

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**EXIT 87 OFFICE PARK  
NEAR ELGIN, KERSHAW CO., SOUTH CAROLINA  
S&ME PROJECT NO. 1614-04-448**

Prepared For:

Kershaw County Economic Development Office  
Post Office Box 763  
Camden, South Carolina 29020

Prepared By:



134 Suber Road  
Columbia, South Carolina 29210

September 21, 2004



September 21, 2004

Kershaw County Economic Development Office  
Post Office Box 763  
Camden, South Carolina 29020

ATTENTION: Mr. Nelson Lindsay

Reference: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
Exit 87 Office Park  
Near Elgin, Kershaw County, South Carolina  
S&ME Project No. 1614-04-448

Dear Mr. Lindsay:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the referenced property. The purpose of the Phase I ESA was to assess the probability or potential of recognized environmental conditions being present or having impacted the subject site. The attached report represents the findings of S&ME's assessment of the referenced site as authorized by acceptance of S&ME Proposal No. 1614-3704-04.

Also included in the appendices of this report are the findings of our Preliminary Protected Species Survey, Cultural Resources Literature Review and the Preliminary Geotechnical Exploration.

S&ME appreciates the opportunity to provide these services for this phase of your project. Please contact us at your convenience if there are questions regarding the information contained in this report.

Sincerely,

**S&ME, Inc.**

Chris Daves  
Biologist

John Whitehead, P.G.  
Environmental Department Manager

S:/environ/1614Jobs/2004/1614-04-448/PIESA

S&ME, Inc.  
134 Suber Road  
Columbia, South Carolina 29210

(803) 561-9024  
(803) 561-9177 fax  
[www.smeinc.com](http://www.smeinc.com)

## TABLE OF CONTENTS

|                                                                             |           |
|-----------------------------------------------------------------------------|-----------|
| <b>1.0 SUMMARY</b> .....                                                    | <b>1</b>  |
| <b>2.0 INTRODUCTION</b> .....                                               | <b>2</b>  |
| 2.1 PURPOSE .....                                                           | 2         |
| 2.2 SCOPE OF SERVICES .....                                                 | 2         |
| 2.3 SIGNIFICANT ASSUMPTIONS .....                                           | 3         |
| 2.4 LIMITATIONS AND EXCEPTIONS .....                                        | 4         |
| 2.5 SPECIAL TERMS, CONDITIONS, AND RELIANCE.....                            | 4         |
| <b>3.0 SITE DESCRIPTION</b> .....                                           | <b>5</b>  |
| 3.1 LOCATION AND SITE DESCRIPTION .....                                     | 5         |
| 3.2 SITE AND VICINITY GENERAL CHARACTERISTICS .....                         | 5         |
| 3.3 CURRENT USE OF THE PROPERTY .....                                       | 5         |
| 3.4 DESCRIPTIONS OF ROADS, STRUCTURES, OTHER IMPROVEMENTS ON THE SITE.....  | 5         |
| 3.5 CURRENT USES OF THE ADJOINING PROPERTIES.....                           | 6         |
| <b>4.0 USER PROVIDED INFORMATION</b> .....                                  | <b>7</b>  |
| 4.1 TITLE RECORDS .....                                                     | 7         |
| 4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....                | 7         |
| 4.3 SPECIALIZED KNOWLEDGE .....                                             | 7         |
| 4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....                       | 7         |
| 4.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION.....                   | 7         |
| 4.6 REASON FOR PERFORMING PHASE I ESA.....                                  | 8         |
| 4.7 OTHER .....                                                             | 8         |
| <b>5.0 RECORDS REVIEW</b> .....                                             | <b>9</b>  |
| 5.1 STANDARD ENVIRONMENTAL RECORD SOURCES .....                             | 9         |
| 5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES .....                           | 10        |
| 5.3 PHYSICAL SETTING SOURCES.....                                           | 10        |
| 5.4 HISTORICAL USE INFORMATION ON THE PROPERTY .....                        | 12        |
| 5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES.....                 | 12        |
| <b>6.0 SITE RECONNAISSANCE</b> .....                                        | <b>13</b> |
| 6.1 METHODOLOGY AND LIMITING CONDITIONS.....                                | 13        |
| 6.2 GENERAL SITE SETTING .....                                              | 13        |
| 6.2.1 Current Use(s) of the Property .....                                  | 13        |
| 6.2.2 Past Use(s) of the Property .....                                     | 13        |
| 6.2.3 Current Uses of Adjoining Properties.....                             | 14        |
| 6.2.4 Past Uses of Adjoining Properties .....                               | 14        |
| 6.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions ..... | 14        |
| 6.2.6 General Description of Roads and Structures.....                      | 15        |
| 6.2.7 Potable Water Supply and Sewage Disposal System .....                 | 15        |
| 6.3 EXTERIOR OBSERVATIONS.....                                              | 15        |
| 6.4 INTERIOR OBSERVATIONS.....                                              | 15        |

