

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Danielle M. Matricardi
Denmark Ashby LLC
100 Hartsfield Center Pkwy, Ste. 400
Atlanta, GA 30354

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this “**Agreement**”) is made as of this ___ day of _____, 2025 (the “**Effective Date**”), by and between the DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK, a public body corporate and politic duly created and existing under the laws of the State of Georgia (“**Development Authority**”) and the URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK, a Georgia corporate body and politic (“**URA**”), and acknowledged to and consented by THE KROGER CO., an Ohio corporation (“**Optionee**”) and HOOD-CLAYTON LOGISTICS LLC, a Georgia limited liability company (“**Lessee**”).

WITNESSETH:

WHEREAS, Lessee has a leasehold interest (“**Lease**”) in two parcels of property consisting of approximately 250 acres located in Forest Park, Clayton County, Georgia, together commonly known as 2000 Anvil Block Road, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the “**Kroger Property**”);

WHEREAS, the Lease is memorialized in a Short Form Lease recorded on June 27, 2014, in the records of Clayton County, Georgia at Book 10550, Page 021, as amended by Amendment No. 1 to Short Form Lease recorded December 23, 2015, in the records of Clayton County, Georgia at Book 10817, Page 632;

WHEREAS, Optionee is the optionee of the Kroger Property pursuant to that certain Purchase, Sale, and Option Agreement (“**Purchase Option Agreement**”) memorialized in a Memorandum of Purchase Option recorded on June 27, 2014, in the records of Clayton County, Georgia at Book 10550, Page 028;

WHEREAS, Development Authority is the fee simple owner of the Kroger Property subject to the Lease and Purchase Option Agreement;

WHEREAS, URA is the owner in fee simple of all that tract or parcel of land consisting of approximately 153 acres located in Forest Park, Clayton County, Georgia and more particularly described on **Exhibit B-1** attached hereto and incorporated herein by reference (“**URA Property**”) and all that tract or parcel of land consisting of approximately 42.23 acres more particularly described on **Exhibit B-2** attached hereto and incorporated herein by reference (“**URA Road Tract**”);

WHEREAS, together the Kroger Property and URA Property shall hereinafter be collectively referred to as the “**Properties**” and singularly referred to as a “**Property**” and the owners of such Kroger Property and URA Property shall hereinafter be collectively referred to as the “**Owners**” and singularly referred to each as an “**Owner**”.

WHEREAS, URA desires to improve and extend an existing road (the “**Access Road**”) on the Kroger Property in order to provide for vehicular ingress and egress between the boundary of URA Property and the Metcalf Road Extension and to install the underground water utilities depicted on **Exhibit G** to provide service to the URA Property (the “**Utility Facilities**”), which Access Road and Utility Facilities shall be constructed in accordance with the plans and specifications attached hereto and incorporated herein by reference as **Exhibit G**, in compliance with all Applicable Laws (as hereinafter defined), and subject to the terms of this Agreement.

WHEREAS, URA desires to construct a new road from the end of the Access Road at the boundary between the URA Property and the Kroger Property and extend such road onto the URA’s Property in accordance with the plans attached hereto and incorporated herein by reference as **Exhibit H** (“**URA Road**”), in compliance with all Applicable Laws (as hereinafter defined), and subject to the terms of this Agreement;

WHEREAS, Development Authority has agreed to grant to URA a temporary non-exclusive construction easement, a perpetual non-exclusive, access easement, and a perpetual utility easement over a portion of the Kroger Property to allow for the construction, maintenance and use of the Access Road and Utility Facilities, subject to the terms of this Agreement, and Lessee and Optionee acknowledge and consent to such grant of easements subject to the terms of this Agreement;

WHEREAS, the URA has agreed to grant an easement for construction and use of a connection road between the URA Road and the Kroger Property over the portion of the URA Property legally described in **Exhibit J** (“**Kroger Connector**”), at the option of the Development Authority, Lessee, or Optionee, or their successors as owners of the Kroger Property (collectively “**Kroger Property Parties**” and each a “**Kroger Property Party**”), if such parties so elect; which Kroger Connector shall be constructed in accordance with plans and specifications to be provided by the Kroger Property Parties, subject to the approval of the Owner of the URA Road Tract, not

to be unreasonably withheld, conditioned or delayed, in compliance with all Applicable Laws (as hereinafter defined), and subject to the terms of this Agreement;

WHEREAS, URA agrees to grant temporary exclusive construction easement and access easement over a portion of the URA Property described in **Exhibit J and shown on Exhibit K** to allow for the construction, maintenance and use of the Kroger Connector (“**Kroger Connector Work**”) subject to the terms of this Agreement, and a non-exclusive, access easement over the URA Road to allow for the construction, maintenance and use of the URA Road subject to the terms of this Agreement; and

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the sum of ONE DOLLAR (\$1.00), in hand paid by each party hereto the other, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties hereto acknowledge and agree that the recitals set forth above are true and correct and incorporated herein for all purposes.

2. Effective Date. The effective date of this Agreement is the date appearing in the opening paragraph of this Agreement.

3. Temporary Use and Construction Easement. Development Authority does hereby grant and convey to URA, and its successors in title to URA Property a temporary, non-exclusive easement (the “**Temporary Construction Easement**”) in, on, over, across, and through a portion of the Kroger Property as more particularly described on **Exhibit C** attached hereto and incorporated herein by reference, and depicted on **Exhibit D** attached hereto and incorporated herein by reference (the “**Temporary Construction Easement Area**”) for access and construction purposes only during the URA Road Construction Period and the Access Road Construction Period, as such terms are hereinafter defined, and each only under the terms of this Temporary Construction Easement during the applicable periods.

(a) Construction of URA Road and Utility Facilities. The URA, and through it, its agents, contractors, employees, tenants, licensees and invitees (“URA Invitees”), may utilize the Temporary Construction Easement Area for ingress and egress purposes only during the construction of the URA Road and the Utility Facilities on the URA Property. The URA agrees to construct the URA Road in strict conformance with the plans and specifications shown on **Exhibit H** (“**URA Road Work**”) over a period not to exceed twenty-four (24) months, subject to force majeure delays (“**URA Road Construction Period**”) commencing no earlier than ten (10) business days after written notice is provided to each of the Kroger Property Parties of the commencement date for the URA Road Construction Period. At all times during the URA Road Construction Period, all lanes of traffic and entrances to and from the Kroger Property shall remain open to vehicular traffic.

URA shall use commercially reasonable efforts to prevent damage to the Temporary Construction Easement Area during the URA Road Construction Period and shall remove the existing speed bumps during any periods when heavy construction traffic is anticipated to utilize the Temporary Construction Easement Area. URA shall not allow use of the Temporary Construction Easement Area to slow or otherwise restrict the flow of traffic through the Temporary Construction Easement Area during the period that is one hour before and one hour after all shift changes for all operations on the Kroger Property (“**Shift Change Periods**”), which Shift Change Periods may be updated at any time by written notice from Development Authority or any tenant of the Kroger Property to URA. The cumulative Shift Change Periods for operations on the Kroger Property are currently from 3:30 a.m. to 6:00 a.m. and from 2:30 p.m. until 7:00 p.m.

(b) Construction of Access Road. The URA, and through it, the URA Invitees may utilize the Temporary Construction Easement Area for the purposes of constructing the Access Road and Utility Facilities, along with any necessary grading and construction of slopes, retaining features and other related horizontal improvement in strict conformance with the plans and specifications shown on **Exhibit G** (“**Access Road Work**”) over a period of time not to exceed twenty-one (21) consecutive days (“**Access Road Construction Period**”) and upon not less than ten (10) business days’ prior written notice provided to Development Authority, Lessee, and Optionee. The Access Road Construction Period shall not commence until the URA Road Construction Period has terminated and the URA Road has been constructed in strict conformance with the plans and specifications shown on **Exhibit H**. At all times during the Access Road Construction Period URA shall maintain at least one lane of traffic open across the entire Temporary Construction Easement Area and shall cause flaggers to be present to coordinate traffic flow efficiently in both directions twenty-four (24) hours a day and seven (7) days a week. In addition, the URA shall provide additional traffic assistance personnel as reasonably required by any Kroger Property Party during all Shift Change Periods. The Access Road Work shall include the installation of speed humps to the specifications shown in **Exhibit G**, in locations acceptable to Development Authority, Lessee, and Optionee. All improvements to the Access Road completed by URA, excluding the Utility Facilities, shall be the property of Development Authority upon completion.

(c) Expiration of the Temporary Construction Easement. The Temporary Construction Easement is temporary and shall expire automatically without further action by either party upon the earliest to occur of: (i) completion of the Access Road and Utility Facilities, (ii) the expiration of the Access Road Construction Period and (iii) the third (3rd) anniversary of the date of this Agreement.

4. Permanent Access Easement. Conditioned upon the completion of the URA Road

and the Access Road Work as set forth in Section 3 of this Agreement and during the URA Road Construction Period and Access Road Construction Period, respectively, and further subject to the terms of this Agreement, upon expiration of the Access Road Construction Period, the Development Authority does hereby grant to URA for and as an appurtenance to the URA Property, a perpetual non-exclusive access easement (the “**Access Easement**”) on, over, across, and through a portion of the Kroger Property as more particularly described on **Exhibit E** attached hereto and incorporated herein by reference, and depicted on **Exhibit F** attached hereto and incorporated herein by reference (the “**Access and Utility Easement Area**”) for the purposes of vehicular ingress and egress between the URA Property and the Metcalf Road Extension by the Owner of the URA Property and the URA Invitees. Except as may be necessitated by emergency, no stopping or standing of URA Invitees’ vehicles will be permitted in the Access and Utility Easement Area to allow continuous flow of traffic at all times through the Access and Utility Easement Area. The grant of the Access Easement set forth herein shall not restrict the modification of the Access Road by the Owner of the Kroger Property or any tenant thereof provided that the Access Road continues to be at least two lanes wide (one lane in each direction) within the Access and Utility Easement Area connecting between the URA Property and the Metcalf Road Extension and the same quality or higher than the improvements shown on **Exhibit G**.

5. Permanent Utility Easement. Conditioned upon the completion of the URA Road and the Access Road Work as set forth in Section 3 of this Agreement and during the URA Road Construction Period and Access Road Construction Period, respectively, and further subject to the terms of this Agreement, upon expiration of the Access Road Construction Period, the Development Authority does hereby grant to the URA, for and as an appurtenance to the URA Property, a perpetual, non-exclusive utility easement (the “**Utility Easement**”) for the Utility Facilities depicted on Exhibit G (and in such locations depicted), on, over, across, and through the Access and Utility Easement Area. The Owner of the URA Property shall be solely responsible for the maintenance, repair, and replacement of the Utility Facilities in good condition at its sole cost and expense. Notwithstanding any statement to the contrary in this Agreement, nothing herein shall restrict the rights of the Kroger Property Parties to construct within the portion of the Kroger Property located to the north of the Access Road (“North Kroger Property”), connect such North Kroger Property at any point or points to the Access Road, or improve the Utility Easement Area (including, but not limited to paving, landscaping, utilities or other improvements), provided that no building structures shall be constructed on the Utility Easement Area. After the initial installation of the Utility Facilities and except in the event of an emergency, URA shall provide not less than ten (10) days prior written notice of planned work within the Utility Easement Area and shall not obstruct or impede any portion of the Access Road or the use of the Kroger Property when exercising any rights herein.

6. Future Utilities. If URA desires to install sanitary sewer, gas, and fiber optic cable within the Access and Utility Easement Area adjacent to the Access Road or other utilities that are

not shown on Exhibit G, then URA shall provide its plans and specifications for such underground utility installation and a proposed schedule for such work which shall include measures to prevent obstruction of the Access Road during installation (collectively, the “Additional Utility Plans”) in a written notice to the Kroger Property Parties for their review and approval, not to be unreasonably withheld, conditioned or delayed. If the Kroger Property Parties disapprove of the Additional Utility Plans, the Kroger Property Parties shall provide detailed comments explaining the reason for such disapproval and, if reasonably possible and without the obligation to incur any expenses to suggest revisions, such Kroger Property Parties, may proposed changes to the plans that would make the Additional Utility Plans approvable. Utilities installed pursuant to Additional Utility Plans approved in writing by the Kroger Property Parties pursuant to this Section 6 shall thereafter be deemed Utility Facilities pursuant to this Agreement.

7. No Dedication. Nothing in this Agreement shall create a gift or dedication to the public of, or otherwise create any rights of the public in, any portion of the easements granted herein. Notwithstanding any other provision of this Agreement to the contrary, each Owner periodically may restrict ingress and egress on its Property in order to prevent a prescriptive easement from arising by continued public use of same. Any restriction on ingress or egress shall be limited to the minimum time period necessary to prevent a gift, dedication, creation of a prescriptive easement or other right, and shall occur at such times as to have minimum effect on the construction or operation of the respective Property. Nothing in this paragraph shall be construed to prohibit the URA from creating a gift or dedication to the public of, or otherwise create any rights of the public in, any portion of the URA Road, or any interest therein, provided that the URA Road shall remain subject to the URA Road Easement, as herein after defined.

8. Indemnification by URA. To the extent permitted by law, the Owner of the URA Property shall indemnify, defend, protect and hold each of the Kroger Property Parties, and their respective officers, board members, directors, partners, employees, representatives and agents (the “**Development Authority Indemnitees**”) harmless from and against all liabilities, losses, costs, expense, claims, actions or damages, including, without limitation, reasonable out-of-pocket attorneys' fees and court costs actually incurred, for injury to or death of any person or for damages to any property (collectively, “**Claims**”) to the extent arising out of or resulting from the Access Road Work performed by URA, its employees, contractors, agents or representatives (the “**URA Parties**”) and the use of the Access Road by the URA or the URA Invitees. Notwithstanding the foregoing, URA shall not be liable under this section to the extent that Claims arise out of or result from the conduct of the Development Authority Indemnitees.

9. Maintenance of Access Road.

(a) Initial Construction of Improvements on the URA Property. After the Access Road Work and URA Road Work are complete, and during the period of construction of improvements on the URA Property, not to exceed three (3) years

after the date of this Agreement (“**URA Property Improvement Phase**”), the Owner of the URA Property shall be solely responsible for performing, at its sole cost and expense, all required maintenance, repairs of, and replacement of the Access Road in the condition shown on **Exhibit G**, as determined by the Development Authority and/or the Kroger Property Parties in their reasonable discretion; provided, in the event the URA fails to commence and diligently complete necessary maintenance, repairs or replacements that such party is obligated to complete (within thirty (30) days after receipt of written notice, then the Development Authority and/or the Kroger Property Parties shall have the right, but not the obligation, to effectuate the needed maintenance, repairs or replacements, as the case may be, with the URA obligated to reimburse the Development Authority or the Kroger Property Parties, as applicable, for all the actual and reasonable costs incurred by such party in maintaining, repairing or replacing the portion of the Access Road within thirty (30) days after notice including a written invoice identifying with reasonable specificity the cost incurred for the maintenance repair or replacement for which reimbursement is sought. All construction, maintenance, and repairs during the URA Property Improvement Phase shall be completed pursuant to the same procedures and requirements set forth in Section 3(a) above, including, but not limited to notice periods, Shift Change Period Requirements, obligations to maintain access to the Kroger Property and have the required flaggers present at all times during construction.

- (b) Post Construction Maintenance, Repair and Replacement of Access Road. After the URA Property Improvement Phase, the Owner of the Kroger Property (which may elect to act through any of the Kroger Property Parties) shall be responsible for the ongoing maintenance, repair, and replacement of the Access Road (collectively the “Access Road Maintenance”), including, but not limited to the removal of trash, snow, and other similar routine upkeep. The cost of the Access Road Maintenance shall be shared by the Owners. The Owner of the Kroger Property shall be responsible for one-third (1/3rd) of such Access Road Maintenance expense (“**Kroger Share**”) and the Owner of the URA Property responsible for two-thirds (2/3^{rds}) of such Access Road Maintenance expense (“**URA Share**”). The URA Share shall be due thirty (30) days after notice including a written invoice identifying with reasonable specificity the cost incurred for the Access Road Maintenance for which reimbursement is sought.

10. Option to Construct Kroger Connector and Easement for URA Road. Conditioned upon the grant of the aforementioned Access Easement and Utility Easement to the URA, the URA does hereby grant the following:

- (a) Kroger Connector Plans. If the Kroger Property Parties, or any of them, so elect to construct the Kroger Connector, they shall provide their plans and specifications for such work (“**Kroger Connector Plans**”), to the URA for its review and approval, not to be unreasonably withheld, conditioned or delayed. If the URA disapproves of the Kroger Connector Plans, the URA shall provide detailed comments explaining the reason for such disapproval and proposed changes to the plans that would make the Kroger Connector Plans approvable.
- (b) Temporary Construction Easement for Kroger Connector. URA grants temporary non-exclusive construction easement and access easement over a portion of the URA Road Tract being the Kroger Connector Easement Area, as hereinafter defined, plus an additional area that is ten feet in width surrounding the boundary lines of the Kroger Connector Easement Area (“**Kroger Temporary Construction Easement Area**”) for the purposes of the Kroger Property Parties, and through any of them the Kroger Invitees (as hereinafter defined), constructing, at their sole cost and expense, the Kroger Connector along with any necessary grading and construction of slopes, retaining features and other related horizontal improvement in strict conformance with the approved Kroger Connector Work, over a period of time not to exceed six (6) months (“**Kroger Connector Construction Period**”) following commencement of such Kroger Connector Work. The construction shall commence no earlier than thirty (30) days after written notice is provided to the URA (“**Connector Notice**”).
- (c) Kroger Connector. The URA does hereby grant to the Kroger Property Parties, and through them the Kroger Invitees, for and as an appurtenance to the Kroger Property, a permanent exclusive easement on, over, across, and through a portion of the URA Road Tract for the use, construction, repair, maintenance, and replacement of the Kroger Connector between the Kroger Property and the URA Road in the location described on **Exhibit K** (“**Kroger Connector Easement Area**”) and pursuant to the plans and specifications reasonably approved by the Owner of the URA Road Tract (“**Kroger Connector Easement**”).
- (d) Permanent Access Easement for URA Road. URA does hereby grant to the Kroger Property Parties, for an as an appurtenance to the Kroger Property, a non-exclusive permanent easement for the use of the URA Road (“**URA Road Easement**”) commencing on the date that is thirty (30) days after the date of the Connector Notice for the purposes of vehicular ingress and egress between the Access Road and the Kroger Connector (“**URA Road Easement Area**”) by the Kroger Property Parties, their agents, contractors, employees, tenants, licensees and invitees (“**Kroger Invitees**”). No stopping or standing by Kroger Invitees’ vehicles will be permitted in the URA Road Easement Area to allow continuous

flow of traffic at all times through the URA Road Easement Area except as may be necessitated by emergency. The grant of the URA Road Easement set forth herein shall not restrict the modification of the URA Road by the Owner of the URA Property provided that the URA Road continues to be at least two lanes wide (one lane in each direction) within the URA Road Easement Area connecting between the Access Road and the Kroger Connector and the same quality or higher than the improvements shown on **Exhibit H**.

11. Maintenance of URA Road After Construction of Kroger Connector. URA shall be responsible for the ongoing maintenance, repair, and replacement of the URA Road (collectively the “**URA Road Maintenance**”), including, but not limited to the removal of trash, snow, and other similar routine upkeep. After construction of the Kroger Connector, the cost of the Access Road Maintenance shall be shared by the Owners. The Owner of the Kroger Property shall be responsible for the Kroger Share and the Owner of the URA Property responsible the URA Share. The Kroger Share shall be due thirty (30) days after notice including a written invoice identifying with reasonable specificity the cost incurred by URA for the URA Road Maintenance for which reimbursement is sought.

12. Maintenance of Kroger Connector. The Kroger Property Parties shall be responsible for the ongoing maintenance, repair, and replacement of the Kroger Connector (collectively the “**Kroger Connector Maintenance**”), including, but not limited to the removal of trash, snow, and other similar routine upkeep. The Kroger Property Parties shall be responsible for performing, at its sole cost and expense, all required maintenance, repairs of, and replacement of the Kroger Connector.

13. Drainage Easement. The parties acknowledge the existence of certain infrastructure for drainage of storm water from the Kroger Property onto the URA Property (“**Kroger’s Drainage Infrastructure**”) which was constructed with the knowledge and consent of URA. The URA hereby grants to Development Authority and the Kroger Property Parties, and as an appurtenance to the Kroger Property, a perpetual non-exclusive easement (“**Drainage Easement**”) in the location more particularly described on **Exhibit L-1** and shown on **Exhibit L-2** attached hereto and made a part hereof, for the discharge storm water from the Kroger Property onto the URA Property, and the right to maintain, repair, and replace the Kroger Drainage Infrastructure as needed at the sole expense of the Owner of the Kroger Property and/or the Kroger Property Parties (“**Drainage Easement Work**”).

14. Indemnification by Kroger Property Parties. To the extent permitted by law, the Kroger Property Parties shall indemnify, defend, protect and hold URA and its’s officers, board members, directors, partners, employees, representatives and agents (the “**URA Indemnitees**”) harmless from and against all Claims to the extent arising out of or resulting from the Kroger Connector Work, and the Drainage Easement Work performed by the Kroger Property Parties, its

employees, contractors, agents or representatives, or the Kroger Invitees and the use of the Kroger Connector, URA Road, and Drainage Easement by the Development Authority, Kroger Property Parties, or the Kroger Invitees. Notwithstanding the foregoing, Development Authority shall not be liable under this section to the extent that Claims arise out of or result from the conduct of the URA Indemnitees. Furthermore, URA acknowledges and agrees that Development Authority may meet its indemnification obligations pursuant to this Agreement through corresponding obligations between any of the Kroger Property Parties and Development Authority pursuant to a separate Agreement.

15. Insurance.

- (a) **General Liability Insurance.** The owner of the URA Property and the Kroger Property Parties shall maintain commercial general liability insurance, including contractual liability coverage, naming the other Owners, including the Kroger Property Parties, as additional insureds and providing coverage with a combined bodily injury, death and property damage limit of \$3,000,000 or more per occurrence. The Owner of a Property shall upon request provide to a requesting Property Owner, other Owners, including the Kroger Property Parties, a certificate of insurance, which certificate shall provide that the coverage referred to therein shall not be modified or cancelled without at least 30 days written notice to each named insured thereunder. If the coverage limits of such insurance become inadequate due either to inflation or the size of claims being experienced, at the request of any of the Kroger Property Parties, the Owners shall negotiate in good faith new coverage limits based on industry practices, and such new limits shall be applicable to all Properties. Such insurance shall be primary and not in excess of or contributory with other insurance carried by other persons.
- (b) **Construction Insurance.** Prior to commencing any construction activities on any Property pursuant to an easement granted herein, such Owner, including any applicable Kroger Property Parties, shall obtain, or require its contractor to obtain and thereafter maintain so long as such construction activity is occurring, at least the following minimum coverages:
- i. worker's compensation insurance as required by any applicable law or regulation,
 - ii. employer's liability insurance in the amount of \$1,000,000 per occurrence,
 - iii. commercial general liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of liability and coverages (or, if greater limits or coverages are required by the terms of Section 14(a) above, the limits and coverages set forth in Section 14(a) above shall apply):

1. Required Coverages:
 - a. Premises and Operations,
 - b. Products and Completed Operations,
 - c. Contractual Liability (insuring the indemnity obligations assumed by the contractor under the contract documents),
 - d. Broad Form Property Damage (including Completed Operations), and
 - e. Explosion, Collapse and Underground Hazards;
2. Minimum Limits of Liability:
 - a. \$1,000,000 each occurrence (for bodily injury and property damage),
 - b. \$2,000,000 aggregate for Products and Completed Operations, and
 - c. \$2,000,000 general aggregate applying separately to such project; and
 - d. Automotive liability insurance including coverage for owned, hired and non-owned automobiles with a minimum liability limit of \$1,000,000 combined single limit each accident for bodily injury and property damage.

Upon request, each Owner, including any applicable Kroger Property Party, shall provide, or cause to be provided, the requesting Owner or Kroger Property Party with a certificate of insurance and endorsement to such policy evidencing the type and amount of the insurance coverage required under this Section and a certified copy of an endorsement naming the other Owner, including any applicable Kroger Property Party, as additional insureds and stating that such insurance is primary upon request. All certificates of insurance shall provide for 30 days prior written notice to each additional insured of any cancellation, reduction or non-renewal thereof. Notwithstanding the forgoing or any statement to the contrary in this Agreement, Optionee or Lessee may provide the insurance required under this Section 14 on behalf of the Development Authority.

- (c) Self-Insurance. An Owner, including any Kroger Property Party, having a net worth of \$100,000,000 or more or a market capitalization of \$1,000,000,000 or more (or whose parent company satisfies the foregoing net worth or market capitalization requirements) may self-insure any obligation under Sections 14(a) or (b) above. Optionee, Lessee, or a subsidiary of Optionee or Lessee may, in lieu of providing a certificate of insurance as may be required under Sections 14(a) or (b) above, make available on the website(s) of the issuer(s) of such commercial general liability insurance required by this Section (or, with respect to self-insurance, on a website designated by such party) a Memorandum of

Insurance evidencing such coverage. Notwithstanding the forgoing, any Owner legally prohibited from providing the indemnification required under Section 7 of this Agreement is not permitted to meet the obligations of this Section 14 through self-insurance.

