

2023 Annual Site Inspection

Defense Depot Memphis, Tennessee
U.S. EPA I.D. Number TN4210020570

Revision 1
May 2024



Defense Depot Memphis, Tennessee**Main Installation****2023 Annual Site Inspection Report**

The MI contains approximately 567 acres with open storage areas, warehouses, former military family housing, and outdoor recreational areas. All the MI property has been transferred for reuse through public benefit and economic development conveyances.

Pursuant to the Land Use Controls Implementation Plan (LUCIP) dated February 2004 (Appendix C of Rev. 1 Final Main Installation Remedial Design dated July 2004) for the former Defense Depot Memphis, Tennessee (DDMT) - Main Installation (MI), a visual inspection of the MI was conducted by HDR, Inc. on 22 May 2023. Photographs taken during the inspection and on 6 June 2023 are provided in [Appendix B](#). Interviews with the following personnel were conducted 30 May 2023 and 2 June 2023; contact records are provided in [Appendix C](#):

- Ms. Anita Bunn of Colliers Management Services-Memphis LLC (Colliers) – the property management firm for Memphis Depot Industrial Park (MDIP), 30 May 2023
- Mr. David Dingeldein, Yard Manager of Barnhart Crane (Barnhart), 2 June 2023
- Mr. Sean Pedigo, Yard Manager of Supply Chain Solutions LLC (SCS), 1 June 2023
- Reverend Leonard Perkins, President of Vietnam Veterans Association Chapter 1113 (VVA) and Manager of the golf course, 2 June 2023
- Ms. Warkella Tyson, Supervisor of Shelby County Health Department (SCHD) Pollution Control Division, Water Quality Branch and Septic Tank Program, 1 June 2023

A summary of the land use restrictions is as follows:

- No residential land use or other child-occupied facilities including daycare on the MI (except Parcels 1 and 2 along the eastern boundary).
- No production/consumptive use of groundwater or drilling groundwater wells on the MI.
- Eliminate casual access to the golf course through maintenance of a boundary fence.
- Notice of Land Use Restrictions (NLUR) filed with Shelby County Register of Deeds (SCROD). Leases and deeds for MI property must include the Land Use Controls (LUC) and Environmental Protection Provisions (EPP).

[Table 1](#) Summary of Land Use Controls and Monitoring Requirements and [Figure 1](#) Land and Groundwater Use Restrictions from the MI LUCIP are attached. The majority of the MI is zoned for industrial use. The LUCIP states the area along the eastern boundary of the MI, which contains the former administrative area and the former housing area (Parcels 1 and 2), is approved for unrestricted use ([Figure 1](#)). However, zoning restrictions limit residential use to the former housing area and SCHD regulations prevent installation of groundwater wells within ½-mile of the MI property boundary and groundwater plumes resulting from site activities ([Figure 1](#)). The golf course ([Figure 1](#)) is limited to recreational use per the transfer deed from the Department of the Interior; the land and groundwater use restrictions apply as well.

Verification that land use restrictions are being accomplished and LUCs remain effective

- Verify that boundary fence surrounding the golf course area remains intact.
 - Visual inspection conducted on 22 May 2023. No deficiencies or required repairs to the boundary fence identified.
 - VVA obtained the lease for the golf course from the City of Memphis and took over operations in January 2020. Rev. Perkins confirmed via email that VVA was responsible for maintaining the fence around the golf course ([Appendix C3](#)). The MI Record of Decision does not require signage on the fence. VVA performs grounds maintenance regularly throughout the year and checks the fence for damage. No damage to the fence has been observed. VVA works quickly to repair damage when it is identified.
- Verify that no residential housing/development or child daycare activities are occurring at the site (except Parcels 1 and 2 along the eastern boundary).
 - Visual inspection conducted on 22 May 2023. No deficiencies identified.
 - Conducted an on-line search of the Shelby County Office of Planning and Development Land Use Controls Section website (<https://shelbycountyttn.gov/140/Land-Use-Control-Board>) and the zoning atlas (<https://gis.shelbycountyttn.gov/zoning>) on 1 June 2023. The search confirmed that the MI is zoned Industrial District – EMP for Employment ([Appendix D1](#)) as per the Memphis and Shelby County Unified Development Code – The Zoning Code and Development Regulations for the City of Memphis and Unincorporated Shelby County approved by the Shelby County Board of Commissioners as Ordinance No. 397 on 9 August 2010, and the Memphis City Council as Ordinance No. 5367 on 10 August 2010 and as amended on 18 October 2016. There are two exceptions: the former housing area is zoned Residential (RU-3) ([Appendix D2](#)); and the golf course area, while zoned EMP, the land use is identified as Recreation/Open Space ([Appendix D3](#)).
 - Contacted Ms. Bunn of Colliers, Mr. Dingeldein of Barnhart, Mr. Pedigo of SCS, and Rev. Perkins of VVA ([Appendix C](#)) via email.

Each email noted that the land use restrictions apply to all the MI, except the area available for unrestricted use along the eastern boundary. The restriction on potable water wells, which is enforced by SCHD, applies to all the MI and the surrounding area within ½ mile. The areas subject to the land use restrictions are clearly understood by the property owners.

All confirmed that no residential housing or child daycare activities occur at their properties on the MI.

Ms. Bunn confirmed that no tenants had conducted youth work programs in 2022 or 2023.

Mr. Dingeldein and Mr. Pedigo confirmed that their companies had not conducted youth work programs in 2022/2023.

Rev. Perkins noted that VVA will host summer youth golf programs in June/July 2023.

- Obtained current tenant list ([Appendix E1](#)) from Colliers dated 19 May 2023 and ownership map dated 3 April 2023 ([Appendix E2](#)). No residential housing/development or child daycare activities are listed at the MDIP.
- Alpha Omega Veterans Services (AO) maintains a garden of less than one (1) acre on the north and south ends of their property, east of the Golf Course, which is within the

area available for Unrestricted Use ([Figure 1](#)). The AO garden area was viewed during the visual inspection.

- Verify that no groundwater wells have been installed at the site (except for monitoring and injection wells that were installed as part of the remedy) and that no production/consumptive use of groundwater is occurring.
 - Visual inspection conducted on 22 May 2023. No deficiencies identified.
 - Ms. Tyson of SCHD responded to email contact on 1 June 2023 ([Appendix C](#)). Ms. Tyson confirmed that the Shelby County Department of Health Water Quality Branch is responsible for administering and enforcing the Rules and Regulations of Wells established and adopted on 27 June 2018 by the Shelby County Groundwater Quality Control Board that include a prohibition on installation of consumptive use wells within ½ mile of the designated boundaries of a listed federal Superfund site, including all areas with groundwater contamination. Ms. Tyson confirmed that the Rules and Regulations regarding groundwater well construction permitting have not changed since the 2022 inspection. Her office must review and approve all groundwater well construction permits. Licensed well drillers who construct unpermitted wells risk losing their license, having the State of Tennessee levy fines against the well driller and/or property owner, and/or having the State of Tennessee initiate environmental court proceedings against the well driller and/or property owner. An internet search of Tennessee groundwater well installation permit process was performed on 1 June 2023 which confirmed no changes to the regulations or process since July 2022. A records search for information on well permits within a 4-mile radius of DDMT issued since July 2022 was requested on 30 May 2023 and provided on 31 May 2023. Discrepancies observed in comparison of the search results from 2022 and 2023 were presented to Ms. Tyson. SCHD reviewed entries for wells and issued a revised well map ([Appendix F1](#)) and a table listing wells ([Appendix F2](#)) on 28 July 2023. The search results identified 31 water wells at 15 sites within the 4-mile search radius from a central location on DDMT. The DDMT boundary and the area within approximately one mile of the boundary are shown on the well map. Two wells are shown approximately 1 mile from DDMT; no wells are within the 0.5-mile buffer required by SCHD. The well near Airways and Lamar is at 2227 Deadrick Ave (Bioenergy Development Group, LLC) and the well near S Parkway East is at 1476 Quinn Ave (Carolyn Porter). The well table ([Appendix F2](#)) lists two wells at Tennessee Air National Guard (TANG) although only one well is shown on the figure ([Appendix F1](#)). Discussion with SCHD and review of TDEC TN Water Well Desktop Application indicates the TANG wells have been abandoned by filling with cement-bentonite grout. Ms. Bunn of Colliers, Mr. Dingeldein of Barnhart, Mr. Pedigo of SCS, and Rev. Perkins of VVA were contacted via email ([Appendix C](#)). All confirmed no groundwater extraction wells have been installed at their property on the site and no production/consumptive use of groundwater is occurring.
- Verify that the NLUR is filed with the SCROD and that leases and deeds for property on the MI include the LUC and EPP.
 - On 1 June 2023, searched SCROD website (<http://register.shelby.tn.us>) and confirmed the NLUR for the MI, Instrument 05014108, was recorded on 26 January 2005.

- On 1 June 2023, conducted a search of SCROD website (<http://register.shelby.tn.us>) to view and confirm that MI deeds/leases issued for MI property since July 2022 include LUC and EPP. No instruments conveying MI property were identified since January 2021.
- Contacted Ms. Bunn of Colliers, Mr. Dingeldein of Barnhart, Mr. Pedigo of SCS, and Rev. Perkins of VVA via email ([Appendix C](#)). Mr. Dingeldein, Mr. Pedigo, and Rev. Perkins stated no deeds or leases have been issued for any portion of their property since the 2022 inspection. Ms. Bunn stated leases issued since the 2022 inspection reference the LUC and EPP.

Description of any deficiency or violation of the land use restrictions

No deficiencies or violations identified.