|                                                                     |           |
|---------------------------------------------------------------------|-----------|
| <b>7.0 INTERVIEWS .....</b>                                         | <b>16</b> |
| 7.1 INTERVIEW WITH OWNER.....                                       | 16        |
| 7.2 INTERVIEW WITH KEY SITE MANAGER .....                           | 16        |
| 7.3 INTERVIEW WITH OCCUPANT.....                                    | 16        |
| 7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS.....                  | 16        |
| 7.5 INTERVIEWS WITH OTHERS .....                                    | 17        |
| <b>8.0 FINDINGS.....</b>                                            | <b>18</b> |
| <b>9.0 OPINIONS.....</b>                                            | <b>18</b> |
| <b>10.0 CONCLUSIONS.....</b>                                        | <b>19</b> |
| <b>11.0 ADDITIONAL SERVICES .....</b>                               | <b>20</b> |
| <b>12.0 REFERENCES .....</b>                                        | <b>20</b> |
| <b>13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S).....</b>      | <b>20</b> |
| <b>14.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S) .....</b> | <b>21</b> |

**APPENDICES**

- A    I    PHASE I ESA FIGURES**
  - FIGURE 1 – SITE VICINITY MAP**
  - FIGURE 2 – SITE TOPOGRAPHIC MAP**
  - FIGURE 3 – SITE AERIAL MAP**
  - SITE PHOTOGRAPHS**
- II    HISTORICAL RESEARCH DOCUMENTATION**
- III   EDR DATABASE REPORT & REGULATORY RECORDS**
- IV   INTERVIEW DOCUMENTATION**
- V    CONTRACT BETWEEN USER AND S&ME, INC.**
  
- B    PRELIMINARY PROTECTED SPECIES REPORT**
  
- C    CULTURAL RESOURCE LITERATURE REVIEW**
  
- D    PRELIMINARY GEOTECHNICAL EXPLORATION**

## 1.0 SUMMARY

This Summary is presented for the convenience of the reader. The complete report must be reviewed in its entirety prior to making decisions regarding this site.

S&ME, Inc. has completed a Phase I Environmental Site Assessment (ESA) for the subject property (TMS 360-00-00-12) which consists of 61.55 acres located north of Whiting Way near Elgin, Kershaw County, South Carolina. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM E 1527-00, *Recognized Environmental Conditions* (RECs) in connection with the property. The ASTM Standard Practice E 1527-00 defines "good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to petroleum products". This practice is intended to permit a user to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability.

A site visit was conducted by an environmental professional to evaluate the subject property for drainage patterns, vegetation patterns, stains, discoloration, surrounding land use, and other visual aspects suggestive of the presence of recognized environmental conditions (RECs). The property is currently undeveloped and contains a 2.2-acre pond.

No onsite findings and two offsite findings were identified as potential environmental concerns during the site reconnaissance. The offsite concerns include two regulated facilities located within the 1-mile ASTM designated radius.

- **Outpost Food Mart/BP** – UST facility located just west of the subject property.
- **Safa Food Mart/Texaco** – UST facility located approximately 1400 feet northwest of the property.

No groundwater monitoring wells were observed at the **Outpost Food Mart/BP**. According to SCDHEC files, no documented releases have been reported at the site. The site appears to be located upgradient with groundwater flow to the east, northeast and toward the subject property. However, based on current regulatory status, this site does not appear to pose a current material threat of contamination to the subject property. This site is considered a finding and not a REC.

