

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**LOXCREEN SITE
21.7 ACRES
LEXINGTON COUNTY, SOUTH CAROLINA
S&ME PROJECT NO. 1614-03-186**

Prepared For:



930 Richland Street
Columbia, South Carolina 29202

Prepared By:



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June 11, 2003



June 11, 2003

Central Carolina Economic Development Alliance
930 Richland Street
Columbia, South Carolina 29202

ATTENTION: Mr. Ed Parler

Reference: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Loxcreen Site – 21.7 Acres
Lexington County, South Carolina
S&ME Project No. 1614-03-186

Dear Mr. Parler:

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. 1614-2872-03. In conjunction with this Phase I ESA, S&ME also performed a Preliminary Protected Species Assessment, a Preliminary Jurisdictional Waters Assessment, a Preliminary Cultural Resource Assessment, a Preliminary Geotechnical Exploration, and a Utilities Identification. These assessments are included in the Appendices of this report.

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.

W. Chris Daves
Biologist

John Whitehead, P.G.
Senior Hydrogeologist

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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. (S&ME) has completed a Phase I Environmental Site Assessment (ESA) for the 21.7-acre Loxcreen Site located southeast of the intersection of Creekside Road and Old Dunbar Road in Cayce, Lexington County, South Carolina. The property is currently owned by Lexington County. 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 vacant and wooded. An AT&T fiber optic cable line runs across the southern portion of the property.

Two *onsite* findings of an environmental nature were discovered as a result of this assessment. A pole-mounted transformer is located on the northwest portion of the property and appeared to be in good condition with no signs of damage or leaks. Based on its current good condition, the transformer is considered a finding and not a REC. Several piles of roofing shingles were observed along the fiber optic cable easement. It is unknown if the roofing shingles contain asbestos. The roofing shingle piles should be disposed of in a proper manner, possibly in a RCRA Subtitle D landfill. The shingles do not pose a material threat of contamination to the soil or groundwater to the property. The roofing shingle piles are considered a finding and not a REC.

Eleven (11) *offsite* findings were identified as potential environmental concerns during the site reconnaissance. These concerns included the following regulated sites: **UPS, UPS Air Hub, Oakwood Products, Diggle Equipment Company, Columbia Chemical Coating, Allied Systems, ConWay Southern Express, H&H Industries/Hertz Penske, Loxcreen Company, TCM Manufacturing, and the Columbia Metropolitan Airport/Pesticide Bad Disposal Area.** Currently, none of the regulated sites appear to pose a threat of contamination to the subject property, due to their hydrologic relationship with respect to groundwater flow, current regulatory status, or relative separation distance. These sites are considered findings and not considered RECs.

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

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.

2.5 SPECIAL TERMS, CONDITIONS, AND RELIANCE

The resulting report is provided for the use of the client (Central Carolina Economic Development Alliance) 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 F.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The property is located southeast of the intersection of Creekside Road and Old Dunbar Road in Cayce, Lexington County, South Carolina. The property consists of 21.7 acres and is owned by Lexington County. The Lexington County tax map number for the property is 006896-03-040. Refer to Figures 1-3 in Appendix A for the site location.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property is roughly rectangular in shape and located along the Old Dunbar Road corridor, which consists of multiple industrial, light industrial, and commercial businesses. Flat topography is mainly present on the property with a gentle slope to the south, southeast. The general direction groundwater flow direction on the property is to the southeast. An intermittent stream originates near the southeastern portion of the property and flows south toward Congaree Creek. Wetlands are prevalent the northern and eastern portion of the property. Woodland and several industrial or light industrial parcels occupy the areas surrounding the property.

3.3 CURRENT USE OF THE PROPERTY

Currently, the property is vacant and wooded.

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

S&ME personnel performed a site reconnaissance on May 15, 2003. Photographs of various portions of the subject property were taken to document existing site conditions, and copies are included in Appendix B.

No structures were observed on the property. Creekside Road borders property to the west. Old Dunbar Road borders the property to the north. A fiber optic cable easement provides vehicular access to the interior of the property.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

Professional Printers and woodland occupy the western adjacent properties across Creekside Road. Oakwood Products occupies the northern adjacent property across Old Dunbar Road. Woodland is located south of the property. UPS is located east of the property. TCM is located southeast 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 on the Lexington County GIS website (www.lex-co.com). Refer to Appendix C 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 RECs 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 current owner of the property is Lexington County. There are currently no occupants of the property.