16. Environmental Matters & Munitions and Explosives of Concern Procedures. All rights granted in and to easements located on the Kroger Property are subject to those additional provisions set forth in **Exhibit M** attached hereto and made a part hereof. All rights granted herein and to easements located on the Kroger Property are further subject to compliance at all times by the owner of the URA Property, its agents, contractors, employees, tenants, licensees and invitees with the Munitions and Explosives of Concern Procedures (MEC) procedures.

17. Liens. Each Owner agrees that in the event any mechanic's lien or other statutory liens shall be filed against a Property other than its own by reason of work, labor, services or materials supplied to or at the request of it pursuant to any construction on its Property or any other Property, or supplied to or at the request of its tenant or licensee pursuant to any construction by said tenant or licensee, it shall discharge the same of record within 30 days after the filing thereof, subject to the provisions of the following sentence. Each Owner and each the Kroger Property Party shall have the right to contest the validity, amount or applicability of any such liens by appropriate legal proceedings, and, so long as it shall furnish bond and be prosecuting such contest in good faith, the requirement that it discharge such liens within said 30 days shall not be applicable; provided, however, that in any event such Owner or Kroger Property Party, as applicable, shall, within 30 days after the filing thereof, bond against such liens in amount and in form satisfactory to induce the title insurance company or companies which insured title to the respective Properties the Owners and any Kroger Property Party to insure over such liens or to reissue and update its existing policy, binder or commitment without showing title exception by reason of such liens, and shall indemnify, defend and save harmless the other Owners and Kroger Property Parties from all loss, damage, liability, expense or claim whatsoever (including without limitation reasonable attorneys' fees and other costs of defending against the foregoing) resulting from the assertion of any such liens. In the event such legal proceeding shall be finally concluded (so that no further appeal may be taken) adversely to the Owner or Kroger Property Party contesting such liens, such Owner or Kroger Property Party, as applicable shall, within 5 days thereafter, cause the liens to be discharged of record.

18. Limited Right of Termination. Notwithstanding anything herein to the contrary, in the event that URA or the URA Parties have not commenced the URA Road Work within two (2) years after the Effective Date, and thereafter diligently pursue same to completion, subject to events and delays beyond the reasonable control of URA, then, upon written notice from Development Authority or any Kroger Property Party (to be delivered at any time prior to the commencement of the Access Road Work), Development Authority shall be permitted to terminate this Agreement, in which event this Agreement shall be of no further force or effect and neither

party shall have any further obligation hereunder. For the avoidance of doubt, in the event URA or the URA Parties commence the URA Road Work prior to delivery of written notice of termination as set forth above, this Section shall be null and void and of no further force or effect, and Development Authority shall have no further right to terminate this Agreement.

19. Compliance With Applicable Law. The Parties will comply with and observe in all material respects all applicable laws, ordinances, requirements, codes, orders, decisions, rules and regulations of applicable state, municipal, county, federal or other governmental authorities (collectively, “**Applicable Laws**”) relating to the activities and uses contemplated by this Agreement. Without limitation to the foregoing, the Parties shall comply with all Applicable Laws and regulations governing safe construction practices during the construction of the Access Road, URA Road, and Kroger Connector, respectively.

20. Runs With Land/Binding Effect/Joint and Several Liability. All covenants and provisions of this Agreement shall be deemed to run with the land, burden the property affected thereby and shall be binding upon the affected property and Party thereof. Except as otherwise provided, the terms and conditions hereof shall be binding upon, and inure to the benefit of the successors, assigns and successors-in-title of the respective parties hereto. If at any time, the URA Property is owned by one or more persons or entities, all such owners shall be jointly and severally liable for the obligations of the URA pursuant to this Agreement.

21. Representations, Covenants, and Warranties.

(a) The Parties represent that each has the power to enter into this Agreement and perform all obligations contained herein; and by proper action of their respective boards, has been duly authorized to execute and deliver this Agreement.

(b) The Parties warrant that each is not subject to any limitation or provision of any nature whatsoever by contract, under law, ordinance, regulation or otherwise that in any way limits, restricts, or prevents the respective Parties; from entering into this Agreement or from performing any of its obligations hereunder.

(c) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, known to be pending or threatened against or affecting the respective Parties nor to the best knowledge of the Parties is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Agreement or any other agreement or instrument to which the Parties are a party and which is used or contemplated for use in the consummation of the transaction contemplated by this Agreement. All authorizations, consents and approvals of governmental bodies or agencies required in connection with the carrying out by the respective Parties of its obligations under this Agreement have been obtained.

22. Notice. All notices and approvals required or permitted under this Agreement shall be served by certified mail, return receipt requested or nationally recognized overnight courier, to a party at one of the following addresses: (i) if publicly available, at the tax mailing address for such Property as set forth in the records of the county auditor or treasurer (or the equivalent office which handles tax billing in the county in which the Property is located); (ii) if the tax mailing address is not publicly available, and if the party is an entity registered under state law, at the address of the party's registered agent as set forth in the records of the secretary of state (or equivalent office) in the state in which the Property is located (or if no such record is available in the state in which the Property is located, in the state in which the party is formed); or (iii) if neither of the foregoing addresses is publicly available, at the last known address of the party's place of business or residence. In addition, all notices with regard to the Kroger Property shall also be sent to: The Kroger Co., Attn: Real Estate (411DC010/540FC04) 1014 Vine Street, Cincinnati, Ohio 45202 with a copy to The Kroger Co., Attn: Law Dept. (411DC010/540FC04) 1014 Vine Street, Cincinnati, Ohio 45202. Date of service of notice or approval shall be 3 days after the date on which such notice or approval is deposited in a Post Office of the United States Postal Service or any successor governmental agency or one business day after deposit with a nationally recognized overnight courier. Should a Property be subdivided by separate ownership, the party who owns the largest portion thereof is irrevocably appointed attorney-in-fact for all parties who may own an interest in the Property to receive all notices and to render all approvals hereunder, which receipt of notices and delivery of approvals shall be binding on all such parties.

23. Governing Law and Consent to Jurisdiction. This Agreement is made and entered into in the State of Georgia and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction and venue for resolution of any disputes arising from this Agreement shall be in the state courts of Clayton County, Georgia.

24. Severability. If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms; however, if any of the provisions of this Agreement shall be unlawful, void or voidable for violation of the Rule Against Perpetuities, then such provisions shall continue only until 21 years after the death of the survivor of the now-living descendants of her Majesty, Queen Elizabeth II, the Queen of England.

25. Interpretation. The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.

26. Amendments. Any and all modifications or changes to this Agreement must be in writing and signed by the parties to this Agreement (or their respective successors and assigns).

27. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Agreement.

28. Entire Agreement. This Agreement, which includes the exhibits attached hereto, contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written.

29. Captions. The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any clause or provision hereof.

30. Time Periods. Unless otherwise provided herein, whenever this Agreement calls for or contemplates a period of time for the performance of any term, provision, or condition of this Agreement, all of the days in such period of time shall be calculated consecutively without regard to whether any of the days falling in such period of time shall be a Saturday, Sunday, or other non-business day; provided, however, if the last day of any period of time shall happen to fall on a Saturday or Sunday or legal holiday observed by the State of Georgia, the last day shall be extended to the next succeeding business day immediately thereafter occurring.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, said parties have hereunto set their seals and caused this Agreement to be executed and delivered by their duly authorized representatives the day and year written above.

DEVELOPMENT AUTHORITY:

Signed, sealed, and delivered in the presence of:

DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK, a public body corporate and politic duly created and existing under the laws of the State of Georgia

Unofficial Witness

By: _____
Billy Freeman, Jr., Chair

Notary Public

My Commission Expires:

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUED ON NEXT PAGE]

Signed, sealed, and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARY SEAL]

URA:

URBAN REDEVELOPMENT AGENCY OF THE CITY OF FOREST PARK, a Georgia corporate body and politic

By: _____
Kimberly James, Chair

[SIGNATURES CONTINUED ON NEXT PAGE]

CONSENT

The Kroger Co. and Hood-Clayton Logistics LLC hereby join in this Agreement for the purpose of acknowledging and consenting to the terms hereof.

Signed, sealed, and delivered in the presence of:

THE KROGER CO., an Ohio corporation

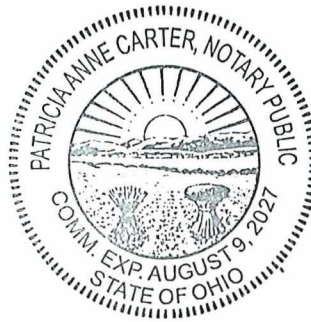
Hamberly Smiddy
Unofficial Witness

By: [Signature]
Name: Rick J. Landrum
Title: Senior Counsel

Patricia Anne Carter
Notary Public



My Commission Expires: August 9, 2027



[AFFIX NOTARY SEAL]

Signed, sealed, and delivered in the presence of:

HOOD-CLAYTON LOGISTICS LLC, a Georgia limited liability company

Hamberly Smiddy
Unofficial Witness

By: The Kroger Co., its sole member

Patricia Anne Carter
Notary Public

By: [Signature]
Name: Rick J. Landrum
Title: Senior Counsel



My Commission Expires: August 9, 2027



[AFFIX NOTARY SEAL]

EXHIBIT A
Legal Description of Kroger Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 178, 179, 206, 207, 210 & 211, 12TH DISTRICT, CLAYTON COUNTY, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE CORNER COMMON TO LAND LOTS 207, 208, 209 & 210; THENCE NORTH 82°03'05" EAST, 1138.64 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 89°43'07" EAST, 501.69 FEET TO A POINT; THENCE SOUTH 57°06'08" EAST, 321.12 FEET TO A POINT; THENCE SOUTH 57°21'53" EAST, 75.41 FEET TO A POINT; THENCE SOUTH 40°28'43" EAST, 107.58 FEET TO A POINT; THENCE SOUTH 80°41'20" EAST, 257.43 FEET TO A POINT; THENCE NORTH 45°18'21" EAST, 263.93 FEET TO A POINT; THENCE NORTH 23°11'01" EAST, 610.87 FEET TO A POINT; THENCE NORTH 40°08'56" EAST, 170.91 FEET TO A POINT; THENCE NORTH 16°43'54" EAST, 472.46 FEET TO A POINT; THENCE SOUTH 73°16'06" EAST, 1074.48 FEET TO A POINT; THENCE NORTH 17°27'55" EAST, 292.29 FEET TO A POINT; THENCE SOUTH 72°41'00" EAST, 760.44 FEET TO A POINT; THENCE SOUTH 17°19'00" WEST, 1387.75 FEET TO A POINT; THENCE SOUTH 72°41'00" EAST, 292.31 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 339.41 FEET, SAID ARC HAVING A RADIUS OF 582.00 FEET, A CHORD BEARING OF SOUTH 42°02'10" WEST, AND A CHORD DISTANCE OF 334.62 FEET, TO A POINT; THENCE SOUTH 63°28'55" WEST, 32.58 FEET TO A POINT; THENCE SOUTH 18°28'55" WEST, 73.62 FEET TO A POINT; THENCE SOUTH 26°31'05" EAST, 48.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 98.09 FEET, SAID ARC HAVING A RADIUS OF 578.83 FEET, A CHORD BEARING OF SOUTH 7°22'18" WEST, AND A CHORD DISTANCE OF 97.97 FEET, TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 10.76 FEET, SAID ARC HAVING A RADIUS OF 1180.62 FEET, A CHORD BEARING OF SOUTH 2°15'21" WEST, AND A CHORD DISTANCE OF 10.76 FEET, TO A POINT; THENCE SOUTH 63°10'56" WEST, 3.01 FEET TO A POINT; THENCE SOUTH 7°41'54" EAST, 16.43 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 148.64 FEET, SAID ARC HAVING A RADIUS OF 1180.62 FEET, A CHORD BEARING OF SOUTH 2°28'06" EAST, AND A CHORD DISTANCE OF 148.54 FEET, TO A POINT; THENCE SOUTH 6°04'31" EAST, 172.83 FEET TO A POINT; THENCE SOUTH 41°10'56" WEST, 111.81 FEET TO A POINT; THENCE SOUTH 3°49'04" EAST, 90.00 FEET TO A POINT; THENCE SOUTH 48°49'04" EAST, 118.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 227.88 FEET, SAID ARC HAVING A RADIUS OF 645.00 FEET, A CHORD BEARING OF SOUTH 17°13'20" WEST, AND A CHORD DISTANCE OF 226.70 FEET, TO A POINT; THENCE SOUTH 27°20'37" WEST, 483.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 432.92 FEET, SAID ARC HAVING A RADIUS OF 645.00 FEET, A CHORD BEARING OF SOUTH 46°34'19" WEST, AND A CHORD DISTANCE OF 424.84 FEET, TO A POINT; THENCE SOUTH 65°48'00" WEST, 413.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 126.17 FEET, SAID ARC HAVING A RADIUS OF 755.00 FEET, A CHORD BEARING OF SOUTH 61°00'45" WEST, AND A CHORD DISTANCE OF 126.02 FEET, TO A POINT; THENCE SOUTH 56°13'31" WEST, 473.80 FEET TO A POINT; THENCE SOUTH 56°13'31" WEST, 114.75 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 254.26 FEET, SAID ARC HAVING A RADIUS OF 2055.00 FEET, A CHORD BEARING OF SOUTH

52°40'50" WEST, AND A CHORD DISTANCE OF 254.10 FEET, TO A POINT; THENCE SOUTH 49°08'09" WEST, 617.76 FEET TO A POINT; THENCE NORTH 73°01'29" WEST, 148.08 FEET TO A POINT; THENCE SOUTH 38°21'09" WEST, 371.46 FEET TO A POINT; THENCE SOUTH 67°48'34" WEST, 131.47 FEET TO A POINT; THENCE NORTH 68°35'02" WEST, 93.02 FEET TO A POINT; THENCE NORTH 25°39'32" WEST, 57.27 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 186.45 FEET, SAID ARC HAVING A RADIUS OF 767.00 FEET, A CHORD BEARING OF NORTH 18°41'42" WEST, AND A CHORD DISTANCE OF 185.99 FEET, TO A POINT; THENCE SOUTH 78°16'08" WEST, 5.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 179.63 FEET, SAID ARC HAVING A RADIUS OF 772.00 FEET, A CHORD BEARING OF NORTH 5°03'54" WEST, AND A CHORD DISTANCE OF 179.23 FEET, TO A POINT; THENCE NORTH 1°36'03" EAST, 580.61 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 121.74 FEET, SAID ARC HAVING A RADIUS OF 228.00 FEET, A CHORD BEARING OF NORTH 13°41'44" WEST, AND A CHORD DISTANCE OF 120.30 FEET, TO A POINT; THENCE NORTH 28°59'30" WEST, 34.57 FEET TO A POINT; THENCE NORTH 21°50'02" WEST, 96.31 FEET TO A POINT; THENCE NORTH 28°59'30" WEST, 50.00 FEET TO A POINT; THENCE NORTH 15°42'24" EAST, 123.51 FEET TO A POINT; THENCE NORTH 61°01'18" EAST, 449.28 FEET TO A POINT; THENCE NORTH 28°59'30" WEST, 63.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 21.82 FEET, SAID ARC HAVING A RADIUS OF 20.38 FEET, A CHORD BEARING OF NORTH 63°33'04" WEST, AND A CHORD DISTANCE OF 20.79 FEET, TO A POINT; THENCE NORTH 28°59'30" WEST, 43.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 51.01 FEET, SAID ARC HAVING A RADIUS OF 92.00 FEET, A CHORD BEARING OF NORTH 13°06'25" WEST, AND A CHORD DISTANCE OF 50.36 FEET, TO A POINT; THENCE NORTH 2°46'39" EAST, 620.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 173.84 FEET, SAID ARC HAVING A RADIUS OF 132.00 FEET, A CHORD BEARING OF NORTH 34°57'05" WEST, AND A CHORD DISTANCE OF 161.55 FEET, TO A POINT; THENCE NORTH 72°40'50" WEST, 429.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 115.86 FEET, SAID ARC HAVING A RADIUS OF 91.80 FEET, A CHORD BEARING OF NORTH 36°39'06" WEST, AND A CHORD DISTANCE OF 108.32 FEET, TO A POINT; THENCE NORTH 0°35'08" WEST, 768.39 FEET TO A POINT; THENCE SOUTH 89°40'05" WEST, 101.25 FEET TO A POINT; THENCE NORTH 0°02'34" WEST, 583.19 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 253.0185 ACRES (11,021,488 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR KROGER BY PRIME ENGINEERING DATED APRIL 21, 2014, LAST REVISED NOVEMBER 24, 2014

EXHIBIT B-1

Legal Description of URA Property

All that tract or parcel of land lying and being in Land Lots 210 and 211 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074_NW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240;

THENCE along the North line of Land Lot 210 South 89 degrees 05 minutes 25 seconds East for a distance of 3011.42 feet to a concrete monument found at the common corner of Land Lots 210, 211, 238 and 239;

THENCE proceeding along the north line of Land Lot 211 South 89 degrees 03 minutes 22 seconds East for a distance of 1098.21 feet to a 1/2" iron pin set;

THENCE departing said north line of Land Lot 211 South 00 degrees 21 minutes 20 seconds West for a distance of 728.91 feet to a 1/2" iron pin set;

THENCE South 41 degrees 12 minutes 25 seconds East for a distance of 111.70 feet to a 1/2" iron pin set;

THENCE South 57 degrees 08 minutes 28 seconds East for a distance of 630.21 feet to a 1/2" iron pin set;

THENCE North 88 degrees 20 minutes 20 seconds East for a distance of 560.90 feet to a 1/2" iron pin set;

THENCE South 01 degrees 39 minutes 40 seconds East for a distance of 370.32 feet to a 1/2" iron pin set;

THENCE South 36 degrees 17 minutes 04 seconds East for a distance of 279.85 feet to a 1/2" iron pin set;

THENCE South 82 degrees 09 minutes 33 seconds East for a distance of 73.45 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 105.38 feet to a 1/2" iron pin set;

THENCE South 12 degrees 31 minutes 11 seconds West for a distance of 36.93 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 26 seconds West for a distance of 98.48 feet to a 1/2" iron pin set;

THENCE South 50 degrees 02 minutes 48 seconds West for a distance of 50.47 feet to a 1/2" iron pin set;

THENCE North 73 degrees 37 minutes 49 seconds West for a distance of 145.00 feet to a 1/2" iron pin set;

THENCE North 73 degrees 37 minutes 49 seconds West for a distance of 650.00 feet to a 1/2" iron pin set;

THENCE North 14 degrees 49 minutes 06 seconds East for a distance of 365.00 feet to a 1/2" iron pin set;

THENCE North 86 degrees 40 minutes 45 seconds West for a distance of 179.24 feet to a 1/2" iron pin set;

THENCE North 86 degrees 40 minutes 45 seconds West for a distance of 522.70 feet to a 1/2" iron pin set;

THENCE North 86 degrees 40 minutes 45 seconds West for a distance of 1798.05 feet to a 1/2" iron pin set;

THENCE South 15 degrees 57 minutes 42 seconds West for a distance of 164.51 feet to a concrete nail set;

THENCE South 90 degrees 00 minutes 00 seconds West for a distance of 349.36 feet to a 1/2" iron pin set;

THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 1931.13 feet to a 1/2" iron pin set on the west line of Land Lot 210;

THENCE proceeding along said west line of Land Lot 210 North 00 degrees 46 minutes 02 seconds East for a distance of 1519.17 feet to a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240, said concrete monument found being the POINT OF BEGINNING.

Said tract or parcel of land contains 153.285 acres or 6,677,109 square feet.

Exhibit B-2

Legal Description of URA Road Tract

All that tract or parcel of land lying and being in Land Lots 207, 210 and 211 of the 12th Land District, City of Forest Park, Clayton County, Georgia, said tract or parcel of land being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240;

THENCE along the West line of Land Lot 210 South 00 degrees 46 minutes 02 seconds East for a distance of 1519.17 feet to a 1/2" iron pin set;

THENCE departing said West line of Land Lot 210 North 90 degrees 00 minutes 00 seconds East for a distance of 1931.13 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 349.36 feet to a nail set in concrete headwall;

THENCE North 15 degrees 57 minutes 42 seconds East for a distance of 164.51 feet to a 1/2" iron pin set;

THENCE South 86 degrees 40 minutes 45 seconds East for a distance of 662.52 feet to a 1/2" iron pin set;

THENCE South 86 degrees 40 minutes 45 seconds East for a distance of 1135.53 feet to a 1/2" iron pin set;

THENCE South 86 degrees 40 minutes 45 seconds East for a distance of 522.70 feet to a 1/2" iron pin set;

THENCE South 17 degrees 18 minutes 42 seconds West for a distance of 462.58 feet to a 1/2" iron pin set;

THENCE North 72 degrees 34 minutes 43 seconds West for a distance of 150.74 feet to a 1/2" rebar found;

THENCE North 17 degrees 15 minutes 27 seconds East for a distance of 308.35 feet to a 1/2" iron pin set;

THENCE North 77 degrees 34 minutes 28 seconds West for a distance of 348.63 feet to a 1/2" rebar with cap found;

THENCE South 13 degrees 15 minutes 58 seconds West for a distance of 279.40 feet to a 1/2" rebar found;

THENCE South 71 degrees 41 minutes 57 seconds East for a distance of 11.30 feet to a 1/2" rebar with cap found;

THENCE South 17 degrees 27 minutes 55 seconds West for a distance of 292.29 feet to a 1/2" iron pin set;

THENCE North 73 degrees 16 minutes 06 seconds West for a distance of 1074.48 feet to a 1/2" iron pin set;

THENCE South 16 degrees 43 minutes 54 seconds West for a distance of 472.46 feet to a 1/2" iron pin set;

THENCE South 40 degrees 08 minutes 56 seconds West for a distance of 170.91 feet to a 1/2" iron pin set;

THENCE South 23 degrees 11 minutes 01 seconds West for a distance of 610.87 feet to a 1/2" iron pin set;

THENCE South 45 degrees 18 minutes 21 seconds West for a distance of 263.93 feet to a 1/2" iron pin set;

THENCE North 80 degrees 41 minutes 20 seconds West for a distance of 257.43 feet to a 1/2" iron pin set;

THENCE North 40 degrees 28 minutes 43 seconds West for a distance of 107.58 feet to a 1/2" iron pin set;

THENCE North 57 degrees 21 minutes 53 seconds West for a distance of 75.41 feet to a 1/2" iron pin set;

THENCE North 34 degrees 25 minutes 51 seconds East for a distance of 93.67 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 75.00 feet for an arc length of 78.96 feet (said arc being subtended by a chord of North 64 degrees 35 minutes 24 seconds East for a distance of 75.36 feet) to a computed point;

THENCE along a curve to the right having a radius of 316.19 feet for an arc length of 13.92 feet (said arc being subtended by a chord of South 86 degrees 30 minutes 42 seconds East for a distance of 13.92 feet) to a computed point;

THENCE South 89 degrees 40 minutes 25 seconds East for a distance of 6.44 feet to a computed point;

THENCE North 86 degrees 34 minutes 23 seconds East for a distance of 13.91 feet to a computed point;

THENCE North 86 degrees 01 minutes 28 seconds East for a distance of 4.84 feet to a computed point;

THENCE North 27 degrees 41 minutes 54 seconds West for a distance of 8.36 feet to a computed point;

THENCE North 25 degrees 07 minutes 49 seconds West for a distance of 17.31 feet to a computed point;

THENCE along a curve to the right having a radius of 110.81 feet for an arc length of 17.61 feet (said arc being subtended by a chord of North 18 degrees 17 minutes 45 seconds West for a distance of 17.59 feet) to a computed point;

THENCE along a curve to the right having a radius of 83.94 feet for an arc length of 36.51 feet (said arc being subtended by a chord of North 01 degrees 17 minutes 03 seconds West for a distance of 36.22 feet) to a computed point;

THENCE along a curve to the right having a radius of 153.77 feet for an arc length of 22.37 feet (said arc being subtended by a chord of North 15 degrees 20 minutes 35 seconds East for a distance of 22.35 feet) to a computed point;

THENCE along a curve to the right having a radius of 128.94 feet for an arc length of 20.21 feet (said arc being subtended by a chord of North 24 degrees 00 minutes 08 seconds East for a distance of 20.19 feet) to a computed point;

THENCE along a curve to the right having a radius of 83.26 feet for an arc length of 33.55 feet (said arc being subtended by a chord of North 40 degrees 02 minutes 10 seconds East for a distance of 33.32 feet) to a computed point;

THENCE North 42 degrees 29 minutes 40 seconds East for a distance of 2.28 feet to a computed point;

THENCE North 16 degrees 01 minutes 16 seconds East for a distance of 14.44 feet to a computed point;

THENCE along a curve to the right having a radius of 95.38 feet for an arc length of 17.51 feet (said arc being subtended by a chord of North 23 degrees 41 minutes 55 seconds East for a distance of 17.49 feet) to a computed point;

