

**Phase I Environmental Site Assessment
for
Georgetown County Business Center
(Georgetown County, South Carolina)**

Prepared by:



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1.0 INTRODUCTION

Genesis Consulting Group conducted a Phase I Environmental Site Assessment (ESA) for the Georgetown County Business Center fronting US Highway 521 approximately one (1) mile southeast of Andrews, South Carolina. Exhibits illustrating the Project Site are included in Appendix A. The property illustrated in the exhibits and identified above, if not referred to by its full name, will hereinafter be referred to as the "Project Site". This Phase I Environmental Site Assessment was conducted in accordance with ASTM Standard E1527-05.

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment is to identify any recognized environmental conditions on or in the vicinity of the Project Site. The term "recognized environmental conditions" has been defined by ASTM to mean the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into the soil, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to 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 an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 SCOPE OF SERVICES

The procedures conducted during this Phase I Environmental Site Assessment are summarized below:

- Conduct a site evaluation to look for indications of past and present sources of potential contamination on the Project Site.
- Review Federal and State regulatory databases of environmentally regulated sites, in an effort to determine if there is the potential for environmental impact upon the Project Site, or if there is a record of the Project Site having been impacted.
- Review available background and historical information such as aerial photographs, topographic maps, geological references, and previous geotechnical reports.
- Review the history of ownership of the Project Site.
- Prepare a report summarizing the assessment findings including appropriate site location support information.

The assessment findings and corresponding regulatory data are summarized on the following pages of this report. Site location maps and descriptions of the regulatory databases are

included. No environmental samples of any kind were collected during the site visit for testing. This review only verifies existing site conditions.

1.3 LIMITATIONS

This report was prepared by Genesis Consulting Group and intended for the exclusive use by the Georgetown County Economic Development Commission. This report's contents may not be relied upon by any party other than those referenced above without the express written permission of Genesis Consulting Group.

In conducting this Phase I Environmental Site Assessment, Genesis Consulting Group has endeavored to observe the standard of care described in *ASTM E1527-05 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. No other warranty is expressed or implied.

This report contains information provided by others. The accuracy and completeness of this information varies among the information sources, including both private and government agencies. Such information may often be inaccurate or incomplete. Genesis Consulting Group is not obligated to identify mistakes or inconsistencies in the information provided, and assumes no responsibility for information provided by others.

Genesis Consulting Group cannot explicitly state that the Project Site contains no hazardous or toxic materials, beyond those potentially noted by its representatives during this evaluation and disclosed within this report. No matter how much research or sampling may be conducted, it is simply not possible to detect everything that may exist below the ground surface.

Our findings apply only to the time during which this Phase I Environmental Site Assessment was conducted. Subsequent changes in land use or other activities on or near the Project Site could invalidate those findings.

It is important that any reader of this report recognize the limitations of the report and the scope of services that form the basis of it. ASTM Standard E1527-05 provides a detailed description of the Phase I Environmental Site Assessment process. Genesis Consulting Group accepts no responsibility for conclusions drawn by any party who claims a lack of familiarity with ASTM E1527-05.

SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTIONS

The Project Site is located in the central portion of Georgetown County along US Highway 521 (Georgetown Highway) approximately one (1) mile southeast of the town limits of Andrews, South Carolina (Appendix A, Exhibit A). The Project Site area is approximately 547 acres. A map illustrating the boundaries of the Project Site is included as Appendix A, Exhibit B. The Project Site is identified by Georgetown County Tax Map Number 02-0416-035-00-00. The Project Site is owned by Mead Westvaco Forestry, LLC. Property information was obtained from the Georgetown County Assessors office. An aerial photograph (Appendix A, Exhibit C) illustrates the existing conditions of the Project Site.

2.2 CHARACTERISTICS OF THE SITE AND SURROUNDING AREA

On April 2, 2009, a representative from Genesis Consulting Group conducted a visual reconnaissance of the Project Site and surrounding area. The purpose of the reconnaissance was to determine the overall site conditions and identify any potential environmental concerns. Appendix B of this report includes photographs of the Project Site taken during the reconnaissance.

