

Conceptual Architectural Rendering

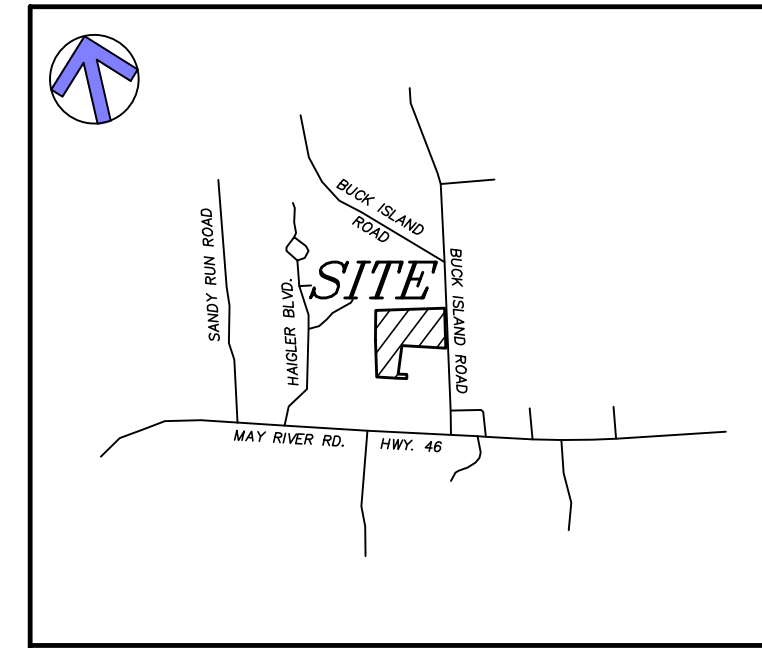
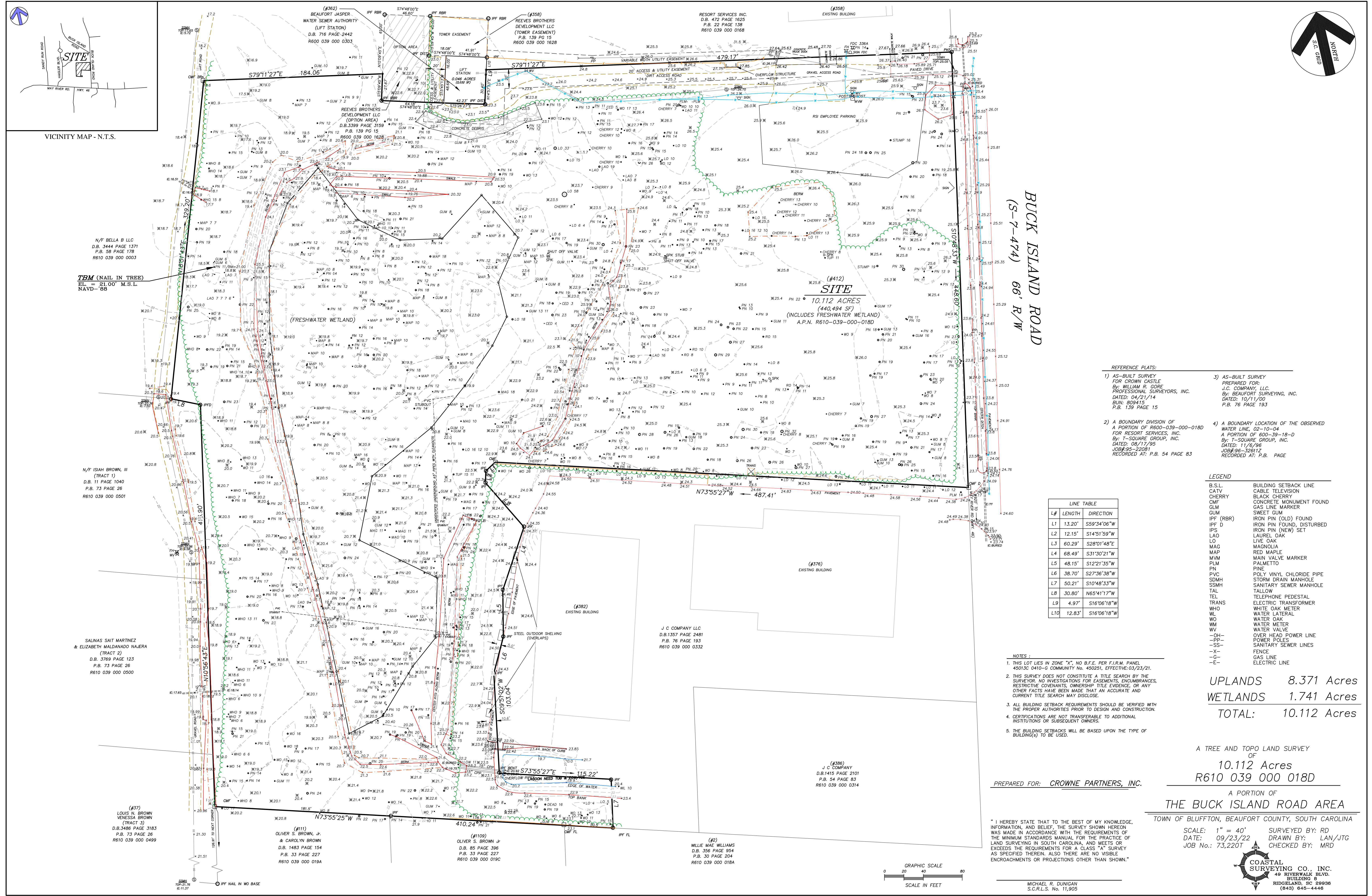
December 7, 2022



Rendering is conceptual in nature and is subject to change. Location of architectural features (Balconies, Finishes, etc...) may change as design concepts are refined.

Tree and Topography Land Survey

September 23, 2022



BUCK ISLAND ROAD
(S-7-474) 66' R/W

- REFERENCE PLATS:
- 1) AS-BUILT SURVEY FOR CROWN CASTLE PREPARED FOR: J.C. COMPANY, LLC. BY: WILLIAM R. GORE PROFESSIONAL SURVEYORS, INC. DATED: 04/21/14 BUN: 809415 P.B. 139 PAGE 15
 - 2) A BOUNDARY DIVISION OF A PORTION OF R600-039-000-018D FOR RESORT SERVICES, INC. BY: T-SQUARE GROUP, INC. DATED: 08/17/95 JOB#95-22081 RECORDED AT: P.B. 54 PAGE 83
 - 3) AS-BUILT SURVEY PREPARED FOR: J.C. COMPANY, LLC. BY: BEAUFORT SURVEYING, INC. DATED: 10/11/00 P.B. 76 PAGE 193
 - 4) A BOUNDARY LOCATION OF THE OBSERVED WATER LINE, 02-10-04 A PORTION OF 600-39-18-D BY: T-SQUARE GROUP, INC. DATED: 11/6/96 JOB#96-326112 RECORDED AT: P.B. PAGE

LINE TABLE		
L#	LENGTH	DIRECTION
L1	13.20'	S59°34'06"W
L2	12.15'	S14°51'59"W
L3	60.29'	S28°01'48"E
L4	68.49'	S31°30'21"W
L5	48.15'	S12°21'35"W
L6	38.70'	S27°36'38"W
L7	50.21'	S10°48'33"W
L8	30.80'	N65°41'17"W
L9	4.97'	S16°06'18"W
L10	12.83'	S16°06'18"W

- NOTES:
1. THIS LOT LIES IN ZONE "X", NO B.F.E. PER F.I.R.M. PANEL 45013C 0410-00 COMMUNITY No. 450251, EFFECTIVE:03/23/21.
 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THE BUILDING SETBACKS WILL BE BASED UPON THE TYPE OF BUILDING(S) TO BE USED.

UPLANDS 8.371 Acres
WETLANDS 1.741 Acres
TOTAL: 10.112 Acres

A TREE AND TOPO LAND SURVEY OF
10.112 Acres
R610 039 000 018D
A PORTION OF
THE BUCK ISLAND ROAD AREA
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

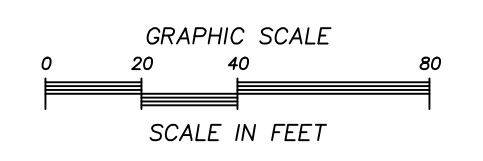
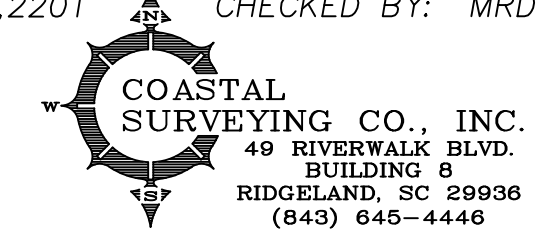
SCALE: 1" = 40'
DATE: 09/23/22
JOB No.: 73.220T

SURVEYED BY: RD
DRAWN BY: LAN/JTG
CHECKED BY: MRD

PREPARED FOR: CROWNE PARTNERS, INC.

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN
S.C.R.L.S. No. 11,905



Level 2 Assessment Arborist Site Report

February 12, 2022

OSSABAW CONSULTING, LLC

P.O. Box 30012 ▪ Savannah, GA 31410 ▪ ossabawconsulting@gmail.com ▪ (912) 658 8833

Arborist Site Report

Crowne Partners, Inc.
Bluffton, SC 29910

February 12, 2022

Location:

412 Buck Island Rd.
Bluffton, SC

General Information:

The location is a developed parcel of land within the Town of Bluffton. The trees were inspected on February 9, 2022, at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA).

Detailed Findings and Recommendations*:

The following trees have issues that would impact the survivability of the tree or pose structural issue that can impact safety:

- 33-inch Live Oak, this tree is dead.
- 58-inch Live Oak, this tree has root plate failure.
- 18-inch Live Oak, this tree has root plate failure.
- 18-inch Southern Magnolia, this tree has poor growth development.

To compensate for any loss of canopy on the property, the property owner is encouraged to replant with site appropriate trees.

It is recommended that all trees that remain have a tree protection zone to cover areas that are not going to be impacted by permanent structures. Tree protection zones should be constructed of chain link fencing and no equipment shall enter or be stored within the tree protection zone. Mulch should be added within the tree protection zone and the mulch should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized three times annually for five years to lessen the stress effects of the construction. All trees should be treated preventatively for wood boring insects. The fertilization and insect treatment should be conducted under the direction of an ISA Certified Arborist. All trees that remain on site should be pruned to eliminate any hazardous

limbs, improve overall safety and development tree structure. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that all remain be inspected annually by an ISA Certified Arborist to ensure the health and stability of the trees.

Arborist's information:

Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration and business,

A handwritten signature in black ink, appearing to read 'M. Pavlis', with a stylized, flowing script.

Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. These conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.

Phase I Environmental Site Assessment

February 15, 2022



Phase I Environmental Site Assessment

412 Buck Island Road

Crowne Properties, Inc.

February 15, 2022



Executive Summary

GHD was retained by Crowne Properties, Inc. (Crowne Properties) to complete a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 412 Buck Island Road in Bluffton, South Carolina (Site). Crowne Properties is considering acquisition of the Site. The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs), as defined in ASTM International (ASTM) Standard E1527-13 (the Standard), at the Site. This Phase I ESA was conducted to assist Crowne Properties in conducting all appropriate inquiries into previous ownership and use of the Site to qualify for specific landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to evaluate business environmental risks (BERs) for the Site. The Phase I ESA Site reconnaissance was conducted by GHD on January 20, 2022.

The Site consists of a 10.11-acre parcel of land identified by the Beaufort County Tax Assessor as Property Identification Number (PIN) R610-039-000-018D. The property currently consists of mostly wooded land. No above grade structures are known to have been constructed at the Site.

The northeastern portion of the Site is utilized as a cleared, unpaved parking area for the employees of the northern adjoining property (Resort Services Inc.). An unpaved roadway crosses the Site along the northern Site boundary providing access to a cellular communications tower and a municipal sewer lift station operated by the Beaufort Jasper Water and Sewer Authority (BJWSA). The western portion of the Site consists of an apparent wetland area that is surrounded by an earthen berm that is approximately four feet in height.

Based on a review of historical documents, the Site was utilized as agricultural land from at least 1941 until sometime between 1961 and 1977. Two man-made ponds were located in the northeastern portion of the Site from at least 1984 until sometime before 1994. The ponds were reportedly utilized as aeration ponds for the discharge of pre-treated effluent from the northern adjoining commercial laundry facility identified as Resort Services Inc. No records documenting closure of the former ponds were available for GHD review.

Findings and Opinion

Based on this Phase I ESA, the following findings were identified with the Site:

1. **Agricultural Chemicals:** Based on the historical use of the Site as agricultural land, agricultural chemicals such as pesticides, herbicides, and fertilizer would likely have historically been used on the Site. Information regarding historical use, storage, or application rates is not reasonably available. No information was found to suggest that agricultural chemicals were not applied in accordance with manufacturer recommendations. Application of agricultural chemicals for intended use in accordance with manufacturer's recommendations is not considered a release; therefore, potential residuals, if any, do not constitute a REC. However, the potential presence of agricultural chemicals may have resulted in Site impairment that may have or could result in adverse impact to Site soil and groundwater. Consideration should be given to the potential presence of these chemicals and impacts therefrom when evaluating BERs and future land use of the Site.
2. **Former on-Site Aeration Ponds:** Based on a review of available historical aerial photographs and information provided by the former owner of the Site; two man-made ponds were historically located in the northeastern portion of the Site from at least 1984 until sometime before 1994. The ponds were reportedly utilized as aeration ponds for pre-treated effluent from the northern adjoining commercial laundry facility identified as Resort Services Inc. No records documenting closure of the former ponds were available for GHD review. Based on the use of the northern adjoining property for laundry services, it is likely that pretreated water possibly containing detergents and/or cleaning chemicals may have been discharged to the ponds approximately 30-years ago. Dry cleaning operations were reportedly never conducted at the northern adjoining property. The presence of the former ponds on the Site is not considered a release; therefore, potential residual chemicals, if any, do not constitute a REC; however, consideration should be given to the presence of the former ponds when evaluating BERs and future land use of the Site.

3. **Filled Areas:** Based on a review of available historical aerial photographs, two ponds were historically located in the northeastern portion of the Site, which have since been filled. No information was available for GHD review to characterize the fill materials. No information was found to suggest that hazardous substances or petroleum products are present in the fill material and the fill material appears to consist of only soil. The mere presence of fill soil on the Site does not constitute a REC. However, potential historical soil filling activities should be considered when evaluating BERs and future land use of the Site.

Conclusions

GHD has performed a Phase I ESA in conformance with the scope and limitations of the Standard of the property located at 412 Buck Island Road in Bluffton, South Carolina. Any limiting conditions to this practice are described in Section 1 of this report.

Recognized Environmental Conditions

This assessment has revealed no evidence of RECs in connection with this Site.

Business Environmental Risks

This assessment has revealed evidence of the following BERs, as described above, in connection with this Site:

- Agricultural Chemicals
- Former On-Site Aeration Ponds
- Filled Areas

This summary does not contain all of the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made, or actions taken, based on this information.

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1. Introduction

GHD was retained by Crowne Properties, Inc. (Crowne Properties) to complete a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 412 Buck Island Road in Bluffton, South Carolina (Site). Crowne Properties is considering acquisition of the Site. The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs), as defined in ASTM International (ASTM) Standard E1527-13 (the Standard), at the Site. This Phase I ESA was conducted to assist Crowne Properties in conducting all appropriate inquiries into previous ownership and use of the Site to qualify for specific landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to evaluate business environmental risks (BERs) for the Site. The Phase I ESA Site reconnaissance was conducted by GHD on January 20, 2022. A Site location map is provided on Figure 1. A Site plan is provided on Figure 2. Photographs taken during the Site reconnaissance are presented in Appendix A.

This Phase I ESA was conducted in general accordance with the Standard for conducting environmental assessments. The assessment included an environmental database search, historical records review, a Site reconnaissance of accessible areas, a review of relevant Site records made available to GHD, and interviews with Site personnel. This Phase I ESA was prepared by Mr. Christopher Jones and Ms. Kelly Connolly of GHD, both of whom are environmental professionals, as defined in the Standard. Copies of curricula vitae outlining their qualifications are contained in Appendix B.

The following terms used in this report are defined in the Standard as follows:

- REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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 RECs).
- Controlled REC (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- Historical REC (HREC) is 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 (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). HRECs are not RECs.
- BER means a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated by the Standard.
- *De minimis* condition is 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 RECs or CRECs.

The following tasks were conducted during the assessment:

- Interviews with personnel associated with the Site
- Review of Federal and State environmental databases and historical records (e.g., Sanborn maps, city directories, historical topographic maps)
- Review of historical aerial photographs of the Site
- Review of past and current property use and adjoining property occupancy
- Reconnaissance of the facilities, equipment, utility services, operations, and associated Site records

- Observations of conditions that represent releases or threatened (i.e., likely) releases of hazardous substances or petroleum products to the ground, surface waters or groundwater of the Site
- Review of chemical use and storage and spill/release incidents
- Review of the results of any prior reconnaissance conducted at the Site
- Review of waste handling, accumulation, storage, and disposal practices
- Review of air emissions and wastewater discharges
- Review of equipment that potentially contains polychlorinated biphenyls (PCBs)
- Review of aboveground storage tanks (AST) and underground storage tank (UST) records
- Review of previous environmental reports prepared for the Site

GHD relied on information received from third parties and during the Phase I ESA interviews to the extent that the information was reasonably ascertainable, and also assumed the information received to be accurate unless contradicted by written documentation or field observations.

The following report summarizes the information gathered by GHD during the Phase I ESA and identifies RECs, HRECs, CRECs, BERs, and *de minimis* conditions as defined in the Standard at the Site.

Evaluation of BER may involve opining on findings of environmental concern that do not constitute a release of a hazardous substance and/or petroleum product (i.e., non-scope considerations). Such opinions will be found within the body of this report.

1.1 Site Personnel

Site Personnel	Position	Years Familiar with the Site
Mr. Kevin Farruggio	Site Owner representative	2
Mr. Jerry Reeves	Former Site Owner	Approximately 39

Mr. Farruggio, as the Site owner, was identified by Crowne Properties, Inc. as the Key Site Manager to be interviewed. Mr. Farruggio provided information regarding Site operations and historical Site use, to the best of his knowledge.

GHD was not accompanied during the Site reconnaissance.

1.2 Limiting Conditions

The following limiting conditions to the Standard were experienced in completion of this Phase I ESA:

- Portions of the Site were densely vegetated and could not be thoroughly observed
- Responses to all Freedom of Information Act (FOIA) requests for information have not been received as of the date of this report

1.3 Significance and Use

This Phase I ESA was conducted in a manner consistent with that level of care and skill exercised by members of the environmental engineering and science profession currently practicing under similar conditions and was based upon the information made available to GHD representatives at the time of this assessment. It remains important to recognize that no Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the Site. The performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a Site. The User, as defined in the Standard, must recognize reasonable limits of time and cost. For the purpose of this Phase I ESA, the User has been identified as Crowne Properties Inc.

The Phase I ESA has been prepared for the use of Crowne Partners and may not be relied upon by any other party without GHD's written consent. In accordance with Section 4.6 of the Standard, this Phase I ESA is viable until July 17, 2022, which is 180 days from the oldest primary component of the Phase I ESA.

2. Site Description and Location

2.1 Site Description

The Site consists of a 10.11-acre parcel of land identified by the Beaufort County Tax Assessor as Property Identification Number (PIN) R610-039-000-018D. The property currently consists of mostly wooded land. No above grade structures are known to have been constructed at the Site.

The northeastern portion of the Site is utilized as a cleared, unpaved parking area for the employees of the northern adjoining property (Resort Services Inc.). An unpaved roadway crosses the Site along the northern Site boundary providing access to a cellular communications tower and a municipal sewer lift station operated by the Beaufort Jasper Water and Sewer Authority (BJWSA). The western portion of the Site consists of an apparent wetland area that is surrounded by an earthen berm that is approximately four feet in height.

Based on a review of historical documents, the Site was utilized as agricultural land from at least 1941 until sometime between 1961 and 1977. Based on the historical use of the Site as agricultural land, agricultural chemicals such as pesticides, herbicides, and fertilizer would likely have historically been used on the Site. Information regarding historical use, storage or application rates is not reasonably available. No information was found to suggest that agricultural chemicals were not applied in accordance with manufacturer recommendations.

Two man-made ponds were located in the northeastern portion of the Site from at least 1984 until sometime before 1994. The ponds were reportedly utilized as aeration ponds for the discharge of pre-treated effluent from the northern adjoining commercial laundry facility identified as Resort Services Inc. No records documenting closure of the former ponds were available for GHD review.

No pits, ponds, lagoons, or areas of stressed vegetation were observed on the Site during the Site reconnaissance; however, portions of the Site were densely wooded and could not be thoroughly observed.

2.2 Environmental Setting

The Site is located in a predominantly commercial and light industrial area in the western portion of Bluffton, South Carolina. General topographic gradient at the Site and surrounding area is to the north-northwest based on the United States Geological Survey (USGS) topographic map and information provided in the GeoCheck section of the Environmental Data Resources (EDR) Radius Map report.

No surface water bodies are located on the Site. The nearest surface water body to the Site is a tributary to the May River located along the northwestern corner of the Site. The May River is located approximately 1,800 feet to the south of the Site. The Site is not listed as being in the 100-year or 500-year flood zone.

According to information provided in the GeoCheck section of the EDR Radius Map report, soils underlying the Site consist of the Chipley Series, Seewee Series, and Lakeland Series. Soil surface texture consists of fine sand, which is excessively drained to somewhat poorly drained, with slow, moderate, and high infiltration rates, respectively. Based on the general topographic gradient at the Site and the presence of tributary of the tributary to the May River to the northwest, it is estimated that shallow groundwater beneath the Site would flow to the north-northwest. No Site-specific information was available regarding Site soils, depth to groundwater, or groundwater flow direction.

Based on the USGS 7.5-Minute Pritchardville, South Carolina Topographic Map, the Site is located at approximately 23 feet above mean sea level.

3. Environmental Databases Search and Document Review

3.1 Environmental Databases Search

GHD contracted EDR to conduct a search of federal and state environmental databases. Based on the address of the Site and the Site boundaries, the database searches were completed to assist in the identification of RECs in connection with the Site and to assess the likelihood of an impact to the Site from migrating hazardous substances or petroleum products. The following Standard Environmental Records were searched within the approximate minimum search distance (AMSD) specified in the Standard and Additional Environmental Records were searched within the search distance as listed below:

Database	Search Radius
Standard Environmental Records	
National Priority List (NPL)	1 mile
Proposed NPL	1 mile
Federal Superfund Liens (NPL Liens)	Site only
National Priority List Deletions (Delisted NPL)	1 mile
Federal Facility Site Information Listing (FEDERAL FACILITY)	0.5 mile
Superfund Enterprise Management System (SEMS)	0.5 mile
Superfund Enterprise Management System Archive (SEMS-ARCHIVE)	0.5 mile
Corrective Action Report (CORRACTS)	1 mile
Resource Conservation and Recovery Act Information (RCRA) Treatment, Storage or Disposal Facility (RCRA-TSDF)	0.5 mile
RCRA-Large Quantity Generator (RCRA-LQG)	Site/Adjoining Property
RCRA-Small Quantity Generator (RCRA-SQG)	Site/Adjoining Property
RCRA-Conditionally Exempt Small Quantity Generators (RCRA-CESQG)	Site/Adjoining Property
RCRA-Very Small Quantity Generator (RCRA-VSQG)	Site/Adjoining Property
Land Use Control Information System (LUCIS)	0.5 mile
Engineering Controls Sites List (US ENG CONTROLS)	0.5 mile
Institutional Controls (US INST CONTROLS)	0.5 mile
Emergency Response Notification System (ERNS)	Site only
State Hazardous Waste Sites List (SHWS)	1.0 mile
Permitted Landfills List (SWF/LF)	0.5 mile
Leaking Underground Storage Tank (LUST)	0.5 mile
Leaking Aboveground Storage Tank (LAST)	0.5 mile
Leaking USTs on Indian Land (Indian LUST)	0.5 mile
Federal Emergency Management Agency (FEMA UST)	Site/Adjoining Property
Underground Storage Tank (UST)	Site/Adjoining Property
Aboveground Storage Tank (AST)	Site/Adjoining Property

Database	Search Radius
USTs on Indian Land (Indian UST)	Site/Adjoining Property
Registry of Conditional Remedies (RCR)	0.5 mile
Land Use Controls (AUL)	0.5 mile
Voluntary Cleanup Priority Listing (Indian VCP)	0.5 mile
Voluntary Cleanup Sites (VCP)	0.5 mile
Brownfields Sites Listing (Brownfields)	0.5 mile
Additional Environmental Records	
Spill List (SPILLS)	Site only
Site Assessment & Remediation Public Record Database (ALLSITES)	0.5 mile
Drycleaner Database (Drycleaners)	0.25 mile
State Coalition for Remediation of Drycleaners Listing (SCRD Drycleaners)	0.25 mile
Groundwater Contamination Inventory (GWCI)	0.5 mile
EDR Exclusive Historical Cleaners (EDR Hist Cleaner)	0.125 mile
EDR Exclusive Historical Gas Stations (EDR Hist Auto)	Site/Adjoining Property
Recovered Government Archive LUST (RGA LUST)	0.5 mile

A copy of the database search, which includes definitions for the above-referenced databases, is included as Appendix C. It should be recognized that the availability, accuracy, and completeness of the record information may vary among information sources, including governmental sources. GHD reviewed information for properties identified within the referenced AMSD. GHD considers a variety of factors in determining which off-Site properties, if any, have the potential to impact the Site. These factors include, but are not limited to, the following:

- Type of database on which a property was identified
- Information presented in the EDR Radius Map report and reasonably ascertainable government databases
- Direction and distance of the property from the Site
- Suspected or known groundwater flow direction at or near the Site
- Likelihood that released contaminants, if any, could migrate to the Site
- Surface and subsurface features (e.g., soil types, utility corridors)

The following is a summary of the databases searched with the findings as listed.

3.1.1 Database Listing for the Site

The Site address is not listed in any of the aforementioned databases searched.

3.1.2 Database Listings for Adjoining Properties

The following adjoining property is listed in the aforementioned databases searched with the status as listed:

Property Address	Listed Entity	Listing/Status
336 Buck Island Road	Resort Services Inc.	AST (Not reported)

Refer to Section 3.6 for further details.

3.1.3 Area Properties

In addition, the following Area Properties (i.e., properties within the effective AMSD of the Site) are listed in the aforementioned databases searched with the status as listed:

Property Address	Listed Entity	Listing/Status
1135 May River Rd (1/8 – 1/4 mile S)	Williams Super Market	LUST (NFA)
1173 May River Rd (1/4 – 1/2 mile SE)	Morris Variety Shop	RCR LUST (NFA)

Based on the factors listed in Section 3.1, no evidence of the likelihood for a hazardous substance or petroleum product release impacting the Site through migration from the above-mentioned Area Properties was identified based on information provided in the EDR Radius Map report.