THENCE North 31 degrees 14 minutes 07 seconds East for a distance of 6.84 feet to a computed point;

THENCE North 11 degrees 27 minutes 29 seconds East for a distance of 11.36 feet to a computed point;

THENCE along a curve to the right having a radius of 105.19 feet for an arc length of 17.73 feet (said arc being subtended by a chord of North 19 degrees 53 minutes 06 seconds East for a distance of 17.71 feet) to a computed point;

THENCE along a curve to the right having a radius of 136.51 feet for an arc length of 19.24 feet (said arc being subtended by a chord of North 28 degrees 45 minutes 04 seconds East for a

distance of 19.22 feet) to a computed point;

THENCE North 25 degrees 46 minutes 53 seconds East for a distance of 9.14 feet to a computed point;

THENCE North 22 degrees 51 minutes 19 seconds West for a distance of 7.15 feet to a computed point;

THENCE North 20 degrees 41 minutes 39 seconds West for a distance of 20.56 feet to a computed point;

THENCE North 19 degrees 10 minutes 29 seconds West for a distance of 23.86 feet to a computed point;

THENCE North 17 degrees 29 minutes 08 seconds West for a distance of 16.40 feet to a computed point;

THENCE North 14 degrees 47 minutes 36 seconds West for a distance of 12.56 feet to a computed point;

THENCE along a curve to the right having a radius of 112.08 feet for an arc length of 19.22 feet (said arc being subtended by a chord of North 08 degrees 11 minutes 10 seconds West for a distance of 19.20 feet) to a computed point;

THENCE along a curve to the right having a radius of 267.09 feet for an arc length of 20.10 feet (said arc being subtended by a chord of North 01 degrees 07 minutes 00 seconds West for a distance of 20.10 feet) to a computed point;

THENCE along a curve to the right having a radius of 140.25 feet for an arc length of 14.74 feet (said arc being subtended by a chord of North 04 degrees 03 minutes 02 seconds East for a distance of 14.73 feet) to a computed point;

THENCE along a curve to the right having a radius of 916.10 feet for an arc length of 26.80 feet (said arc being subtended by a chord of North 07 degrees 53 minutes 58 seconds East for a distance of 26.80 feet) to a computed point;

THENCE along a curve to the right having a radius of 148.12 feet for an arc length of 27.10 feet (said arc being subtended by a chord of North 13 degrees 58 minutes 42 seconds East for a distance of 27.06 feet) to a computed point;

THENCE along a curve to the right having a radius of 286.21 feet for an arc length of 32.03 feet (said arc being subtended by a chord of North 22 degrees 38 minutes 45 seconds East for a distance of 32.01 feet) to a computed point;

THENCE along a curve to the right having a radius of 568.38 feet for an arc length of 24.24 feet (said arc being subtended by a chord of North 28 degrees 14 minutes 17 seconds East for a distance of 24.24 feet) to a computed point;

THENCE along a curve to the right having a radius of 317.41 feet for an arc length of 19.31 feet (said arc being subtended by a chord of North 31 degrees 12 minutes 11 seconds East for a distance of 19.31 feet) to a computed point;

THENCE North 33 degrees 28 minutes 11 seconds East for a distance of 13.59 feet to a computed point;

THENCE North 26 degrees 39 minutes 37 seconds East for a distance of 12.55 feet to a computed point;

THENCE North 26 degrees 59 minutes 29 seconds East for a distance of 7.30 feet to a computed point;

THENCE North 30 degrees 02 minutes 27 seconds East for a distance of 12.11 feet to a computed point;

THENCE North 16 degrees 26 minutes 48 seconds West for a distance of 48.13 feet to a computed point;

THENCE along a curve to the right having a radius of 424.11 feet for an arc length of 30.92 feet (said arc being subtended by a chord of North 31 degrees 20 minutes 47 seconds West for a distance of 30.92 feet) to a computed point;

THENCE along a curve to the right having a radius of 255.86 feet for an arc length of 28.68 feet (said arc being subtended by a chord of North 26 degrees 03 minutes 39 seconds West for a distance of 28.66 feet) to a computed point;

THENCE North 22 degrees 36 minutes 56 seconds West for a distance of 20.33 feet to a computed point;

THENCE North 49 degrees 02 minutes 09 seconds West for a distance of 15.79 feet to a computed point;

THENCE along a curve to the right having a radius of 344.58 feet for an arc length of 26.78 feet (said arc being subtended by a chord of North 49 degrees 27 minutes 21 seconds West for a distance of 26.77 feet) to a computed point;

THENCE along a curve to the right having a radius of 178.58 feet for an arc length of 15.64 feet (said arc being subtended by a chord of North 44 degrees 43 minutes 13 seconds West for a distance of 15.64 feet) to a computed point;

THENCE along a curve to the right having a radius of 91.50 feet for an arc length of 20.12 feet (said arc being subtended by a chord of North 35 degrees 54 minutes 46 seconds West for a distance of 20.08 feet) to a computed point;

THENCE along a curve to the right having a radius of 82.71 feet for an arc length of 35.90 feet (said arc being subtended by a chord of North 17 degrees 10 minutes 42 seconds West for a distance of 35.62 feet) to a computed point;

THENCE along a curve to the right having a radius of 308.51 feet for an arc length of 24.15 feet (said arc being subtended by a chord of North 02 degrees 29 minutes 59 seconds West for a distance of 24.14 feet) to a computed point;

THENCE along a curve to the right having a radius of 233.33 feet for an arc length of 36.40 feet (said arc being subtended by a chord of North 04 degrees 12 minutes 42 seconds East for a distance of 36.36 feet) to a computed point;

THENCE along a curve to the right having a radius of 155.99 feet for an arc length of 22.60 feet (said arc being subtended by a chord of North 10 degrees 53 minutes 55 seconds West for a distance of 22.58 feet) to a computed point;

THENCE along a curve to the right having a radius of 272.93 feet for an arc length of 17.51 feet (said arc being subtended by a chord of North 04 degrees 54 minutes 39 seconds West for a distance of 17.51 feet) to a computed point;

THENCE along a curve to the right having a radius of 123.46 feet for an arc length of 16.01 feet (said arc being subtended by a chord of North 00 degrees 38 minutes 35 seconds East for a distance of 16.00 feet) to a computed point;

THENCE along a curve to the right having a radius of 130.40 feet for an arc length of 29.34 feet (said arc being subtended by a chord of North 10 degrees 48 minutes 15 seconds East for a distance of 29.28 feet) to a computed point;

THENCE along a curve to the right having a radius of 135.14 feet for an arc length of 14.92 feet (said arc being subtended by a chord of North 14 degrees 05 minutes 06 seconds East for a distance of 14.91 feet) to a computed point;

THENCE along a curve to the left having a radius of 650.47 feet for an arc length of 11.07 feet (said arc being subtended by a chord of North 26 degrees 08 minutes 42 seconds West for a distance of 11.07 feet) to a computed point;

THENCE along a curve to the left having a radius of 166.96 feet for an arc length of 7.78 feet (said arc being subtended by a chord of North 27 degrees 58 minutes 06 seconds West for a distance of 7.78 feet) to a computed point;

THENCE along a curve to the left having a radius of 173.64 feet for an arc length of 17.71 feet (said arc being subtended by a chord of North 33 degrees 06 minutes 55 seconds West for a distance of 17.70 feet) to a computed point;

THENCE along a curve to the right having a radius of 135.35 feet for an arc length of 22.43 feet (said arc being subtended by a chord of North 25 degrees 26 minutes 44 seconds West for a distance of 22.40 feet) to a computed point;

THENCE along a curve to the right having a radius of 96.45 feet for an arc length of 26.87 feet (said arc being subtended by a chord of North 12 degrees 42 minutes 56 seconds West for a distance of 26.78 feet) to a computed point;

THENCE along a curve to the right having a radius of 110.93 feet for an arc length of 21.06

feet (said arc being subtended by a chord of North 00 degrees 42 minutes 18 seconds East for a distance of 21.03 feet) to a computed point;

THENCE along a curve to the right having a radius of 197.77 feet for an arc length of 20.29 feet (said arc being subtended by a chord of North 09 degrees 05 minutes 00 seconds East for a distance of 20.28 feet) to a computed point;

THENCE along a curve to the right having a radius of 1430.15 feet for an arc length of 23.82 feet (said arc being subtended by a chord of North 12 degrees 29 minutes 59 seconds East for a distance of 23.82 feet) to a computed point;

THENCE along a curve to the right having a radius of 4382.60 feet for an arc length of 40.94 feet (said arc being subtended by a chord of North 13 degrees 14 minutes 40 seconds East for a distance of 40.94 feet) to a computed point;

THENCE along a curve to the left having a radius of 1538.80 feet for an arc length of 16.01 feet (said arc being subtended by a chord of North 13 degrees 48 minutes 37 seconds East for a distance of 16.01 feet) to a computed point;

THENCE North 62 degrees 03 minutes 19 seconds West for a distance of 12.50 feet to a computed point;

THENCE North 62 degrees 54 minutes 06 seconds West for a distance of 37.82 feet to a computed point;

THENCE North 64 degrees 29 minutes 56 seconds West for a distance of 15.70 feet to a computed point;

THENCE along a curve to the left having a radius of 678.19 feet for an arc length of 24.23 feet (said arc being subtended by a chord of North 64 degrees 38 minutes 59 seconds West for a distance of 24.23 feet) to a computed point;

THENCE along a curve to the right having a radius of 150.24 feet for an arc length of 28.75 feet (said arc being subtended by a chord of North 58 degrees 08 minutes 40 seconds West for a distance of 28.71 feet) to a computed point;

THENCE along a curve to the right having a radius of 84.36 feet for an arc length of 46.27 feet (said arc being subtended by a chord of North 36 degrees 56 minutes 53 seconds West for a distance of 45.69 feet) to a computed point;

THENCE along a curve to the right having a radius of 82.47 feet for an arc length of 43.62 feet (said arc being subtended by a chord of North 06 degrees 04 minutes 54 seconds West for a distance of 43.11 feet) to a computed point;

THENCE along a curve to the right having a radius of 95.83 feet for an arc length of 30.13 feet (said arc being subtended by a chord of North 18 degrees 04 minutes 37 seconds East for a distance of 30.01 feet) to a computed point;

THENCE along a curve to the right having a radius of 181.42 feet for an arc length of 12.81 feet (said arc being subtended by a chord of North 29 degrees 06 minutes 21 seconds East for a distance of 12.81 feet) to a computed point;

THENCE along a curve to the right having a radius of 188.39 feet for an arc length of 12.88 feet (said arc being subtended by a chord of North 33 degrees 05 minutes 15 seconds East for a distance of 12.88 feet) to a computed point;

THENCE along a curve to the right having a radius of 245.69 feet for an arc length of 16.34 feet (said arc being subtended by a chord of North 36 degrees 57 minutes 06 seconds East for a distance of 16.34 feet) to a computed point;

THENCE along a curve to the right having a radius of 96.05 feet for an arc length of 18.21 feet (said arc being subtended by a chord of North 44 degrees 17 minutes 17 seconds East for a distance of 18.18 feet) to a computed point;

THENCE along a curve to the right having a radius of 77.30 feet for an arc length of 14.13 feet (said arc being subtended by a chord of North 52 degrees 57 minutes 32 seconds East for a distance of 14.11 feet) to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 42.229 acres or 1,839,506 square feet.

EXHIBIT C
Legal Description of Temporary Construction Easement Area

All that tract or parcel of land lying and being in Land Lot 207 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074-RW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a concrete monument found at the northwest corner of Land Lot 207, said concrete monument found also being the common corner of Land Lots 208, 209 and 210;

THENCE South 67 degrees 49 minutes 46 seconds East for a distance of 1328.38 feet to a computed point on the easterly right-of-way line of Metcalf Road Extension (cul-de-sac area) (variable width R/W), said computed point being the POINT OF BEGINNING;

THENCE departing said easterly right-of-way line of Metcalf Road Extension North 71 degrees 16 minutes 55 seconds East for a distance of 763.75 feet to a computed point;

THENCE North 71 degrees 27 minutes 03 seconds East for a distance of 102.11 feet to a computed point;

THENCE along a curve to the left having a radius of 520.00 feet for an arc length of 15.01 feet (said arc being subtended by a chord of North 70 degrees 37 minutes 27 seconds East for a distance of 15.01 feet) to a computed point;

THENCE North 34 degrees 33 minutes 07 seconds East for a distance of 27.60 feet to a computed point;

THENCE North 69 degrees 02 minutes 06 seconds East for a distance of 36.13 feet to a computed point;

THENCE North 09 degrees 48 minutes 57 seconds East for a distance of 27.42 feet to a computed point;

THENCE South 80 degrees 41 minutes 20 seconds East for a distance of 170.09 feet to a computed point;

THENCE South 51 degrees 49 minutes 08 seconds West for a distance of 33.41 feet to a computed point;

THENCE South 81 degrees 54 minutes 31 seconds West for a distance of 29.11 feet to a computed point;

THENCE South 59 degrees 09 minutes 03 seconds West for a distance of 77.26 feet to a computed point;

THENCE South 65 degrees 04 minutes 00 seconds West for a distance of 68.50 feet to a computed point;

THENCE North 20 degrees 25 minutes 48 seconds West for a distance of 7.99 feet to a computed point;

THENCE along a curve to the right having a radius of 580.00 feet for an arc length of 32.66 feet (said arc being subtended by a chord of South 69 degrees 50 minutes 15 seconds West for a distance of 32.66 feet) to a computed point;

THENCE South 71 degrees 27 minutes 03 seconds West for a distance of 102.02 to a computed point;

THENCE South 71 degrees 16 minutes 55 seconds West for a distance of 755.41 feet to a computed point;

THENCE South 29 degrees 41 minutes 27 seconds West for a distance of 52.59 feet to a computed point on the aforesaid easterly right-of-way line of Metcalf Road Extension;

THENCE proceeding along said easterly right-of-way line of Metcalf Road Extension North 00

degrees 35 minutes 08 seconds West for a distance of 99.87 feet to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 1.548 acres or 67,433 square feet.

EXHIBIT D Depiction of Temporary Construction Easement Area

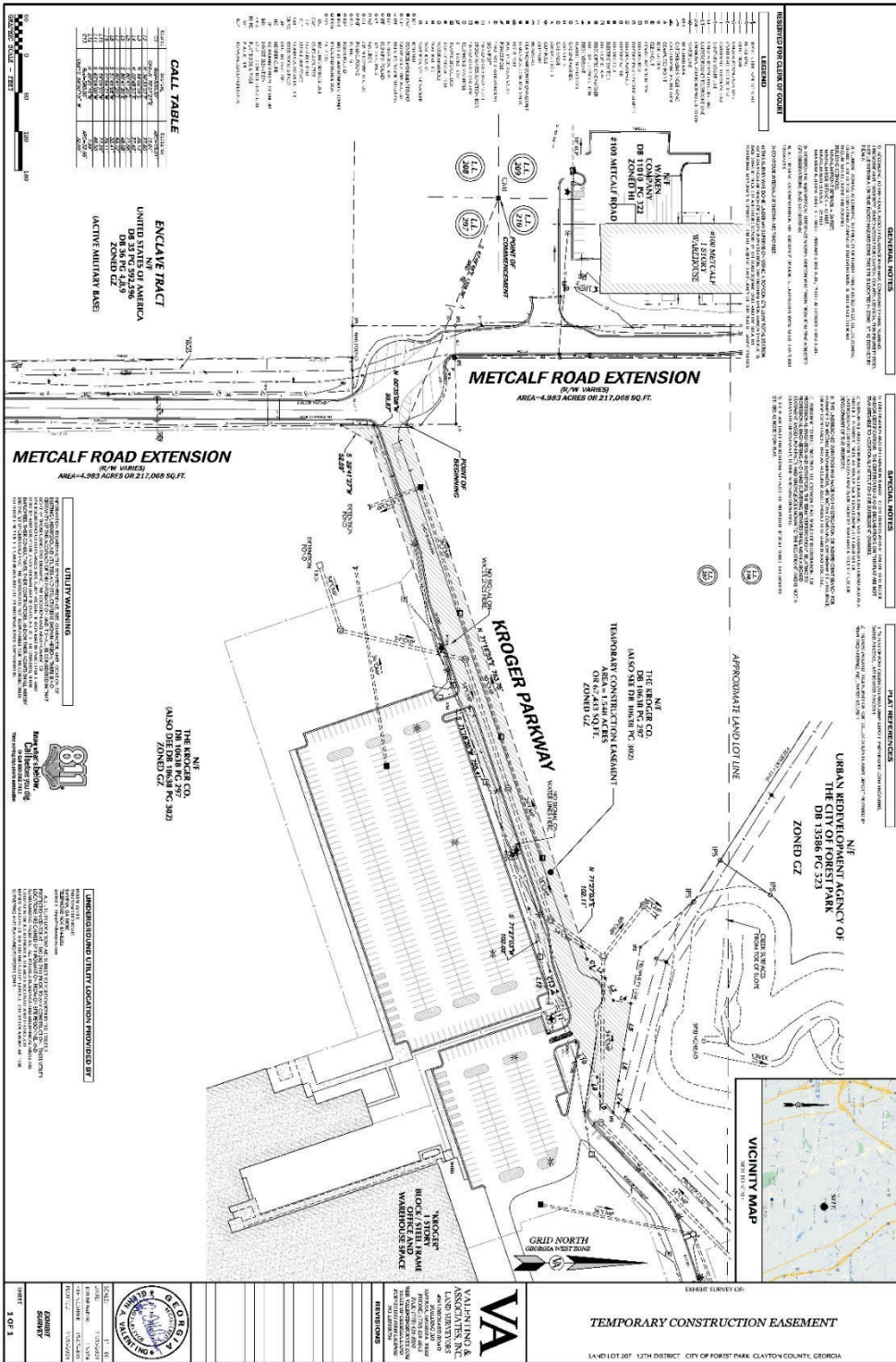


EXHIBIT E
Legal Description of Access and Utility Easement Area

All that tract or parcel of land lying and being in Land Lot 207 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074-RW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a concrete monument found at the northwest corner of Land Lot 207, said concrete monument found also being the common corner of Land Lots 208, 209 and 210;

THENCE South 67 degrees 18 minutes 30 seconds East for a distance of 1333.52 feet to a computed point on the easterly right-of-way line of Metcalf Road Extension (cul-de-sac area) (variable width R/W), said computed point being the POINT OF BEGINNING;

THENCE departing said easterly right-of-way line of Metcalf Road Extension North 71 degrees 16 minutes 55 seconds East for a distance of 767.82 feet to a computed point;

THENCE North 71 degrees 27 minutes 03 seconds East for a distance of 102.09 feet to a computed point;

THENCE along a curve to the left having a radius of 532.50 feet for an arc length of 151.61 feet (said arc being subtended by a chord of North 63 degrees 17 minutes 39 seconds East for a distance of 151.10 feet) to a computed point;

THENCE South 80 degrees 41 minutes 20 seconds East for a distance of 48.68 feet to a computed point;

THENCE along a curve to the right having a radius of 567.50 feet for an arc length of 196.52 feet (said arc being subtended by a chord of South 61 degrees 31 minutes 50 seconds West for a distance of 195.54 feet) to a computed point;

THENCE South 71 degrees 27 minutes 03 seconds West for a distance of 102.04 feet to a computed point;

THENCE South 71 degrees 16 minutes 55 seconds West for a distance of 760.17 feet to a computed point;

THENCE South 29 degrees 41 minutes 27 seconds West for a distance of 35.92 feet to a computed point on the aforesaid easterly right-of-way line of Metcalf Road Extension;

THENCE proceeding along said easterly right-of-way line of Metcalf Road Extension North 00 degrees 35 minutes 08 seconds West for a distance of 61.92 feet to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.849 acres or 36,971 square feet.

EXHIBIT G
Access Road Plans and URA Road Plans

See attached

CIVIL DESIGN DRAWINGS FOR METCALF ROAD EXTENSION

LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

OWNER/DEVELOPER:
CITY OF FOREST PARK URBAN
REDEVELOPMENT AGENCY
745 FOREST PARKWAY
FOREST PARK, GA 30297
PHONE: (404) 366-4720
RCLARK@FORESTPARKGA.GOV

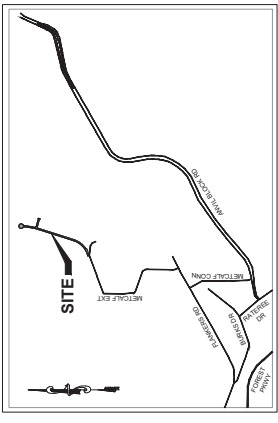
CITY MANAGER:
RICKY L. CLARK JR.
PHONE: (404) 366-4720

SURVEYOR:
VALENTINO & ASSOCIATES LAND
SURVEYORS
4045 ORCHARD RD SE,
SUITE 200
SMYRNA, GA 30080
PHONE: (770) 438-0015

ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
238 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8686



COVER SHEET
FOR
METCALF ROAD
EXTENSION
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA



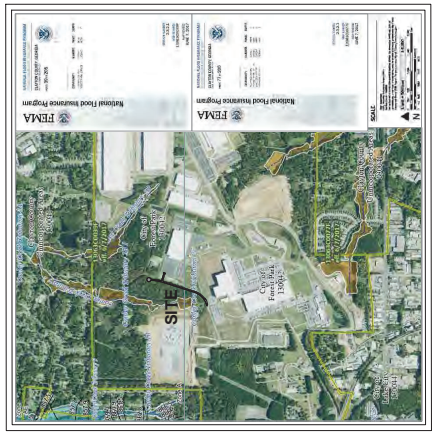
⑩ VICINITY MAP
NTS

URBAN REDEVELOPMENT AGENCY

- CHAIRWOMAN KIMBERLY JAMES
- VICE CHAIRMAN AVERY WILSON
- MEMBER DEBRA PATRICK
- MEMBER YASMIN JULIO
- MEMBER ELIOT LAWRENCE



Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GENERAL NOTES
2.1	EROSION CONTROL NOTES
2.2	NPDES NOTES
2.3	ESPCP CHECKLIST
3.0	EXISTING CONDITIONS & DEMO PLAN
4.0	EROSION CONTROL - INITIAL PHASE
5.0	EROSION CONTROL - INTERM. PHASE
6.0	EROSION CONTROL - FINAL PHASE
7.0-7.1	STRIPING & SIGNAGE PLAN
8.0	GRADING & DRAINAGE PLAN
9.0-9.1	WATER PLAN
10.0-10.1	ROADWAY PLAN & PROFILE
11.0	STORM WATER PROFILES & PIPE CHART
12.0-12.1	STORM WATER MANAGEMENT FACILITY
13.0-13.1	EROSION CONTROL DETAILS
14.0-14.1	CONSTRUCTION DETAILS
15.0-15.1	WATER DETAILS



FEMA FLOOD MAP
NTS

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF FOREST PARK,
DATE JAN. 07, 2017, PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA
FLOOD HAZARD ZONE.

DEVELOPMENT DATA

1. OWNER/DEVELOPER: CITY OF FOREST PARK URBAN REDEVELOPMENT AGENCY 745 FOREST PARKWAY FOREST PARK, GA 30297 PHONE: (404) 366-4720 RICKY L. CLARK JR.	5. FLOOD ZONE DATA THE PARCEL SHOWN HEREIN DOES NOT LIE WITHIN A FLOOD HAZARD ZONE REF. F.I.M. PANEL 13003C0077 & 13003C008P EFFECTIVE DATE JUN. 07, 2017. NEAREST REGULATORY WATERS: CONLEY CREEK TRIBUTARY #2
2. ENGINEER: FALCON DESIGN CONSULTANTS, LLC 238 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8686	6. PROPERTY ADDRESS END OF METCALF ROAD EXTENSION
3. SURVEYORS: VALENTINO & ASSOCIATES LAND SURVEYORS 4045 ORCHARD RD SE, SUITE 200 SMYRNA, GA 30080 PHONE: (770) 438-0015	7. GROSS LOT AREA: 7.98 ACRES OVERALL DEVELOPMENT TOTAL DISTURBED AREA: 7.92 ACRES
4. SITE LOCATION DATA END OF METCALF ROAD EXTENSION CITY OF FOREST PARK, GEORGIA THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE.	NOTE: CONSTRUCTION OF THIS PROJECT AND RIGHT OF WAY ARE REQUIRED BEFORE CONSTRUCTION BEGINS.

