

# **ENVIRONMENTAL SITE ASSESSMENT**

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**Tax ID 209-00-01-015  
Camel Circle / Shop Lane  
Seneca, SC 29678**

Prepared for:  
**Fun in the Sun Investments, LLC**



**210 West North Second Street  
Seneca, SC 29678**

**January 17, 2023**

Valid for one year from date of issuance

**Goldie Associates Project No. 1794.1**

## **SECTION: EXECUTIVE SUMMARY**

Goldie Associates, Inc. (GA) was retained by Fun in the Sun Investments, LLC, the “User”, to conduct a “Phase I” Environmental Site Assessment on property associated with Tax ID 209-00-01-015 in Seneca, SC (Oconee County), the “property”. This environmental assessment was designed and performed to achieve “all appropriate inquiry”, in accordance with 40 CFR Part 132: Standards and Practices for All Appropriate Inquiries and ASTM Standard E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The target property is a single parcel totaling approximately 2.23 acres in Seneca, SC and includes Camel Circle and Shop Lane off Worth Street near Hwy 123. The property was agricultural until it was used as a mobile home park, which was recently demolished.

## **OPINIONS OF ENVIRONMENTAL CONDITIONS**

### **Target Property**

The following was considered a recognized environmental condition (REC)

1. Uncontrolled stormwater erosion

### **Offsite Property**

The following were considered *de minimis* conditions.

1. Ward Smith Chevrolet: Hazardous waste generation
2. Fast Fare SC: Hazardous waste generation (historical)
3. Hasty Mart 3: Underground storage tanks (leaking)
4. Quiktrip 1101: Underground storage tanks
5. Adams Oil Company: Underground storage tanks, Above ground storage tanks

## **CONCLUSIONS**

A Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property associated with Tax ID 209-00-01-015, Seneca SC (Oconee County), the “property”, has been performed. Based on the findings of the Phase I ESA, it is in GA’s professional opinion that the following recommendations (i.e., additional appropriate investigations) relative to the known or suspected RECs identified be made.

## **ADDITIONAL INVESTIGATION/RECOMMENDATIONS**

**The uncontrolled flow of stormwater carrying water and silt offsite is causing a significant environmental impact to the properties to the north and should be remedied.**

Otherwise, it is the opinion of the environmental professional that “all appropriate inquiry”, based on cost and availability of information, concerning the property has been established and that no further environmental evaluation of the property is necessary at this time.

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## DEFINITIONS

From ASTM Standard E1527-13:

**All appropriate inquiries**—that inquiry constituting *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a *commercial real estate transaction* for one of the threshold criteria for satisfying the *LLPs* to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

**Controlled recognized environmental condition**—a *recognized environmental condition* resulting from a past *release of hazardous substances or petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions, activity and use limitations, institutional controls, or engineering controls*).

**Data gap**—a lack of or inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. *Data gaps* may result from incompleteness in any of the activities required by this practice, including, but not limited to *site reconnaissance* (for example, an inability to conduct the *site visit*), and *interviews* (for example, an inability to interview the *key site manager*, regulatory officials, etc.).

**de minimis condition**—a condition that generally does not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

**Due diligence**—the process of inquiring into the environmental characteristics of a parcel of *commercial real estate* or other conditions, usually in connection with a *commercial real estate* transaction. The degree and kind of *due diligence* vary for different properties and differing purposes.

**Environment**—environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8)). "(A) the navigable waters, the waters of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Fishery Conservation and Management Act of 1976, and (B) any other surface water, ground water, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States."

**Environmental Site Assessment (ESA)**—the process by which a person or entity seeks to determine if a particular parcel of real *property* (including improvements) is subject to *recognized environmental conditions*. At the option of the *user*, an *environmental site assessment* may include more inquiry than that constituting *all appropriate inquiries* or, if the *user* is not concerned about qualifying for the *LLPs*, less inquiry than that constituting *all appropriate inquiries*. An *environmental site assessment* is both different from and often less rigorous than an *environmental compliance audit*.

**Hazardous substance**—a substance defined as a *hazardous substance* pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts:“ (A) any substance designated

pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any *hazardous waste* having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 *et seq.*) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous substance* under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

**Hazardous waste**—any *hazardous waste* having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a *hazardous waste*, at 42 U.S.C. §6903, as: "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may—(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

**Historical recognized environmental condition**—a past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

**Landowner Liability Protections (LLPs)**—*landowner liability protections* under CERCLA; these protections include the *bona fide prospective purchaser liability protection*, *contiguous property owner liability protection*, and *innocent landowner defense* from CERCLA liability.

