



CITY OF
FORESTPARK

CITY OF FOREST PARK

URBAN REDEVELOPMENT AGENCY REGULAR MEETING

Thursday, August 13, 2026 at 5:30 PM

City Hall - Council Chambers, Virtual Meeting Via Zoom and YouTube Livestream

[City Website](#)

Phone (404) 363.2454

ECONOMIC DEVELOPMENT

745 Forest Parkway
Forest Park, GA 30297

AGENDA

Avery Wilson, Chair
Kimberly James, Vice Chair
Melanie Carter, Board Member
Taylor King, Board Member
Eliot Lawrence, Board Member
Debra Patrick, Board Member
Sherita Sutton, Board Member
Danielle Matricardi, Esq., URA Board Attorney

Rochelle Dennis, Economic Development Director

VIRTUAL MEETING NOTICE: Meetings will be live-streamed and available on Forest Park's [YouTube Channel](#).

- I. CALL TO ORDER/WELCOME**
- II. ROLL CALL**
- III. ADOPTION OF THE AGENDA WITH ANY ADDITIONS/ DELETIONS**
- IV. APPROVAL OF MINUTES**
 - 1. Approval of meeting minutes for July 9, 2026**
- V. PUBLIC COMMENTS**
- VI. LEGAL UPDATE**
- VII. FINANCE UPDATE**
 - 2. July 2026 URA Finance Update - Finance**
 - 3. Oasis Contract Update**

VIII. OLD BUSINESS

- 4. Gun Range Update**
- 5. The Park at Fort Gillem Update**
- 6. Park at Fort Gillem Property Insurance Update**
- 7. Park at Fort Gillem Redevelopment Update**
- 8. 2026 Aerotropolis Honors Sponsorship Request**
- 9. Grapevine Update**

IX. NEW BUSINESS

- 10. 330 Forest Parkway Landscape Services**
- 11. Perpetual Easement for Ingress and Egress**
- 12. U.S. Army Five-Year Review**
- 13. Joint Board Retreat**
- 14. Annual Institutional Control Report - 2025 for Fort Gillem**

X. ECONOMIC DEVELOPMENT UPDATE

- 15. Economic Development Update - Economic Development**

XI. EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1

XII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.



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Sherita Sutton, Board Member

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MINUTES

CALL TO ORDER/WELCOME: Chairman Avery Wilson called the Urban Redevelopment Agency Regular meeting to order on July 9, 2026, at 5:30 p.m.

ROLL CALL

PRESENT:

Avery Wilson
Melanie Carter
Eliot Lawrence
Sherita Sutton

ALSO PRESENT:

Danielle Matricardi, Esq., URA Attorney
Rochelle B. Dennis, Economic Development Director
Marvin Hines, Deputy Public Works Director
SaVaughn Irons-Kumassah, Interim Planning & Community Development Director
Tony Lamar, Senior Accountant
Charise Clay, Main Street Manager
Dieuvalda Lamrtiniere, Economic Development Staff Assistant

APPROVAL OF AGENDA WITH ANY ADDITIONS/DELETIONS:

Kimberly James made a motion to approve the agenda with the addition of FY26-27 Budget Amendment under old business. Eliot Lawrence seconded the motion. The motion unanimously

passed.

APPROVAL OF MINUTES

1. Approval of Meeting Minutes for June 11, 2026

Eliot Lawrence made a motion to approve the June 11, 2026, Regular Meeting minutes as presented. Melanie Carter seconded the motion. The motion unanimously passed.

PUBLIC COMMENTS

There were no public comments.

LEGAL UPDATE

There were no legal updates.

FINANCE UPDATE

2. June 2026 Finance Report

Senior Accountant Tony Lamar delivered the June 2026 Finance Report.

As of June 30, 2026, the Urban Redevelopment Authority Fund remained financially stable on a year-to-date basis. Total revenue sources recorded through June were \$4,222,134.19, while total expenses were \$2,782,905.93. This means revenues and other financing sources exceeded expenses by approximately \$1,439,228.26 before considering outstanding encumbrances and project commitments.

After considering encumbrances of \$1,470,515.40, the June financial report shows remaining budgetary flexibility of approximately \$142,737.14. While the funds are not in an overall deficit position, the remaining cushion is narrower than it was in May and should be monitored closely before fiscal year-end.

The strongest positive financial trend continues to be investment income. Investment income reached \$1,856,105.63 year-to-date, exceeding the annual budget of \$1,500,000.00 by \$356,105.63. This investment performance has helped support the fund while other anticipated revenue sources have not yet materialized.

The primary concerns remain revenue timing, project-related commitments, and the suspected fraud-related bank activity. Lease income remains at \$0.00 year-to-date against a budget of \$840,000.00, and sale-of property proceeds remain nominal at \$100.00 against a budget of \$5,000,000.00. These revenue categories should be tracked closely because they represent major assumptions in the URA Fund's annual resource plan.

The Board discussed moving future discussions related to financial account summaries, statements, and other sensitive financial matters to Executive Session rather than

addressing them during the public meeting. It was agreed that these items would be placed on future agendas for Executive Session, as appropriate, until additional information is obtained regarding the matter under review.

OLD BUSINESS

3. Gun Range Update: Deputy Public Works Director Marvin Hines delivered the update.

The targets have been relocated from the east side to the west side of the range, and concrete has been poured to stabilize the target system. Electrical service has also been extended to the targets, and that work is now complete.

The berm has been established and stabilized with grass to prevent erosion. The remaining work consists of constructing a knee wall, which is anticipated to be approximately 36 inches high and built with railroad ties. Staff indicated that the Public Works Department is expected to complete the installation; however, if the scope of work exceeds Public Works' capabilities, a contractor may be engaged.

Staff clarified that the project involves reorienting the existing Police Department gun range by reversing the direction of fire to improve safety and ensure that rounds are directed away from the adjacent roadway. No new range is being constructed; rather, the existing range has been reconfigured.

It was noted that the project is nearing completion, with the majority of the substantive work now finished. Appreciation was expressed to Mr. Hines for stepping in to oversee the project and provide the Board with a comprehensive progress update. **Staff anticipates providing a final update at the next meeting once the remaining work has been completed.**

A Board member indicated an interest in visiting the site to observe the progress, and staff encouraged the visit and suggested coordinating with the Police Department's Range Master, Lieutenant Anderson.

4. The Park at Fort Gillem Update Rochelle Dennis, Economic Development Director, provided the update.

Staff reported that representatives from TI Asset Management were unable to attend the meeting due to a previously scheduled off-site training and severe weather but conveyed their regrets.

An update was provided on the critical repairs funded through the Board's previously approved \$700,000 allocation. Staff advised that the majority of the critical repairs have been completed. Through cost savings realized during the project, TI Asset Management was able to expand the scope of work to include the removal of several trees. Staff explained that tree removal was necessary because mature trees had damaged sidewalks, curbs, and other infrastructure over time. The additional work is expected to improve

safety, visibility, and ongoing maintenance throughout the property.

Staff also updated the Board on efforts to secure comprehensive property insurance for Park at Fort Gillem. Over the past several months, staff has worked with the City's risk management consultant and insurance broker to compile the information necessary to obtain coverage for the entire property. The process has included calculating the square footage and estimated replacement value of all 51 buildings on the site, including 50 residential buildings and the leasing office. Staff noted that the age and construction type of the buildings required extensive analysis to develop accurate replacement cost estimates. The completed information has now been submitted to the insurance market, and staff anticipates receiving coverage proposals within the next 30 days.

Staff further advised that discussions are underway with TI Asset Management regarding the enforcement of renter's insurance requirements for tenants. While renter's insurance has historically been required, enforcement has lapsed as many residents are currently on month-to-month leases. Staff is evaluating options to reinstate the requirement as part of the property's overall risk management strategy.

During Board discussion, members commented on the ongoing asphalt repairs and observed that portions of the roadway had been patched while other areas remained in poor condition. Questions were raised regarding the repair methodology, project sequencing, and anticipated timeline for completion. **Staff agreed to request a detailed update from TI Asset Management outlining the asphalt repair process, project schedule, and the status of the remaining roadway improvements for presentation at a future meeting.**

5. Park at Fort Gillem Master Redevelopment Update
Rochelle Dennis, Economic Development Director, provided the update.

Staff reported that Valentino is completing the survey work for the Park at Fort Gillem redevelopment project. Although the survey was nearing completion, TSW, the consultant preparing the master redevelopment plan, requested additional information to support the planning process.

As a result, Valentino has returned to the site to complete the additional survey work, including supplemental field data and CAD files required for the redevelopment planning effort. **Staff anticipates the survey will be completed within the next two weeks, at which time TSW will begin the concept redevelopment phase of the master plan.**

Staff noted that the survey has taken longer than originally anticipated due to the complexity of the 32-acre site and the level of detail required. The work extends beyond a standard topographic survey and is intended to provide the comprehensive information necessary to support the redevelopment planning process.

No additional questions were raised by the Board.

6. Grapevine Update

Charise Clay, Main Street Manager, provided the update.

Staff provided an update on construction progress for The Grapevine Culinary Incubator, noting that the project continues to move forward. The public was encouraged to follow the City's social media platforms for construction updates and behind-the-scenes progress, including recent updates highlighting the interior build-out and tenant recruitment efforts.

Staff reminded the Board that, at a previous meeting, the Urban Redevelopment Agency approved Change Order No. 1 for the replacement of the storefront windows and related finishes, increasing the construction contract by approximately \$42,000.

The Board then considered an additional change order related to the drive-thru serving the building's coffee kiosk tenant space. Representatives from Precision Planning, Inc. (PPI), the project's construction administrator, presented two options:

- **Option 1:** Install only the infrastructure necessary to support a future drive-thru system, including conduit, loop detection, and related utilities, at a cost of **\$3,861**. The future tenant would be responsible for purchasing and installing the menu board, communication equipment, and related components.
- **Option 2:** Install a complete drive-thru communication system, including the menu board, speaker system, camera, communication controls, and employee headsets, at a cost of **\$26,644.85**. Under this option, future tenants would only need to provide their own point-of-sale system.

Staff explained that the original building design included the physical drive-thru window but did not include the infrastructure or communication equipment, as it had originally been anticipated that a future tenant would bear those costs. After further consideration, staff recommended providing the complete system to reduce startup costs for future entrepreneurs and better support the City's business incubation goals.

During Board discussion, members sought clarification on which tenant space would utilize the drive-thru. Staff explained that the system would serve the dedicated coffee kiosk tenant space designed for a coffee shop or similar quick-service concept.

Board members also discussed protecting the City's investment by ensuring that future lease agreements include provisions addressing responsibility for the maintenance, repair, and replacement of the drive-thru equipment. Staff advised that operational policies and lease terms are currently being developed with industry consultants and will address issues such as equipment responsibility, management practices, and other operational considerations.

Eliot Lawrence made a motion to approve Option 2 to install a complete drive-thru communication system. Sherita Sutton seconded the motion. The motion unanimously passed.

7. NASA Lifeline Mural Update

Rochelle Dennis, Economic Development Director, provided the update.

Staff provided an update on the NASA Lifelines Mural Project, which was initiated in January 2026 after being introduced by Councilwoman Dolores Gunn as a partnership opportunity with NASA's Lifelines Program and the Atlanta Science Festival. Staff noted that the project represents a unique opportunity to bring public art to the City while promoting science, technology, engineering, and mathematics (STEM) through a partnership with NASA.

Staff explained that the Office of Economic Development has served as the project manager, while NASA has maintained responsibility for all major project decisions and funding. Several potential mural locations were identified and presented to NASA for consideration. NASA ultimately selected The Grapevine Culinary Incubator as the preferred location based on visibility and traffic counts. Staff thanked the Urban Redevelopment Agency for approving the installation of the mural on the building.

Staff further reported that several local mural artists were identified and submitted to NASA for review. Following its selection process, NASA chose Richard Martin, a Clayton State University graduate and former Forest Park resident, to complete the mural. The proposed mural design has been submitted to NASA and is currently awaiting final approval.

Although the original project timeline called for completion by June 30, 2026, staff advised that NASA has extended the schedule and has confirmed that the previously committed \$8,000 in project funding remains available. Once NASA approves the final mural design, it will establish a revised project schedule and completion timeline.

Upon completion of the mural, a public unveiling ceremony will be coordinated in partnership with the Urban Redevelopment Agency, the City of Forest Park, the Downtown Development Authority, NASA, and Councilwoman Dolores Gunn, who originally brought the project forward.

Staff also reported that efforts are underway to secure a scissor lift for the mural installation, either through City resources or through a local equipment provider, to support the artist during construction.

In response to a Board member's question regarding community involvement, staff confirmed that the City's new STEM middle school has always been envisioned as a project partner and will be included in the mural unveiling and related educational activities.

No further questions were raised by the Board.

8. Community Development Block Grant Update
Rochelle Dennis, Economic Development Director, provided the update.

Staff provided an update on the Community Development Block Grant (CDBG) program and reported that all required grant documentation has been successfully submitted. Staff also advised that the City completed its grant monitoring review and received a favorable outcome with no significant findings.

Staff reminded the Board that the URA previously identified and recovered approximately \$396,000 in CDBG funds. During the reconciliation process, an additional \$100,000 was identified, bringing the total amount of recovered CDBG funding to approximately \$496,000.

Staff reported that the necessary approvals were obtained to reallocate the funds toward infrastructure improvements rather than the previously planned interior design-related expenses. All required submissions and reimbursement requests have been completed, and staff anticipates receiving the reimbursement check from Clayton County in the near future.

Staff expressed appreciation to the Finance Department and all parties involved in successfully completing the grant process and securing the additional funding for the URA.

9. URA Boundary Expansion Map

Rochelle Dennis, Economic Development Director, provided the update.

Staff provided an update on the URA boundary expansion and advised that the final approved URA boundary map has been completed. Copies of the updated boundary map were provided to Board members in their meeting packets. Staff noted that the updated map will also be posted on the City's website under the URA webpage.

10. FY26-27 Budget Amendment

Rochelle Dennis, Economic Development Director, provided the update.

Staff provided an update regarding the URA's environmental insurance policy and advised that the policy has been finalized, approved, and secured for a five-year term.

Staff explained that the total cost of the policy is approximately \$309,000; however, the insurance provider invoiced the full five-year premium upfront rather than billing the amount incrementally over the five-year term as originally anticipated during the budgeting process.

In coordination with the Finance Department, staff requested a budget amendment to ensure sufficient funds are available to cover the environmental insurance obligation. Staff requested that the URA amend its FY 2026-2027 budget by \$310,000 within the environmental insurance line item to account for the insurance expense and related anticipated needs.

Kimberely James made a motion to amend the FY 2026-2027 URA budget by adding \$310,000 to the environmental insurance line item. Eliot Lawrence seconded the motion. The motion unanimously passed.

NEW BUSINESS

11. IGA Community Development Forest Park Marketplace Analysis Proposal

Rochelle Dennis, Economic Development Director, provided the update.

Staff provided an update regarding ongoing efforts to recruit a full-service grocery store to the City of Forest Park. Staff explained that, after extensive research, outreach, and conversations with various grocery retailers, the City has been exploring opportunities to identify the best approach for attracting a sustainable grocery option that aligns with the community's demographics and market conditions.

Staff introduced a proposal from the Independent Grocers Alliance (IGA) for a Forest Park marketplace analysis and neighborhood assessment. The proposed \$8,500 study would provide a comprehensive evaluation of the City's grocery market feasibility, including demographic analysis, population trends, income analysis, competitive mapping, trade area evaluation, site scoring, retail demand analysis, supportable square footage estimates, sales projections, key challenges, and potential opportunities.

Staff explained that the purpose of the analysis is to provide a data-driven approach to grocery recruitment rather than pursuing specific retailers without understanding market realities. Staff noted that while national retailers such as Publix and Kroger are highly recognizable brands, successful grocery recruitment requires matching a retailer's business model with the community's demographics, trade area, and market demand.

Staff shared that the City has previously explored opportunities with various grocery concepts, including Aldi, but identified challenges related to available sites and ownership. Based on discussions with IGA, staff believes an independent grocer operating under the IGA network may provide a strong opportunity for Forest Park, as the organization has experience supporting grocery concepts in communities with similar characteristics.

Board members discussed previous grocery stores that operated in Forest Park and acknowledged that IGA is familiar with the history and challenges of prior grocery operations in the community. Discussion also included the importance of supporting and marketing existing grocery businesses within the City, including current and future grocery options such as American Food Basket and the planned grocery component at Forest Square.

Board members expressed differing perspectives regarding the value of conducting a formal market analysis. Some members questioned whether the study would lead to actionable results and emphasized the need to ensure that existing businesses receive support and marketing assistance. Other members noted that a well-prepared market analysis can provide valuable data, identify realistic opportunities, and help guide future recruitment efforts when conducted by an experienced organization.

In response to questions, staff advised that there is currently limited interest from independent grocery operators seeking to locate in Forest Park beyond the grocery concept being explored at Forest Square. Staff further explained that the IGA analysis would not only evaluate market conditions but also assist in identifying appropriate grocery operators and recruitment strategies based on the findings.

Sherita Sutton made a motion to approve the expenditure of \$8,500 for the Independent Grocers Alliance neighborhood and marketplace analysis. Eliot Lawrence seconded the motion. Melanie Carter and Kimberly James voted no. The motion passed by a 3-2 vote.

12. **Georgia Power Right of Entry Fort Gillem Project #2025080046 (Flankers Road 230 KV Substation)**
Rochelle Dennis, Economic Development Director, provided the update.

Staff presented an addendum to the previously approved Right-of-Entry Agreement with Georgia Power. Staff explained that the agreement had previously been brought before the Board and approved; however, Georgia Power requested modifications to the signature page and has now provided an addendum for consideration.

The Right-of-Entry Addendum authorizes Georgia Power to access the property to perform necessary site preparation activities associated with the installation of transmission line infrastructure. The scope of work includes clearing and removal of trees within the transmission line area, establishing a 150-foot right-of-entry corridor, conducting soil borings, installing transmission line foundations, and setting transmission poles.

Staff clarified that the work is related to providing electrical infrastructure to support the Digital Realty data center and associated substation improvements. Board members discussed the importance of ensuring that the project provides adequate power capacity and does not negatively impact surrounding properties or residents.

Staff confirmed that the addendum is limited to the previously approved agreement and does not represent a new project or change in purpose.

Kimberly James made a motion to approve the Georgia Power Right-of-Entry Addendum as presented. Sherita Sutton seconded the motion. The motion carried with one abstention by Eliot Lawrence.

ECONOMIC DEVELOPMENT UPDATE

12. **Economic Development Director, Rochelle Dennis, delivered the update.**

Staff provided the Board with an economic development update and highlighted several ongoing projects, initiatives, and business recruitment efforts.

Staff reported that **Project Gateway** is currently under consideration as a potential economic development project at Gillem. The project represents a potential logistics/distribution operation with an estimated 100 jobs. Staff advised that discussions are underway regarding a potential tax abatement and inducement resolution, with additional details to be provided as the project progresses.

Staff also reported early discussions regarding a potential residential development opportunity on Main Street, potentially located at the former Zaxby's site. Staff noted that the project remains in the preliminary stages and additional information will be shared as details become available.

Staff announced that the Office of Economic Development is planning its first Economic

Development Mixer, tentatively scheduled for November 5 or 6, 2026. Staff is currently coordinating schedules and will provide additional details once finalized.

Staff provided updates on several business engagement initiatives, including approximately six ribbon-cutting events currently being coordinated. Staff also introduced a new **Business Essentials Welcome Packet** being developed in partnership with the Public Information Office. The resource is intended to provide new businesses with a convenient guide to City services, contacts, and resources. Staff is working to digitize the packet and make it available online.

Staff highlighted continued growth in the City's film activity through **Film Forest Park**, noting additional film projects secured that day. Staff also reminded the Board of upcoming events, including the **Best of Forest Park Awards on December 11, 2026**, and the **second annual Job Fair scheduled for August 13, 2026**.

Staff provided an update on the refresh and rebranding of the City's **Elevate Workforce Development Program**, referred to temporarily as "Elevate 2.0." Staff explained that the program is being redesigned to better connect residents with existing workforce resources throughout Clayton County. Through participation in the Clayton County Workforce Collective, staff identified an opportunity to create a more coordinated approach by leveraging existing workforce programs and resources rather than duplicating services. Staff anticipates a relaunch of the updated program in early fall.

Staff provided updates on several key development projects:

- **794 Main Street (Georgia Utility Contractors Association Training Center):** The property is under contract, and all major contingencies have been addressed. Staff advised that a closing date is being finalized. This project is being managed through the Development Authority and represents a significant investment on Main Street.
- **767-770 Main Street (Florence on Main):** The proposed mixed-use development remains under contract. The project is awaiting the outcome of its DCA tax credit application, with a decision expected in October.
- **803 Main Street (Carter on Main):** Staff reported that the property owner has placed the property on the market. Staff has attempted to contact the owner for additional information and will provide updates as more information becomes available.
- **842 Main Street:** Staff continues to work with Planning & Community Development and Precision Planning, Inc. on a potential container park restaurant concept. Staff advised that zoning considerations remain a primary challenge and that additional work is needed to determine how the concept may align with the City's Main Street Arts and Entertainment District vision.

Staff then announced that **Smoothie King** will be opening at Forest Square on Jonesboro Road. Staff recognized Main Street Manager Charise Clay for her efforts in securing the project. Staff noted that Ms. Clay worked extensively with the franchise representatives for more than a year to identify a suitable location that met the company's specific requirements. After evaluating numerous potential sites, the team successfully secured a location, and Smoothie King is now moving forward with plans to open in Forest Park.

The Board congratulated Ms. Clay on her first major business recruitment project and recognized her dedication and persistence in bringing the new business to the City.

Staff concluded the economic development update by expressing excitement about the continued momentum of projects and business opportunities throughout the City.

EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1

Avery Wilson made a motion to enter Executive Session at 6:50p.m. Kimberly James seconded the motion. The motion unanimously passed.

Avery Wilson made a motion to exit Executive Session and reconvene the Regular Meeting at 7:09p.m. Kimberly James seconded the motion. The motion unanimously passed.

ADJOURNMENT

Chairman Avery Wilson adjourned the meeting at 7:10 p.m.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.