DATE:	11/13/2024
SCALE:	N/A
PROJECT NUMBER:	204.1000
REVISION BY:	
REVISION DATE:	



SHEET NUMBER
1.0

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES

- 1. THE RECEIVING WATER FOR THIS PROJECT IS CONLEY CREEK, TRIBUTARY #2. THE SITE AREA IS CURRENTLY AN AREA WITH AN INDUSTRIAL PARK.
2. CITY MANAGER RICKY L. CLARK, JR. PHONE: (404) 394-1720.
3. METEOROLOGICAL DATA: TOTAL AREA 738 ACRES, TOTAL DISTURBED AREA 72.82 ACRES.
4. STATE WATER AND CREEKS AND PERMITS FROM THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY FILL OR FILL TO THE 250 FT. ELEVATION.
5. THE DISTURBED AREA, NON-EMERGENCY ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 250 FT. ELEVATION BUFFER ZONE (ELEVATION 250 FT. ELEVATION) FROM THE LOCAL WATERSHED AND BUFFER MANDATED FROM THE LARSDON CREEK DRAINAGE BASIN.
6. PRE-EROSION CONTROL MEASURES WILL BE...
7. THE DESIGN PROFESSIONAL AND PERMITS FROM THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY FILL OR FILL TO THE 250 FT. ELEVATION.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. FULL IMPLEMENTATION OF THE APPROVED PLAN MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND FULL IMPLEMENTATION OF THE APPROVED PLAN MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND FULL IMPLEMENTATION OF THE APPROVED PLAN MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
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12. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND FULL IMPLEMENTATION OF THE APPROVED PLAN MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
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20. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND FULL IMPLEMENTATION OF THE APPROVED PLAN MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

N.P.D.E.S. NOTES

- 1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE N.P.D.E.S. REGULATIONS AND THE N.P.D.E.S. PERMITS.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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15. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.

FALCON CONSULTANTS INCORPORATED
LANDSCAPE ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
CONSTRUCTION SERVICES

NPDES NOTES
FOR
METCALF ROAD
EXTENSION
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

REVISIONS
DATE
DESCRIPTION
BY

DATE: 11/12/2024
PROJECT NUMBER: N/A
SCALE: AS SHOWN
DRAWN BY: N/A
REVISIONS BY: N/A

GSWCC# 0000009371
PROJECT NUMBER: 0000009371
SHEET NUMBER: 2.2

SPILL CONTROL PLAN

Table with 3 columns: Spill Type, Frequency, Response Time. Rows include: Fuel Spill, Oil Spill, Chemical Spill, etc.

WATER QUALITY MONITORING PLAN

Table with 2 columns: Parameter, Frequency. Rows include: pH, Temperature, Dissolved Oxygen, etc.

SAFETY REQUIREMENTS

- 1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE N.P.D.E.S. REGULATIONS AND THE N.P.D.E.S. PERMITS.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
4. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
5. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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9. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
10. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.

SITE SPECIFIC NOTES

- 1. FILL AND CROPPED MATERIALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO THE PUBLIC AND THE MATERIALS SHALL BE COVERED TO PREVENT EROSION AND SEDIMENT CONTROL.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
4. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
5. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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10. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.

REVISIONS

Table with 3 columns: DATE, DESCRIPTION, BY. Revision 1: DATE: 11/12/2024, DESCRIPTION: N/A, BY: N/A.

SAFETY REQUIREMENTS PART I

- 1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE N.P.D.E.S. REGULATIONS AND THE N.P.D.E.S. PERMITS.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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10. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.

REVISIONS PART II

- 1. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
4. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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9. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
10. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.

REVISIONS PART III

- 1. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
2. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE N.P.D.E.S.
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CONSTRUCTION MANAGEMENT AND POLLUTION CONTROL PLAN
FALCON CONSULTANTS INCORPORATED
LANDSCAPE ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
CONSTRUCTION SERVICES

4. INSPECTORS (Priority 6, Grade 2)

PERMITS REQUIREMENTS.

THESE INSPECTOR REQUIREMENTS APPLY TO ALL PERMITS FOR THE CONSTRUCTION OF ANY INDUSTRIAL, COMMERCIAL OR RESIDENTIAL DEVELOPMENT PROJECTS IN THE CITY OF ATLANTA. THESE INSPECTOR REQUIREMENTS APPLY TO ALL PERMITS FOR THE CONSTRUCTION OF ANY INDUSTRIAL, COMMERCIAL OR RESIDENTIAL DEVELOPMENT PROJECTS IN THE CITY OF ATLANTA.

PERMITS FOR THE CONSTRUCTION OF ANY INDUSTRIAL, COMMERCIAL OR RESIDENTIAL DEVELOPMENT PROJECTS IN THE CITY OF ATLANTA SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. THE PERMITTEE SHALL NOTIFY THE CITY OF ATLANTA OF ANY VIOLATIONS OF THE PERMIT CONDITIONS AND THE PERMIT CONDITIONS SHALL BE ENFORCED BY THE CITY OF ATLANTA.

2. THE PERMITTEE SHALL NOTIFY THE CITY OF ATLANTA OF ANY VIOLATIONS OF THE PERMIT CONDITIONS AND THE PERMIT CONDITIONS SHALL BE ENFORCED BY THE CITY OF ATLANTA.

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ESPCO CHECKLIST FOR CONSTRUCTION PERMITS

SWDC: LANTANA COUNTY REGION 6
City/County: GOWEN PARK/CLAYTON

Project: BLDG #1000000000000000
Address: 1000000000000000

Permit Type: BLDG #1000000000000000
Issued On: 10/10/2024

Name of person filling out checklist: Admin/Dir. - 1000000000000000

TO: B. BROOKS/DIR/CLAYTON

This checklist is to be completed by the Contractor on or before 15 days prior to the start of the construction activity.

The project location is within the following jurisdiction:

1. The project location is within the following jurisdiction:

2. The project location is within the following jurisdiction:

3. The project location is within the following jurisdiction:

4. The project location is within the following jurisdiction:

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34. The project location is within the following jurisdiction:

ENGINEERING SURVEYING ARCHITECTURE
CONSTRUCTION LANDSCAPE ARCHITECTURE
MANAGEMENT PLANNING

FALCON CONSULTANTS
2000 BIRCHMOUNT AVENUE, SUITE 100
ATLANTA, GA 30329
PH: 404.525.1100
WWW.FALCONCONSULTANTS.COM

ESPCO CHECKLIST
FOR
EXTENSION
METCALF ROAD
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

REVISIONS

DATE	DESCRIPTION

Call for more information
Koushik Bhowmik
UTILITY PROTECTION CENTER
601.911.8111

DATE: 11/13/24
SCALE: N/A
PROJECT NUMBER: 2411000
DRAWING NUMBER: 00000000
REVISIONS BY: -
REVIEWED BY: -

GEORGIA
DEPARTMENT OF TRANSPORTATION
UT/PA

GSWCC# 00000009371
PROJECT NUMBER: 2411000
DRAWING NUMBER: 00000000

SHEET NUMBER
2.3

CIVIL ENGINEERING
 SURVEYING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECT
 PLANNING

FALCON DESIGN CONSULTANTS
 1000 WOODBRIDGE BLVD., SUITE 100
 COLLETSVILLE, IN 46037
 TEL: 317.853.8000
 FAX: 317.853.8001
 WWW.FALCONDC.COM

EXISTING CONDITIONS & DEMO PLAN
 FOR
METCALF ROAD
EXTENSION
 LOCATED IN:
 CITY OF FOREST PARK, GEORGIA

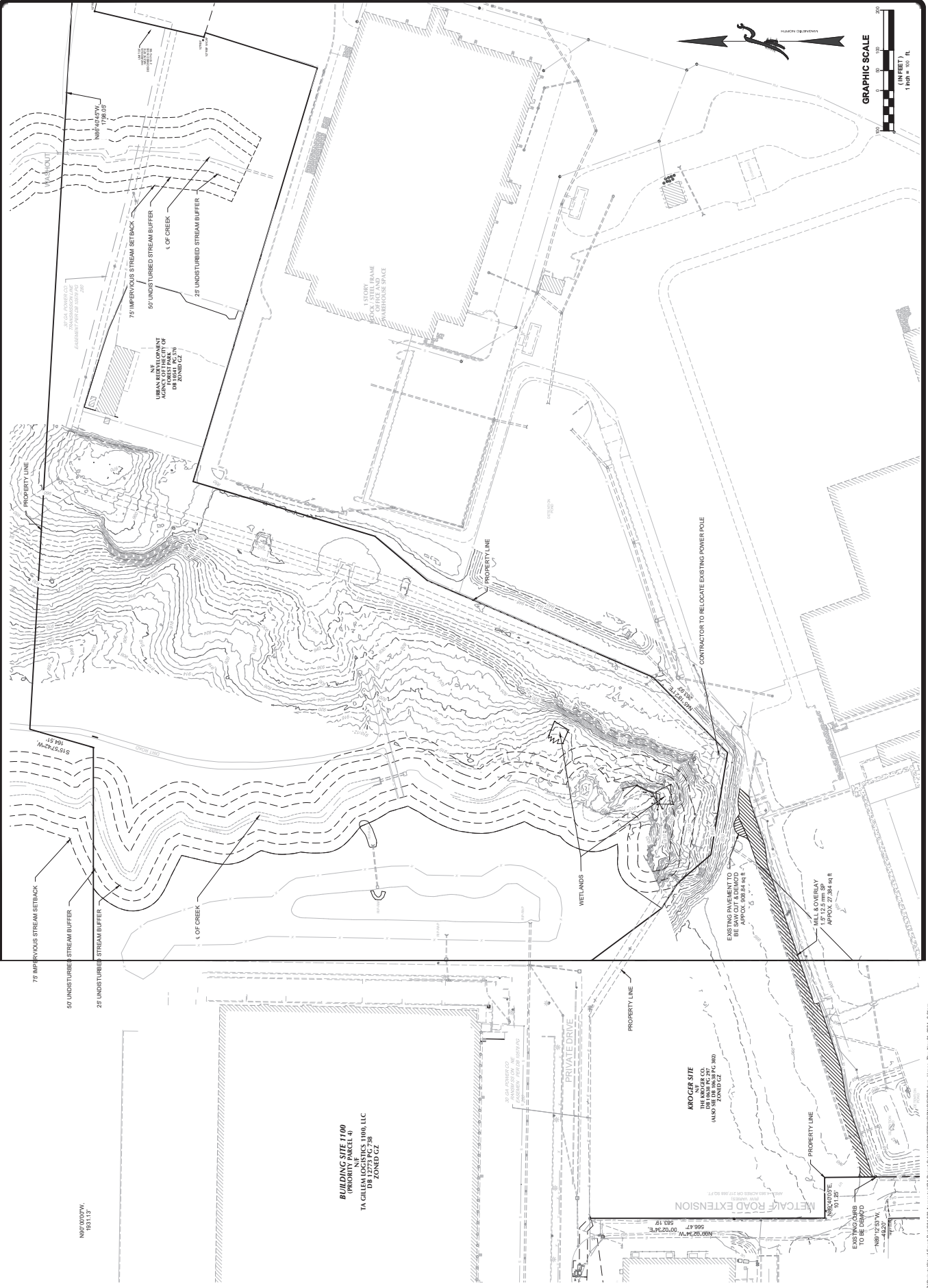
UTILITY PROTECTION CENTER
Call before you dig.
Know what's below.

NO.	DATE	DESCRIPTION
1	11/12/24	DATE
2	11/12/24	SCALE
3	11/12/24	PROJECT NUMBER
4	11/12/24	DESIGNED BY
5	11/12/24	REVISIONS

DATE: 11/12/24
 SCALE: 1" = 100'
 PROJECT NUMBER: 2024.1000
 DESIGNED BY: [Blank]
 REVISIONS: [Blank]

GSWCC# 0000009371
 PROFESSIONAL LANDSCAPE ARCHITECT

SHEET NUMBER
3.0



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

METCALF ROAD EXTENSION
 10' TO 10'

BUILDING SITE 1100
 (PRIORITY PARCEL 4)
 TA GILEM LOGISTICS 1100, LLC
 DR 12731 PG 738
 ZONED CZ

KROGER SITE
 THE KROGER CO.
 6450 SE DR. DR. 317 PG. 900
 ZONED CZ

EXISTING CURB
 TO BE DEMO'D
 1'88'12.53"W
 46.00'

PRIVATE DRIVE
 PROPERTY LINE

EXISTING POWER POLE
 APPROX. 12' 0" DIA. 30' HIGH
 APPROX. 12' 0" DIA. 30' HIGH

CONTRACTOR TO RELOCATE EXISTING POWER POLE
 APPROX. 30' 0" DIA. 30' HIGH
 APPROX. 30' 0" DIA. 30' HIGH

EXISTING POWER POLE
 APPROX. 12' 0" DIA. 30' HIGH
 APPROX. 12' 0" DIA. 30' HIGH

EXISTING POWER POLE
 APPROX. 12' 0" DIA. 30' HIGH
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EXISTING POWER POLE
 APPROX. 12' 0" DIA. 30' HIGH
 APPROX. 12' 0" DIA. 30' HIGH

P:\Projects\City of Forest Park\31831-Access to I-75, Private Spear\DC\GIS\2024\20240109\03030\03030.dwg, J:\Users\Tina_Nayak, 2/21/24, 2:27pm

CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PLANNING



FALCON DESIGN CONSULTANTS
 1000 W. WILSON AVENUE, SUITE 100
 ATLANTA, GA 30339
 (404) 525-1100
 www.falcondesign.com


EROSION CONTROL - INT. PHASE
 FOR
METCALF ROAD EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

KIM WALKER
 UTILITY PROTECTION ENGINEER
 Call Before You Dig
 1000 W. WILSON AVENUE, SUITE 100
 ATLANTA, GA 30339

DATE: 11/13/24
 SCALE: 1"=100'
 PROJECT NUMBER: 2401.000
 DRAWING NUMBER: 2401.000A
 REVISIONS BY: -
 REVISIONS NO.: -



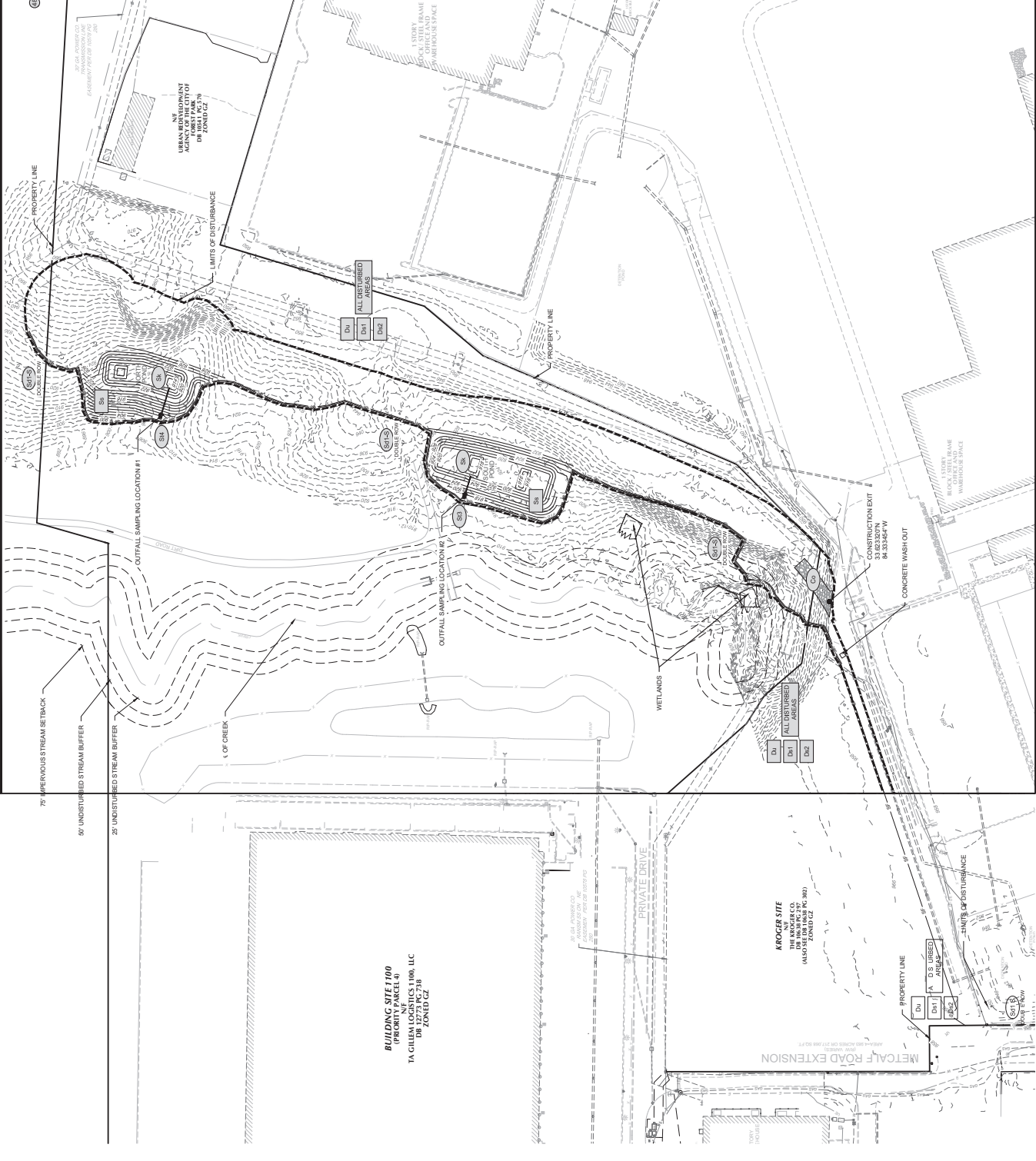
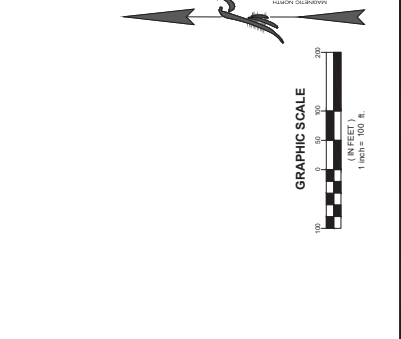
GSWCC# 0000009371
 PROFESSIONAL ENGINEER
 STATE OF GEORGIA

SHEET NUMBER
4.0

LEGEND

PROPOSED	EXISTING
RIGHT-OF-WAY	R/W
BOUNDARY LINE	R/W
PROPERTY LINE	---
CURB & GUTTER	---
EASEMENT	---
BUILDING	---
FRONT YARD SETBACK	---
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WEIR INLET	⊕
JUNCTION BOX	⊕
SANITARY SEWER MANHOLE	⊕
SINGLE WING CATCH BASIN	⊕
DOUBLE WING CATCH BASIN	⊕
STORM PIPE	---
SEWER PIPE	---
WATER MAIN	---
WATER MAIN (ALSO)	---
CONCRETE	---
DRAINAGE BASIN LINE	---
EROSION CONTROL LEGEND	
SILT FENCE	---
REEF PROTECTION	---
VEGETATION	---
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	
CHECK DAM (STRAW BALE)	XXX
INLET SEDIMENT TRAP	⊕

- EROSION CONTROL NOTES**
- CITY MANAGER: **ROY L. CLARK, JR.** PHONE: (404) 366-4720
 - TOTAL SITE AREA: 7.88 ACRES / TOTAL DISTURBED AREA: 7.82 ACRES
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE PROVISION OF EROSION CONTROL MEASURES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES, AS APPROPRIATE.
 - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FALL PREVENTION OF EROSION CONTROL MEASURES IS NECESSARY FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION."
 - "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY VEGETATION."
 - THIS SITE IS NOT WITHIN LINEAR FEET OF AN IMPAIRED STREAM SEGMENT.
- STARTING SITE CONDITIONS:**
 SEE ATTACHED AERIAL PHOTO WITH AN OVERLAIN PARK PROPOSED HIGHWAY
- PROPOSED SITE CONDITIONS:**
 CONSTRUCTION WASHOUT



CONSULTING
 ENGINEERING
 CONSTRUCTION
 MANAGEMENT
 PLANNING
FALCON DESIGN CONSULTANTS
 10000 WINDY HOLLOW LANE, SUITE 200
 DUBLIN, GEORGIA 31022
 (770) 488-7800
 WWW.FALCONDC.COM

EROSION CONTROL - INTERM. PHASE
 FOR
METCALF ROAD EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 11/12/24
 SCALE: 1"=100'
 PROJECT NUMBER: 2411030
 DRAWING BY: JDA
 REVIEWED BY: -
 APPROVED BY: -

GSWCC# 0000009371
 PROFESSIONAL SEAL OF THE STATE OF GEORGIA
 CIVIL ENGINEER
 JAMES D. ANDERSON

SHEET NUMBER
5.0

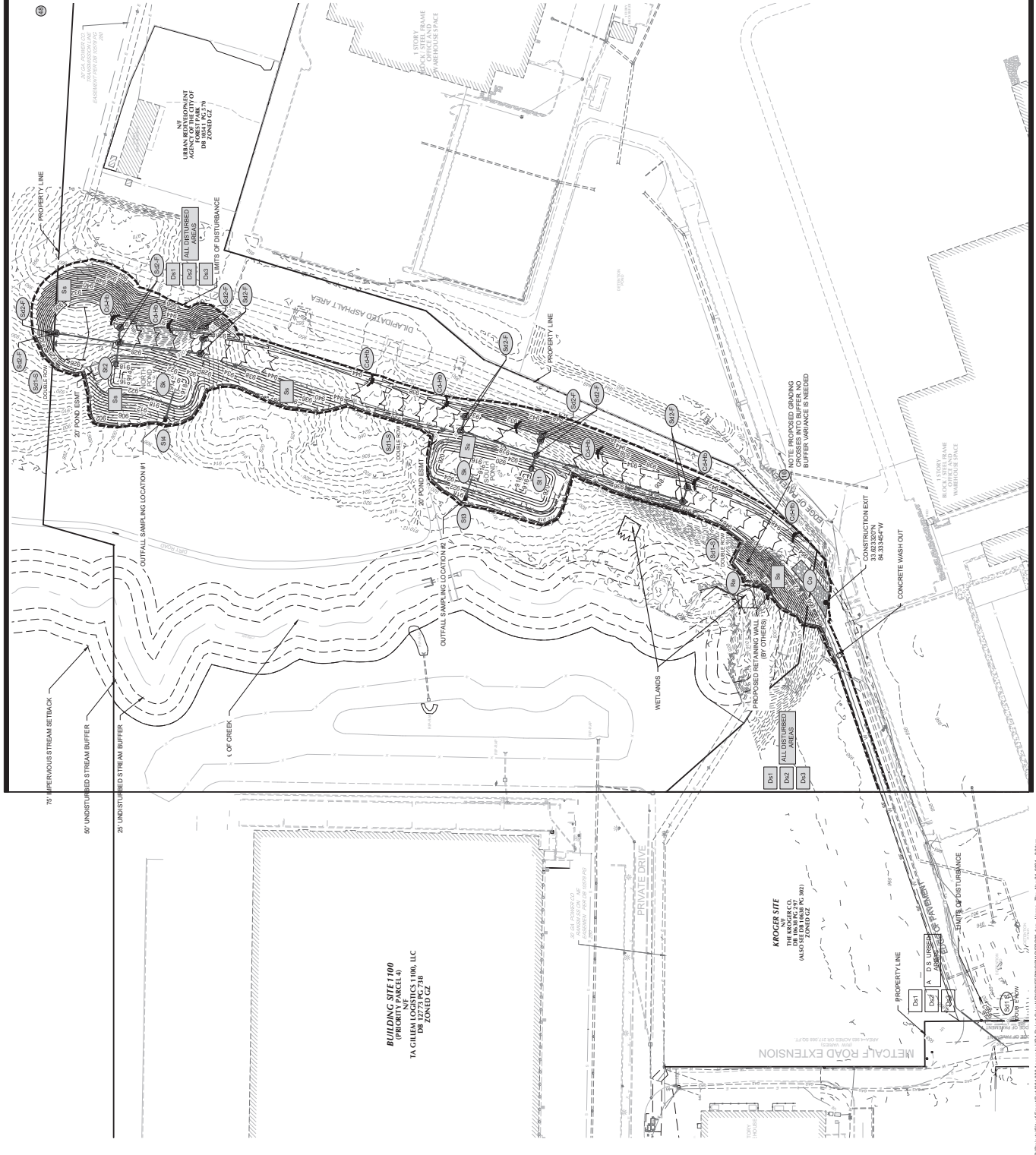
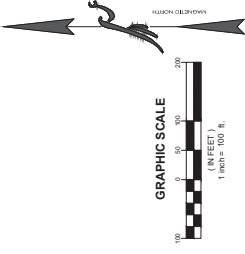
LEGEND

PROPOSED	EXISTING
RIGHT-OF-WAY	R/W
BOUNDARY LINE	R/W
PROPERTY LINE	
CURB & GUTTER	
EASEMENT	
ROADWAY	
BUILDING	
FRONT YARD SETBACK	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
WEIR INLET	
JUNCTION BOX	
SANITARY SEWER MANHOLE	
SINGLE WING CATCH BASIN	
DOUBLE WING CATCH BASIN	
STORM PIPE	
SEWER PIPE	
WATER MAIN	
CONDUIT (W/MS)	
CONDUIT (W/O MS)	
DRAINAGE BASIN LINE	
EROSION CONTROL LEGEND SILT FENCE TREE PROTECTION SLOPE PROTECTION EROSION CONTROL SYMBOLS (SEE SHEET 4 FOR LEGEND) CHECK DAM (STRAW BALE) INLET SEDIMENT TRAP	

EROSION CONTROL NOTES

- CITY MANAGER: **ROY L. CLARK, JR.** PHONE: (404) 366-4720
- TOTAL SITE AREA: 7.88 ACRES / TOTAL DISTURBED AREA: 7.82 ACRES
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE PROVISION OF EROSION CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FALL OR WINTER WEATHER CONDITIONS OCCUR, EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE WINTER SEASON AND SPRING. MEASURES SHALL BE RE-EVALUATED AND ADJUSTED AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION."
- "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TURFGRASS SEEDING."
- THIS SITE IS NOT WITHIN LINEAR FEET OF AN IMPAIRED STREAM SEGMENT.

