

## Background information regarding ED1, which was renamed the Horizon Center

The following enabling documents relating to ED-1 (Horizon Center ) are also on the AFORR.info website.

- Environmental Assessment Lease of Parcel ED-1 of the Oak Ridge Reservation by the East Tennessee Economic Council [Includes Finding of No Significant Impact]  
<https://doeic.science.energy.gov/uploads/E.0505.037.0657.pdf>
- Environmental Assessment Addendum for the Proposed Title Transfer of Parcel ED-1  
<https://doeic.science.energy.gov/uploads/A.0103.037.0003.pdf>
- Review of Parcel ED-1 Under Section 120 (h) of the Comprehensive Environmental Response, Compensation, and Liability Act and Section XLIII of the Federal Facility Agreement, August 11, 1995, Executive Summary  
<https://doeic.science.energy.gov/uploads/E.0505.074.0207.pdf>
- Implementation of Mitigation Action Plan for Parcel ED-1 on the Oak Ridge Reservation Oak Ridge, Tennessee <https://doeic.science.energy.gov/uploads/E.0505.072.1340.pdf>
- Mitigation Action Plan for the Protection of the Natural Area on Parcel ED-1  
<https://doeic.science.energy.gov/uploads/A.0103.072.0004.pdf>

### Information from Certified copies of the Horizon Center deeds made at Roane County Courthouse:

Pages 9 & 10 says:

*"(6) all activities and development of the land by the GRANTEE [Horizon Center LLC] its successors, transferees and assigns shall 1) be consistent with those land uses analyzed in the Environmental Assessment dated April 1996 and set forth in the Addendum to the Environmental Assessment dated April 2003 – both documents on file at the Oak Ridge Operations Office Information Center; and 2) be consistent with the GRANTEE's proposal to the GRANTOR which was approved by the GRANTOR on November 22, 2002. Said land uses are set forth in Exhibit "B" to this Quitclaim Deed.*

*"(7) Activities on the premises herein conveyed which cause or have the potential to cause a significant adverse impact to the sensitive areas which are a part of the Natural Area on GRANTOR's abutting land shall be avoided or mitigated by the GRANTEE at the GRANTEE's expense under the requirements of the revised Mitigation Action Plan dated April 2003, which is on file at the Oak Ridge Operations Office Information Center. Said requirements are set forth in the Declaration of Covenants, Conditions and Restrictions cited in Condition No. 8 of this Quit Claim Deed."*

Exhibit "B" to the Quitclaim Deed between DOE and Horizon Center LLC says:

*"USES OF PROPERTY*

*"The developable acreage of the parcel may be used for the following activities:*

- a. Light and heavy manufacturing and processing plants;*
- b. Research and development facilities;*
- c. Warehousing and wholesaling facilities;*
- d. Public or semi-public uses including utility structures;*
- e. Offices;*
- f. Service industries."*