3.1.4 Unmapped Properties

In addition to the properties identified above, the database search identified two properties that could not be mapped based on the address information within the database system, also referred to as "orphan" sites in the database search results. The unmapped properties are included in Appendix C.

GHD reviewed the unmapped properties and confirmed that neither of the listed properties are located adjoining or in close proximity to the Site based on the available information and observations made during the Site reconnaissance.

3.2 Historical Records Review

GHD reviewed the following information, where reasonably ascertainable, to identify the historical usage of the Site and adjoining properties:

- Sanborn Fire Insurance Maps
- Property Title Search
- Historical Aerial Photographs
- City Directories
- Historical Topographic Maps

3.2.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps assist in the identification of historical land use and commonly illustrate the existence and location of ASTs, USTs, structures, improvements, and Site operations.

No Sanborn maps were reported to be available for the Site in the EDR Sanborn Library, LLC collection.

A copy of the Certified Sanborn Map report is presented in Appendix D.

3.2.2 Property Title Search

Property title information for the Site was not available from Crowne Properties.

3.2.3 Historical Aerial Photographs

Aerial photographs assist in the identification of Site features and outdoor activities of potential environmental concern. Aerial photographs of the Site for the years 1941, 1951, 1961, 1968, 1969, 1971, 1977, 1984, 1994, 2006, 2009, 2013, and 2017 were available from EDR and were reviewed by GHD. The specific details observed at the Site and

adjoining properties are dependent on the scale and quality of the aerial photographs reviewed. The aerial photographs were reviewed at a scale of one-inch equals approximately 500 feet. The following is a summary of observations based on a review of the aerial photographs:

- 1941,1951: The 1941 and 1951 aerial photographs depict the Site as being cleared of trees and utilized for agricultural purposes with no buildings or structures present. Undeveloped and/or cultivated land is depicted on adjoining properties north, south, and west of the Site. Residential properties are depicted on adjoining properties east of the Site. Buck Island Road is depicted along the eastern Site boundary.
- 1961-1971 The 1961, 1968, and 1971 aerial photographs depict the Site as remaining consistent with how it appeared in the 1951 aerial photograph except that the western portion of the Site, along with the northwestern adjoining property, appears to be overgrown with vegetation. The 1961 and 1969 aerial photographs depict an unpaved serpentine shaped trail on in the northeastern portion of the Site extending onto the northern adjoining property. Properties to the east, south, and west appear to remain consistent with how they appeared in the 1951 aerial photograph.
- 1977 The 1977 aerial photograph depicts the Site and adjoining properties as remaining consistent with how they appeared in the 1971 aerial photograph except that the eastern portion of the Site and properties to the north and south appear to be overgrown with vegetation.
- 1984 The 1984 aerial photograph depicts the Site as being mostly wooded with two apparent man-made ponds located in the northeastern portion of the Site. The northern adjoining property is developed with several commercial-sized structures. Properties to the northwest and southeast are depicted as wooded land. Properties to the southwest are depicted as agricultural land. Properties to the east are depicted as remaining unchanged from the 1977 aerial photograph.
- 1994 The 1994 aerial photograph depicts the Site as remaining consistent with how it appeared in the 1984 aerial photograph except that previously depicted ponds appear to have been filled. An unpaved roadway crosses the northern Site boundary providing access to a structure consistent with the BJWSA Lift Station currently located on the northern adjoining property. A pond is depicted on the northern adjoining property along with an increase in commercial development. Undeveloped land is depicted on the adjoining properties northwest, south, and west of the Site. Properties to the east are depicted as remaining unchanged from the 1984 aerial photograph.
- 2006-2013 The 2006, 2009, 2013, and 2017 aerial photographs depict the Site as remaining consistent with how it appeared in the 1994 aerial photograph. Commercial-sized structures are depicted on the southern adjoining property. Properties to the north, east, and west are depicted as remaining unchanged from the 1994 aerial photograph.

Copies of reviewed aerial photographs are presented in Appendix E.

3.2.4 City Directories

A city directory search was conducted by EDR from the first available directory to the present. Directories were available and were reviewed by EDR at approximately 5-year intervals beginning in 1992 and ending in 2017.

The Site address is not listed in any of the city directories reviewed.

The following commercial entities, located in proximity to the Site, are listed in the following city directories reviewed:

Address	Year(s)	Entity
336 Buck Island Road	2005	Bluffton Hospitality Group Reeves Brothers Development Resort Services Inc RSI Paper Chemical Supply Inc

Address	Year(s)	Entity
	2017	Sothebys International Realty
376 Buck Island Road	2014-2017	Year Round Pool Co
382 Buck Island Road	2005-2017	CK Supply
386 Buck Island Road	2000 2005-2017 2010	Hughes Incorporated Outdoor Power Equipment On Site Concrete Year Round Pool Co

A copy of the city directory search is presented in Appendix F.

3.2.5 Historical Topographic Maps

Historical topographic maps were reviewed to assist in the identification of historical land use, to document the general development of the Site and properties in the vicinity of the Site, and to identify potential on-Site fill activities. Historical topographic maps of the Site and adjoining properties for the years 1918, 1920, 1942, 1943/1946, 1945, 1955/1956/1958, 1971, 1972, 2014, 2017, and 2020 were available from EDR and were reviewed by GHD. The 1918, 1920, 1942, and 1945 topographic maps were reviewed at a scale of 1:62500, the 1943/1946 topographic maps were reviewed at a scale of 1:50000, and the remaining topographic maps were reviewed at a scale of 1:24000. The following is a summary of observations based on a review of the historical topographic maps:

- 1918-1942: Neither the Site nor the adjoining properties are depicted in the 1918, 1920, and 1942 topographic maps.
- 1943-1971: No buildings are depicted on the Site in the 1943/1946, 1945, 1955/1956/1958, and 1971 topographic maps. The Site is depicted with the eastern half of the Site as cleared of trees and the western half of the Site as wooded land. Residential-sized structures are depicted on the adjoining properties to the north, east, and south of the Site. Buck Island Road is depicted along the eastern Site boundary. An unnamed creek is depicted on the western adjoining property flowing southwest to the May River.
- 1972: Neither the Site nor the adjoining properties are depicted in the 1972 topographic map.
- 2014-2020: Due to the level of detail provided in the 2014, 2017, and 2020 topographic maps, no features are depicted on the Site or on the adjoining properties other than roadways and surface water bodies.

Copies of reviewed historical topographic maps are presented in Appendix G.

3.3 Government Records Review

GHD submitted FOIA requests for the Site address to:

- The Beaufort County Emergency Management Department
- The Beaufort County Records Management Department
- The Beaufort/Jasper Water and Sewer Authority (BJWSA)
- The Bluffton Township Fire District
- The South Carolina Department of Health and Environmental Control (SC DHEC)

Environmental records associated with utilities (e.g., septic systems, wells), hazardous and solid waste, water, air, remediation, emergency responses, spills/releases, USTs, and ASTs were requested. It should be noted that summarized information received from the agencies is not intended to be all inclusive of the complete files obtained from the agencies, but only to briefly summarize significant findings.

According to SC DHEC personnel, no records were found for the Site address in their files.

According to a representative of the Bluffton Township Fire District "there are no recorded USTs or spill incidents for the Site address in their files".

According to Mr. James Clardy with the BJWSA, a portion of the Site was formerly utilized by the northern adjoining property (Resort Services Inc.) for aeration ponds for pre-treated effluent from the commercial laundering process. The ponds were no longer needed at the Site when BJWSA installed the northern adjoining lift-station. Resort Services Inc. currently holds a wastewater discharge permit with the BJWSA and there are currently no violations on record in association with the permit. No records documenting closure of the former ponds were available for GHD review.

No other agency responses have been received as of the date of this Phase I ESA. The documentation will be reviewed once received. Once reviewed, if it is determined that the documentation affects or attributes to RECs identified in this Phase I ESA, the documentation will be summarized and provided in a separate letter and provided to Crowne Properties. It should be noted that if the FOIA documentation is not provided by the aforementioned regulatory agencies within 20 calendar days of receiving a written, telephone, or in-person request, the requested information is considered not reasonably ascertainable.

In addition, GHD accessed the following regulatory website for environmental-related information related to the Site address:

- The National Pipeline Mapping System (NPMS) Public Viewer
- U.S. Environmental Protection Agency (EPA) Envirofacts

The Site address was not found on the U.S. EPA Envirofacts website and no pipelines are depicted on the Site in the NPMS Public Viewer.

3.4 Recorded Environmental Clean-up Liens

The Site address is not listed in the EDR Radius Map report as having any environmental liens or AULs. Mr. Farruggio is unaware of any environmental liens or AULs associated with the Site address.

3.5 User Information

A User Questionnaire was submitted to Mr. Cary Levow of Crowne Properties for completion to address certain User responsibilities in accordance with the Standard. Mr. Levow completed the User Questionnaire, a copy of which is provided in Appendix H. The answers to the User Questionnaire were considered when determining the findings of this report.

3.6 Adjoining Properties

The Site is bordered by the following properties:

- North:** By Resort Services Inc., BJWSA Lift Station No. RH13, and a cellular communications tower (FCC No. 1025433) operated by Crown Castle
- East:** By Buck Island Road and beyond by residential properties
- South:** By Year Round Pool and L&W Supply
- West:** By an unpaved roadway and beyond by wooded land and a residential property

No activities were observed on the adjoining properties during the Site reconnaissance, as viewed from the Site and publicly accessible areas that appeared to pose a risk of migration of hazardous substances or petroleum products to the Site. No evidence of gas or oil wells, water supply wells, groundwater monitoring, or bulk chemical/petroleum storage was observed on properties adjoining the Site. No gas or oil wells, water supply wells, or underground pipelines were depicted on the adjoining properties in the EDR Radius Map report or on the NPMS website, except for a water supply well located on the northern adjoining property in the EDR Radius Map report. According to information

provided in the EDR Radius Map report, Well Number BFT-2075 was installed in 1973 to a depth of 208 feet for industrial use.

The following adjoining property is listed in the EDR Radius Map report regarding the use or storage of hazardous substances or petroleum products:

- **336 Buck Island Road (currently Resort Services Inc.):** The property located at 336 Buck Island Road is listed in the AST database as having three ASTs totaling 30,150-gallons of unidentified product. The ASTs are reported to be contained by block walls and a concrete floor. A listing in the AST database is not indicative of a release. This property is located north of the Site and is considered cross gradient of the Site in relationship to the anticipated groundwater flow. Based on available information, adverse impact to the Site from this adjoining property is not expected.

Based on the review of available historical aerial photographs, city directories, and historical topographic maps, no operations or conditions that would typically result in a release of hazardous substances or petroleum products were identified relative to the Site.

Mr. Farruggio stated that he is unaware of the release or likely release of hazardous substances or petroleum products that would potentially migrate to the Site from the adjoining properties.

Based on the above, no FOIA requests were not submitted to local, state, or federal regulatory agencies for the adjoining properties.

Based on the available information reviewed during this Phase I ESA, no adjoining properties were identified that pose an obvious risk of groundwater or soil vapor migration of hazardous substances or petroleum products to the Site that require further evaluation.

3.7 Previous Site Investigations

Based on communication with the User, no previous ESAs or environmental investigation reports for the Site were available for GHD review.

4. Site Reconnaissance

On January 20, 2022, Mr. Christopher Jones of GHD completed a reconnaissance of the Site. The visit included a reconnaissance of the Site, review of relevant Site records available to GHD, visual observations of adjoining properties as viewed from the Site and surrounding roadways, and interviews with Site personnel. Interviews were conducted using a prepared questionnaire covering environmental and other Site-related topics. GHD employs a systematic approach to the Site reconnaissance process that seeks to obtain information indicating the likelihood of identifying RECs in connection with the Site, including both exterior observations and those associated with the interior of structures, as applicable on the Site. Any significant obstructions or limitations encountered during the Site reconnaissance were previously identified in Section 1.

4.1 Utility Services

The Site is undeveloped, and no utilities are currently connected to the Site. No evidence of any water supply, oil/gas, irrigation, groundwater monitoring, or dry wells was observed on the Site by GHD during the Site reconnaissance. No gas or oil wells or water supply wells are depicted on the Site in the EDR Radius Map report or on the NPMS website.

4.2 USTs

According to Mr. Farruggio, no USTs are currently located at the Site or are known to have previously been located at the Site. No evidence of USTs (e.g., vent pipes, fill ports) was observed by GHD during the Site reconnaissance. The Site address is not listed in the databases reviewed as having any USTs or releases therefrom.

4.3 ASTs

According to Mr. Farruggio, no ASTs are currently or have historically been located at the Site. GHD observed no evidence of current or former ASTs during the Site reconnaissance. The Site address is not listed in the AST database reviewed.

4.4 Raw Material and Chemical Use and Storage

The Site is currently vacant, and no raw materials or chemicals were observed at the Site by GHD during the Site reconnaissance; however, portions of the Site were densely wooded and could not be thoroughly observed.

4.5 Non-Hazardous Waste

According to Mr. Farruggio, no non-hazardous wastes have been disposed on Site. Based on observations during the Site reconnaissance, no non-hazardous waste is currently generated on Site. An approximately 10-cubic yard pile of broken concrete pieces was observed along the access road along the northern Site boundary. No staining or obvious evidence of a release to the environment was noted in the observable portions of the concrete during the Site reconnaissance.

Based on a review of available historical aerial photographs, two ponds were historically located in the northeastern portion of the Site, which have since been filled. No information was available for GHD review to characterize the fill materials.

No other evidence of the on-Site disposal of non-hazardous waste was observed by GHD during the Site reconnaissance or in the aerial photographs reviewed; however, portions of the Site were densely wooded and could not be thoroughly observed.

4.6 Hazardous Waste

The Site does not generate any hazardous waste. No evidence of the on-Site generation or management of hazardous waste was observed by GHD during the Site reconnaissance. The Site address is not listed in the databases reviewed as a hazardous waste generator or management facility.

4.7 Wastewater/Sewers

According to Mr. Farruggio, no wastewater is generated or discharged on the Site.

4.8 Stormwater

Stormwater generated at the Site evaporates or percolates into the Site surface. No evidence of the outdoor storage of materials or industrial activity with the potential to impact storm water runoff quality was observed by GHD during the Site reconnaissance; however, portions of the Site were densely wooded and could not be thoroughly observed.

4.9 Air Emissions

Based on GHD's observations, there are no air emissions sources currently present at the Site. The Site address is not listed in the regulatory databases related to air emissions at the Site.

4.10 PCBs

No potential PCB-containing equipment was observed at the Site by GHD during the Site reconnaissance.

4.11 Spills/Releases

The Site is not listed in the ERNS or SPILLS databases. No evidence of any significant spills or releases of hazardous substances or petroleum products was observed by GHD during the Site reconnaissance. No evidence of any staining or distressed vegetation was observed during the Site reconnaissance; however, portions of the Site were densely wooded preventing a thorough inspection of the Site.

4.12 CERCLA Liability Potential

The Site address is not listed on the NPL or in the SHWS database.

5. Summary of Identified Environmental Issues

5.1 Findings and Opinion

Based on the Phase I ESA, the following findings were identified with the Site:

1. **Agricultural Chemicals:** Based on the historical use of the Site as agricultural land, agricultural chemicals such as pesticides, herbicides, and fertilizer would likely have historically been used on the Site. Information regarding historical use, storage, or application rates is not reasonably available. No information was found to suggest that agricultural chemicals were not applied in accordance with manufacturer recommendations. Application of agricultural chemicals for intended use in accordance with manufacturer's recommendations is not considered a release; therefore, potential residuals, if any, do not constitute a REC. However, the potential presence of agricultural chemicals may have resulted in Site impairment that may have or could result in adverse impact to Site soil and groundwater. Consideration should be given to the potential presence of these chemicals and impacts therefrom when evaluating BERs and future land use of the Site.
2. **Former on-Site Aeration Ponds:** Based on a review of available historical aerial photographs and information provided by the former owner of the Site; two man-made ponds were historically located in the northeastern portion of the Site from at least 1984 until sometime before 1994. The ponds were reportedly utilized as aeration ponds for pre-treated effluent from the northern adjoining commercial laundry facility identified as Resort Services Inc. No records documenting closure of the former ponds were available for GHD review. Based on the use of the northern adjoining property for laundry services, it is likely that pretreated water possibly containing detergents and/or cleaning chemicals may have been discharged to the ponds approximately 30-years ago. Dry cleaning operations were reportedly never conducted at the northern adjoining property. The presence of the former ponds on the Site is not considered a release; therefore, potential residual chemicals, if any, do not constitute a REC; however, consideration should be given to the presence of the former ponds when evaluating BERs and future land use of the Site.
3. **Filled Areas:** Based on a review of available historical aerial photographs, two ponds were historically located in the northeastern portion of the Site, which have since been filled. No information was available for GHD review to characterize the fill materials. No information was found to suggest that hazardous substances or petroleum

products are present in the fill material and the fill material appears to consist of only soil. The mere presence of fill soil on the Site does not constitute a REC. However, potential historical soil filling activities should be considered when evaluating BERs and future land use of the Site.

5.2 Conclusions

GHD has performed a Phase I ESA in conformance with the scope and limitations of the Standard of the Site located at 412 Buck Island Road in Bluffton, South Carolina. Any limiting conditions to this practice are described in Section 1 of this report.

5.2.1 RECs

This assessment has revealed no evidence of RECs in connection with this Site.

5.2.2 BERs

This assessment has revealed evidence of the following BERs, as described above, in connection with this Site:

- Agricultural Chemicals
- Former On-Site Ponds
- Filled Areas

5.3 Data Gap/Data Failure

A data gap, as defined in the Standard, is an absence of information that affects the ability of the environmental professional to identify RECs. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failure is not uncommon in trying to identify the use of the Site at 5-year intervals back to first use or 1940 (whichever is earlier). No significant data gaps were identified in this Phase I ESA.

6. Environmental Professional Statement

This Phase I ESA was completed by or under the direct supervision of an Environmental Professional (EP), who to the best of our professional knowledge and belief, meets the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. The EP has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312. Under the final AAI Standard, certain aspects of the Phase I ESA (interviews, on-Site visual reconnaissance, the historical records review, and the search for environmental liens) may require an update if the timeframe between their completion and acquisition of the Site exceeds 180 days.

7. References

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

The EDR Radius Map™ Report with GeoCheck®, 412 Buck Island Road, Bluffton, South Carolina, dated January 18, 2022

Certified Sanborn® Map Report, 412 Buck Island Road, Bluffton, South Carolina, dated January 18, 2022

The EDR Aerial Photo Decade Package, 412 Buck Island Road, Bluffton, South Carolina, dated January 19, 2022

The EDR-City Directory Abstract, 412 Buck Island Road, Bluffton, South Carolina, dated January 19, 2022

EDR Historical Topographic Map Report, 412 Buck Island Road, Bluffton, South Carolina, dated January 18, 2022

Telephone interviews with Mr. Kevin Farruggio on February 3, 2022

U.S. Department of Agriculture, On-Line Soil Survey, <https://websoilsurvey.sc.egov.usda.gov>

The NPMS Public Viewer

U.S. Environmental Protection Agency (EPA) Envirofacts

All of Which is Respectfully Submitted,

GHD

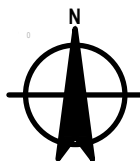
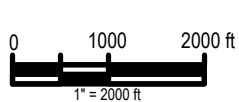
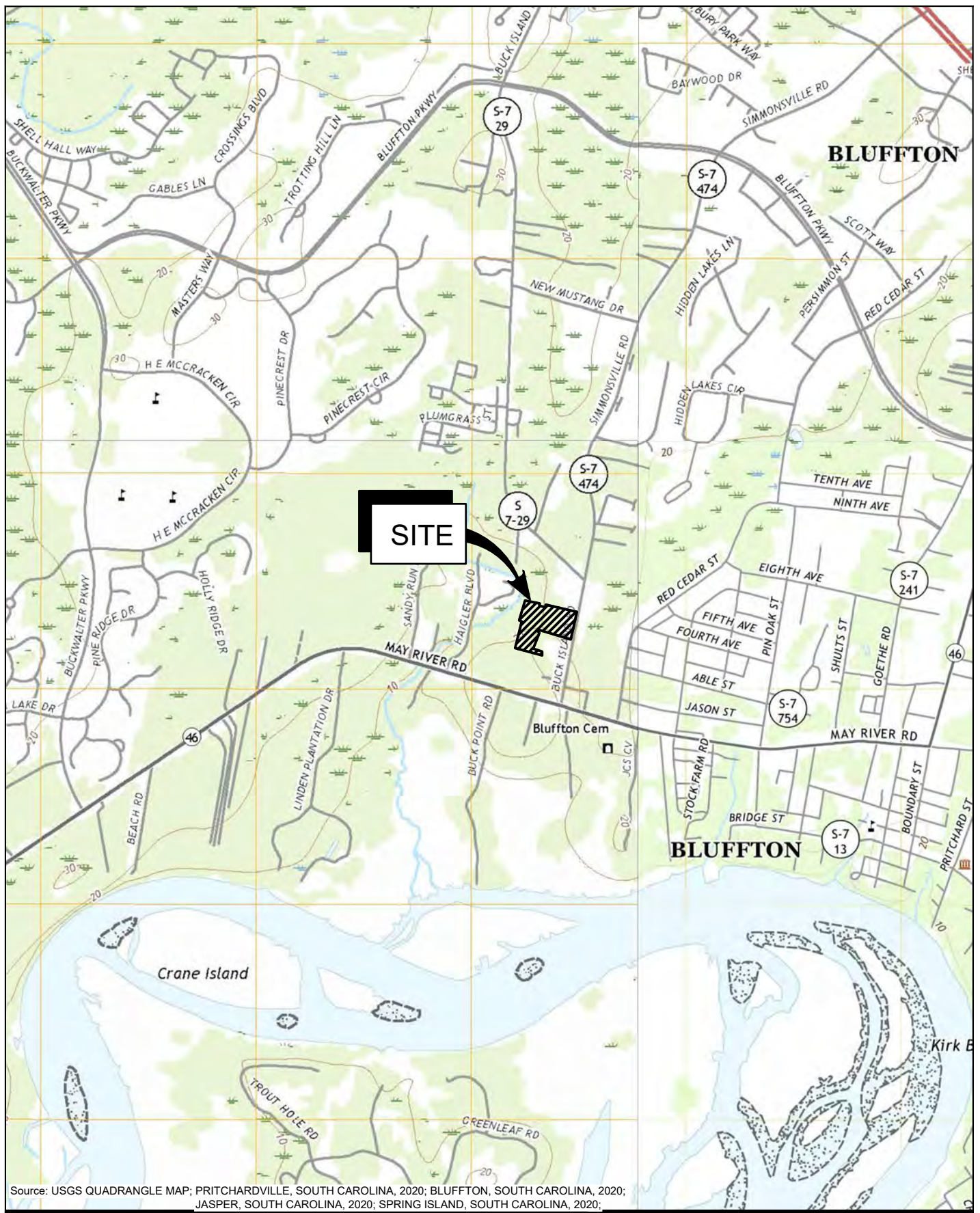


Christopher P. Jones



Kelly F. Connolly

Figures

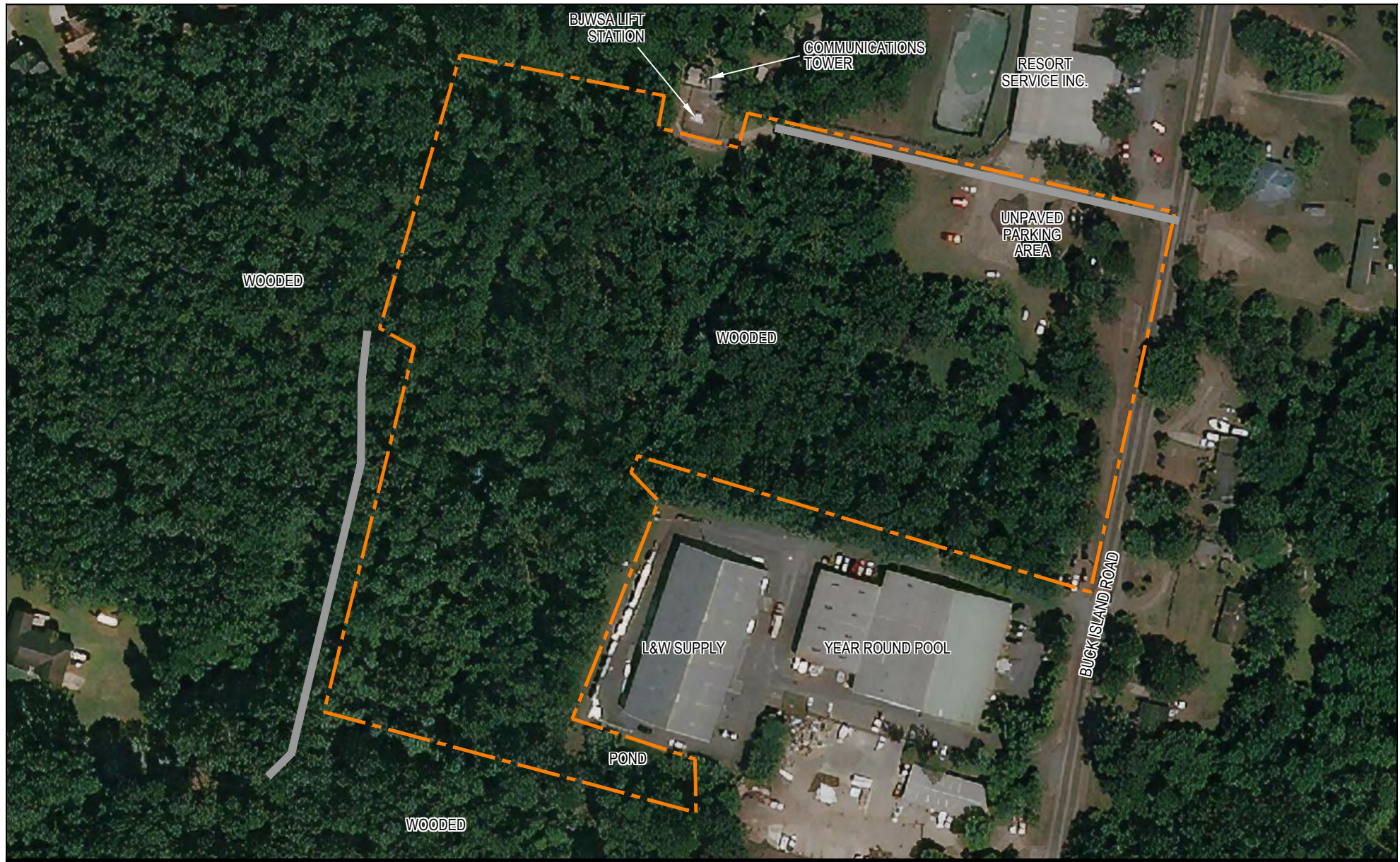


CROWN PROPERTIES
412 BUCK ISLAND ROAD
BLUFFTON, SOUTH CAROLINA

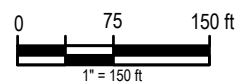
Project No. 12572221
 Date February 2022

SITE LOCATION

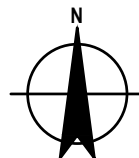
FIGURE 1

**LEGEND**

- PROPERTY BOUNDARY
- UNPAVED ROAD



Coordinate System:
STATE PLANE
SC-NAD83



CROWN PROPERTIES
412 BUCK ISLAND ROAD
BLUFFTON, SOUTH CAROLINA

Project No. 12572221
Date February 2022

SITE PLAN

FIGURE 2

Appendices

Appendix A

Site Photographs

A-1 Site Photographs



Photo 1 View of the parking area in the northeastern portion of the Site.