**Material threat**—a physically observable or *obvious* threat which is reasonably likely to lead to a *release* that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage. The damage would represent a *material threat* if it is deemed serious enough that it may cause or contribute to tank integrity failure with a *release* of contents to the *environment*.

**Migrate/migration**—for the purposes of this practice, "migrate" and "migration" refers to the movement of *hazardous substances* or *petroleum products* in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

**Owner**—generally the fee *owner* of record of the *property*.

**Petroleum products**—those substances included within the meaning of the *petroleum exclusion* to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous*

*substance* under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

***Practically reviewable***—information that is *practically reviewable* means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the *property* without the need for extraordinary analysis of irrelevant data.

***Property***—the real *property* that is the subject of the *environmental site assessment* described in this practice. Real *property* includes buildings and other fixtures and improvements located on the *property* and affixed to the land.

***Publicly available***—information that is *publicly available* means that the source of the information allows access to the information by anyone upon request.

***Reasonably ascertainable***—information that is (1) *publicly available*, (2) obtainable from its source within reasonable time and cost constraints, and (3) *practically reviewable*.

***Recognized environmental conditions***—the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. De minimis conditions are not *recognized environmental conditions*.

***Release***—a *release* of any *hazardous substance* or *petroleum product* shall have the same meaning as the definition of “release” in CERCLA 42 U.S.C. § 9601(22)). A release or threatened release of a hazardous substance includes any “*spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant)*.”

***User***—the party seeking to use Practice E1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an owner of *property*, a lender, or a *property* manager.

## SECTION 1: INTRODUCTION

### 1.1 PURPOSE

The purpose of this report is to provide an environmental assessment to screen for Recognized Environmental Conditions (RECs) on the target property. Such conditions include the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, ground water, or surface water of the property. Conditions determined to be *de minimis* are not recognized environmental conditions. The report may also include other environmentally relevant information if deemed significant for consideration.

This environmental assessment is designed and performed to achieve “all appropriate inquiry”, in accordance with 40 CFR Part 132: Standards and Practices for All Appropriate Inquiries and the American Society for Testing and Materials (ASTM) Standard E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and is intended to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations of CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) liability. The assessment is not however, necessarily limited to this use alone.

### 1.2 SCOPE OF SCREENING/DEVIATIONS

As required by ASTM standards E1527-13, this assessment includes, as available:

Requirement	Responsibility for Provision
Review of Government Records	Environmental Professional
Review of Historical Records	Environmental Professional
Interviews with Persons Knowledgeable of Property	Environmental Professional
Visual Inspections of Property/Surroundings	Environmental Professional
Determine Degree of Obviousness of Contamination	Environmental Professional
Commonly Known Information About Property	User/Shared
Searches for Environmental Liens (title/deed search)	User
Specialized Knowledge of Property	User

No specific modifications to ASTM Standard E1527-13 were requested. Goldie Associates, Inc. (GA) conducted a limited review of reasonably ascertainable title and lien information via contracted database search (Environmental Data Resources, Inc.) and reviewed the county title and deed records.



### **1.3 LIMITATIONS AND EXCEPTIONS**

This report and the associated work have been provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all warranties, expressed or implied.

It should be recognized that this study was not intended to be a definitive investigation of potential contamination at the property and the recommendations provided are not necessarily inclusive of all the possible conditions. This assessment is not a regulatory compliance audit or an evaluation of the efficiency of the use of any hazardous materials at the subject property. Given that the Scope of Services for this investigation was limited, it is possible that currently unrecognized contamination may exist at the site.

Discussions of ASTM E1527-13 or AAI data gaps, if any, including sources reviewed, the significance of each data gap, and an opinion if the data gap inhibits the environmental professional's ability to reach an opinion about contamination at the property, are incorporated into the appropriate sections of the report.

The opinions, conclusions, and/or recommendations presented in this report are professional opinions based solely upon indicated data described in this report, visual observations of the property and vicinity, and our interpretation of the available historical information and documents reviewed. Unless Goldie Associates, Inc. (GA) has actual knowledge to the contrary, information obtained from interviews or provided to GA by the User or other sources has been assumed to be correct and complete. GA does not assume any liability for information that has been misrepresented to us by others or for items not visible, accessible or present on the subject property during the time of the site reconnaissance.