Oasis Consulting Services

**BPO-
\$65,000**

Invoice Number	Date	Amount	Project	Notes	Total				
23174, 23316 and 22653	1/28/2025	\$9,222.50	Stephen's Lake Dam Design						
22533	4/28/2025	\$4,420.00	General Consulting-2025	time was required related to setting up the evaluationwork for the work for the Stephens Lake Dam review and drilling.					
22784	6/20/2025	\$2,210.00	General Consulting- 2025						
22653	6/26/2025	\$1,530.00	General Consulting-2025	Follow up on Stephen lake dam evaluation					
22698	7/21/2025	\$1,190.00	General Consulting-2025	Follow up on Stephen lake dam evaluation. Interface with Army regarding Army wells to be installed in the South landfill east of Stephens Lake.					
22797	8/21/2025	\$1,410.00	south Parcel Dam Breach Evaluation	South Parcel Dam Breach Evaluation					
22859	9/22/2025	\$3,060.00	General Consulting- 2025	Follow up on Stephen's lake dam evaluation. Interface with Army regarding Army wells to be installed in the South landfill east of Stephens lake. The Army has been required to do more drilling in the South parcel related to potential for PFOS/PFAS in groundwater. the work was kicked off, should be completed this Fall 2025					
22919	10/10/2025	\$1,765.00	General Consulting- 2025	Follow up on Stephen's lake dam evaluation. Interface with Army regarding Army wells to be installed in the South landfill east of Stephens lake. The Army has been required to do more drilling in the South parcel related to potential for PFOS/PFAS in groundwater. The work was kicked off, should be completed this Fall 2025. Providing required MEC awareness training for new developer scannell.					
23008	11/20/2025	\$1,700.00	General Consulting- 2025	Follow up on Stephen's lake dam evaluation. Interface with Army regarding Army wells to be installed in the South landfill east of Stephens lake. The Army has been required to do more drilling in the South parcel related to potential for PFOS/PFAS in groundwater. The work was kicked off, should be completed this Fall 2025. Providing required MEC awareness training for new developer scannell.					
23064	12/17/2025	\$4,590.00	General Consulting-2025	Followed up on Stephen's lake dam evaluation. Geotech drilling for Stephen's lake dam has been completed. Soils in the dam are VERY poor. The Oasis final assessment is the dam will need to be breached to prevent the risk of a dam failure! Not IF but WHEN! Sediment sampling in Stephens lake is complete lab data being checked. Initial sediment data did not exhibit any significant ENV impact to the sediment. Report being prepared. interfaced with Army regarding Army wells to be installed in the south landfill east of Stephens lake. The Army has been required to do more drilling in the South Parcel related to potential for PFOS/PFAS in groundwater. That work has kicked off, should be completed this Fall 2025. Provided required MEC awareness training for new developer Scannell's team.					
23219	2/18/2026	\$6,297.09	General Consulting- 2026	2025 on call environmental services requested by the URA for a sediment sample testing study for sediment characterization. The data noted no adverse environmental impacts in the sediment. Work was performed Nov & Dec 2025. Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and city of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis. Oasis (Monteleone) did not recommend that additional work would be expected on the dam. It is possible that the dam could be breached in order to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample was also collected during this time, no issue to note					

	Invoice Number	Date	Amount	Project	Notes	Total				
	23376	4/20/2026	\$1,495.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis. Oasis (Monteleone) did recommend that additional work would be expected on the dam. It is possible that the dam could be breached in order to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample was also collected during this time, no issue to note.					
	23444	5/18/2026	\$12,458.00	Fire Station CSR	Draft Brownfield Compliance status report preparation					
	23449	5/19/2026	\$2,720.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, no issue to note waiting on data. Sediment depth evaluation at PL for Stephens lake, ongoing.					
	23521	6/17/2026	\$1,190.00	General Consulting-2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. Meeting between Monteleone and Rochelle . The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, note waiting on data. PFAS in soil and groundwater may be present at the fire station parcel due to use of firefighting foam historically. sediment depth evaluation at PL for Stephens lake, ongoing.					
	23520	6/17/2026	\$680.00	Stephen's Lake Dam Design	call and site visit by Michael Monteleone. Discussion with Jason from Weldon Ashworth about options for Stephen's lake dam, either a breach or possible repair were evaluated.					
	23590	7/22/2026	\$1,530.00	Stephen's Lake Dam Design	Meeting via phone with Jason and Jim Harden of Weldon Ashworth to discuss engineering hydraulic analysis that will be required by the GA safe Dams in order to either breach or repair Stephen's lake dam.					
	23591	7/22/2026	\$3,910.00	General Consulting- 2026	Geotechnical drilling was performed on Stephens lake dam. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. The URA was notified of existing dam condition at a URA meeting on 12 FEB 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. The fire station ENV sample has been collected, no issue to note waiting on data. Sediment depth evaluation at PL for Stephens lake completed.					
						\$61,377.59				

Setup

Category Name	Employee Name
Category 1	Employee 1
Category 2	Employee 2
Category 3	Employee 3
Category 4	Employee 4
Category 5	Employee 5
Category 6	Employee 6



Oasis Construction Services, Inc

885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23590
Date 07/22/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
Stephen's Lake Dam Design	1,530.00
Total	1,530.00

Invoice total **1,530.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23590	07/22/2026	1,530.00	1,530.00				
	Total	1,530.00	1,530.00	0.00	0.00	0.00	0.00

NOTE:
Meeting via phone with Jason and Jim Harden of Walden Ashworth to discuss engineering hydraulic analysis that will be required by the GA Safe Dams in order to either breach or repair Stephen's Lake Dam.

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB 382
Roswell, GA 30075



Oasis Construction Services, Inc

885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23521
Date 06/17/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
General Consulting - 2026	1,190.00
• Geotechnical Drilling was performed on Stephens Lake Dam early 2026. Results of drilling did note the existing dam is leaking and in need of repair. URA and City of Forest Park were notified. Meeting between Monteleone and Rochelle. • The URA was notified of existing dam condition at a URA meeting on 12 Feb 2026. URA is considering options along with input from Oasis (Monteleone) recommended that additional work would be expected on the dam. • It is possible that the dam could be breached to rehab it which would be \$750,000 cost rough estimate. • The fire station ENV sample has been collected, note waiting on data. PFAS in soil and groundwater may be present at the fire station parcel due to use of firefighting foam historically. • Sediment depth evaluation at PL for Stephens Lake, ongoing	
Total	1,190.00
Invoice total	1,190.00

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB 382
Roswell, GA 30075



Oasis Construction Services, Inc

885 Woodstock St., Suite 430, PMB 382
Roswell, GA 30075
678-739-2400

Urban Redevelopment Agency of The City of Forest Park
Rochelle Dennis
745 Forest Parkway
Forest Park, GA 30297

Invoice number 23520
Date 06/17/2026

Project **255322 City of Forest Park - 2026 On-
Call Environmental Engineering
Consulting Services**

Description	Current Billed
Stephen's Lake Dam Design	680.00
Total	680.00

Invoice total **680.00**

Call and site visit by Michael Monteleone.

Discussion with Jason from Weldon Ashworth about options for Stephen's Lake Dam, either a breach or possible repair were being evaluated.

REMIT TO ADDRESS:

Oasis Consulting Services
885 Woodstock Rd Suite 430 PMB 382
Roswell, GA 30075

Park at Fort Gillem- Monthly Property Management Report

Prepared by TI Asset Management

Submitted to the Urban Redevelopment Agency (URA)

Reporting Period: 08-13-2026

Date Submitted: 08-12-2026

Submitted by: Dominique Clotter

Title: Property Manager

TI Asset Management

Date: 08-04-2026

EXECUTIVE SUMMARY

During the reporting period, **The Park at Fort Gillem** continued to focus on improving property conditions, resident satisfaction, and long-term asset preservation while maintaining stable operations.

The two newly renovated units have been prepared for occupancy, with scheduled lease commencement dates of **Wednesday, August 5, 2026**, and **Friday, August 7, 2026**. Due to the anticipated redevelopment of the property, mass leasing activity remains on hold at the direction of ownership, resulting in a gradual decline in occupancy. The property experienced **one move-out during the month of July** and **one additional move-out in August**, further impacting occupancy levels.

Several capital improvement projects have progressed throughout the community. **Asphalt repairs**, the final remaining project within the previously approved critical repair scope, are currently underway. While the expected completion date has been extended several times due to unforeseen circumstances and inclement weather, approximately **80% of the critical pothole repairs have been completed**, with the remaining **20% scheduled for completion**.

Additional completed improvements include tree removal and trimming to eliminate safety hazards, reduce the risk of property damage, and improve building clearance; gutter, fascia, and soffit repairs; sidewalk and trip hazard repairs; community signage improvements; critical roof maintenance; lift station repairs; and corrective work addressing significant plumbing infrastructure concerns.

Management has remained committed to proactive property oversight, resident communication, and timely coordination of vendors to ensure projects continue moving forward despite unforeseen delays. Overall, the property continues to operate efficiently while addressing critical maintenance needs, maintaining consistent communication with residents, and preserving the City's assets.

HIGHLIGHTS

- Occupancy Rate: **69.6%**
- Collections Rate: **\$29,395.02**
- New Leases Executed: **2**
- Tenant Move-Ins: **2**
- Tenant Move-Outs: **2**
- Major Maintenance Activities: Outstanding Issues Requiring Owner Attention: **MDU (Multiple Dwelling Unit) Cleanup – Comcast**

An **MDU (Multiple Dwelling Unit) cleanup** is needed throughout the property. Comcast has been notified and requested to schedule a service visit to inspect all telecommunications panels located on the exterior of the buildings. The scope of work includes securing exposed wiring, repairing or replacing damaged and missing panel doors, and ensuring all communication panels are properly enclosed and compliant with safety standards.

At this time, **Management is awaiting a scheduled service date**. Despite multiple follow-up attempts, Comcast representatives have advised that they have been unable to establish communication with the Comcast account representative assigned to **The Park at Fort Gillem** to coordinate the work.

Management respectfully requests Ownership's assistance in following up with Comcast to help expedite scheduling and completion of the MDU cleanup, as exposed wiring and unsecured panels continue to present safety, security, and aesthetic concerns throughout the community.

OCCUPANCY & LEASING REPORT (total units)

- Occupied: **87**
- Vacant: **38 as of (08.04.2026)**

FINANCIAL PERFORMANCE Revenue Summary (Monthly Budget / Actual / Variance)

- Monthly Operating Expenses: **\$89,640.53**
- Net Operating Income (NOI): Total Operating Income: **\$62,205.39** NOI: **\$-27,435.14**
- Accounts Receivable & Collections: **\$29,395.02**
- Delinquency Actions Taken: **Late on the 5th of each month- \$40.00 fee- 3-day demand letter on the next business day - Dispo's filed thereafter**

MAINTENANCE & CAPITAL IMPROVEMENTS

Capital Improvement Projects: **Asphalt Repairs. 80% complete**

PROPERTY CONDITION & INSPECTIONS

The following items have been identified during routine property inspections and remain pending or require additional attention:

- **MDU (Comcast) Cleanup:** Awaiting Comcast to schedule cleanup and secure exterior communication panels with exposed wiring and missing panel covers.
- **Building Paint:** Several buildings are showing signs of fading and peeling paint and are recommended for exterior repainting.
- **Asphalt Repairs:** Approximately **20%** of the approved asphalt repairs remain pending completion, weather permitting.
- **Exterior Siding:** Several areas of deteriorated and rotted wood siding have been identified and require replacement to prevent further structural deterioration and moisture intrusion.

TENANT RELATIONS

Tenant Concerns Received: N/A

Community Engagement Activities: **Tenant Appreciation Bash!**

Date: 09-18-2026

Time: 3:00pm-7:00pm

RISK MANAGEMENT & SECURITY

Insurance Claims: N/A

Security Incidents (include police report 4): N/A

UPCOMING PRIORITIES (Next 30-60 Days)

ITEMS REQUIRING URA REVIEW OR APPROVAL

Item	Recommendation	Requested Action (Include all Attachments)
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ITEM	Recommendation	Requested Action
Leasing	Lease vacant units on a month-to-month basis to generate additional revenue and reduce vacancy loss until a final decision is made regarding the property's redevelopment. <i>(Please see Proposed Rate sheet)</i>	Grant approval to lease vacant units at the Actual Market Rates as outlined on the Proposed Rates Sheet.

Comp Apartment for Property Manager and Maintenance Supervisor	Provide a complimentary apartment for the Property Manager and Maintenance Supervisor as an operational incentive.	Grant approval for a complimentary apartment for both the Property Manager and Maintenance Supervisor as part of the property's operational strategy and incentive.
Capital Improvements	Continue investing in deferred maintenance and infrastructure improvements, including building paint, exterior siding replacement, doors, windows, and MDU panel cleanup, to preserve the City's assets and reduce long-term maintenance costs. <i>(Please see photos)</i>	Approve funding and prioritize the identified capital improvement projects as part of the property's ongoing asset preservation plan.



Proposed Rates For Improved Units

2 BEDROOM 1 BATH-

Current Rate-\$685.00

Proposed Rate- **\$1,100**

Rate Actual- \$1,050

2 BEDROOM 1.5 BATH-

Current Rate-\$695.00

Proposed Rate-\$1,250

Rate Actual- \$1095

3 BEDROOM 1 BATH-

Current Rate-\$710.00

Proposed Rate- **\$1,300**

Rate Actual- \$1,195

3 BEDROOM 2 BATH W/O CAR PORT-

Current Rate-\$800.00

Proposed Rate-**\$1,400**

Rate Actual- \$1,240

3 BEDROOM 2 BATH W CAR PORT -

Current Rate-\$895.00

Proposed Rate-**\$1,550**

Rate Actual- \$1,340

Ms. Rochelle Dennis
Economic Development Director
City of Forest Park
745 Forest Parkway
Forest Park, GA 30297

July 13, 2026
Via Email

RE: Surveying Services Proposal, Holland Park Residential Development, Forest Park, Clayton County, Georgia

VA Proposal #: 254-26
VA Proposal Name: Holland Park – Ft. Gillem

Dear Ms. Dennis:

Thank you again for the request for surveying services for the Holland Park Residential Development property, directly adjacent to the former Ft. Gillem Atlanta Army Depot in Forest Park, Clayton County, Georgia. The attached proposal includes pricing for a Topographic Survey, Underground Utility Survey and tree survey for the 33.492-acre property. All boundary information previously provided will be included on the finished product survey and available in .pdf & AutoCAD format for the cities consultants use. Please review the attached proposal and if you have any questions, please do not hesitate to call. If the proposal is acceptable, please sign the proposal and email back to our office and we will proceed with the work.

Sincerely,



Glenn A. Valentino
President

SCOPE OF SERVICES

Topographic Survey (Lidar)

Provide a one-foot interval lidar contour mapping for the “Limits of Survey” as shown on page five of the proposal. Any hard surface data such as curb and gutter, edge of pavement, concrete, or asphalt will be collected with conventional methods, and the two data sets, lidar mapping & conventionally collected topography will be combined to create a seamless topographic dataset. On hard surfaces, spot grades will be provided at intervals of no more than fifty feet apart. We will provide finish floor or threshold elevations at door openings when access is prohibited by a tenant. We will show tops and invert elevations on all visible and accessible sanitary sewer manholes and or storm drainage structures within the site limits. Two vertical benchmarks will be set on or near the site and referenced on the final survey. Where dense tree canopy cover is encountered and the ground is obscured field run topography may be necessary, however Lidar Aerial mapping is very effective at penetrating dense tree canopies. If any obscured areas are encountered contouring lines will be shown as dashed lines indicating grades are approximate only and should not be relied upon. Additional field run topography may be necessary in some areas. If field run topography is necessary, the costs per acre is \$950.00. Please note the topographic survey will include the full roadway frontage along Moreland Avenue (SR 42).

Underground Utility Location

Provide underground utility locations for all traceable utility structures and lines on the subject property. Provide underground utility locations within the limits of survey as shown on page six of the proposal. Valentino will locate all traceable underground utility markings as provided by the Underground Utility Contractor with exception to the following clause.

Underground Utility Clause: *Valentino & Associates, Inc. does not guarantee the location of underground utilities or structures either in service or abandoned. We will locate visible storm and sanitary structures and show the underground storm and sanitary lines as determined from the above ground visible evidence. Utility depths for gas, water, communication, steam and electric lines will not be included. We will incorporate all marked underground utility lines, as marked by the underground utility contractor. Please understand that some types of underground utilities may not be traceable due to pipe material, lack of tracer wire or lack of utility company records. Underground utility depths will not be included, underground fuel tanks, septic tanks and lines or storage tanks will not be included. If the client or owner can provide an approximate location, we can note that on the survey or field locate the approximate location. This work would need to be scheduled at the same time work is in progress in the field. Traffic signal wires and cables and irrigation lines are not included.*

Tree Survey & Specimen Tree Survey

Valentino & Associates will provide the location of all trees 8” DBH and greater within the limits of survey as shown on page six of the proposal. The tree survey will include the trees common name, if the trees common name is unknown then the tree will be identified as a hardwood or pine. The trees will be flagged but no tags or tag numbering system will be provided. IF this is a requirement the price amount will change and an arborist will need to be involved on the tagging of the tree and providing an assessment of the tree’s condition.

ADDITIONAL CONDITIONS

- It is agreed that the Owner/Client will limit any and all liability for any damage on account of any errors, omissions or other professional negligence to a sum not to exceed an amount of \$2,000,000 dollars.
- Additional requests for services will be charged at the hourly rate schedule as noted along with expenses as noted in contract.

1-man robotic crew	\$165.00 per hr.
2-man robotic crew	\$250.00 per hr.
3-man crew	\$275.00 per hr.
Office Technician 1	\$145.00 per hr.
Office Technician 2	\$110.00 per hr.
Land Surveyor	\$195.00 per hr.
- Offsite utility locations may require additional trips to the site and incur additional expense(s). The client will be notified and given a cost for additional services prior to the start of any additional work.
- Site Meetings at the request of the client will be billed as an additional service.
- Choice of Law: This Agreement shall be governed by the laws of, and all actions in connection with this Agreement brought and heard in the State of Georgia.
No additional certifications or updates will be provided 60 days after the Initial submittal of survey, reassignment of loans included. Survey limited to one revision.
- Certifications are extended to buyer, seller, lender, and title company. Request for additional certifications beyond a total of four will require a fee of \$250 per entity name.
- All original drawings, documents, research, notes, calculations, specifications, and exhibits are instruments of service and shall remain the property of Valentino & Associates, Inc.
- The proposal timeframe and pricing will be honored if executed within 30 days of the proposal date.
- One revision is included for client and attorney comments, additional requests for revisions will be considered an additional service and will be charged at our standard hourly rates as shown above. We suggest that requests for survey revisions be gathered by one party then forwarded to us. Individual requests for survey revisions will constitute a revision. Any additional requests for revisions after one has been completed will incur additional fees at our standard hourly rates, as shown above.
- One real estate transaction included per proposal. Additional real estate transactions will incur an additional fee.
- No work will commence until this Contract is fully executed by all parties.
- In the event of cancellation before completion of work, any refunds will be less any work already completed (billed hourly as outlined above) and expenses (billed at cost) and will be sent within 30 days of written request for refund is received.
- Reimbursement for payment company fees and subscriptions will apply.
- Sheet size and drawing scale to be indicated prior to the commencement of work.

SURVEY COSTS

1. Topographic Survey	\$30,000.00
2. Underground Utility Survey	\$10,000.00
3. Tree Survey	\$6,500.00
4. Expenses	\$ 500.00

COST

\$47,000.00*

*Price assumes one continuous effort and that all the line items above are completed at the same time.

Finished Product: Signed & Sealed hard copies PDF & AutoCAD Format drawing files.
Expenses: Fed-Ex, Courier, printing fees, bond copy charges, deed & plat copy costs, field, research & submittal mileage, Lot Consolidation review and Filing fees.
Delivery: Six to Eight Weeks from Notice to Proceed.
Payment: Any balance past 45 days from the final invoice date will be turned over to our attorneys for collection and any reasonable collection and attorney fees will be charged to this account.
Proposal Duration: The proposal timeframe and pricing will be honored if executed within 30 days of the proposal date.

Proposal Terms & Conditions accepted
(Print Name)

Signature

Company Name



Glenn A. Valentino
President
Valentino & Associates, Inc.

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND OTHER CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NOTWITHSTANDING, THE SURVEYOR DOES NOT GUARANTEE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, INCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER MATTERS THAT COULD AFFECT THE SURVEYED PROPERTY.
- 4) PURSUANT TO RULE 106-69 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED AND DATED STATEMENT BASED UPON THE SURVEYOR'S BEST KNOWLEDGE TO THE REGISTANT AND NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

1 THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CARLSON B7X GNSS RECEIVER & A
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THERE ARE NO SIGNIFICANT ENCROACHMENTS WHICH AFFECT THE SURVEYED PROPERTY.

CARLSON BRx7 GNSS RECEIVER (BASE & ROVER)
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
DJI MATRICE 300 RTK
DJI ZENMUSE P1 CAMERA

ALL BUILDINGS ON THE SURVEYED PROPERTY ARE TWO STORY BRICK/MASONRY BUILDINGS, OTHER IMPROVEMENTS ON THE SURVEYED PROPERTY ARE NOT SHOWN AS IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE ALL IMPROVEMENTS ON THE SURVEYED PROPERTY.

1 "SUBDIVISION PLAT OF FORT GILLEM DEVELOPMENT FOR THE CITY OF FORTK P
2 PREPARED BY VALENTINO & ASSOCIATES, DATED 10/20/2022, LAST REVISED 10/12/2023,
3 RECORDED IN PLAT BOOK 45, PAGE 135, CLAYTON COUNTY, GEORGIA RECORDS.

4 "ALTA' NPS/LD PLAT SURVEY FOR HART GILLEM LOGISTICS '00, LLC, GILLEM
5 LOGISTICS CENTER BUILDING '90, LLC" PREPARED BY VALENTINO & ASSOCIATES, DATED
6 3/19/2020, LAST REVISED 12/14/2020.

7 "ALTA' NPS/LD PLAT SURVEY FOR DERMODY PROPERTIES, DPMF GA 8 LLC, ILI
8 PREPARED BY VALENTINO & ASSOCIATES, DATED 2/24/2021, LAST REVISED 8/30/2024.

9 "ALTA' NPS/LD PLAT SURVEY FOR SCANNELL PROPERTIES #757, LLC" PREPARED BY
10 VALENTINO & ASSOCIATES, DATED 11/9/2023, LAST REVISED 7/29/2025.