At the **Safa Food Mart/Texaco** site, groundwater flow appears to be southwest and away from the subject property. According to SCDHEC files, no documented releases have been reported at the site. Based on spatial distance, groundwater flow direction, relative topographical conditions and current regulatory status, this site does not appear to pose a current material threat of contamination to the subject property. This site is considered a finding and not a REC.

In summary, this assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property.

## 2.0 INTRODUCTION

### 2.1 PURPOSE

The purpose of this Phase I ESA was to identify, to the extent feasible following the processes described herein, *Recognized Environmental Conditions* (RECs) in connection with the subject property. This Phase I ESA was completed in accordance with our understanding of the guidelines set forth in ASTM E1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

ASTM defines a *REC* as the presence or likely presence of hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property. The term does not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies.

### 2.2 SCOPE OF SERVICES

This Phase I ESA consists of four components; records review, site reconnaissance, interviews and report preparation.

Task 1 - A review of reasonably ascertainable and practically reviewable public records for the site and the immediate vicinity was conducted to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for *recognized environmental conditions*. The review of the public record included:

1. Examination of public records made available to S&ME by regulatory personnel regarding past, present, and pending enforcement actions and investigations at the site and within the immediate vicinity.
2. Examination of one or more of the following resources: aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.

Task 2 - A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate any evidence found in the review of public records that might be indicative of activities resulting in hazardous substances or petroleum products being used or deposited on the site. The site reconnaissance included the following activities:

1. A visual reconnaissance of the site was performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties. Adjacent properties were observed from the subject property.
2. The periphery of the property was viewed and a walk-through of accessible areas of the site interior was conducted.
3. Areas of the site were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

Task 3 - Interviews with appropriate local officials were conducted to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. In addition, the current property owner or representative was interviewed regarding his/her knowledge of any hazardous substances or petroleum products on the subject property or on adjacent properties.

Task 4 - The collected data were evaluated, and this report was prepared.

### **2.3 SIGNIFICANT ASSUMPTIONS**

- The slope of the water table under static conditions (no pumping interference) often approximates the land surface topography in the geologic province in which the subject property is located. Thus, the movement of groundwater is assumed to be in approximately the same direction as the drop of the topographic slope.
- Information acquired from public record and interviews is accurate and reliable.
- Existing creeks and perennial surface waterways are either losing to or gaining from the groundwater regime. Thus, existing creeks and perennial surface waterways delineate the locations of hydrogeologic barriers for flow within the subsurface groundwater regime.

## **2.4 LIMITATIONS AND EXCEPTIONS**

Appropriate inquiry has been conducted to identify RECs at the subject site. However, no Phase I ESA can wholly eliminate uncertainty regarding the potential for other unidentified environmental conditions in connection with a property. That is, an appropriate inquiry does not mean an exhaustive assessment of a subject property.

The findings of this report are applicable and representative of conditions encountered at the subject property on the date of this evaluation, and may not represent conditions at a later date. The review of public records was limited to that information that was available to S&ME at the time this report was prepared. Interviews with knowledgeable people and local and state government authorities were limited to those people whom S&ME was able to contact during the preparation of this report. S&ME presumes information obtained from the public records and from interviews is reliable. However, S&ME cannot warrant or guarantee that information provided is complete or accurate. Materials and information used for this project were obtained by S&ME from "reasonably ascertainable" and "practically reviewable" sources in compliance with our understanding of the standards set forth by ASTM E1527-00.

S&ME was unable to locate historical information prior to 1949.

## **2.5 SPECIAL TERMS, CONDITIONS, AND RELIANCE**

The resulting report is provided for the use of the client (Kershaw County Economic Development Office) and its designees for the current real estate transaction for which it was prepared. Use and reliance on the report by any parties will be subject to the same rights, obligations, and limitations contained in our Agreement for Services Form (AS-931). However, the total liability of S&ME to all addressees of the ESA, shall be limited to the remedies and amounts as provided in the Agreement for Services Form (AS-931) as a single contract. A copy of this Agreement is included in Appendix A-V.