Photo 2 View of the southern portion of the Site (wooded).

A-1 Site Photographs



Photo 3 View of the southern portion of the Site (wooded).



Photo 4 View of the western portion of the Site (wooded).

A-1 Site Photographs



Photo 5 View of the earthen berm in the western portion of the Site.



Photo 6 View of the broken concrete along the unpaved road in the northern portion of the Site.

A-1 Site Photographs



Photo 7 View of the northern adjoining property (BJWSA Lift Station RH-13)



Photo 8 View of the northern adjoining property (Resort Services Inc.)

A-1 Site Photographs



Photo 9 View of the eastern adjoining property (Buck Island Rd. / residential property)



Photo 10 View of the southern adjoining property (L&W Supply).

A-1 Site Photographs



Photo 11 View of the western adjoining property (un-paved road).



Photo 12 View of the western adjoining property (residential property).

Appendix B

Assessor Qualifications



Christopher Jones

Scientist/Project Manager

Qualified (Education): Bachelor of Science, Ecology & Environmental Biology, Appalachian State University, 2002

Connected: Building Performance Institute Certified Building Analyst Professional, South Carolina DHEC Licensed Asbestos Building Inspector (BI 00495),

Professional Summary: Chris Jones is a Building Scientist and Environmental Scientist at GHD and has fifteen (15) years of progressive experience in the consulting industry. Mr. Jones' experience in Environmental and Building Sciences includes conducting site reconnaissance activities for over 400 individual water damage/mold claims, over 300 individual asbestos containing materials surveys, over 500 individual Phase I Environmental Site Assessments (ESAs), Phase II ESAs, frequent technical training, technical writing, equipment use, field techniques (moisture surveys, floor plans, interviews, sampling, and photography).

Building Sciences

Building Scientist/ Project Manager Richmond Hill Police Department IAQ

Assessment | Richmond Hill, Georgia | 2020

Following complaints by employees, GHD provided an indoor air quality (IAQ) assessment including IAQ sampling for volatile organic compounds and microbial contaminants, building materials assessment, and interviews with the employees and building management to determine if chemicals used in forensic studies was properly ventilated from the building and to determine the cause and origin of observed microbial growth in work areas. Upon receiving analytical results GHD made recommendations to improve overall worker safety and to minimize microbial growth in a basement work area.

Building Scientist/ Project Manager Rose of Sharon Apartments IAQ Assessment | Mercy Housing | Savannah, Georgia | 2019

Following complaints by tenants, GHD provided an indoor air quality (IAQ) assessment including IAQ sampling, building materials assessment, and interviews with the tenants and building management to determine the cause and origin of elevated humidity levels and microbial growth in tenant spaces. It was determined that tenants' failure to properly operate HVAC available system(s), relying on outdoor air to provide heating and/or cooling, significantly contributed to the issues in the affected units.

Building Scientist/ Project Manager Thunderbird Inn | ServiceMaster of Savannah | Savannah, Georgia | 2017

Assisted the remediation contractor by developing a comprehensive remediation protocol to direct the removal and cleaning of the structure following a release from the municipal sanitary sewer system. Provided clearance testing services following remediation which included identification of areas in need of additional remediation and subsequent testing.

Building Scientist/Project Manager WTOC Building Microbial Contamination Report | Savannah, Georgia | 2014

Assisted WTOC News in determining if the building was contaminated with microbial contaminants after another consultant reported that the entire building would require decontamination after a roof leak. Conducted IAQ testing and moisture mapping throughout the building to determine the affected areas. Contamination was identified and isolated to two rooms resulting in a significant savings in remediation costs for the client.

Building Scientist/Project Manager Power Designs Indoor Air Quality Assessment | Atlanta, Georgia | 2014

Assisted our Client in determining the cause of unexplained employee health issues. Interviewed each employee for information regarding any ongoing health issues attributed to the workplace, collected viable and nonviable air samples for laboratory analysis, collected temp, RH, and carbon dioxide readings for trend analysis. Determined that indoor air quality issues were



Christopher Jones

the result of insufficient insulation between the air conditioned office space and non-air conditioned warehouse. Provided cost effective recommendations to the client on how to remedy the deficiencies.

**Building Scientist/Project Manager
Holiday Inn IAQ | Savannah, Georgia | 2014**

Provided remediation protocols to assist in the clean-up of microbial contaminated rooms and furniture. Determined the cause of the elevated moisture levels in the conference rooms and lounge. Performed post remediation verification (PRV) testing satisfying OSHA mandated procedures that were the result of employee complaints regarding mold in the hotel.

**Building Scientist/Project Manager
Various Projects| Various Clients |
Throughout the Southeastern United States**

Performed over 400 individual water damage/mold investigations to assist various insurance carriers/adjusters in determining the cause and origin, duration, and extent of damages associated with homeowner and business owner insurance claims. Provided technical support for decisions regarding coverage and payout to our client's customers. When necessary, provided remediation protocols to instruct remediation contractors in the containment of water damaged/microbial contaminated areas, removal of damaged materials, decontamination of building materials, furniture and personal belongings, and reconstruction of the home or business, followed by post remediation verification (PRV) testing.

**Building Scientist/ Project Manager
Savannah Gardens | City of Savannah |
Savannah, Georgia | 2013**

Conducted pre-demolition lead-based paint (LBP) and asbestos containing materials (ACM) surveys on 143 multi-family residential structures. Identified and quantified LBP within the structures using an X-ray Fluorescence (XRF) Analyzer prior to demolition of the structures. Identified, sampled, and quantified asbestos containing materials in each structure prior to demolition. Provided technical support to the abatement contractors during removal of ACM prior to demolition of the structures.

**Building Scientist/ Project Manager
HAAF Barracks Pre-Demolition HazMat Study
| Sauer Inc. | Savannah, Georgia | 2010**

Provided a pre-demolition hazardous materials and microbial assessment of an approximately 120,000 sf United States Army barracks. Assessment included identifying and quantifying hazardous materials such as lead based paint, asbestos containing materials, polychlorinated biphenyl (PCB) containing equipment, mercury containing equipment, and microbial hazards. Per federal requirements, donned level B PPE to perform asbestos air sampling throughout the four-story structure to assist in determining if the structure was safe for worker entry prior to demolition preparation activities.

**Building Scientist/Project Manager
USC Beaufort | Beaufort Jasper Higher
Education Commission | Bluffton, South
Carolina | 2013**

Provided respirable dust monitoring and sampling during and after the removal of damaged slate flooring from three (3) on campus buildings. Assisted workers and school officials in determining if the buildings were safe for student and faculty occupancy after the completion of work activities.

Environmental Sciences

**Environmental Scientist/Project Manager
Phase I ESAs | PulteGroup | Savannah, GA /
Bluffton, SC / Charleston, SC / Myrtle Beach,
SC | 2012 to present**

Performed Phase I Environmental Site Assessments (ESAs) for pre-acquisition due diligence purposes, and provided client with reports identifying recognized environmental conditions (RECs) and risks from potential onsite, offsite, and/or historical sources.

**Environmental Scientist/Project Manager
Phase I ESA | Row Pine Development |
Chatham and Effingham Counties, GA
Confidential Projects | 2016 – 2019**

Performed Phase I and Limited Phase II Environmental Site Assessment (ESAs) for pre-acquisition due diligence purposes, and provided client with reports identifying recognized environmental conditions (RECs) and risks from potential onsite, offsite, and/or historical sources.



Christopher Jones

**Environmental Scientist/Project Manager
Phase I ESA and Asbestos Survey | Farmer &
Associates, LLC | Tractor Supply Company –
Savannah, GA | 2020**

Performed Phase I Environmental Site Assessment (ESA) for pre-acquisition due diligence purposes, as well as a pre-demolition asbestos survey of an existing structure on the property. Provided client with reports identifying recognized environmental conditions (RECs) and risks from potential onsite, offsite, and/or historical sources.

**Environmental Scientist/Project Manager
Phase I ESAs | First Team Commercial |
Vehicle Dealerships in Savannah and
Brunswick, GA | 2017 – 2019**

Performed Phase I Environmental Site Assessments (ESAs) for pre-acquisition due diligence purposes, and provided client with reports identifying recognized environmental conditions (RECs) and risks from potential onsite, offsite, and/or historical sources.

**Environmental Scientist/Project Manager
Joe Frazier Road | Moran Environmental |
Beaufort, South Carolina**

Provided technical assistance to the onsite remediation contractor following tractor trailer accident resulting in a diesel fuel release. Coordinated site activities by delineating the contaminated area, alerting media of lane closures for traffic management, supervising the waste removal and disposal, provided onsite monitoring of contaminated soil, oversight of soil replacement to SCDOT requirements.

**Environmental Scientist/Project Manager
UST Removal | Palmetto Electric | Hilton
Head Island, South Carolina | 2013**

Provided an Initial Groundwater Assessment (IGWA) report for submission to the South Carolina Department of Health and Environmental Control (SCDHEC) prior to the removal of two (2) underground storage tanks (UST). Provided oversight for UST removal including soil and groundwater sampling for laboratory analysis. Observed and the installation of a groundwater monitoring well and provided monthly monitoring to determine if contaminants persisted in the groundwater.

**Environmental Scientist/Project Manager
Lady's Island Airport | Beaufort County
Facility Management | Beaufort, South
Carolina | 2012**

Conducted soil sampling and submission for laboratory analysis to determine if soils were affected by historical use of the Site as an aircraft fueling and pesticide storage and loading area for the Beaufort County mosquito control operations.

Work history

2008 – present	GHD, Savannah, Georgia
2005 – 2008	ECS Southeast, LLC
2003 – 2005	Engineering Consulting Services, Ltd.



Christopher Jones

Other related areas of interest

Recognized (Certifications/Trainings)

- Understanding Moisture Performance of Wood: Introduction to Durable Design and Construction by Ron Anthony, (Tampa, Florida), May 19, 2015
- Building Sciences Continuing Education Series, Guest Speaker Joe Cox - Chilled Water Fundamentals, Proposed Mold Assessor Requirements, Daubert Standard, Understanding Concrete, Industrial Hygiene, Airflow, Large Building Air and Water Intrusion, Remediation, Corrosion Study Test Method and Tile Study Method, tour of Yuengling Plant Mechanical Systems (Tampa, Florida), January 22-23, 2014
- Webinar "Strategies for Mold Investigations and Sampling" by Dr. Harriet Burge (EMLab P&K), January 20, 2015
- "Engineering in the Courtroom: How to Become an Effective Expert Witness for the Jury" by Darren Johnson, Decision Quest, August 26, 2014
- Building Sciences Continuing Education Series, Case History: A Water Fraud Loss and Trial, Moisture Meters, Function, Calibration and Fraud, Wood Decay and Duration of Loss, Cabinet Moisture Absorption Study Update, Swell Pressure Measurements, Evaluation of the Building Envelope, tour of Palm Harbor Mobile Homes manufacturing facility (Plant City, Florida), July 17-18, 2014
- "Understanding Icynene" by Randy Nicklas, January 24, 2014
- Building Sciences Continuing Education Series, How to Calculate Effective Tonnage of HVAC Systems, Tile Failure Analysis, Wood Absorption and Pressure Relationships, Ceiling Stain Interpretation, and Vapor Drive, January 23-24, 2014
- Building Sciences Continuing Education Series, Repeated Water Damage, Reporting Template, Project Strategies, Ceiling Fan Blades Research, Condensation, Safety Issues, tour of Langboard Inc. Oriented Strand board (OSB) manufacturing facility (Quinton, Georgia), June 20-21, 2013
- Building Sciences Continuing Education Series, Common Water Losses from HVAC Systems, Wood Deterioration, Water and Surfactant Damage to Particle Board Cabinets, Fan Blade and Carpet Tack Study – Updates, Continuous and Repeated Water Damage, and Fungal Identification and Ecology, July 20 – 21, 2012, Tampa, Florida.
- Installation Masters, Window Installation Class, June 20-21, 2011
- Florida Stucco Seminar by Jim Gulde, June 17, 2011
- Building Sciences Continuing Education Series, Plumbing Claims Training, Deposition Preparations, Fungal Sequence Study Training, Insurance Terms Training, June 16, 2011
- Building Sciences Continuing Education Series, Plumbing Failures, Why Do Floor Tiles Fail?, Fungal Biology and Identification and Deposition Orientation, December 9, 2010
- PGT University Product Installation Course, December 8, 2010
- Building Sciences Continuing Education Series, A Building Science Perspective on Thermal Bridging, Meth Lab Cleanup and Florida Statute Update, The Chemistry of Corrosive Drywall including tour of National Gypsum manufacturing facility (Apollo Beach, Florida), Report Editing, Common Practices and Materials Used in Residential Plumbing, Fungi 101 and Psychometric Chart Training, June 11, 2010
- Building Sciences Continuing Education Series, Why do Windows Leak? Duration of Loss: Moisture Damage to Wood Materials Carpet Tack: Continuous & Repeated Water Damage Studies, December 7, 2009
- Building Sciences Continuing Education Series, June 29-30, 2009

Appendix C

Environmental Database Search Results

12572221-00 - Bluffton, SC

412 Buck Island Road

Bluffton, SC 29910

Inquiry Number: 6822070.2s

January 18, 2022

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

412 BUCK ISLAND ROAD
BLUFFTON, SC 29910

COORDINATES

Latitude (North):	32.2422240 - 32° 14' 32.00"
Longitude (West):	80.8797020 - 80° 52' 46.92"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	511333.1
UTM Y (Meters):	3567102.8
Elevation:	23 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	15633322 PRITCHARDVILLE, SC
Version Date:	2020
Northeast Map:	15633340 SPRING ISLAND, SC
Version Date:	2020
Southeast Map:	15633270 BLUFFTON, SC
Version Date:	2020
Northwest Map:	15633302 JASPER, SC
Version Date:	2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150521
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
412 BUCK ISLAND ROAD
BLUFFTON, SC 29910

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	RESORT SERVICES INC	336 BUCK ISLAND ROAD	AST	Lower	534, 0.101, NNE
2	WILLIAMS SUPER MARKE	1135 MAY RIVER RD	LUST, UST	Higher	678, 0.128, South
3	DUNSTONS GAS	6204 JENNIFER CT	UST, Financial Assurance	Higher	974, 0.184, SSE
A4	MORRIS VARIETY SHOP	1173 MAY RIVER RD (H	RCR, UIC	Lower	1668, 0.316, SE
A5	MORRIS VARIETY SHOP	1173 MAY RIVER RD (H	LUST, UST	Lower	1668, 0.316, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
 Proposed NPL..... Proposed National Priority List Sites
 NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
 SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
 RCRA-SQG..... RCRA - Small Quantity Generators
 RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
 US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... Site Assessment Section Project List

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Permitted Landfills List

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
 INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Land Use Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
 VCP..... Voluntary Cleanup Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Solid Waste Recycling Facilities
 INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
 DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
 ODI..... Open Dump Inventory
 IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

ALLSITES..... Site Assessment & Remediation Public Record Database
 CDL..... Clandestine Drug Lab Sites
 US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
 SPILLS..... Spills Database List
 SPILLS 90..... SPILLS 90 data from FirstSearch
 SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
 FUDS..... Formerly Used Defense Sites
 DOD..... Department of Defense Sites
 SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
 US FIN ASSUR..... Financial Assurance Information
 EPA WATCH LIST..... EPA WATCH LIST
 2020 COR ACTION..... 2020 Corrective Action Program List
 TSCA..... Toxic Substances Control Act
 TRIS..... Toxic Chemical Release Inventory System
 SSTS..... Section 7 Tracking Systems
 ROD..... Records Of Decision
 RMP..... Risk Management Plans
 RAATS..... RCRA Administrative Action Tracking System
 PRP..... Potentially Responsible Parties
 PADS..... PCB Activity Database System
 ICIS..... Integrated Compliance Information System
 FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 MLTS..... Material Licensing Tracking System
 COAL ASH DOE..... Steam-Electric Plant Operation Data
 COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
 PCB TRANSFORMER..... PCB Transformer Registration Database
 RADINFO..... Radiation Information Database
 HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
 DOT OPS..... Incident and Accident Data
 CONSENT..... Superfund (CERCLA) Consent Decrees
 INDIAN RESERV..... Indian Reservations
 FUSRAP..... Formerly Utilized Sites Remedial Action Program
 UMTRA..... Uranium Mill Tailings Sites
 LEAD SMELTERS..... Lead Smelter Sites
 US AIRS..... Aerometric Information Retrieval System Facility Subsystem
 US MINES..... Mines Master Index File
 ABANDONED MINES..... Abandoned Mines
 FINDS..... Facility Index System/Facility Registry System
 ECHO..... Enforcement & Compliance History Information
 UXO..... Unexploded Ordnance Sites
 DOCKET HWC..... Hazardous Waste Compliance Docket Listing
 FUELS PROGRAM..... EPA Fuels Program Registered Listing

EXECUTIVE SUMMARY

AIRS.....	Permitted Airs Facility Listing
ASBESTOS.....	ASBESTOS
COAL ASH.....	Coal Ash Disposal Sites
DRYCLEANERS.....	Drycleaner Database
Financial Assurance.....	Financial Assurance Information Listing
GWCI.....	Groundwater Contamination Inventory
NPDES.....	Waste Water Treatment Facilities Listing
UIC.....	Underground Injection Wells Listing
MANIFEST.....	Hazardous Waste Manifest Data
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Health & Environmental Control's Leaking UST list.

A review of the LUST list, as provided by EDR, and dated 06/11/2021 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLIAMS SUPER MARKE No Action Required: 07/11/2003 Substance: PETRO Facility Id: 00983	1135 MAY RIVER RD	S 1/8 - 1/4 (0.128 mi.)	2	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MORRIS VARIETY SHOP No Action Required: 07/18/2008 Substance: PETRO Facility Id: 00996	1173 MAY RIVER RD (H)	SE 1/4 - 1/2 (0.316 mi.)	A5	12

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health & Environmental Control's list: Comprehensive Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 02/28/2021 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLIAMS SUPER MARKE Facility Id: 00983 Status: Abandoned	1135 MAY RIVER RD	S 1/8 - 1/4 (0.128 mi.)	2	9
DUNSTONS GAS Facility Id: 19420 Status: Construct Permit Appl. Received	6204 JENNIFER CT	SSE 1/8 - 1/4 (0.184 mi.)	3	10

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Health & Environmental Control's list: Comprehensive Aboveground Storage Tanks.

A review of the AST list, as provided by EDR, and dated 03/25/2004 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RESORT SERVICES INC Facility Id: 1497	336 BUCK ISLAND ROAD	NNE 0 - 1/8 (0.101 mi.)	1	8

State and tribal institutional control / engineering control registries

RCR: The Bureau of Land and Waste Management established this Registry to help monitor and maintain sites that have conditional remedies. A Conditional Remedy is an environmental remedy that includes certain qualifications. These qualifications are divided into two major categories: Remedies requiring Land Use Controls and Conditional No Further Actions.

A review of the RCR list, as provided by EDR, and dated 09/09/2021 has revealed that there is 1 RCR

EXECUTIVE SUMMARY

site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MORRIS VARIETY SHOP</i>	<i>1173 MAY RIVER RD (H</i>	<i>SE 1/4 - 1/2 (0.316 mi.)</i>	<i>A4</i>	<i>11</i>

EXECUTIVE SUMMARY

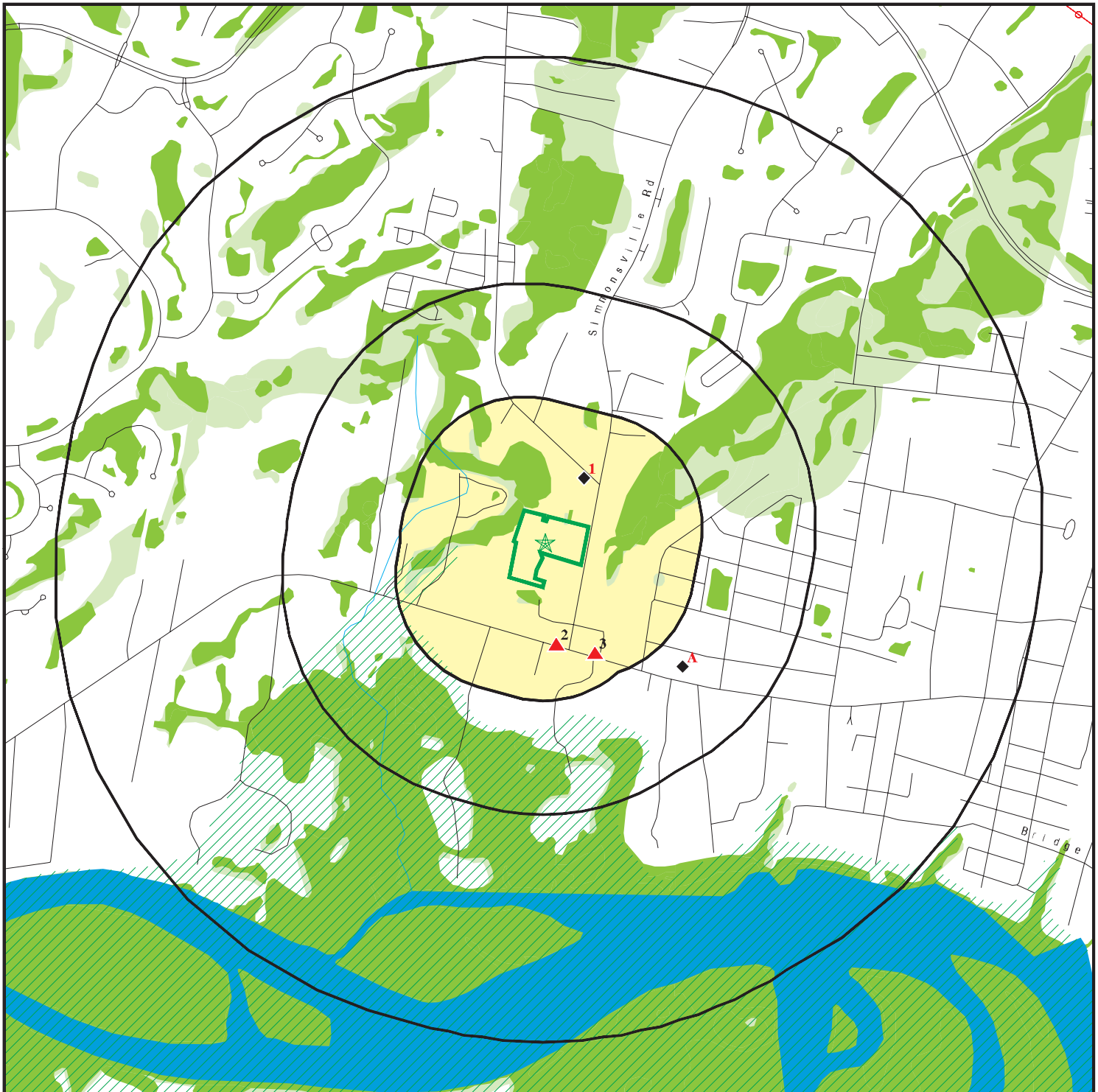
Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name

MESSEX ONE STOP SERVICE INC
MARUTI FOOD MART 2 LLC- PLANTATION

Database(s)

LUST, UST, Financial Assurance
LUST, UST, Financial Assurance















- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 12572221-00 - Bluffton, SC
 ADDRESS: 412 Buck Island Road
 Bluffton SC 29910
 LAT/LONG: 32.242224 / 80.879702

CLIENT: GHD
 CONTACT: Chris Jones
 INQUIRY #: 6822070.2s
 DATE: January 18, 2022 9:58 am



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 12572221-00 - Bluffton, SC
 ADDRESS: 412 Buck Island Road
 Bluffton SC 29910
 LAT/LONG: 32.242224 / 80.879702

CLIENT: GHD
 CONTACT: Chris Jones
 INQUIRY #: 6822070.2s
 DATE: January 18, 2022 9:59 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	1	1	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
RCR	0.500		0	0	1	NR	NR	1
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
ALLSITES	0.500		0	0	0	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
GWCI	0.500		0	0	0	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	3	2	0	0	6

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
NNE
< 1/8
0.101 mi.
534 ft.

RESORT SERVICES INC
336 BUCK ISLAND ROAD
BLUFFTON, SC 29910

AST A100174756
N/A

Relative:
Lower

AST:

Actual:
22 ft.

Facility ID: 1497
District: Low Country
Mailing Addr: Not reported
Mailing City,St,Zip: Bluffton, SC 29910-
Facility Manager: Jeff Reeves
Manager Phone: 9129204537
Facility office location: 336 Buck Island Road
Facility phone number: 8437573701
Facility manager Ext: Not reported
Tank A-How many of size < 250 glns: 1
Tank B-How many of size 250-1000 glns: 0
Tank C-How many of size 1001-2000 glns: 0
Tank D-How many of size 2001-10000 glns: 3
Tank E-How many of size 10001-42000 glns: 1
Tank F-How many of size 42001-250000 glns: 0
Tank G-How many of size 250001-1000000 glns: 0
Tank H-How many of size 10000001-4000000 glns: 0
Tank I-How many of size >4000000 glns: 0
Total site capacity 661-2,000 glns: False
Total site capacity 2001-10,000 glns: False
Total site capacity 10,001-42,000 glns: True
Total site capacity 42,001-100,000 glns: False
Total site capacity 100,001-250,000 glns: False
Total site capacity 250,001-1,000,000 glns: False
Total site capacity 1,000,001-5,000,000 glns: False
Total site capacity 5,000,0001-10,000,000 glns: False
Total site capacity >10,000,000 glns: False
Actual storage amount in gallons: 30150.00000
NAICS code: 0.00000
Is this a registered terminal facility?: False
If not, does it need to be registered?: False
Earthen containment: False
Asphalt containment: False
Liner: False
Concrete floor and walls: False
Concrete walls, earth floor: False
Block walls, concrete floor: True
Block walls, earthen floor: False
Double wall tank: False
Does containment need repair?: False
GPS unit make/model: Trimble XRS
GPS mode uncorrected, Radio beacon, Satellite corrected: Sat - DGPS
Lat/Long: 32 14 39.19 -80 52 43.69
Date data was collected: 12/05/00
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2
South
1/8-1/4
0.128 mi.
678 ft.