The opinions, conclusions, and/or recommendations presented herein apply to the site conditions existing at the time of our investigation and cannot necessarily apply to site changes of which GA is not aware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or the works of man on the property or adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control. Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. GA is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

From ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*:

*“4.5.1 Uncertainty not eliminated - No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes limits of time and cost.”*

*“4.5.2 Not exhaustive – Appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the costs of information or the time required to gather it outweighs the usefulness of the information and in fact may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the time and cost demands inherent in performing an environmental site assessment and the reduction of uncertainty about the unknown conditions resulting from additional information.”*

#### **1.4 SPECIAL NOTATIONS**

None noted

#### **1.5 RELIANCE**

The User (Fun in the Sun Investments, LLC), designated rating agencies and/or a limited number of investors involved in the transaction, may use and rely upon this Report in connection with a planned loan or lease involving the subject property, including, without limitation, utilizing selected information in the Report relating to the transaction, and Goldie Associates, Inc. agrees to cooperate in answering questions by any of the above parties in connection with the transaction.

The Report is intended exclusively for the purpose outlined herein and the property location and project indicated. The Scope of Services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

## SECTION 2: PROPERTY INFORMATION

### 2.1 PROPERTY OWNERSHIP and LOCATION

<b>Property Owner</b>	Antonio Francisco 130 Quail Haven Dr Walhalla, Sc 29691
<b>Property Occupant</b>	N/A
<b>Date of Ownership</b>	10/21/2019
<b>Property Address</b>	Camel Circle / Shop Lane
<b>Tax Parcel</b>	209-00-01-015
<b>Legal Description</b>	2.23 SHOP LN
<b>Neighborhood</b>	5500040 - Seneca Township
<b>Zoning/Land Use</b>	C - Commercial
<b>County</b>	Oconee County
<b>USGS Quadrangle</b>	Seneca
<b>Latitude (North)</b>	34.6993690 - 34° 41' 57.72"
<b>Longitude (West)</b>	82.9451910 - 82° 56' 42.68"
<b>NAICS Number(s)</b>	N/A

### 2.2 PROPERTY CONTACT

Antonio Francisco, the owner, serves as the property contact, whose phone number is (864) 885-9292 and email is tony@unlimitedlandscapes.com.

### 2.3 PROPERTY DESCRIPTION

#### 2.3.1 Property Location and General Characteristics

The target property is a single parcel totaling approximately 2.23 acres in Seneca, SC (Appendix A) and was used as a mobile home park since approximately the late 1970s, which has recently demolished (Appendix B). Worth Street previously ran through the property, off which were Camel Circle and Shop Lane. The area is currently cleared of structures and Worth Street is not passable through the property.

#### 2.3.2 Property Access

Worth Street is currently not passable through the property due to stormwater intrusion. The property can be accessed from Hwy 123 on the west side by N Debra Street and the east side by Old Salem Road.

#### 2.3.3 Onsite Structures, Facilities, and Other Improvements

The mobile homes that were previously onsite have been destroyed and only an uninhabitable structure remains.

### 2.3.4 Property Processes

Based on available records, the property was agricultural up through the 1970s, after which it became residential. Currently, the surrounding properties are both residential and commercial.

### 2.3.5 Site Utilities

Type	Available to Property	Source or Provider	Date of Service
Water	Yes	Seneca Light and Water	Unknown
Sewer	Yes	Seneca Light and Water	Unknown
Electric	Yes	Seneca Light and Water	Unknown
Natural Gas	Yes	Fort Hill Natural Gas	Unknown

## 2.4 PHYSICAL SETTINGS

Geographical, geological, and hydrological information about the property is contained in Appendices C and D, and summarized as follows.

### 2.4.1 Topography

Based on topographical maps (Appendix C) and site reconnaissance, the target property sits at 901 feet above mean sea level (MSL) and slopes towards the north. The general topographic gradient of the target site is west-northwest, though the site has been extensively affected by grading, with most of the target property sloping down to the north. Topography in the general area is rolling with elevations ranging from 800 to 980 feet above mean sea level (MSL) within a half mile of the site.

### 2.4.2 Soils, Hydrology, and Wells

#### Soils

Soils in the area are classified as Cecil and Pacolet series (Appendix D). These soils have moderate infiltration rates and are deep and moderately deep, moderately well and well-drained soils with moderately coarse textures. Potential contaminants may surface flow offsite but would eventually infiltrate downward into the soil and groundwater matrices. These soil types, having good infiltration, are typically restrictive to vapor migration flows downgradient from petroleum spills. It should be noted that site soils often vary due to site development practices.