### **3.0 SITE DESCRIPTION**

#### **3.1 LOCATION AND SITE DESCRIPTION**

The property consists of 61.55 acres located north of Whiting Way, south of Elgin in Kershaw County, South Carolina. The Kershaw tax map parcel for the property is 360-00-00-12. Refer to Figures 1-3 in Appendix A-I for the property location.

#### **3.2 SITE AND VICINITY GENERAL CHARACTERISTICS**

The property is located in a rural area of mixed residential and light commercial use just south of Elgin. The property is roughly rectangular in shape. Undulating topography is present in the general site vicinity. The property has a downward slope to the east, northeast. The major surface drainage feature in the area is Haig Creek flowing along the eastern boundary of the property. The property also contains a pond.

#### **3.3 CURRENT USE OF THE PROPERTY**

The property is currently vacant and undeveloped.

#### **3.4 DESCRIPTIONS OF ROADS, STRUCTURES, OTHER IMPROVEMENTS ON THE SITE**

S&ME personnel performed a site reconnaissance on September 13, 2004. Photographs of various portions of the subject property were taken to document existing site conditions, and copies are included in Appendix A-I.

The property does not contain any structures or improvements. Whiting Way borders the property to the south. Multiple dirt roads traverse the property. Ingress and egress are south from Whiting Way and north from Haig Creek Road.

### **3.5 CURRENT USES OF THE ADJOINING PROPERTIES**

- North: Woodland and the Haig Creek residential subdivision are located north of the property.
- South: Woodland, Interstate 20 and several residential parcels are located south of the property across Whiting Way.
- East: Woodland and the Haig Creek residential subdivision are located east of the property.
- West: Outpost Food Mart/BP and a cellular communication tower are located west of the property.

#### **4.0 USER PROVIDED INFORMATION**

This section is provided to summarize information provided by the user that may help in identification of RECs. As indicated in the standard, the environmental professional does not typically generate this information.

##### **4.1 TITLE RECORDS**

The user did not provide ownership records for this assessment. S&ME performed a cursory review of ownership records for the subject property at the Kershaw County tax assessor office. Refer to Appendix A-II for a discussion of prior ownership of the property.

##### **4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

The user did not indicate any knowledge of any environmental liens on the property.

##### **4.3 SPECIALIZED KNOWLEDGE**

The user did not provide specialized knowledge that is material to REC identified in connection with the property.

##### **4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The user did not indicate the property has had its value reduced for environmental issues.

##### **4.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION**

The user did provide S&ME with the contact information of the property owner (Ms. Sandra Smith).

#### **4.6 REASON FOR PERFORMING PHASE I ESA**

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM E 1527-00, *Recognized Environmental Conditions* (REC) in connection with the property. The ASTM Standard Practice E 1527-00 defines "good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to petroleum products". This practice is intended to permit a user to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability.

#### **4.7 OTHER**

The user provided S&ME with an aerial photograph depicting the property boundaries. No other information was provided.

## 5.0 RECORDS REVIEW

### 5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

S&ME contracted Environmental Data Resources (EDR) to prepare a FieldCheck Report compiling federal and state environmental database information from the regulatory records of the United States Environmental Protection Agency (USEPA) and the South Carolina Department of Health and Environmental Control (SCDHEC). The purpose of the EDR report was to identify environmental sites and activities within a designated radius of potential concern from the subject property, as outlined by ASTM E 1527-00.

General descriptions of the databases are included within the EDR report, which is attached in Appendix A-III. The databases reviewed along with the date the information was issued and the search radius employed are provided in the following table.