WILLIAMS SUPER MARKET
1135 MAY RIVER RD
BLUFFTON, SC

LUST **U004019835**
UST **N/A**

Relative:
Higher

LUST:

Actual:
26 ft.

Name: WILLIAMS SUPER MARKET
Address: 1135 MAY RIVER RD
City,State,Zip: BLUFFTON, SC 29910
Release Number: 1
Facility ID: 00983
Release Status Number: Not reported
Substance: PETRO
Tank Owner Company Name: EUGENE, EUGENE
Tank Owner Last Name: Not reported
Tank Owner First name: Not reported
NFA Date: 07/11/2003
Tank Owner City: Not reported
Confirmed Date: Not reported
Release Date: 12/31/1991
EID: Not reported
Local Facility District: Not reported
SCRBCA Class Number: Not reported
Release Fin Type Code: Not reported
Qualified: Not reported
Release Source: Not reported
Local Fac Last Name: Not reported
Local Fac First Name: Not reported
User Name: ANDERSPE
Cleanup Initiated Date: 03/23/1992
Prefix: Not reported
Total Score: 0

LUST:

Release Date: 12/31/1991
Cleanup Complete Date: 06/19/2003
Depth to Ground Water: 2
Ground Water Flow Direction: SE
Release Number: 1
Confirmed date: 03/23/1992
RP Name: EUGENE
RP Address: 54 MUDDY CREEK RD
RP City: HILTON HEAD ISLAND
RP State: SC
RP Zip: 29928
SCRBCA Class Code: CLASS2BB
Project Manager: ANDERSON, PAULA E
Release Fin Type Code: WS

UST:

Name: WILLIAMS SUPER MARKET
Address: 1135 MAY RIVER RD
City: BLUFFTON
Facility ID: 00983
Permit: N 00983
Owner: EUGENE, EUGENE
Owner Address: 54 MUDDY CREEK RD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLIAMS SUPER MARKET (Continued)

U004019835

Owner City, st, zip: HILTON HEAD ISLAND SC 29928
Owner Phone: - -

Tank ID: 1
Status: **Abandoned**
Capacity: 2000
Product: Gasoline
Calcage: 10

Name: WILLIAMS SUPER MARKET
Address: 1135 MAY RIVER RD
City: BLUFFTON

Tank ID: 2
Status: **Abandoned**
Capacity: 1200
Product: Gasoline
Calcage: 10

Name: WILLIAMS SUPER MARKET
Address: 1135 MAY RIVER RD
City: BLUFFTON

Tank ID: 3
Status: **Abandoned**
Capacity: 1200
Product: Gasoline
Calcage: 10

3
SSE
1/8-1/4
0.184 mi.
974 ft.

DUNSTONS GAS
6204 JENNIFER CT
BLUFFTON, SC

UST **U004130940**
Financial Assurance **N/A**

Relative:
Higher
Actual:
24 ft.

UST:
Name: DUNSTONS GAS
Address: 6204 JENNIFER CT
City: BLUFFTON
Facility ID: 19420
Permit: P 19420
Owner: DUNSTON KYRIN AND MARK
Owner Address: 110 GOETTE TRAIL
Owner City, st, zip: SAVANNAH GA 31410
Owner Phone: 912-484-8606

Tank ID: 1
Status: **Construct Permit Appl. Received**
Capacity: 12000
Product: Gasoline
Calcage: 0

Name: DUNSTONS GAS
Address: 6204 JENNIFER CT
City: BLUFFTON

Tank ID: 2
Status: **Construct Permit Appl. Received**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUNSTONS GAS (Continued)**U004130940**

Capacity: 3000
Product: Gasoline
Calcage: 0

SC Financial Assurance 3:

Name: DUNSTONS GAS
Address: 6204 JENNIFER CT
City,State,Zip: BLUFFTON, SC 29910
Owner Name: DUNSTON KYRIN AND MARK
Owner Address: 110 GOETTE TRAIL
Owner City St Zip: SAVANNAH GA 31410
Mechanism: None
Date Expired: Not reported
Bill: 0

A4
SE
1/4-1/2
0.316 mi.
1668 ft.

MORRIS VARIETY SHOP
1173 MAY RIVER RD (HWY 46)
BLUFFTON, SC 29910

RCR **S109516439**
UIC **N/A**

Site 1 of 2 in cluster A

Relative:
Lower
Actual:
22 ft.

RCR:
Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City,State,Zip: BLUFFTON, SC 29910
Entity Responsibility: Not reported
Region: Not reported
Tax Id: R610 039 000 0097
Latitude: 32.23785
Longitude: -80.87481
Tracking Number: 00996
Regulatory Program: Not reported
Reported: 12/31/91
CU-MCL: 07/18/08
Unit Type: Not reported
Unit Number/Letter: Not reported
Area/Acres: Not reported
Affected Media: Not reported
Site/Unit: Not reported
Conditions: Not reported
Associated Response/Corrective Action: Not reported
Associated Chemicals Requiring: Not reported

UIC:

Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City,State,Zip: BLUFFTON, SC 29910
Permit Number: SCHE03000320
Permit Holder: ROBINWICH
Former Permit Number: 441 441M
Activity: Inactive
Disposition: Closed
District: Beaufort EQC Office
Sub Type: Area Permit

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A5
SE
1/4-1/2
0.316 mi.
1668 ft.
MORRIS VARIETY SHOP
1173 MAY RIVER RD (HWY 46)
BLUFFTON, SC
Site 2 of 2 in cluster A

LUST **U004019861**
UST **N/A**

Relative:
Lower

LUST:

Actual:
22 ft.

Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City,State,Zip: BLUFFTON, SC 29910
Release Number: 1
Facility ID: 00996
Release Status Number: Not reported
Substance: PETRO
Tank Owner Company Name: MORRIS VARIETY SHOP
Tank Owner Last Name: Not reported
Tank Owner First name: Not reported
NFA Date: 07/18/2008
Tank Owner City: Not reported
Confirmed Date: Not reported
Release Date: 12/31/1991
EID: Not reported
Local Facility District: Not reported
SCRBCA Class Number: Not reported
Release Fin Type Code: Not reported
Qualified: Not reported
Release Source: Not reported
Local Fac Last Name: Not reported
Local Fac First Name: Not reported
User Name: KOONJT
Cleanup Initiated Date: 03/23/1992
Prefix: Not reported
Total Score: 301

LUST:

Release Date: 12/31/1991
Cleanup Complete Date: Not reported
Depth to Ground Water: 3
Ground Water Flow Direction: W
Release Number: 1
Confirmed date: 03/23/1992
RP Name: MORRIS VARIETY SHOP
RP Address: 1173 MAY RIVER RD (HWY 46)
RP City: BLUFFTON
RP State: SC
RP Zip: 29910
SCRBCA Class Code: CLASS2BB
Project Manager: KOON, JUSTIN
Release Fin Type Code: WS

UST:

Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City: BLUFFTON
Facility ID: 00996
Permit: N 00996
Owner: MORRIS VARIETY SHOP
Owner Address: 1173 MAY RIVER RD (HWY 46)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MORRIS VARIETY SHOP (Continued)**U004019861**

Owner City, st, zip: BLUFFTON SC 29910
Owner Phone: 843-757-3357

Tank ID: 1
Status: **Abandoned**
Capacity: 2000
Product: Gasoline
Calcage: 15

Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City: BLUFFTON

Tank ID: 2
Status: **Abandoned**
Capacity: 2000
Product: Gasoline
Calcage: 15

Name: MORRIS VARIETY SHOP
Address: 1173 MAY RIVER RD (HWY 46)
City: BLUFFTON

Tank ID: 3
Status: **Abandoned**
Capacity: 4000
Product: Gasoline
Calcage: 5

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BLUFFTON	U004019863	MESSEX ONE STOP SERVICE INC	1189A MAY RIVER RD		LUST, UST, Financial Assurance
BLUFFTON	U003930648	MARUTI FOOD MART 2 LLC- PLANTATION	34 PLANTATION PARK DR		LUST, UST, Financial Assurance

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 24	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 24	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
 Date Data Arrived at EDR: 02/02/1994
 Date Made Active in Reports: 03/30/1994
 Number of Days to Update: 56

Source: EPA
 Telephone: 202-564-4267
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/20/2021
 Date Data Arrived at EDR: 11/05/2021
 Date Made Active in Reports: 11/29/2021
 Number of Days to Update: 24

Source: EPA
 Telephone: N/A
 Last EDR Contact: 01/13/2022
 Next Scheduled EDR Contact: 04/11/2022
 Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
 Date Data Arrived at EDR: 06/24/2021
 Date Made Active in Reports: 09/20/2021
 Number of Days to Update: 88

Source: Environmental Protection Agency
 Telephone: 703-603-8704
 Last EDR Contact: 12/29/2021
 Next Scheduled EDR Contact: 04/11/2022
 Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/20/2021
 Date Data Arrived at EDR: 11/05/2021
 Date Made Active in Reports: 11/29/2021
 Number of Days to Update: 24

Source: EPA
 Telephone: 800-424-9346
 Last EDR Contact: 01/13/2022
 Next Scheduled EDR Contact: 04/25/2022
 Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: 800-424-9346
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 24	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021	Source: EPA
Date Data Arrived at EDR: 09/15/2021	Telephone: 800-424-9346
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 07/12/2021	Source: Department of the Navy
Date Data Arrived at EDR: 08/06/2021	Telephone: 843-820-7326
Date Made Active in Reports: 10/22/2021	Last EDR Contact: 11/08/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/21/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/18/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/06/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/19/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/13/2021

Date Data Arrived at EDR: 09/21/2021

Date Made Active in Reports: 12/15/2021

Number of Days to Update: 85

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/16/2021

Next Scheduled EDR Contact: 04/04/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Site Assessment Section Project List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 09/10/2021

Date Data Arrived at EDR: 09/23/2021

Date Made Active in Reports: 12/15/2021

Number of Days to Update: 83

Source: Department of Health and Environmental Control

Telephone: 803-898-0835

Last EDR Contact: 12/02/2021

Next Scheduled EDR Contact: 03/21/2022

Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Permitted Landfills List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/01/2021

Date Data Arrived at EDR: 09/07/2021

Date Made Active in Reports: 12/01/2021

Number of Days to Update: 85

Source: Department of Health and Environmental Control

Telephone: 803-734-5165

Source: Department of Health and Environmental Control, GIS Section

Telephone: 803-896-4084

Last EDR Contact: 12/02/2021

Next Scheduled EDR Contact: 03/21/2022

Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 06/11/2021

Date Data Arrived at EDR: 08/06/2021

Date Made Active in Reports: 11/02/2021

Number of Days to Update: 88

Source: Department of Health and Environmental Control

Telephone: 803-898-4350

Last EDR Contact: 11/01/2021

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/06/2021

Date Data Arrived at EDR: 06/11/2021

Date Made Active in Reports: 09/07/2021

Number of Days to Update: 88

Source: EPA, Region 5

Telephone: 312-886-7439

Last EDR Contact: 11/15/2021

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6271
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3372
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-6597
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021	Source: FEMA
Date Data Arrived at EDR: 02/17/2021	Telephone: 202-646-5797
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 12/18/2021
Number of Days to Update: 33	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

UST: Comprehensive Underground Storage Tanks

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/28/2021	Source: Department of Health and Environmental Control
Date Data Arrived at EDR: 03/02/2021	Telephone: 803-896-7957
Date Made Active in Reports: 05/21/2021	Last EDR Contact: 01/03/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 03/25/2004	Source: Department of Health and Environmental Control
Date Data Arrived at EDR: 08/04/2004	Telephone: 803-898-4350
Date Made Active in Reports: 09/23/2004	Last EDR Contact: 11/18/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-7591
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6137
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 9
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3368
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

RCR: Registry of Conditional Remedies

The Bureau of Land and Waste Management established this Registry to help monitor and maintain sites that have conditional remedies. A Conditional Remedy is an environmental remedy that includes certain qualifications. These qualifications are divided into two major categories: Remedies requiring Land Use Controls and Conditional No Further Actions.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2021
 Date Data Arrived at EDR: 09/13/2021
 Date Made Active in Reports: 12/02/2021
 Number of Days to Update: 80

Source: Department of Health & Environmental Control
 Telephone: 803-896-4000
 Last EDR Contact: 12/02/2021
 Next Scheduled EDR Contact: 03/21/2022
 Data Release Frequency: Varies

AUL: Land Use Controls

The term Land Use Controls or "LUCs" encompass institutional controls, such as those involved in real estate interests, governmental permitting, zoning, public advisories, deed notices, and other legal restrictions. The term also includes restrictions on access, whether achieved by means of engineered barriers (e.g., fence or concrete pad) or by human means (e.g., the presence of security guards). Additionally, the term includes both affirmative measures to achieve the desired restrictions (e.g., night lighting of an area) and prohibitive directives (e.g., restrictions on certain types of wells for the duration of the corrective action). Considered altogether, the LUCs for a facility will provide a tool for how the property should be used in order to maintain the level of protectiveness that one or more corrective actions were designed to achieve.

Date of Government Version: 09/07/2021
 Date Data Arrived at EDR: 09/08/2021
 Date Made Active in Reports: 12/01/2021
 Number of Days to Update: 84

Source: Department of Health & Environmental Control
 Telephone: 803-896-4049
 Last EDR Contact: 12/08/2021
 Next Scheduled EDR Contact: 03/21/2022
 Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Sites

Sites participating in the Voluntary Cleanup Program. Once staff and a non-responsible party have agreed upon an approved scope of work for a site investigation and/or remediation, the party enters into a voluntary cleanup contract. Staff oversees the cleanup efforts to ensure that activities are performed to our satisfaction. Upon completion of the negotiated work in the voluntary cleanup contract, the non-responsible party receives State Superfund liability protection.

Date of Government Version: 10/07/2021
 Date Data Arrived at EDR: 10/20/2021
 Date Made Active in Reports: 01/12/2022
 Number of Days to Update: 84

Source: Department of Health and Environmental Control
 Telephone: 803-896-4049
 Last EDR Contact: 01/10/2022
 Next Scheduled EDR Contact: 04/25/2022
 Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
 Date Data Arrived at EDR: 04/22/2008
 Date Made Active in Reports: 05/19/2008
 Number of Days to Update: 27

Source: EPA, Region 7
 Telephone: 913-551-7365
 Last EDR Contact: 07/08/2021
 Next Scheduled EDR Contact: 07/20/2009
 Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
 Date Data Arrived at EDR: 09/29/2015
 Date Made Active in Reports: 02/18/2016
 Number of Days to Update: 142

Source: EPA, Region 1
 Telephone: 617-918-1102
 Last EDR Contact: 12/14/2021
 Next Scheduled EDR Contact: 04/04/2022
 Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites Listing

The Brownfields component of the Voluntary Cleanup Program allows a non-responsible party to acquire a contaminated property with State Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/07/2021
 Date Data Arrived at EDR: 10/20/2021
 Date Made Active in Reports: 01/12/2022
 Number of Days to Update: 84

Source: Department of Health & Environmental Control
 Telephone: 803-896-4069
 Last EDR Contact: 01/10/2022
 Next Scheduled EDR Contact: 04/25/2022
 Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021
 Date Data Arrived at EDR: 06/10/2021
 Date Made Active in Reports: 08/17/2021
 Number of Days to Update: 68

Source: Environmental Protection Agency
 Telephone: 202-566-2777
 Last EDR Contact: 12/08/2021
 Next Scheduled EDR Contact: 03/28/2022
 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Solid Waste Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 06/30/2019
 Date Data Arrived at EDR: 03/13/2020
 Date Made Active in Reports: 05/22/2020
 Number of Days to Update: 70

Source: Department of Health & Environmental Control
 Telephone: 803-896-8985
 Last EDR Contact: 12/06/2021
 Next Scheduled EDR Contact: 03/21/2022
 Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
 Date Data Arrived at EDR: 12/03/2007
 Date Made Active in Reports: 01/24/2008
 Number of Days to Update: 52

Source: Environmental Protection Agency
 Telephone: 703-308-8245
 Last EDR Contact: 10/22/2021
 Next Scheduled EDR Contact: 02/07/2022
 Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
 Date Data Arrived at EDR: 08/09/2004
 Date Made Active in Reports: 09/17/2004
 Number of Days to Update: 39

Source: Environmental Protection Agency
 Telephone: 800-424-9346
 Last EDR Contact: 06/09/2004
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2009
 Date Data Arrived at EDR: 05/07/2009
 Date Made Active in Reports: 09/21/2009
 Number of Days to Update: 137

Source: EPA, Region 9
 Telephone: 415-947-4219
 Last EDR Contact: 01/13/2022
 Next Scheduled EDR Contact: 05/02/2022
 Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
 Date Data Arrived at EDR: 08/06/2014
 Date Made Active in Reports: 01/29/2015
 Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
 Telephone: 301-443-1452
 Last EDR Contact: 10/28/2021
 Next Scheduled EDR Contact: 02/07/2022
 Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
 Date Data Arrived at EDR: 05/18/2021
 Date Made Active in Reports: 08/03/2021
 Number of Days to Update: 77

Source: Drug Enforcement Administration
 Telephone: 202-307-1000
 Last EDR Contact: 11/16/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: No Update Planned

ALLSITES: Site Assessment & Remediation Public Record Database

The South Carolina Department of Health and Environmental Control is pleased to have the Public Record for your review. The purpose of this database is two-fold. First, it will provide to communities another form of notice of cleanup activity, allowing them to have more information about assessment and cleanup activities in their area and in the State. Second, it can assist those seeking to redevelop brownfield properties within South Carolina.

Date of Government Version: 09/07/2021
 Date Data Arrived at EDR: 09/08/2021
 Date Made Active in Reports: 12/01/2021
 Number of Days to Update: 84

Source: Department of Health & Environmental Control
 Telephone: 803-896-4000
 Last EDR Contact: 12/08/2021
 Next Scheduled EDR Contact: 03/21/2022
 Data Release Frequency: Quarterly

CDL 2: Clandestine Drug Lab Listing

A listing of clandestine drug lab site locations.

Date of Government Version: 08/26/2021
 Date Data Arrived at EDR: 08/26/2021
 Date Made Active in Reports: 09/02/2021
 Number of Days to Update: 7

Source: South Carolina Law Enforcement Division
 Telephone: 803-896-7136
 Last EDR Contact: 11/18/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Varies

CDL: Clandestine Drug Lab Sites

A listing of clandestine drug lab site locations.

Date of Government Version: 01/24/2012
 Date Data Arrived at EDR: 01/26/2012
 Date Made Active in Reports: 02/24/2012
 Number of Days to Update: 29

Source: Department of Health & Environmental Control
 Telephone: 803-896-4288
 Last EDR Contact: 11/29/2021
 Next Scheduled EDR Contact: 03/14/2022
 Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2021
 Date Data Arrived at EDR: 05/18/2021
 Date Made Active in Reports: 08/03/2021
 Number of Days to Update: 77

Source: Drug Enforcement Administration
 Telephone: 202-307-1000
 Last EDR Contact: 11/16/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/20/2021
 Date Data Arrived at EDR: 11/05/2021
 Date Made Active in Reports: 11/29/2021
 Number of Days to Update: 24

Source: Environmental Protection Agency
 Telephone: 202-564-6023
 Last EDR Contact: 01/13/2022
 Next Scheduled EDR Contact: 04/11/2022
 Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/12/2021
 Date Data Arrived at EDR: 09/13/2021
 Date Made Active in Reports: 09/28/2021
 Number of Days to Update: 15

Source: U.S. Department of Transportation
 Telephone: 202-366-4555
 Last EDR Contact: 12/16/2021
 Next Scheduled EDR Contact: 04/04/2022
 Data Release Frequency: Quarterly

SPILLS: Spill List

Spills and releases of petroleum and hazardous chemicals reported to the Oil & Chemical Emergency Response division.

Date of Government Version: 09/10/2021
 Date Data Arrived at EDR: 09/13/2021
 Date Made Active in Reports: 12/02/2021
 Number of Days to Update: 80

Source: Department of Health and Environmental Control
 Telephone: 803-898-4111
 Last EDR Contact: 11/18/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/25/2012
 Date Data Arrived at EDR: 01/03/2013
 Date Made Active in Reports: 03/07/2013
 Number of Days to Update: 63

Source: FirstSearch
 Telephone: N/A
 Last EDR Contact: 01/03/2013
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 03/26/2001
 Date Data Arrived at EDR: 01/03/2013
 Date Made Active in Reports: 03/07/2013
 Number of Days to Update: 63

Source: FirstSearch
 Telephone: N/A
 Last EDR Contact: 01/03/2013
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (404) 562-8651
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/10/2021	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/17/2021	Telephone: 202-528-4285
Date Made Active in Reports: 10/22/2021	Last EDR Contact: 11/16/2021
Number of Days to Update: 66	Next Scheduled EDR Contact: 02/28/2022
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/14/2022
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 01/07/2022
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 11/08/2021
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/21/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: 202-566-1917
Date Made Active in Reports: 09/28/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 11/01/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 11/05/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 12/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 03/28/2022
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 08/14/2020	Telephone: 202-566-0250
Date Made Active in Reports: 11/04/2020	Last EDR Contact: 11/16/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/28/2022
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/18/2021	Source: EPA
Date Data Arrived at EDR: 10/20/2021	Telephone: 202-564-4203
Date Made Active in Reports: 01/10/2022	Last EDR Contact: 10/20/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: 703-416-0223
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 12/01/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 03/14/2022
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-564-8600
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 10/18/2021
Number of Days to Update: 7	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-564-6023
Date Made Active in Reports: 12/15/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 40	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 01/07/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/29/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/24/2021	Telephone: 301-415-7169
Date Made Active in Reports: 11/19/2021	Last EDR Contact: 10/18/2021
Number of Days to Update: 87	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019	Source: Department of Energy
Date Data Arrived at EDR: 12/01/2020	Telephone: 202-586-8719
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 11/30/2021
Number of Days to Update: 70	Next Scheduled EDR Contact: 03/14/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 12/02/2021
Number of Days to Update: 251	Next Scheduled EDR Contact: 03/14/2022
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 11/05/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/27/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/2020
 Date Data Arrived at EDR: 01/28/2020
 Date Made Active in Reports: 04/17/2020
 Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
 Telephone: 202-366-4595
 Last EDR Contact: 10/26/2021
 Next Scheduled EDR Contact: 02/07/2022
 Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2021
 Date Data Arrived at EDR: 10/13/2021
 Date Made Active in Reports: 01/10/2022
 Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library
 Telephone: Varies
 Last EDR Contact: 01/03/2022
 Next Scheduled EDR Contact: 04/18/2022
 Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
 Date Data Arrived at EDR: 09/15/2021
 Date Made Active in Reports: 12/14/2021
 Number of Days to Update: 90

Source: EPA/NTIS
 Telephone: 800-424-9346
 Last EDR Contact: 12/17/2021
 Next Scheduled EDR Contact: 04/04/2022
 Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
 Date Data Arrived at EDR: 07/14/2015
 Date Made Active in Reports: 01/10/2017
 Number of Days to Update: 546

Source: USGS
 Telephone: 202-208-3710
 Last EDR Contact: 01/04/2022
 Next Scheduled EDR Contact: 04/18/2022
 Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
 Date Data Arrived at EDR: 07/27/2021
 Date Made Active in Reports: 10/22/2021
 Number of Days to Update: 87

Source: Department of Energy
 Telephone: 202-586-3559
 Last EDR Contact: 11/01/2021
 Next Scheduled EDR Contact: 02/14/2022
 Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
 Date Data Arrived at EDR: 11/15/2019
 Date Made Active in Reports: 01/28/2020
 Number of Days to Update: 74

Source: Department of Energy
 Telephone: 505-845-0011
 Last EDR Contact: 12/09/2021
 Next Scheduled EDR Contact: 02/28/2022
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/20/2021
 Date Data Arrived at EDR: 11/05/2021
 Date Made Active in Reports: 11/29/2021
 Number of Days to Update: 24

Source: Environmental Protection Agency
 Telephone: 703-603-8787
 Last EDR Contact: 01/13/2022
 Next Scheduled EDR Contact: 04/11/2022
 Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
 Date Data Arrived at EDR: 10/27/2010
 Date Made Active in Reports: 12/02/2010
 Number of Days to Update: 36

Source: American Journal of Public Health
 Telephone: 703-305-6451
 Last EDR Contact: 12/02/2009
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
 Date Data Arrived at EDR: 10/26/2016
 Date Made Active in Reports: 02/03/2017
 Number of Days to Update: 100

Source: EPA
 Telephone: 202-564-2496
 Last EDR Contact: 09/26/2017
 Next Scheduled EDR Contact: 01/08/2018
 Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
 Date Data Arrived at EDR: 10/26/2016
 Date Made Active in Reports: 02/03/2017
 Number of Days to Update: 100

Source: EPA
 Telephone: 202-564-2496
 Last EDR Contact: 09/26/2017
 Next Scheduled EDR Contact: 01/08/2018
 Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2021
 Date Data Arrived at EDR: 08/24/2021
 Date Made Active in Reports: 11/19/2021
 Number of Days to Update: 87

Source: Department of Labor, Mine Safety and Health Administration
 Telephone: 303-231-5959
 Last EDR Contact: 11/22/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
 Date Data Arrived at EDR: 07/01/2021
 Date Made Active in Reports: 09/28/2021
 Number of Days to Update: 89

Source: DOL, Mine Safety & Health Administration
 Telephone: 202-693-9424
 Last EDR Contact: 12/20/2021
 Next Scheduled EDR Contact: 03/14/2022
 Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020	Source: USGS
Date Data Arrived at EDR: 05/27/2020	Telephone: 703-648-7709
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 11/22/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 11/22/2021
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/14/2021	Source: Department of Interior
Date Data Arrived at EDR: 09/15/2021	Telephone: 202-208-2609
Date Made Active in Reports: 12/15/2021	Last EDR Contact: 12/14/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 03/21/2022
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021	Source: EPA
Date Data Arrived at EDR: 05/18/2021	Telephone: (404) 562-9900
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 11/22/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 03/14/2022
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 11/23/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 07/02/2020
 Date Made Active in Reports: 09/17/2020
 Number of Days to Update: 77

Source: Department of Defense
 Telephone: 703-704-1564
 Last EDR Contact: 01/11/2022
 Next Scheduled EDR Contact: 04/25/2022
 Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022
 Date Data Arrived at EDR: 01/04/2022
 Date Made Active in Reports: 01/10/2022
 Number of Days to Update: 6

Source: Environmental Protection Agency
 Telephone: 202-564-2280
 Last EDR Contact: 01/04/2022
 Next Scheduled EDR Contact: 04/18/2022
 Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2021
 Date Data Arrived at EDR: 08/13/2021
 Date Made Active in Reports: 10/22/2021
 Number of Days to Update: 70

Source: EPA
 Telephone: 800-385-6164
 Last EDR Contact: 11/15/2021
 Next Scheduled EDR Contact: 02/28/2022
 Data Release Frequency: Quarterly

AIRS: Permitted Airs Facility Listing

A listing of permitted airs facilities.