#### Hydrology and Groundwater

Lake Keowee is approximately a quarter mile to the northwest. (Appendix C, D). Groundwater flow would likely follow the general topography northwest.

### Wells

No wells were located onsite. A search for water wells in the area (Appendix D) did not reveal potable water supply wells within the required search distance.

### **2.4.3 Other**

Additional geographical, geological, and hydrological information about the property is contained in Appendix D. There was no noted impact to/from the target property related to these resources.

## **2.5 ADJACENT PROPERTY**

Located within the city limits of Seneca, surrounding properties are primarily commercial with a few residential properties north of the site.

<b>Location</b>	<b>Current Use</b>	<b>Oil &amp; Hazardous Materials (OHM) Use</b>	<b>Elevation (relative)</b>
North	Residential	None identified	Lower
East	Commercial, Residential	None identified	Higher
West	Residential	None identified	Similar
South	Commercial	Use in heavy equipment, no spills or storage identified.	Higher

## **SECTION 3: USER INFORMATION**

Pursuant to ASTM E1527-13, in order to qualify for certain Landowner Liability Protections (LLPs), the User must provide the following information, as available. Even if available the User may chose not to provide such information, or request that it be completed by the Environmental Professional or third party, but in any case, failure to provide could result in a determination that “all appropriate inquiry” is not complete. A User Questionnaire was provided by the owner (Appendix E).

### **3.1 TITLE AND LIEN RECORDS**

No title or judicial records were provided by the User. Goldie Associates conducted a limited search for reasonably ascertainable records available at Oconee County and the resulting information is discussed in Section 4.2.5 Lien Search.

### **3.2 USER KNOWLEDGE**

The User did not provide specialized knowledge regarding the property.

### **3.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

There is no knowledge that the property value has been adjusted due to any environmental findings.

### **3.4 OWNER, PROPERTY MANAGER, OCCUPANT INFORMATION**

The Owner is identified in public records as Antonio Francisco. The property was granted in 2019 by the life estate of Frances Burrell (Appendix A).

### **3.5 PURPOSE OF PHASE I**

Based on information provided by the User, Sun in the Fun Investments, LLC is the prospective buyer. This assessment is being conducted to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or *bona fide* prospective purchaser limitations on CERCLA liability, which are referred to as landowner liability protections or LLPs.

## SECTION 4: RECORDS REVIEW

The target property history was researched via numerous historic informational sources as follows (Appendix D). Primary data was provided by Environmental Data Resources, Inc. ([www.edrnet.com](http://www.edrnet.com)), and is included in the indicated appendices.

### 4.1 STANDARD ENVIRONMENTAL RECORDS

A search of State, Tribal and U.S. Environmental Protection Agency (EPA) environmental listings was performed (Appendix D). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. The database searched the various agency listings for different approximate minimum search distances from the subject property, based upon the relative potential threat represented by each listing as established in the ASTM E1527-13 practice.

Example potential listings could include the following:

- UST - underground storage tank,
- LUST – leaking underground storage tank,
- RCRA SQG - small quantity hazardous waste generator,
- GWCI – known groundwater contamination site,
- FINDS – State identified potential sites, and
- SHWS – State Hazardous Waste Site.

#### 4.1.1 Target Property

The target property was not found in any of the databases searched.

#### 4.1.2 Surrounding Sites

The following are abutting, high priority, or other sites as confirmed in the field to be located within a reasonable distance and have activities as determined by the assessor to have potential to impact the target property.

SITE No.	SITE NAME/ADDRESS	LOCATION/ RELATIVE ELEVATION	DATABASE	COMMENT/ STATUS
A1	WARD SMITH CHEVROLET 205 & 207 123 BYPASS	0.133 miles E; Higher elevation	RCRA-VSQG, FINDS, ECHO	D001: Ignitable Waste F002: Halogenated solvents F003, F005: Non- halogenated solvents
A2	FAST FARE SC 607 200 HWY 123	0.140 miles E; Higher elevation	RCRA NonGen / NLR, FINDS, ECHO	Not a generator D000: Not defined