**TABLE 1 - DATABASES**

| DATABASE        | AGENCY | RELEASE DATE      | SEARCH RADIUS   |
|-----------------|--------|-------------------|-----------------|
| NPL             | US EPA | July 30, 2004     | 1.0-mile        |
| SPL/SHWS        | SCDHEC | April 5, 2004     | 1.0-mile        |
| CORRACTS        | US EPA | June 15, 2004     | 1.0-mile        |
| CERCLIS         | US EPA | May 17, 2004      | 0.5-mile        |
| CERCLIS-NFRAP   | US EPA | May 17, 2004      | 0.25-mile       |
| RCRA-Generators | US EPA | June 15, 2004     | 0.25-mile       |
| RCRA-TSD        | US EPA | June 15, 2004     | 0.5-mile        |
| LUST            | SCDHEC | June 11, 2004     | 0.5-mile        |
| SWLF            | SCDHEC | March 1, 2004     | 0.5-mile        |
| UST             | SCDHEC | June 11, 2004     | 0.25-mile       |
| AST             | SCDHEC | April 1, 2003     | Target Property |
| ERNS            | US EPA | December 31, 2003 | Target Property |
| SPILLS          | SCDHEC | April 28, 2004    | Target Property |
| SCGWCI          | SCDHEC | July 1, 2003      | 0.5-mile        |
| DRY CLEANERS    | SCDHEC | November 1, 2002  | 0.5-mile        |

S&ME evaluated the EDR report for sites located within the ASTM designated search radii. The subject property did not appear on any of the listed databases. One regulated facility did appear on the various databases reviewed. One additional site (**Safa Food Mart/Texaco**) was observed during our site reconnaissance.

- **Outpost Food Mart/BP (#10743)** – UST facility located just west of the subject property. No groundwater monitoring wells were observed on the site. According to SCDHEC files, no documented releases have been reported at the site. The site appears to be located upgradient with groundwater flow to the east, northeast and toward the subject property. Based on current regulatory status, this site does not appear to pose a material threat of contamination to the subject property.
- **Safa Food Mart/Texaco (#10445)** – UST facility approximately 1400 feet northwest of the subject property. Groundwater flow appears to be southwest and away from the subject property. According to SCDHEC files, no documented releases have been reported at the site. Based on spatial distance, groundwater flow direction, relative topographical conditions and current regulatory status, this site does not appear to pose a material threat of contamination to the subject property.

## 5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

- S&ME reviewed the South Carolina Groundwater Contamination Inventory (SCGWCI) dated November 2003. The SCGWCI lists sites in which documented cases of contaminated groundwater have been submitted to SCDHEC. The subject property did not appear on this list. No additional facilities were noted.
- A search of the Environmental Protection Agency (EPA) Envirofacts database (<http://maps.epa.gov/enviromapper>) was conducted. Review of the Envirofacts database did not result in the identification of any additional facilities of potential concern in the immediate vicinity of the subject property.

## 5.3 PHYSICAL SETTING SOURCES

The property is illustrated on the United States Geological Survey (USGS), 7.5-minute series Topographic Maps, Elgin and Lugoff, South Carolina Quadrangles dated 1971 and 1953, respectively. Each map has a scale of one-inch equals 2,000 feet. A Site Topographic Map, prepared using portions of the maps, is included as Figure 2 in Appendix A-I.

The map depicts the subject property as vegetated with no structures. Several structures are located south of the property. The property is located north of a road (Whiting Way) and an unimproved road enters the property from this road and runs toward a pond. The pond is located on the northern portion of the property. Haig Creek flows along the eastern boundary of the property. Topography in the area is undulating and slope on the property is downward to the east, northeast. Surface elevation ranges from approximately 250 feet above mean sea level (amsl) to 190 feet amsl.

The subject property is located in the Atlantic Coastal Plain Physiographic Province. The Coastal Plain consists of unconsolidated sands, silts, and clays of the Pleistocene epoch. During this time, the ocean retreated over the land and left formations and terraces indicating former shorelines. The parent material of most of the soils is marine or fluvial deposits. The sedimentary beds of the Coastal Plain overlap each other in the sequence they were laid down and slope gently to the coast.

S&ME reviewed the *Soil Survey of Kershaw County, South Carolina* that depicts the soil types underlying the subject site and surrounding area. Sheet #59 of the Soil Survey map depicts the subject property as being underlain by the following soils:

| Soil Series         | Drainage           | Permeability | Available Water Capacity | Location                  | Slope |
|---------------------|--------------------|--------------|--------------------------|---------------------------|-------|
| Lakeland sand (LaB) | Excessively        | Very rapid   | Low                      | Ridgetops                 | 0-6%  |
| Blanton sand (BaB)  | Somewhat excessive | Moderate     | High                     | Irregularly shaped ridges | 0-6%  |
| Johnston loam (Jo)  | Very poor          | Mod. rapid   | Low                      | Floodplains               | ----- |
| Dorovan muck (Do)   | Very poor          | Moderate     | Very high                | Floodplains/bays          | ----- |
| Ailey sand (AeC)    | Well               | Slow         | Low                      | Side slopes               | 6-10% |

#### **5.4 HISTORICAL USE INFORMATION ON THE PROPERTY**

The historical use of the subject property was obtained by reviewing topographic maps, aerial photographs, and by conducting interviews. Refer to Appendix A-II for more detailed information on the historical records review.