Date of Government Version: 08/23/2021
 Date Data Arrived at EDR: 08/24/2021
 Date Made Active in Reports: 11/16/2021
 Number of Days to Update: 84

Source: Department of Health & Environmental Control
 Telephone: 803-898-4279
 Last EDR Contact: 11/22/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos abatement & demolition project list

Date of Government Version: 07/26/2021
 Date Data Arrived at EDR: 07/27/2021
 Date Made Active in Reports: 10/20/2021
 Number of Days to Update: 85

Source: Department of Health & Environmental Control
 Telephone: 803-898-3882
 Last EDR Contact: 11/01/2021
 Next Scheduled EDR Contact: 01/31/2022
 Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

A listing of sites with coal ash ponds.

Date of Government Version: 03/20/2018
 Date Data Arrived at EDR: 03/22/2018
 Date Made Active in Reports: 04/25/2018
 Number of Days to Update: 34

Source: Department of Health & Environmental Control
 Telephone: 803-898-3964
 Last EDR Contact: 12/20/2021
 Next Scheduled EDR Contact: 03/28/2022
 Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

The Drycleaning Facility Restoration Trust Fund database is used to access, prioritize and cleanup contaminated registered drycleaning sites.

Date of Government Version: 01/08/2018
 Date Data Arrived at EDR: 02/01/2018
 Date Made Active in Reports: 03/21/2018
 Number of Days to Update: 48

Source: Department of Health & Environmental Control
 Telephone: 803-898-3882
 Last EDR Contact: 10/29/2021
 Next Scheduled EDR Contact: 02/07/2022
 Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 09/15/2021	Source: Department of Health & Environmental Control
Date Data Arrived at EDR: 09/15/2021	Telephone: 803-896-4067
Date Made Active in Reports: 10/08/2021	Last EDR Contact: 12/02/2021
Number of Days to Update: 23	Next Scheduled EDR Contact: 03/21/2022
	Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

Hazardous waste financial assurance information.

Date of Government Version: 09/15/2021	Source: Department of Health & Environmental Control
Date Data Arrived at EDR: 09/15/2021	Telephone: 803-898-3880
Date Made Active in Reports: 10/14/2021	Last EDR Contact: 12/02/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 03/21/2022
	Data Release Frequency: Varies

Financial Assurance 3: Financial Assurance Information Listing

UST financial assurance information.

Date of Government Version: 02/28/2021	Source: Department of Health & Environmental Control
Date Data Arrived at EDR: 03/02/2021	Telephone: 803-898-3880
Date Made Active in Reports: 05/21/2021	Last EDR Contact: 01/03/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

GWCI: Groundwater Contamination Inventory

An inventory of all groundwater contamination cases in the state.

Date of Government Version: 07/01/2008	Source: Department of Health and Environmental Control
Date Data Arrived at EDR: 11/06/2008	Telephone: 803-898-3798
Date Made Active in Reports: 11/19/2008	Last EDR Contact: 12/15/2021
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Annually

NPDES: Waste Water Treatment Facilities Listing

A listing of waste water treatment facility locations.

Date of Government Version: 07/23/2021	Source: Department of Health & Environmental Control
Date Data Arrived at EDR: 07/23/2021	Telephone: 803-898-4300
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 10/18/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

UIC: Underground Injection Wells Listing

A listing of underground injection wells locations.

Date of Government Version: 06/15/2021	Source: Department of Health & Environmental Control
Date Data Arrived at EDR: 07/22/2021	Telephone: 803-898-3799
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 11/08/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/07/2022
	Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/29/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES MRDS: Mineral Resources Data System

Date of Government Version: 04/06/2018
 Date Data Arrived at EDR: 10/21/2019
 Date Made Active in Reports: 10/24/2019
 Number of Days to Update: 3

Source: USGS
 Telephone: 703-648-6533
 Last EDR Contact: 11/23/2021
 Next Scheduled EDR Contact: 03/07/2022
 Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
 Date Data Arrived at EDR: 01/06/2015
 Date Made Active in Reports: 05/06/2015
 Number of Days to Update: 120

Source: EPA
 Telephone: 202-564-2496
 Last EDR Contact: 12/29/2021
 Next Scheduled EDR Contact: 04/18/2022
 Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
 Date Data Arrived at EDR: 08/05/2011
 Date Made Active in Reports: 09/29/2011
 Number of Days to Update: 55

Source: EPA, Office of Water
 Telephone: 202-564-2496
 Last EDR Contact: 12/29/2021
 Next Scheduled EDR Contact: 04/18/2022
 Data Release Frequency: Semi-Annually

MANIFEST: Hazardous Waste Manifest Data

A generator who transports, or offers for transportation, hazardous waste for off-site treatment, storage or disposal must prepare a hazardous waste manifest to accompany such shipment.

Date of Government Version: 12/31/2019
 Date Data Arrived at EDR: 10/22/2020
 Date Made Active in Reports: 01/20/2021
 Number of Days to Update: 90

Source: Department of Health & Environmental Control
 Telephone: 803-898-3796
 Last EDR Contact: 11/01/2021
 Next Scheduled EDR Contact: 02/14/2022
 Data Release Frequency: Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health and Environmental Control in South Carolina.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 01/03/2014
 Number of Days to Update: 186

Source: Department of Health and Environmental Control
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health and Environmental Control in South Carolina.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 01/15/2014
 Number of Days to Update: 198

Source: Department of Health and Environmental Control
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health and Environmental Control in South Carolina.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 01/03/2014
 Number of Days to Update: 186

Source: Department of Health and Environmental Control
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/23/2021
Date Data Arrived at EDR: 08/10/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 90

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/12/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/10/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/29/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/06/2021
Next Scheduled EDR Contact: 03/21/2022
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Day Care List

Source: Department of Social Services

Telephone: 803-898-7345

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 803-734-9494

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

12572221-00 - BLUFFTON, SC
412 BUCK ISLAND ROAD
BLUFFTON, SC 29910

TARGET PROPERTY COORDINATES

Latitude (North):	32.242224 - 32° 14' 32.01"
Longitude (West):	80.879702 - 80° 52' 46.93"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	511333.1
UTM Y (Meters):	3567102.8
Elevation:	23 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	15633322 PRITCHARDVILLE, SC
Version Date:	2020
Northeast Map:	15633340 SPRING ISLAND, SC
Version Date:	2020
Southeast Map:	15633270 BLUFFTON, SC
Version Date:	2020
Northwest Map:	15633302 JASPER, SC
Version Date:	2020

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

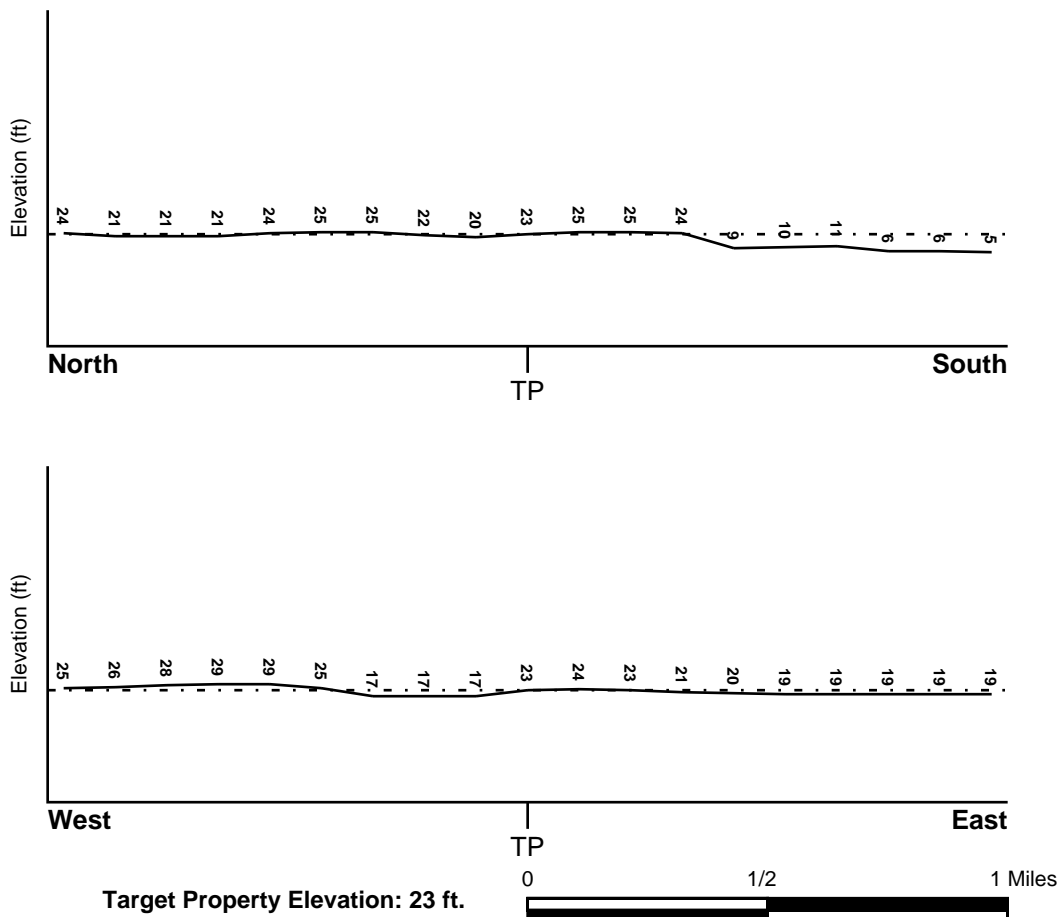
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
4500250085D	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
4502510001A	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
PRITCHARDVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
Not Reported	<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

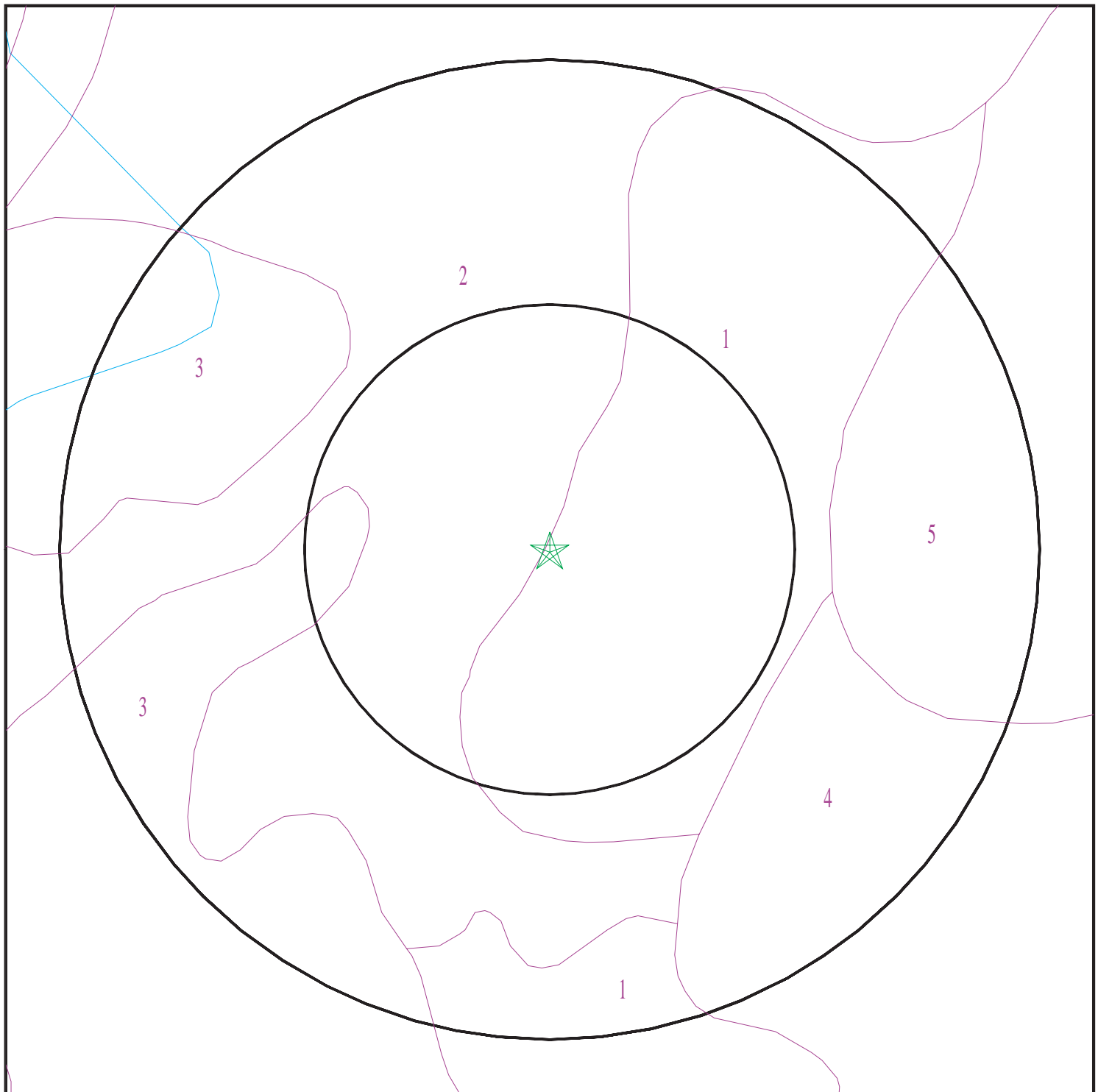
ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton SC 29910
LAT/LONG: 32.242224 / 80.879702

CLIENT: GHD
CONTACT: Chris Jones
INQUIRY #: 6822070.2s
DATE: January 18, 2022 10:00 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: CHIPLEY

Soil Surface Texture: fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 4.5
2	9 inches	79 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: SEEWEE

Soil Surface Texture: fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6 Min: 4.5
2	25 inches	44 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6 Min: 4.5
3	44 inches	79 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: LAKELAND

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	51 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6 Min: 4.5
2	51 inches	85 inches	fine sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: LYNN HAVEN

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 8 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sand	Not reported	Not reported	Max: 42 Min: 4	Max: 5.5 Min: 3.6
2	11 inches	25 inches	fine sand	Not reported	Not reported	Max: 42 Min: 4	Max: 5.5 Min: 3.6
3	25 inches	70 inches	fine sand	Not reported	Not reported	Max: 42 Min: 4	Max: 5.5 Min: 3.6

Soil Map ID: 5

Soil Component Name: YONGES

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	loamy fine sand	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 6.1
2	18 inches	59 inches	sandy clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 6.1
3	59 inches	79 inches	sandy clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	USGS40001050815	1/8 - 1/4 Mile NE
B4	USGS40001050798	1/8 - 1/4 Mile SSE
C7	USGS40001050787	1/4 - 1/2 Mile SSW
D10	USGS40001050806	1/2 - 1 Mile West
11	USGS40001050782	1/2 - 1 Mile ESE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
5	SC0710003	1/4 - 1/2 Mile ESE

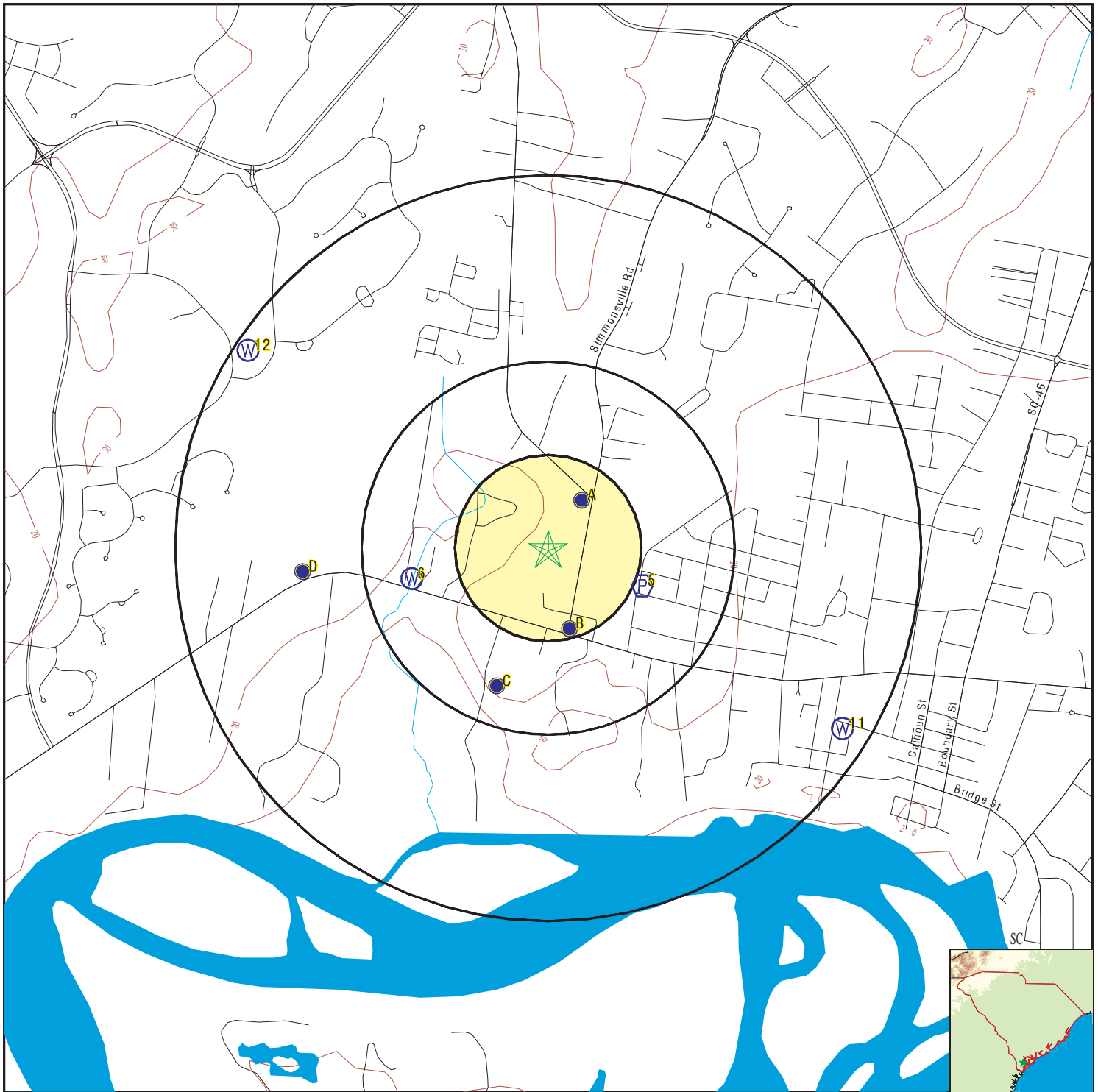
Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	SCWC60000003035	1/8 - 1/4 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**STATE DATABASE WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B3	SCWC60000002364	1/8 - 1/4 Mile SSE
6	SCWC60000003274	1/4 - 1/2 Mile WSW
C8	SCWC60000001683	1/4 - 1/2 Mile SSW
D9	SCWC60000002374	1/2 - 1 Mile West
12	SCWC60000003249	1/2 - 1 Mile WNW



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

SITE NAME: 12572221-00 - Bluffton, SC
 ADDRESS: 412 Buck Island Road
 Bluffton SC 29910
 LAT/LONG: 32.242224 / 80.879702

CLIENT: GHD
 CONTACT: Chris Jones
 INQUIRY #: 6822070.2s
 DATE: January 18, 2022 10:00 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
NE
1/8 - 1/4 Mile
Higher

SC WELLS SCWC60000003035

Well #:	BFT-2075	Elevation (ft):	28
Well Use:	Industrial	Well Depth (ft):	208
Completion Depth (ft):	208	Top Casing Diameter (in):	8
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	146
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	1973	Yield (g/m):	250
Year Yield Measure:	0	Geographical Logs:	Not Reported
Driller Logs:	0	Pump Test Data:	0
Chemical Analysis:	Not Reported	Static Water Level (ft):	37
Year SWL Measured:	1973	Driller Name:	Layne-Atlantic
Comments:	Not Reported		

A2
NE
1/8 - 1/4 Mile
Higher

FED USGS USGS40001050815

Organization ID:	USGS-SC		
Organization Name:	USGS South Carolina Water Science Center		
Monitor Location:	BFT-2075	Type:	Well
Description:	FROM SCDNR WATER WELL REPORT		
HUC:	03050208	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Units:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19730126	Well Depth:	208
Well Depth Units:	ft	Well Hole Depth:	208
Well Hole Depth Units:	ft		

B3
SSE
1/8 - 1/4 Mile
Higher

SC WELLS SCWC60000002364

Well #:	BFT-1285	Elevation (ft):	20
Well Use:	Standby	Well Depth (ft):	0
Completion Depth (ft):	240	Top Casing Diameter (in):	14
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	Not Reported
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	0	Yield (g/m):	350
Year Yield Measure:	0	Geographical Logs:	Not Reported
Driller Logs:	0	Pump Test Data:	0
Chemical Analysis:	Partial Analysis	Static Water Level (ft):	Not Reported
Year SWL Measured:	0	Driller Name:	Not Reported
Comments:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

B4
SSE
1/8 - 1/4 Mile
Higher

FED USGS USGS40001050798

Organization ID:	USGS-SC		
Organization Name:	USGS South Carolina Water Science Center		
Monitor Location:	BFT-1285	Type:	Well
Description:	Data from SCDNR 2004 RASA 2004 database		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	240
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

5
ESE
1/4 - 1/2 Mile
Higher

FRDS PWS SC0710003

Epa region:	04	State:	SC
Pwsid:	SC0710003	Pwsname:	BJW&SA - BLUFFTON
Cityserved:	Not Reported	Stateserved:	SC
Zipsserved:	Not Reported	Fipscounty:	45013
Status:	Closed	Retpopsrvt:	7413
Pwssvcconn:	3217	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Local_Govt
Contact:	BJW&SA - BLUFFTON	Contactorgname:	Not Reported
Contactphone:	843-987-9200	Contactaddress1:	W MOSS
Contactaddress2:	PO BOX 2149	Contactcity:	BEAUFORT
Contactstate:	SC	Contactzip:	29902
Pwsactivitycode:	N		
Pwsid:	SC0710003	Facid:	101T
Facname:	CEDAR AVE	Factype:	Treatment_plant
Facactivitycode:	I	Trtobjective:	disinfection
Trtprocess:	gaseous chlorination, post		
Factypecode:	TP		
Pwsid:	SC0710003	Facid:	109T
Facname:	OXEN LANE WELL	Factype:	Treatment_plant
Facactivitycode:	I	Trtobjective:	disinfection
Trtprocess:	gaseous chlorination, post		
Factypecode:	TP		
PWS ID:	SC0710003	PWS name:	BJW&SA - BLUFFTON
Address:	PO BOX 2149	Care of:	W MOSS
City:	BEAUFORT	State:	SC
Zip:	29902	Owner:	BJW&SA - BLUFFTON
Source code:	Ground water	Population:	7413
PWS ID:	SC0710003	PWS type:	Distribution Facility
PWS name:	W D MOSS	PWS address:	Not Reported
PWS city:	BEAUFORT	PWS state:	SC
PWS zip:	29902	PWS ID:	SC0710003
Activity status:	Active	Date system activated:	8008

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Date system deactivated:	Not Reported	Retail population:	00004200
System name:	BJW&SA - BLUFFTON	System address:	W D MOSS
System address:	PO BOX 2149	System city:	BEAUFORT
System state:	SC	System zip:	29902
Population served:	3,301 - 5,000 Persons	Treatment:	Mixed (treated and untreated)
Latitude:	321736	Longitude:	0805206
Latitude:	321746	Longitude:	0805206
Latitude:	321555	Longitude:	0805147
Latitude:	321454	Longitude:	0805027
Latitude:	322606	Longitude:	0804324
Latitude:	331420	Longitude:	0805117
State:	SC	Latitude degrees:	32
Latitude minutes:	14	Latitude seconds:	18.0000
Longitude degrees:	80	Longitude minutes:	51
Longitude seconds:	20.0000		
State:	SC	Latitude degrees:	32
Latitude minutes:	14	Latitude seconds:	26.0000
Longitude degrees:	80	Longitude minutes:	52
Longitude seconds:	32.0000		
State:	SC	Latitude degrees:	32
Latitude minutes:	14	Latitude seconds:	46.0000
Longitude degrees:	80	Longitude minutes:	50
Longitude seconds:	18.0000		
State:	SC	Latitude degrees:	32
Latitude minutes:	15	Latitude seconds:	58.0000
Longitude degrees:	80	Longitude minutes:	51
Longitude seconds:	46.0000		
State:	SC	Latitude degrees:	32
Latitude minutes:	16	Latitude seconds:	51.0000
Longitude degrees:	80	Longitude minutes:	53
Longitude seconds:	5.0000		
State:	SC	Latitude degrees:	32
Latitude minutes:	17	Latitude seconds:	42.0000
Longitude degrees:	80	Longitude minutes:	52
Longitude seconds:	8.0000		

6

WSW
1/4 - 1/2 Mile
Lower

SC WELLS

SCWC60000003274

Well #:	BFT-2420	Elevation (ft):	13
Well Use:	Domestic	Well Depth (ft):	120
Completion Depth (ft):	120	Top Casing Diameter (in):	4
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	85
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	2007	Yield (g/m):	100
Year Yield Measure:	2007	Geographical Logs:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Driller Logs: 1
 Chemical Analysis: Not Reported
 Year SWL Measured: 2007
 Comments: Not Reported

Pump Test Data: 0
 Static Water Level (ft): 23
 Driller Name: Howard

C7
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001050787

Organization ID:	USGS-SC		
Organization Name:	USGS South Carolina Water Science Center		
Monitor Location:	BFT- 480	Type:	Well
Description:	Data from SCDNR 2004 RASA 2004 database		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Units:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	220
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

C8
SSW
1/4 - 1/2 Mile
Higher

SC WELLS SCWC60000001683

Well #:	BFT-480	Elevation (ft):	20
Well Use:	Domestic	Well Depth (ft):	0
Completion Depth (ft):	220	Top Casing Diameter (in):	4
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	Not Reported
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	0	Yield (g/m):	0
Year Yield Measure:	0	Geographical Logs:	G
Driller Logs:	0	Pump Test Data:	0
Chemical Analysis:	Not Reported	Static Water Level (ft):	Not Reported
Year SWL Measured:	0	Driller Name:	Not Reported
Comments:	Not Reported		

D9
West
1/2 - 1 Mile
Higher

SC WELLS SCWC60000002374

Well #:	BFT-1295	Elevation (ft):	30
Well Use:	Irrigation	Well Depth (ft):	0
Completion Depth (ft):	250	Top Casing Diameter (in):	10
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	180
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	1974	Yield (g/m):	150
Year Yield Measure:	0	Geographical Logs:	Not Reported
Driller Logs:	0	Pump Test Data:	0
Chemical Analysis:	Not Reported	Static Water Level (ft):	Not Reported
Year SWL Measured:	0	Driller Name:	Martin
Comments:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D10
West
1/2 - 1 Mile
Higher

FED USGS USGS40001050806

Organization ID:	USGS-SC		
Organization Name:	USGS South Carolina Water Science Center		
Monitor Location:	BFT-1295	Type:	Well
Description:	Data from SCDNR 2004 RASA 2004 database		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	250
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

11
ESE
1/2 - 1 Mile
Lower

FED USGS USGS40001050782

Organization ID:	USGS-SC		
Organization Name:	USGS South Carolina Water Science Center		
Monitor Location:	BFT- 219	Type:	Well
Description:	Data from SCDNR 2004 RASA 2004 database		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Surficial aquifer system
Formation Type:	Sand Deposits	Aquifer Type:	Unconfined single aquifer
Construction Date:	Not Reported	Well Depth:	160
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

12
WNW
1/2 - 1 Mile
Higher

SC WELLS SCWC60000003249

Well #:	BFT-2391	Elevation (ft):	29
Well Use:	Irrigation	Well Depth (ft):	552
Completion Depth (ft):	552	Top Casing Diameter (in):	8
Bottom Casing Diameter (in):	0	Open Hole Casing Depth (ft):	356
Top Screen Depth (ft):	0	Bottom Screen Depth (ft):	0
Year Completed:	2004	Yield (g/m):	560
Year Yield Measure:	2004	Geographical Logs:	Not Reported
Driller Logs:	0	Pump Test Data:	1
Chemical Analysis:	Not Reported	Static Water Level (ft):	42
Year SWL Measured:	2004	Driller Name:	Horry
Comments:	Geologist's log.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: SC Radon

Radon Test Results

Zipcode	Average	Num Tests	Minimum	Maximum	% > 4 pCi/L
29910	0.6	19	0.3	1.9	0.0

Federal EPA Radon Zone for BEAUFORT County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for BEAUFORT COUNTY, SC

Number of sites tested: 24

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.587 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 803-734-9494

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

South Carolina Water Well Database

Source: Department of Natural Resources

Telephone: 803-734-6440

Water wells in the Coastal Plain counties of South Carolina.