The Project Site is approximately 547 acres including 399 acres of developable land, 100 acres of wetlands and 48 acres of roads and infrastructure. Phase I of the business center is approximately 327 acres including 207 acres of developable land, 90 acres of wetlands and 30 acres of roads, water, sewer, telecommunications, natural gas and electric infrastructure. Phase II of the business center is approximately 220 acres including 192 acres of developable land, 10 acres of wetlands and 18 acres of roads and infrastructure). Phase II currently consists of fields and planted pines. The area surrounding the park consists predominantly of rural residential and agricultural tracts (planted pines).

2.3 CURRENT USE OF THE SITE

The Project Site is currently utilized as the Georgetown County Business Center and as planted pine timberland (proposed Phase II of the business center).

2.4 PAST USES OF THE PROPERTY

The Project Site has been used for planted pine timberland for over 50 years.

2.5 TOPOGRAPHY

The topography of the Project Site is illustrated on the USGS 7.5 minute series Andrews Quadrangle (Appendix A, Exhibit D) topographic map. The topography on the site is generally flat with elevations ranging from 22' MSL to 28' MSL. Slopes on the site are between 0% and 1% across the site.

2.6 SOILS/GEOLOGY

A *Report of Geotechnical Exploration* was issued by S&ME, Inc., for the Georgetown County Business Center (referred to in the report as the Georgetown County Commerce Center) on October 24, 2002. The geotechnical exploration was conducted in anticipation of initial Phase I infrastructure construction consisting of two (2) submersible wastewater pump stations, gravity sewer lines, two-lane and divide four-lane roadways, and an elevated water tank. The purpose of the exploration was to determine and evaluate the general site subsurface conditions, and then present specific geotechnical recommendations for the proposed construction based on the evaluations.

For certain soil survey data, the completed report references the USDA Soil Conservation Service (SCS) *Soil Survey of Georgetown County, South Carolina* (dated December 1982). This SCS soil survey indicates that the majority of the site contains the following SCS Soil Series: Eulonia (26A), Wahee (59), and Bladen (13). The Eulonia (26A) soil series is rated as “fair” for fill suitability and “favorable” for drainage. It presents “moderate” limitations to roadway development. The Wahee (59) and Bladen (13) soil series are rated as “poor” for fill use and “perc slowly.” They present “severe” limitations for roadway development. Also, at the time of the geotechnical exploration, it was observed that much of the site was covered with standing water, which indicates the presence of shallow, low-permeability, clayey soils that impede rainfall infiltration. The Soil Conservation Service (SCS) Soil Survey for the Project Site is illustrated Exhibit E of Appendix A.

2.7 HYDROLOGY

Stormwater on the project site generally drains from east to west. Typically, groundwater follows the same pattern.

2.8 100-YEAR FLOODPLAIN

According to the Flood Insurance Rate Map (FIRM Panel 200 and 235, revised August 2, 1996) prepared by the Federal Emergency Management Agency (FEMA) for the area, the Project Site is not located within the 100-year flood plain. This information is depicted on the FEMA Flood Hazard Boundary Map (Appendix A, Exhibit F).

2.9 WETLANDS

A survey plat entitled *Wetland Plat for Parcel “3073” Property of Westvaco Corporation Located Near the Town of Andrews in Georgetown County, South Carolina* (dated February 25, 2003, and revised March 11, 2003) was prepared by Davis & Floyd, Inc. This plat for the Georgetown County Business Center site depicts surveyed boundaries of jurisdictional wetlands or other waters of the United States and non-jurisdictional wetlands as established by Davis & Floyd, Inc. This plat denotes a total of 67.77 acres of jurisdictional wetlands or other waters of the

United States and 23.05 acres of federally defined freshwater wetlands or other waters that are non-jurisdictional.

A letter to the Department of the Army, Charleston District, Corps of Engineers from Sabine and Waters, Inc. (received September 30, 2003) formally requested a wetland determination for the tract based on the plat prepared by Davis & Floyd, Inc. The purpose of the request was to verify the accuracy of the plat mapping as a true representation of wetlands or other waters of the United States located on the site that are within the regulatory authority of the Corps of Engineers Charleston District.