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* (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.

4.7 OTHER

Central Carolina Economic Development Alliance provided S&ME with an aerial photograph and additional maps regarding 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 D. 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	January 29, 2003	1.0-mile
SPL/SHWS	SCDHEC	January 13, 2003	1.0-mile
CORRACTS	US EPA	March 31, 2003	1.0-mile
CERCLIS	US EPA	March 19, 2003	0.5-mile
CERCLIS-NFRAP	US EPA	March 19, 2003	0.5-mile
RCRA-TSD	US EPA	September 9, 2002	0.5-mile
LUST	SCDHEC	January 16, 2003	0.5-mile
SWLF	SCDHEC	March 1, 2000	0.5-mile
UST	SCDHEC	February 4, 2003	0.25-mile
AST	SCDHEC	April 1, 2003	0.25-mile
RCRA-Generators	US EPA	September 9, 2002	0.125-mile
ERNS	US EPA	December 31, 2001	0.125-mile
SPILLS	SCDHEC	January 16, 2003	0.125-mile
SCGWCI	SCDHEC	July 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. Eleven regulated facilities were identified by the EDR report or during our site reconnaissance. Available files were reviewed at SCDHEC for selected properties below:

- **UPS - West Columbia (#05937)** – Listed UST, LUST, and RCRIS-SQG site located at 1782 Old Dunbar Road immediately adjacent and east of the subject property. The facility currently maintains four USTs. A release was reported on 12/31/1991. A 1000-gallon motor oil UST and 550-gallon UST were abandoned in 1993. S&ME reviewed the Soil and Groundwater Monitoring Report by Blasland, Bouck & Lee, Inc. (December 24, 2002). According to the report, groundwater flow at this site appears to be east, southeast. Groundwater has been monitored at the site since 1994. BTEX constituents were below detectable limits for three of the four monitoring well on the site. One monitoring well has detectable levels of BTEX, but the levels have remained relatively stable and are naturally attenuating. Contaminated groundwater has not migrated off the site. Blasland, Bouck & Lee, Inc. has requested a “No Further Action” status be given to this site. A copy of their latest report and site map is included on Appendix E.
- **UPS – Air Hub (SCR000004887)** – Listed RCRIS-SQG site located at 124 Creekside Road approximately 1250 feet northwest of the subject property. Groundwater flow at this site appears to be to the southeast and toward the property. No violations have been documented at the site.
- **Oakwood Products, Inc. (SCD987587870)** – Listed RCRIS-LQG site located at 1741 Old Dunbar Road immediately adjacent to the north of the subject property. Groundwater flow at this site appears to be to the south and toward the property. Oakwood Products manufactures fine organics and chemicals for research and development. Oakwood emphasizes production of fluorine and sulfur compounds. All waste held onsite is stored in double containment to minimize the possibility of spills. All hazardous waste is disposed offsite. According to SCDHEC, no violations or groundwater contamination have been reported for Oakwood Products.
- **Diggle Equipment Company (SCD039283825)** – Listed RCRIS-SQG site located at 1919 Old Dunbar Road approximately 2500 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property. No violations have been documented at the site.