LEGEND

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|------|--------------------------------------|
| — | BROKEN LINE NOT TO SCALE |
| — | FENCE LINE |
| — | GULLER |
| — | UNDERGROUND GAS LINE |
| — | OVERHEAD ELECTRIC LINE |
| — | SANITARY SEWER LINE |
| —FM | OVERHEAD SEWER FORCEMAIN LINE |
| —LE | UNDERGROUND ELECTRIC LINE |
| —LT | UNDERGROUND TELEPHONE LINE |
| — | UNDERGROUND UNDERGROUND UTILITY LINE |
| —WET | WATER LINE |
| — | WETLANDS AREA |
| ▲ | CATCH BASIN SINGLE WING |
| ▲ | CATCH BASIN DOUBLE WING |
| ▲ | COMPUTED POINT |
| ○ | BORING HOLE |
| ○ | CLEANOUT |
| □ | COMMUNICATION BOX |
| □ | ELECTRIC BOX |
| □ | ELECTRIC LINE MARKER/PANEL |
| □ | ELECTRIC MANHOLE |
| □ | ELECTRIC TIE |
| □ | ELECTRIC OUTLET |
| □ | ELECTRIC SWITCH |
| □ | FIBER OPTIC BOX |
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| ○ | FIRE HYDRANT |
| ○ | FLARED END SECTION |
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| ○ | GUY WIRE |
| + | HEADWALL |
| — | HEATING/AC CONDITIONING UNIT |
| — | IRIGATION CONTROL VALVE |
| — | LIGHT POLE |
| — | POST INDICATOR VANE |
| — | POWER POLE |
| — | SANITARY SEWER MANHOLE |
| — | SIGN POST |
| — | STORM WATER DROP INLET |
| — | STORM WATER JUNCTION BOX |
| — | STORM WATER YARD INLET |
| — | STORM WATER MANHOLE |
| — | TELEPHONE POLE |
| — | TRAFFIC SIGNAL BOX |
| — | TRAFFIC SIGNAL POLE |
| — | WATER MANHOLE |
| — | WATER METER |
| — | WATER VALVE |
| — | WATER VALVE/VALVE MARKER |
| ○ | WELL |
| ○ | CONCRETE MONUMENT FOUNDATION |
| ○ | CRIMPED TOP PIPE FOUNDATION |
| ○ | FTE |
| ○ | FINISHED FLOOR ELEVATION |
| ○ | IRIGATION BOX |
| ○ | IRF |
| ○ | IRON PIPE |
| ○ | 17" IRON PIPE x CAP SET #2528 |
| ○ | MAIL BOX |
| ○ | OPEN TOP PIPE FOUNDATION |
| ○ | PK NAIL POLE |
| ○ | PK NAIL SET |
| ○ | RSE |
| ○ | ROUND FOUNDATION |
| ○ | SQUARE ROD FOUNDATION |
| ○ | SO |
| ○ | SHORT WOOD MONUMENT FOUNDATION |
| ○ | MURDOCK SIGNAL BOX |
| ○ | STUB OUT |
| — | BUILDING STRUTBEAM LINE |
| CGG | CURB & GUTTER |
| CP | CONCRETE PAVEMENT |
| CLF | CHAIN LINK FENCE |
| CNP | CORROGATED METAL PIPE |
| CS | DEED BOOK & PAGE |
| DIC | DUCTILE IRON PIPE |
| HDP | HEADER CURB |
| HD | HIGH DENSITY POLYETHYLENE |
| IN | INVERT ELEVATION |
| OCS | OUTLET CONTROL STRUCTURE |
| PG | PAVE BLOCK & PAVE |
| PCP | CONCRETE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| TR | TEMPORARY BENCHMARK |
| TR | TRUCK LIFT |
| TR | DEED CALL FOR DISTANCE |

1	REFERENCE TO TITLE EXCEPTION ITEM
A	REFERENCE TO ENCROACHMENT ITEM

All that tract or parcel of land lying and being in Land Lots 204 & 205, 12th District, The City of Forest Park, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino and Associates, Inc., (Job #26-031; Drawing/File #15-074 SE), bearing the seal of Glenn A. Valentino, Ga.

To find the POINT OF BEGINNING, COMMENCE at a (Army) concrete monument found at the northwest corner of Land Lot 210, said northwest corner of Land Lot 210 being common to Land Lots, 209, 239, & 240.

THENCE South 65 degrees 02 minutes 06 seconds East a distance of 8777.66 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE North 62 degrees 14 minutes 48 seconds East a distance of 560.97 feet to a 1/2" iron pin set;

THENCE South 79 degrees 15 minutes 40 seconds East a distance of 381.95 feet to a 1/2" iron pin set;

THENCE South 79 degrees 15 minutes 40 seconds East a distance of 269.95 feet to a 1/2" iron pin set;

THENCE South 10 degrees 44 minutes 20 seconds West a distance of 21.33 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 170.00 feet to an arc length of 133.58 feet, being subtended by a chord of 58.56 degrees 20 minutes 47 seconds East for a distance of 133.58 feet to a 1/2" iron pin set;

THENCE North 70 degrees 09 minutes 10 seconds East a distance of 96.05 feet to a 1/2" iron pin set along the westerly right-of-way line of Moreland Avenue (A.K.A. US HWY 23) to a 1/2" iron pin set;

THENCE along said westerly right-of-way line of Moreland Avenue, South 19 degrees 49 minutes 48 seconds East a distance of 1041.81 feet to a concrete right-of-way monument

THENCE departing said westerly right-of-way line of Moreland Avenue and proceeding the following course and distances, South 74 degrees 25 minutes 10 seconds West a distance of 100.00 feet to a 1/2" iron pin set;

THENCE North 77 degrees 56 minutes 08 seconds West a distance of 650.79 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 170.00 feet to an arc length of 9.49 feet subtended by a chord of 0.49 feet southwest thereof;

THENCE North 13 degrees 56 minutes 51 seconds West a distance of 16.59 feet to a 1/2" iron pin set;

THENCE North 13 degrees 56 minutes 51 seconds West a distance of 16.59 feet to a 1/2" iron pin set;

THENCE North 13 degrees 56 minutes 51 seconds West a distance of 997.00 feet to a 1/2" iron pin set;

THENCE along said 1/2" iron pin bearing the POINT OF BEGINNING.

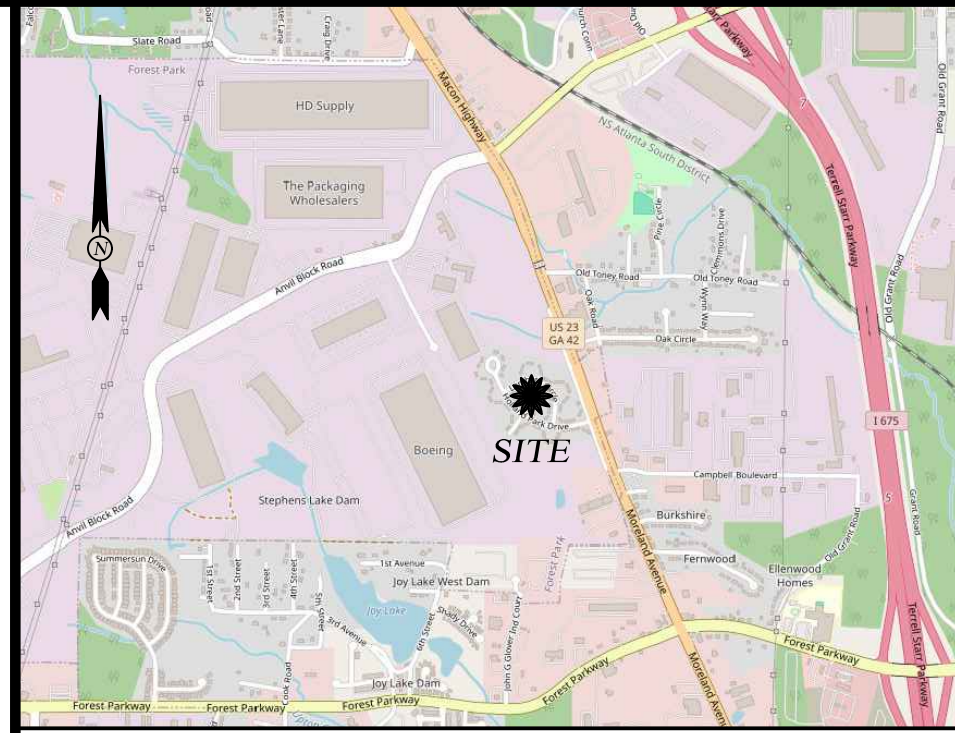
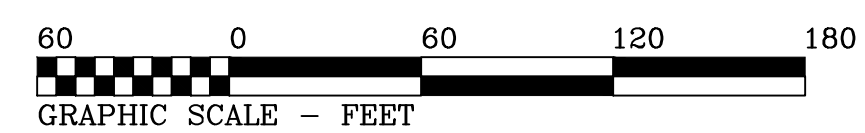
Said tract or parcel of land contains 33.492 acres or 1,458,904 square feet.

**N/F
DOWNTOWN DEVELOPMENT
AUTHORITY OF THE CITY OF
FOREST PARK
DB 11703 PG 188
ZONED GZ
PARCEL ID# 12204 212007**



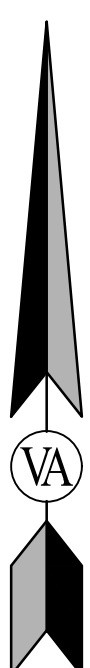
Know what's below.
Call before you dig.
Or Call 800-282-7411

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, INCOMPLETE, OR MISSING. THE SURVEYOR HAS NOT SHOWN ANY UNRECORDED EASEMENTS, RIGHTS, THEIR EMPLOYEES, THEIR CONTRACTORS, AND THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



LIMITS OF TOPOGRAPHIC SURVEY

GRID NORTH
GEORGIA WEST ZONE



BOUNDARY SURVEY FOR:

**CITY OF FOREST PARK'S
ECONOMIC DEVELOPMENT AUTHORITY**

LAND LOTS 204 & 205 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

VA
VALENTINO &
ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSF000794

[illegible]

SCALE:	1" = 60'
DATE:	6/30/2026
JOB NUMBER:	26-031
FILE NUMBER:	15-074_SE
PLOTTED:	6/30/2026

BOUNDARY SURVEY

SHEET
1 OF 1

FIELD DATES: 6/1/26 - 6/15/26

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDUE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE EXISTING PARCELS OF LAND IS NOT CHANGED BY THIS PLAT. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF ANY PARCELS OF LAND. THIS PLAT DOES NOT IMPLY THAT THE PLAT THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROJECT SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL SURVEYING ENGINEERS AND LAND SURVEYORS. SEE SECTION 1001 OF THE GEORGIA CONSTITUTION.


 GLENN A. VALENTINO GA. R.L.S. #2528
 DATE OF EXPIRATION: 12/31/2026

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND OTHER CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NOTWITHSTANDING, THE SURVEYOR DOES NOT GUARANTEE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, INCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER MATTERS THAT COULD AFFECT THE SURVEYED PROPERTY.
- 4) PURSUANT TO RULE 106-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED AND DATED STATEMENT BASED UPON THE SURVEYOR'S BEST KNOWLEDGE TO THE REGISTANT AND NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

1 THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CARLSON BRYX GNSS RECEIVER & A
2 GEOMAX TOTAL STATION WITH AN ANGULAR ERROR OF 02 SECONDS PER STATION. THE TRAVERSE
3 CLOSURE WAS 0.0001 FEET. THE DISTANCES WERE CALCULATED FOR CLOSURE BY THE LEAST SQUARE
4 METHOD. THE RELATIVE POSITIVE ACCURACY IS 0.031 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE
5 PART IN 3200.

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THERE ARE NO SIGNIFICANT ENCROACHMENTS WHICH AFFECT THE SURVEYED PROPERTY.

CARLSON BRx7 GNSS RECEIVER (BASE & ROVER)
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
DJI MATRICE 300 RTK
DJI ZENMUSE P1 CAMERA

ALL BUILDINGS ON THE SURVEYED PROPERTY ARE TWO STORY BRICK/ MASONRY BUILDINGS, OTHER IMPROVEMENTS ON THE SURVEYED PROPERTY ARE NOT SHOWN AS IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE ALL IMPROVEMENTS ON THE SURVEYED PROPERTY.

1 "SUBDIVISION PLAT OF FORT GILLEM DEVELOPMENT FOR THE CITY OF FORTK P
2 PREPARED BY VALENTINO & ASSOCIATES, DATED 10/20/2022, LAST REVISED 10/12/2023,
3 RECORDED IN PLAT BOOK 45, PAGE 135, CLAYTON COUNTY, GEORGIA RECORDS.

4 "ALTA' NPS/LD PLAT SURVEY FOR HART GILLEM LOGISTICS '00, LLC, GILLEM
5 LOGISTICS CENTER BUILDING '90, LLC" PREPARED BY VALENTINO & ASSOCIATES, DATED
6 3/19/2020, LAST REVISED 12/14/2020.

7 "ALTA' NPS/LD PLAT SURVEY FOR DERMODY PROPERTIES, DPMF GA B L/C II, LLC
8 PREPARED BY VALENTINO & ASSOCIATES, DATED 2/24/2021, LAST REVISED 8/30/2024.

9 "ALTA' NPS/LD PLAT SURVEY FOR SCANNELL PROPERTIES #757, LLC" PREPARED BY
10 VALENTINO & ASSOCIATES, DATED 1/19/2023, LAST REVISED 7/29/2025.

[illegible]

All that tract or parcel of land lying and being in Land Lots 204 & 205, 12th District, The City of Forest Park, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino and Associates, Inc., (Job #26-031; Drawing/File #15-074 SE), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

THENCE South 65 degrees 02 minutes 06 seconds East a distance of 8777.66 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE North 62 degrees 14 minutes 48 seconds East a distance of 560.97 feet to a 1/2" iron pin set;

THENCE S87° 59' 79" E 79 degrees 15 minutes 40 seconds East a distance of 381.90 feet to a 1/2" iron pin set;

THENCE South 77 degrees 15 minutes 40 seconds East a distance of 269.95 feet to a 1/2" iron pin set;

THENCE South 10 degrees 44 minutes 20 seconds West a distance of 23.33 feet to a 1/2" iron pin set;

THENCE following a curve to the right having a radius of 170.00 feet for an arc length of 135.98 feet, being subtended by a chord of South 57 degrees 20 minutes 47 seconds East for a distance of 107.97 feet to a 1/2" iron pin set;

THENCE North 70 degrees 12 minutes 09 seconds East a distance of 96.05 feet to a 1/2" iron pin set on the westerly right-of-way line of Moreland Avenue (A.K.A. US HWY #23) and

THENCE starting said westerly right-of-way line of Moreland Avenue, South 19 degrees 49 minutes 48 seconds East a distance of 1014.81 feet to a concrete right of way monument

THENCE departing said westerly right-of-way line of Moreland Avenue and proceeding the following courses and distances, South 74 degrees 25 minutes 10 seconds West a distance of 10.00 feet to a 1/2" iron pin set;

THENCE North 77 degrees 56 minutes 08 seconds West a distance of 650.70 feet to a 1/2" iron pin set, being approximately 1/2 mile being witnessed by a witness located and found 0.49 feet southwest thereof;

THENCE North 13 degrees 56 minutes 51 seconds West a distance of 16.89 feet to a 1/2" iron pin set, being approximately 1/2 mile being witnessed by a witness located and found 0.50 feet southwest thereof;

THENCE North 25 degrees 43 minutes 10 seconds West a distance of 597.00 feet to a 1/2" iron pin set;

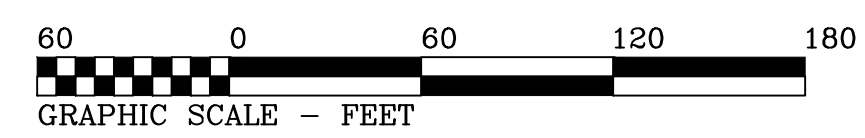
THENCE North 21° 24' 12" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 33.492 acres or 1,458,904 square feet.

**N/F
DOWNTOWN DEVELOPMENT
AUTHORITY OF THE CITY OF
FOREST PARK
DB 11703 PG 188
ZONED GZ
PARCEL ID# 12204 212007**



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND THE LOCATION OF STRUCTURES SHOWN MAY NOT BE ENTERED BY OWNERS, CONTRACTORS, EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

[illegible]

LIMITS OF TREE & UNDERGROUND UTILITY SURVEY

UNDERGROUND UTILITIES TO
EXTEND TO THE CENTERLINE OF
MORELAND AVE.

GRID NORTH
GEORGIA WEST ZONE

BOUNDARY SURVEY FOR:

**CITY OF FOREST PARK'S
ECONOMIC DEVELOPMENT AUTHORITY**

LAND LOTS 204 & 205 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

VA
VALENTINO &
ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 3008
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.CO
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSF000794

[illegible]

SCALE:	1" = 60'
DATE:	6/30/2026
JOB NUMBER:	26-031
FILE NUMBER:	15-074_SE
PLOTTED:	6/30/2026

BOUNDARY SURVEY

SHEET
1 OF 1

FIELD DATES: 6/1/26 - 6/15/26

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE INSTRUMENTS THAT CREATED THE PARCEL OR PARCELS ARE STATED HEREIN.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, OR RECORDS OF ANY TYPE.

THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-67.


 GLENN A. VALENTINO GA. R.L.S. #252
 DATE OF EXPIRATION: 12/31/2026



SAVE THE DATE

DELTA FLIGHT MUSEUM
1220 WOOLMAN PLACE,
HAPEVILLE, GA 30354

6th Annual *Aerotropolis*
HONORS



ED BASTIAN
CHIEF EXECUTIVE OFFICER
DELTA AIR LINES

24TH
SEPT, 2026

BLACK TIE AFFAIR

DELTA AIR LINES

6th Annual

Aerotropolis HONORS



ED BASTIAN

CHIEF EXECUTIVE OFFICER
DELTA AIR LINES

24TH
SEPT, 2026

BLACK TIE AFFAIR

SPONSORSHIP OPPORTUNITIES

ADDITIONAL OPPORTUNITIES	PRESENTING \$15,000	VIP \$7,500	CHAMPION \$5,000	SIGNATURE \$2,500
Program tickets	2 TABLES	2 TABLES	1 TABLE	1 TABLE
Special remarks during event	(YOUR LOGO HERE)			
Special honor gift	(YOUR LOGO HERE)			
Special remarks during VIP reception	(YOUR LOGO HERE)			
Recognition on digital signage during event	(YOUR LOGO HERE)			
Sponsor recognition on social media	(YOUR LOGO HERE)			
Aerotropolis Website	(YOUR LOGO HERE)			
Mention in Aero Insider	(YOUR LOGO HERE)			

For more information or to sponsor, contact Brian Dorelus at b.dorelus@aeroatl.org. Your contribution shall be used for the benefit of the Aerotropolis Atlanta Alliance and is therefore not tax-deductible as a charitable contribution for Federal Income Tax Purposes.



Grapevine – Change Order #3 (HVAC – RTUs Relocate)

August 7, 2026

Project: Grapevine

Attn: City of Forest Park

All, to relocate three (3) RTUs to provide access for the mural scope of work please consider this as change order #3 for the Grapevine project in the amount of **\$2,276.00**.

Randall Tinsley, Project Manager

Custom Landscaping Services for Forest Park – Urban Redevelopment Agency



Prepared for:
Rochelle Dennis

Dear Rochelle,

On behalf of the BrightView Team I would like to personally thank you for the opportunity to submit our proposal to professionally manage the landscape responsibilities for 330 Forest Pkwy and 371 Central Ave., and add to our partnership with Forest Park Urban Redevelopment Agency.

We have carefully reviewed your specifications and have taken the time to ensure we have developed a thorough and comprehensive proposal that will suit your specific needs.

We have reviewed every aspect of your properties and considered all resources we feel will be required to serve you and your residents and to exceed your expectations.

From day one, BrightView provides you with a beautiful, safe, and healthy landscape that will maximize your investment, support your needs, and provide a welcoming environment for everyone.

We appreciate the opportunity to get to know you, the site, and present you with our custom service solution.

You will have a dedicated Account Manager, Ken Carson, who will oversee all aspects regarding landscaping. He will provide regular communication regarding schedule, services, and proposals to improve the area. Our teams have been trusted by Gillem Logistics, Ft. Gillem Defense Logistics, Kroger Distribution, City of South Fulton Roadways, and Mercer University, to name a few.

Sincerely,



Chris Dyer
Business Development Executive



The BrightView Difference

Our people create and maintain the best landscapes on Earth.

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

DESIGN

Forward-thinking, constructible design that considers future operating costs.

Landscape Architecture & Planning
Design Build
Program Management

DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

Planting
Hardscaping
Pools & Water Features
Tree Growing & Moving

ENHANCE

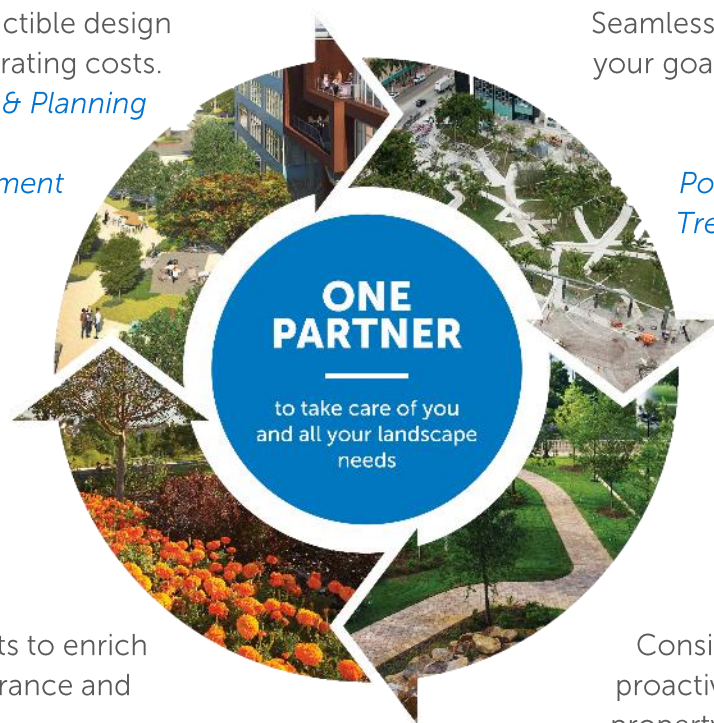
Thoughtful improvements to enrich your landscape's appearance and sustainability.

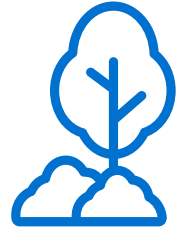
Enhancements
Sustainability
Water Management

MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

Landscape & Tree Care
Snow & Ice
Exterior Maintenance





Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs





Delivering on Our Promise

We consider **communication** to be the key component of success with all our clients. That is why we take it very seriously.

Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.

We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



We make communication a priority and believe it is the key to delivering you the highest quality service, but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.

Billy Scoggins

Account Manager



DEDICATED ACCOUNT MANAGER

- Your go-to person for everything pertaining to your landscaping
- A knowledgeable and trained professional to help ensure your property shines



REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders

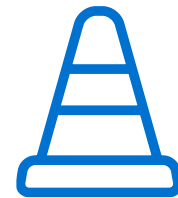


CUSTOMER SATISFACTION SURVEYS

- Two times a year to drive engagement
- Understanding how we are performing
- Survey results help us have learn make changes to meet your expectations



Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.



At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves —it is woven into the fabric of our company.

Robert “Tommy” Tomlinson
Branch Safety Leader



Extensive Training

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.