A letter dated March 17, 2003 (Re: SAC 81-2002-1456(Y)), from the Department of the Army, Charleston District, Corps of Engineers provides the following response: "Based on an on-site inspection and review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority." This validity period of this determination is stated as "five (5) years from the date of this letter. . . ."

A more recent survey plat entitled *Plat Showing Georgetown County Commerce Center, Phase 1, Prepared for Georgetown Economic Development Located Near Andrews, Georgetown County, South Carolina* (dated February 9, 2009) was completed by Stantec Consulting Services Inc. This plat has been submitted to the USACE for verification.

A copy of a composite wetland delineation map has been included as Exhibit G in Appendix A.

3.0 RECORDS REVIEW

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES – FEDERAL AND STATE

Genesis Consulting Group secured the services of Environmental Database Resources, Inc. (EDR) to conduct a regulatory database review for this project. EDR reviews databases from the United States, State, and local government agencies, which may include errors or omissions. Neither EDR nor Genesis Consulting Group can warrant the accuracy or reliability of the information included in the report, which was relied upon in developing the conclusions stated elsewhere in this report.

EDR conducted a search of databases maintained by the US Environmental Protection Agency (EPA) and the South Carolina Department of Health and Environmental Control (SCDHEC) to determine the presence of sites which may pose a potential environmental concern relative to the Project Site. The EDR Report is included as Appendix C. The following Federal databases were searched:

- National Priority List (NPL)
- Proposed National Priority List Sites (Proposed NPL)
- National Priority List Deletions (Delisted NPL)
- Federal Superfund Liens (NPL LIENS)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- Corrective Action Report (CORRACTS)
- RCRA – Transporters, Storage and Disposal (RCRA – TSDF)
- RCRA – Large Quantity Generators (RCRA – LQG)
- RCRA – Small Quantity Generators (RCRA – SQG)
- RCRA – Conditionally Exempt Small Quantity Generator (RCRA – CESQG)
- RCRA – Non Generators (RCRA NonGen)
- Emergency Response Notification System (ERNS)
- Hazardous Materials Information Reporting System (HMIRS)
- Engineering Controls Sites List (US ENG CONTROLS)
- Sites with Institutional Controls (US INST CONTROL)
- A Listing of Brownfields Sites (US Brownfields)
- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records of Decision (ROD)
- Uranium Mill Tailings Sites (UMTA)
- Open Dump Inventory (ODI)
- Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)

- Report on Status of Open Dumps on Indian Land (INDIAN ODI)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- Section 7 Tracking Systems (SSTS)
- Land Use Control Information System (LUCIS)
- Incident and Accident Data (DOT OPS)
- Integrated Compliance Information System (ICIS)
- FIFRA/TSCA Tracking System Administrative Case – Listing (HIST FITTS)
- Clandestine Drug Labs (US CDL)
- Radiation Information Database (RADINFO)
- CERCLA Lien Information (LIENS 2)
- PCB Activity Database System (PADS)
- Material Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- Facility Index System / Facility Registry System (FINDS)
- RCRA Administrative Action Tracking System (RAATS)
- FIFRA/TSA Tracking System – FIFRA (Federal Insecticide, Fungicide & Rodenticide Act)/TSCA (Toxic Substances Control Act) (FTTS)
- Groundwater Contamination Inventory (GWCI)
- Indian Reservations (INDIAN RESERV)
- State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)

The following South Carolina State databases were searched:

- Site Assessment Section Project List (SHWS)
- Site Assessment & Remediation Public Record Database (ALLSITES)
- Permitted Landfills List (SWF/LF)
- Comprehensive Underground Storage Tanks (UST)
- Underground Storage Tanks on Indian Land (INDIAN UST)
- Leaking Underground Storage Tank List (LUST)
- Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)
- Aboveground Storage Tank List (AST)
- Registry of Conditional Remedies (RCR)
- Land Use Controls (AUL)
- Voluntary Cleanup Priority Listing (INDIAN VCP)
- Voluntary Cleanup Sites (VCP)
- Brownfields Sites Listing (BROWNFIELDS)
- Wastewater Treatment Facilities Listing (NPDES)
- Permitted Air Facility Listing (AIRS)

EDR Proprietary Records

- Manufactured Gas Plants

The Project Site was not identified on any of the databases.