PROPOSED SITE CONDITIONS:
 RECEIVING WATERS:
 CREEK/STREAM/IMPACT



BULFINCH SITE 1100
 PRIORITY PARCEL #1
 1A GILLESPIE LOTS 11, 100, 110
 DB 12/23 PG 718
 ZONED GZ

KROCHER SITE
 11A GILLESPIE LOTS 11, 100, 110
 DB 12/23 PG 718
 ZONED GZ

PRIVATE DRIVE
 METCALF ROAD EXTENSION

CONSTRUCTION EXIT
 CONCRETE WASHOUT

PROPOSED RETAINMENT WALL
 PROPOSED AREA
 ALL DISTURBED AREAS

WETLANDS
 CREEK

75' UNDISTURBED STREAM BUFFER
 50' UNDISTURBED STREAM BUFFER
 25' UNDISTURBED STREAM BUFFER

METCALF ROAD EXTENSION
 PRIVATE DRIVE

BULFINCH SITE 1100
 PRIORITY PARCEL #1
 1A GILLESPIE LOTS 11, 100, 110
 DB 12/23 PG 718
 ZONED GZ

KROCHER SITE
 11A GILLESPIE LOTS 11, 100, 110
 DB 12/23 PG 718
 ZONED GZ



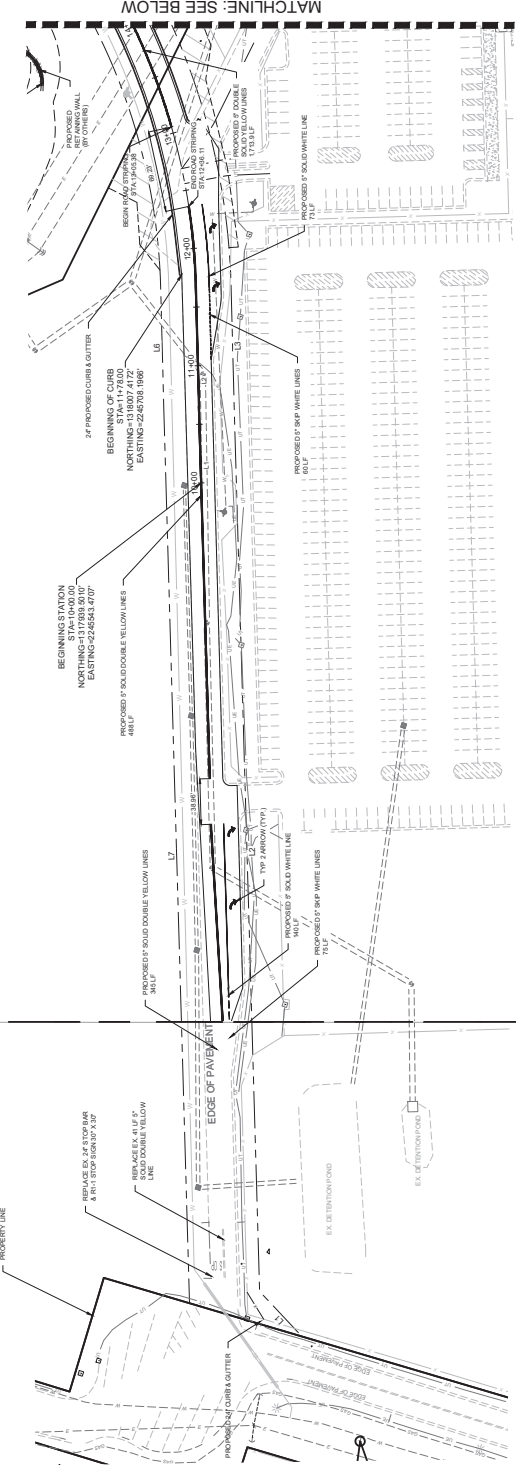
FOR
SIGNAGE & STRIPING
EXTENSION
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

ULTRATEC PROTECTION CENTER
Call before you dig.
Know what's below.

DATE	11/12/24
SCALE	1" = 50'
PROJECT NUMBER	DH-1000
DESIGNED BY	JDA
REVISIONS	

GSWVCC# 0000009371
PROFESSIONAL SEAL AND LICENSE NUMBER
STATE OF GEORGIA
JULIA J. DAVIS, P.E.
11/12/24
1" = 50'
DH-1000
JDA

SHEET NUMBER
7.0



MATCHLINE: SEE BELOW



Right of Way Line Table

Line #	Length	Direction
L1	52.99	S29°41'27.45"W
L2	75.41	S71°16'55.45"W
L3	102.02	S71°27'02.75"W
L4	94.47	S17°40'26.45"W
L5	102.11	N17°27'02.75"E
L7	78.25	N17°59'55.45"E
L8	708.39	S07°37'08.00"E

Right of Way Curve Table

Curve #	Arc Length	Radius	Chord	Length
C1	544.38	530.07	S44°32'45"W	524.67
C2	402.17	1713.09	S10°56'55"W	401.29
C3	13.49	13.00	S39°57'23"W	12.90
C4	344.84	75.07	S87°09'04"E	73.31
C5	14.00	13.00	N06°46'00"W	13.41
C6	388.16	163.09	N10°59'55"E	382.29
C7	488.09	520.07	N44°59'46"E	470.34

Centerline Curve Table

Line #	Length	Direction
L1	65.24	N17°16'58.45"E
L2	102.07	N17°27'02.77"E
L3	84.47	N17°40'26.47"E
L4	8.02	N07°11'46.54"W

Centerline Curve Table

Curve #	Radius	Chord Division	Length
C1	550.00	N44°33'46.57"E	497.48
C2	163.09	N10°59'25.95"E	514.88

LEGEND

PROPOSED

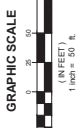
RW: Right of Way
RW: Right of Way

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
CURB & GUTTER
BASEMENT
SIDEWALK
FENCE
FIRE HYDRANT
WATER VALVE
WATER METER
WEIR INLET
JUNCTION BOX
SANITARY SEWER MANHOLE
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
STORM PIPE
SEWER PIPE
CONTOUR (MAJOR)
CONTOUR (MINOR)
DRAINAGE BASIN LINE

EXISTING

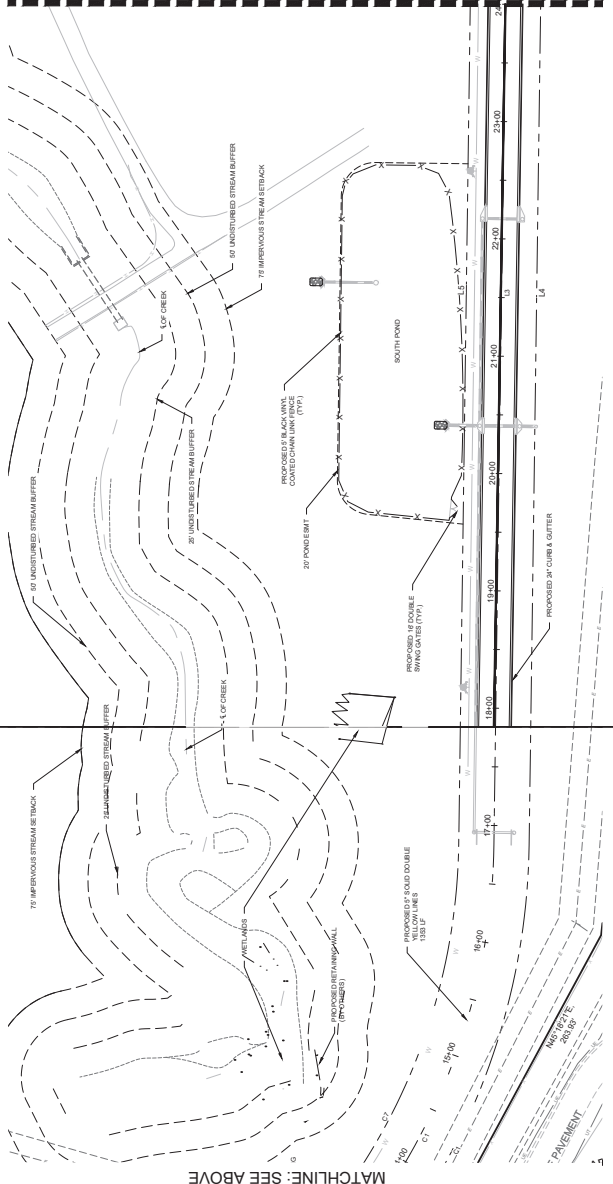
RW: Right of Way
RW: Right of Way

1/4" = 10'-0"



DEVELOPMENT NOTES:

- ALL EXISTING CURBS SHOULD BE SHOWN AS TO THE BACK OF CURB TO BACK OF CURB.
- ALL EXISTING CURBS SHOULD BE SHOWN AS TO THE BACK OF CURB TO BACK OF CURB.
- ALL EXISTING CURBS SHOULD BE SHOWN AS TO THE BACK OF CURB TO BACK OF CURB.



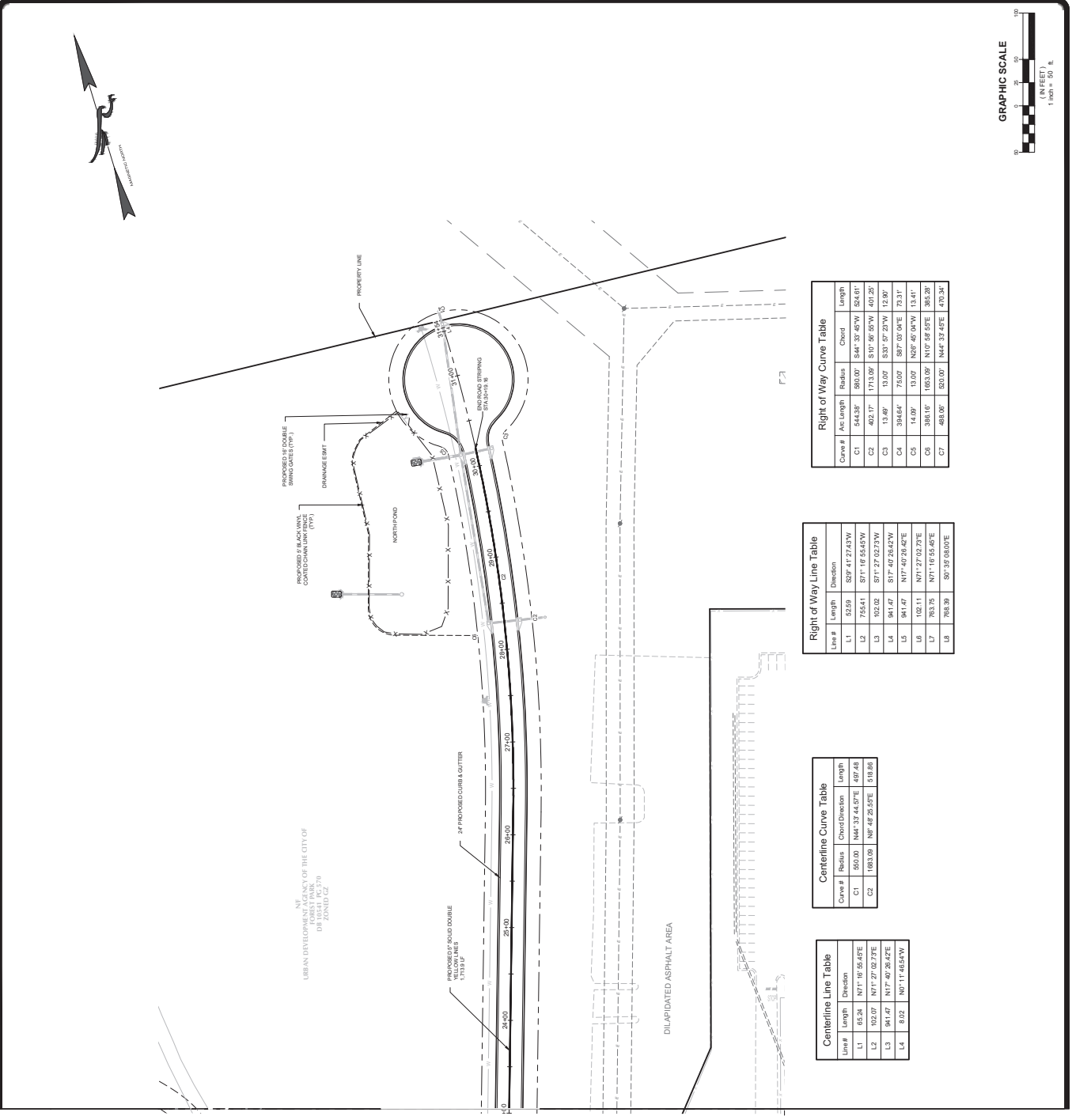
MATCHLINE: 7:1

MATCHLINE: SEE ABOVE

LEGEND	
RIGHT-OF-WAY	EXISTING R/W
BOUNDARY LINE	PROPOSED R/W
PROPERTY LINE	PROPOSED R/W
PROPERTY CORNER	PROPOSED R/W
EASEMENT	PROPOSED R/W
BUILDING	PROPOSED R/W
SEWALK	PROPOSED R/W
FENCE	PROPOSED R/W
FIRE HYDRANT	PROPOSED R/W
WATER VALVE	PROPOSED R/W
WATER METER	PROPOSED R/W
WATER INLET	PROPOSED R/W
JUNCTION BOX	PROPOSED R/W
SANITARY SEWER MANHOLE	PROPOSED R/W
SINGLE WING CATCH BASIN	PROPOSED R/W
DOUBLE WING CATCH BASIN	PROPOSED R/W
STORM PIPE	PROPOSED R/W
STORM MANHOLE	PROPOSED R/W
WATER MAIN	PROPOSED R/W
CONTOUR (MAJOR)	PROPOSED R/W
CONTOUR (MINOR)	PROPOSED R/W
DRAINAGE BASIN LINE	PROPOSED R/W

DEVELOPMENT NOTES:

- ALL ROADWAY DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB AND ALL SIDINGS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- DRAINAGE INDUSTRY EASMENTS SHALL BE REDDOTTED TO CLAYTON COUNTY.



Right of Way Curve Table

Curve #	Act Length	Radius	Chord	Length
C1	544.53'	580.00'	544'-33'-45"W	524.61'
C2	482.17'	173.09'	S 01° 56' 55"W	401.25'
C3	13.46'	13.00'	S 83° 57' 23"W	12.90'
C4	394.64'	75.00'	S 87° 03' 04"E	73.31'
C5	14.09'	13.00'	N 02° 40' 04"W	13.41'
C6	584.16'	1053.09'	N 10° 56' 55"E	365.26'
C7	288.09'	520.00'	N 42° 32' 45"E	175.34'

Right of Way Line Table

Line #	Length	Direction
L1	52.59'	S 29° 41' 27.43"W
L2	755.41'	S 71° 16' 55.65"W
L3	102.02'	S 71° 27' 02.73"W
L4	941.47'	S 7° 25' 26.42"W
L5	941.47'	N 7° 52' 23.45"E
L6	102.11'	N 7° 27' 02.72"E
L7	783.75'	N 1° 16' 55.45"E
L8	783.39'	S 0° 38' 08.00"E

Centerline Curve Table

Curve #	Radius	Chord/Direction	Length
C1	550.00'	N 44° 32' 44.67"E	497.48'
C2	1983.09'	N 8° 49' 25.59"E	518.85'

Centerline Line Table

Line #	Length	Direction
L1	65.24'	N 7° 16' 55.45"E
L2	102.02'	N 7° 27' 02.72"E
L3	941.47'	N 7° 40' 26.42"E
L4	8102'	N 0° 11' 45.54"W

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 CLAYTON COUNTY, GA 30211
 (770) 420-1100
 www.fdc.com

SIGNAGE & STRIPING
 FOR
METCALF ROAD
 EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

DATE: _____
 SCALE: 1" = 50'
 PROJECT NUMBER: 2014-100A
 REVISIONS BY: _____
 REVISIONS BY: _____

DATE: 11/13/24
 SCALE: 1" = 50'
 PROJECT NUMBER: 2014-100A
 REVISIONS BY: _____
 REVISIONS BY: _____

GSA
 GEORGIA SURVEYING AND MAPPING BOARD
 PROFESSIONAL SURVEYOR LICENSE NO. 10747A
 GSWCC# 0000009371
 PROFESSIONAL SURVEYOR LICENSE NO. 10747A

SHEET NUMBER
7.1





WATER PLAN
FOR
EXTENSION
METCALF ROAD
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

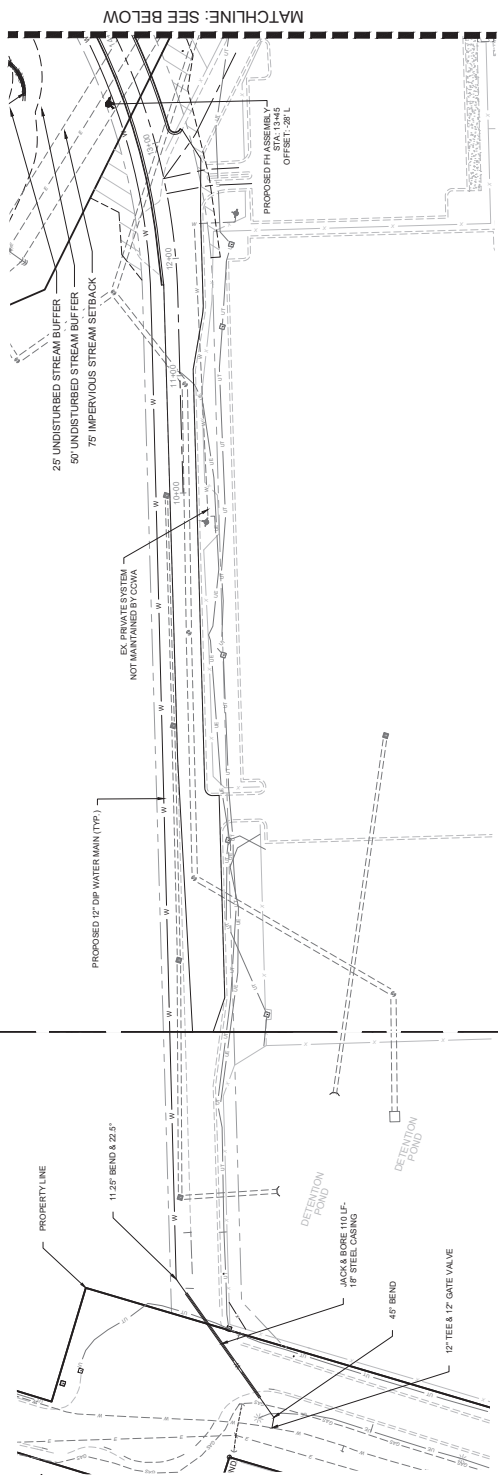
ULTRATECH PROTECTION CENTER
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www.4adawg.com

NO.	DATE	DESCRIPTION

DATE: 11/13/24
SCALE: 1" = 50'
PROJECT NUMBER: 2024-0004
DRAWN BY: JLD
REVIEWED BY: JLD



SHEET NUMBER
9.0



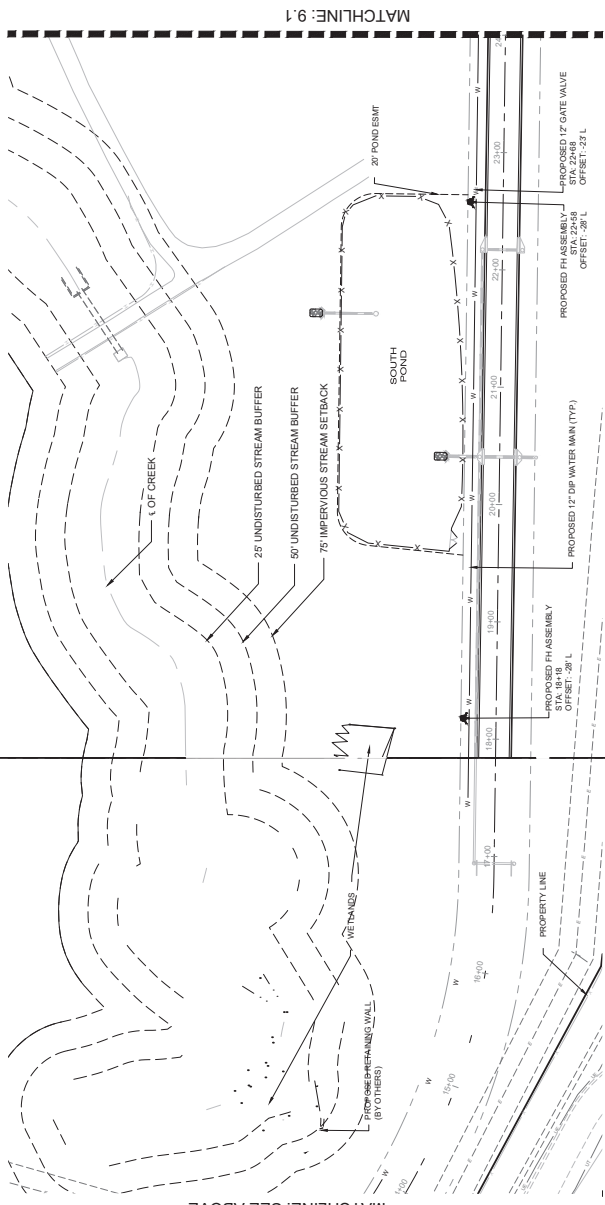
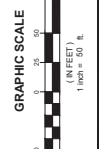
WATER SYSTEM QUANTITY TABULATION

DESCRIPTION	QUANTITY
12" DIP WATER MAIN	2,584.00 LF
12" WATER VALVE	2 EA
12" TEE	1 EA
18" STEEL CASING	110 LF

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES. THE QUANTITIES ARE ESTIMATES ONLY.

LEGEND

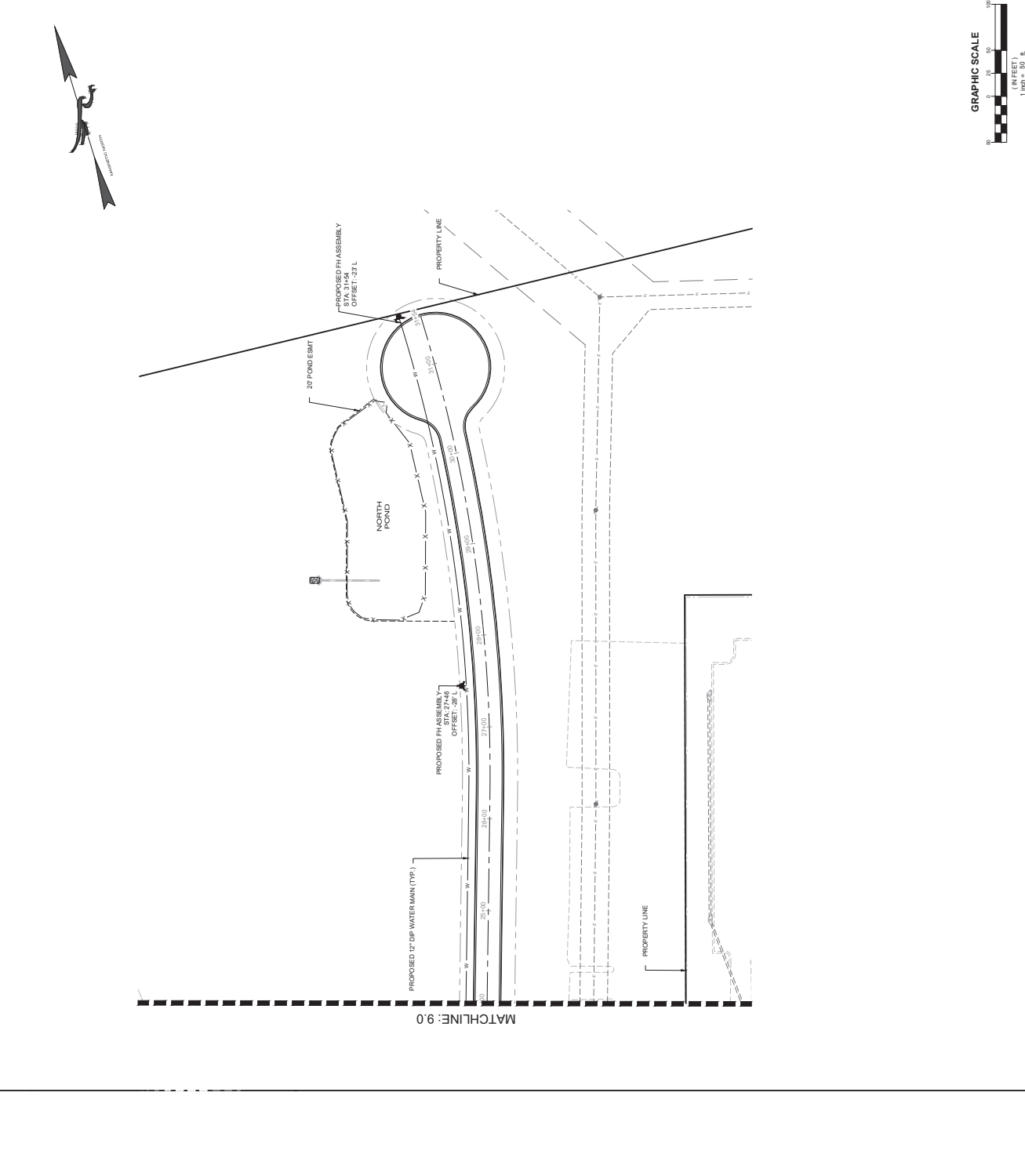
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RIGHT-OF-WAY	R/W
BOUNDARY LINE	R/W
PROPERTY LINE	R/W
CURB & GUTTER	R/W
EASEMENT	R/W
FENCE	R/W
SIWALK	R/W
FRONT YARD	R/W
WATER VALVE	WV
WATER METER	WM
WATER INLET	WI
JUNCTION BOX	JB
SANITARY SEWER MANHOLE	SM
SINGLE WING CATCH BASIN	SWCB
DOUBLE WING CATCH BASIN	DWCB
STORM PIPE	SP
SEWER PIPE	SP
CONTOUR (MAJOR)	CONTOUR
CONTOUR (MINOR)	CONTOUR
DRAINAGE BASIN LINE	DBL



LEGEND	
PROPOSED	EXISTING
RIGHT-OF-WAY	R/W
BOUNDARY LINE	
PROPERTY LINE	
ADJUTANT	
EASEMENT	
BUILDING	
SEWALK	
FENCE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
WATER INLET	
JUNCTION BOX	
SANITARY SEWER MANHOLE	
SINGLE WING CATCH BASIN	
DOUBLE WING CATCH BASIN	
STORM PIPE	
WATER MAIN	
CONTOUR (MAJOR)	
CONTOUR (MINOR)	
DRAINAGE BASIN LINE	

WATER SYSTEM QUANTITY TABULATION	
DESCRIPTION	QUANTITY
FIRE HYDRANT ASSEMBLY	5
12" D.I.P. WATER MAIN	2,844.0 LF
12" WATER VALVE	2 EA
12" TEE	1 EA
18" STEEL CASING	110 LF

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES. THE QUANTITIES ARE ESTIMATES ONLY.