Employee Verification Process

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

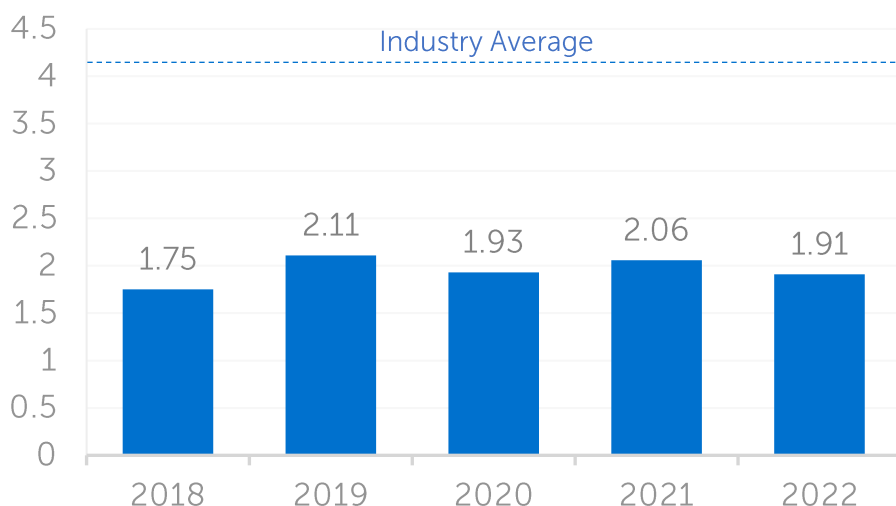


Personal Protective Equipment

Proper PPE is required of all team members engaged in jobsite production activities.

OSHA Recordable Performance

Industry Average: 4.20



BrightView regularly performs better in safety than other landscape service providers.

Scope of Work:

The following is a summary of proposed scope of services to be provided. It serves as an outline, detailing best practices BrightView has developed to provide consistent maintenance services to your property. BrightView shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

1) Turf Grass Specifications: see attached schedule of frequency

1) Mowing and Edging:

- i. Mowing shall occur frequent enough to remove no more than 1/3 of the height of the lawn in any individual mowing for the health of the turf. This means that lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as environmental conditions permit. Mowing height will be based on what is horticulturally correct for the turf variety, considering seasonal differences of turf variety.
- ii. Mower blades will be always kept sharp to prevent torn grass.
- iii. Grass clippings will be left on the lawn to restore the nutrients, increase fertility and reduce debris hauled to landfills. Lawns will be blown off to remove excessive clumping of grass left from mowers.
- iv. Edges shall be trimmed to maintain a neat appearance around plant beds, curbs, streets, trees, buildings, etc. to maintain crisp clean lines of definition. Curb/concrete and bed edging will be performed in conjunction with turf mowing operations and be completed on an alternating schedule with concrete lines one week and bed lines the following week.
- v. Plant Growth Regulators may be used to provide consistent and manageable growth on turf areas during periods of excessive growth.

2) Fertilization:

- i. Lawns shall be fertilized as appropriate with a premium commercial fertilizer. The application(s) will be dependent on the growing season, turf type and environmental conditions using varying amounts of nitrogen, phosphorus and potassium to promote optimal plant health.
- ii. Lime applications are available at additional costs.

3) Weed control:

- i. BrightView will use proper fertilization, mowing and watering practices to promote the growth of weed resistant, healthy turf.
- ii. Pre-emergent herbicides will be utilized to prevent weeds and reduce the amount of post emergent weed killers needed. For weeds that do arise, herbicides will be utilized to maintain weed free turf areas.
- iii. BrightView and our qualified subcontractors possess and maintain an active certified pesticide control license as required by law.
- iv. All products will be applied as directed by the manufacturer's instructions and accordance with all state and federal regulations.

4) Disease Control:

- i. Disease Control is maintained through proper fertilization, mowing and water management. If disease problems occur Contractor will use treatments to stop or slow progression of the disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available for additional costs.
- ii. Spring dead spots are only treatable after the disease is present and has caused damages and would also be an additional cost for applications.

2) Bed / Ground Cover / Shrub Areas: see attached schedule of frequency

1) Pruning:

- i. Shrubs and ground cover will be pruned as necessary to maintain the natural shape and function of the plant material using proper horticultural techniques to maintain growth within space limitations, and to eliminate damage or diseased wood.
- ii. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.
- iii. Clippings will be mulched and /or removed by BrightView following pruning.
- iv. Plant Growth Regulators may be used to provide consistent and healthy appearance for certain varieties of plants and ground covers.

b) Weed Control:

- i. To keep beds reasonably free of weeds, a combination of pre-emergent and post-emergent herbicides may be used.
- ii. Pre-emerge: This type of control may be used only if a known weed problem warrants its use.
- iii. Post-emerge: Control small weeds with limited herbicides.
- iv. The chosen herbicide will be recommended and legally approved for the specific weed problem.
- v. Weeds 4 inches or less will be treated with post-emergent. Weeds over 4 inches in height will be manually removed.

c) Fertilization:

- i. Shrubs and ground cover shall be fertilized with balanced nutrients and nitrogen in accordance with plant type, need and environmental conditions. This typically occurs in late winter or early spring.

1) **Tree Care:** see attached schedule of frequency

a) Pruning:

- a) Height limitation for tree pruning covered in the specification is 12 feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Raising of canopies over 12 feet in height will also depend on cultivar and species.
- b) Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary.
- c) Sprouts and sucker growth will be removed from the trunk of the tree.

2) **Irrigation System:**

a) Spring Start up

- a) Irrigation System start up includes inspections of sprinkler heads, controller, and function of zone valves. Visual inspections of back flows and meters will be completed at this time.

b) Irrigation Monitoring and repairs

- a) Systems will be inspected visually for hot spots and line breaks during weekly visits to the property.
- b) Repairs are extra, unless damage is due to BrightView operations. Any damages to the irrigation system caused by BrightView while carrying out maintenance operations shall be repaired promptly and without charge to the owner. Where practical, repairs shall be made within one watering period.
- c) Faulty irrigation equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is extra and shall be paid for by the owner upon authorization.
- d) If BrightView is required to make emergency repairs or adjustments other than regularly scheduled visits, a minimum charge of \$120.00 per hour for emergency calls will apply with a 2-hour minimum charge.
- e) Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant material in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

3) **Debris Removal:** see attached schedule of frequency

- a) Prior to mowing, all landscape areas will be inspected on days of service; trash and excess debris will be removed.
- b) Landscape debris generated from our work, will be removed from paved areas on days of service.
- c) Blowing will not occur in areas where there is a risk to safety, damage or soiling to a homeowner's property.
- d) Leaf buildup will be removed from turf, and hard surfaces weekly during heavy leaf season and periodically from beds until complete after leaf drop has finished. Leaf debris control will be completed by mulching/recycling on site, returning nutrients and amendments to the soil, left in natural areas and where necessary will be collected and removed off site.

**PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE
MANAGEMENT SERVICES **BILLED PER OCCURRENCE****

Scope of Work:

The following is a summary of proposed scope of services to be provided. It serves as an outline, detailing Best Practices BrightView has developed to provide consistent maintenance services to your property. BrightView shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

2) Shrub Bed Area: INCLUDED IN MONTHLY BILLING

a) Mulching:

- i) Mulched beds will be replenished with pinestraw and hardwood mulch where applicable. We apply pinestraw to all bed areas twice annually and hardwood mulch once annually. At the time of the winter application, bed-lines and hard-lines will be trenched to increase definition of the beds.

2) Annual Color: INCLUDED IN MONTHLY BILLING

a) Installation:

- i) Spring annuals will be planted at 10" on center and fall annuals planted at 8" on center excluding accent plants. BrightView will submit annual display design to owner for approval in advance of installation. Mulch will be applied to a depth of 1/4" (usually pine bark mini nuggets) and beds will be watered in at the time of installation.
- ii) If the seasonal color beds lack sufficient irrigation for healthy plant growth plant material will not be warrantied without agreed upon water contract ahead of installation.
- iii) Any seasonal color damaged by animals or acts of god, will not be warrantied unless netting or repellents are included in the installation costs.

b) Bed Preparation:

- i) Bed Preparation shall include removing and disposing of existing plant material and pine bark mulch; incorporating fertilizer, insecticide/fungicide and amendments as needed; tilling by hand and mechanical means; shaping with implements for uniform, well drained planting beds; and clean-up.

c) Maintenance and Weeding:

- i) Control weeds by chemical means where effective, otherwise remove by hand.
- ii) Pruning, thinning and dead heading will be completed as necessary for optimal plant health.
- iii) Fertilizer and pre-emergent applications will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations. Applications will be designed by a licensed pest control applicator based on install period and environmental conditions. Post-emergent and fungicide applications will be applied on an as needed basis.

3) Retention / Detention Pond: INCLUDED IN MONTHLY BILLING

a) Cutback Maintenance:

- i) Ponds will be cutback, removing all plant and tree material 2" caliper and under. All smaller debris to be left where it falls. Inspecting and providing suggestions or pricing for clearance to inlet and outlet structures as these structures may not be visible to vegetation or silt/sediment at time of vegetative pricing clearance to inlet and outlet structures. Excess material will be removed from the site. Ponds should be cut back no less than 3 times per year and will be inspected on a quarterly basis.



Schedule of frequency Warm Season Turf

Warm Season Turf Maintenance	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Mow & Trim	Weekly			X	X	X	X	X	X	X	X		
Edge (rotate hard & soft lines)	Weekly			X	X	X	X	X	X	X	X		
Pre-emergent					X					X			
Post-emergent	As Needed	X	X	X	X	X	X	X	X	X	X	X	X
Fertilization					X		X		X				
Backpack Blowing	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Shrub & Bed Maintenance	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Pruning	Weekly				X	X	X	X	X	X			
Weed Control	As Needed	X	X	X	X	X	X	X	X	X	X	X	X
Miscellaneous Maintenance	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Leaf Removal	As Needed	X									X	X	X
Pinestraw Application		X						X					
Hardwood Mulch Application				X									
Pond Cutback					X		X		X				
Seasonal Color Rotation						X					X		
Trash & Debris Removal	Weekly	X	X	X	X	X	X	X	X	X	X	X	X
Irrigation Startup					X								
Irrigation Shutdown												X	
Irrigation Monitoring						X	X	X	X	X	X		
Tree Maintenance Trimming up to 12'	As Needed	X	X										

- Schedule of frequency chart is an estimate of time frames when occurrences would occur these could change due to weather conditions.



Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives

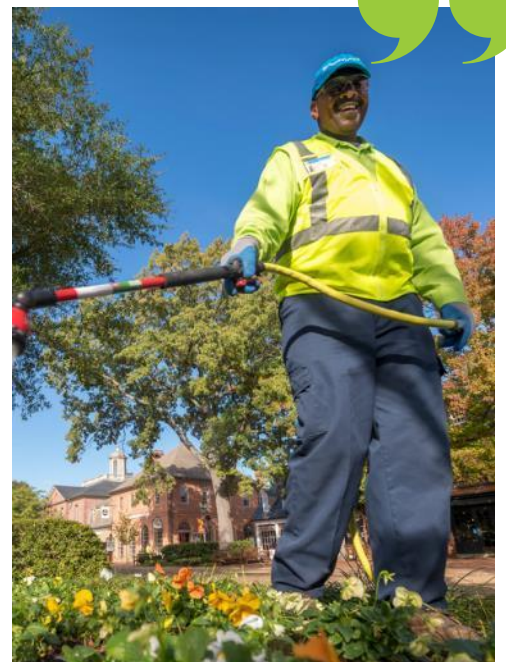
180 DAYS

- Business Review: Client, Account Manager, Branch Manager
- Confirmation of team exceeding expectations, developing partnership
- Review/Update Client Partnership Plan for following season



It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

MacKay Chewning
Branch Manager

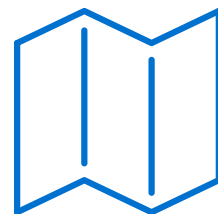




Landscape Site Map

Our team has developed a custom takeoff map of your property to ensure that we are aligned on your properties service needs and areas of focus.





Current State of Properties





Services Summary

Below is a breakdown of the anticipated costs associated with servicing your property. We appreciate the opportunity to present our service offerings.

Forest Park Urban Redevelopment Agency 330 Forest Pkwy/371 Central Ave

Competitive Pricing That Fits Your Budget

SERVICE DESCRIPTION	Monthly	Yearly
<i>Base Management – Weekly -----</i>	\$643	\$7,716
• Mow, trim, edge, and blow (weekly during growing season) (16 occurrences)		
• Fence line weed control (weekly during growing season)		
• Debris and litter removal (large items and dump sites will be billed separately)		
• Leaf Removal (4 occurrences)		
• Winter Policing (6 occurrences)		
• Commercial Grade Chemical Application to kill weeds and prevent future growth throughout the parking lots (2 applications)		
TOTAL -----	\$643	\$7,716

***Initial cleanup – Mow, edge, trim, blow, spray fence line, spray parking lots with commercial grade chemical application to kill and prevent weeds. Does not include any tree removal. \$3,924. Will be proposed separately and performed on an SO.**

Thank you for the opportunity to present our landscape solution.

Should you have any questions, please
don't hesitate to reach out.

Chris Dyer

Chris.Dyer@BrightView.com
(404) 747-8085

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: 12178 207001

PROJECT **2025080046** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11111630-GPC9596-VBS-12.02.01**
NAME OF LINE/PROJECT: **FLANKERS ROAD 230KV SUBSTATION**
CC - FLANKERS ROAD (GATE INFRASTRUCTURE FORT GILLEM DC)
PARCEL NUMBER **004**

STATE OF GEORGIA
CLAYTON COUNTY

PERPETUAL EASEMENT
FOR INGRESS AND EGRESS

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing address is **745 FOREST PKWY, FOREST PARK, GA 30297-2209**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **2000 ANVIL BLOCK RD, FOREST PARK, GA 30297** (Tax Parcel ID No. **12178 207001**) in Land Lot **178, 179, 206, 207, 210, 211**, of the **12** District of **Clayton** County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown and/or described on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, install, use, maintain, repair, obtain access to, operate, inspect, build, construct, renew, rebuild, reconstruct, improve and/or replace a driveway or access way for vehicular and pedestrian access and ingress and egress within the Easement Area; the right to grade, place gravel, concrete and/or asphalt,

PARCEL 004 NAME OF LINE/PROJECT: FLANKERS ROAD 230KV SUBSTATION

and install and maintain culverts and bridges therein and thereon; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions, buildings, objects and structures therein or interfering therewith; and the right to use heavy equipment, construction vehicles, power line trucks, and other large vehicles therein or thereon.

The Undersigned agrees that part of the within named consideration is in full payment for any timber or shrubbery cut or to be cut pursuant to the terms hereof and that any timber or shrubbery so cut is to become the property of the Company.

The Undersigned does not convey any land, but merely grants the rights, privileges, and easements hereinbefore set out. If any provision of this Perpetual Easement for Ingress and Egress (this "Easement") or the application thereof be held invalid or unenforceable, the remainder of this Easement shall be construed as if such provision were never included herein.

All covenants, easements and provisions of this Easement shall run with the land as a benefit to the Easement Area and any property now or hereafter owned by the Undersigned and shall be a burden upon the Property, and shall be binding upon and inure to the benefit of the Undersigned, the Company, and their respective heirs, successors, assigns, legal representatives and successors-in-title.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 004 NAME OF LINE/PROJECT: FLANKERS ROAD 230KV SUBSTATION

IN WITNESS WHEREOF, the undersigned has/have hereunto set his/her/their hand(s)
and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the
presence of:

URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST
PARK

Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: 12178 206002

PROJECT **2025080046** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11111630-GPC9596-VBS-12.02.01**
NAME OF LINE/PROJECT: **FLANKERS ROAD 230KV SUBSTATION**
CC - FLANKERS ROAD (GATE INFRASTRUCTURE FORT GILLEM DC)
PARCEL NUMBER **005**

STATE OF GEORGIA
CLAYTON COUNTY

PERPETUAL EASEMENT
FOR INGRESS AND EGRESS

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing address is **745 FOREST PKWY, FOREST PARK, GA 30297**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **ANVIL BLOCK RD, FOREST PARK, GA 30297** (Tax Parcel ID No. **12178 206002**) in Land Lot **206, 207, 210, 211**, of the **12** District of **Clayton** County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown and/or described on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, install, use, maintain, repair, obtain access to, operate, inspect, build, construct, renew, rebuild, reconstruct, improve and/or replace a driveway or access way for vehicular and pedestrian access and ingress and egress within the Easement Area; the right to grade, place gravel, concrete and/or asphalt,

PARCEL 005 NAME OF LINE/PROJECT: FLANKERS ROAD 230KV SUBSTATION

and install and maintain culverts and bridges therein and thereon; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions, buildings, objects and structures therein or interfering therewith; and the right to use heavy equipment, construction vehicles, power line trucks, and other large vehicles therein or thereon.

The Undersigned agrees that part of the within named consideration is in full payment for any timber or shrubbery cut or to be cut pursuant to the terms hereof and that any timber or shrubbery so cut is to become the property of the Company.

The Undersigned does not convey any land, but merely grants the rights, privileges, and easements hereinbefore set out. If any provision of this Perpetual Easement for Ingress and Egress (this "Easement") or the application thereof be held invalid or unenforceable, the remainder of this Easement shall be construed as if such provision were never included herein.

All covenants, easements and provisions of this Easement shall run with the land as a benefit to the Easement Area and any property now or hereafter owned by the Undersigned and shall be a burden upon the Property, and shall be binding upon and inure to the benefit of the Undersigned, the Company, and their respective heirs, successors, assigns, legal representatives and successors-in-title.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 005 NAME OF LINE/PROJECT: FLANKERS ROAD 230KV SUBSTATION

IN WITNESS WHEREOF, the undersigned has/have hereunto set his/her/their hand(s)
and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the
presence of:

URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST
PARK

Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY
INSTALLATIONS, ENERGY AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

RECEIVED JUL 28 2026

RECEIVED
8/3/26

July 21, 2026

SUBJECT: Notification of Five-Year Review (FYR) for Priority Parcel Four (PP4) at the Former Fort Gillem, Forest Park, Georgia.

Downtown Development Authority of the City of Forest Park
745 Forest Parkway
Forest Park, Georgia 30297

Dear Sir or Madam:

The U.S. Army is conducting a Five-Year Review (FYR) for the Priority Parcel Four site (PP4) at the former Fort Gillem. A public notice related to the FYR efforts will be published in the *Clayton News Daily* newspaper on July 29, 2026, and August 5, 2026. The National Contingency Plan requires sites to be reviewed every five years if any hazardous substances or contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure. The objective of the review is to ensure that the selected remedy continues to protect human health and the environment at PP4.

After the U.S. Army completed initial cleanup efforts at PP4, a remedy was selected to ensure the protection of human health and the environment. This remedy includes land use controls to minimize direct human contact with potential contaminants of concern associated with the former landfill operations. The land use controls are no residential use and no unauthorized groundwater access or use. As part of ensuring that the land use controls remain effective, the U.S. Army is interested in your input and plans as a property owner.

Enclosed is a brief questionnaire to help determine whether the land use controls are working. Please complete the questionnaire and return it in the pre-addressed envelope by August 30, 2026. If you would like to scan or take a photograph of the questionnaire, you may email the completed document to heather.b.elliott4.ctr@army.mil.

If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at (256) 426-1662 or via the email above. Thank you again for your cooperation.

Sincerely,

LINEER.THOMAS.AL
DEN.1172258375

Digitally signed by
LINEER.THOMAS.AL DEN.1172258375
Date: 2026.07.21 10:28:54 -04'00'

Thomas Lineer
BRAC Program Manager
BRAC Directorate
Environmental, Safety and Occupational Health

Enclosure: Five-Year Review Questionnaire/Interview Form

**Fort Gillem Priority Parcel Four (PP4)
Five-Year Review Questionnaire/Interview Form
For Property Owners**

Site Name: Fort Gillem Priority Parcel Four (PP4)		EPA ID No.: GAN000400922	
Subject: PP4 First Five-Year Review (2026)		Time:	Date:
Type: Form Provided via U.S. Postal Service to Property Owner			

Property Owner Information:

Name:		Title:	Organization:
Telephone No:		Street Address:	
Fax No:		City, State, Zip:	
E-Mail Address:			

Information Requested	
-----------------------	--

1. What is your overall impression of the project? (general sentiment)
2. Has the site had any impact on your property or the surrounding community?
3. Are you aware of use restriction on your property?
4. Do you have any plans to purchase any additional FTMP property, or to sell or lease any of your existing property to another entity?

Information Requested (cont.)	
5.	Do you have any plans to build new structures, use existing structures or drill wells on your property?
6.	Are you aware of any events, incidents, or activities at the site such as vandalism, trespassing, or emergency responses from local authorities?
7.	Do you have any comments, suggestions, or recommendations regarding management or operation of the site?

Figure No.