Description of any proposed measures or corrective actions taken to remedy the deficiency or violation

No proposed measures or corrective actions are necessary.

Certification Statement

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

Date: 20 May 2024
Name/Title: Thomas Holmes/Project Manager
Organization: HDR Inc.
Signature: *Thomas Holmes*

Completed annual inspection forms shall be sent within thirty (30) days of the inspection to:

HQ Department of the Army
Deputy Chief of Staff G-9
Attn: DAIN-ISE (James C. Foster, BRAC)
600 Army Pentagon
Washington, DC 20310-0600
James.C.Foster10.civ@mail.mil

U. S. Environmental Protection Agency, Region 4
Randall Chaffins, Acting Director Superfund and Emergency Management Division
61 Forsyth Street, SW
Atlanta, GA 30303
Chaffins.Randall@epa.gov

Tennessee Department of Environment and Conservation
Division of Remediation
Memphis Field Office
Attn: Merrie A. Salyers
8383 Wolf Lake Drive
Bartlett, TN 38133-4199
Merrie.Salyers@tn.gov

Table 1

**Summary of Land Use Controls and Monitoring Requirements
From Main Installation Land Use Control Implementation Plan**

TABLE 1
SUMMARY OF LAND USE CONTROLS AND MONITORING REQUIREMENTS
ANNUAL SITE INSPECTION REPORT
Main Installation - Defense Depot Memphis, Tennessee

Type of control	Purposes of control	Duration	Implementation	Monitoring frequency/responsibility ¹	Affected area
1. Lease Restrictions A. Land Use B. Groundwater	A. Prevent residential use or daycare activities on property. B. Prevent production/ consumptive use of groundwater or drilling of groundwater wells.	The term of the Master Lease ending on August 31, 2052, or the term specified in any sublease.	Master Lease entered into by the Army and the DRC includes EPP. DRC subleases are required to include Master Lease EPP that restrict land use and groundwater use.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify with the DRC that all subleases contain required EPP.	All of the MI property, except Parcels 1 and 2 in FU6.
2. Deed Restrictions A. Land Use B. Groundwater	A. Prevent residential use or daycare activities on property. B. Prevent production/ consumptive use of groundwater or drilling of groundwater wells.	Until the concentration of hazardous substances in the soil and the groundwater have been reduced to levels that allow for unlimited exposure and unrestricted use.	Drafted by Army property disposal agent in accordance with Tennessee law and recorded at the Shelby County Register of Deeds office.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify information properly recorded at Shelby County Register of Deeds office(s).	All of the MI property except Parcels 1 and 2 in FU6.
3. Notice of Land Use Restriction A. Land Use B. Groundwater	A. Prevent residential use or daycare activities on property. B. Prevent production/ consumptive uses of groundwater or drilling of groundwater wells.	Until the concentration of hazardous substances in the soil and the groundwater have been reduced to levels that allow for unlimited exposure and unrestricted use.	Drafted by Army property disposal agent in accordance with Tennessee law and recorded at the Shelby County Register of Deeds office.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify information properly recorded at Shelby County Register of Deeds office(s).	All of the MI property except Parcels 1 and 2 in FU6.
4. Zoning Restrictions	Allow only certain uses of the property per designation as a Light Industrial zoning district.	Until zoning district designation changes.	Zoning districts designated by City of Memphis and Shelby County LUC Board.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify with the City of Memphis and Shelby County the current zoning designation.	All of the MI property.

TABLE 1
SUMMARY OF LAND USE CONTROLS AND MONITORING REQUIREMENTS
ANNUAL SITE INSPECTION REPORT
Main Installation - Defense Depot Memphis, Tennessee

Type of control	Purposes of control	Duration	Implementation	Monitoring frequency/responsibility ¹	Affected area
5. Groundwater Well Restrictions	Prohibit installation of drinking water well within half-mile of the site and the off-site contaminated groundwater.	Until the site is no longer a Federal Superfund site, or MSCHD determines that the drilling of a well does not pose a threat to a local aquifer.	Groundwater Well Construction Code administered by MSCHD, Water Quality Branch.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification -- Every 5 years as part of the required remedy review under CERCLA. The Army will verify with the MSCHD on the implementation of its regulation.	All of the MI property except Parcels 1 and 2 in FU6.
6. Fence	Restrict public access to prevent unauthorized uses.	Until the concentration of hazardous substances in the soil and the groundwater have been reduced to levels that allow for unlimited exposure and unrestricted use.	Erected by the Army and maintained by the City of Memphis.	Site Inspection – Annual. The Army will verify adherence to the LUC. LUC verification -- Every 5 years as part of the required remedy review under CERCLA.	The golf course area located in FU2.

Notes

¹ Prior to transfer of any Depot property, the Army (or its representatives) will perform the monitoring. After transfer, the Army may arrange to have TDEC, the City of Memphis, or some independent third party representative conduct any required monitoring. [See Section 5 below].

CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act

DRC = Depot Redevelopment Corporation of Memphis and Shelby County

EPP = Environmental Protection Provision

FU = Functional Unit

LUC = Land Use Control

MI = Main Installation [of the Memphis Depot]

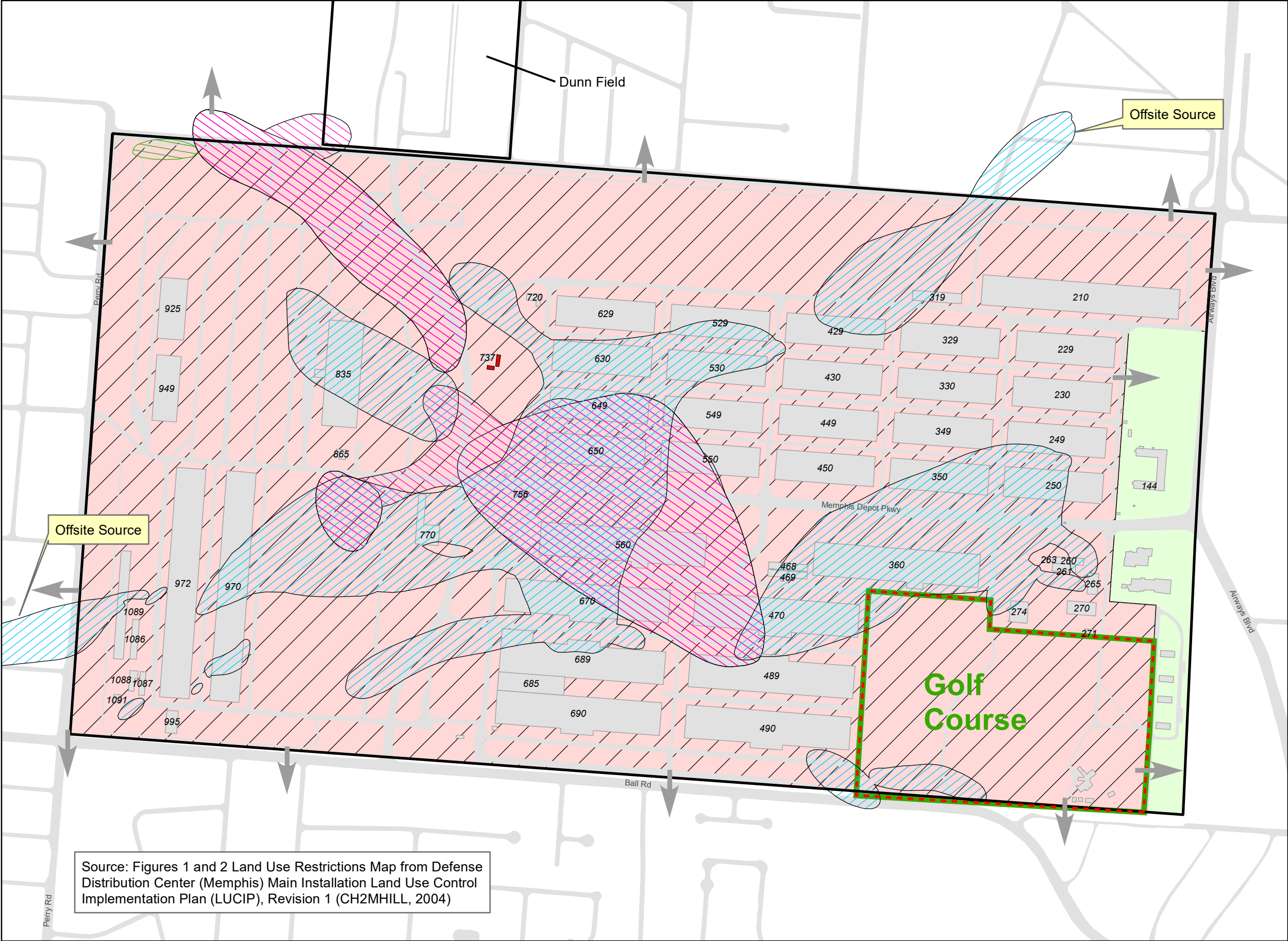
MSCHD = Memphis Shelby County Division of Health Services

TDEC = Tennessee Department of Environment and Conservation

Source: *Defense Distribution Center (Memphis) Main Installation Land Use Control Implementation Plan* (LUCIP). CH2MHILL, 2004.