A3	Hasty Mart 3 202 Hwy 123 By Pass	0.156 miles ENE; Higher elevation	LUST, UST, RCR, Financial Assurance, GWCI	UST: 3 currently in use LUST: No Action Required 08/23/2021 LUST: Release Date: 10/18/1991. Groundwater contamination over a federal MCL. 37 feet to groundwater flow, westerly direction. Monitoring required, awaiting funding. Risk based action: 4AA Long term > 2 year threat.
4	QUIKTRIP 1101 109 BYPASS 123	0.085 miles East; Higher elevation	UST, Financial Assurance	UST: 5 currently in use
B5	ADAMS OIL CO INC 311 OLD SALEM RD	0.229 miles NNE; Higher elevation	AST, UST, Financial Assurance	UST: 5 abandoned AST: 5 abandoned

Listings confirmed to be located within a reasonable distance (<1 mile) but considered to have minimal potential to impact the target property due to topographic location, distance, and/or based on activity(s) are detailed in Appendix D.

#### 4.1.3 Orphan Sites

There were no unmapped “orphan” sites found. Orphan sites are sites where the listed information is not sufficient to map the site or otherwise describe the orphan site in relation to the target property, or where the site is considered to be outside of the required search distance.

#### 4.1.4 Agency File Review

As the target property was not identified in the standard environmental record sources, per ASTM E1527-13, no further review was necessary.

### 4.2 HISTORICAL USE RECORDS

#### 4.2.1 Topographic Maps

The available historical USGS topographic maps (Appendix C) show the site outlined in the central portion of the map. Due to the scale, no specific site features are discernable.



Quad	Year	Scale	Notes
Pickens	1888, 1894	30 minute	No site specific features shown.
Seneca	1958	7.5 minute	No site specific features shown. Development in City of Seneca and road seen. Access road west of property shown.
Seneca	1980	7.5 minute	Structures shown of west side of property and additional development in surrounding area.
Seneca	2014, 2017, 2020	7.5 minute	Camel Circle and Shop Lane shown on target property off Worth Street. No other site specific features shown.

#### 4.2.2 Sanborn Fire Maps

Fire insurance maps are detailed city plans, usually at scales of 50 or 100 feet to an inch. They show individual building "footprints," complete with construction details, such as building material (brick, adobe, frame, etc.), height (of larger buildings), number of stories, location of doors, windows, chimneys and elevators, use of structure (dwelling, hotel, church, etc.), and street address. Other features shown include lot lines, street widths, water pipes, hydrants and cisterns, and fire-fighting facilities. The maps were originally produced for insurance underwriters, who used them to determine risks and establish premiums.

Sanborn maps were not available for this property (Appendix F).

#### 4.2.3 Aerial Decade Photographic Maps

The available historical aerial maps (Appendix G) include maps as follows:

Year	Notes
1947	Target property and surrounding area is agricultural.
1951, 1956, 1960, 1977	Access road west of property seen on map. No other site-specific features. Increased growth in surrounding area.
1981	Camel Circle and Shop Lane shown on target property off Worth Street. Multiple structures seen on property. Commercial development to the southeast.
1989, 1990	Poor image quality.
1994, 2006, 2011, 2015, 2017	Changes in site development on west side of property and number and location of structures. Increased vegetation at site and increased development in surrounding area.

#### 4.2.4 City Directory Report

The City Directory is a historical address search for the target and surrounding properties. Such searches can reveal past uses and owners of said properties. Listing searches were available from 2000-2017 (Appendix H). The target property was not listed. A previous owner was listed on N Debra Street to the west.

#### **4.2.5 Title and Lien Search**

The search for environmental liens and/or usage restrictions on the target property was reviewed (Appendix A); such information could demonstrate past or current environmental issues for the property. The property records were researched, identifying the property having been transferred recently as follows:

<b>Grantor</b>	<b>Grantee</b>	<b>Date</b>
BURRELL FRANCE L L/E	FRANCISCO ANTONIO	10/21/2019

No environmental liens or other environmental related activity use limitations (AUL) were found, indicating no previously recognized legal environmental conditions for the property.

#### **4.3 PREVIOUS ENVIRONMENTAL ASSESSMENTS**

No previous environmental assessments were found. An environmental assessment of an adjoining property was available for review.