According to the aerial photographs, the property appears to have been undeveloped and wooded since at least 1949. The pond is first evident in the 1964 aerial photograph.

#### **5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES**

The historical use of the adjoining properties was obtained by reviewing topographic maps, and aerial photographs. Refer to Appendix A-II for more detailed information on the historical records review.

According to the aerial photographs, the northern adjoining property was wooded and undeveloped from at least 1949 until the 1980s/1990s. The residential subdivision is first evident north of the subject property in the 1994 aerial photograph. Several residences have been present south of the property since at least 1949. The current configuration of I-20 and Whiting Way was first evident on the 1969 aerial photograph. The eastern adjoining property was wooded and undeveloped from at least 1949 until the early 2000s when a residential subdivision was constructed across Haig Creek from the subject property. The Outpost Food Mart/BP was first evident in the 1994 aerial photograph.



## **6.0 SITE RECONNAISSANCE**

The site reconnaissance was conducted to observe the current uses of the property, adjoining property, and properties in the surrounding area, as well as the geologic, hydrogeologic, hydraulic, and topographic conditions of the property and the surrounding area. Photographs were taken of various portions of the subject property to document existing conditions. Copies of these photographs are included in Appendix A-I of this report.

### **6.1 METHODOLOGY AND LIMITING CONDITIONS**

The subject property was observed by walking the perimeter of the property, as well as the interior portions of the property. No other limiting conditions were encountered.

### **6.2 GENERAL SITE SETTING**

#### **6.2.1 Current Use(s) of the Property**

The property is currently wooded (Photo 7) and undeveloped.

#### **6.2.2 Past Use(s) of the Property**

Site observations did not reveal previous operations on the property that are different from their current uses.

### **6.2.3 Current Uses of Adjoining Properties**

- North: Woodland and the Haig Creek residential subdivision are located north of the property.
- South: Woodland, Interstate 20 and several residential parcels are located south of the property across Whiting Way.
- East: Woodland and the Haig Creek residential subdivision are located east of the property.
- West: Outpost Food Mart/BP (Photo 3) and a cellular communication tower (Photo 8) are located west of the property.

### **6.2.4 Past Uses of Adjoining Properties**

Site observations did not reveal other previous operations of adjoining properties that are different from their current uses.

### **6.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions**

The surface of the subject property slopes downward to the east, northeast. Topography in the general area is undulating. Surface relief across the property is approximately 50 feet. The surface soils were observed to be sandy loams. Surface water features on the property include a 2.2-acre pond (Photo 5) and Haig Creek flowing along the eastern boundary. Wetlands are present are around these surface water features. Areas to the north and west are higher in elevation than the subject property. Areas to the east are lower in elevation than the subject property. Areas to the south are slightly lower or equal in elevation than the subject property.

Groundwater levels were taken 24 hours after geotechnical borings were drilled in various locations on the property. At B-3, groundwater was 26 feet below the ground surface. At B-4, groundwater was 9.5 feet below the ground surface. Please refer to the Preliminary Geotechnical Exploration in Appendix D for detailed site hydrogeologic and groundwater conditions.

### **6.2.6 General Description of Roads, Structures and Other Improvements on the Site**

The property does not contain any structures or improvements (except for the pond). Whiting Road (Photo 2) borders the property to the south. Multiple dirt roads (Photo 6) traverse the property. Ingress and egress are south from Whiting Way (Photo 1) and north (Photo4) from Haig Creek Road.

### **6.2.7 Potable Water Supply and Sewage Disposal System**

There are currently no community water and sewer connections available to the site.