Figure 1

Main Installation Land and Groundwater Use Restrictions



Source: Figures 1 and 2 Land Use Restrictions Map from Defense Distribution Center (Memphis) Main Installation Land Use Control Implementation Plan (LUCIP), Revision 1 (CH2MHILL, 2004)

Figure 1

Main Installation Land and Groundwater Use Restrictions

Annual Site Inspection Report

Defense Depot
Memphis, Tennessee

Legend

- Fence Required by MI ROD
- Property Boundary
- Golf Course Boundary
- Buildings 490 - DDMT Assigned Number
- Roads
- Bldg. 737 No Dig Areas
- FDAQ MCL Exceedance Areas
- IUC MCL Exceedance Areas
- MAQ MCL Exceedance Area
- Area Available for Unrestricted Use (Parcels 1 & 2, Functional Unit 6)
- No Residential Development or Child Daycare Uses
- No productive/consumptive use of groundwater or drilling of groundwater wells.
- No placement of groundwater wells within a half mile of the Main Installation boundary or plume, per Shelby County Rules and Regulations.

0 500 1,000 Feet

Projection: NAD 1927 StatePlane Tennessee
Units: Feet, Elevation Units: Feet, NAVD88

Date: 5/13/2024
Edition: Rev 0

Defense Depot Memphis, Tennessee
Dunn Field
2023 Annual Site Inspection Report

Dunn Field is located across Dunn Avenue from the northwest quadrant of the Main Installation and covers 67 acres; it is undeveloped except for access roads, other paved areas, and fencing. The only structure on Dunn Field is the former soil vapor extraction (SVE) system equipment building in the western area (Dunn Field West).

The eastern section of Dunn Field (Dunn Field East) was designated for unrestricted use and was transferred for reuse in 2007([Figure 2](#)); 39.35 acres were transferred to Dunn Field Business Park, LLC via competitive public sale and 1.6 acres were transferred to the City of Memphis via public benefit conveyance. The remaining 26.2 acres, Dunn Field West, is held by Army and subject to land use restrictions.

Pursuant to the Land Use Controls Implementation Plan (LUCIP) dated September 2008 (Appendix A of Rev. 1 Final Dunn Field Off-Depot Groundwater Remedial Design dated September 2008) for the former Defense Depot Memphis, Tennessee - Dunn Field (Memphis Depot), a visual inspection of property was conducted by HDR, Inc., on 22 May 2023. Photographs taken during the inspection are provided in [Appendix B](#).

Ms. Warkella Tyson, Shelby County Health Department (SCHD) Pollution Control Division, Water Quality Branch and Septic Tank Program was contacted via email 30 May 2023, and she responded on 1 June 2023. The contact record is provided in [Appendix C5](#).

A summary of the land use restrictions is as follows:

- No residential land use or other child-occupied facilities including daycare in Dunn Field West.
- No production/consumptive use of groundwater or drilling groundwater wells in contaminated groundwater associated with Dunn Field.
- Temporary access barriers (i.e., fence) and signage preventing unauthorized entry during the remedial construction activities.

[Table 2](#) Summary of Land Use Controls and Monitoring Requirements and [Figure 2](#) Land and Groundwater Use Restrictions from the Dunn Field LUCIP are attached. The land use controls (LUCs) apply only to Dunn Field West, which is currently held by Army. However, zoning restrictions prevent residential use and SCHD regulations prevent installation of groundwater wells for all of Dunn Field. The Dunn Field LUCIP protocol requiring denial of groundwater use or installation of groundwater wells within Dunn Field is being enforced.

Verification that land use restrictions are being accomplished and LUCs remain effective

- Verify that no residential housing/development or child daycare activities are occurring in Dunn Field West.
 - Visual inspection conducted on 22 May 2023. No structures or other development are present on the portion of Dunn Field subject to land use restrictions (Dunn Field-West), other than the pre-existing SVE equipment building. SVE operations were halted in 2012 after remediation goals were achieved. The building is used to store the SVE equipment for future use, if necessary.

- Access to Dunn Field West is controlled by perimeter fence with locked gates. Visual inspection conducted on 22 May 2023 confirmed the fence was in good condition and that unauthorized use of the property was not observed. The fence adequately prevents unauthorized entry. The fence was installed to prevent unauthorized access by local residents; it was not required for ecological protection.
- Vegetation on the Dunn Field West perimeter fence (Figure 2) was removed in December 2023. A contractor, West Memphis Fence, viewed two damaged areas on the eastern side of Dunn Field West on January 5, 2024 and identified additional areas needing repair including a small hole in the fence near the gate on Dunn Avenue. Fence repairs were completed on February 21, 2024.
- Conducted an on-line search of the Shelby County Office of Planning and Development Land Use Controls Section website (<https://shelbycountyttn.gov/140/Land-Use-Control-Board>) and the zoning atlas (<https://gis.shelbycountyttn.gov/zoning>) on 1 June 2023. The search confirmed that Dunn Field is zoned Industrial District – EMP for Employment (Appendix D1) as per the Memphis and Shelby County Unified Development Code – The Zoning Code and Development Regulations for the City of Memphis and Unincorporated Shelby County approved by the Shelby County Board of Commissioners as Ordinance No. 397 on 9 August 2010, and the Memphis City Council as Ordinance No. 5367 on 10 August 2010 and as amended on 18 October 2016.
- Verify that no groundwater wells have been installed at the site (except for wells installed as part of the remedy) and that no production/consumptive use of groundwater is occurring.
 - Visual inspection conducted on 22 May 2023. No deficiencies identified.
 - Contacted Ms. Tyson of SCHD on 30 May 2023 via email and she responded on 1 June 2023 (Appendix C5). Ms. Tyson confirmed that the Shelby County Department of Health Water Quality Branch is responsible for administering and enforcing the Rules and Regulations of Wells established and adopted on 27 June 2018 by the Shelby County Groundwater Quality Control Board that include a prohibition on installation of consumptive use wells within ½ mile of the designated boundaries of a listed federal Superfund site, including all areas with groundwater contamination.

Ms. Tyson confirmed that the Rules and Regulations regarding groundwater well construction permitting have not changed since the 2022 inspection. Her office must review and approve all groundwater well construction permits. Licensed well drillers who construct unpermitted wells risk losing their license, having the State of Tennessee levy fines against the well driller and/or property owner, and/or having the State of Tennessee initiate environmental court proceedings against the well driller and/or property owner. Performed an internet search of Tennessee groundwater well installation permit process on 1 June 2023 and confirmed no changes to the regulations or process since July 2022.

A records search for information on well permits within a 4-mile radius of DDMT issued since July 2022 was requested on 30 May 2023 and provided on 31 May 2023. Discrepancies observed in comparison of the search results from 2022 and 2023 were presented to Ms. Tyson. SCHD reviewed entries for wells and issued a revised well map (Appendix F1) and table listing well locations (Appendix F2) on 28 July 2023. The search results identified 31 water wells at 15 sites within the 4-mile search radius from a central location on DDMT. The DDMT boundary and the area within approximately one mile of the boundary are shown on the well map.

Two wells are shown approximately 1 mile from DDMT; no wells are within the 0.5-mile buffer required by SCHD. The well near Airways and Lamar is at 2227 Deadrick Ave (Bioenergy Development Group, LLC) and the well near S Parkway East is at 1476 Quinn Ave (Carolyn Porter) but none within 1 mile of the MI boundary. The well table ([Appendix F2](#)) lists two wells at Tennessee Air National Guard (TANG) although only one well is shown on the figure ([Appendix F1](#)). Discussion with SCHD and review of TDEC TN Water Well Desktop Application indicates the TANG wells have been abandoned by filling with cement-bentonite grout.

Description of any deficiency or violation of the land use restrictions

No deficiencies or violations identified.

Description of any proposed measures or corrective actions taken to remedy the deficiency or violation

No proposed measures or corrective actions are necessary.

Description of whether the use restrictions and controls referenced in Column 1 of Table 1 were communicated in the deed(s)

No deed(s) issued to date.

Describe whether the owners and state and local agencies were notified of the use restrictions and controls affecting the property

State environmental agencies were notified of use restrictions and controls via review/approval of the Rev. 1 Final Off-Depot Groundwater Remedial Design. The Notice of Land Use Restrictions was recorded on Thursday, 11 June 2009, in the Register of Deeds, Shelby County, TN; Document No. 09069308.

Certification Statement

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

Date: 20 May 2024

Name/Title: Thomas Holmes/Project Manager

Organization: HDR Inc.

Signature: *Thomas Holmes*

Completed annual inspection forms shall be sent within thirty (30) days of the inspection to:

HQ Department of the Army
Deputy Chief of Staff G-9
Attn: DAIN-ISE (James C. Foster, BRAC)
600 Army Pentagon
Washington, DC 20310-0600
James.C.Foster10.civ@mail.mil

U. S. Environmental Protection Agency, Region 4
Randall Chaffins, Acting Director
Superfund and Emergency Management Division
61 Forsyth Street, SW
Atlanta, GA 30303
Chaffins.Randall@epa.gov

Tennessee Department of Environment and Conservation
Division of Remediation
Memphis Field Office
Attn: Merrie A. Salyers
8383 Wolf Lake Drive
Bartlett, TN 38133-4199
Merrie.Salyers@tn.gov

Table 2

**Summary of Land Use Controls and Monitoring Requirements
From Dunn Field Land Use Control Implementation Plan**

TABLE 2
SUMMARY OF LAND USE CONTROLS AND MONITORING REQUIREMENTS
ANNUAL SITE INSPECTION REPORT
Dunn Field - Defense Depot Memphis, Tennessee