Water Well Database

Source: Department of Natural Resources

Telephone: 864-654-1671

A listing of water wells in the Piedmont (upstate) counties.

OTHER STATE DATABASE INFORMATION

RADON

State Database: SC Radon

Source: Department of Health & Environmental Control

Telephone: 864-241-1090

Radon Test Results by Zip Code

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED**STREET AND ADDRESS INFORMATION**

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Appendix D

Certified Sanborn Map Report

12572221-00 - Bluffton, SC

412 Buck Island Road

Bluffton, SC 29910

Inquiry Number: 6822070.3

January 18, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/18/22

Site Name:

12572221-00 - Bluffton, SC
 412 Buck Island Road
 Bluffton, SC 29910
 EDR Inquiry # 6822070.3

Client Name:

GHD
 6400 Shafer Court
 Rosemont, IL 60018
 Contact: Chris Jones



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by GHD were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 15D6-4F2B-8EEB

PO # NA

Project 12572221-00 - Bluffton, SC

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 15D6-4F2B-8EEB

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix E

Historical Aerial Photographs

12572221-00 - Bluffton, SC

412 Buck Island Road

Bluffton, SC 29910

Inquiry Number: 6822070.8

January 19, 2022

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/19/22

Site Name:

12572221-00 - Bluffton, SC
 412 Buck Island Road
 Bluffton, SC 29910
 EDR Inquiry # 6822070.8

Client Name:

GHD
 6400 Shafer Court
 Rosemont, IL 60018
 Contact: Chris Jones



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1984	1"=500'	Flight Date: March 08, 1984	USDA
1977	1"=500'	Flight Date: March 01, 1977	USGS
1971	1"=500'	Flight Date: December 27, 1971	USGS
1968	1"=500'	Flight Date: April 16, 1968	USGS
1961	1"=500'	Flight Date: October 01, 1961	USGS
1951	1"=500'	Flight Date: March 23, 1951	USGS
1941	1"=500'	Flight Date: January 01, 1941	FirstSearch

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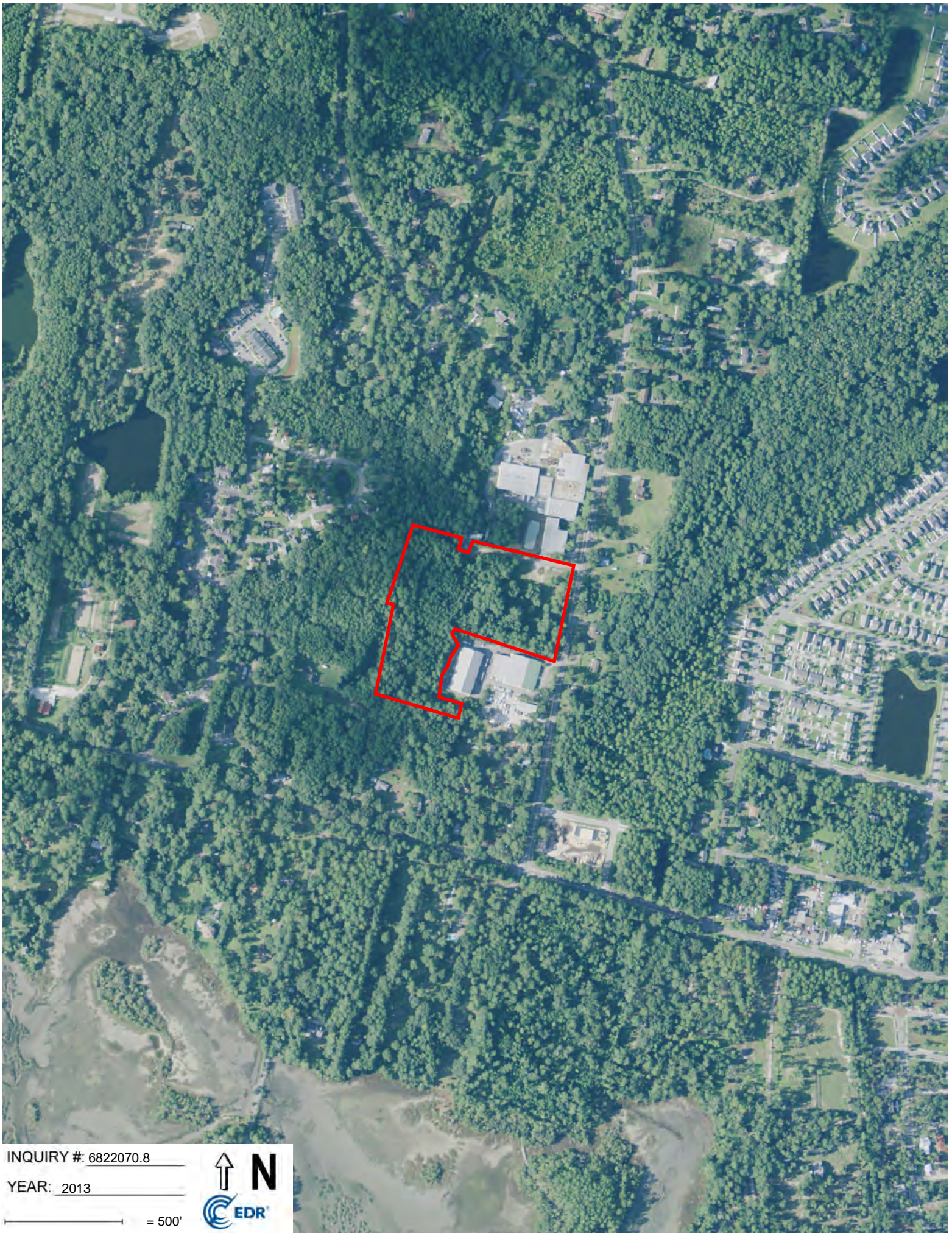


INQUIRY #: 6822070.8

YEAR: 2017

— = 500'





INQUIRY #: 6822070.8

YEAR: 2013

— = 500'



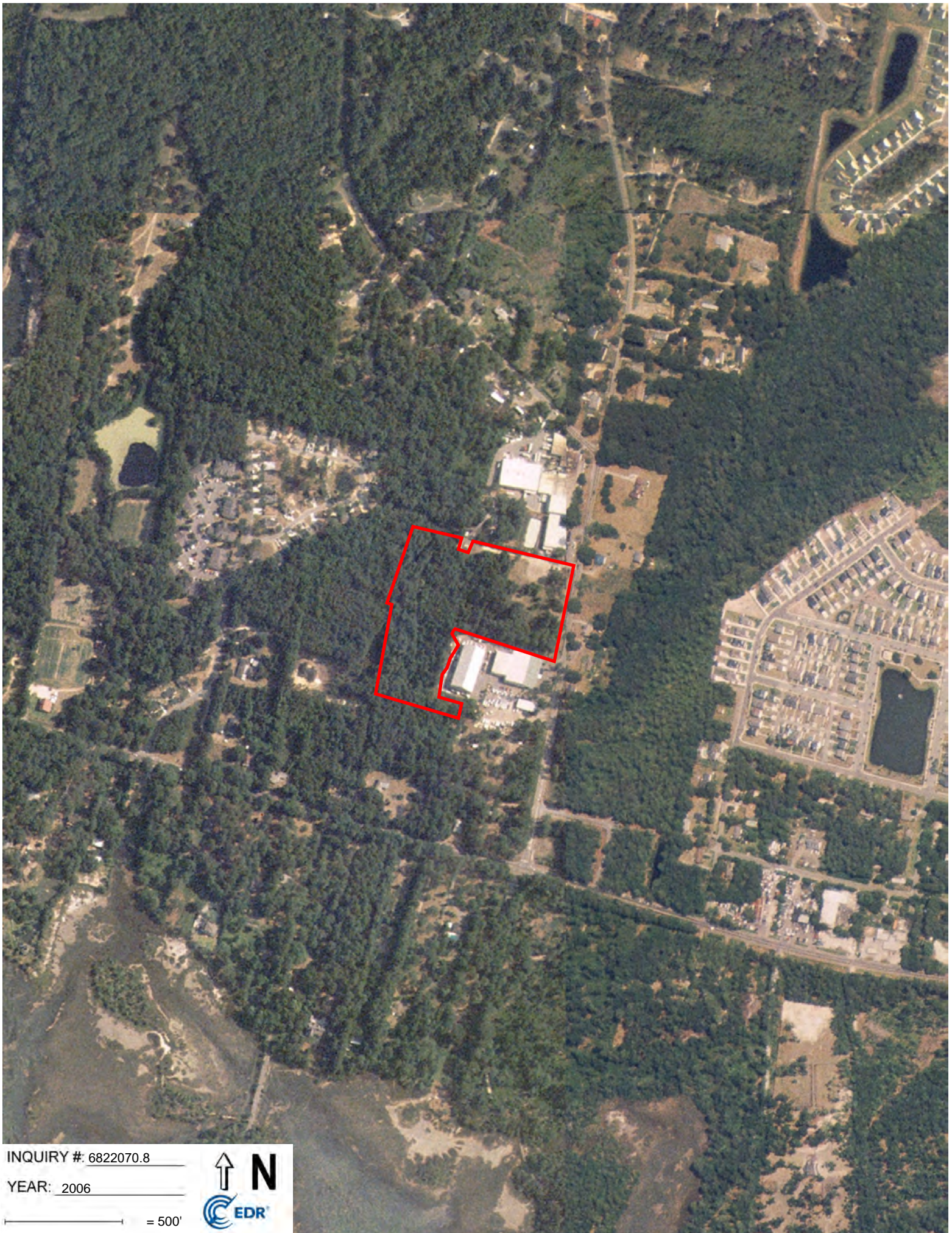


INQUIRY #: 6822070.8

YEAR: 2009

— = 500'





INQUIRY #: 6822070.8

YEAR: 2006

— = 500'





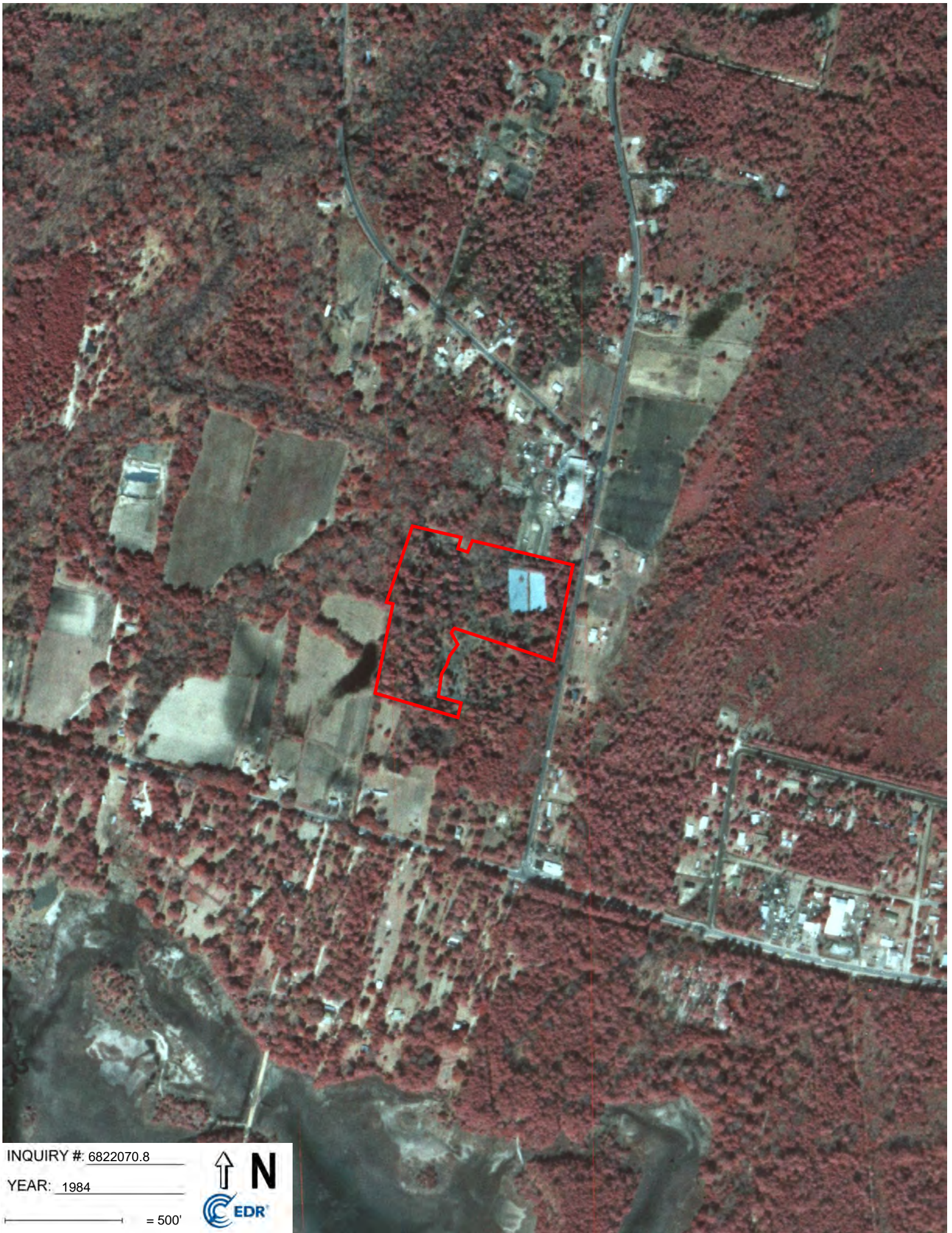
INQUIRY #: 6822070.8

YEAR: 1994

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6822070.8

YEAR: 1984

— = 500'





INQUIRY #: 6822070.8

YEAR: 1977

— = 500'





INQUIRY #: 6822070.8

YEAR: 1971

— = 500'





INQUIRY #: 6822070.8

YEAR: 1968

— = 500'







INQUIRY #: 6822070.8

YEAR: 1951

— = 500'





INQUIRY #: 6822070.8

YEAR: 1941

— = 500'



Appendix F

City Directory Search Results

12572221-00 - Bluffton, SC

412 Buck Island Road
Bluffton, SC 29910

Inquiry Number: 6822070.5
January 19, 2022

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

412 Buck Island Road
Bluffton, SC 29910

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

AAA BUCK ISL RD

1992	pg A15	EDR Digital Archive
------	--------	---------------------

BUCK ISL RD

1995	pg A14	EDR Digital Archive
------	--------	---------------------

BUCK ISLAND RD

2017	pg A2	EDR Digital Archive
2014	pg A4	EDR Digital Archive
2010	pg A7	EDR Digital Archive
2005	pg A10	EDR Digital Archive
2000	pg A12	EDR Digital Archive

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

BUCK ISLAND RD 2017

98	CONREAU, MARK S
	EASTHAM, SUZANNE L
	PLAVCAN, VICTOR G
	SCHONING, PETER H
	SESSOMS, SARAH K
	STEWART, SCOTT C
	VITA, ROBERT D
	YOUNG, DOROTHY P
100	BOWEN, DOROTHY L
	FELTEN, THOMAS P
	FORFAR, SUSAN R
	FRAZIER, BERNARD
	MASTERS, BILLY H
	WALLACE, JASON
117	LEE, CHARLES D
150	BENNETT, ANNIE M
151	GILER, FAUSTINA
154	MITCHELL, POLLY A
163	BROWN, JOHNNIE
165	BROWN, EDDIE
168	MITCHELL, BUSH
170	PINCKNEY, FREDRICK B
181	ADAMS, SHERICE
186	PADILLA, BRITTANY
187	JENKINS, THOMAS J
188	GREEN, JOE L
190	CAMPA, GORGONIO
191	COLLINS, JAMES H
194	GARCIA, FERNANDO
195	BROWN, REDMOND
202	DEALE, PATRICIA
203	ELLIS, SHARON
210	GREEN, LONNIE L
212	LOPEZ, ANALUZ
214	LOPEZ, ARTURO
	MARTINEZ, SANDRA S
218	TODD, JOHN D
226	JIMENEZ, NICOLLETTE
227	CARRANZA, GFELIA
229	HERRITT, HYON C
234	TAYLOR, LYN G
236	GARCIA, PABLO
	THE BIBLE MISSIONARY BAPTIST CHURCH
238	ROJAS, OLGA
250	SCHEMBRA, ANDREW
253	NELSON, MAUREEN M
257	JACKSON, QUADECE
261	HAMILTON, JOHN
287	GREEN, ANDREA N
289	BROWN, LEROY G

BUCK ISLAND RD

2017

(Cont'd)

301	BROWN, LEROY
305	CUEVAS, FANNY
306	VARGAS, ROXANA
312	BAKER, MARGIE S
317	PERRY, KELLY
321	MITCHELL, PAUL J
322	JIMENEZ, HENRY R
	LOPEZ, GUILLERMO
323	HAYNES, COURTNEY N
325	BAKER, JAMES C
328	KITTY, ROSE
336	SOTHEBYS INTERNATIONAL REALTY
337	REYNA, NICOLAS A
353	SMITH, ERIK T
355	DALEY, EZRON L
365	CARBAJAL, ROBERTO
371	YOUNG, JAMES A
376	YEAR ROUND POOL CO INC
377	BROWN, BREIGHONE
382	C K SUPPLY
	CK SUPPLY L&W SUPPLY
386	ONSITE CONCRETE LLC

BUCK ISLAND RD 2014

98	BRODIE, TRAVIS
	HOFFMAN, HEATHER
	HOGAN, LESLIE J
	MCDONALD, LINDSAY C
	PLAVCAN, VICTOR G
	SCHONING, PETER H
	SESSOMS, SARAH K
	VITA, ROBERT D
100	BOWEN, DOROTHY L
	DEPUE, ALEX
	FELTEN, THOMAS P
	FELTON, T
	FORFAR, MALLORY M
	JANI, DANIEL L
	SHACK, VINCENT L
	THOMAS, THEOPHILUS
	WEIGAND, DAVID
117	LEE, CHARLES D
138	OCCUPANT UNKNOWN,
139	KENICK, RICHARD M
	OCCUPANT UNKNOWN,
	WILLIAMS, VANNA S
150	RAMOS, DAIMLER
151	GILER, FAUSTINA
155	OCCUPANT UNKNOWN,
159	BLUFFTON, EAGLES
163	BROWN, EDDIE
168	MITCHELL, LEON
170	OCCUPANT UNKNOWN,
171	OCCUPANT UNKNOWN,
177	GREEN, JOSEPH
	OCCUPANT UNKNOWN,
180	OCCUPANT UNKNOWN,
181	BROWN, FRANKIE
	JENKINS, LEROY
	OCCUPANT UNKNOWN,
184	AVILA, VALENTE
186	OCCUPANT UNKNOWN,
	PADILLA, BRITTANY
187	OCCUPANT UNKNOWN,
188	PADILLA, JAMES
189	BROWN, ULYSSES
	HERNANDEZ, ALFONSO
	LUNA, JUAN M
	OCCUPANT UNKNOWN,
	ROSALES, OSVALDO
	SERVIN, WOSVALDO
191	PRESTOS, S
194	GARCIA, FERNANDO
195	BROWN, REDMOND

BUCK ISLAND RD

2014

(Cont'd)

196	GARDNER, ANTHONY O
198	OCCUPANT UNKNOWN,
202	TODD, JOHN D
203	OCCUPANT UNKNOWN,
210	GREEN, TAMEKA
212	LOPEZ, ANALUZ
214	DIAZ, JORGE
	LOPEZ, ARTURO
	OCCUPANT UNKNOWN,
	PALACIOS, MOJICA
	WOODS, BRITTNEY
216	BROWN, BOSTON
222	OCCUPANT UNKNOWN,
224	MIRANDA, MIKE
226	ALARCON, ANGELICA
227	OCCUPANT UNKNOWN,
229	HERRITT, HYON C
230	STONEY, ERNESTINE
234	JIMENEZ, ERIC H
	TAYLOR, LYN G
235	TIBURCIO, FRANCISCO
236	GARCIA, PABLO
	THE BIBLE MISSIONARY BAPTIST CHURCH
237	OCCUPANT UNKNOWN,
238	ROJAS, OLGA
241	OCCUPANT UNKNOWN,
243	MARTINEZ, JULIO C
245	HAMILTON, ACQUANDIA
250	OCCUPANT UNKNOWN,
253	OCCUPANT UNKNOWN,
256	OCCUPANT UNKNOWN,
257	JACKSON, QUADECE
258	OCCUPANT UNKNOWN,
261	OCCUPANT UNKNOWN,
262	OCCUPANT UNKNOWN,
263	CARSWELL, ANTHONY
265	OCCUPANT UNKNOWN,
284	GALIMORE, RODNEY
287	GREEN, ANDREA N
289	JENKINS, JUANITA B
300	YOUNG, RONALD
301	OCCUPANT UNKNOWN,
304	OCCUPANT UNKNOWN,
305	BELMAN, ANA
306	VARGAS, ROXANA
309	OCCUPANT UNKNOWN,
311	MARTINEZ, HERNANDEZ A
312	BAKER, MARGIE S
313	OCCUPANT UNKNOWN,
314	BAKER, RIVANNA

BUCK ISLAND RD

2014

(Cont'd)

314	WHITE, NELLIE
315	CERVANTES, EUGENIO R
317	ADAME, FIDEL
	OCCUPANT UNKNOWN,
321	MITCHELL, PAUL J
322	JIMENEZ, HENRY R
323	HAYNES, COURTNEY N
324	MURRAY, EDWARD S
325	BAKER, JAMES C
327	BAKER, ALBERTO J
328	KITTY, ROSE
332	OCCUPANT UNKNOWN,
333	OCCUPANT UNKNOWN,
335	OCCUPANT UNKNOWN,
336	OCCUPANT UNKNOWN,
337	REYNA, NICOLAS A
353	BAKER, MELISSA
355	DALEY, EZRON L
365	CARBAJAL, ROBERTO
376	YEAR ROUND POOL CO INC
377	YOMBO, YARIEL V

BUCK ISLAND RD 2010

5	BLUFFTON TELEPHONE CO
15	MORRISON DENTAL ASSOC ORAL & MAXILLOFACIAL SURGERY
21	BIRCHWOOD HOLDINGS COASTAL VETERINARY CLINIC
25	BROOKES BED & BISCUIT
55	HAVEMAN, JASON
68	PARKER, DAVID
80	PITTMAN, DAVID K
82	COWART, BEVERLY B GLOCKMANN, DAWN LAKE, DENNIS C SOTO, MIGUEL A
88	BUNTING, BENJAMIN BURGESS, ROBERT CYBULSKY, MATT P LEIGHTY, THOMAS A MEAGROW, DAVID L TRUJILLO, MAURICIO A YATES, JENNA R
92	HOLLIDAY, JR PRIDDY, ROBIN L WOERNLE, TARA E
96	HINTHORNE, ANTHONY MARTIN, AL
98	LUEDTKE, BYRAN MEYERS, GLEN W
100	BOWEN, JAMES E FORE, CHRIS R JANI, DANIEL L ROSADO, JOSE SHACK, VINCENT L
117	LEE, CHARLES D
159	HALL, JULIE
160	RAMOS, DAIMLER
163	MORENO, ELISEO M
174	CLEVELAND, EARLINE G
175	GREENE, HENRY L
176	GREENE, CEDRIC
177	GREEN, JOSEPH
179	BROWN, FRANKIE JENKINS, IDA M SANCHEZ, JUAN G
181	HAYNES, JAMES
186	PADILLA, BRITTANY
187	JENKINS, THOMAS J
188	PADILLA, SANDRA
189	BROWN, ULYSSES MARTINEZ, ELOY RODRIGUEZ, JOSE G

BUCK ISLAND RD

2010

(Cont'd)