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FALCON DESIGN CONSULTANTS

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 SUITE 100
 FARMERS BRANCH, GA 30148
 (770) 426-1100
 www.falcondesign.com

WATER PLAN FOR
 METCALF ROAD
 EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

NO.	DATE	DESCRIPTION
1		
2		
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7		
8		
9		
10		

DATE: _____

REVISIONS

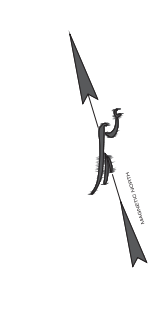
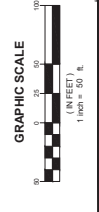
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 www.1-800-4-a-dig.com

DATE:	11/13/2024
SCALE:	1" = 50'
PROJECT NUMBER:	2024.1000
DESIGNED BY:	USA
CHECKED BY:	
REVISIONS BY:	

STATE OF GEORGIA
 PROFESSIONAL ENGINEERING BOARD
 LICENSE NO. 10000
 GSWACC# 0000009371
 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

SHEET NUMBER

9.1




CIVIL ENGINEERING
 SURVEYING
 CONSTRUCTION
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 PLANNING



FALCON DESIGN CONSULTANTS
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 (770) 424-1100
 www.falcon.com

ROADWAY PLAN & PROFILE
 FOR
METCALF ROAD
EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

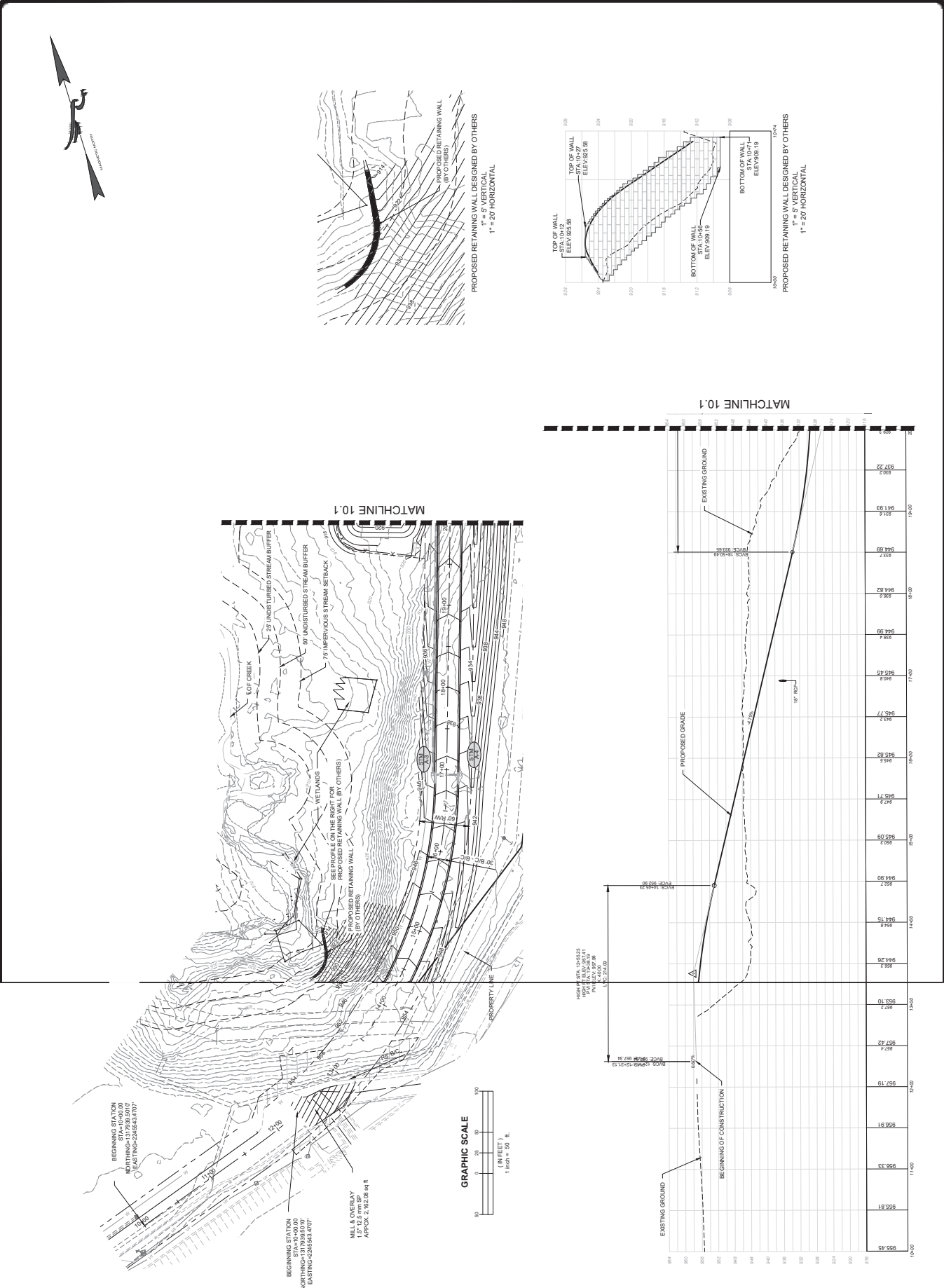
UTILITY PROTECTION CENTER
 Call before you dig.
 Know what's below.



DATE: _____
 REVISIONS: _____
 DATE: _____

DATE: 11/12/24
 SCALE: AS SHOWN
 PROJECT NUMBER: 2411000
 DRAWN BY: JDA
 REVIEWED BY: _____

SHEET NUMBER
10.0





ROADWAY PLAN & PROFILE
 FOR
 METCALF ROAD
 EXTENSION
 LOCATED IN:
 LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA

REVISIONS

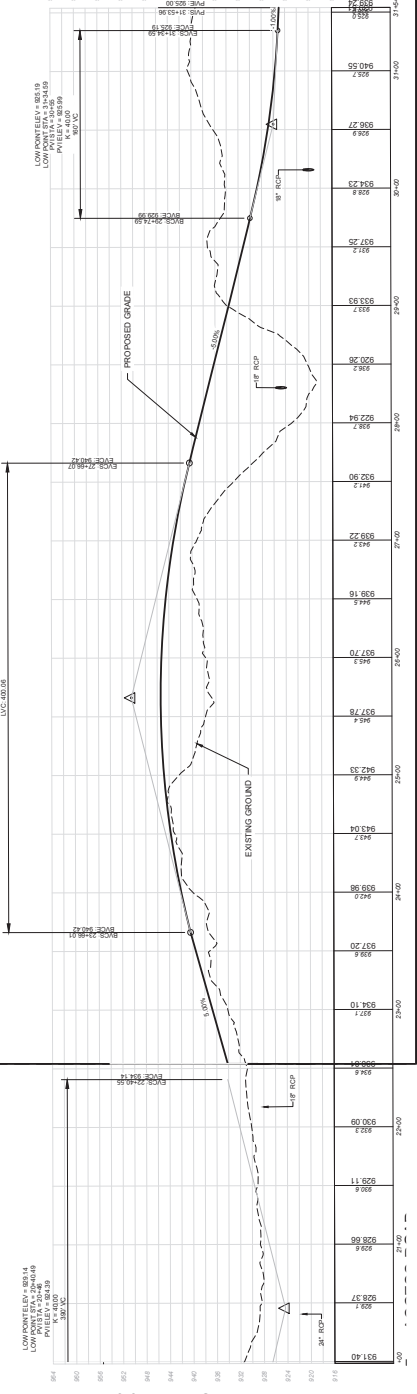
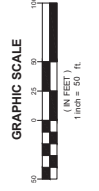
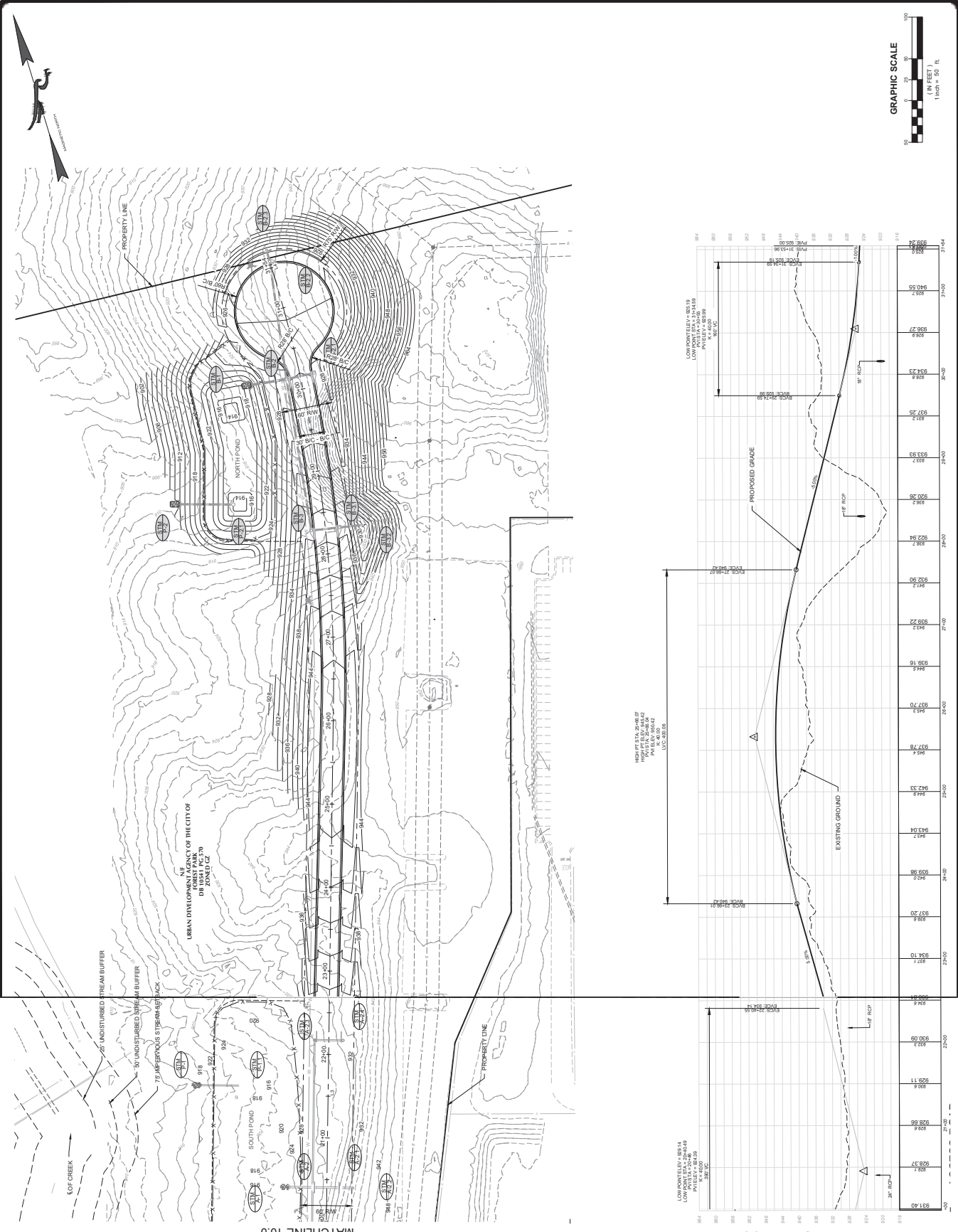
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DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____

DATE: 11/12/24
 SCALE: 1" = 50'
 PROJECT NUMBER: DB1004
 DRAWING NUMBER: 10.0
 REVISIONS BY: _____
 REVISIONS BY: _____



SHEET NUMBER
10.1





STORM PROFILES
FOR
METCALF ROAD
EXTENSION
LOCATED IN:
LAND LOTS 207 & 210, 8TH DISTRICT
CITY OF FOREST PARK, GEORGIA

REVISIONS

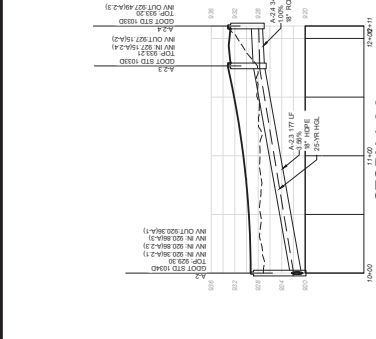
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DRAWN BY: J. JONES
CHECKED BY: J. JONES
REVISIONS BY: -

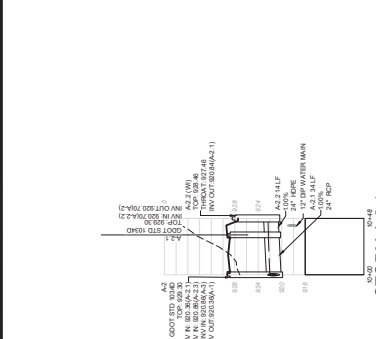
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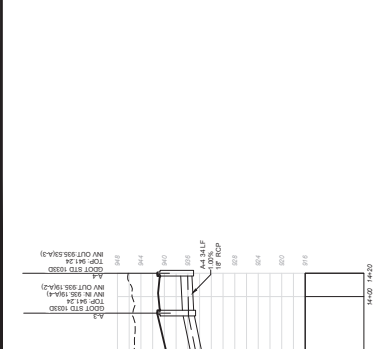
STORM A



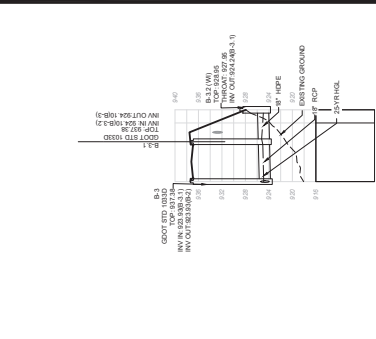
STORM A-2.1



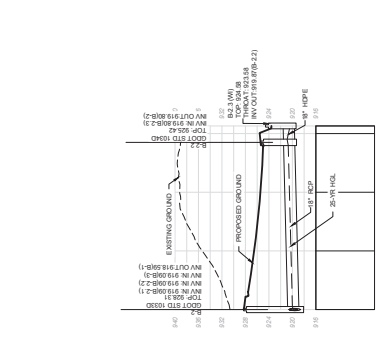
STORM A-2.2



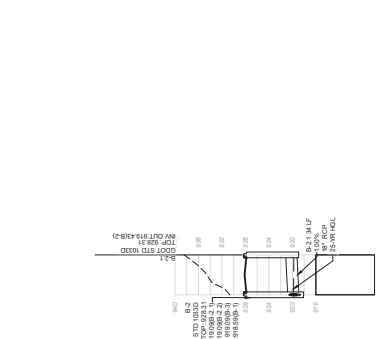
STORM A-2.3



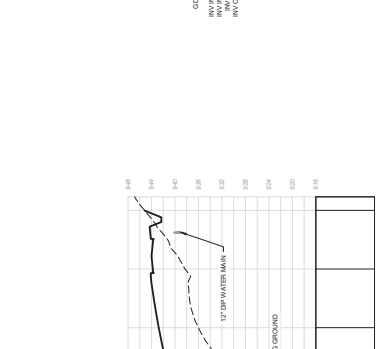
STORM B-2.1



STORM B-2.2



STORM B-2.3



STORM B

GRAPHIC SCALE
1" = 10'
0 10 20 30 40 50 (IN FEET)

25-YR CHART

Line No.	Start Sta.	End Sta.	Length (ft)	Flow Pipe (cfs)	Flow Chd (cfs)	Flow Cnt (cfs)	Flow Tot (cfs)	Flow Vel (ft/s)	Flow Vel (ft/s)	Flow Vel (ft/s)	Flow Vel (ft/s)	Invert Up (ft)	Invert Dn (ft)	HCL Up (ft)	HCL Dn (ft)	Grade (ft)
1	A-2	27+22	50	0.23	22.63	24.45	8.41	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
2	A-2.1	16+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.24	992.24	992.24	992.24	1.34
3	A-2.2	11+00	50	0.20	17.78	24.19	6.68	0.03	0.03	0.03	0.03	992.34	992.34	992.34	992.34	4.63
4	A-2.3	11+00	50	0.20	17.78	24.19	6.68	0.03	0.03	0.03	0.03	992.34	992.34	992.34	992.34	4.63
5	A-2.4	11+00	50	0.20	17.78	24.19	6.68	0.03	0.03	0.03	0.03	992.34	992.34	992.34	992.34	4.63
6	A-2.5	11+00	50	0.20	17.78	24.19	6.68	0.03	0.03	0.03	0.03	992.34	992.34	992.34	992.34	4.63
7	B-2	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
8	B-2.1	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
9	B-2.2	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
10	B-2.3	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
11	B-2.4	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
12	B-2.5	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
13	B-2.6	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
14	B-2.7	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63
15	B-2.8	0+00	50	0.21	19.27	24.30	7.52	0.03	0.03	0.03	0.03	992.05	991.41	992.05	991.41	7.63

Project No. P-2024-240-000-000
Notes: *Color Match

Page 11 of 15
Date: 10/23/24
Number of Sheets: 15

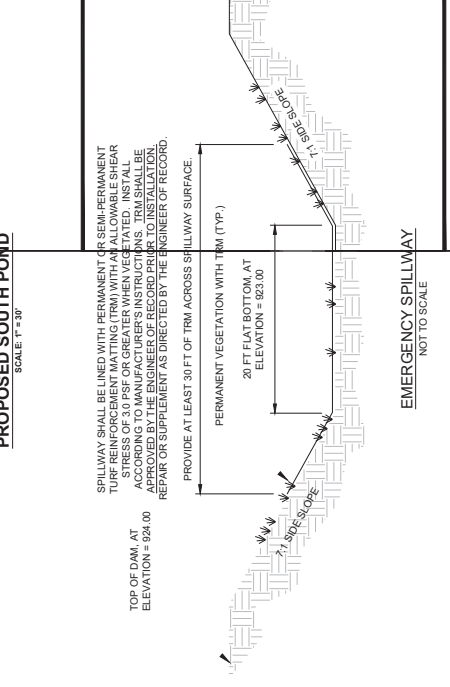
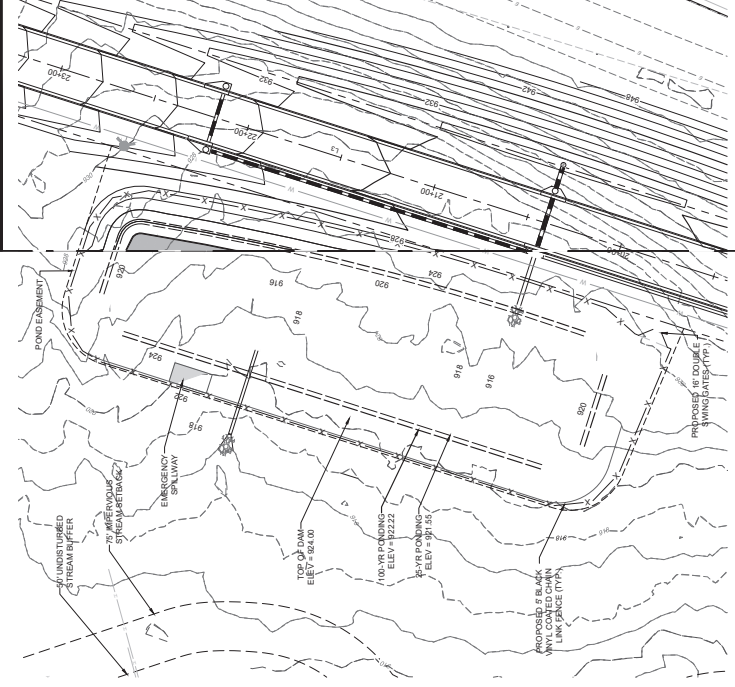
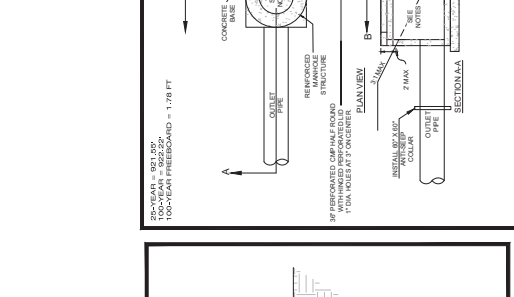
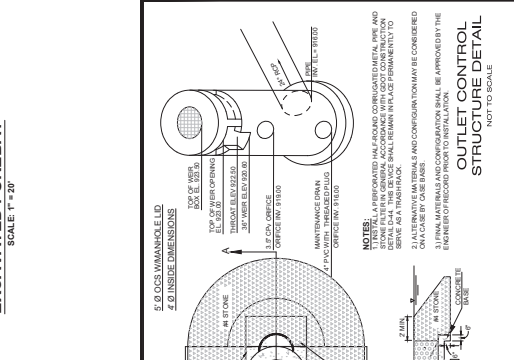
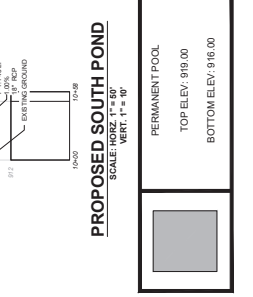
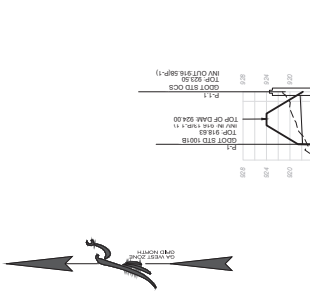
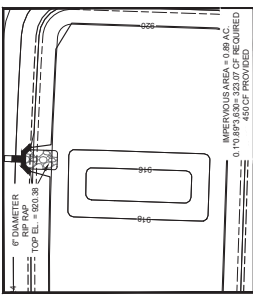
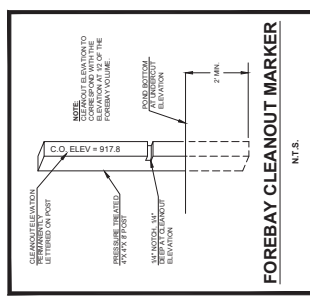
3.2.1.7 Inspection and Maintenance Requirements
Table 3.2.1.1 Typical Maintenance Activities for Ponds
(Source: WMI, 1997)

Activity	Schedule
<ul style="list-style-type: none"> • Clean and remove debris from inlet and outlet structures. • Mow side slopes. • If wetland components are included, inspect for invasive vegetation. 	<p>Monthly</p> <p>Semiannual Inspection</p>
<ul style="list-style-type: none"> • Inspect for damage, paying particular attention to the control structure. • Check for signs of eutrophication conditions. • Note signs of hypoxia/bottom build-up, and remove appropriately. • Monitor for sediment accumulation in the facility and forbay. • Examine to ensure that inlet and outlet devices are free of debris and check all control gates, valves or other mechanical devices. • Repair erodent or eroded areas. 	<p>Annual Inspection</p>
<ul style="list-style-type: none"> • Perform wetland plant management and harvesting 	<p>As Needed</p>
<ul style="list-style-type: none"> • Remove sediment from the forbay. 	<p>5 to 7 years (if needed)</p>
<ul style="list-style-type: none"> • Monitor sediment accumulations. If sediment accumulates when the pool volume has become reduced significantly, or the pond becomes eutrophic. 	<p>5 to 7 years or after 50% of the total forbay 10 to 25 years or after 25% of the permanent pool volume has been lost</p>

Additional Maintenance Considerations and Requirements

- A sediment marker should be located in the forbay to determine when sediment removal is required.
- Sediment should be removed from the forbay by hand or by mechanical means. The sediment should be disposed of in a responsible manner and not be applied to the forbay.
- Landfilling sediment may be required prior to sediment disposal where a hazardous land use is present.
- The receiving water body should be inspected for sediment accumulation and eutrophication.
- The receiving water body should be inspected for sediment accumulation and eutrophication.
- Care should be exercised during pond drawdowns to prevent downstream discharge of sediments, anoxic water, or high flows with eroded velocities. The approving jurisdiction should be notified before drawing a pondwater pump.