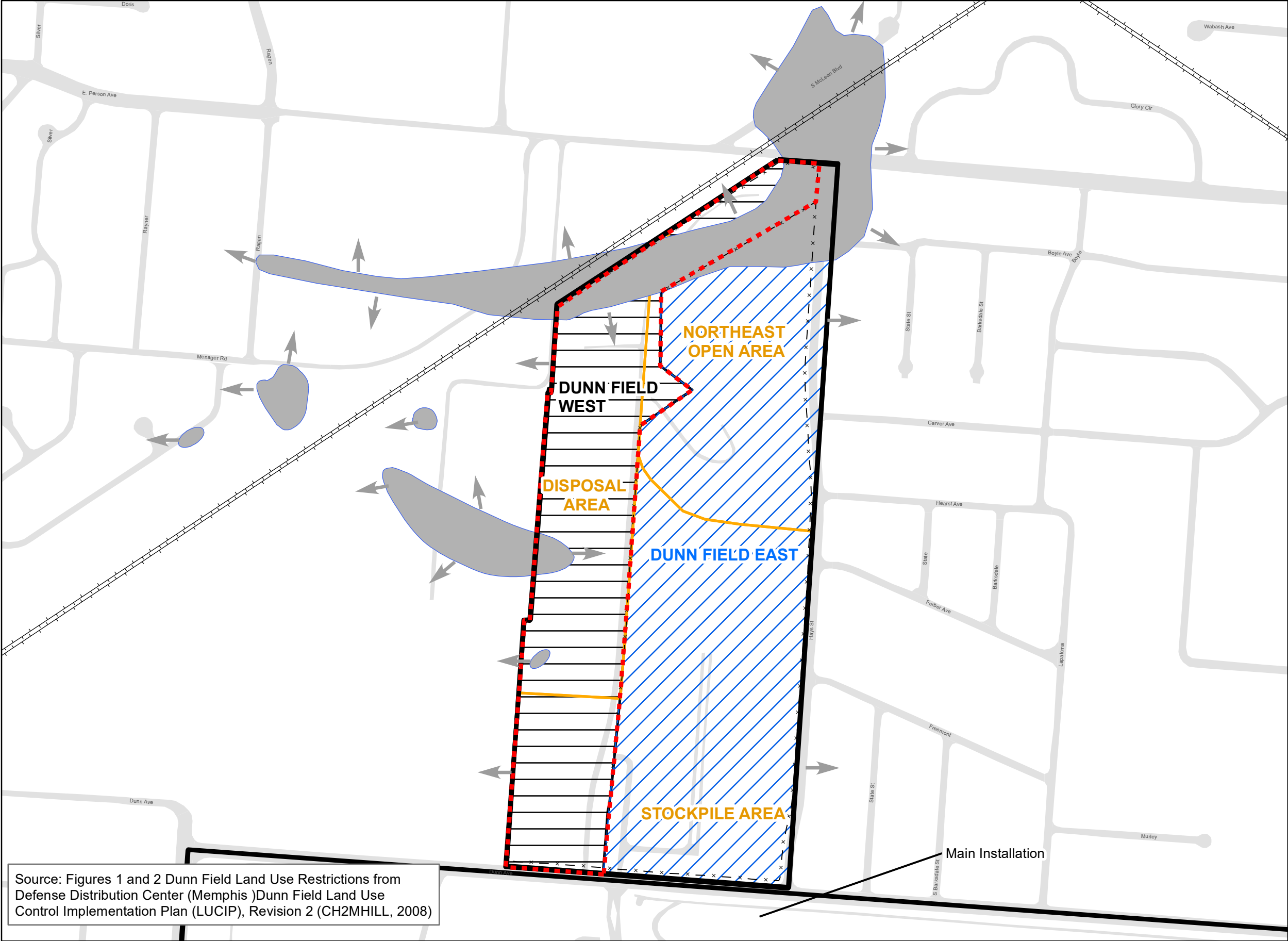
Type of control	Purposes of control	Duration	Implementation	Monitoring frequency/responsibility ¹	Affected area
1. Deed and/or Lease Restrictions A. Land use B. Groundwater	A. Prevent residential use or other child-occupied facilities (including daycare) B. Prevent production/ consumptive use of groundwater or drilling of groundwater wells.	Until the concentration of hazardous substances in the soil and the groundwater have been reduced to levels that allow for unlimited exposure and unrestricted use.	Drafted by Army property disposal agent Deed recorded at the Shelby County Register of Deeds office.	A. Site Inspection/ LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify information properly recorded at Shelby County Register of Deeds office(s). B. Groundwater well verification – No less than annually the DLA or the Army (or its authorized representative) will conduct field inspection to ensure no production/consumptive use well(s) have been installed.	Dunn Field West
2. Notice of Land Use Restriction A. Land Use B. Groundwater	A. Prevent residential use or other child-occupied facilities (including daycare) B. Prevent production/ consumptive uses of groundwater or drilling of groundwater wells.	Until the concentration of hazardous substances in the soil and the groundwater have been reduced to levels that allow for unlimited exposure and unrestricted use.	Drafted by Army property disposal agent in accordance with Tennessee law and recorded at the Shelby County Register of Deeds office.	A. Site Inspection/ LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify information properly recorded at Shelby County Register of Deeds office(s). B. Groundwater well verification – No less than annually the DLA or the Army (or its authorized representative) will conduct field inspection to ensure no production/consumptive use well(s) have been installed.	Dunn Field West
3. Zoning Restrictions	Allow only certain uses of the property per designation as Light Industrial zoning district. Not effective at preventing child-occupied uses including daycare, nursery school or schools K through 12.	Until zoning district designation changes.	Zoning districts designated by City of Memphis and Shelby County LUC Board.	Site Inspection/ LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify with the City of Memphis and Shelby County the current zoning designation.	All of Dunn Field

TABLE 2
SUMMARY OF LAND USE CONTROLS AND MONITORING REQUIREMENTS
ANNUAL SITE INSPECTION REPORT
Dunn Field - Defense Depot Memphis, Tennessee

Type of control	Purposes of control	Duration	Implementation	Monitoring frequency/responsibility ¹	Affected area
4. Groundwater Well Restrictions	Prohibit installation of drinking water well within half-mile of the site and the offsite contaminated groundwater.	Until the site is no longer a Federal Superfund site, or MSCHD determines that the drilling of a well does not pose a threat to a local aquifer.	Groundwater Well Construction Code administered by MSCHD, Water Quality Branch.	Site Inspection/ LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify with the MSCHD on the implementation of its regulation. Groundwater well verification – No less than annually the DLA or the Army (or its authorized representative) will conduct field inspection to ensure no production/consumptive use well(s) have been installed.	All of Dunn Field
5. Fencing	Restrict public access to prevent unauthorized uses while the site is not regularly occupied.	Until transfer and the site is occupied on a regular basis, pending approval by the Army, EPA and TDEC.	Erected by the Army and is maintained by DLA prior to transfer.	Site Inspection/ LUC verification – Every 5 years as part of the required remedy review under CERCLA. The Army will verify that the fencing while present is in place and is being maintained.	Dunn Field West
6. Protocol	Restriction of groundwater use and denial of installation of groundwater wells within the site.	The Protocol will terminate and be superseded by the deed restriction upon property transference.	90 days after approval of the LUCIP.	Protocol will be provided to all personnel that are assigned to work on Dunn Field.	Dunn Field West
<p>Notes</p> <p>¹ Prior to transfer of any Memphis Depot property, the DLA or the Army (or its representatives) will perform the monitoring. After transfer, the Army may arrange to have TDEC, the City of Memphis, or some independent third party representative conduct any required monitoring. [See Section 5 below].</p> <p>CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act LUC = Land Use Control</p> <p>DLA = Defense Logistics Agency MSCHD = Memphis Shelby County Division of Health Services</p> <p>EPA = US Environmental Protection Agency, Region 4 TDEC = Tennessee Department of Environment and Conservation</p> <p>Source: <i>Defense Distribution Center (Memphis) Dunn Field Land Use Control Implementation Plan (LUCIP)</i>. CH2MHILL, 2006.</p>					

Figure 2

Dunn Field Land and Groundwater Use Restrictions



Source: Figures 1 and 2 Dunn Field Land Use Restrictions from Defense Distribution Center (Memphis)Dunn Field Land Use Control Implementation Plan (LUCIP), Revision 2 (CH2MHILL, 2008)

Figure 2

Dunn Field Land and Groundwater Use Restrictions

Annual Site Inspection Report

Defense Depot
Memphis, Tennessee

Legend

—+—+— Railroad

× — × Fence

— — — Fence Required by Dunn Field ROD

— — — Original Property Boundary

Extent of plume based on October 2023 LTM groundwater concentrations exceeding maximum contaminant levels or target concentrations from the Dunn Field Record of Decision.

Area Designations

Roads

Use Restrictions:

Unrestricted Use Area

Area subject to use restrictions

No placement of groundwater wells within a half mile of Dunn Field West and plume boundaries, per Shelby County Rules and Regulations.

N

W

E

S

0 250 500

Feet

Projection: NAD 1927 StatePlane Tennessee
Units: Feet, Elevation Units: Feet, NAVD88

Date: 5/13/2024
Edition: Rev 0

HDR

Appendix A

Responses to Regulatory Agency Comments and Approval Letters

Appendix B

Site Photographs, 22 May and 6 June 2023



MI northern fence looking east from Hays Road at Dunn Avenue.



MI northern fence looking west from Hays Road at Dunn Avenue.



MI west central fence adjacent to Barnhart property looking north.



MI west central fence adjacent to Barnhart property looking south.



Southwest corner of Barnhart property looking northeast showing south MI fence.



South central MI fence along Ball Road.



Golf course gate and southern fence looking east on Ball Road.



Golf course southern fence looking west on Ball Road.



Golf course northern fence looking west from northeast corner of the golf course at Truitt Street.



Dunn Field southern fence along Dunn Avenue.