189	RODRIGUEZ, JUAN A
190	CAMPA, GORGONIO
191	CAMPA, FRANCISCO D
	COLLINS PAINTING CO
192	GARDNER, ANTHONY O
	GARTEC ELECTRICAL CONTRACTOR
193	WILLIAMS, RHONDA
194	IGNACIO, SERGIO F
195	BROWN, LAURA
200	GREEN, ROLAND E
202	TODD, JOHN D
208	SIMMONS, JACOB
209	ALARCON, ANGELICA
213	LOPEZ, ARTURO
214	DIAZ, JORGE
	HERNANDEZ, MARIA G
	LOPEZ, OLGA
	NADEAU, GERARD E
	SOTELO, MARIO
215	HERRITT, DOUGLAS L
216	BROWN, BENISHA R
220	JIMENEZ, CARLOS
230	STONEY, ERNESTINE
234	TAYLOR, LYN G
235	TIBURCIO, FRANCISCO
243	MARTINEZ, JULIO C
245	HAMILTON, JOHN E
257	JACKSON, QUADECE
263	CARSWELL, ANTHONY
273	JENKINS, ABRAHAM
275	MITCHELL, ALBERT P
284	GALIMORE, RODNEY
285	FIELDS, CABLE
289	JENKINS, LEROY
304	VARGAS, ROXANA
311	MARTINEZ, HERNANDEZ A
312	BAKER, MARCELLA
	BAKER, MARGE
314	BAKER, RIVANNA
	WHITE, NELLIE
315	CERVANTES, EUGENIO R
317	ADAME, FIDEL
	GAMACHO, MAGGI
320	MURRAY, EDWARD S
321	MITCHELL, PAUL J
322	LOPEZ, VELASQUEZ D
323	HAYNES, COURTNEY N
325	BAKER, JAMES C
327	BAKER, ALBERTO
328	AFRICAN MARKET

BUCK ISLAND RD

2010

(Cont'd)

328	HAIR IT IS
	KITTY, JON J
	ROSES FLOWER SHOP
	ROSES HOME DAY CARE CTR
331	MITCHELL, SEAN
333	MITCHELL, PEARL E
353	ROGERS, PHIL
355	DALEY, LAKESHA S
365	CARBAJAL, ROBERTO
371	OGLETREE, JAMES
377	YOMBO, YARIEL V
382	CK SUPPLY
386	ON SITE CONCRETE LLC
	YEAR ROUND POOL CO INC CONSTR

BUCK ISLAND RD 2005

5	HARGRAY WIRELESS
10	EAST COAST NEWSPAPERS INC
	ISLAND PACKET THE
15	DENTAL PROPERTY MANAGEMENT LLC
	MORRISTOWN DENTAL ASSOCS OF SOUTH CA
	TOWNES GEORGE A DMD
21	PARKER BENJAMIN R DVM
25	BROOKES BED N BISCUIT
51	PETERSON, MARK W
55	BROOME, ROBIN D
91	OLD CAROLINA RESTAURANT
117	LEE, CHARLES D
138	KANNICK, AGNES
159	HALL, LYNNE M
160	BENNETT, SAM
163	MORENO, ELISEO M
171	NELSON, JR
175	GREENE, HENRY L
177	GREEN, SHERROD
179	BROWN, FRANKIE
181	FRAZIER, RICHARD D
185	OSGOOD, LENA M
186	ZAPATA, JORGE
187	REYNA, HECTOR H
188	PADILLA, SANDRA
189	GARAY, ENA M
	MARTINEZ, ELVIA C
191	CAMPA, JERRY
	COLLINS & SONS ENTERPRISES INC
	WINDOW & DOOR INSTLTN MSTR I
192	GAR TEC INC
	GARDNER, JANICE L
194	GARCIA, FERNANDO
195	BROWN, HATTIE
200	GREEN, ROLAND
202	TODD, DAVID
210	PATTERSON, DONALD
212	CASTILLO, NAVA E
214	HERNANDEZ, MARIA G
	PALACIOS, MOJICA
	SOTELO, MARIO
215	HURSEY, BETTY L
232	TAYLOR, LYN G
235	TIBURCIO, FRANCISCO
240	BUCK ISLAND AUTO REPAIR INC
243	MARTINEZ, JULIO
245	HAMILTON, JOHN E
253	NELSON, MAUREEN M
257	MARINO, JORGE
273	JENKINS, ABRAHAM

BUCK ISLAND RD

2005

(Cont'd)

275	MITCHELL, ALBERT P
285	FIELDS, SHARON E
286	JENKINS, YOLANDA
300	JENKINS, HAROLD N
312	BAKER, MARCELLA
314	BAKER, RICHARD L
	WHITE, NELLIE
317	CAMACHO, RAFAEL
320	MURRAY, EDWARD S
321	MITCHELL, PAUL J
322	PATTERSON, KAREN J
	TOWER, GEORGE A
323	HAYNES, MARIANA M
325	BAKER, JAMES C
328	KITTY, JON J
	ROSES HOME DAY CARE CENTER
333	MITCHELL, PEARL
336	BLUFFTON HOSPITALITY GROUP LLC
	REEVES BROTHERS DEVELOPMENT LLC
	RESORT SERVICES INC
	RSI PAPER CHEMICAL SUPPLY INC
345	BROWN, ALBERT E
353	SIMMONS, LAURA
355	DALEY, EZRON
371	NEWTON, THOMAS
377	FRAZIER, KATIE B
382	CK SUPPLY
386	ON SITE CONCRETE

BUCK ISLAND RD 2000

10	COLLINS CONSTRUCTION SERVICES INCORPORATED
51	AMAZON TRADING COMPANY INCORPORATED
	CLEARY HOLLY T
	PETERSON MARK W
90	OLD CAROLINA GOLF CLUB HOUSE
	OLD CAROLINA GOLF MAINTENANCE
117	LEE, CHARLES
138	KANNICK, AGNES
139	KANNICK, SARAH A
159	HALL, L
160	BENNETT, SAM
163	MORENO, ELISEO M
170	CLEVELAND, JAMES
178	FRAZIER, DEBBIE
179	BROWN, FRANKIE
187	HERNANDEZREYNA, HECTOR
188	GREEN, JAZIEL
189	MARTINEZ, ELVIA C
190	CAMPA, LORENA
	CANPA, R
191	COLLINS PAINTING COMPANY
	JAMES COLLINS PAINTING COMPANY
192	GARDNER, JANICE
193	COLLINS, ROSA M
195	BROWN, HATTIE
196	TANDY, JACINTO J
200	GREEN, ROLAND
202	TODD, JOHN D
215	HURSEY, BETTY L
216	BROWN BOSTON PAINT COMPANY
217	COBB, RANDY
	LANDIS, SHERRY
218	RIVERS, CURTIS
228	A PLUS MOVING & STORAGE
235	TIBURCIO, F
237	MATIS, JOSE
245	HAMILTON, NELSON
253	ROE, LISA
256	BOULWARE, BRENDA N
257	FRANKLIN, JOE M
258	ROBERSON, GARY K
273	JENKINS, ABRAHAM
275	MITCHELL, ALBERT
286	JENKINS, YOLANDA
314	BAKER, MARGIE L
	WHITE, NELLIE
320	SMALLS, LEE
321	MUNOZ, J
323	PEARSON, M
325	BAKER, JAMES

BUCK ISLAND RD**2000****(Cont'd)**

328	ROSES HOME DAY CARE CENTER
333	MITCHELL, GEORGE S
377	FRAZIER, KATIE
386	HUGHES INCORPORATED OUTDOOR POWER EQUIPMENT
3228	DORRELL, SHAW
3318	JACKSON, JANNETT

BUCK ISL RD

1995

3 MATTINGLY, MICHAEL R
22 BELL, MICHAEL

AAA BUCK ISL RD

1992

96

KEATING, JULI M

Appendix G

Historical Topographic Maps

12572221-00 - Bluffton, SC

412 Buck Island Road

Bluffton, SC 29910

Inquiry Number: 6822070.4

January 18, 2022

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

01/18/22

Site Name:

12572221-00 - Bluffton, SC
 412 Buck Island Road
 Bluffton, SC 29910
 EDR Inquiry # 6822070.4

Client Name:

GHD
 6400 Shafer Court
 Rosemont, IL 60018
 Contact: Chris Jones



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by GHD were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	32.242224 32° 14' 32" North
Project:	12572221-00 - Bluffton, SC	Longitude:	-80.879702 -80° 52' 47" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	511332.82
		UTM Y Meters:	3567291.26
		Elevation:	23.00' above sea level

Maps Provided:

2020	1942
2017	1920
2014	1918
1972	
1971	
1955, 1956, 1958	
1945	
1943, 1946	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2020 Source Sheets

Pritchardville
2020
7.5-minute, 24000



Bluffton
2020
7.5-minute, 24000



Jasper
2020
7.5-minute, 24000



Spring Island
2020
7.5-minute, 24000

2017 Source Sheets

Pritchardville
2017
7.5-minute, 24000



Bluffton
2017
7.5-minute, 24000



Jasper
2017
7.5-minute, 24000



Spring Island
2017
7.5-minute, 24000

2014 Source Sheets

Pritchardville
2014
7.5-minute, 24000



Bluffton
2014
7.5-minute, 24000



Jasper
2014
7.5-minute, 24000



Spring Island
2014
7.5-minute, 24000

1972 Source Sheets

Bluffton
1972
7.5-minute, 24000
Aerial Photo Revised 1951

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1971 Source Sheets



Pritchardville
1971
7.5-minute, 24000
Aerial Photo Revised 1971



Bluffton
1971
7.5-minute, 24000
Aerial Photo Revised 1971

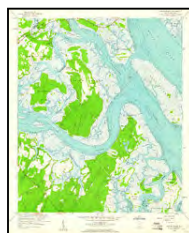
1955, 1956, 1958 Source Sheets



Pritchardville
1955
7.5-minute, 24000
Aerial Photo Revised 1951



Bluffton
1956
7.5-minute, 24000
Aerial Photo Revised 1951



Spring Island
1958
7.5-minute, 24000
Aerial Photo Revised 1951



Jasper
1958
7.5-minute, 24000
Aerial Photo Revised 1951

1945 Source Sheets



Bluffton
1945
15-minute, 62500
Aerial Photo Revised 1941

1943, 1946 Source Sheets



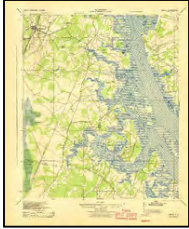
OKATIE
1943
15-minute, 50000



BLUFFTON
1946
15-minute, 50000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1942 Source Sheets

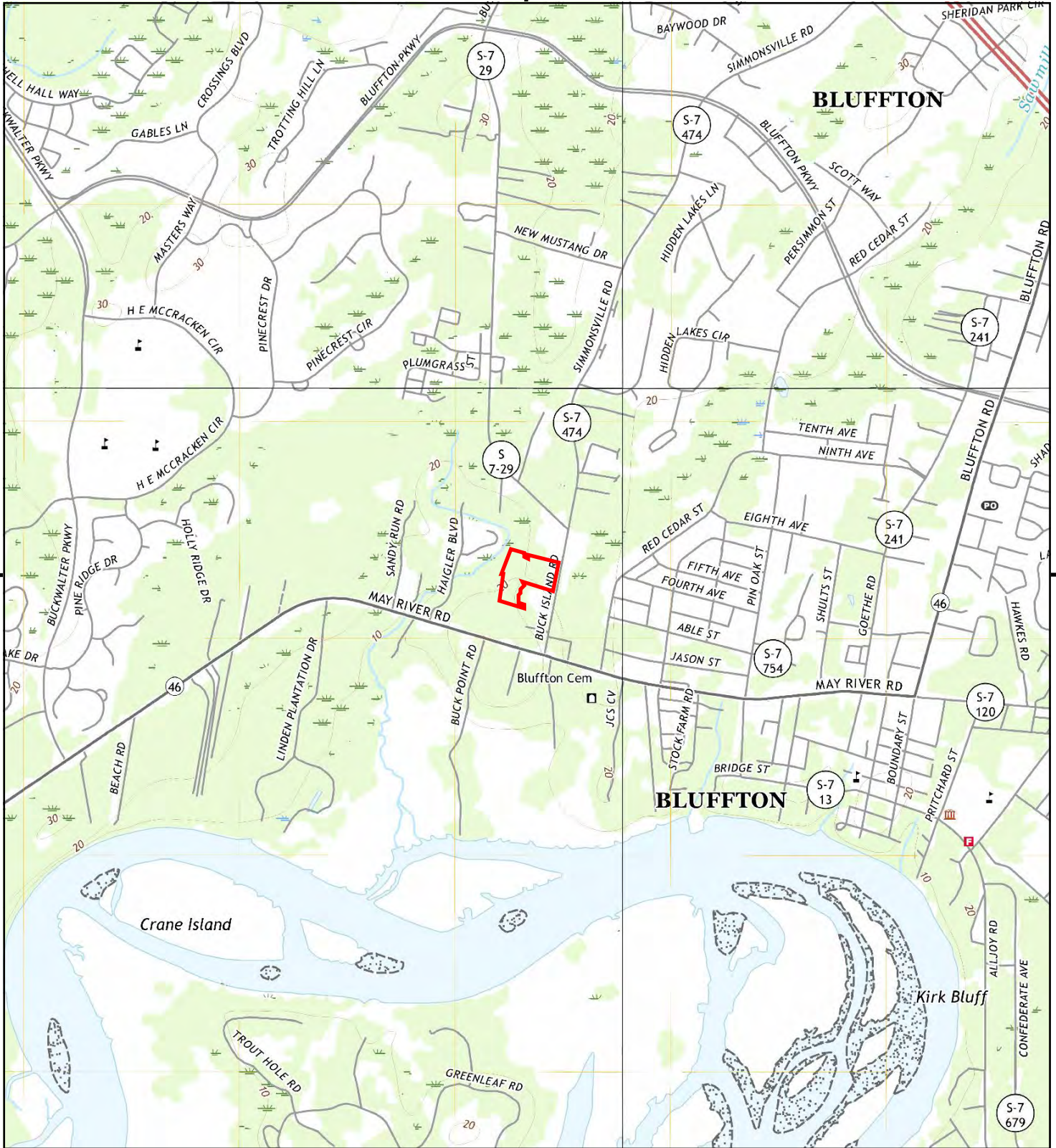
Okatie
1942
15-minute, 62500
Aerial Photo Revised 1939

1920 Source Sheets

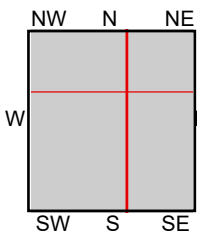
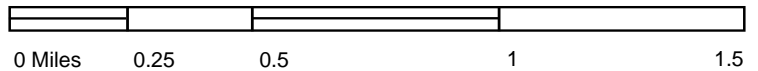
Okatie
1920
15-minute, 62500

1918 Source Sheets

OKATIE
1918
15-minute, 62500



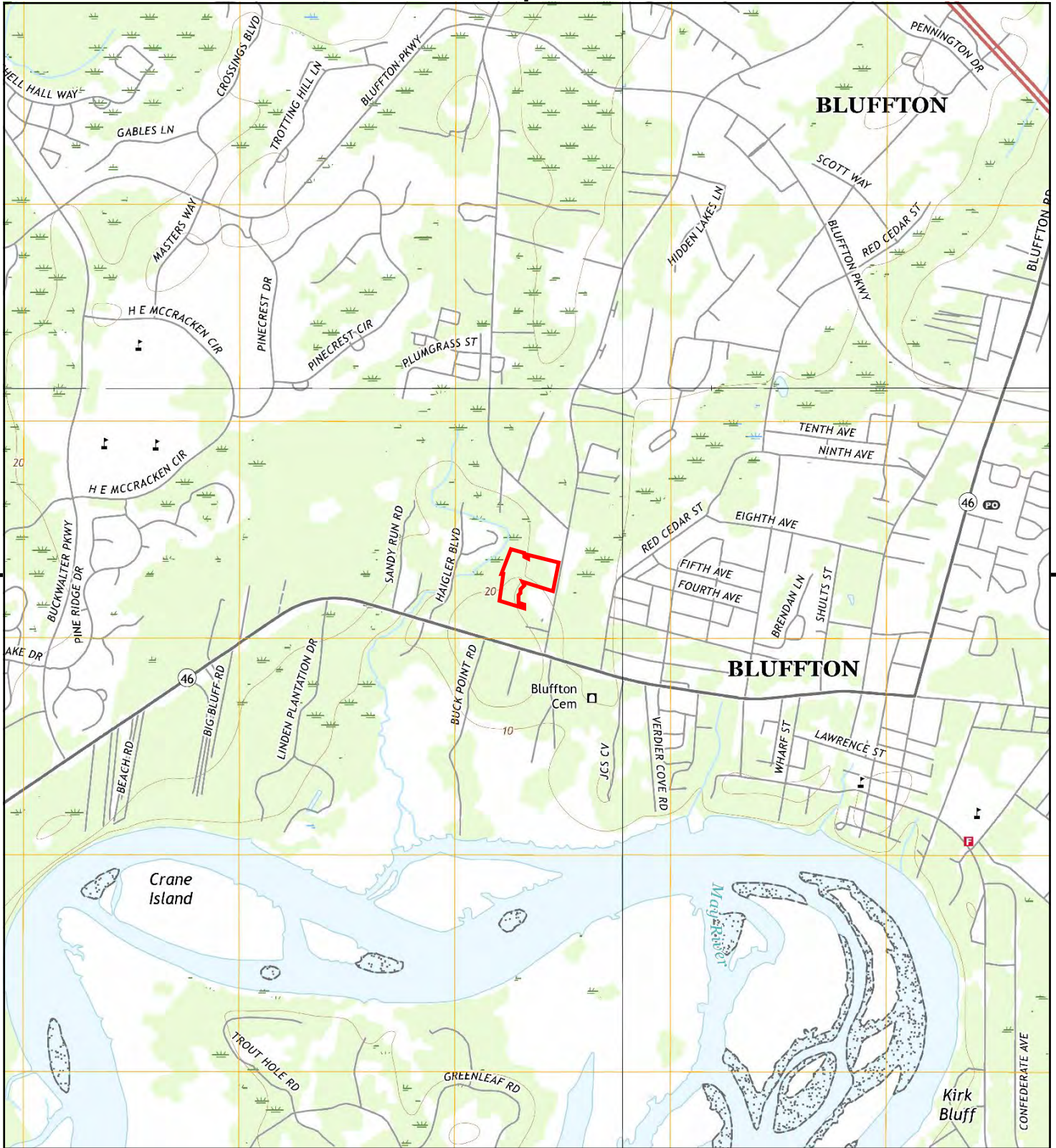
This report includes information from the following map sheet(s).



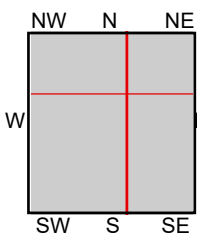
TP, Pritchardville, 2020, 7.5-minute
NE, Spring Island, 2020, 7.5-minute
SE, Bluffton, 2020, 7.5-minute
NW, Jasper, 2020, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





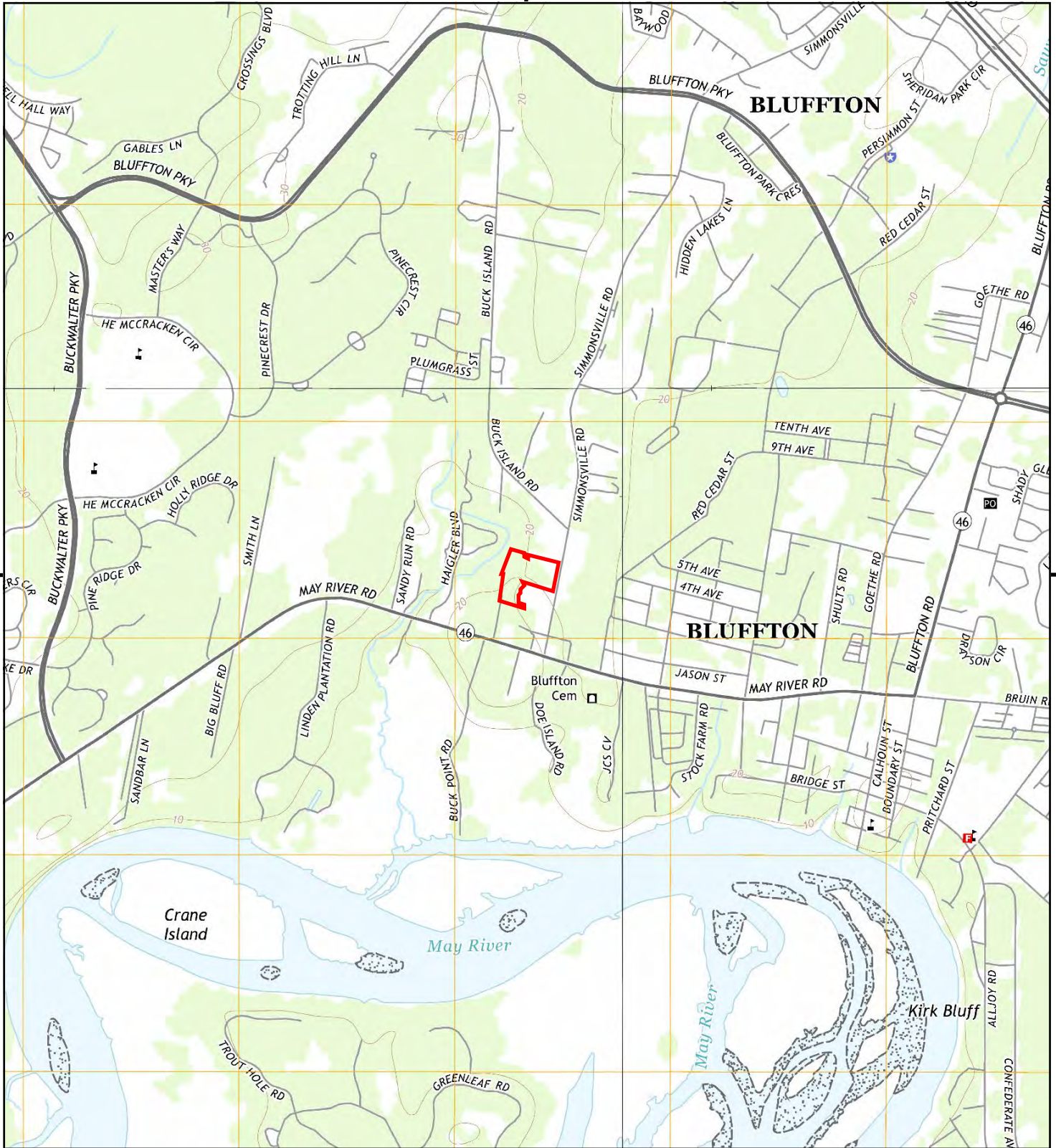
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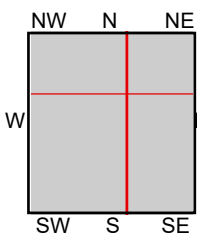
TP, Pritchardville, 2017, 7.5-minute
NE, Spring Island, 2017, 7.5-minute
SE, Bluffton, 2017, 7.5-minute
NW, Jasper, 2017, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
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This report includes information from the following map sheet(s).



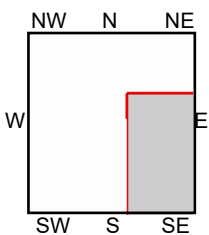
TP, Pritchardville, 2014, 7.5-minute
NE, Spring Island, 2014, 7.5-minute
SE, Bluffton, 2014, 7.5-minute
NW, Jasper, 2014, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





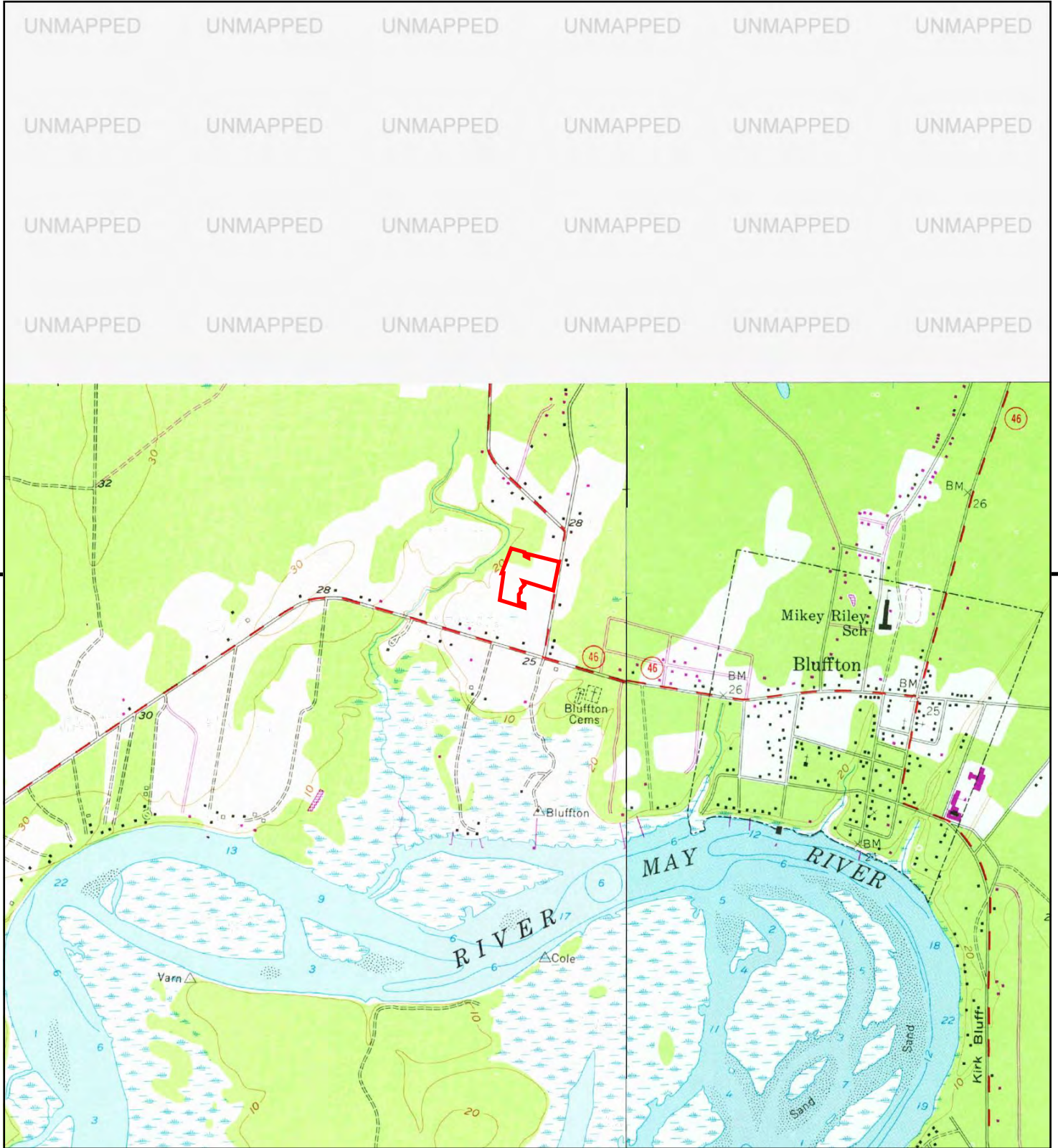
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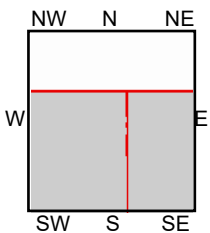
SE, Bluffton, 1972, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