## **SECTION 5: SITE RECONNAISSANCE**

### **5.1 METHODOLOGY AND LIMITING CONDITIONS**

As required for assessment of the property, Amy Anderson, Ph.D. Environmental Specialist, and Grace Watters, P.E. Environmental Engineer with Goldie Associates performed an on-site reconnaissance on December 20, 2022 and provided the following summary of site conditions. The purpose of the walk-through was to inspect the subject and adjacent property(s), including any buildings on the property, for potential environmental concerns, including, but not limited to, the following:

- Hazardous substance and waste management activities
- Evidence of potential hazardous substance spills or releases (*e.g.*, stressed vegetation, discolored soil, etc.)
- Underground Storage Tanks (*e.g.*, protruding fill or vent pipes)
- Equipment potentially containing PCBs
- Potential property or adjacent property activities that could affect the environmental condition of the subject property

The assessors were able to fully access the property and view surrounding areas.

### **5.2 GENERAL SITE SETTING**

Please reference Section 2 (Site Information) and Section 4 (Records Review) for details on the general site setting and current and past property uses.

## 5.3 VISUAL AND PHYSICAL OBSERVATIONS

### 5.3.1 Target Property

Observed		Item of Observation
Yes	No	
<i>Exterior Observations</i>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (asts/usts) or indicators
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unidentified Substance Containers and/or Drums <b>(multiple waste containers seen in debris piles)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain Fluids (PCBs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pools of Liquid <b>(multiple pools of stormwater collected across property)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stressed vegetation <b>(damage due to uncontrolled stormwater flow)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials <b>(tires and mobile homes used as fill across property)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste water discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells– <b>none observed</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant erosion seen from uncontrolled stormwater
<i>Interior Observations</i> ( <input checked="" type="checkbox"/> N/A)		
<input type="checkbox"/>	<input type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input type="checkbox"/>	Drains, Sumps and Clarifiers

**Additional notes as necessary.**

Concrete pads seen where previous storage structures stood.

### 5.3.2 Surrounding Properties

Observed		Item of Observation
Yes	No	
<i>Exterior Observations</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use ( <b>heavy equipment stored on property south of target site</b> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs) or indicators
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unidentified Substance Containers and/or Drums ( <b>empty totes and other containers</b> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain Fluids (PCBs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials ( <b>tires and debris used as fill</b> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells – <b>none observed</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

**Additional notes as necessary.**

None identified.

## **SECTION 6: INTERVIEWS**

In keeping with the intent and directives of the ASTM Standard for a Phase I evaluation, specific individuals are typically interviewed regarding the conditions and operations of the site that may impact the environment. Interview documentation, as available, is included as Appendix E.

### **6.1 OWNER/OCCUPANTS**

#### **6.1.1 Owner**

The Owner, Antonio Francisco, provided information related to the property.

#### **6.1.2 Occupants**

Not applicable.

### **6.2 STATE OR LOCAL GOVERNMENT OFFICIALS**

None conducted.

## SECTION 7: FINDINGS AND CONCLUSIONS

### 7.1 FINDINGS

As per ASTM procedures, the *report* shall have a findings section which identifies known or suspect *recognized environmental conditions (RECs)*, and *historical recognized environmental conditions*, and *de minimis* conditions.

#### 7.1.1 Potential Environmental Sources and/or Conditions

Potential environmental sources or operational conditions identified for the property (see Photo Log), based on the previously presented data, are as follows:

##### Target Property:

1. Uncontrolled stormwater erosion

##### Offsite:

1. Ward Smith Chevrolet
  - a. Hazardous waste generation
2. Fast Fare SC
  - a. Hazardous waste generation (historical)
3. Hasty Mart 3
  - a. Underground storage tanks (3)
  - b. Leaking underground storage tank (historical)
  - c. Leaking underground storage tank (current)
4. Quiktrip 1101
  - a. Underground storage tanks (5)
5. Adams Oil Company
  - a. Underground storage tanks (5)
  - b. Above ground storage tanks (5)

### 7.2 OPINIONS OF ENVIRONMENTAL CONDITIONS

#### 7.2.1 Target Property

1. The stormwater controls in place (silt fences) are insufficient and/destroyed; the uncontrolled stormwater flow has resulted in significant erosion and silt deposited on the property to the north of the target site. **This is considered a recognized environmental concern.**

#### 7.2.2 Offsite Property

1. Ward Smith Chevrolet located 0.133 miles east at a higher elevation is designated as a very small quantity generator of hazardous waste: ignitable waste and halogenated and non-halogenated solvents. **There were no releases identified, and this is considered a *de minimis* condition.**
2. Fast Fare SC located 0.140 miles east at a higher elevation was previously a hazardous waste generator. **There were no releases identified, and this is considered a *de minimis* condition.**