2

Fort Gillem Land Use Control Study Areas

Client/Project: 2026 Annual Institutional Control Report

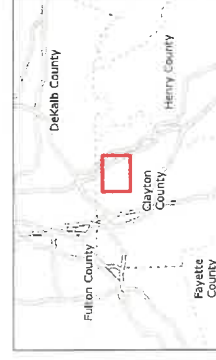
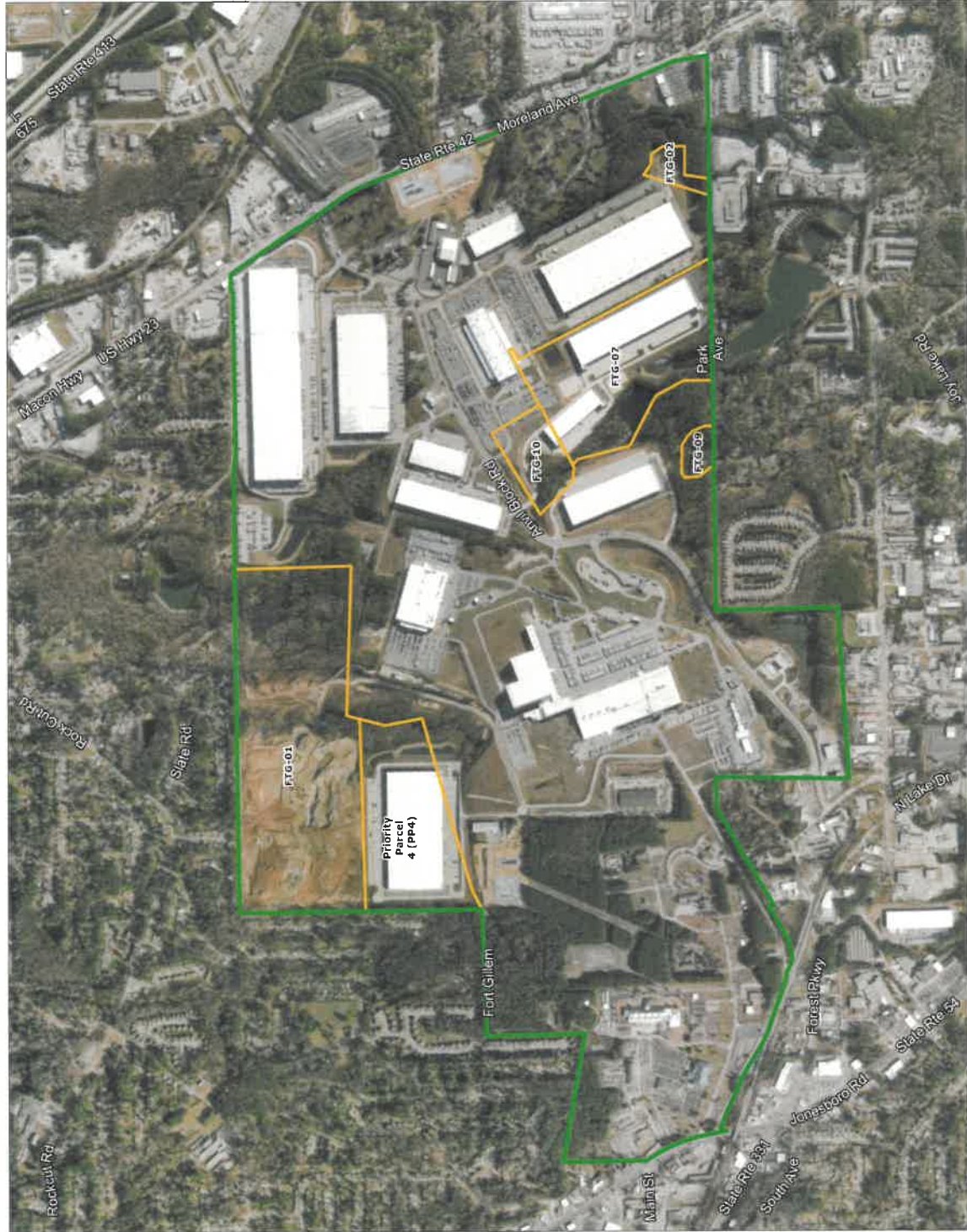
1/26/2025

Project Location: Fort Park, GA
Prepared by: JME on 2025-01-25

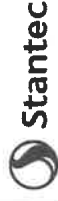


Legend

- Fort Gillem Installation Boundary
- Land Use Control Study Area



Notes:
1. Fort Gillem is located in Zone 10N
2. Data Source: Google Earth, Clayton County
3. Background: Aerial Imagery, Cartimaps



FINAL

**ANNUAL INSTITUTIONAL CONTROL REPORT – 2025
FORMER FORT GILLEM
FOREST PARK, GEORGIA**

Prepared for:
U.S. Army Corps of Engineers
Mobile District
Mobile, Alabama 36602

And

Department of the Army
Office of the Assistant Secretary
Installations, Energy and Environment
110 Army Pentagon
Washington, DC 20310-0110

Prepared by:
Stantec Consulting Services Inc.
1150 Sanctuary Parkway, Suite 425
Alpharetta, Georgia 30009

USACE Contract No. W9127822D0072
Task Order No. W9127824F0289
Stantec Project No. 172608826

February 2026

FINAL

**Annual Institutional Control Report – 2025
Former Fort Gillem
Forest Park, Georgia**

Prepared for:
U.S. Army Corps of Engineers
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February 2026

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LIST OF ACRONYMS AND ABBREVIATIONS

Army	Department of the Army
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DoD	Department of Defense
EDR	Environmental Data Resources
FTG	Fort Gillem Army Installation
GA EPD	Georgia Environmental Protection Division
HSRA	Hazardous Site Response Act
IC	Institutional Control
LUC	Land Use Control
LUCIP	Land Use Control Implementation Plan
PP4	Priority Parcel 4
ROD	Record of Decision
RRP	Response and Remediation Program
U.S.	United States
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geological Survey
UU/UE	Unlimited Use and Unrestricted Exposure

1. INTRODUCTION

This Annual Institutional Control Report (Report) documents the annual evaluation of Institutional Controls (ICs), implemented through deed restrictions and Land Use Controls (LUCs), at the former Fort Gillem Army Installation (FTG). This Report was prepared by Stantec under Contract No. W9127822D0072, Task Order No. W9127824F0289 to the United States (U.S.) Army Corps of Engineers (USACE), Mobile District, for the U.S. Department of the Army (Army), Office of the Assistant Secretary, Installations, Energy and Environment, Base Realignment and Closure (BRAC) Division. This Report evaluates the status of the ICs and any violations noted, and any recommendations related to the ICs. **Figure 1**, included in **Appendix A**, depicts the former FTG parcels now owned by various entities.

Effective ICs are required to ensure the protectiveness of the remedies implemented at the former FTG by minimizing the potential for exposure to contamination. The ICs were placed on properties as they were transferred from the U.S. Army to the Forest Park Urban Redevelopment Agency to prohibit residential use and prohibit the use of groundwater. The ICs continue with any successive transfers, splitting, or leasing of parcels and are binding on subsequent owners.

Annual inspections are conducted to evaluate the effectiveness of administrative controls and to monitor the integrity of the controls. The objective of this Report is to provide the findings from the 2025 IC monitoring for properties which were formerly part of FTG. This Report includes property ownership and compliance-related issues and documents communication to current owners regarding adherence to the ICs for those parcels. Two entities (Digital Fort Gillem LLC and DPIF4 GA 7 FLC I LLC) were identified as new property owners after data was obtained to prepare **Figure 1**. This information will be reflected in the 2026 report.

Please note this Report presents findings related to deed restriction and LUC compliance at the time of the annual inspection and covers the timeframe from compiling property owner data on April 17, 2025, through the completion of site inspections on June 30, 2025. Property ownership information was obtained from the Clayton County Board of Assessors and is considered valid through the site inspection date for this Report on June 30, 2025 (Clayton 2025).

The work was conducted in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and applicable Federal, State, and local regulations and guidance.

2. DEED RESTRICTIONS

The transfer of fee title from the U.S. Army included a CERCLA 120(h)(3) covenant, a description of the residual contamination on the property, and the environmental use restrictions and identified prohibited activities inconsistent with the performance measure goals and objectives.

The environmental restrictions are included in a section of the CERCLA 120(h)(3) covenant that the U.S. Army is required to include in the deed for any property that has had hazardous substances stored for one year or more and/or is known to have been released or disposed of on the property. The U.S. Army retains and reserves a perpetual and assignable easement and right to access the Property that includes the right to perform environmental investigations, monitoring, sampling, drilling, etc. pursuant to Section 120(h)(3)(A)(iii) of CERCLA (42 U.S.C § 9620[h][3][A][iii]). The deeds contain appropriate provisions to ensure the restrictions continue to

run with the land and are enforceable by the U.S. Army.

The specific deed restrictions associated with the former FTG include prohibiting residential use and prohibiting access and use of groundwater without the approval of the U.S. Army and Georgia Environmental Protection Division (GA EPD).

3. LAND USE CONTROLS

Residual contamination above residential standards in soil, groundwater, surface water, and/or sediment at certain sites within the former FTG required the implementation of enforceable LUCs, according to the applicable Record of Decisions (ROD) (Aptim 2019; Delmonico & Wenck 2019; HGL-Aptim 2023d, 2023e, 2023f; USACE 2021; USDOA 2023b). The sites (herein referred to as “study areas”) that require annual LUC inspections are shown in **Figure 2** and listed below:

- FTG-01: North Landfill Area
- FTG-02: Former Southeast Burial Site
- FTG-07: Burial Site No. 1
- FTG-09: Burial Site No. 3
- FTG-10: Burial Site No. 4
- Priority Parcel 4 (PP4)

The LUCs for each study area are presented in the applicable LUCIPs (HGL-Aptim 2023a, 2023b, 2023c; USDOA 2023a; Stantec 2025a, 2025b). According to the LUCIPs, the LUC performance objectives for the study areas that require a LUC remedy are detailed below.

- The property shall be used solely for commercial and industrial purposes and not for residential purposes. Residential use includes, but is not limited to, single family or multi-family residences, childcare facilities, nursing home or assisted living facilities, and any type of educational facility for children/young adults in grades kindergarten through 12.
- Access or use of groundwater underlying the property is prohibited without the prior written approval of the U.S. Army and GA EPD.

The LUCs will be maintained until the concentration of hazardous substances within the former FTG are at such levels to allow for unlimited use and unrestricted exposure (UU/UE).

In addition to the on-post LUCs for each of the LUC study areas above, off-post LUCs for the FTG-01, FTG-07, and FTG-09 study areas are presented in the LUCIPs (HGL-Aptim 2023a, 2023b, 2023c) for off-post groundwater. According to the LUCIPs, the LUC performance objective for the study areas that require an off-post LUC remedy is to

- Verify the prohibition of off-post use of groundwater through municipal water supply, periodic well surveys, and public outreach.

4. INSPECTION METHODOLOGY

Annual inspections consist of reviewing various records; interviewing representatives from the U.S. Army BRAC Division, GA EPD, and USACE, Mobile and Savannah Districts; conducting

a site inspection; and conducting an off-post well survey. The City of Forest Park and Clayton County were also contacted as a part of the records review.

4.1 Records Review

Several state and local record databases were reviewed as part of the site inspection and off-post well survey in order to determine whether the environmental provisions are being adhered to. The records review included viewing construction permits for properties at the former FTG. Documents received confirmed no residential use and were obtained from the following sources:

- The City of Forest Park Permits Department for new construction permits.
- Clayton County Department of Community Development for new construction permits.

The following records were reviewed to confirm groundwater restrictions are being adhered to at the former FTG. Copies of obtained groundwater records are included as **Appendix B**.

- The U.S. Geological Survey (USGS) to identify the presence of current and historical water wells located within a two-mile radius of the former FTG (USGS 2025)
- Environmental Data Resources (EDR) GeoCheck® Report to identify the presence of current and historical water wells located within a two-mile radius of the former FTG (EDR 2025)

4.2 Interviews With Regulatory Agency and U.S. Army Representatives

Project managers with GA EPD (Mr. Jim Ashworth), U.S. Army BRAC Division (Ms. Heather Elliott), USACE Mobile District (Ms. Shari Kennedy), and USACE Savannah District (Ms. Shauna Stotler) were contacted via email to determine if they were aware of any current issues regarding LUC implementation and enforcement at the former FTG. Records received from the aforementioned representatives are included as **Appendix C**.

4.3 Site Inspection

Prior to the site inspection, letters dated June 5, 2025, were sent to property owners to notify them of the 2025 annual inspection efforts and reminding them of ICs that are in effect on their property. The former FTG parcel data is shown in **Figure 1**, and letters to property owners are provided in **Appendix D**. It is noted that property owner letters were submitted to two entities not identified in **Figure 1**. Digital Fort Gillem LLC and DPIF4 GA 7 FLC I LLC are recent property owners of land within the former FTG study areas (FTG-01 and FTG-07, respectively) who were identified as new owners at the time letters were submitted. A site inspection of the former FTG was conducted on June 30, 2025. A base-wide site inspection was performed for properties with deed restrictions and LUC compliance requirements (LUC study areas). The site inspection consisted of a windshield survey and walking exterior portions of areas where access was granted. The IC inspection checklist approved by the U.S. Army BRAC Division was completed during the site inspection. Representative photographs of the LUC study areas taken during the site inspection are provided in **Appendix E**. The completed IC inspection checklist of sites with deed restrictions and the LUC study areas is provided in **Appendix F**.

4.4 Well Survey

An off-post well survey for the FTG-01, FTG-07, and FTG-09 LUC study areas was conducted

on August 22, 2025, for adjacent properties that fall within the off-post IC boundaries identified in the LUCIPs (HGL-Aptim 2023a, 2023b, 2023c). These boundaries and parcels for the FTG-01, FTG-07, and FTG-09 LUC study areas are shown in **Figures 3, 4, and 5**, respectively. The purpose of the drive-by well survey was to determine the presence of water-supply wells at surrounding off-post properties. Representative photographs taken during the well survey are provided in **Appendix E**.

5. FINDINGS

As stated in Section 4, this annual inspection consisted of reviewing various records; interviewing representatives from the GA EPD, U.S. Army BRAC Division, and USACE, Mobile and Savannah Districts; conducting a site inspection; and an off-post well survey. The findings from these efforts are presented below.

5.1 Records Review

The findings of the record reviews are presented in this section.

5.1.1 City of Forest Park Permits Department

An open records request was submitted via the City of Forest Park online portal on August 29, 2025, including both parcel identification numbers and associated addresses for properties within the former FTG study areas, where applicable. It is noted several of the former FTG study areas do not have a physical address. A response was received on September 4, 2025, via email and through the online portal. Building permits and inspection documents were provided for currently existing commercial/industrial buildings and appurtenances. None of the documents provided indicate residential use within the former FTG study areas.

5.1.2 Clayton County Department of Community Development

An open records request was submitted to the Clayton County Department of Community Development via their online portal on August 25, 2025, to request information regarding any construction permits or excavation activities that may have been recorded within the past year for the LUC study areas. A response was received on August 26, 2025, indicating the former FTG study areas are under the jurisdiction of the City of Forest Park and directed further questions or requests to them.

5.1.3 National Well Database

Mr. Gary Holloway, a representative of the USGS, was contacted on June 13, 2025, requesting information on the location of current and historic water wells within a two-mile radius of the central location of the former FTG. According to the report received from the USGS, three (3) wells are registered with the USGS within the specified radius. None of the registered wells are located within the former FTG installation boundaries and none of the identified wells were installed between 2024-2025. Copies of these records are included in **Appendix B**.

5.1.4 Federal and Local Well Database

An EDR GeoCheck Report (EDR 2025) dated August 19, 2025, was ordered to obtain information on the presence of wells within a two-mile radius of the central location of the former FTG. According to the report, two (2) wells were identified within the specified radius but outside

the former FTG installation boundaries. Both wells were listed on the Federal USGS and GA state databases. These wells are also two (2) of the registered wells identified in USGS records noted above (stations 11CC01 and 11CC14). None of the identified wells were noted to have been installed between 2024-2025. Copies of these records are included in **Appendix B**.

5.2 Interviews With Regulatory Agency and U.S. Army Representatives

As stated in Section 4.2, project managers with GA EPD, U.S. Army BRAC Division, and USACE, Mobile and Savannah Districts were interviewed. The findings are presented below.

5.2.1 GA EPD Department of Defense Unit and Response and Remediation Program

GA EPD was interviewed via email correspondence on June 27, 2025. Ms. Kim Hembree was asked if she was aware of any current issues regarding LUC implementation and enforcement at the former FTG. A response from Mr. Jim Ashworth, a representative of the GA EPD Department of Defense (DoD) Unit, indicated no deficiencies were noted in the DoD files. However, Mr. Ashworth suggested scheduling an in-person appointment to review files with the GA EPD Response and Remediation Program (RRP) to confirm no files were available in relation to the Hazardous Site Response Act (HSRA). An in-person file review with the GA EPD RRP was conducted on September 9, 2025, at the GA EPD Land Protection Branch office. No records were noted for the former FTG other than those that were previously submitted during former remediation activities.

5.2.2 U.S. Army BRAC Division

Ms. Heather Elliott (BRAC Division) was interviewed via email correspondence on June 23, 2025. Ms. Elliott was asked if she was aware of any current issues regarding LUC implementation and enforcement at the former FTG. Ms. Elliott did not note any current LUC implementation issues.

5.2.3 U.S. Army Corps of Engineers, Mobile District

Ms. Shari Kennedy (USACE, Mobile District) was interviewed via email correspondence on June 27, 2025. Ms. Kennedy was asked if she was aware of any current issues regarding LUC implementation and enforcement at the former FTG. Ms. Kennedy did not note any current LUC implementation issues.

5.2.4 U.S. Army Corps of Engineers, Savannah District

Ms. Shauna Stotler (USACE, Savannah District) was interviewed via email correspondence on June 27, 2025. Ms. Stotler was asked if she was aware of any current issues regarding LUC implementation and enforcement at the former FTG. Ms. Stotler's response did not provide any information related to current LUC implementation issues at the former FTG.

5.3 Site Inspection

The findings from the inspection, conducted on June 30, 2025, are presented in this section.

No evidence of residential use or groundwater use was noted within the accessible exterior portions of the former FTG LUC study areas or other base-wide areas. New construction was observed at the FTG-07 and FTG-10 study areas. Ground disturbing activities related to future

development were observed at the FTG-01 study area.

Representative photographs of the LUC study areas identified in **Figure 2** are provided in **Appendix E**. The IC inspection checklist of sites with deed restrictions and LUC study areas completed during the site inspection is provided in **Appendix F**.

5.3.1 FTG-01 – North Landfill Area

No evidence of residential use or groundwater use was observed at the FTG-01 – North Landfill Area study area during the 2025 LUC inspection. Limited portions of the study area were accessible due to the undeveloped and overgrown condition at the time of the inspection. Localized clearing of forested areas and a mobile drill rig were also observed.

5.3.2 FTG-02 – Former Southeast Burial Site

No evidence of residential use or groundwater use was observed at the FTG-02 – Former Southeast Burial Site study area during the 2025 LUC inspection. Limited portions of the study area were accessible due to the undeveloped and overgrown condition at the time of the inspection.

5.3.3 FTG-07 – Burial Site No. 1

No evidence of residential use or groundwater use was observed at the FTG-07 – Burial Site No. 1 study area during the 2025 LUC inspection. New construction, including two warehouse-style buildings with associated paved parking and drive areas, was observed. The western warehouse building straddles the FTG-07 and FTG-10 boundary. No direct access to the study area was available due to surrounding security fencing and overgrown conditions in other areas at the time of the inspection. The site inspection was performed for portions of the study area visible from adjoining properties.

5.3.4 FTG-09 – Burial Site No. 3

No direct or surrounding access was available at the FTG-09 – Burial Site No. 3 study area at the time of the inspection due to security fencing, installation boundary fencing, and undeveloped conditions. Consequently, an inspection could not be conducted.

5.3.5 FTG-10 – Burial Site No. 4

No evidence of residential use or groundwater use was observed at the FTG-10 – Burial Site No. 4 study area during the 2025 LUC inspection. New construction, including the far northern portion of the warehouse building and associated paved parking and drive areas that straddles the FTG-07, and FTG-10 boundary, was observed. Minor use as a laydown yard for parking lot construction activities at the east-adjacent facility near the eastern boundary was observed. Limited portions of the study area were accessible due to security fencing at the time of the inspection.

5.3.6 Priority Parcel 4

No evidence of residential use or groundwater use was observed at the Priority Parcel 4 study area during the 2025 LUC inspection.

5.4 Well Survey

The off-post inspection was conducted in August 2025 and consisted of a drive-by well survey to determine the presence of water-supply wells at surrounding off-post properties that fall within the off-post institutional control boundaries identified in the FTG-01, FTG-07, and FTG-09 LUCIPs.

No evidence of off-post groundwater use or access within the identified groundwater plumes was noted during the well survey. Previously identified groundwater plumes for each area and affected off-post parcels where the well survey was conducted are identified in **Figures 3, 4, and 5**. Representative photographs from the well survey are provided in **Appendix E**.

6. RECOMMENDATIONS

A records review, interviews with the regulatory agency and U.S. Army representatives, a site inspection, and an off-post well survey showed that the LUC study areas subject to annual reporting requirements were in compliance with LUC requirements. Deed restrictions in place appeared to be adhered to; no residential use or evidence of groundwater use or access was observed (outside of ongoing remedial activities); from the base-wide site inspection, and all buildings were commercial or industrial use. No evidence of off-post groundwater use or access within the identified groundwater plumes was noted during the well survey.

As previously noted, property owners were identified during the notification process. It is recommended that correspondence to landowners reiterate ICs annually.

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APPENDIX A FIGURES

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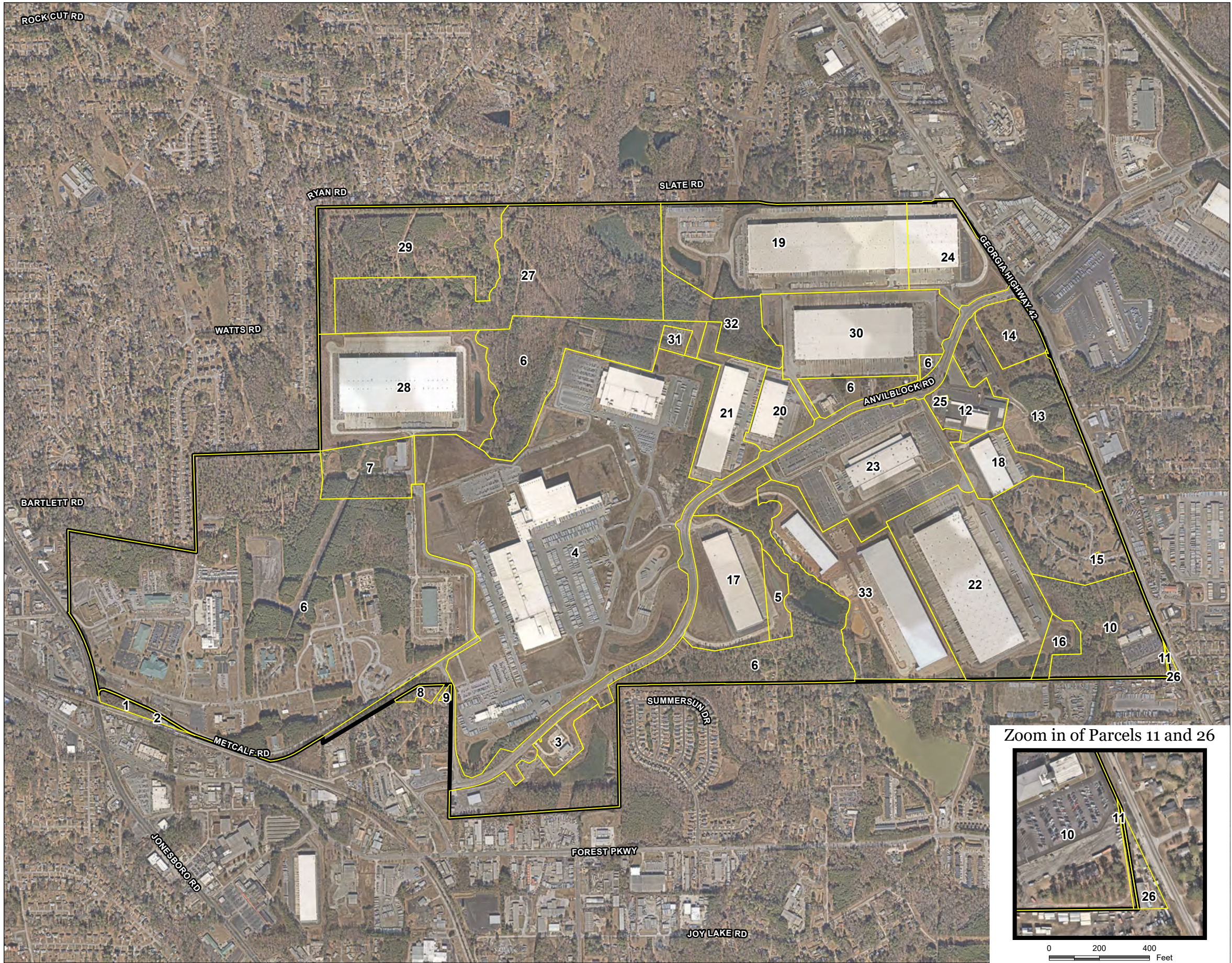


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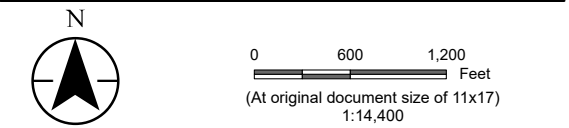
Title
Former Fort Gillem Parcel Owners

Client/Project
2025 Annual Institutional Control Report

172608826

Project Location
Forest Park, GA

Prepared by DME on 2025-08-19



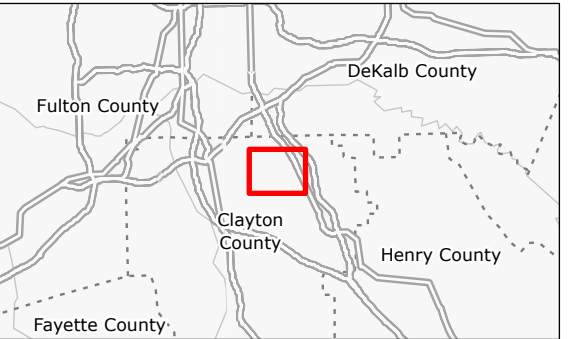
Legend

Former Fort Gillem Installation

Boundary Parcels

*Parcel information was gathered between April-June 2025 and reflects conditions at that time.