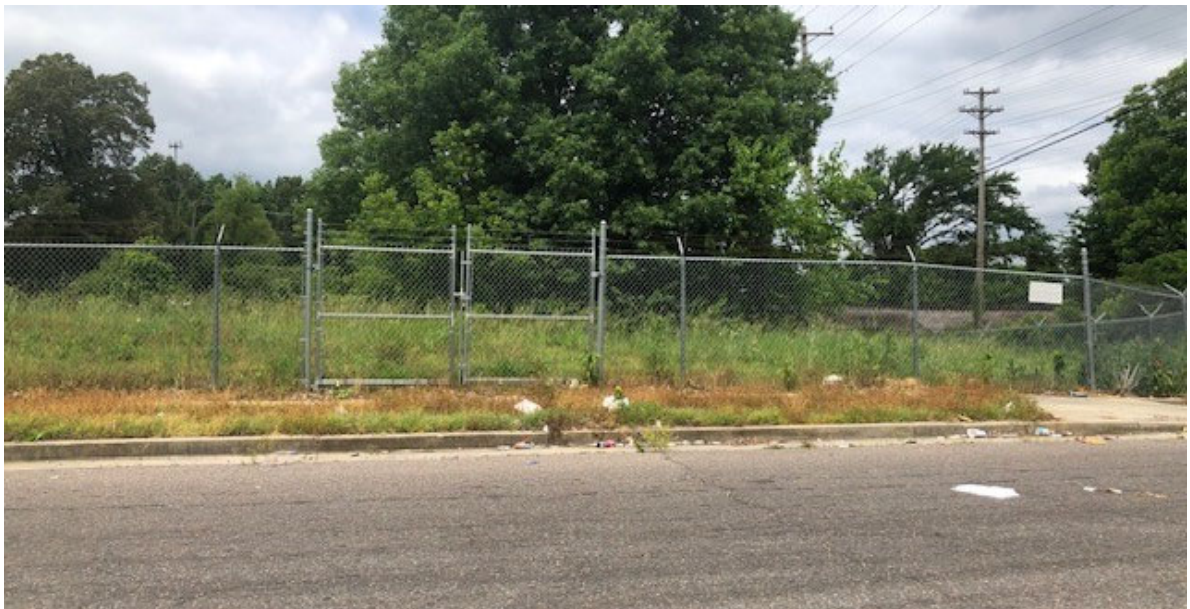
Dunn Field eastern fence looking south towards main gate.



Dunn Field northern fence looking east from top of hill on Dunn Field.



Dunn Field northwest corner fence looking west from the northern end of Dunn Field Road.



Dunn Field Hays Road gate and fence looking west from the Hays Road.

Appendix C

Contact Records

Contact Record

Date:	Tuesday, May 30, 2023		
Project:	DDMT Annual Site Inspection 2023	Project No:	10351615 003
Contacted:	Anita Bunn, Colliers Management Services – Memphis LLC	Email:	Anita.bunn@colliers.com
		Phone No:	901-942-4939
By:	Denise Cooper, HDR	Phone No:	901-268-2478
Subject:	DDMT Annual Site Inspection 2023		

Discussion, Agreement, and/or Action:

I contacted Ms. Anita Bunn of Colliers Management Services – Memphis LLC via email on May 19, 2023, requesting that she provide a current tenant list and Memphis Depot Industrial Park (MDIP) property ownership map for use in the Annual Site Inspection and requested confirmation of information and answers to questions listed below. Ms. Bunn emailed the tenant list and map on May 19, 2023, and she responded to the information request on May 30, 2023.

Ms. Bunn confirmed that Colliers manages approximately 356.1 acres of property at the MDIP owned by Memphis Depot TIC LLC, DP 107 LLC, Memphis Depot Land LLC, and Depot Owners Association LLC. The property contains about 4 million square feet of buildings. In 2021, Memphis Depot TIC LLC and DP 107 LLC created Memphis Depot Land LLC to purchase undeveloped property formerly owned by the Depot Redevelopment Corporation. The Depot Owners Association owns approximately 35.6 acres containing the Memphis Depot Parkway, W. Freeman Drive, Heyde Avenue, and two storm water retention ponds. There are no structures on the Depot Owners Association LLC property, except for three guardhouses and only one is currently in use.

The email explained the purpose of the annual inspection and described the following land use controls (LUCs) in place at the Main Installation:

- 1) Former Memphis Depot property will be used only for light industrial purposes, except for unrestricted use in the parcels along the eastern boundary (Barnhart Crane administrative building, Memphis Police Department precinct, and Alpha Omega housing area) and recreational use on the golf course.
- 2) Deeds and leases for former Memphis Depot property will contain the LUCs and Environmental Protection Provisions (EPP).
- 3) Former Memphis Depot property will not be used for residential purposes (except for former housing area) or child-occupied facilities, including day-care operations.
- 4) No production or consumptive use groundwater wells will be installed on the former Memphis Depot property.

The email contained the following questions. Ms. Bunn's responses are shown after the question.

Do you understand that these LUCs apply to all the former Memphis Depot property owned by Memphis Depot TIC LLC, DP 107 LLC, Memphis Depot Land LLC, and Depot Owners Association LLC? Ms. Bunn: Yes.

Do leases issued since July 2022 include the LUCs and EPPs? Ms. Bunn: Yes.

Are your lessees aware of the land use controls? Ms. Bunn: Yes.

Is the property owned by Memphis Depot TIC LLC, DP 107 LLC, Memphis Depot Land LLC, and Depot Owners Association LLC used for only light industrial purposes with no residential or childcare facilities? Ms. Bunn: Yes, the property is only used for light industrial purposes; no residential or childcare facilities. (The tenant list and property ownership map support her response that the property managed by Colliers is used for industrial use only.)

Residential and childcare restriction may not allow intern programs for people under 18 years old, depending on the activities. Do any lessees have intern programs? Ms. Bunn: No lessees have intern programs for people under 18 years old.

Has Colliers or the property owners installed production or consumptive use groundwater wells on the former Memphis Depot property? Ms. Bunn: No.

Prepared by:

Denise K. Cooper

HDR

Senior Environmental Professional

Contact Record

Date:	Tuesday, May 30, 2023		
Project:	DDMT Annual Site Inspection 2023	Project No:	10351615 003
Call to:	David Dingeldein, Yard Manager, Barnhart Crane and Rigging	Phone No:	901-568-5202
Call from:	Denise Cooper, HDR	Phone No:	901-268-2478
Subject:			

Discussion, Agreement, and/or Action:

I contacted Mr. David Dingeldein, Barnhart Crane Yard Manager, via email on May 30, 2023. He responded on June 2, 2023, and he confirmed that Barnhart Real Estate LLC, One Seven Zero One Dunn Road LLC, and 2163 Airways Blvd LLC are all managed by Barnhart Crane and Rigging (referred to herein as Barnhart). Barnhart owns 143.8 acres including the buildings and former open storage areas on the west side and the former administrative building on the east side of the former Memphis Depot.

The email explained the purpose of the annual inspection and described the following land use controls (LUCs) in place at the Main Installation and the Barnhart property.

- 1) Former Memphis Depot property will be used only for light industrial purposes, except for unrestricted use in the parcels along the eastern boundary (Barnhart Crane administrative building, Memphis Police Department precinct, and Alpha Omega housing area) and recreational use on the golf course.
- 2) Deeds and leases for former Memphis Depot property will contain the LUCs and Environmental Protection Provisions (EPPs).
- 3) Former Memphis Depot property will not be used for residential purposes (except for former housing area) or child-occupied facilities, including day-care operations.
- 4) No production or consumptive use groundwater wells will be installed on the former Memphis Depot property.

The email included the following questions. Mr. Dingeldein's responses are shown after the questions.

Do you understand that these LUCs apply to all the former Memphis Depot property owned by Barnhart, except for unrestricted use in the parcels along the eastern boundary (Barnhart Crane administrative building, Memphis Police Department precinct, and Alpha Omega housing area)? Mr. Dingeldein. Yes.

Do leases issued since July 2022 include the LUCs and EPPs? Mr. Dingeldein: No leases or deeds have been issued for any Barnhart property since July 2022.

Is the property owned by Barnhart used for only light industrial purposes with no residential or childcare facilities? Mr. Dingeldein: The property is only used for light industrial purposes. No

Barnhart property at the former Memphis Depot is used for residential or child-occupied facilities, including day-care operations.

Residential and childcare restriction may not allow intern programs for people under 18 years old, depending on the activities. Does Barnhart have youth intern programs? Mr. Dingeldein: No, Barnhart has no youth intern programs at the former Memphis Depot property location.

Has Barnhart installed production or consumptive use groundwater wells on the former Memphis Depot property? Mr. Dingeldein: No.

Prepared by:

Denise K. Cooper

HDR

Senior Environmental Professional

Contact Record

Date:	Friday, June 02, 2023		
Project:	DDMT Annual Site Inspection 2023	Project No:	10351615 003
To:	Leonard Perkins, President, VVA Chapter 1113 and Manager, Golf Course	Phone No:	901-644-4833
From:	Denise Cooper, HDR	Phone No:	901-268-2478
Subject:	DDMT Annual Site Inspection 2023		

Discussion, Agreement, and/or Action:

I contacted Reverend Leonard Perkins, President of Vietnam Veterans Association (VVA) Chapter 1113 and manager of the golf course, via email on May 30, 2023, providing the information and asking the questions below. VVA 1113 leases the 46.7-acre golf course area at the former Memphis Depot from the City of Memphis. Rev. Perkins responded to the email on June 2, 2023.