3. Hasty Mart 3 is located 0.156 miles east northeast at a higher elevation and currently has three underground storage tanks in use, with no leaks identified. There was previously a leaking underground storage tank that achieved no further action status 8/23/2021. There is a current leaking underground storage tank that has caused groundwater contamination over a federal maximum contamination limit. Monitoring is currently required. The risk-based corrective action is categorized as low risk with a greater than two year threat. **Considering the distance from the site and the soil characteristics, this is considered a *de minimis* condition.**
4. Quicktrip 1101 located 0.085 miles east at a higher elevation has five underground storage tanks currently in use. **There were no releases identified, and this is considered a *de minimis* condition.**
5. Adams Oil Company located 0.229 miles north northeast at a higher elevation has five abandoned underground storage tanks and five abandoned above ground storage tanks. **There were no releases identified, and this is considered a *de minimis* condition.**

### 7.2.3 Other Considerations

There is no evidence of onsite releases or impacts from historical sources and there is no evidence of significant manufacturing or chemical use onsite the target property.

The potential historical use of pesticides/herbicides at the property for agricultural purposes is considered a *de minimis* condition due to timing, site conditions, and site development.

Individual “dumping” cannot be accounted for and is not therefore considered a “material threat of release” into the ground, groundwater, or surface water of the property.

Conducting sampling and analysis of the site soils and groundwater is possible to determine onsite contaminants/contaminant levels; however, it is the assessor’s opinion, given the understanding of the User’s acceptable risk, that no additional studies are required at this time given current and expected continued property use.

## 7.3 DATA GAPS

As per ASTM procedures, “the *report* shall identify and comment on significant *data gaps* that affect the ability of the environmental professional to identify *recognized environmental conditions* and identify the sources of information that were consulted to address the *data gaps*. A *data gap* by itself is not inherently significant.” The table below summarizes the many common data failure/gaps that may be encountered during preparation of such report. If a significant data gap is identified in the table, a discussion of the data gap and conclusions associates with the data gap will follow.



Report Section	Information/Source	Data Availability	Significant Data Gaps	Additional Action(s) Required
<b>User Provided Information</b>				
3.1	Title History/Environmental Liens	Acquired	No	No
3.2	User Specialized Knowledge of Site	Acquired	No	No
3.2	Common Knowledge of Site	Acquired	No	No
3.3	Valuation Reduction for Environmental Issues	Acquired	No	No
<b>Historical Use Information</b>				
4.3.1	Topographic Maps	Acquired to 1888	No	No
4.3.2	Sanborn Fire Insurance Maps	Not available	No	No
4.3.3	Aerial Photographs	Acquired to 1947	No	No
4.3.4	City Directories	Acquired to 2000	No	No
<b>Site Reconnaissance</b>				
5.2	General Site Setting/Area	Acquired	No	No
5.3	Exterior	N/A	N/A	N/A
5.3	Interior	N/A	N/A	N/A
<b>Interviews</b>				
6.1	Property Owner/Occupant/User	Acquired	No	No
6.2	Government Officials	Not Acquired	No	No

Although not all sources were available or acquired, no significant data gaps were identified. Based on the available information, any data gaps identified are not considered to have significant potential to affect the ability of the environmental professional to render an opinion of the target property because the history and use of the property were adequately determined from available data.

## 7.4 CONCLUSIONS

A Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property associated with Tax ID 209-00-01-015, Seneca SC (Oconee County), the “property”, has been performed. Based on the findings of the Phase I ESA, it is in GA’s professional opinion that the following recommendations (i.e., additional appropriate investigations) relative to the known or suspected RECs identified be made.

## 7.5 ADDITIONAL INVESTIGATION/RECOMMENDATIONS

**The uncontrolled flow of stormwater carrying water and silt offsite is causing a significant environmental impact to the properties to the north and should be remedied.**

Otherwise, it is the opinion of the environmental professional that “all appropriate inquiry”, based on cost and availability of information, concerning the property has been established and that no further environmental evaluation of the property is necessary at this time.

**SECTION 8: CERTIFICATION**

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312."

"I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property(s). I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 132."

Signature of responsible environmental professional:

  
\_\_\_\_\_  
**Amy L. Anderson, Ph.D.**  
**Environmental Specialist**  
**Goldie Associates, Inc.**

\_\_\_\_\_  
01/17/2023  
**Date**