## **6.3 EXTERIOR OBSERVATIONS**

The site reconnaissance included a search for the following items:

- Hazardous Substances and Petroleum Products in Connection with Identified Uses – None observed.
- Storage Tanks – None observed.
- Odors – None observed.
- Pools of Liquid – None observed.
- Drums – None observed.
- Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses) – None observed
- Unidentified Substance Containers - None observed.
- PCBs – None observed.
- Pits, Ponds, or Lagoons – The 2.2-acre pond is located on the northern portion of the property.
- Stained Soil or Pavement – None observed.
- Stressed Vegetation – None observed.
- Solid Waste – None observed.
- Waste Water – None observed.
- Wells – None observed.
- Septic Systems – None observed.

## **6.4 INTERIOR OBSERVATIONS**

No interior observations were made.

## **7.0 INTERVIEWS**

Interviews were conducted to obtain information from individuals who have knowledge of current and past activities at the site, and to clarify observations made during the site reconnaissance or data review of the site.

### **7.1 INTERVIEW WITH OWNER**

S&ME interviewed Ms Sandra Smith, one of the current owners of the property. She indicated the Ed Smith Construction Company has owned the property since 1961. She stated that the property was has been wooded and undeveloped with the pond since they have owned the property. Ms. Smith was unaware of any USTs, ASTs, environmental litigation, past contamination, or additional environmental conditions concerning the property.

### **7.2 INTERVIEW WITH KEY SITE MANAGER**

See Section 7.1.

### **7.3 INTERVIEW WITH OCCUPANT**

There are no occupants of the property.

### **7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS**

S&ME contacted the Kershaw County Fire Department to inquire of any spills or emergency responses involving hazardous materials or petroleum products on the subject property. Personnel at the Kershaw County Fire Department were not aware of any problems or spills on or near the immediate area of the subject property.

S&ME contacted the SCDHEC-UST Division regarding the **Outpost Food Mart/BP** and the **Safa Food Mart/Texaco** located just west of the subject property. SCDHEC personnel stated there have been no documented releases at the sites. Regulatory datasheets for the sites are located in Appendix A-III.

## **7.5 INTERVIEWS WITH OTHERS**

No other interviews were conducted for this assessment.

## 8.0 FINDINGS

**Onsite Findings:** No onsite findings of potential environmental concern were identified during the Phase I ESA for the subject property.

**Offsite Findings:** Two offsite findings of an environmental nature were identified during the Phase I ESA for the subject property. These findings include the following regulated facilities:

- **Outpost Food Mart/BP** – UST facility located just west of the subject property.
- **Safa Food Mart/Texaco** – UST facility approximately 1400 feet northwest of the subject property.

## 9.0 OPINIONS

**Offsite Findings:** S&ME offers the following opinion concerning offsite findings of potential environmental concern.

- **Outpost Food Mart/BP** – No groundwater monitoring wells were observed on the site. According to SCDHEC files, no documented releases have been reported at the site. The site appears to be located upgradient with groundwater flow to the east, northeast and toward the subject property. Based on current regulatory status, this site does not appear to pose a current material threat of contamination to the subject property. This site is considered a finding and not a REC.
- **Safa Food Mart/Texaco** – Groundwater flow appears to be southwest and away from the subject property. According to SCDHEC files, no documented releases have been reported at the site. Based on spatial distance, groundwater flow direction, relative topographical conditions and current regulatory status, this site does not appear to pose a current material threat of contamination to the subject property. This site is considered a finding and not a REC.

## **10.0 CONCLUSIONS**

S&ME has performed a Phase I Environmental Site Assessment in conformance with our understanding of the scope and limitations of ASTM Practice E 1527-00 of the subject property consisting of 61.55 acres (TMS 360-00-00-12) located north of Whiting Way near Elgin in Kershaw County, South Carolina. Exceptions to this practice are described in Section 2.4 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property.

## **11.0 ADDITIONAL SERVICES**

A Preliminary Protected Species Survey, a Cultural Resources Literature Review and a Preliminary Geotechnical Exploration were also performed in conjunction with this assessment and are include as Appendices B, C and D, respectively, within this document. No other additional services were performed for this assessment.