Regular inspection and maintenance criteria to the effective operation of retention ponds as depicted means of a signifying bonding and enforceable maintenance agreement that is executed as a condition of plan approval.



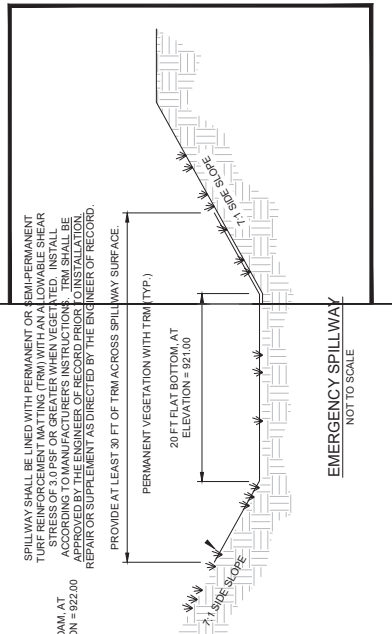
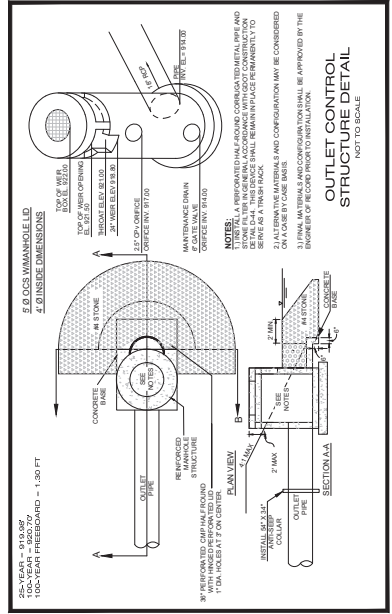
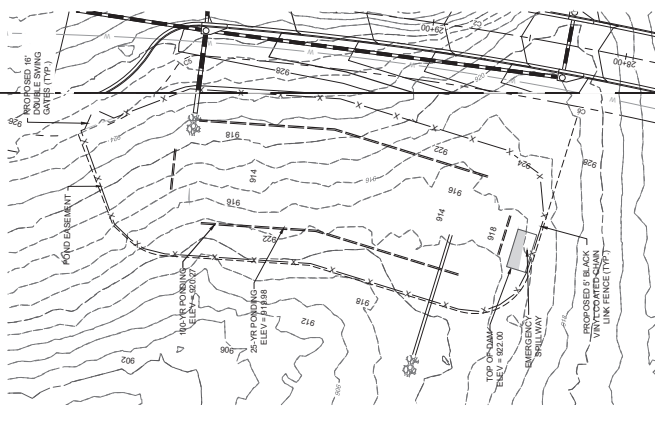
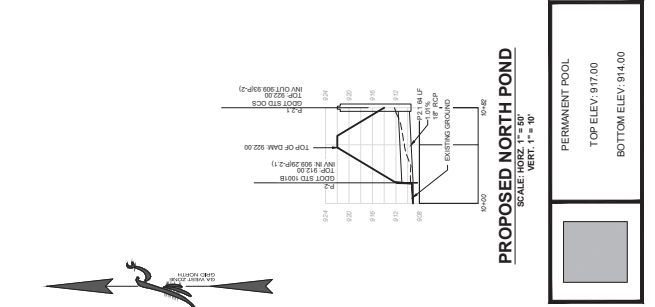
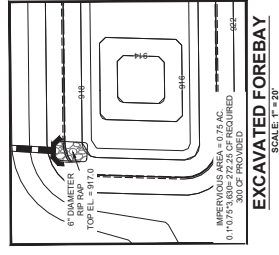
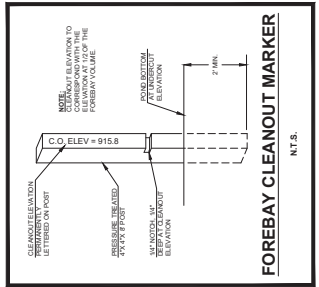
3.2.1.7 Inspection and Maintenance Requirements
Table 3.2.1-1 Typical Maintenance Activities for Ponds
 (Source: WMA, 1997)

Activity	Schedule
<ul style="list-style-type: none"> Clean and remove debris from inlet and outlet structures. Mow side slopes. If wetland components are included, inspect for invasive vegetation. 	Monthly
<ul style="list-style-type: none"> Inspect for damage, paying particular attention to the control structure. Check for signs of seepage conditions. Monitor for sediment accumulation in the facility and forbay. Examine to ensure that inlet and outlet devices are free of debris and operational. Check all control gates, valves or other mechanical devices. Repair corrosion or eroded areas. Perform wetland plant management and harvesting. 	Semiannual Inspection
<ul style="list-style-type: none"> Remove sediment from the forbay. Monitor sediment accumulation, and remove sediment when the pool volume has become reduced significantly, or the pool becomes desaturated. 	Annual Inspection
<ul style="list-style-type: none"> Remove sediment from the forbay. Monitor sediment accumulation, and remove sediment when the pool volume has become reduced significantly, or the pool becomes desaturated. 	As Needed Annually (if needed) or after 50% of total forbay capacity has been lost. 10 to 20 years or after 25% of the permeable area has been lost.

Additional Maintenance Considerations and Requirements

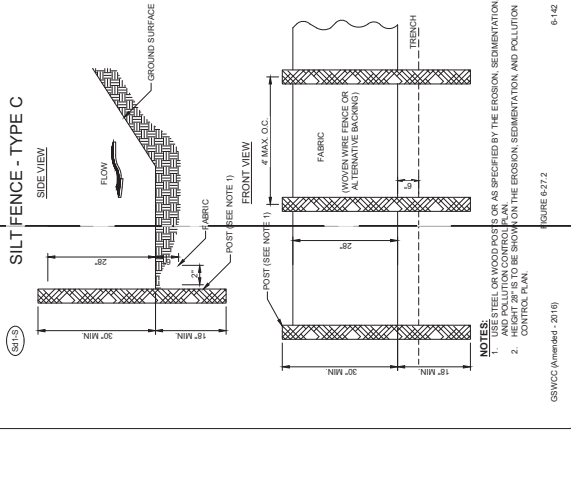
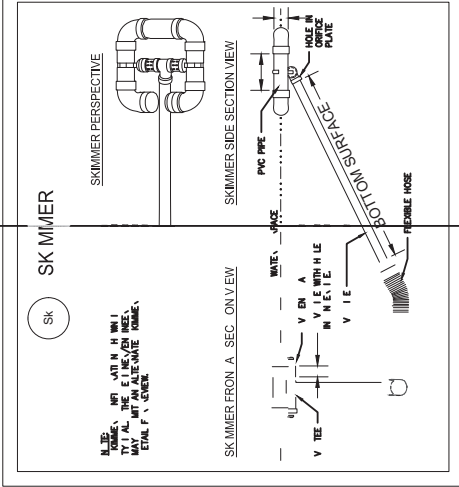
- A sediment marker should be located in the forbay to determine when sediment removal is required.
- Sediments excavated from stormwater ponds that do not receive runoff from designated sources are not to be disposed of in the forbay. Sediment should be placed in a designated disposal area.
- Periodic mowing of the pond buffer is only required along maintenance rights of way and the embankment.
- Canals and waterways can be managed as a meadow growing every other year for some of the benefits of sediments, noise water, or high flows with erosive velocities. The approved jurisdiction should be notified before draining a stormwater pond.

Regular inspection and maintenance is critical to the effective operation of stormwater ponds as designed. The design of the pond and its outlet structure shall be maintained in accordance with the design. The means of a legally binding and enforceable maintenance agreement that is executed as a condition of plan approval.

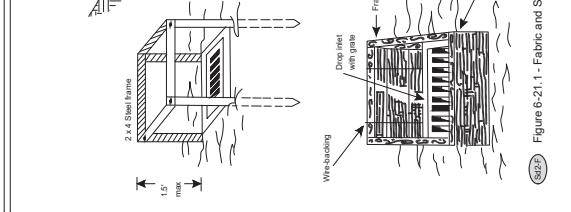
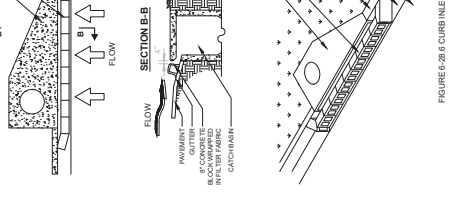


Calculate Skimmer Size for North Pond
 Basin Volume in Cubic Feet **14,583** Cu.Ft.
 Days to Drain **2** Days
 Skimmer Size **3.0** inch
 Orifice Radius **1.3** inch(es)
 Orifice Diameter **2.6** inch(es)

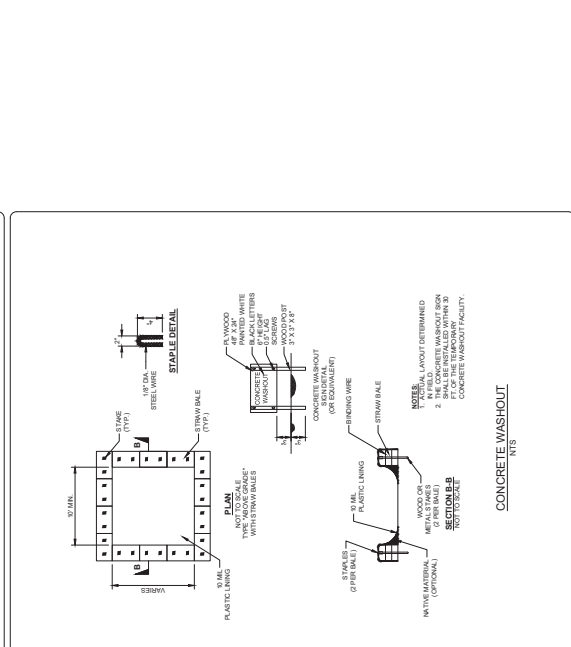
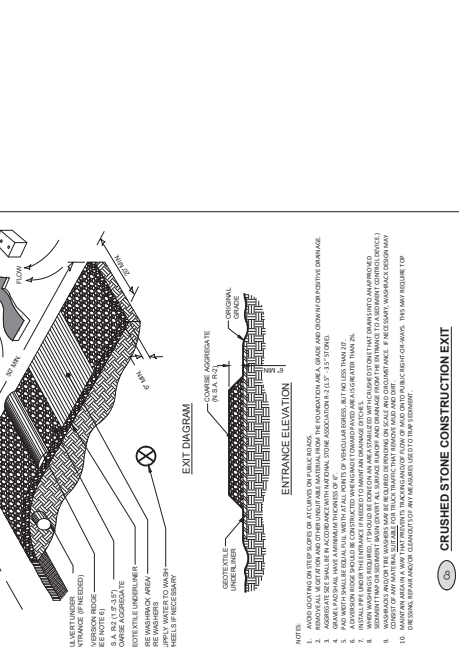
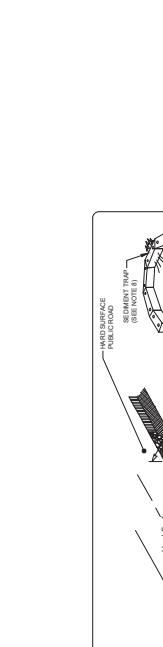
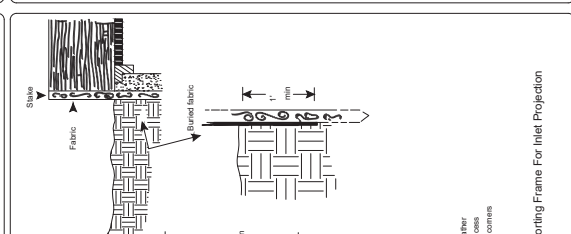
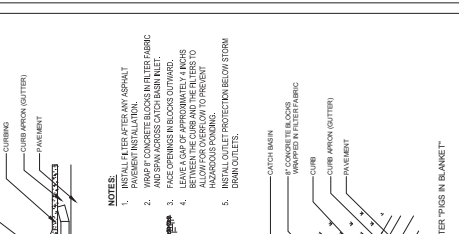
Calculate Skimmer Size for South Pond
 Basin Volume in Cubic Feet **26,695** Cu.Ft.
 Days to Drain **2** Days
 Skimmer Size **4.0** inch
 Orifice Radius **1.6** inch(es)
 Orifice Diameter **3.3** inch(es)



6-217 CURB INLET FILTER "PIGS IN BLANKET"



6-219 CRUSHED STONE CONSTRUCTION EXIT



FALCON CONSULTANTS INC.
 ENGINEERING
 CONSTRUCTION
 MANAGEMENT
 PLANNING
 LANDSCAPE
 ARCHITECT
 SERVICES

2150 WEST GARDEN STREET, SUITE 300
 TAMPA, FL 33607-1307
 PH: 813.333.3443
 FAX: 813.333.3444
 WWW.FALCONCONSULTANTS.COM

LAND LOTS 207 & 210, 8TH DISTRICT
 CITY OF FOREST PARK, GEORGIA
 EXTENSION
 METCALF ROAD
 EROSION DETAILS
 FOR



DATE: 11/13/24
 SCALE: N/A
 PROJ. NUMBER: 2024.1000
 REVISED BY: -
 REVISED DATE: -



GSWVCC# 0000009371
 PROFESSIONAL SEAL OF THE STATE OF GEORGIA
 CIVIL ENGINEER
 JOHN M. DAVIS
 10865 N. STATE RD.
 SUITE 100
 WASHINGTON, GA 30389
 (770) 541-5388
 WWW.DAVISENGINEERING.COM

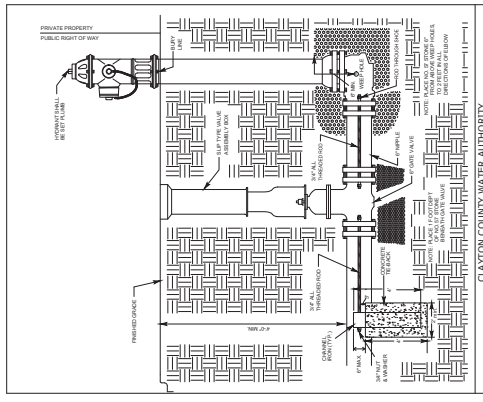
REVISIONS

NO.	DESCRIPTION	DATE

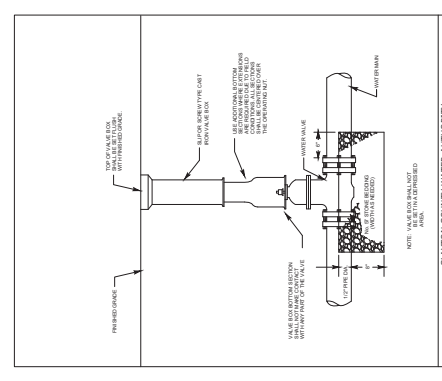
UTILITY PROTECTION CENTER
 Call before you dig
 800.4-A-DIG
 1-800-4-A-DIG
 1-800-4-A-DIG
 1-800-4-A-DIG
 1-800-4-A-DIG

DATE: 11/13/24
 SCALE: N/A
 PROJ. NUMBER: 2024.1000
 REVISED BY: -
 REVISED DATE: -

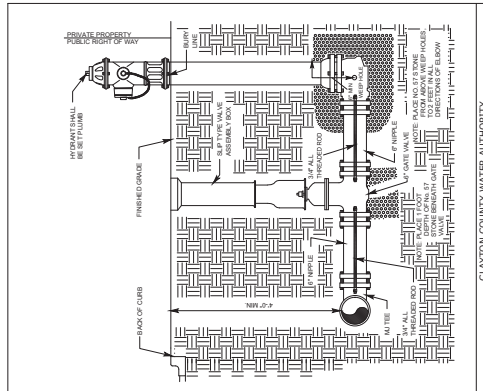
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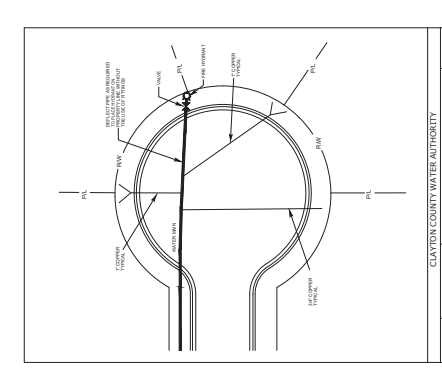
CLAYTON COUNTY WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 4.1
 DETAIL TITLE: TYPICAL CULDESAC FIRE HYDRANT DETAIL



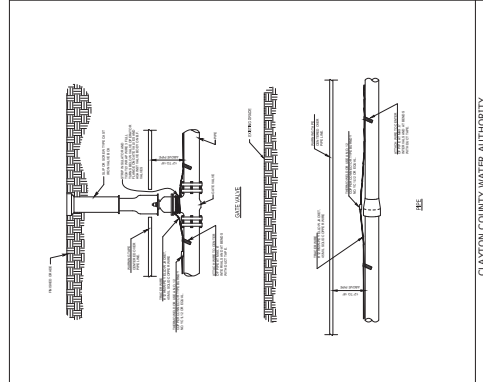
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 DATE: 12 FEBRUARY 2002
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 DRAWN BY: SHD
 DETAIL NO: 6.1
 DETAIL TITLE: VALVE BOX



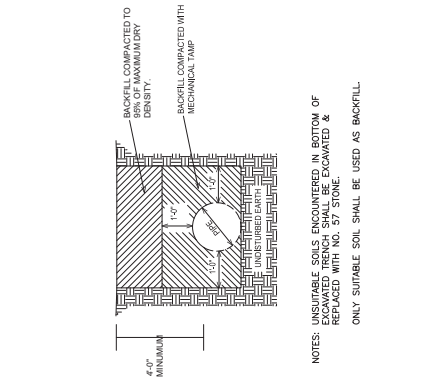
CLAYTON COUNTY WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 3.1
 DETAIL TITLE: TYPICAL FIRE HYDRANT



CLAYTON COUNTY WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 5.1
 DETAIL TITLE: FIRE HYDRANT IN CULDESAC



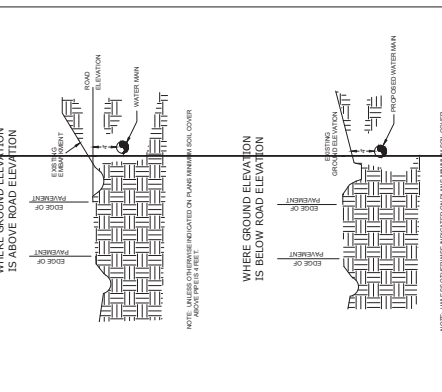
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 DATE: MAY 24, 2005
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 2.2
 DETAIL TITLE: PIPE DETECTION INSTALLATION 1



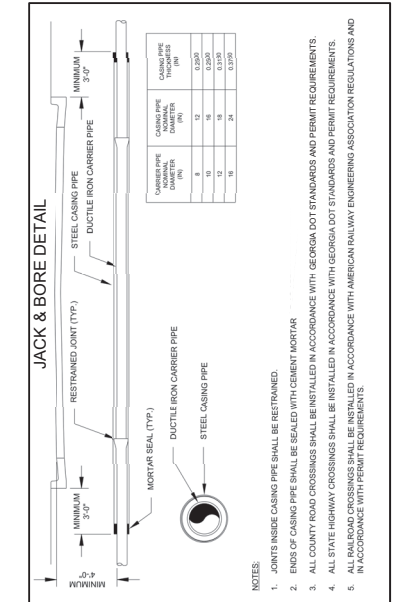
CITY OF FOREST PARK WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 8.1
 DETAIL TITLE: TYPICAL DUCTILE IRON PIPE BEDDING



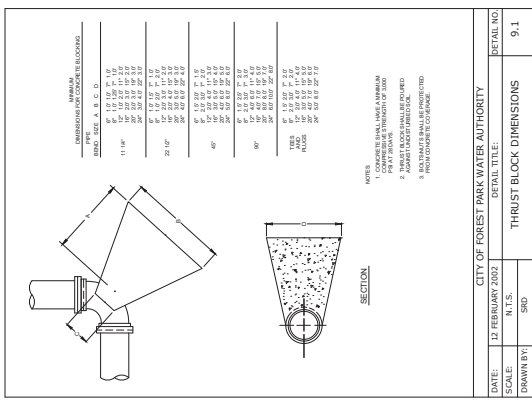
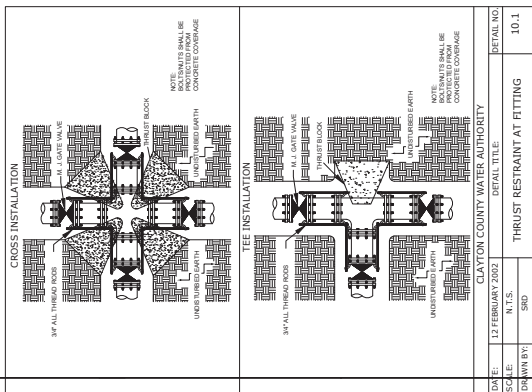
CITY OF FOREST PARK WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 7.1
 DETAIL TITLE: PIPE DEPTH AT EDGE OF PAVEMENT



CITY OF FOREST PARK WATER AUTHORITY
 DATE: 12 FEBRUARY 2002
 SCALE: N.T.S.
 DRAWN BY: SHD
 DETAIL NO: 7.1
 DETAIL TITLE: PIPE DEPTH AT EDGE OF PAVEMENT



- NOTES:
- JOINTS INSIDE CASING PIPE SHALL BE RESTRAINED.
 - ENDS OF CASING PIPE SHALL BE SEALED WITH CEMENT MORTAR.
 - ALL COUNTY ROAD CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH GEORGIA DOT STANDARDS AND PERMIT REQUIREMENTS.
 - ALL STATE HIGHWAY CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH GEORGIA DOT STANDARDS AND PERMIT REQUIREMENTS.
 - ALL RAILROAD CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN RAILWAY ENGINEERING ASSOCIATION REGULATIONS AND IN ACCORDANCE WITH PERMIT REQUIREMENTS.