- **Columbia Chemical Coatings (SCD000616102)** – Listed RCRIS-SQG site located at 1829 Old Dunbar Road approximately 2250 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property. No violations have been documented at the site.
- **Allied Systems, Ltd. (#05978)** – Listed UST and AST site located at 111 Burroughs Avenue approximately 900 feet east of the subject property. Groundwater flow at this site appears to be to the south, southeast and away from the property. Several USTs have been abandoned at the site and only two USTs are currently active. According to a March 2003 inspection, the onsite USTs are in compliance.
- **ConWay Southern Express (#05909)** – Listed UST, LUST and SC Spills site located at 1941 Old Dunbar Road approximately 3500 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property. A release was reported in 1999.
- **H&H Industries/Hertz Penske (SCD981474547)** – Listed State Hazardous Waste Site and CERC-NFRAP site located at 157 McQueen Street approximately 1900 feet east of the subject property. Groundwater flow at this site appears to be to the south and away from the property.
- **The Loxcreen Company** – Listed State Hazardous Waste Site located at 157 McQueen Street approximately 2000 feet southwest of the subject property. Groundwater flow at this site appears to be to the south and away from the property.
- **TCM Manufacturing (SCD084706761)** – Listed RCRIS-LQG located at 107 McQueen Street approximately 200 feet southeast of the subject property. TCM manufactures forklifts and forklift accessories. Several ASTs were observed from the perimeter of the site along its western boundary. Groundwater flow at this site appears to be to the south and away from the property. Several recordkeeping, manifest, and pre-transport violations have occurred at the site since 1988, but since have achieved compliance.
- **Columbia Metropolitan Airport/Pesticide Bag Disposal Area (#13368/SCD073707168)** – Listed State Hazardous Waste Site and GWCI site located approximately 3800 feet northeast of the subject property. Groundwater flow at this site appears to be to the northeast and away from the property.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

- S&ME reviewed the South Carolina Groundwater Contamination Inventory (SCGWCI) dated September 2002. The SCGWCI lists sites in which documented cases of contaminated groundwater have been submitted to SCDHEC. The subject property or other surrounding properties did not appear on this list. **UPS** and the **Columbia Metropolitan Airport/Pesticide Bag Disposal Area** appeared on the list.
- 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 on the United States Geological Survey (USGS), 7.5-minute series Topographic Map, Southwest Columbia, South Carolina Quadrangle dated 1972 (Revised 1982) and has a scale of one-inch equals 2,000 feet. A Site Topographic Map, prepared using a portion of the map, is included as Figure 2 in Appendix A.

The subject property is shown to be wooded. No structures are indicated on the property. Topography in the area is moderately sloping. Slope on the property is downward to the east, southeast. Surface elevation on the property ranges from approximately 180 feet above mean sea level (amsl) on the west-central portion of the property to 150 feet amsl on the southeast portion of the property. Based on the map, it appears the direction of groundwater flow on the property is to the southeast toward an unnamed, intermittent tributary to Congaree Creek. The tributary enters the property from the north and flows along a majority of the eastern property boundary.

The surrounding properties consist of similar woodland to the south, a rectangular structure with two smaller structures (Professional Printers) to the west, a large rectangular structure and four accessory structures (UPS) to the northeast, and railroad tracks to the north. Another large, rectangular structure (TCM) is located southeast of the subject property.

The subject property is located in the White Sand Hills Physiographic Region of the Atlantic Coastal Plain. The White Sand Hills form the most inland portion of the coastal plain and are underlain by mostly sandy Cretaceous age sediments of the Black Mingo and Middendorf formations. These soils were eroded from the mountains approximately 65 million years ago and laid down in their present positions as fan deposits, where they have weathered in place. In the Columbia metropolitan area, these sediments rest uncomfortably on top of the underlying Piedmont rocks at depths between 20 and 120 feet. Massive, buff or tan kaolin beds are prevalent throughout the sequence, alternating with course-grained water-bearing sands and gravels that become increasingly prevalent near the base of the formation. Soil layers exhibit considerable lateral and vertical continuity. In many areas, groundwater is relatively shallow and supports heavy forest cover. Fresh soils exposures are typically white, but become pink, purple or rusty orange with weathering. Iron oxide cemented sandstone beds are common.

The Soil Survey of Lexington County, South Carolina (Sheet #26) was consulted to determine the soil types underlying the subject property. The following soil types were noted on the soil survey maps:

TABLE 2 – SOIL TYPES

Soil Type	Drainage	Permeability	Depth to High Water Table	Location
Lynn Haven loamy sand (Ly)	Poor	Mod. Rapid	0-1 ft.	Depressions & stream terraces of the Sandhills
Blaney sand (BnC)	Well	Low	>6 ft.	Gentle toe slopes, infrequently on ridgetops

The Lynn Haven soil series is a listed hydric soil in South Carolina.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

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

Research of aerial photographs and topographic maps indicate the property has historically consisted of open, agricultural land from at least 1938 until the late 1960s. Since the late 1960s, the property has become increasingly vegetated and currently is wooded. A fiber optic cable easement was cut across the southern portion of the property in the late 1980s or early 1990s.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Research of aerial photographs, topographic maps, and city directories indicate the surrounding properties have historically consisted of open, agricultural land and woodland since at least 1938. UPS was constructed northeast of the property in the late 1960s/early 1970s. Oakwood Products was built north of the property in the early 1990s. TCM was built southeast of the property in the late 1970s. Professional Printers was built west of the property in the mid 1980s.

