A true copy of the original, as filed on this 16th day of December 1959, at 11:05 A.M. Allen Taylor D. C. SEARCY TAYLOR Clerk.

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WARRANTY DEED - With Relinquishment of Dower

DEED RECORD BOOK No. 154

JONESBORO DISTRICT-CRAIGHEAD COUNTY

DEMOCRAT P. A. L. CO., LITTLE ROCK

Prepared by Robert Patrick, Jonesboro, Arkansas.

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Know All Men By These Presents:

Revenue Paid \$.05

THAT We James Sharp Patrick

and Irene S. Patrick his wife, for and in consideration of the sum of Ten & No/100- (\$10.00) DOLLARS, and other good and valuable considerations to us in hand paid by the grantees, the receipt of which is hereby acknowledged

do hereby Grant, Bargain, Sell and Convey unto the said Pepsi Cola Bottling Company, Inc.

and unto their heirs and assigns, forever, the following lands, lying in County of Craighead and State of Arkansas, to-wit:

Lot Five (5) of Patrick's Subdivision of Block Six (6) of the East End Addition to the City of Jonesboro, Arkansas.

TO HAVE AND TO HOLD the same unto the said Pepsi Cola Bottling Company, Inc.

and unto their heirs and assigns, forever, with all appurtenances thereunto belonging. And we hereby covenant with the said Pepsi Cola Bottling Company, Inc.

that we will forever warrant and defend the title to said land against all lawful claims whatever.

And I, Irene S. Patrick wife of said James Sharp Patrick

for and in consideration of the said sum of money, do hereby release and relinquish unto the said

Pepsi Cola Bottling Company, Inc.

all my right of Dower and Homestead in and to said lands.

WITNESS our hands and seals, this 9th day of October, 19 63.

James Sharp Patrick (L.S.)

Irene S. Patrick (L.S.)

STATE OF ARKANSAS

County of Craighead

} ss.

ACKNOWLEDGMENT

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting James Sharp Patrick and Irene S. Patrick

to me well known as the grantor in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Irene S. Patrick

wife of the said James Sharp Patrick to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said Deed, and signed and sealed the Relinquishment of Dower and Homestead in the foregoing Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 9th day of October, 19 63.

(SEAL)

Ivor P. Evans

My commission expires 7-20-1965, 19

A true copy of the original, as filed on this 15th day of October 19 63, at 11:10 A.M.

Judy Rhodes

D. C.

SEARCY TAYLOR

Clerk.

\$1.10
0106329

ARKANSAS DOCUMENTARY \$4.40 0153480
ARKANSAS DOCUMENTARY \$4.40 0153478
ARKANSAS DOCUMENTARY \$4.40 0153479
ARKANSAS DOCUMENTARY \$2.20 0364330

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Warranty Deed

WITH RELINQUISHMENT OF DOWER

Know All Men By These Presents:

THAT WE, D. B. Price
and Helen Price, his wife,

for and in consideration of the sum of Ten and No/100

-----(\$10.00)----- DOLLARS

and other good and valuable considerations to us in hand paid by
Pepsi Cola Bottling Company, Inc., a corporation, the receipt of
which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Pepsi Cola Bottling Company,
Inc., a corporation,

and unto its / successors
~~XXXX~~ and assigns forever, the following lands lying in the County of Craighead and
State of Arkansas, to-wit:

The East 68 feet of the North 103 feet of Lot 4 of East
End Addition to the City of Jonesboro, Arkansas, as shown
by Plat in Deed Record 48 Page 51.

5-1-75

22.00

To have and to hold the same unto the said Pepsi Cola Bottling Company, Inc.,
a corporation,

and unto its / successors
~~XXXX~~ and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Pepsi Cola Bottling Company, Inc., a
corporation,

that we will forever warrant and defend the title to the said lands against all claims whatever.

And I, Helen Price
wife of the said D. B. Price

for and in consideration of the said sum of money, do hereby release and relinquish unto the said
Pepsi Cola Bottling Company, Inc., a corporation,

all my right of dower and homestead in and to said lands.

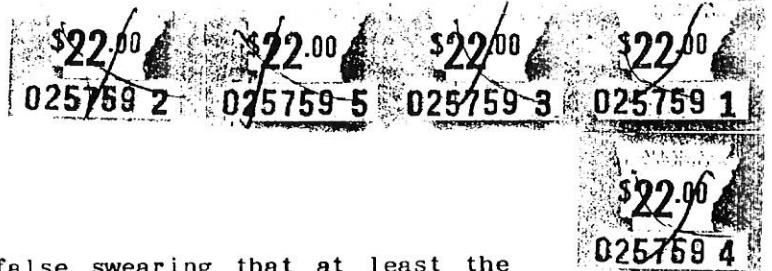
WITNESS our hands and seals on this 29th day of April, 19 75.

This instrument prepared by
Jack Segars
Attorney at Law
Jonesboro, Arkansas

D. B. Price (L. S.)
Helen Price (L. S.)
Helen Price

CVMsr:se
6/21/89 (1)

This Instrument Prepared By:
MOONEY & BOONE, ATTORNEYS
JONESBORO, ARKANSAS 72401



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Charles M. Mooney, agent for
D & B Properties, Inc.
P.O. Box 427
Dyersburg, TN 38025

WARRANTY DEED
(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That DETLA BEVERAGE GROUP, INC., Formerly known as MID-SOUTH BOTTLING COMPANY, a corporation organized under the laws of the State of Delaware, GRANTOR, by its VICE PRESIDENT and ASSISTANT SECRETARY, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by D & B PROPERTIES, INC., GRANTEE, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said GRANTEE and unto its successors and assigns forever the following described land, situated in Craighead County, Arkansas:

Lots 1 and 2 in Block 1 of M. R. Carson's Addition to Jonesboro, Craighead County, Arkansas, as recorded in Book #48, Page #83 AND Lots 1 and 2 of a Replat of Lots 7-44 of Block 1 of M. R. Carson's Addition to Jonesboro, Craighead County, Arkansas, as recorded in Book #198 page #65 in the office of the Circuit Court Clerk and Ex-Officio Recorder

TO HAVE AND TO HOLD The same unto the said GRANTEE and unto its successors and assigns forever, with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against all claims whatever.

IN TESTIMONY WHEREOF, The name of the GRANTOR is hereunto affixed by its VICE PRESIDENT and attested and its seal affixed by its ASSISTANT SECRETARY, this June 22, 1989.