The email explained the purpose of the annual inspection and described the following land use controls (LUCs) at the Main Installation and one specific to the golf course.

- 1) Former Memphis Depot property will be used only for light industrial purposes, except for unrestricted use in the parcels along the eastern boundary (Barnhart Crane administrative building, Memphis Police Department precinct, and Alpha Omega housing area) and recreational use on the golf course.
- 2) Deeds and leases for former Memphis Depot property will contain the LUCs and Environmental Protection Provisions (EPPs).
- 3) Former Memphis Depot property will not be used for residential purposes (except for former housing area) or child-occupied facilities, including day-care operations.
- 4) No production or consumptive use groundwater wells will be installed on the former Memphis Depot property.
- 5) Maintain fence around the golf course area.

The email included the following questions. Rev. Perkin's responses are shown after the questions.

Are you aware of the LUCs in place for the Main Installation and specific to the golf course?
Rev. Perkins: Yes.

Is VVA1113 using the property for any other purpose than recreation? Rev. Perkins: The property is used only for recreational purposes. The property also has an office and golf cart maintenance facility that supports the recreational activities.

Is the property being used for residential or childcare purposes? Rev. Perkins: No; although VA1113 operates a youth golf program from 8 a.m. until 3 p.m. Monday through Friday beginning in mid-June through mid-July for children ages 6 to 18.

Have any production or consumptive use wells been installed on the golf course? Rev. Perkins:
No.

Does VVA maintain the golf course fence? Rev. Perkins: Yes. No major repairs since July 2022.

Has VVA issued any deeds/leases for the golf course? Rev. Perkins: No.

Prepared by:

Denise K. Cooper

HDR

Senior Environmental Professional

Contact Record

Date: Thursday, June 01, 2023

Project:	DDMT Annual Site Inspection 2023	Project No:	10351615 003
To:	Sean Pedigo, Yard Manager, Supply Chain Solutions	Email:	spedigo@supplychainsolutionsllc.com
		Phone No:	901-496-8433
From:	Denise Cooper, HDR	Phone No:	901-268-2478
Subject:	DDMT Annual Site Inspection 2023		

Discussion, Agreement, and/or Action:

I emailed Mr. Sean Pedigo, Yard Manager, on May 30, 2023. In the email, I explained the purpose of the annual inspection and described the following land use controls (LUCs) in place at the Main Installation and at property owned by Supply Chain Solutions below and requested responses to the questions below.

- 1) Former Memphis Depot property will be used only for light industrial purposes, except for unrestricted use in the parcels along the eastern boundary (Barnhart Crane administrative building, Memphis Police Department precinct, and Alpha Omega housing area) and recreational use on the golf course.
- 2) Deeds and leases for former Memphis Depot property will contain the LUCs and Environmental Protection Provisions (EPPs).
- 3) Former Memphis Depot property will not be used for residential purposes (except for former housing area) or child-occupied facilities, including day-care operations.
- 4) No production or consumptive use groundwater wells will be installed on the former Memphis Depot property.

The email also included the questions below. Mr. Pedigo responded via email on June 1, 2023. He confirmed that Supply Chain Solutions owns 8.2 acres including Building 770 and the surrounding property.

Do you understand that these LUCs apply to all the former Memphis Depot property owned or leased by Supply Chain Solutions? Mr. Pedigo: Yes.

Do leases issued since July 2022 include the LUCs and EPPs? Mr. Pedigo: No.

Is the property owned/leased by Supply Chain Solutions used for only light industrial purposes with no residential or childcare facilities? Mr. Pedigo: The property is only used for light industrial purposes. No parts of SCS property are used for residential or child-occupied facilities, including day-care operations.

Residential and childcare restrictions may not allow intern programs for people under 18 years old, depending on the activities. Does Supply Chain Solutions have youth intern programs? Mr. Pedigo: No.

Has Supply Chain Solutions installed production or consumptive use groundwater wells on the former Memphis Depot property? Mr. Pedigo: No.

Prepared by:

Denise K. Cooper

HDR

Senior Environmental Professional

Contact Record

Date: Thursday, June 01, 2023

Project:	DDMT Annual Site Inspection 2023	Project No:	10351615 003
Call to:	Warkella Tyson, Supervisor Shelby County Health Department Pollution Control Division Water Quality Branch and Septic Tank Program	Phone No:	901-222-9572
Call from:	Denise Cooper, HDR	Phone No:	901-268-2478
Subject:	DDMT Annual Site Inspection 2023		

Discussion, Agreement, and/or Action:

I left a voice mail and emailed Ms. Warkella Tyson on May 30, 2023. Ms. Tyson is the Supervisor for the Shelby County Health Department (SCHD), Pollution Control Division, Water Quality Branch and Septic Tank Program. The Water Quality Branch manages permitting for the construction of groundwater wells within Memphis and Shelby County.

In the email, I explained the purpose of the annual inspection is to confirm that the groundwater land use controls in place for the former Memphis Depot (Main Installation and Dunn Field) are being enforced and described the following land use controls (LUCs) in place at the former Memphis Depot.

- 1) No production/consumptive use of groundwater or drilling groundwater wells on the MI or Dunn Field.

The email also included the questions below and a request for a groundwater well permit and active well search within a 4-mile radius of the former Memphis Depot property (2163 Airways Blvd and 1740 Dunn Rd). Ms. Tyson responded to the email on June 1, 2023, and provided the requested groundwater well permit and active well search results on May 31, 2023.

Are you aware of the groundwater LUC in place at the former Memphis Depot? Ms. Tyson: Yes.

Have the groundwater well installation permit regulations and process changed since July 2021? Ms. Tyson: No. She noted that Shelby County Department of Health Water Quality Branch is responsible for administering and enforcing the Rules and Regulations of Wells established and adopted on June 27, 2018, by the Shelby County Groundwater Quality Control Board that include a prohibition on installation of consumptive use wells within a half-mile of the designated boundaries of a listed federal Superfund site, including all areas with groundwater contamination. The groundwater well permit search results showed no new permits issued from July 2022 through May 2023.

How does the Water Quality Branch enforce the well installation regulations and processes to ensure installation of non-permitted wells? Ms. Tyson: If non-permitted wells are installed by licensed well installers, the Water Quality Branch will cancel their license. The State of Tennessee may also levy fines against the well installers and/or property owner and/or initiate environmental liability proceedings in State of Tennessee court.

Prepared by:
Denise K. Cooper
HDR
Senior Environmental Professional

Appendix D

Zoning and Land Use Maps














Legend










 Parcels

Land Use

-  COMMON AREA LAND
-  SINGLE-FAMILY
-  MULTI-FAMILY
-  INSTITUTIONAL
-  COMMERCIAL
-  OFFICE
-  INDUSTRIAL
-  PARKING
-  RECREATION/OPEN SPACE
-  VACANT

Corporate Boundaries

<all other values>

-  Arlington
-  Bartlett
-  Collierville
-  District 1
-  District 2
-  Germantown
-  Lakeland
-  Memphis
-  Millington



Map prepared through Shelby County Government's
online mapping Portal on 6/21/2023