CITY OF FOREST PARK WATER AUTHORITY

DATE: 12 FEBRUARY 2002
SCALE: N.T.S.
DRAWN BY: SHD

CLAYTON COUNTY WATER AUTHORITY

DATE: 12 FEBRUARY 2002
SCALE: N.T.S.
DRAWN BY: SHD

CITY OF FOREST PARK WATER AUTHORITY

DATE: 12 FEBRUARY 2002
SCALE: N.T.S.
DRAWN BY: SHD

CLAYTON COUNTY WATER AUTHORITY

DATE: 12 FEBRUARY 2002
SCALE: N.T.S.
DRAWN BY: SHD

Access Road Plans Continued

Speed Hump Plans

NEW SPEED HUMPS
KELLER, TX

OPTION 1

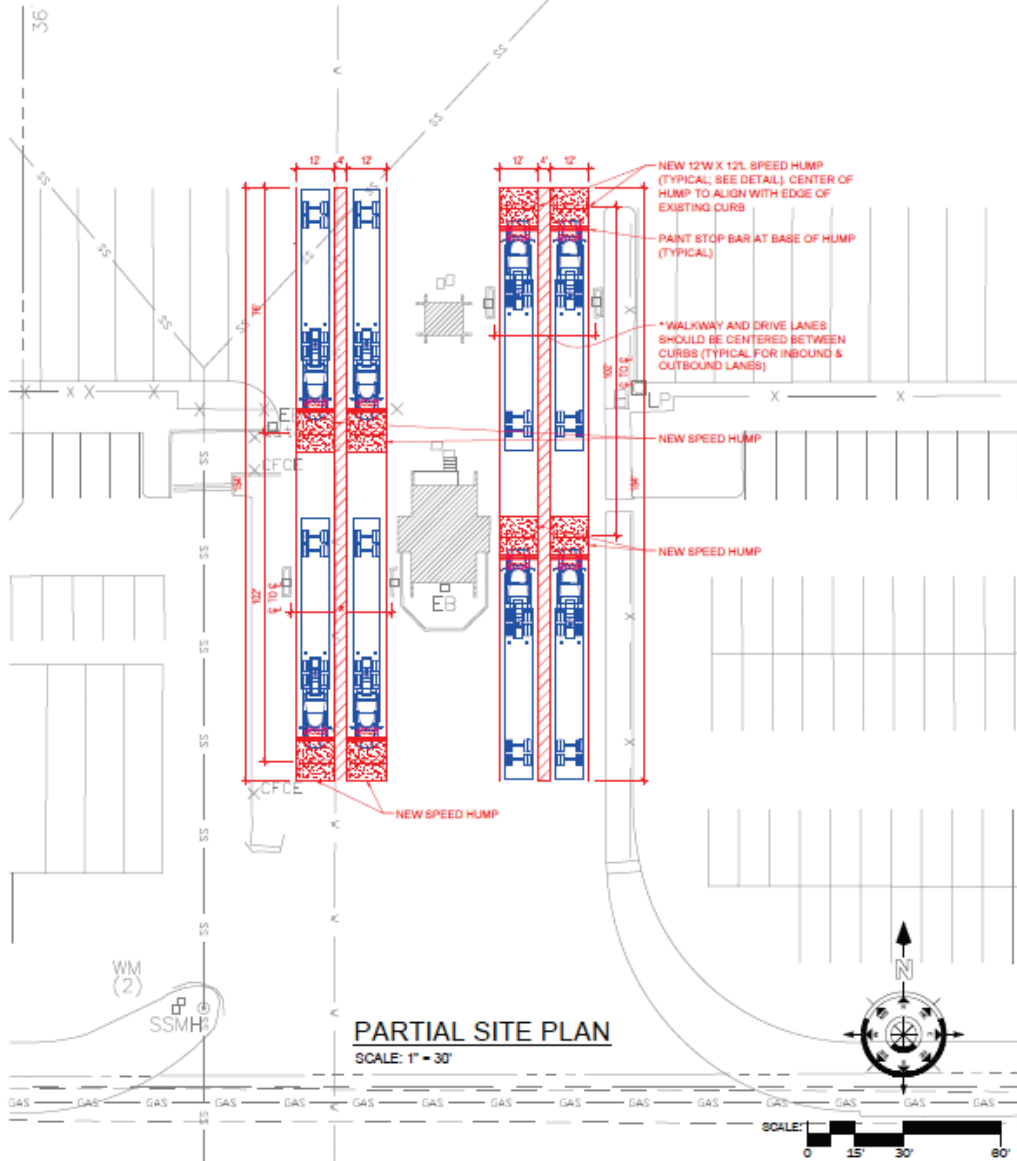
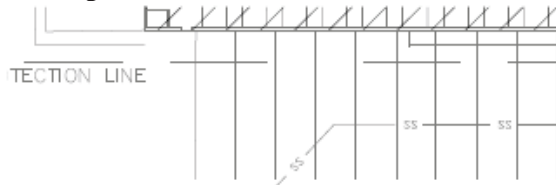
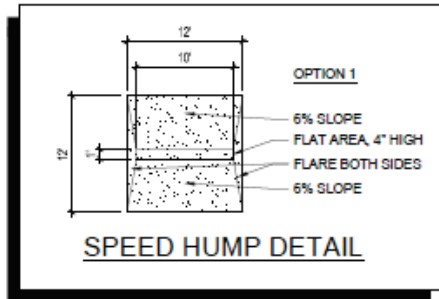


Exhibit G

EXHIBIT H

Depiction of URA Road Easement Area

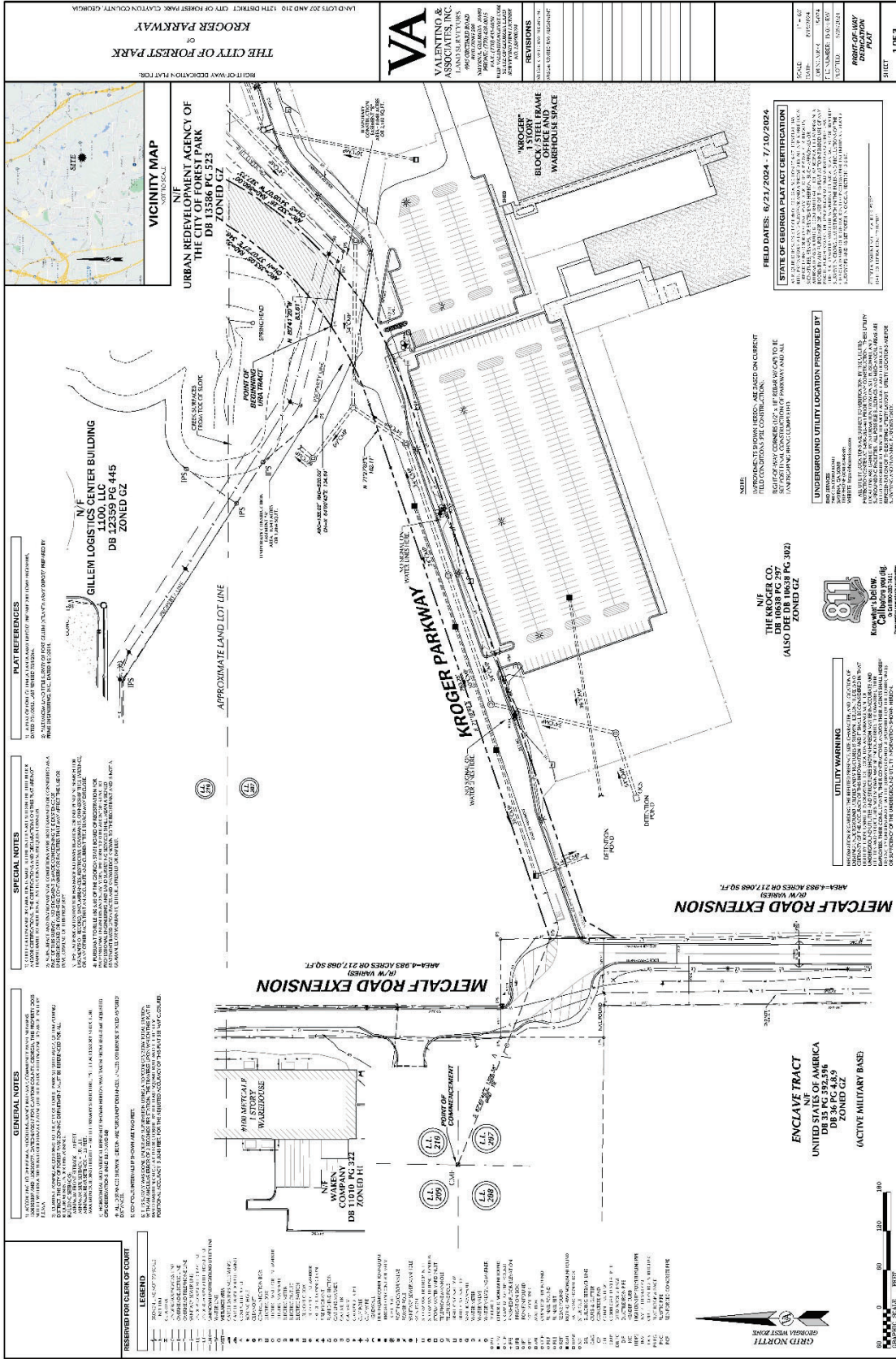


Exhibit H

EXHIBIT I
Legal Description of URA Road Easement Area

All that tract or parcel of land lying and being in Land Lots 207 and 210 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074-RW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a concrete monument found at the northwest corner of Land Lot 207, said concrete monument found also being the common corner of Land Lots 208, 209 and 210;

THENCE South 67 degrees 49 minutes 46 seconds East for a distance of 1328.38 feet to a 1/2" iron pin set on the easterly right-of-way line of Metcalf Road Extension (cul-de-sac area) (variable width R/W);

THENCE departing said easterly right-of-way line of Metcalf Road Extension and proceeding along the proposed right-of-way line of Kroger Parkway the following courses and distances: North 71 degrees 16 minutes 55 seconds East for a distance of 763.75 feet to a 1/2 iron pin set;

THENCE North 71 degrees 27 minutes 03 seconds East for a distance of 102.11 feet to a 1/2 iron pin set;

THENCE along a curve to the left having a radius of 520.00 feet for an arc length of 135.02 feet (said arc being subtended by a chord of North 64 degrees 00 minutes 45 seconds East for a distance of 134.64 feet) to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;

THENCE continuing along said proposed right-of-way line of Kroger Parkway the following courses and distances: along a curve to the left having a radius of 520.00 feet for an arc length of 353.05 feet (said arc being subtended by a chord of North 37 degrees 07 minutes 27 seconds East for a distance of 346.30 feet) to a 1/2" iron pin set;

THENCE North 17 degrees 40 minutes 26 seconds East for a distance of 941.47 feet to a 1/2" iron pin set:

THENCE along a curve to the left having a radius of 1653.09 feet for an arc length of 394.43 feet (said arc being subtended by a chord of North 10 degrees 50 minutes 19 seconds East for a distance of 393.50 feet) to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 75.00 feet for an arc length of 409.50 feet (said arc being subtended by a chord of South 87 degrees 11 minutes 17 seconds East for a distance of 60.01 feet) to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 1713.09 feet for an arc length of 409.99 feet (said arc being subtended by a chord of South 10 degrees 49 minutes 04 seconds West for a distance of 409.02 feet) to a 1/2" iron pin set;

THENCE South 17 degrees 40 minutes 26 seconds West for a distance of 941.47 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 580.00 feet for an arc length of 332.26 feet (said arc being subtended by a chord of South 34 degrees 05 minutes 07 seconds West for a distance of 327.73 feet) to a 1/2" iron pin set;

THENCE North 80 degrees 41 minutes 20 seconds West for a distance of 83.61 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 2.722 acres or 118,569 square feet.

EXHIBIT J
Legal Description of Kroger Connector Easement Area

All that tract or parcel of land lying and being in Land Lot 210 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074_NW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240;

THENCE along a tie line South 56 degrees 19 minutes 51 seconds East for a distance of 3263.94 feet to a computed point on the southeasterly right-of-way line of Kroger Parkway (60' Private Access Easement), said computed point being the POINT OF BEGINNING.

THENCE departing said southeasterly right-of-way line of Kroger Parkway South 73 degrees 44 minutes 12 seconds East for a distance of 184.43 feet to a computed point;

THENCE South 16 degrees 43 minutes 54 seconds West for a distance of 90.00 feet to a computed point;

THENCE North 73 degrees 44 minutes 12 seconds West for a distance of 182.04 feet to a computed point on the aforesaid southeasterly right-of-way line of Kroger Parkway;

THENCE proceeding along said southeasterly right-of-way line of Kroger Parkway along a curve to the left having a radius of 1713.09 feet for an arc length of 90.03 feet (said arc being subtended by a chord of North 15 degrees 12 minutes 38 seconds East for a distance of 90.02 feet) to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.378 acres or 16,455 square feet.

Exhibit K

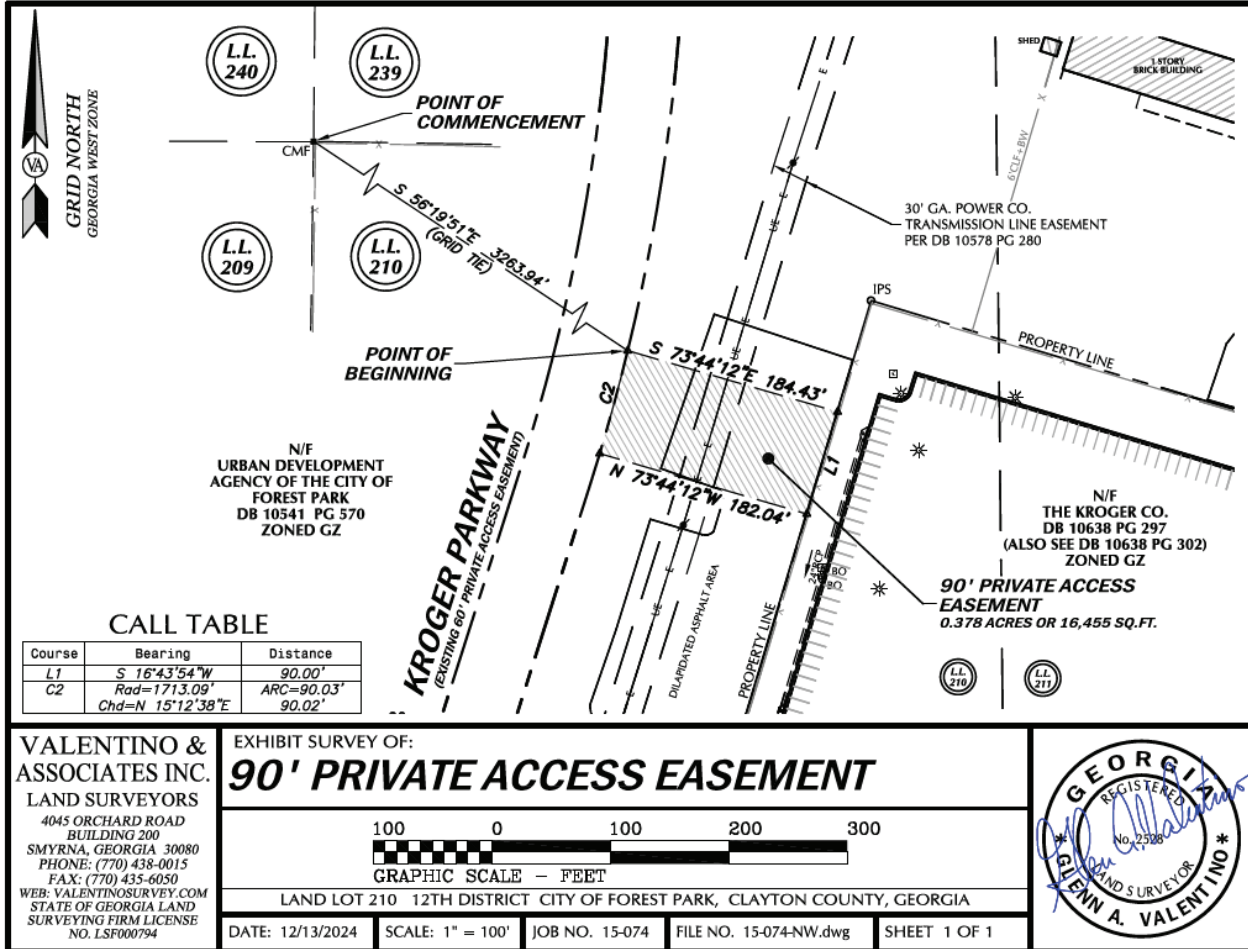


EXHIBIT L-1
Legal Description of Kroger Drainage Easement

All that tract or parcel of land lying and being in Land Lot 207 of the 12th Land District, 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 & Associates, Inc. (Job #15-074; Drawing/File #15-074_NW), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a concrete monument found at the common corner of Land Lots 207, 208, 209 and 210;

THENCE along a tie line South 87 degrees 25 minutes 22 seconds East for a distance of 1989.59 feet to a computed point, said computed point being the POINT OF BEGINNING.

THENCE North 36 degrees 57 minutes 20 seconds East for a distance of 21.65 feet to a computed point;

THENCE North 20 degrees 06 minutes 08 seconds East for a distance of 11.63 feet to a computed point;

THENCE North 18 degrees 37 minutes 17 seconds East for a distance of 24.68 feet to a computed point;

THENCE South 81 degrees 33 minutes 03 seconds East for a distance of 5.58 feet to a computed point;

THENCE South 86 degrees 19 minutes 29 seconds East for a distance of 25.02 feet to a computed point;

THENCE South 18 degrees 01 minutes 33 seconds West for a distance of 32.36 feet to a computed point;

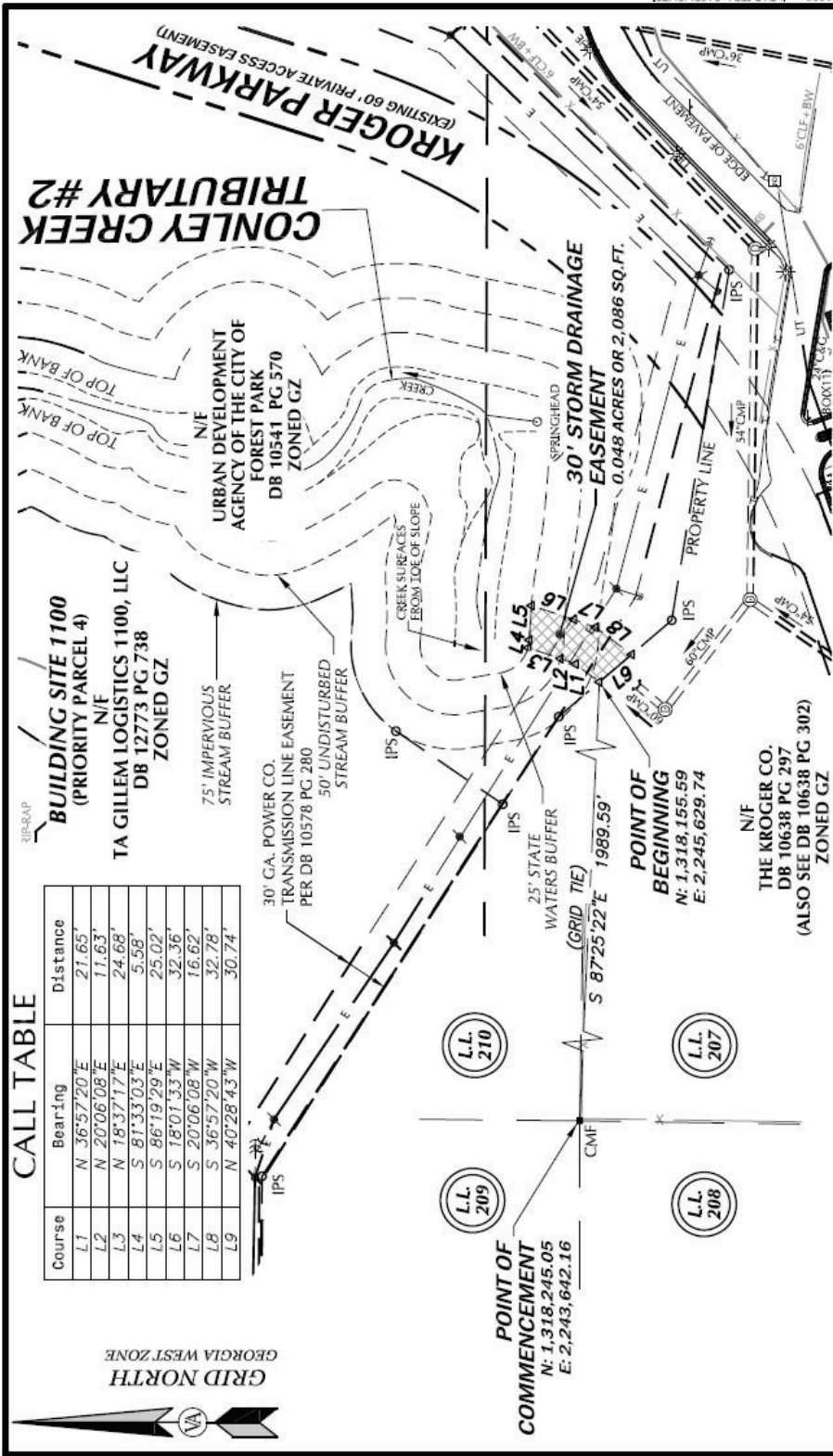
THENCE South 20 degrees 06 minutes 08 seconds West for a distance of 16.62 feet to a computed point;

THENCE South 36 degrees 57 minutes 20 seconds West for a distance of 32.78 feet to a computed point;

THENCE North 40 degrees 28 minutes 43 seconds West for a distance of 30.74 feet to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.048 acres or 2,086 square feet.

EXHIBIT L-2
Kroger's Drainage Infrastructure



CALL TABLE

Course	Bearing	Distance
L1	N 36°57'20"E	21.65'
L2	N 20°06'08"E	11.63'
L3	N 78°37'17"E	24.68'
L4	S 81°33'03"E	5.58'
L5	S 86°19'29"E	25.02'
L6	S 18°01'33"W	32.36'
L7	S 20°06'08"W	16.62'
L8	N 36°57'20"W	32.78'
L9	N 40°28'43"W	30.74'

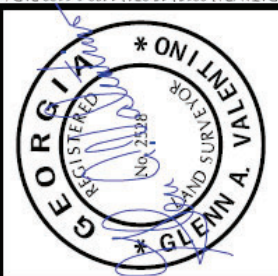


EXHIBIT SURVEY OF:

30' STORM DRAINAGE EASEMENT

DATE: 3/05/2025 SCALE: 1" = 100' JOB NO. 15-074 FILE NO. 15-074_NW.dwg SHEET 1 OF 1

LAND LOT 207 12TH DISTRICT CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

GRAPHIC SCALE — FEET

100 0 100 200 300

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

DATA (R3) 2013 15-074 \1400 & 1100 PAD (old 1000 pad) TAB (PA EASEMENTS)

EXHIBIT M
Environmental Matters

Note: For clarity, the term “Grantor (Army)” is substituted for the term “Grantor” and means the Army. All references to, and obligations of, the Grantee in this Exhibit M shall mean, and apply to, the Owner of the URA Property and the Owner of the Kroger Property when exercising any rights pursuant to the easements granted in the forgoing Agreement. All references to the Property shall refer to the easement interests conveyed to the URA and to the Kroger Property Parties, respectively, in this Agreement.

PESTICIDE NOTIFICATION AND COVENANT

The Grantee is hereby notified and acknowledges that registered pesticides have been applied to the property conveyed herein and may continue to be present thereon. The Grantor and Grantee know of no use of any registered pesticides in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)(7 U.S.C. § 136, et seq.) and other applicable laws and regulations or (2) not in accordance with its intended purpose.

The Grantee covenants and agrees that if the Grantee takes any action with regard to the property, including demolition of structures or any disturbance or removal of soil that may expose, or cause a release of, a threatened release of, or an exposure to, any such pesticide, Grantee assumes all responsibility and liability therefor.

NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

The Grantee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos containing material “ACM” has been found on the Property. The Property may also contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain friable and non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

The following building(s) on the Property has (have) been determined to contain friable asbestos: 101, 102, 103, 107, 108, 110, 117, 131, 133, 205, 207, 208, 209, 211, 213, 224, 307, 308, 309, 312, 400A, 401,401 A, 505, 508, 509, 510, 511, 512, 513, 517, 610. Additional information on the listed buildings is found in the Finding of Suitability to Transfer (FOST), Fort Gillem, Clayton County, Georgia, July 2012, which has been provided to the Grantee, receipt of which the Grantee hereby acknowledges. The Grantee agrees to undertake any and all asbestos abatement or remediation in the aforementioned buildings and that may be required under applicable law or regulation at no expense to the Grantor (Army). The Grantor (Army) has agreed to transfer said buildings to the Grantee, prior to remediation or abatement of asbestos hazards, in reliance upon the Grantee’s express representation and covenant to perform the required asbestos abatement or remediation of these buildings.

The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for

any future remediation or abatement of asbestos found to be necessary on the Property, to include ACM in or on buried pipelines, that may be required under applicable law or regulation.

The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE

The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.

NOTICE OF THE POTENTIAL PRESENCE OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

The Grantee is hereby notified that due to the former use of the Property as a military installation, the Property may contain munitions and explosives of concern (MEC). The term MEC means specific categories of military munitions that may pose unique explosives safety risks and includes: (1) Unexploded Ordnance (UXO), as defined in 10 U.S.C. §101 (e)(5); (2) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (3) Munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.)

The Property was previously used as a training and material supply depot. No munitions responses were conducted on the Property.

The Grantor (Army) represents that, to the best of its knowledge, no MEC is currently present on the Property. Notwithstanding the Grantor's (Army's) determination, the parties acknowledge that there is a possibility that MEC may exist on the Property. If the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area or in any adjacent areas and shall not attempt to disturb, remove or destroy it, but shall immediately notify the Local Police Department so that appropriate explosive ordnance disposal personnel can be dispatched to address such MEC as required under applicable law and regulations.

Easement and Access Rights.

The Grantor (Army) reserves a perpetual and assignable right of access on, over, and through the Property, to access and enter upon the Property in any case in which a munitions response action is found to be necessary, or such access and entrance is necessary to carry out a munitions response action on adjoining property. Such easement and right of access includes, without limitation, the right to perform any additional investigation, sampling, testing, test-pitting, surface and subsurface clearance operations, or any other munitions response action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this Deed. This right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of the work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

In exercising this easement and right of access, neither the Grantee nor its successors and assigns, as the case maybe, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this Paragraph. In addition, the Grantee, its successors and assigns, shall not interfere with any munitions response action conducted by the Grantor (Army) on the Property.