Parcel #	Parcel Owner
1	C & A COMMERCIAL PROPERTIES LLC
2	CENTRAL OF GEORGIA % NORFOLK SOUTHERN
3	TECHNIQUE CONCRETE CONSTRUCTION LLC
4	DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
5	GILLEM LOGISTICS CENTER BUILDING 1200 LLC
6	DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
7	WAKEN CO
8	HINOJOSA TERESA ARTEGA
9	RASMUSSEN CONRAD
10	STATE OF GEORGIA
11	MCMEANS BRIAN KEITH SR & WRIGHT CATHRYN
12	BLUE STAR FORT GILLEM LLC
13	BLUE STAR FORT GILLEM LLC
14	BLUE STAR FORT GILLEM LLC
15	PARK AT FORT GILLEM LLC
16	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
17	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
18	GILLEM LOGISTICS CENTER BUILDING 700 LLC
19	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
20	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
21	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
22	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
23	GILLEM LOGISTICS CENTER BUILDING 800 LLC
24	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
25	DEVELOPMENT AUTHORITY OF FOREST PARK
26	MCMEANS BRIAN KEITH SR & WRIGHT CATHRYN
27	URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK
28	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
29	URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK
30	DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
31	GEORGIA POWER COMPANY
32	URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK
33	GILLEM LOGISTICS CENTER BUILDING 600 LLC



Notes

1. Coordinate System: NAD 1983 UTM Zone 16N

2. Data Sources: Nearmap, Clayton County

3. Background: Nearmap 2025 Imagery, Parcels dated 04/17/2025



V:\2277\active\172608826\03_data\gis\pro\BRAC_FTB\BRAC_FTB.aprx Revised: 2025-08-19 By: dmerickson

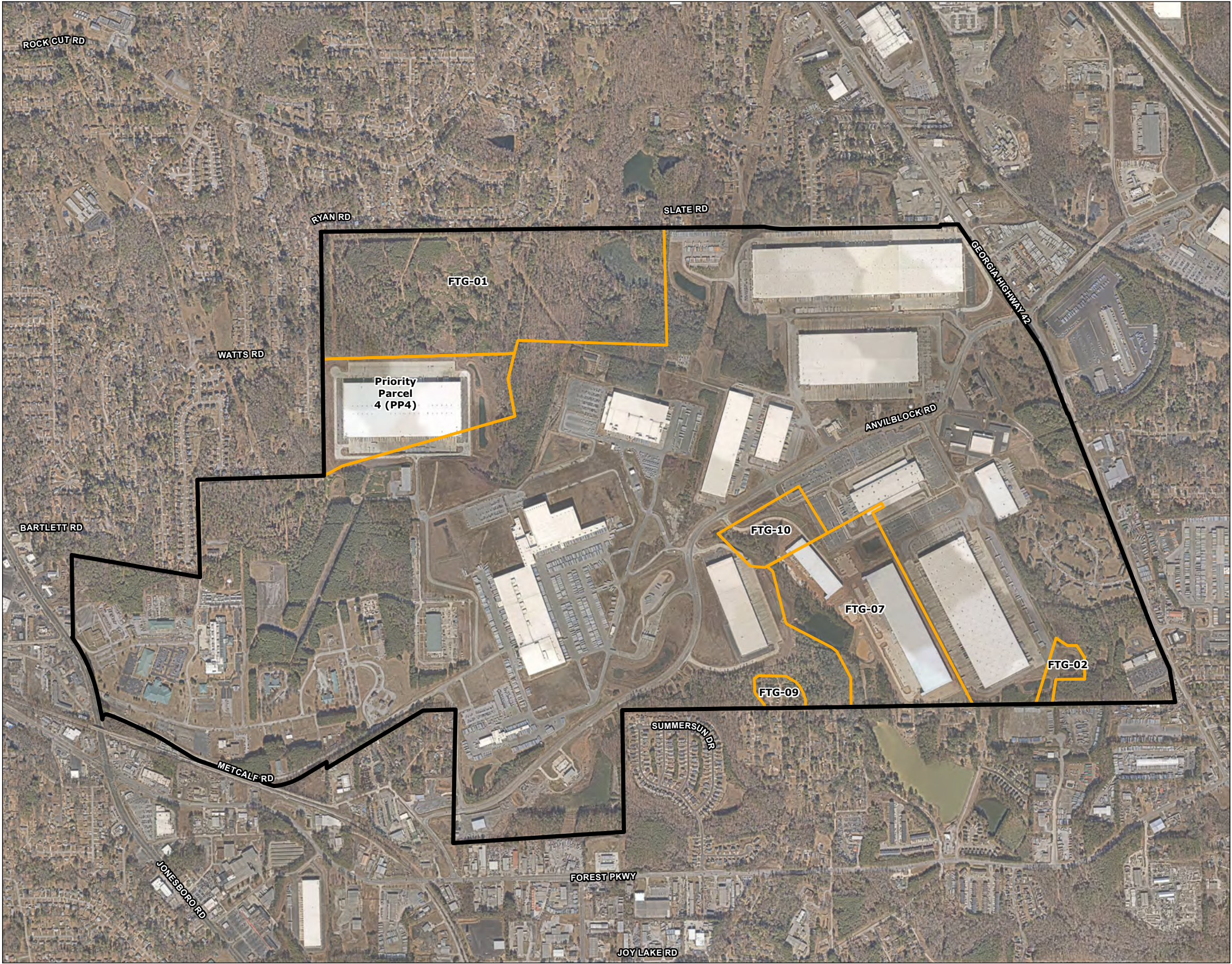


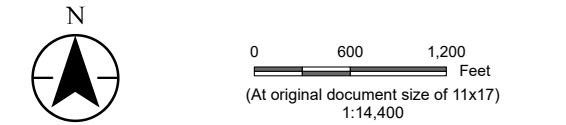
Figure No.
2
Title
Former Fort Gillem Land Use Control Study Areas

Client/Project
2025 Annual Institutional Control Report

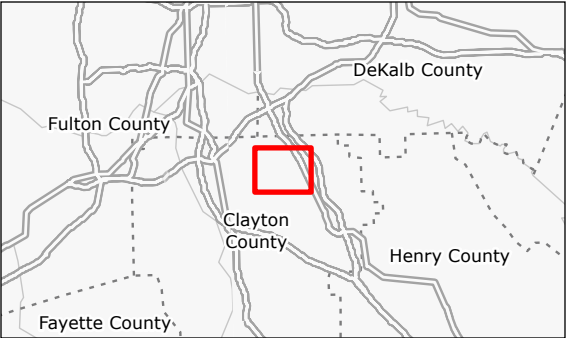
172608826

Project Location
Forest Park, GA

Prepared by DME on 2025-08-19



- Legend
- Former Fort Gillem Installation Boundary
 - Land Use Control Study Area



Notes
1. Coordinate System: NAD 1983 UTM Zone 16N
2. Data Sources: Nearmap, Clayton County
3. Background: Nearmap 2025 Imagery



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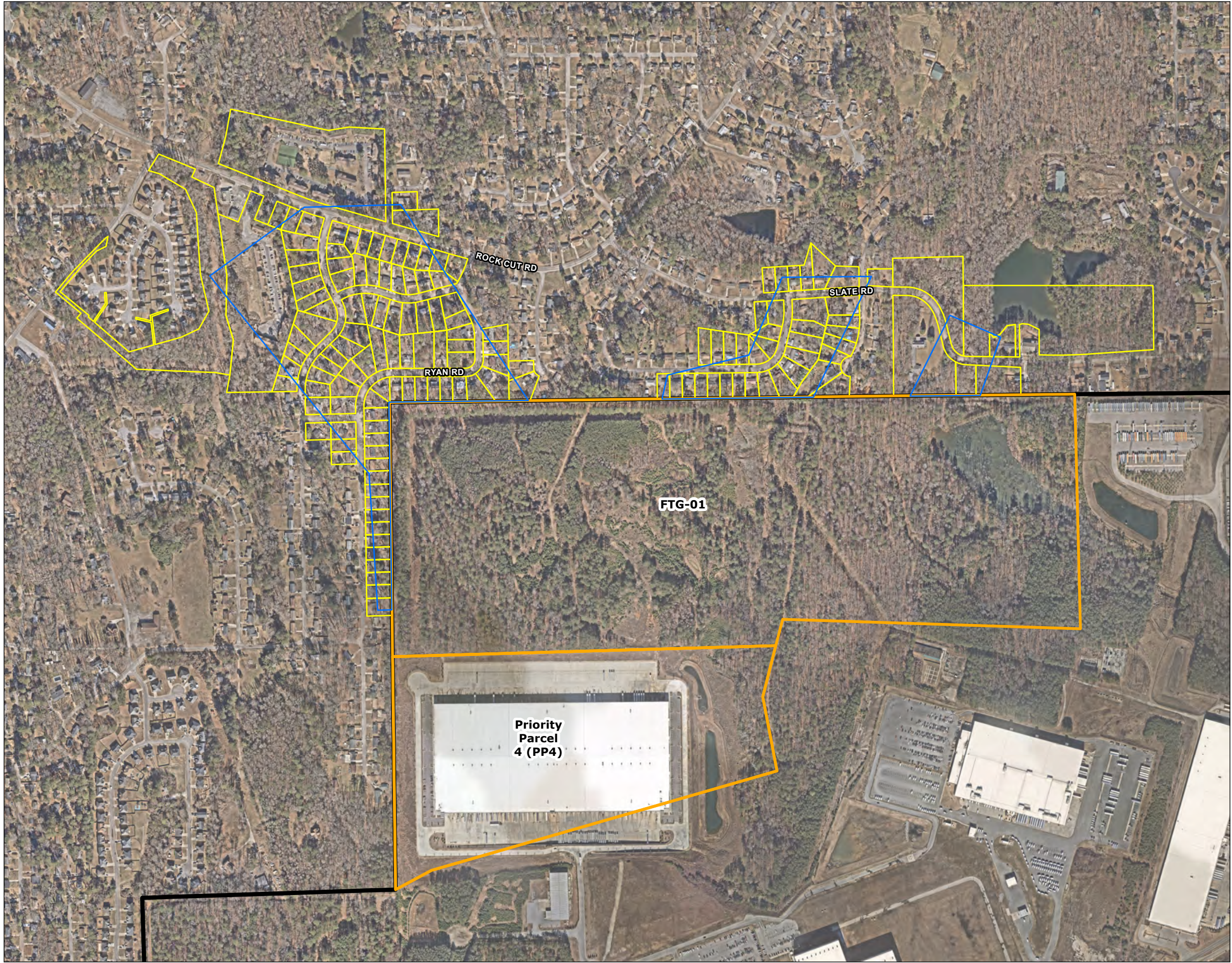
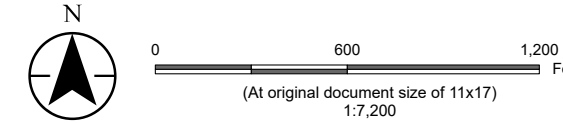


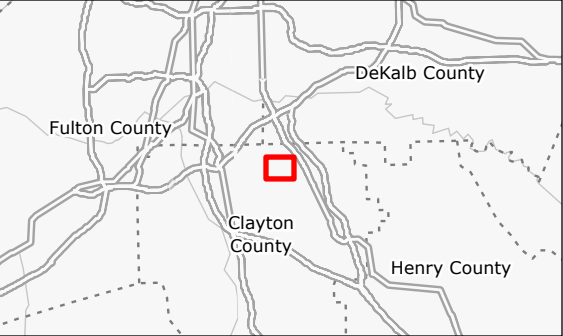
Figure No.
3
Title
FTG-01 Off-Post Land Use Control Boundary

Client/Project
2025 Annual Institutional Control Report 172608826

Project Location
Forest Park, GA Prepared by DME on 2025-08-19



- Legend
- Former Fort Gillem Installation Boundary
 - Land Use Control Study Area
 - Off-Post Land Use Control Boundary
 - Parcels



Notes
1. Coordinate System: NAD 1983 UTM Zone 16N
2. Data Sources: Nearmap, Clayton County
3. Background: Nearmap 2025 Imagery, Parcels dated 05/14/2025





Figure No.
4

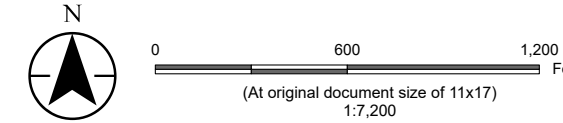
Title
FTG-07 Off-Post Land Use Control Boundary

Client/Project
2025 Annual Institutional Control Report

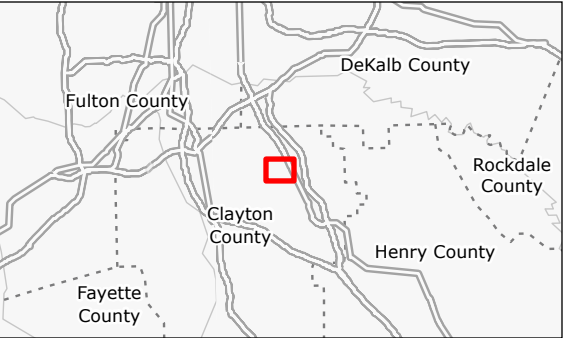
172608826

Project Location
Forest Park, GA

Prepared by DME on 2025-08-19



- Legend
- Former Fort Gillem Installation Boundary
 - Land Use Control Study Area
 - Off-Post Land Use Control Boundary
 - Parcels



Notes

1. Coordinate System: NAD 1983 UTM Zone 16N
2. Data Sources: Nearmap, Clayton County
3. Background: Nearmap 2025 Imagery, Parcels dated 05/14/2025



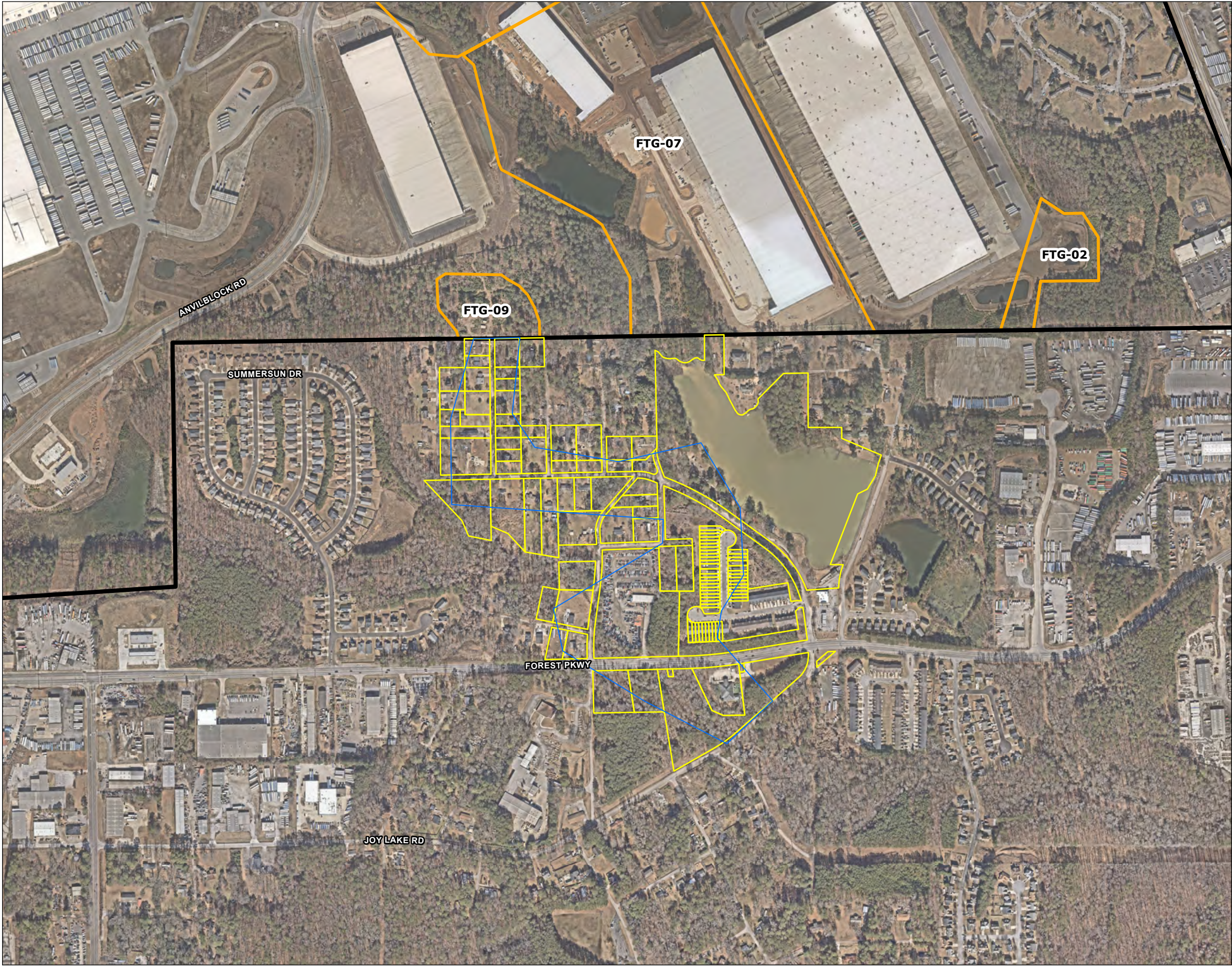


Figure No.
5

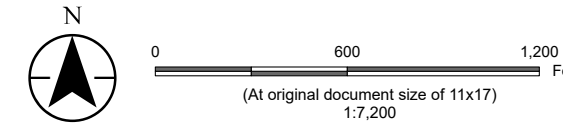
Title
FTG-09 Off-Post Land Use Control Boundary

Client/Project
2025 Annual Institutional Control Report

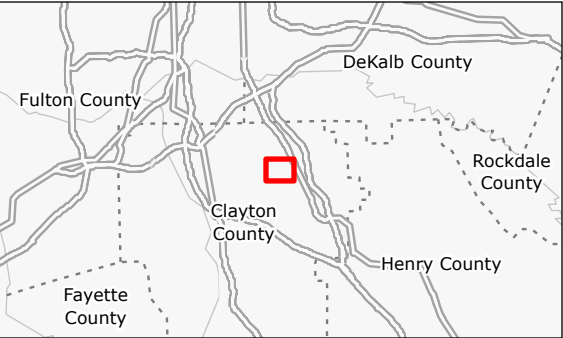
172608826

Project Location
Forest Park, GA

Prepared by DME on 2025-08-19



- Legend
- Former Fort Gillem Installation Boundary
 - Land Use Control Study Area
 - Off-Post Land Use Control Boundary
 - Parcels



Notes

1. Coordinate System: NAD 1983 UTM Zone 16N
2. Data Sources: Nearmap, Clayton County
3. Background: Nearmap 2025 Imagery, Parcels dated 05/14/2025



APPENDIX B
RECORDS REVIEW CORRESPONDENCE AND DOCUMENTS

USGS Well Search

Zipperer, Cody

From: Hansen, Cynthia
Sent: Thursday, August 21, 2025 6:49 PM
To: Fuller, Shannon
Subject: FW: [EXTERNAL] Request for Water Well Location Data
Attachments: well_search_20250613_Cynthia Hansen_2Atlanta.pdf; well_search_20250613_Cynthia Hansen_2ForestPark.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Holloway, O. Gary <ghollowa@usgs.gov>
Sent: Friday, June 13, 2025 12:22 PM
To: Hansen, Cynthia <cynthia.hansen@stantec.com>; Smith, Christopher A <smithca@usgs.gov>; Holloway, O. Gary <ghollowa@usgs.gov>
Subject: Re: [EXTERNAL] Request for Water Well Location Data

Cynthia,

Attached are the two well searches you request for Forest Park and Atlanta.

If you have any questions, please let me.

Gary

Owen G Holloway
USGS
1770 Corporate Drive
Suite 500
Norcross, GA 30093
404-277-5142 (Mobile)

From: Hansen, Cynthia <cynthia.hansen@stantec.com>
Sent: Friday, June 13, 2025 12:07 PM
To: Holloway, O. Gary <ghollowa@usgs.gov>
Subject: [EXTERNAL] Request for Water Well Location Data

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good afternoon Mr. Holloway,

Stantec is currently preparing an inspection report for two properties located in Forest Park, Georgia, and Atlanta, Georgia. As part of this process, we are requesting information on the location of current and historic water wells within a two-mile radius of the following coordinates:

1. **Forest Park, Georgia**
Latitude: 33.624624
Longitude: -84.327812
2. **Atlanta, Georgia**
Latitude: 33.7062055
Longitude: -84.433279

Please let us know if this is something you can assist with, or if additional information is needed.

Thank you!

Cynthia Hansen

Environmental Scientist

Direct: 678 987-5847

Cell: 770-820-4553

cynthia.hansen@stantec.com



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Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.