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 B of this report.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The subject property was observed by driving and walking the perimeter and interior portions of the property. The property was assessed using approximately 20-25-ft. transects.

6.2 GENERAL SITE SETTING

6.2.1 Current Use(s) of the Property

The property is currently vacant and undeveloped. An AT&T fiber optic cable line easement (Photo 3) runs east to west across the south-central portion of the property.

6.2.2 Past Use(s) of the Property

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

6.2.3 Current Uses of Adjoining and Surrounding Properties

Professional Printers (Photo 5) and woodland occupy the western adjacent properties across Creekside Road. Professional Printers produces brochures, catalogues, stationary items, magazines, and mass paper publications. No ASTs or USTs were observed on the Professional Printers site. Oakwood Products (Photo 5) occupies the northern adjacent property across Old Dunbar Road. Woodland is located south of the property. UPS is located east of the property. TCM is located southeast of the property.

6.2.4 Past Uses of Adjoining and Surrounding 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 property was observed to be gently to moderately sloping to the south, southeast. Surface soils observed on the property consisted of loamy sands and sands. Loamy soils were observed in a wetland area. The general flow of water and slope across the property is to the southeast. The major surface drainage feature of the property includes an unnamed, intermittent stream that originates near the southeastern portion of the property. The wetland area (Photos 7 & 10) begins just south of Old Dunbar Road and forms the entire eastern property boundary. A culvert running underneath Old Dunbar Road provides water to the wetland. Surface water was observed in the wetland in most places. Soil borings taken with a hand auger indicate the water table is close to the ground surface in the wetland area.

Areas immediately to the north and west are higher in elevation than the subject property. Areas to the south and southeast are lower in elevation than the subject property. Areas located to the east are at an equal or lesser elevation than the subject property.

Site hydrogeologic conditions were confirmed during our preliminary geotechnical reconnaissance. Soil material consisted of sandy clays, silts, silty sands, clays, and clayey sands. Groundwater was located between 15 and 17 feet on the upland portion of the property where the soil borings were taken. For a more detailed description of the geotechnical findings, refer to Appendix L.

6.2.6 General Description of Roads and Structures

No structures were observed on the property. Creekside Road (dirt) (Photo 4) borders property to the west. Old Dunbar Road (paved) (Photo 5) borders the property to the north. A fiber optic cable easement provides provide vehicular access to the interior of the property.

6.2.7 Potable Water Supply and Sewage Disposal System

No connections to community water and sewer were observed on the property. The nearest water and sewer lines are located along Old Dunbar Road just north of the property.

6.3 EXTERIOR OBSERVATIONS

A majority of the property is wooded with second growth pines (Photo 9) and deciduous hardwoods. A mature canopy of hardwoods is located within the wetland area on the northern and eastern portions of the property. 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 – A pole-mounted transformer (Photo 8) was observed near the intersection of Creekside Road and Old Dunbar Road. The transformer appeared to be in good condition with no signs of damage or leaks.
- Pits, Ponds, or Lagoons – None observed.
- Stained Soil or Pavement – None observed.
- Stressed Vegetation – None observed.
- Solid Waste – Several piles of solid waste (Photo 1) were observed adjacent to or within the AT&T fiber optic cable easement running across the property. The piles consisted of discarded boards, vinyl siding, tree stumps, appliances (TV, washer), and other household trash such as old cans, bottles, shoes, rugs, and garden hoses. Several piles of roofing shingles (Photo 2) were also observed in the easement area. It is unknown if the roofing shingles contain asbestos.
- 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

See Section 7.2.