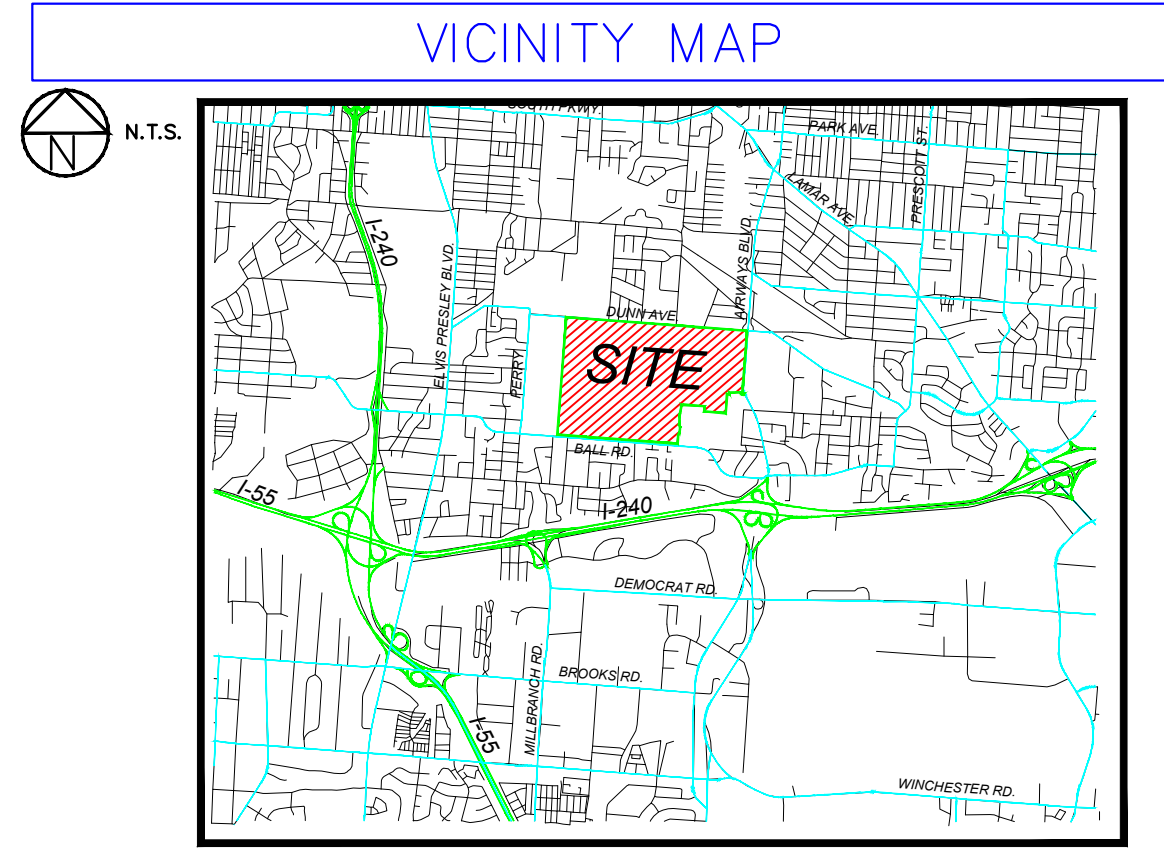


0 1,300 2,600 3,900 5,200
ft

Appendix E

Memphis Depot Industrial Park Tenant List and Ownership Map

Building/Bays	Tenant	Address	Square Feet
210-1	Champion Online/Crystal	2158 Heyde	22,037
210-2,3	reLogistics Services	2158 Heyde	43,933
210-4,5,6	Supply Chain	2158 Heyde	65,901
210-7,8,9	Barnhart	2158 Heyde	43,920
210-10	Stringfellow	2158 Heyde	22,037
229	Nickey Warehouse	2127 Heyde	109,994
230	Nickey Warehouse	2128 Troyer	109,994
249-1a	Tylur French/Youngblood	2129 Troyer	7,000
249-1b	Vacant	2129 Troyer	14,837
249-2,3,4	Supply Chain	2129 Troyer	66,000
249-5	City of Memphis	2129 Troyer	22,037
250	Supply Chain	2130 Memphis Depot Pkw	110,010
260, 261	Maintenance Shop	2237 Truitt	11,838
265-1,2,10	HDR Engineering	2241 Truitt	3,926
265-3,4,5,6,7,8,9	Vacant	2241 Truitt	3,957
270	Vacant	2245 Truitt	14,080
271	Management Office	2249 Truitt	1,530
274	Gate Gourmet	2222 Lloyd	14,186
319-1	Brighter Days & Nites	2090 Heyde	1,500
319-2,3	Linda Felts and Ken Robison	2090 Heyde	4,500
319-4	General Moving	2090 Heyde	4,000
319-5	Parks & Parks	2090 Heyde	3,000
319-6	Patton & Taylor	2090 Heyde	3,000
329	Nickey Warehouse	2105 Heyde	109,994
330	Supply Chain	2100 Troyer	109,994
349	Supply Chain	2095 Troyer	109,994
350	Supply Chain	2090 Memphis Depot Pkw	109,994
360	Banded Holdings/Avery Outdoors	2050 Danielson Place	207,963
429	Nickey Warehouse	2031 Heyde	109,994
430	Supply Chain	2028 Troyer	109,994
449	Supply Chain	2029 Troyer	109,994
450	Supply Chain	2030 Memphis Depot Pkw	109,994
465, 468, 469	Vacant	1996 Danielson Place	19,600
470	Nickey Warehouse	1996 Behnke	207,921
489	Nickey Warehouse	1997 Behnke	207,921
490	Nickey Warehouse	1994 Amido	207,921
529	Supply Chain	1965 Heyde	109,994
530	Supply Chain	1990 Troyer	109,994
549	Supply Chain	1993 Troyer	109,994
550	Supply Chain	1964 Memphis Depot Pkw	109,994
560	UPS Supply Chain	1910 Danielson Place	206,758
629	Supply Chain	1905 Heyde	109,994
630	Supply Chain	1908 Troyer	109,994
649	Supply Chain	1905 Troyer	109,994
650	Supply Chain	1910 Memphis Depot Pkw	109,994
670	Nickey Warehouse	1900 Danielson Place	208,010
685	Supply Chain	2300 Sitler	45,942
689 Bay 1,2,3,4	Nickey Warehouse	2300 Sitler	167,839
689 Bay 5	Supply Chain	2300 Sitler	48,696
690, Bays 1,2,3,4	Supply Chain	1908 Amido	166,456
690-5	Supply Chain	1908 Amido	40,200
720	General Moving	2045 Sitler	4,665
737	M & W Transportation	2205 Sitler	1,198
795	Vacant - Dispatch Office	2351 WE Freeman	600
			4,204,811



LEGEND

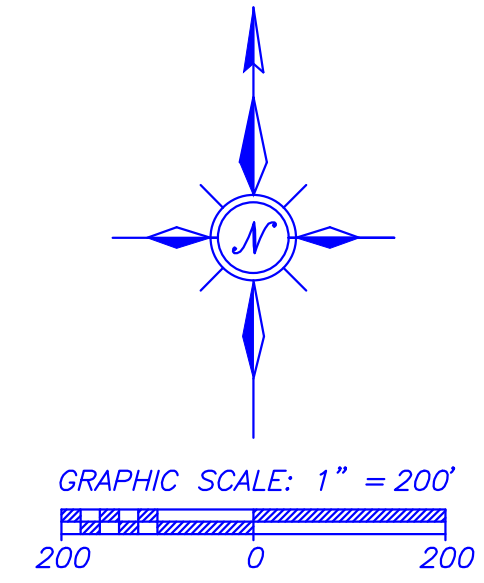
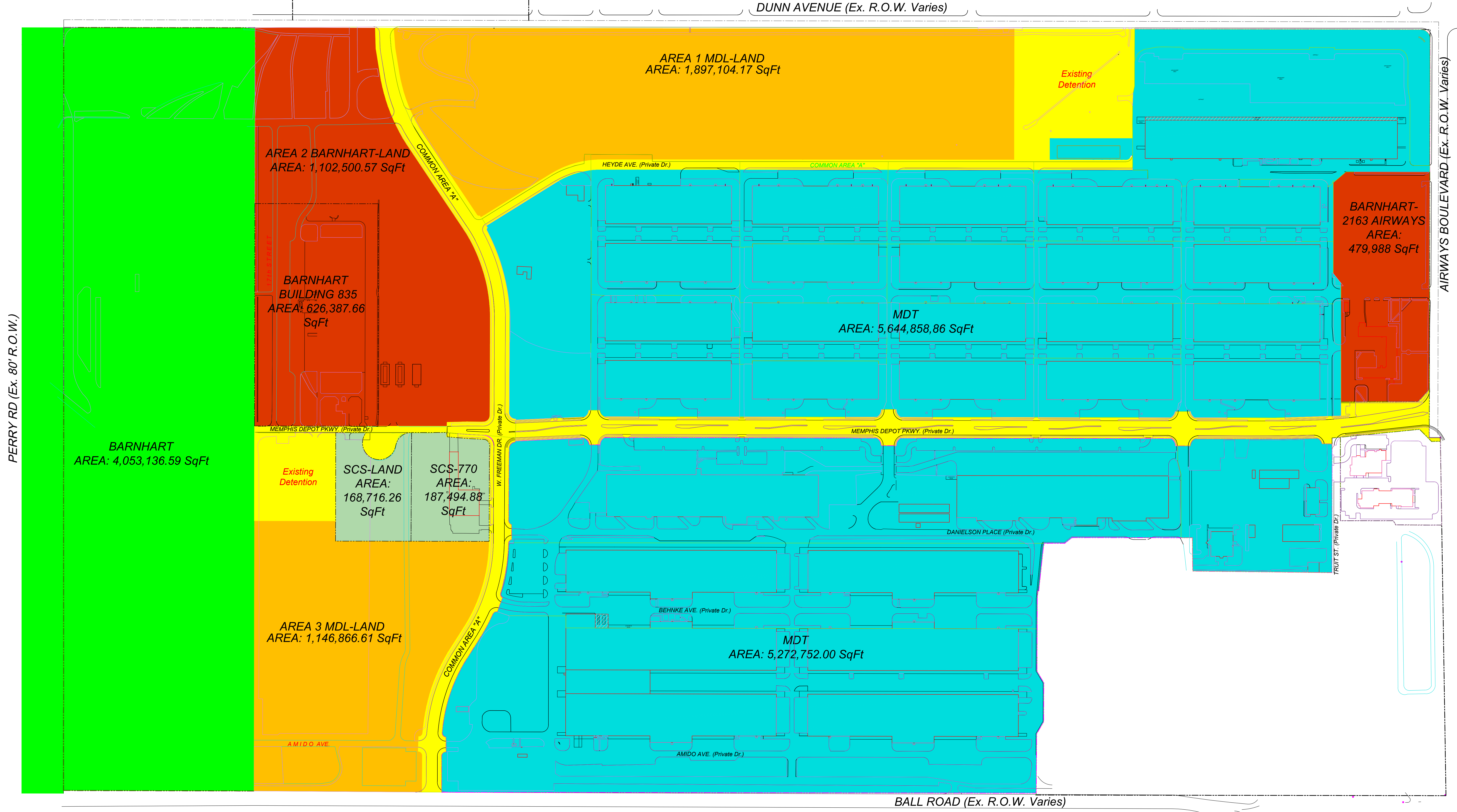
- MEMPHIS DEPOT LAND, LLC: 1,897,104.17 SqFt (AREA 1 MDL-LAND); 1,146,866.61 SqFt (AREA 3 MDL-LAND); Total: 3,043,970.78 SqFt
- MEMPHIS DEPOT TIC, LLC: 5,644,858.86 SqFt (MDT); 5,272,752.00 SqFt (MDT); Total:10,917,610.86 SqFt
- DEPOT OWNERS ASSOCIATION: 1,550,332 SqFt (includes Memphis Depot Pkwy, W. Freeman Dr, Heyde Ave and Detention Areas)
- BARNHART CRANE: 479,988 SqFt (BARNHART-2163 Airways Blvd); 1,102,500.57 SqFt (AREA 2 BARNHART-LAND); 626,387.66 SqFt (BARNHART BUILDING 835) Total: 2,208,876.23 SqFt
- SCS LEASING: 187,494.88 SqFt (SCS-770); 168,716.26 SqFt (SCS-LAND); Total: 356,211.14 SqFt

TOTAL AREA: 18,077,001.01 SqFt

LAND USE MAP

MEMPHIS DEPOT INDUSTRIAL PARK
MEMPHIS, SHELBY COUNTY
TENNESSEE

REVISED: 03-08-2021



PERRY RD (Ex. 80' R.O.W.)