## **12.0 REFERENCES**

1. *Geology of the Carolinas*, J. Wright Horton and Victor A Zullo, University of Tennessee Press, 1991.
2. *Soil Survey of Kershaw County, South Carolina*, United States Department of Agriculture, Soil Conservation Service, 1989.
3. United States Geological Survey (USGS), 7.5-minute Series, Topographic Map, Elgin, South Carolina Quadrangle, 1971.
4. United States Geological Survey (USGS), 7.5-minute Series, Topographic Map, Lugoff, South Carolina Quadrangle, 1953.

## **13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

Signatures are on the cover letter inside the tile page of this report.



#### **14.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

The environmental professionals for this project are Mr. Chris Daves and Mr. John Whitehead. Mr. Daves is a Biologist with 3.5 years work experience in environmental consulting. He has performed over 150 environmental assessments for real estate transactions. Mr. Daves has attended ASTM training for Phase I Environmental Site Assessments.

Mr. Whitehead is a Senior Hydrogeologist with over 19 years of experience. Projects he has managed include asbestos surveys, groundwater contamination and flow evaluation; and Phase I & Phase II assessments for real estate transactions. Mr. Whitehead is the Environmental Department Manager, a senior reviewer for S&ME and has also attended ASTM training.

**Aerial Photographs**

Aerial photographs were reviewed to observe previous conditions and development of the subject property, as well as immediately adjacent properties. The following table presents the findings of the aerial photograph review.

| LOCATION                                              | DATE | SCALE      | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kershaw County Tax Assessor Aerial                    | 2001 | 1" = 400'  | Subject property is wooded and contains a pond. Unimproved road enter the property from Whiting Way and ends at the pond. Woodland is located directly north and east of the property. Residential subdivisions are also located north and east of the property. Whiting Way and I-20 are located to the south. Residences are located between Whiting Way and I-20. Outpost Food Mart filling station is located west of the property along White Pond Road. |
| SC Department of Natural Resources NAPP Aerial        | 1999 | 1" = 1000' | Similar to 2001.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| USGS Aerial Photograph Database (www.terraser.com)    | 1994 | 1" = 1000' | Similar to 1999 except residential subdivision is not located east of the property across Haig Creek.                                                                                                                                                                                                                                                                                                                                                         |
| University of South Carolina Map Library Columbia, SC | 1981 | 1" = 1320' | Property remains wooded with pond. The residential subdivision to the north and the filling station to the west are not present. These properties are wooded. Other surrounding properties are wooded. The residences to the south remain.                                                                                                                                                                                                                    |
| University of South Carolina Map Library Columbia, SC | 1974 | 1" = 1320' | Similar to 1981.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| University of South Carolina Map Library Columbia, SC | 1969 | 1" = 1320' | Similar to 1974.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| University of South Carolina Map Library Columbia, SC | 1964 | 1" = 1320' | Property appears to be less vegetated. Pond and entrance road remain on property. Whiting Way and I-20 are not present to the south of the property. Residences remain south of property.                                                                                                                                                                                                                                                                     |
| University of South Carolina Map Library Columbia, SC | 1949 | 1" = 1320' | Property is undeveloped with no pond. Surrounding properties remain unchanged.                                                                                                                                                                                                                                                                                                                                                                                |

### **City Directories**

City directories were not reviewed for this assessment.

### **Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps were not available for the for the subject property.

### **Recorded Land Title Records**

| <b>Tax Parcel</b> | <b>Owner</b>              | <b>Size</b> | <b>Date of Sale</b> |
|-------------------|---------------------------|-------------|---------------------|
| 360-00-00-12*     | Ed Smith Construction Co. | 61.55 acres | 7/1985              |

\*Subject property is part of a larger 93.73 –acre parcel

S&ME attempted to review reasonably ascertainable ownership records for the subject property on the Kershaw County tax assessor’s office. This review was conducted to help reveal indications of previous owners or development which might be suspected of using or depositing hazardous substances or other chemicals on the subject property. Tax records indicate that a construction company currently owns the property.

In summary, a construction company has owned the property during the periods for which records were researched. However, reviews of the records do not typically indicate usage of the property and hence are of limited use in identifying environmental concerns relating to ownership.