There were no surrounding sites identified on the databases and no unmapable (orphan) sites considered in the analysis

3.2 AERIAL PHOTOGRAPHS

Historical aerial photographs of the Project Site are available for review. Aerial photography from the years of 1968, 1983, 1989, 1994, 1999 and 2006 were reviewed to determine development history of the Project Site. The aerial photographs are almost identical from year to year showing that the Project Site was undeveloped until the infrastructure for Phase I of the business center was constructed in 2001.

3.3 TOPOGRAPHIC MAPS

The following historical topographic maps were reviewed: Andrews Quadrangle (1943, 1973 & 1989). As shown on these maps, no significant changes occurred in the area of the Project Site during that time.

3.4 CITY DIRECTORY

Business directories including city, cross reference and telephone directories were reviewed at approximately five year intervals from 1997 through 2008. The Project Site was not listed in any City Directory, nor were any adjoining properties listed in the Polk's City Directory.

3.5 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps were not available for the Project Site due to a lack of coverage.

3.6 ENVIRONMENTAL LIENS

No environmental liens were discovered for the Project Site.

3.7 OWNERSHIP HISTORY

The Project Site is currently owned by MeadWestvaco Forestry, LLC. It was deeded to the LLC from the Westvaco Corporation on June 4, 2003. Westvaco Corporation bought the property in the 1930s.

4.0 EVALUATION OF HAZARDS AND INTERVIEW

During the site reconnaissance, representatives from Genesis Consulting Group assessed the possibility of hazards on the Project Site. The following is an evaluation of each listed environmental hazard. Interviews pertinent to the Project Site's environmental condition are also included.

4.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

During the site reconnaissance, no activities were observed on the Project Site that could be associated with the use or storage of hazardous materials.

4.2 HAZARDOUS AND UNIDENTIFIED SUBSTANCES

During the site reconnaissance, no evidence of hazardous or unidentified substances was observed on the Project Site.

4.3 STORAGE TANKS

During the site reconnaissance, no evidence of aboveground or underground storage tanks was observed on the Project Site. Furthermore, no evidence of aboveground or underground storage tanks was observed in the area surrounding the Project Site.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

No PCB's were observed on the Project Site during the site reconnaissance.

4.5 SOLID WASTE DISPOSAL

No evidence of solid waste disposal was identified on the Project Site during the site reconnaissance.

4.6 ASBESTOS CONTAINING MATERIALS

No evidence of asbestos containing materials was identified on the Project Site during the site reconnaissance.

4.7 INTERVIEW

An interview with Wayne Gregory, Director of the Georgetown County Economic Development Commission confirmed that the Project Site was owned by the Westvaco Corporation from 1929 to 2003, at which time it was deeded to MeadWestvaco Forestry, LLC which currently owns the property. Mr. Gregory was not aware of any environmental concerns associated with the property.

5.0 FINDINGS AND CONCLUSIONS

This Phase I Environmental Site Assessment has been conducted in general conformance with ASTM Standard E1527-05. This Environmental Site Assessment is a preliminary assessment that attempts to document the presence of any potential or actual threats to the environment. No effort is made to quantify any threats documented. The data and opinions included herein are based upon information obtained during the evaluation and our experience on similar projects. This report is based upon limited observations made on the dates noted and using the procedures that are generally acceptable environmental practices. If additional information becomes available, we request the opportunity to review the information, reassess the potential concerns, and modify our conclusions and recommendations, if appropriate.

No recognized environmental conditions were observed on the Project Site during the April 2, 2009, site reconnaissance.

Based on the findings above, no further investigation is recommended.

Appendix A

Exhibits

Appendix B

Site Photographs

Appendix C

EDR Environmental Record Search