7.2 INTERVIEW WITH KEY SITE MANAGER

S&ME interviewed Ms. Cheryse Tapp of Edens Avant. Ms. Tapp stated the property is currently vacant and owned by Lexington County. She indicated the Loxcreen Company formerly owned the property. She provided the names of the available utilities to the property. She was unaware of any USTs, ASTs, environmental litigation, past contamination, or additional environmental conditions concerning the property.

7.3 INTERVIEW WITH OCCUPANT

There are currently no occupants of the property.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

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

S&ME contacted the Mr. Jody Hamm of the Freedom of Information Office at SCDHEC regarding the current regulatory status of the adjoining properties. Mr. Hamm indicated his computer database did not show any current or past violations for Professional Printers or Oakwood Products. Files were not available for these two sites. Mr. Hamm did mention that UPS was a listed LUST site.

7.5 INTERVIEWS WITH OTHERS

No other interviews were conducted for this assessment.

8.0 FINDINGS

Onsite Findings: Two onsite findings of an environmental nature were identified during the Phase I ESA for the subject property.

- A pole-mounted transformer was observed near the intersection of Creekside Road and Old Dunbar Road.
- Several piles of solid waste were observed adjacent to or within the AT&T fiber optic cable easement running across the property. The piles consisted of discarded boards, vinyl siding, tree stumps, appliances, and other household trash such as old cans, bottles, shoes, rugs, and garden hoses. Several piles of roofing shingles were also observed in the easement area. It is unknown if the roofing shingles contain asbestos.

Offsite Findings: Eleven regulated offsite facilities of an environmental nature was identified during the Phase I ESA for the subject property.

- **UPS - West Columbia** – Listed UST, LUST, and RCRIS-SQG site located immediately adjacent east of the subject property. The facility currently maintains four USTs. A petroleum release was reported on 12/31/1991.
- **UPS – Air Hub** – Listed RCRIS-SQG site located approximately 1250 feet northwest of the subject property. Groundwater flow at this site appears to be to the southeast and toward the property.
- **Oakwood Products, Inc.** – Listed RCRIS-LQG site located immediately adjacent to the north of the subject property. Groundwater flow at this site appears to be to the south and toward the property. Oakwood Products manufactures fine organics and chemicals for research and development. Oakwood emphasizes production of fluorine and sulfur compounds.
- **Diggle Equipment Company** – Listed RCRIS-SQG site located approximately 2500 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property.
- **Columbia Chemical Coatings** – Listed RCRIS-SQG site located approximately 2250 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property.

- **Allied Systems, Ltd.** – Listed UST and AST site located approximately 900 feet east of the subject property. Groundwater flow at this site appears to be to the south, southeast and away from the property. Several USTs have been abandoned at the site and only two USTs are currently active. According to a March 2003 inspection, the onsite USTs are in compliance.
- **ConWay Southern Express** – Listed UST, LUST and SC Spills site located approximately 3500 feet northeast of the subject property. Groundwater flow at this site appears to be to the south and away from the property. A release was reported in 1999.
- **H&H Industries/Hertz Penske** – Listed State Hazardous Waste Site and CERC-NFRAP site located approximately 1900 feet east of the subject property. Groundwater flow at this site appears to be to the south and away from the property.
- **The Loxcreen Company** – Listed State Hazardous Waste Site located at 157 McQueen Street approximately 2000 feet southwest of the subject property. Groundwater flow at this site appears to be to the south and away from the property.
- **TCM Manufacturing** – Listed RCRIS-LQG located approximately 200 feet southeast of the subject property. TCM manufactures forklifts and forklift accessories. Several ASTs were observed from the perimeter of the site along its western boundary. Groundwater flow at this site appears to be to the south and away from the property. Several recordkeeping, manifest, and pre-transport violations have occurred at the site since 1988, but since have achieved compliance.
- **Columbia Metropolitan Airport/Pesticide Bag Disposal Area (#13368/SCD073707168)** – Listed State Hazardous Waste Site and GWCI site located approximately 3800 feet northeast of the subject property. Groundwater flow at this site appears to be to the northeast and away from the property.

9.0 OPINIONS

Onsite Findings: S&ME offers the following opinion concerning the onsite finding of potential environmental concern.