AIRWAYS BOULEVARD (Ex. R.O.W. Varies)

BALL ROAD (Ex. R.O.W. Varies)

BARNHART: 4,053,136.59 SqFt [Not a member of Depot Owners Association, LLC]

A2H

ENGINEERS • ARCHITECTS • PLANNERS

Memphis, TN Jackson, TN Nashville, TN
3009 Davies Plantation Road 901.372.0404
Lakeland, TN 38002 www.A2H.com

A2H, Inc.

Appendix F

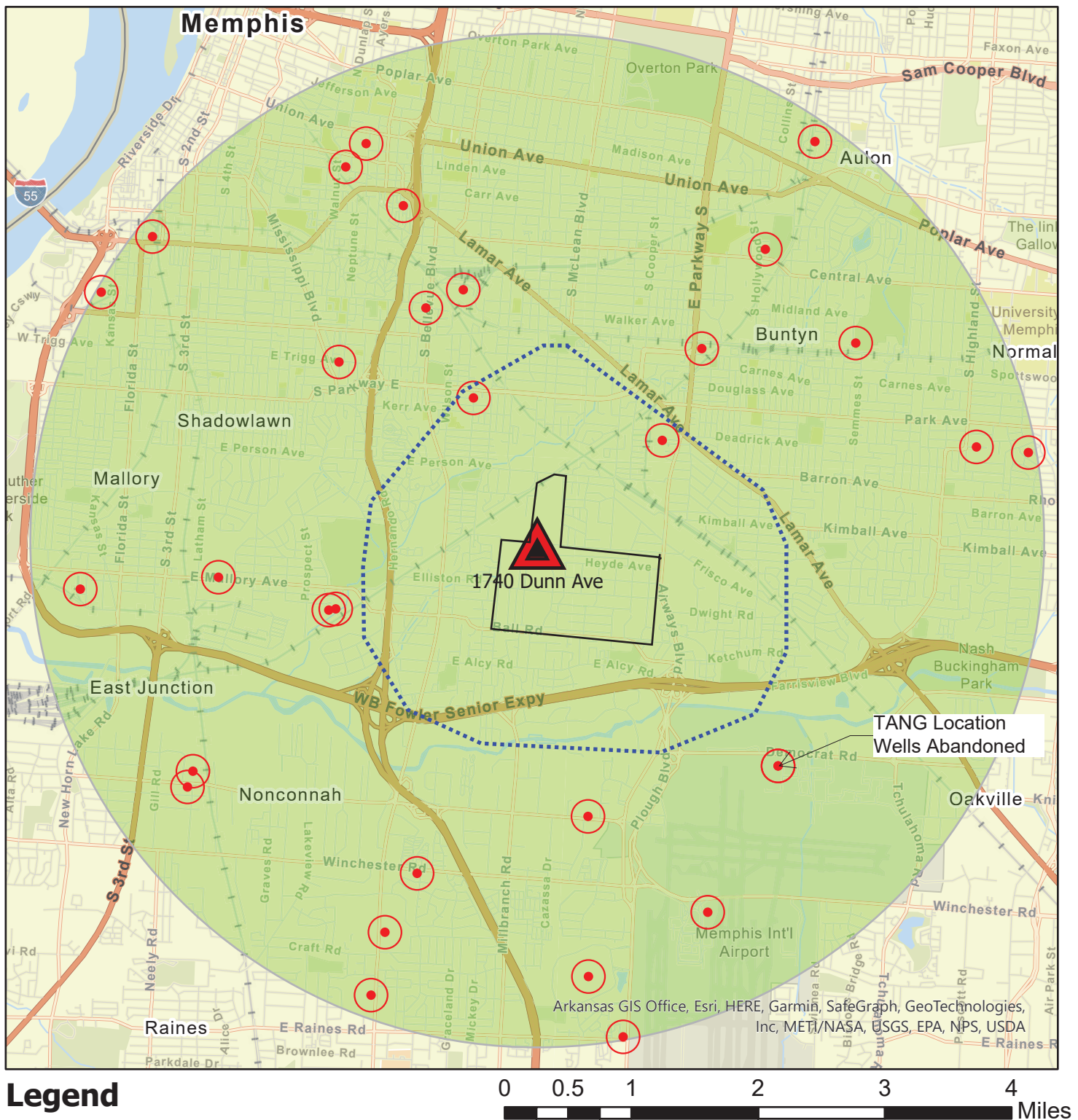
Water Well Search Results

Shelby County Health Department

Water Well Search

4 mile Radius of 1740 Dunn Avenue

A well search found 31 existing wells and 0 new wells within a 4 mile radius of 1740 Dunn Ave, Memphis, TN



Arkansas GIS Office, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

WELL SEARCH REPORT

15 Active Wells Sites Found | 31 Total Wells

1740 Dunn Ave.

Owner	Location	City	Class	Well Class Legend [C] Commercial Well [I] IrrigationWell [QP] Quasi-Public Well [RE] Recovery Well [SP] Sprinkler System
SOUTHLAND CORP. GRNDWATER TECH	4131 AIRWAYS BLVD, MEMPHIS, TN, 38116	Memphis	SP	
HARBIN MIX CO. INC	3993 ELVIS PRESLEY BLVD, MEMPHIS, TN, 38116	Memphis	C	
FEDERAL EXPRESS CORP.	3975 AIRWAYS BLVD, MEMPHIS, TN, 38116	Memphis	C	
GRACELAND	3734 ELVIS PRESLEY BLVD, MEMPHIS, TN, 38116	Memphis	I	
Delta Air Lines, Inc	x=777667.817954, y=285322.758398	Memphis	RE	
TEXACO REFINING AND MARKETING	1315 WINCHESTER RD, MEMPHIS, TN, 38116	Memphis	SP	
TREES BY TOULIATOS	2020 E BROOKS RD, MEMPHIS, TN, 38116	Memphis	C	
M.R.S FIBERGLASS & RUBBER	341 E BROOKS RD, MEMPHIS, TN, 38109	Memphis	C	
VALLEY PRODUCTS	384 E BROOKS RD, MEMPHIS, TN, 38109	Memphis	C	
TANG	2815 DEMOCRAT RD, MEMPHIS, TN, 38118	Memphis	RE	
Tennessee Air National Guard	2815 DEMOCRAT RD, MEMPHIS, TN, 38118	Memphis	RE	
PermaFix of Memphis	865 E BODLEY AVE, MEMPHIS, TN, 38106	Memphis	RE	
PERMA FIX OF MEMPHIS	901 E BODLEY AVE, MEMPHIS, TN, 38106	Memphis	RE	
DREXEL CHEMICAL CO.	2487 PENNSYLVANIA ST, MEMPHIS, TN, 38109	Memphis	C	
PICKERING FIRM	404 E MALLORY AVE, MEMPHIS, TN, 38109	Memphis	SP	
LITTLEJOHN BAPTIST CHURCH	LITTLE JOHN RD, MEMPHIS, 38111	Memphis	QP	
CHERRY POINT SOD FARM, LLC	STUART RD, MEMPHIS, 38111	Memphis	QP	
BIOENERGY DEVELOPMENT GROUP, LLC	2227 DEADRICK AVE, MEMPHIS, TN, 38114	Memphis	C	
CAROLYN PORTER	1476 QUINN AVE, MEMPHIS, 38106	Memphis	I	
RICHARD WHITE	1259 OAK ST, MEMPHIS, 38106	Memphis	I	
AMERICOLD LOGISTICS	1100 E PARKWAY S, MEMPHIS, TN, 38114	Memphis	C	
MEMPHIS COUNTRY CLUB	600 GOODWYN ST, MEMPHIS, TN, 38111	Memphis	C	
SOUTH MEMPHIS ALLIANCE	1039 S BELLEVUE BLVD, Memphis, TN	Memphis	C	
RECYCLE SOLUTIONS	155 WISCONSIN AVE, MEMPHIS, TN, 38106	Memphis	C	
CONAGRA GROCERY PRODUCTS	1351 WILLIAMS AVE, MEMPHIS, TN, 38104	Memphis	C	
VERIZON	240 S HOLLYWOOD ST, MEMPHIS, TN, 38104	Memphis	QP	
NATIONAL SAFETY ASSOC., LLC	140 CRESCENT BLUFF CT, MEMPHIS, 38106	Memphis	I	
MEMPHIS HOUSING AUTHORITY	600 S SOMERVILLE ST, MEMPHIS, TN, 38104	Memphis	I	
AMERIPRIDE	830 VANCE AVE, MEMPHIS, TN, 38126	Memphis	C	
U T MEMPHIS	201 EAST ST, MEMPHIS, TN, 38126	Memphis	I	
PETTITS LAWNSCAPES, LLC	255 SCOTT ST, MEMPHIS, TN, 38112	Memphis	SP	

Note: Wells at Tennessee Air National Guard (TANG) are reported abandoned by SCHD and TDEC TN Water Well Desktop Application.