COVER SHEET

U.S. Department of the Interior
U.S. Geological Survey
South Atlantic Water Science Center
1770 Corporate Dr. Suite 500
Norcross, GA 30093

Phone: (678) 924-6700
Fax: (678) 924-6710
<https://www.usgs.gov/centers/sawsc>
Total Number of Pages Including Cover Sheet: 1

To: Cynthia Hansen

Date: 6/13/2025

Office: Stantec

From: Gary Holloway

Phone: 404-277-5142

E-mail: ghollowa@usgs.gov

Message:

Well search results for 2.0 mile radius of property located near 33.624624 -84.327812 Forest Park

Station Number	Station Name	Decimal Latitude	Decimal Longitude	Coord Accuracy	Coord Datum	Altitude	Altitude Accuracy	Altitude Datum	Construction Date	Well Depth
333622084203001	11CC01	33.604277	-84.338257	M	NAD83	935	10	NGVD29	195002	110
333710084210401	11CC14	33.619554	-84.351036	F	NAD83	975	10	NGVD29	19661201	163
333850084205801	11DD04	33.647331	-84.349369	F	NAD83	940	10	NGVD29	19720901	210

EDR GeoCheck® Report

Fort Gillem

Anvil Block Road

Forest Park, GA 30297

Inquiry Number: 8082863.1s

August 19, 2025

The EDR GeoCheck® Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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GEOCHECK® - PHYSICAL SETTING SOURCE REPORT

TARGET PROPERTY ADDRESS

FORT GILLEM
ANVIL BLOCK ROAD
FOREST PARK, GA 30297

TARGET PROPERTY COORDINATES

Latitude (North):	33.624624 - 33° 37' 28.65"
Longitude (West):	84.327812 - 84° 19' 40.12"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	747891.5
UTM Y (Meters):	3723545.5
Elevation:	947 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33084-E3 JONESBORO, GA
Version Date:	1995
North Map:	33084-F3 SOUTHEAST ATLANTA, GA
Version Date:	1995

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

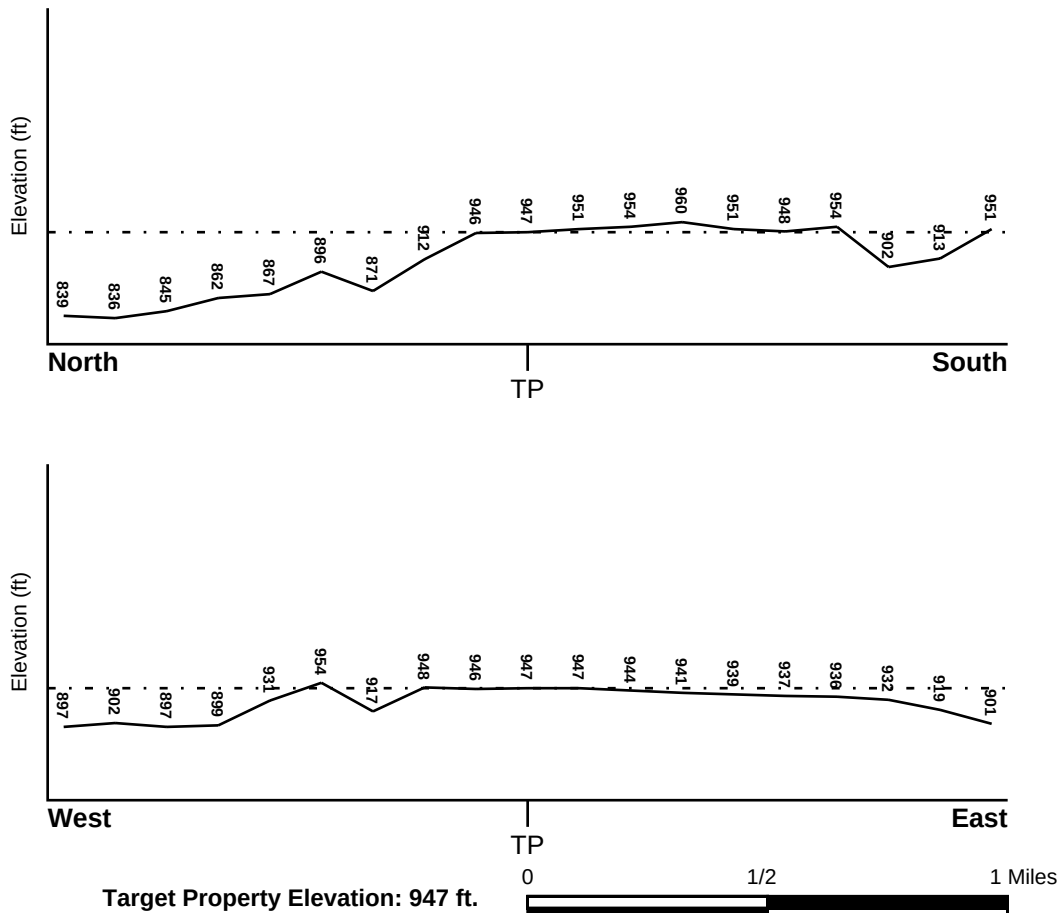
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
13063C0077E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
13063C0039E	FEMA FIRM Flood data
13089C0139J	FEMA FIRM Flood data
13089C0143J	FEMA FIRM Flood data
13063C0038E	FEMA FIRM Flood data
13063C0076E	FEMA FIRM Flood data
13063C0081E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
JONESBORO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

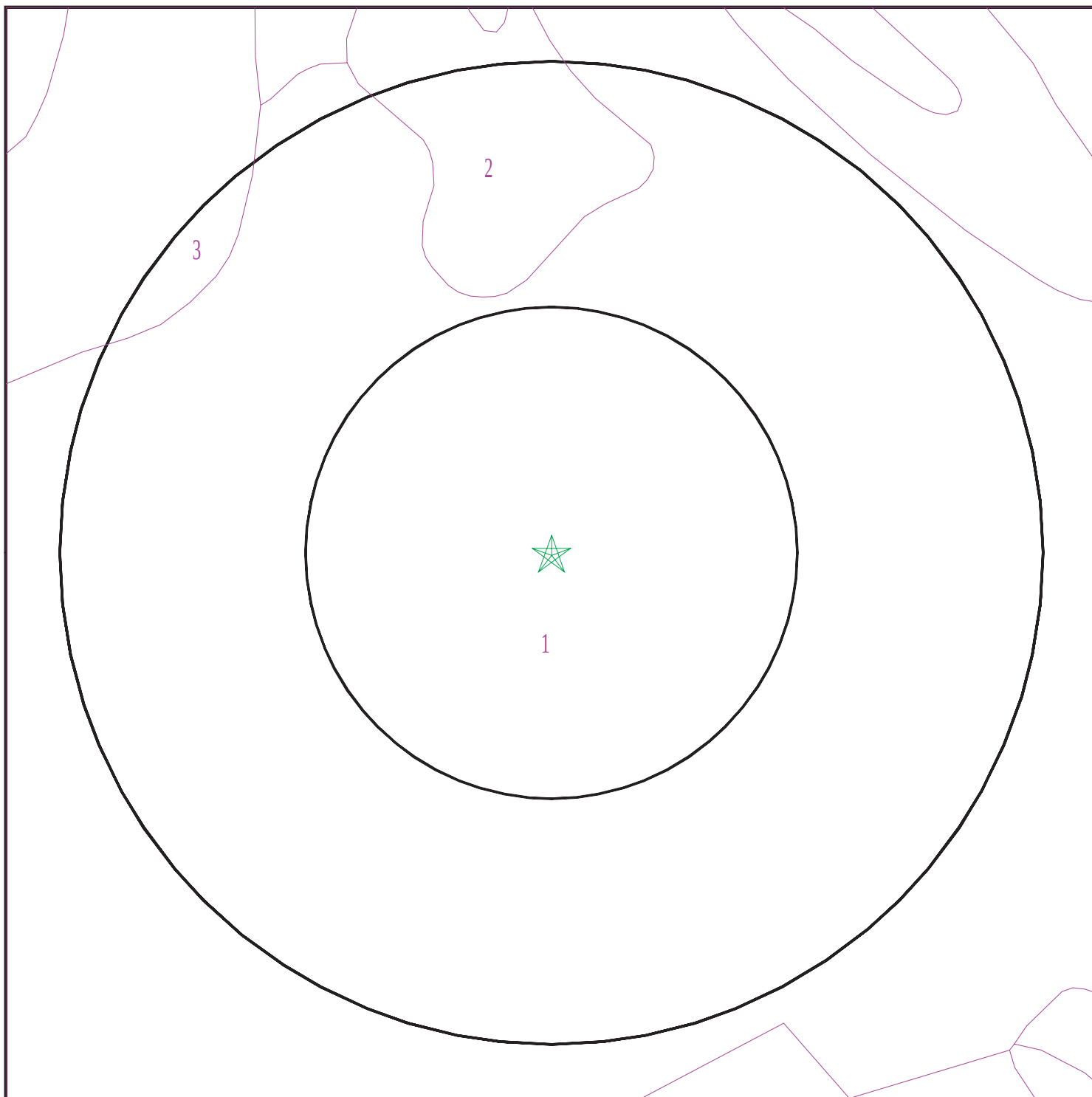
Era:	Paleozoic
System:	Mississippian
Series:	migmatite
Code:	mm3 (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

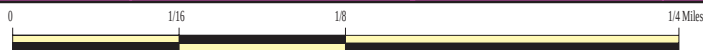
Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8082863.1s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Fort Gillem
 ADDRESS: Anvil Block Road
 Forest Park GA 30297
 LAT/LONG: 33.624624 / 84.327812

CLIENT: Stantec
 CONTACT: Cody Zipperer
 INQUIRY #: 8082863.1s
 DATE: August 19, 2025 10:01 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Not reported

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 2

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	5 inches	20 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	20 inches	31 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 3

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	33 inches	55 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	2.000
Federal FRDS PWS	2.000
State Database	2.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	USGS40000264103	1 - 2 Miles WSW
B4	USGS40000263994	1 - 2 Miles SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

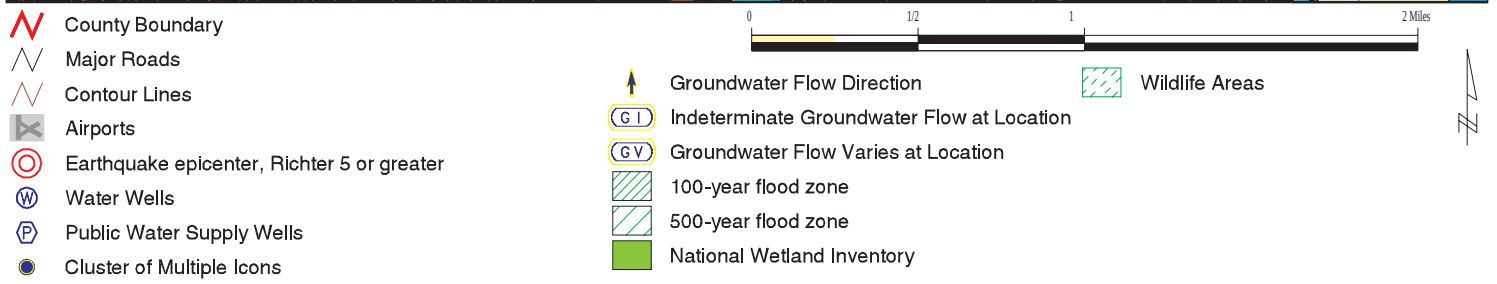
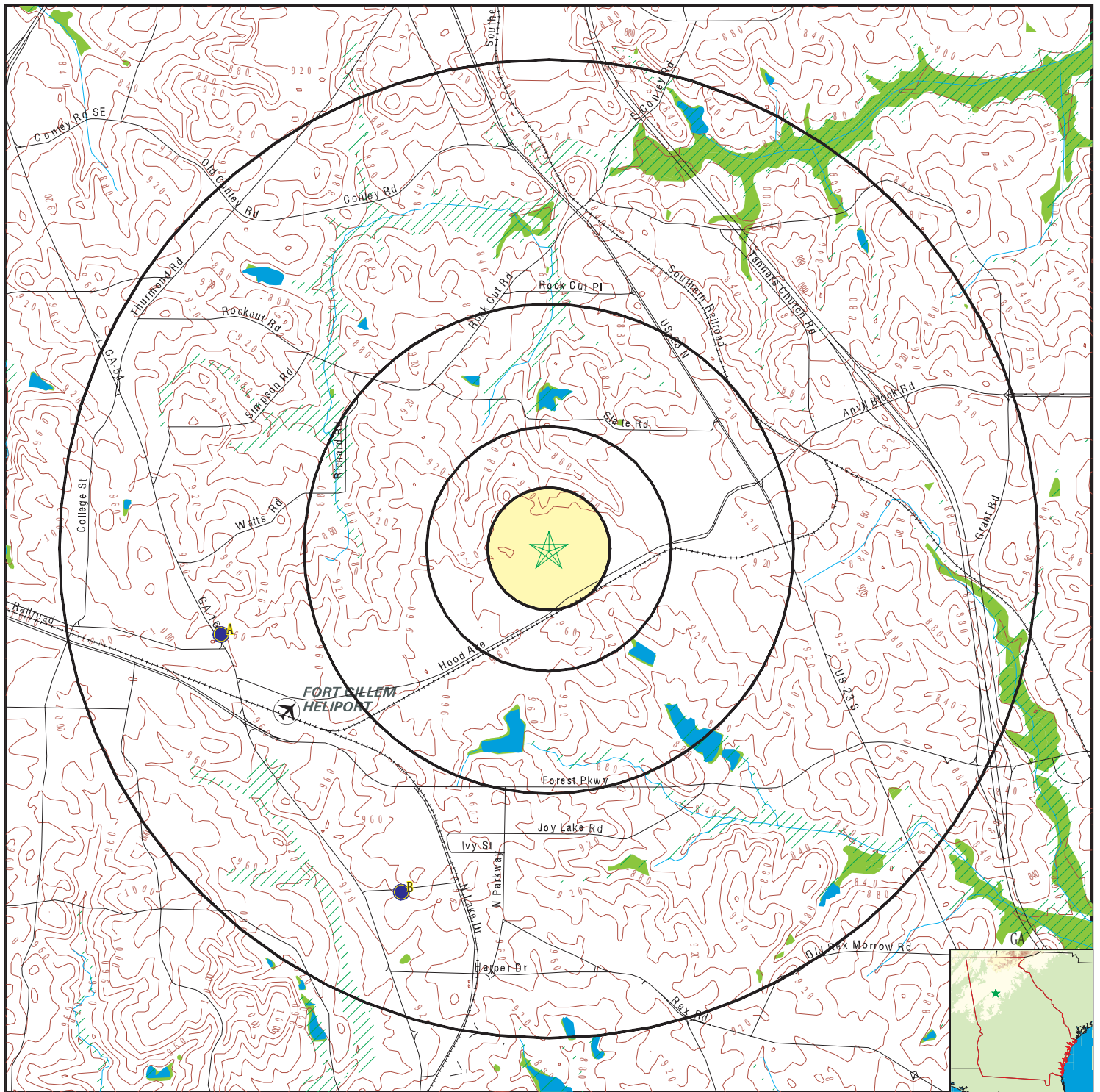
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	0000002209	1 - 2 Miles WSW
B3	0000002208	1 - 2 Miles SSW

PHYSICAL SETTING SOURCE MAP - 8082863.1s



SITE NAME: Fort Gillem
 ADDRESS: Anvil Block Road
 Forest Park GA 30297
 LAT/LONG: 33.624624 / 84.327812

CLIENT: Stantec
 CONTACT: Cody Zipperer
 INQUIRY #: 8082863.1s
 DATE: August 19, 2025 10:01 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
WSW
1 - 2 Miles
Higher

FED USGS USGS40000264103

Organization ID: USGS-GA
Monitor Location: 11CC14
Description: CLARENCE K BARTLETT
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: 163
Well Hole Depth: 163

Organization Name: USGS Georgia Water Science Center
Type: Well
HUC: 03070103
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Not Reported
Construction Date: 19661201
Well Depth Units: ft
Well Hole Depth Units: ft

A2
WSW
1 - 2 Miles
Higher

GA WELLS 0000002209

County code: 063
Remarks: CLARENCE K BARTLETT
Lon: 0842104
Alt: 975.00
Depth: 163
Casing dia: 6.00
Depth to top: 35.00
Opening type: X
Discharge: 50.00
Aquifer code: Not Reported

Well num: 11CC14
Lat: 333710
Latlon datum: NAD27
Alt datum: NGVD29
Depth to casing: 35.00
Casing matl: S
Depth to bot: 163.00
Constr date: 196612
Prim use: H
Edr id: 0000002209

B3
SSW
1 - 2 Miles
Higher

GA WELLS 0000002208

County code: 063
Remarks: SMITH, H
Lon: 0842018
Alt: 935.00
Depth: 110
Casing dia: 6
Depth to top: 33.75
Opening type: X
Discharge: 6
Aquifer code: 400GRGS

Well num: 11CC01
Lat: 333615
Latlon datum: NAD27
Alt datum: NGVD29
Depth to casing: 33.75
Casing matl: Not Reported
Depth to bot: 110
Constr date: Not Reported
Prim use: H
Edr id: 0000002208

B4
SSW
1 - 2 Miles
Higher

FED USGS USGS40000263994

Organization ID: USGS-GA
Monitor Location: 11CC01
Description: SMITH, H
Drainage Area: Not Reported

Organization Name: USGS Georgia Water Science Center
Type: Well
HUC: 03130005
Drainage Area Units: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Piedmont and Blue Ridge crystalline-rock aquifers	Aquifer Type:	Confined single aquifer
Formation Type:	Crystalline Rocks	Well Depth:	110
Construction Date:	195002	Well Hole Depth:	110
Well Depth Units:	ft		
Well Hole Depth Units:	ft		
Ground water levels,Number of Measurements:	1	Level reading date:	1966-05-17
Feet below surface:	40	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for CLAYTON County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for CLAYTON COUNTY, GA

Number of sites tested: 21

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.628 pCi/L	90%	10%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.337 pCi/L	75%	25%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

A listing of Private Water Well locations

Georgia Department of Public Health

Telephone: (404) 657-2700

A listing of Private Water Well locations

Georgia Public Supply Wells

Source: Georgia Department of Community Affairs

Telephone: 404-894-0127

USGS Georgia Water Wells

Source: USGS, Georgia District Office

Telephone: 770-903-9100

DNR Managed Lands

Source: Department of Natural Resources

Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C
STAKEHOLDER CORRESPONDENCE

GA EPD DoD Unit Responses

Zipperer, Cody

From: Ashworth, Jim <Jim.Ashworth@dnr.ga.gov>
Sent: Wednesday, August 27, 2025 2:04 PM
To: Fuller, Shannon
Cc: Hembree, Kim; Street, Hannah; Zipperer, Cody; Ross, Katie
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Some people who received this message don't often get email from jim.ashworth@dnr.ga.gov. [Learn why this is important](#)

Shannon:

With regard to your first question, I am not aware of any LUC deficiencies in our DoD files. However, I cannot confirm whether other files (e.g., HSRA) include any deficiencies. You might want to conduct a file search to answer that question.

With regard to your second question, the site registry and UECs are available at:

<https://epd.georgia.gov/properties-subject-uniform-environmental-covenants>. However, this list does NOT include any notifications, proposed changes, or proposals to existing covenants. I have been informed that changes to the covenants only become apparent after passing through the courts. This list includes either the original, or modified covenants.

Jim

From: Fuller, Shannon <shannon.fuller@stantec.com>
Sent: Thursday, August 21, 2025 1:37 PM
To: Ashworth, Jim <Jim.Ashworth@dnr.ga.gov>
Cc: Hembree, Kim <Kim.Hembree@dnr.ga.gov>; Street, Hannah <Hannah.Street@dnr.ga.gov>; Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jim,

Thank you for the update. The Army is conducting the land use control inspections at Fort Gillem and Fort McPherson but as part of the process, we were reaching out to the regulatory agency to determine if any land use control deficiencies are on file in GA EPD's records.

Could you please provide some guidance with another item? Does GA EPD maintain a Registry of Environmental Covenants? We are looking to determine if any notifications, proposed changes, applications, or proposals have been made pursuant to the environmental covenants in place.

Thank you.

Shannon Fuller
Staff Geologist



From: Ashworth, Jim <Jim.Ashworth@dnr.ga.gov>
Sent: Tuesday, July 1, 2025 1:33 PM

To: Fuller, Shannon <shannon.fuller@stantec.com>; Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>

Cc: Hembree, Kim <Kim.Hembree@dnr.ga.gov>; Street, Hannah <Hannah.Street@dnr.ga.gov>

Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

You don't often get email from jim.ashworth@dnr.ga.gov. [Learn why this is important](#)

Ms. Fuller:

EPD does not routinely conduct land use control inspections for compliance with LUCIP or ROD documents; typically, the Army verifies those requirements. To my knowledge, we have not received any Fort McPherson progress reports from the Army for several years. While you are welcome to perform a GORA search at EPD, I don't think you will find any new documents that are not already in Stantec or the Army's files. Please let me know if you have any follow-up questions regarding this email.

Jim Ashworth
GA Environmental Protection Division
Department of Defense Unit
2 Martin Luther King, Jr. Drive, SE
Suite 1058 East
Atlanta, GA 30334
Phone: (470) 524-2883
jim.ashworth@dnr.ga.gov



From: Fuller, Shannon <shannon.fuller@stantec.com>

Sent: Friday, June 27, 2025 12:48 PM

To: Hembree, Kim <Kim.Hembree@dnr.ga.gov>

Cc: Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>

Subject: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

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Hello,

Per the annual requirements outlined in applicable Record of Decision and/or Land Use Control Implementation Plan documents, Stantec is conducting a compliance survey for the land use controls and/or institutional controls in place at the Former Fort Gillem and Former Fort McPherson to confirm compliance with the remedies in place.

- Groundwater use/extraction restriction
- Residential use restriction
- Army access to monitoring wells or remediation activities
- Construction of buildings without vapor mitigation where the vapor intrusion pathway may be complete (FTMP-13).

Please respond with any information related to compliance with implementation and enforcement of the land use controls and/or institutional controls specified above at the Former Fort Gillem and Former Fort McPherson.

Thank you for your assistance,

Shannon Fuller

Staff Geologist

Direct: (678) 987-5855

shannon.fuller@stantec.com



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BRAC Responses

Zipperer, Cody

From: Elliott, Heather <Heather.Elliott@calibresys.com>
Sent: Wednesday, August 20, 2025 10:10 PM
To: Fuller, Shannon
Cc: Zipperer, Cody; Ross, Katie
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for the reminder. I missed this. Here is a statement for each site.

Shannon,

[REDACTED]

I am the BRAC environmental coordinator for Fort Gillem. I have not witnessed nor am I aware of any issues with the land use controls implemented at Fort Gillem. I note that the Army prepared Land Use Implementation Control Plans for Priority Plan 4 and FTG-02 in 2025.

Please let me know if you have any questions or need further info from me.