- The pole-mounted transformer appeared to be in good condition with no signs of damage or leaks. Based on its current good condition, the transformer is considered a finding and not a REC.
- It is unknown if the roofing shingles contain asbestos. The roofing shingle piles should be disposed of in a proper manner, possibly in a RCRA Subtitle D landfill. The shingles do not pose a material threat of contamination to the soil or groundwater to the property. The roofing shingle piles are considered a finding and not a REC.

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

- According to the Soil and Groundwater Monitoring Report by Blasland, Bouck & Lee, Inc. for the **UPS** site, groundwater flow at this site appears to be east, southeast. Groundwater has been monitored at the site since 1994. One only of the four monitoring wells showed detectable BTEX constituents. The BTEX levels in the one monitoring well have remained relatively stable and are naturally attenuating. Contaminated groundwater has not migrated off the site. Blasland, Bouck & Lee, Inc. has requested a “No Further Action” status be given to this site. Based on the fact the groundwater is not migrating toward the subject property and appears to be naturally attenuating with the site boundaries, the **UPS** site is considered a finding and not considered a REC.
- **UPS – Air Hub** – Groundwater flow at this site appears to be to the southeast and toward the property. No violations have been documented at the site. Based on its current regulatory status and relative separation distance from the subject property, this site is considered a finding and not considered a REC.
- **Oakwood Products** – All waste held onsite is stored in double containment to minimize the possibility of spills. All hazardous waste is disposed offsite. According to SCDHEC, no violations or groundwater contamination has been reported for Oakwood Products. The site is located upgradient from the subject property. Despite this fact, based on its current regulatory status, this site is currently considered a finding and not considered a REC.

- **Diggle Equipment Company** – Groundwater flow at this site appears to be to the south and away from the property. No violations have been documented at the site. Based on its current regulatory status, relative separation distance, and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **Columbia Chemical Coatings** – Groundwater flow at this site appears to be to the south and away from the property. No violations have been documented at the site. Based on its current regulatory status, relative separation distance, and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **Allied Systems, Ltd.** – Groundwater flow at this site appears to be to the south, southeast and away from the property. According to a March 2003 inspection, the onsite USTs are in compliance. Based on its current regulatory status and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **ConWay Southern Express** – Groundwater flow at this site appears to be to the south and away from the property. Based on its relative separation distance and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **H&H Industries/Hertz Penske** – Groundwater flow at this site appears to be to the south and away from the property. Based on its relative separation distance and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **The Loxcreen Company** – Groundwater flow at this site appears to be to the south and away from the property. Based on its relative separation distance and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **TCM Manufacturing** – Groundwater flow at this site appears to be to the south and away from the property. Several recordkeeping, manifest, and pre-transport violations have occurred at the site since 1988, but since have achieved compliance. Based on its current regulatory status and apparent direction of groundwater flow, this site is considered a finding and not considered a REC.
- **Columbia Metropolitan Airport/Pesticide Bag Disposal Area** – Groundwater flow at this site appears to be to the northeast and away from the property. Based on its relative separation distance and apparent direction of groundwater flow, this site is considered a finding and not considered 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 which consists of 21.7 acres of land located southeast of the intersection of Creekside Road and Old Dunbar Road in Cayce, Lexington 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

In conjunction with this Phase I ESA, S&ME also performed a Preliminary Protected Species Assessment, a Preliminary Jurisdictional Waters Assessment, a Preliminary Cultural Resources Assessment, a Preliminary Geotechnical Exploration, and a Utilities Identification. These assessments are included in Appendices I through M, respectively.

12.0 REFERENCES

1. *Geology of the Carolinas*, J. Wright Horton and Victor A Zullo, University of Tennessee Press, 1991.
2. *Soil Survey of Lexington County, South Carolina*, United States Department of Agriculture, Soil Conservation Service, 1976.
3. United States Geological Survey (USGS), 7.5-minute Series, Topographic Map, Southwest Columbia, South Carolina Quadrangle, 1972 (Revised 1982).

13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

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

14.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

The environmental professionals for this project are Mr. W. Chris Daves and Mr. John Whitehead. Mr. Daves is a Biologist with 2 years work experience in environmental consulting. He has performed over 100 environmental assessments for real estate transactions. Mr. Daves attended ASTM training for Phase I Environmental Site Assessments.

Mr. Whitehead is a Senior Hydrogeologist with over 18 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.