Thank you,
Heather

Heather Elliott, PMP
BRAC Environmental Coordinator
[CALIBRE](#)
256-217-1678
256-426-1662 cell

From: Fuller, Shannon <shannon.fuller@stantec.com>
Sent: Tuesday, August 19, 2025 2:32 PM
To: Elliott, Heather <Heather.Elliott@calibresys.com>
Cc: Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

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From: Fuller, Shannon
Sent: Monday, June 23, 2025 12:50 PM
To: Elliott, Heather <heather.elliott@calibresys.com>
Cc: Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>
Subject: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Hello,

Per the annual requirements outlined in applicable Record of Decision and/or Land Use Control Implementation Plan documents, Stantec is conducting a compliance survey for the land use controls and/or institutional controls in place at the Former Fort Gillem and Former Fort McPherson to confirm compliance with the remedies in place.

- Groundwater use/extraction restriction
- Residential use restriction
- Army access to monitoring wells or remediation activities
- Construction of buildings without vapor mitigation where the vapor intrusion pathway may be complete (FTMP-13).

Please respond with any information related to compliance with implementation and enforcement of the land use controls and/or institutional controls specified above at the Former Fort Gillem and Former Fort McPherson.

Thank you for your assistance,

Shannon Fuller

Staff Geologist

Direct: 678 987-5855

Fax: Fax: (678) 987-5877

shannon.fuller@stantec.com

Stantec

10745 Westside Way Suite 250

Alpharetta GA 30009-7640



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USACE Responses

Zipperer, Cody

From: Kennedy, Shari L CIV USARMY CESAM (USA) <Shari.L.Kennedy@usace.army.mil>
Sent: Friday, June 27, 2025 4:21 PM
To: Zipperer, Cody; Fuller, Shannon
Cc: Ross, Katie
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Cody

I have not had any issues, the task order I support remains on track and there has not been any delays or concerns,

Shari L Kennedy
Lead, Environmental Quality
USACE, Mobile District
Environmental & HTRW Section
100 Canal Street
5th Floor 512-21D, Mobile AL
251.285.9368 Work Cell
251.690.3090 office
904.923.3774 personal Alternate Cell for emergency requirements/responses
Shari.L.kennedy@usace.army.mil

From: Zipperer, Cody <Cody.Zipperer@stantec.com>
Sent: Friday, June 27, 2025 14:42
To: Kennedy, Shari L CIV USARMY CESAM (USA) <Shari.L.Kennedy@usace.army.mil>; Fuller, Shannon <shannon.fuller@stantec.com>
Cc: Ross, Katie <katie.ross@stantec.com>
Subject: [Non-DoD Source] RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Shari,
This is a request for information related to current issues regarding LUC implementation and enforcement at both Fort Gillem and Fort McPherson. As part of the Annual Inspection process, we have to review records and interview stakeholders and agency representatives in order to determine if there have been any issues with LUC compliance at the facilities.

Thanks!

Cody Zipperer
Project Manager



From: Kennedy, Shari L CIV USARMY CESAM (USA) <Shari.L.Kennedy@usace.army.mil>
Sent: Friday, June 27, 2025 3:34 PM
To: Fuller, Shannon <shannon.fuller@stantec.com>
Cc: Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>
Subject: RE: Former Fort Gillem and Fort McPherson Annual Inspection Compliance

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Fuller, Shannon <shannon.fuller@stantec.com>
Sent: Friday, June 27, 2025 11:45
To: Kennedy, Shari L CIV USARMY CESAM (USA) <Shari.L.Kennedy@usace.army.mil>
Cc: Zipperer, Cody <Cody.Zipperer@stantec.com>; Ross, Katie <katie.ross@stantec.com>
Subject: [Non-DoD Source] Former Fort Gillem and Fort McPherson Annual Inspection Compliance

Hello,

Per the annual requirements outlined in applicable Record of Decision and/or Land Use Control Implementation Plan documents, Stantec is conducting a compliance survey for the land use controls and/or institutional controls in place at the Former Fort Gillem and Former Fort McPherson to confirm compliance with the remedies in place.

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- Residential use restriction
- Army access to monitoring wells or remediation activities
- Construction of buildings without vapor mitigation where the vapor intrusion pathway may be complete (FTMP-13).

Please respond with any information related to compliance with implementation and enforcement of the land use controls and/or institutional controls specified above at the Former Fort Gillem and Former Fort McPherson.

Thank you for your assistance,

Shannon Fuller

Staff Geologist

Direct: (678) 987-5855
shannon.fuller@stantec.com





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APPENDIX D
LETTERS TO PROPERTY OWNERS



DEPARTMENT OF THE ARMY
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-9
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

June 5, 2025

Dear Sir or Madam:

Your property is located within the boundaries of the former Fort Gillem Army installation. Fort Gillem was founded in 1941 and housed different supply and support units. Since Fort Gillem closed, the property has undergone numerous environmental investigations and cleanups. The Urban Redevelopment Agency of the City of Forest Park purchase of the former Fort Gillem property is recorded on a Quitclaim Deed dated November 22, 2023. The deed contains environmental protection provisions and covenants that are applicable to your property and are listed below:

- The property shall not be used for residential purposes that include, but are not limited to, single family or multi-family residences, childcare facilities, nursing home or assisted living facilities, and any type of educational facility for children/young adults in grades kindergarten through 12.
- Access or use of groundwater underlying the property is prohibited without the prior written approval of United States Department of the Army and the Georgia Environmental Protection Division (GA EPD).

The U.S. Army Base Realignment and Closure (BRAC) office has hired a contractor to conduct an annual inspection of the former Fort Gillem, including your property, to ensure that the environmental provisions and covenants are being adhered to. The contractor will be onsite during the month of June 2025 for the inspection.

If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at heather.b.elliott4.ctr@army.mil or at 256-426-1662.

Sincerely,

LINEER.THOMAS.A
LDEN.1172258375

Digitally signed by
LINEER.THOMAS.ALDEN.11722
58375
Date: 2025.06.05 19:13:41
-04'00'

Thomas Lineer
BRAC Program Manager
Army Environmental Division
Installation Services Directorate

**To: Development Authority of the City of Forest Park
 745 Forest Parkway
 Forest Park, Georgia 30297**

**Cc: Ms. Angelyne Butler, Mayor, City of Forest Park
 Mr. Ricky Clark, Jr., City Manager, City of Forest Park
 Mr. Billy Freeman, Jr., Chairman, City of Forest Park Development Authority
 Ms. Rochelle Dennis, Interim Director, City of Forest Park Economic Development**



DEPARTMENT OF THE ARMY
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-9
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

June 5, 2025

Dear Sir or Madam:

Your property is located within the boundaries of the former Fort Gillem Army installation. Fort Gillem was founded in 1941 and housed different supply and support units. Since Fort Gillem closed, the property has undergone numerous environmental investigations and cleanups. The Urban Redevelopment Agency of the City of Forest Park purchase of the former Fort Gillem property is recorded on a Quitclaim Deed dated January 15, 2021. The deed contains environmental protection provisions and covenants that are applicable to your property and are listed below:

- The property shall be used solely for commercial and industrial purposes and not for residential purposes that include, but are not limited to, single family or multi-family residences, childcare facilities, nursing home or assisted living facilities, and any type of educational facility for children/young adults in grades kindergarten through 12.
- Access or use of groundwater underlying the property is prohibited without the prior written approval of United States Department of the Army and the Georgia Environmental Protection Division (GA EPD).

The U.S. Army Base Realignment and Closure (BRAC) Branch has hired a contractor to conduct an annual inspection of the former Fort Gillem, including your property, to ensure that the environmental provisions and covenants are being adhered to. The contractor will be onsite during the month of June 2025 for the inspection.

If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at heather.b.elliott4.ctr@army.mil or at (256) 426-1662.

Sincerely,

LINEER.THOMAS.A
LDEN.1172258375
Digitally signed by
LINEER.THOMAS.ALDEN.11722
58375
Date: 2025.06.05 19:14:57
-04'00'

Thomas Lineer
BRAC Program Manager
Army Environmental Division
Installation Services Directorate

**To: Downtown Development Authority of the City of Forest Park
 745 Forest Parkway
 Forest Park, Georgia 30297**

**Cc: Ms. Angelyne Butler, Mayor, City of Forest Park
 Mr. Ricky Clark, Jr., City Manager, City of Forest Park
 Mr. Billy Freeman, Jr., Chairman, City of Forest Park Development Authority
 Ms. Rochelle Dennis, Interim Director, City of Forest Park Economic Development**



DEPARTMENT OF THE ARMY
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-9
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

June 5, 2025

Dear Sir or Madam:

Your property is located within the boundaries of the former Fort Gillem Army installation. Fort Gillem was founded in 1941 and housed different supply and support units. Since Fort Gillem closed, the property has undergone numerous environmental investigations and cleanups. The Urban Redevelopment Agency of the City of Forest Park purchase of the former Fort Gillem property is recorded on a Quitclaim Deed dated August 24, 2023. The deed contains environmental protection provisions and covenants that are applicable to your property and are listed below:

- The property shall not be used for residential purposes that include, but are not limited to, single family or multi-family residences, childcare facilities, nursing home or assisted living facilities, and any type of educational facility for children/young adults in grades kindergarten through 12.
- Access or use of groundwater underlying the property is prohibited without the prior written approval of United States Department of the Army and the Georgia Environmental Protection Division (GA EPD).

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If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at heather.b.elliott4.ctr@army.mil or 256.426.1662.

Sincerely,

LINEER.THOMAS.
ALDEN.11722583
75

Digitally signed by
LINEER.THOMAS.ALDEN.1172
258375
Date: 2025.06.05 19:16:48
-04'00'

Thomas Lineer
BRAC Program Manager
Army Environmental Division
Installation Services Directorate

To: **Digital Fort Gillem LLC**
2323 Bryan Street, Suite 1700
Dallas, Texas 75201-2603

Cc: **Mr. Nicholas Targ, Partner, Holland & Knight LLP**
Ms. Karlie Clemons Webb, Partner, Troutman Pepper Locke LLP



DEPARTMENT OF THE ARMY
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-9
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

June 5, 2025

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If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at heather.b.elliott4.ctr@army.mil or at 256.426.1662.

Sincerely,

LINEER.THOMAS
AS.ALDEN.117
2258375
Digitally signed by
LINEER.THOMAS.ALDEN.
1172258375
Date: 2025.06.05
19:17:52 -04'00'

Thomas Lineer
BRAC Program Manager
Army Environmental Division
Installation Services Directorate

To: **DPIF4 GA 7 GLC I LLC**
5500 Equity Avenue
Reno, Nevada 89502



DEPARTMENT OF THE ARMY
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-9
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

June 5, 2025

Dear Sir or Madam:

Your property is located within the boundaries of the former Fort Gillem Army installation. Fort Gillem was founded in 1941 and housed different supply and support units. Since Fort Gillem closed, the property has undergone numerous environmental investigations and cleanups. The Urban Redevelopment Agency of the City of Forest Park purchase of the former Fort Gillem property is recorded on a Quitclaim Deed dated January 15, 2021. The deed contains environmental protection provisions and covenants that are applicable to your property and are listed below:

- The property shall be used solely for commercial and industrial purposes. and not for residential purposes. Residential use includes, but is not limited to, single family or multi-family residences, childcare facilities, nursing home or assisted living facilities, and any type of educational facility for children/young adults in grades kindergarten through 12.
- Access or use of groundwater underlying the property is prohibited without the prior written approval of United States Department of the Army and the Georgia Environmental Protection Division (GA EPD).

The U.S. Army Base Realignment and Closure (BRAC) Branch has hired a contractor to conduct an annual inspection of the former Fort Gillem, including your property, to ensure that the environmental provisions and covenants are being adhered to. The contractor will be onsite June 2025 for the inspection.

If you have any questions, our Army Representative, Heather Elliott, would be happy to speak with you. Please contact her at heather.b.elliott4.ctr@army.mil or 256-426-1662.

Sincerely,

LINEER.THOMAS
.ALDEN.1172258
375

Digitally signed by
LINEER.THOMAS.ALDEN.11
72258375
Date: 2025.06.05 19:18:40
-04'00'

Thomas Lineer
BRAC Program Manager
Army Environmental Division
Installation Services Directorate

To: **Gillem Logistics Center Building 800 LLC**
3350 Riverwood Parkway, Suite 700
Atlanta, Georgia 30339

APPENDIX E
LAND-USE CONTROL INSPECTION AND WELL SURVEY PHOTOGRAPHS

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 1			
Photo Location: FTG-01 North Landfill Area			
Direction: West			
Survey Date: 6/30/2025			
Comments: Trail through wooded and vegetative overgrowth areas at FTG-01			
Photograph ID: 2			
Photo Location: FTG-01 North Landfill Area			
Direction: Northwest			
Survey Date: 6/30/2025			
Comments: Powerline easement that transects FTG-01 northwest-southeast			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 3			
Photo Location: FTG-01 North Landfill Area			
Direction: North			
Survey Date: 6/30/2025			
Comments: Eastern stream and wooded and vegetated overgrowth areas at eastern portion of FTG-01			
Photograph ID: 4			
Photo Location: FTG-01 North Landfill Area			
Direction: East			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas at western portion of FTG-01 from shared property line with Priority Parcel 4			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 5			
Photo Location: FTG-01 North Landfill Area			
Direction: North			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas at western portion of FTG-01 from shared property line with Priority Parcel 4			
Photograph ID: 6			
Photo Location: FTG-02 Southeast Burial Site			
Direction: East			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas and stormwater detention pond at FTG-02			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 7			
Photo Location: FTG-02 Southeast Burial Site			
Direction: South			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas and portions of stormwater detention ponds at FTG-02			
Photograph ID: 8			
Photo Location: FTG-07 Southeast Burial Site No. 1			
Direction: South			
Survey Date: 6/30/2025			
Comments: Paved drive areas, landscaped areas, and northern new construction warehouse building that straddles FTG-07 and FTG-10 property line			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 9			
Photo Location: FTG-07 Southeast Burial Site No. 1			
Direction: South			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas and southern new construction warehouse building at FTG-07 and portion of stormwater detention pond at Priority Parcel 3C			
Photograph ID: 10			
Photo Location: FTG-07 Southeast Burial Site No. 1			
Direction: West			
Survey Date: 6/30/2025			
Comments: Southern new construction warehouse building, paved parking and drive areas, and landscaped and vegetative overgrowth areas at FTG-07			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 11			
Photo Location: FTG-07 Southeast Burial Site No. 1			
Direction: West			
Survey Date: 6/30/2025			
Comments: Southern new construction warehouse building and paved parking and drive areas at FTG-07			
Photograph ID: 12			
Photo Location: FTG-07 Southeast Burial Site No. 1			
Direction: South			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas at FTG-07			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 13			
Photo Location: FTG-10 Southeast Burial Site No. 4			
Direction: West			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas at FTG-10			
Photograph ID: 14			
Photo Location: FTG-10 Southeast Burial Site No. 4			
Direction: Southwest			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas and new construction warehouse building that straddles FTG-07 and FTG-10 property line			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 15			
Photo Location: FTG-10 Southeast Burial Site No. 4			
Direction: Northwest			
Survey Date: 6/30/2025			
Comments: Paved parking and drive areas and landscaped areas of FTG-10			
Photograph ID: 16			
Photo Location: FTG-10 Southeast Burial Site No. 4			
Direction: Southeast			
Survey Date: 6/30/2025			
Comments: Use of FTG-10 as a minor laydown yard near eastern boundary			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 17			
Photo Location: FTG-10 Southeast Burial Site No. 4			
Direction: South			
Survey Date: 6/30/2025			
Comments: Paved drive areas, landscaped areas, and new construction warehouse building that straddles FTG-07 and FTG-10 property line			
Photograph ID: 18			
Photo Location: Priority Parcel 4			
Direction: North			
Survey Date: 6/30/2025			
Comments: Warehouse building, paved parking and drive areas, and landscaped areas at Priority Parcel 4			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 19			
Photo Location: Priority Parcel 4			
Direction: West			
Survey Date: 6/30/2025			
Comments: Warehouse building, shipping and receiving bays, paved parking and drive areas, and landscaped areas at Priority Parcel 4			
Photograph ID: 20			
Photo Location: Priority Parcel 4			
Direction: East			
Survey Date: 6/30/2025			
Comments: Vegetative overgrowth areas and stormwater detention pond at Priority Parcel 4			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 21			
Photo Location: Well Survey for Off-post FTG-01			
Direction: North			
Survey Date: 8/22/2025			
Comments: View of Copa Parque Apartment Homes. Parcel located within FTG-01 off-post plume.			
Photograph ID: 22			
Photo Location: Well Survey for Off-post FTG-01			
Direction: East			
Survey Date: 8/22/2025			
Comments: Typical view of private residences within FTG-01 off-post plume. Intersection of Ravenel Rd and Richard Rd			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 23			
Photo Location: Well Survey for Off-post FTG-01			
Direction: Southeast			
Survey Date: 8/22/2025			
Comments: Typical view of private residences within FTG-01 off-post plume. View of Ryan Rd			
Photograph ID: 24			
Photo Location: Well Survey for Off-post FTG-07			
Direction: Northwest			
Survey Date: 8/22/2025			
Comments: View of Joy Lake and private residences located within FTG-07 off-post plume			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 25			
Photo Location: Well Survey for Off-post FTG-07			
Direction: North-northeast			
Survey Date: 8/22/2025			
Comments: Typical view of private residence located within FTG-07 off-post plume, along 1st Avenue			
Photograph ID: 26			
Photo Location: Well Survey for Off-post FTG-07			
Direction: East			
Survey Date: 8/22/2025			
Comments: View of potential water well located at 5140 4th Street. Parcel not located within FTG-07 off-post plume, but is adjacent			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 27			
Photo Location: Well Survey for Off-post FTG-09			
Direction: North			
Survey Date: 8/22/2025			
Comments: View of monitoring well located just inside fence line around FTG-09. Gate to fence was noted to be left open			
Photograph ID: 28			
Photo Location: Well Survey for Off-post FTG-09			
Direction: West			
Survey Date: 8/22/2025			
Comments: View of abandoned property/residence located off Cook Rd within the FTG-09 off-post plume			

Client:	US Army Corps of Engineers	Project:	2025 Annual Institutional Control Report
Site Name:	Fort Gillem	Site Location:	Forest Park, Georgia
Photograph ID: 29			
Photo Location: Well Survey for Off-post FTG-09			
Direction: North			
Survey Date: 8/22/2025			
Comments: View of Lakeview Townhomes located within the FTG-09 off-post plume			

APPENDIX F
INSTITUTIONAL CONTROL INSPECTION CHECKLIST, JUNE 2025

Annual Institutional Control Inspection

Former Fort Gillem Installation Forest Park, Clayton County, Georgia

An annual inspection of the former Fort Gillem installation was conducted to confirm institutional controls established by the United States Army are being followed. A summary of institutional controls implemented at the remaining areas within the former Fort Gillem installation are as follows:

- Deed Restrictions:
 - o No use of the property for residential purposes to include, but not limited to, single family or multi-family residences; childcare facilities, nursing home or assisted living facilities, and educational facilities.
 - o No extraction or use of the groundwater underlying the property for any purpose other than remediation or monitoring.

I, the undersigned, do document that the inspection was performed as indicated above, and that the above information is true and correct to the best of my knowledge, information, and belief.

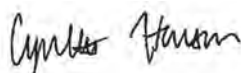
Date: 6/30/2025

Date: 6/30/2025

Name/ Shannon Fuller /
Title: Staff Geologist

Name/ Cynthia Hansen /
Title: Environmental Scientist

Signature: 

Signature: 

1. Evidence of residential use, including but not limited to housing, day care facilities, schools, assisted living facilities, and playgrounds	Yes ☐ No ☒	If Yes, Explain: Photo references: Attach drawing showing approximate locations in reference to landmarks.
2. Evidence of water supply wells.	Yes ☐ No ☒	If Yes, Explain: Photo references: Attach drawing showing approximate locations in reference to landmarks.
3. Evidence of unapproved monitoring wells.	Yes ☐ No ☒	If Yes, Explain: Photo references: Attach drawing showing approximate locations in reference to landmarks.

Annual Institutional Control Inspection

Other Comments/Observations:

FTG-01: Limited access due to undeveloped, unmaintained, and overgrown site conditions. Observations pertain to visible portions only. Eastern portion consists of forested areas with overgrown and unmaintained trails. Localized clearing and a mobile drilling rig were observed during the time of the inspection. Western portion consists of significant vegetative overgrowth. The site is bisected with a powerline easement.

FTG-02: Limited access due to undeveloped, unmaintained, and overgrown site conditions. Observations pertain to visible portions only. Developed with a portion of Circle Avenue and stormwater detention ponds with vegetative overgrowth areas.

FTG-07: No access due to security fencing and unmaintained, overgrown site conditions. Observations pertain to visible portions only. Developed with two new warehouse buildings and paved parking and drive areas with vegetative overgrowth and landscaped areas.

FTG-08: No access due to security fencing.

FTG-09: No access due to security fencing, installation boundary fencing, and undeveloped conditions.

FTF-10: Includes portions of Priority Parcels 3A and 3B. Developed with a portion of the paved parking and drive areas and warehouse building that straddles the shared boundary with FTG-07 and portions of paved parking and drive areas of PP3A with landscaped and vegetated overgrown areas and forested portion of PP3B. Minor use as laydown yard near the eastern boundary for parking lot construction activities at the east-adjacent facility.

FTG-11: Access limited to Anvil Block Road and the area to the southeast due to security fencing. Observations pertain to visible portions only. Developed with shipping and receiving checkpoint, paved parking and drive areas, a portion of Anvil Block Road, and stormwater detention pond with landscaped and vegetative overgrowth areas.

FTG-15: No access due to security fencing. Observations pertain to visible portions only. Consists of maintained grass area with riprap and drainage culvert.

FTG-16: Developed with paved parking and drive areas with landscaped areas.

FTG-17: No access due to security fencing. Observations pertain to visible portions only. Developed with shipping and receiving bay warehouse building, paved parking and drive areas, and landscaped areas.

PP1: No access due to security fencing and unmaintained, overgrown site conditions. Observations pertain to visible portions only. Developed with paved parking and drive areas with vegetative overgrowth areas. The site is bisected with a powerline easement.

PP2: Developed with warehouse building with shipping and receiving bays, paved parking and drive areas, and landscaped areas.

PP2B: Developed with a portion of shipping and receiving bay areas and paved parking and drive areas.

PP3A: Developed with paved parking and drive areas with landscaped areas. Ground disturbance/excavation related to installing electrical vehicle charging stations was observed.

PP3B: No access due to security fencing. Observations pertain to visible portions only. Developed with warehouse building, paved parking and drive areas, and landscaped areas.

PP3C: Developed with a stormwater detention pond with vegetative overgrowth area.

PP4: Developed with warehouse building with shipping and receiving bays, paved parking and drive areas, stormwater retention ponds, and areas with landscaping and vegetative overgrowth.