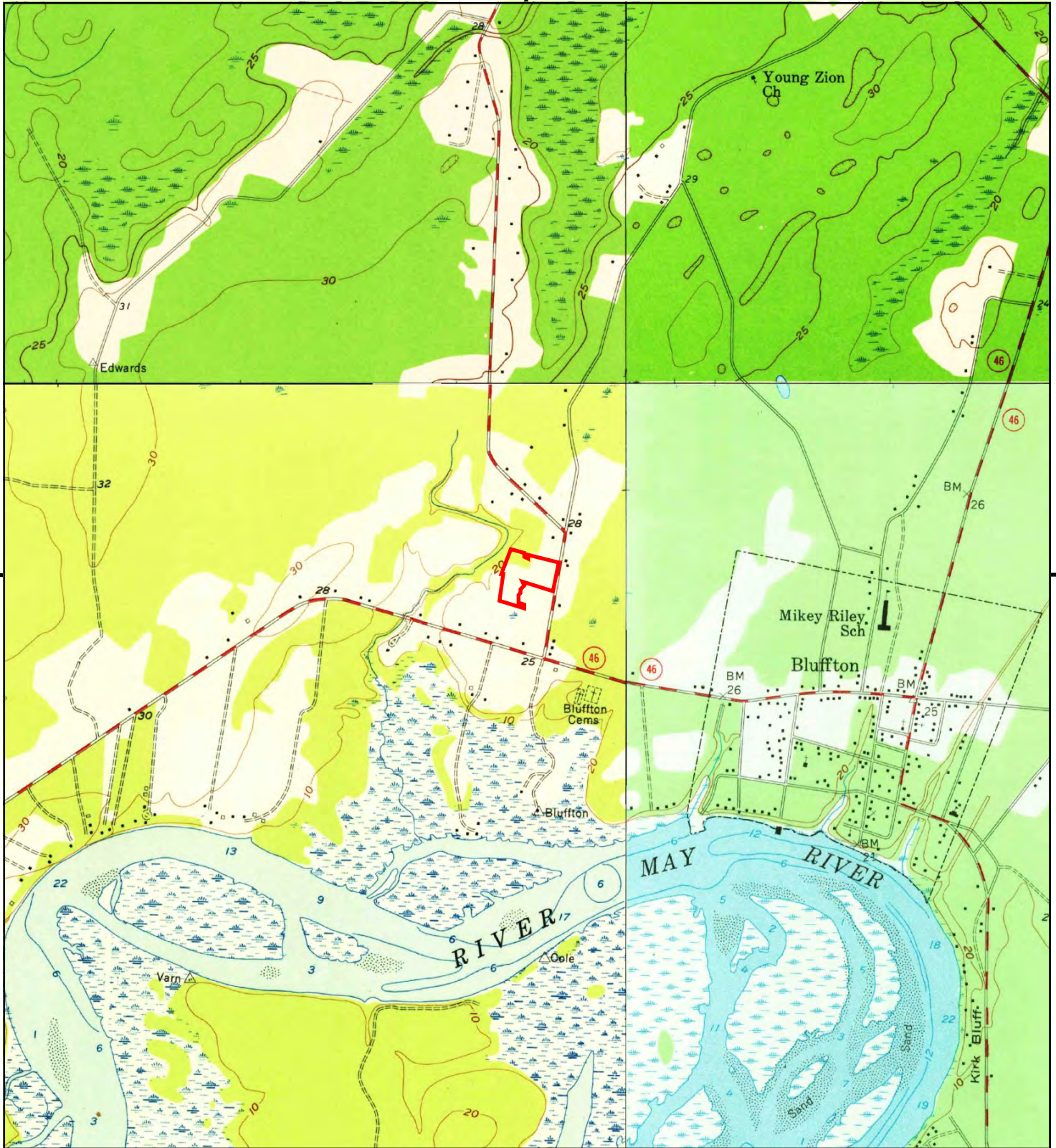
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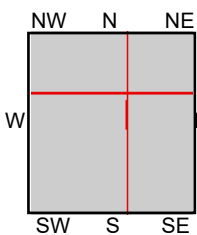
TP, Pritchardville, 1971, 7.5-minute
SE, Bluffton, 1971, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





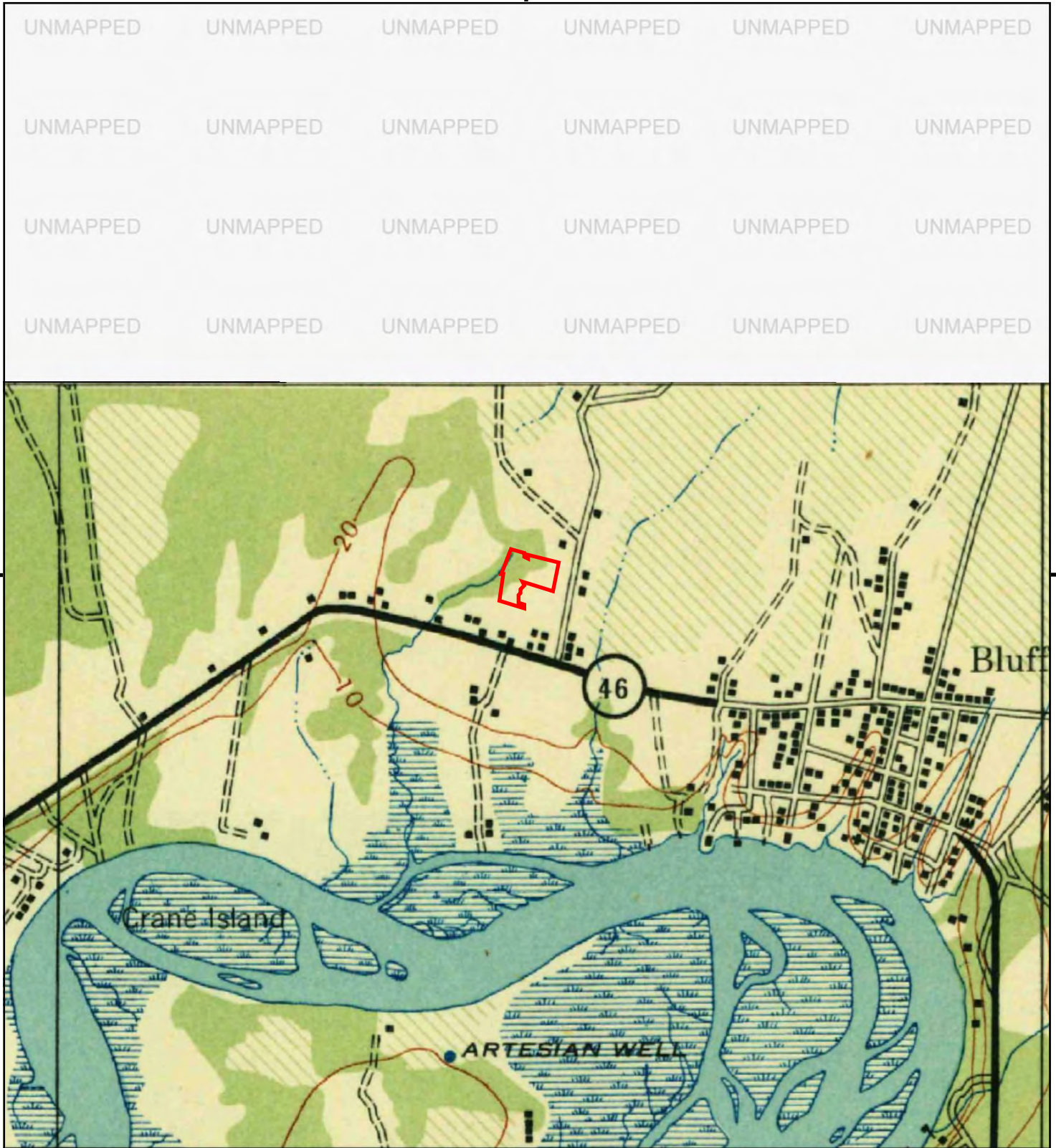
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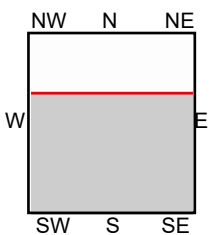
TP, Pritchardville, 1955, 7.5-minute
NE, Spring Island, 1958, 7.5-minute
SE, Bluffton, 1956, 7.5-minute
NW, Jasper, 1958, 7.5-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





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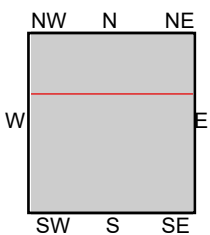
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ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





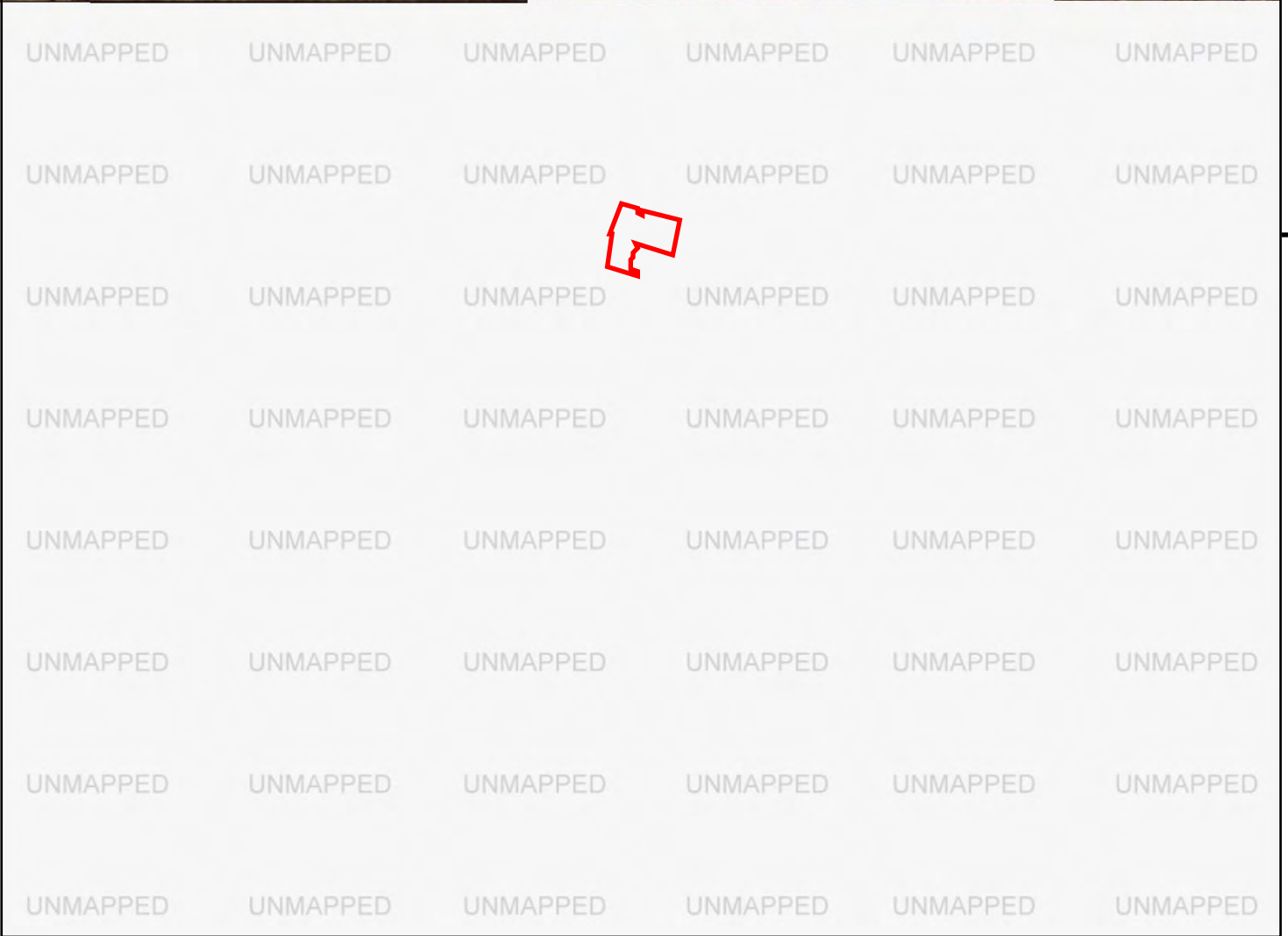
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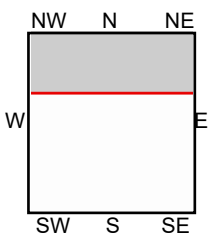
TP, BLUFFTON, 1946, 15-minute
N, OKATIE, 1943, 15-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





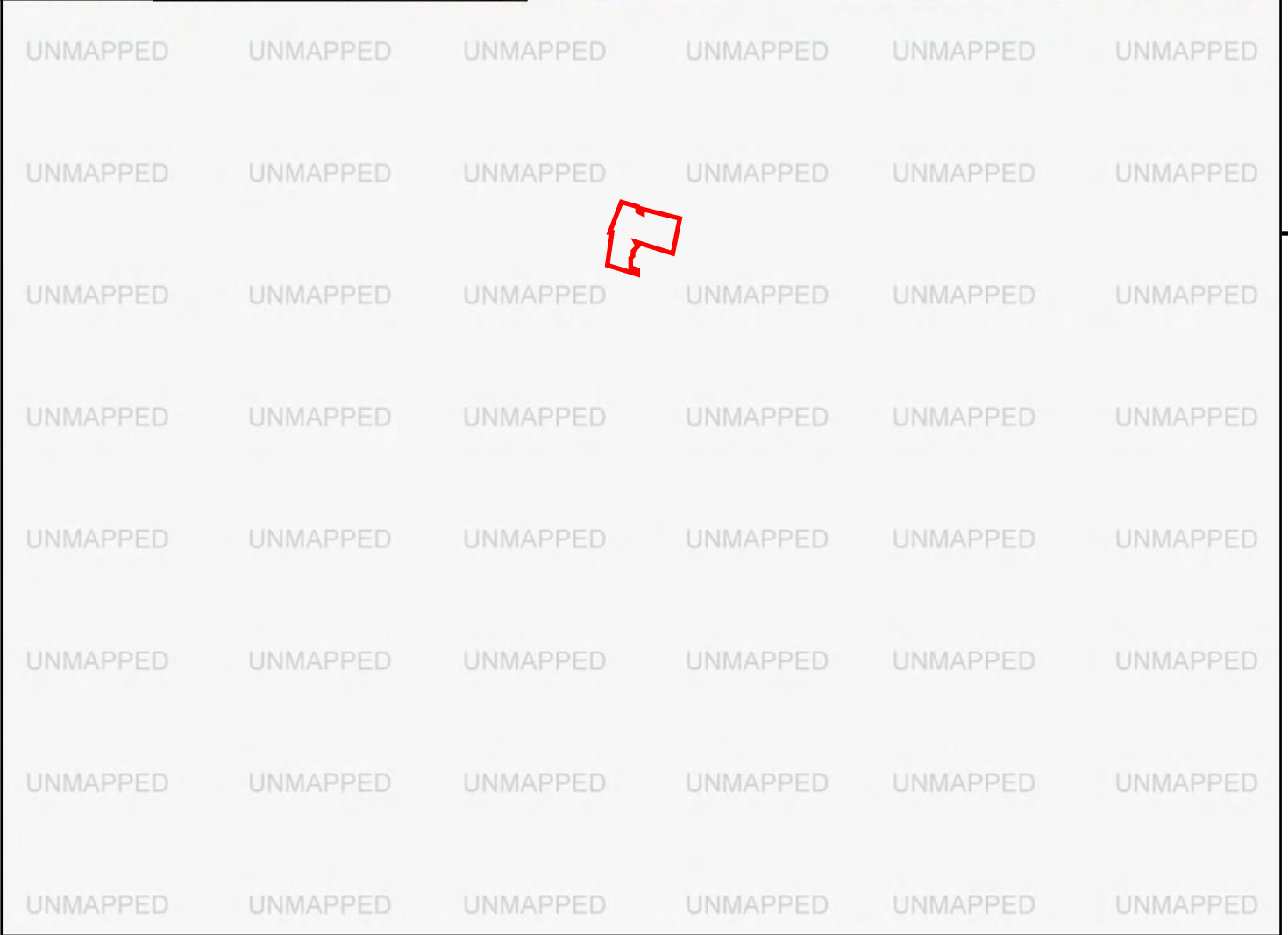
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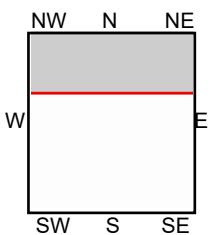
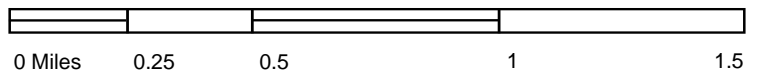
N, Okatie, 1942, 15-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





This report includes information from the following map sheet(s).



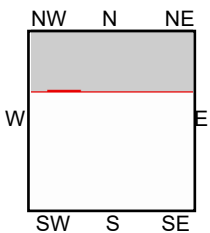
N, Okatie, 1920, 15-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD





This report includes information from the following map sheet(s).



N, OKATIE, 1918, 15-minute

SITE NAME: 12572221-00 - Bluffton, SC
ADDRESS: 412 Buck Island Road
Bluffton, SC 29910
CLIENT: GHD



Appendix H

User Questionnaire

Environmental Site Assessment Questionnaire

(Available in Electronic Format by Request)

Name/Title of User: Cary Levow, VP

Name/Title of Site: Crowne at Buck Island

Address: 412 Buck Island Road

Phone: 404-245-0293

Fax:

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes _____ No X

2. Are you aware of any Activity and Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes _____ No X

3. As the User of this Phase I ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes _____ No X

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes X No _____

- (a) If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes _____ No X

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

Yes _____ No X

- (a) Do you know the past uses of the property? **If possible refer back to 1940 or first developed property use**

Yes _____ No X

- (b) Do you know of specific chemicals that are present or once were present at the property?

Yes _____ No X

(c) Do you know of spills or other chemical releases that have taken place at the property?

Yes _____ No X

(d) Do you know of any environmental cleanups that have taken place at the property?

Yes _____ No X

6. As the User of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

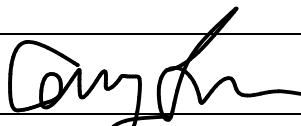
Yes _____ No X

7. What is your reason for performing this Phase I ESA?

We are looking to develop 200 apartments

8. Please provide a listing of all present and past owners, property managers, and occupant information, to the best of your knowledge.

Name	Affiliation	Contact Number
We are still working on title		



1/17/2022

Signature of User

Date

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments"*), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete

ghd.com

➔ The Power of Commitment

USACE Wetland Determination

May 20, 2021



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

May 20, 2021

Regulatory Division

Mr. Asher Howell
Newkirk Environmental
73 Sea Island Parkway, Suite 23
Beaufort, South Carolina 29907
asher@newkirkenv.com

Dear Mr. Howell:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2021-00072) received in our office on January 18, 2021, for a 10-acre site located at 412 Buck Island Road in Bluffton, Beaufort County, South Carolina (Latitude: 32.2422°, Longitude: - 80.8798°). An AJD is used to indicate that the U.S. Army Corps of Engineers (Corps) has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status as waters of the United States pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Sections 9 and 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 401 *et. seq.*). This AJD is issued in accordance with the definition of Waters of the United States in Corps regulations at 33 C.F.R. §328.3, as revised by the Navigable Waters Protection Rule: "Definition of Waters of the United States," 85 Fed. Reg. 22250 (April 21, 2020), which became effective on June 22, 2020.

The site is shown on the attached survey plat entitled "Wetland Exhibit Sketch of Project Area 10 +/- Acres Buck Island Road Town of Bluffton, Beaufort County, South Carolina" and dated March 31, 2021, prepared by Surveying Consultants. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Forms, and LiDAR mapping, we conclude the site, as shown on the referenced plat, does not contain any aquatic resources subject to regulatory jurisdiction under Section 404 of the CWA or Sections 9 and 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

In all future correspondence, please refer to file number SAC-2021-00072. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 329-8038, or by email at Chelsea.B.Fannin@usace.army.mil.

Sincerely,



Chelsea B. Fannin
Project Manager

Attachments:

Approved Jurisdictional Determination Form

Notification of Appeal Options

"Wetland Exhibit Sketch of Project Area 10 +/- Acres Buck Island Road Town of Bluffton, Beaufort County, South Carolina"

Copies Furnished:

Mr. David Reeves

RSI

PO Box 295 Bluffton

Bluffton, South Carolina 29910

davidr@resortservicesinc.com

SCDHEC – Bureau of Water

2600 Bull Street

Columbia, South Carolina 29201

WQCWetlands@dhec.sc.gov

SCDHEC - OCRM

1362 McMillan Avenue, Suite 400

North Charleston, South Carolina 29405

OCRMPermitting@dhec.sc.gov



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): May 20, 2021

ORM Number: SAC-2021-00072 412 Buck Island Road

Associated JDs: N/A

Review Area Location¹:

State: SC City: Bluffton County: Beaufort County

Center Coordinates of Review Area: Latitude 32.2422 Longitude -80.8798

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)³

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))⁴:

Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
Excluded Wetland A	1.7 acres	(b)(1) Non-adjacent wetland	This wetland is a closed polygon boundary that is not contiguous or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

- ☒ Information submitted by, or on behalf of, the applicant/consultant: JD Request received January 18, 2021
This information is sufficient for purposes of this AJD.
Rationale: N/A
- ☐ Data sheets prepared by the Corps:
- ☒ Photographs: Site Photographs January 2021, GoogleEarth March 2021
- ☐ Corps Site visit(s) conducted on:
- ☐ Previous Jurisdictional Determinations (AJDs or PJDs):
- ☐ Antecedent Precipitation Tool:
- ☒ USDA NRCS Soil Survey: NWI and Soils Exhibit 412 Buck Island Road Project Site Beaufort County, SC Jan 2021
- ☒ USFWS NWI maps: NWI and Soils Exhibit 412 Buck Island Road Project Site Beaufort County, SC Jan 2021
- ☒ USGS topographic maps: Topographical Exhibit 412 Buck Island Road Project Site Beaufort County, SC Jan 2021

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	USGS 3DEP Digital Elevation Model
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	SAC Regulatory Viewer
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A.

C. Additional comments to support AJD: The approximately 10 acre site contains one excluded wetland.

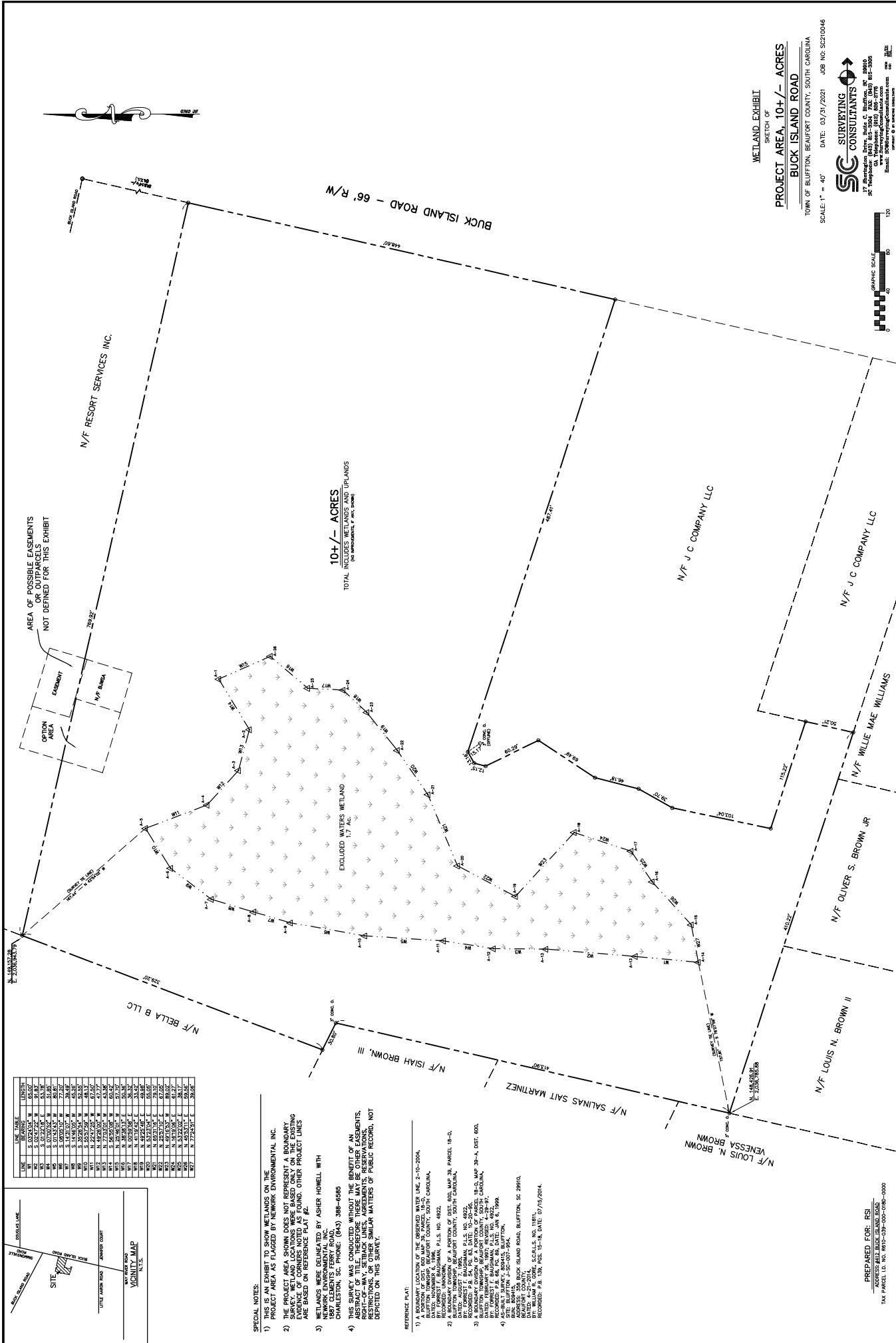
¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

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LINE	TABLE	ELEVATION
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- SPECIAL NOTES:
- 1) THE SURVEY AREA IS SHOWN WITHIN THE PROJECT AREA AS FLAGGED BY NEWKOR ENVIRONMENTAL INC.
 - 2) THE PROJECT AREA SHOWN DOES NOT REPRESENT A BOUNDARY SURVEY. WETLAND LOCATIONS WERE BASED ONLY ON THE EXISTING SURVEY. WETLAND LOCATIONS WERE BASED ONLY ON THE EXISTING SURVEY. WETLAND LOCATIONS WERE BASED ONLY ON THE EXISTING SURVEY.
 - 3) WETLANDS WERE DELINEATED BY ASHER HOWELL WITH NEWKOR ENVIRONMENTAL INC.
 - 4) THE SURVEY AREA IS SHOWN WITHIN THE PROJECT AREA AS FLAGGED BY NEWKOR ENVIRONMENTAL INC.

- REFERENCE PLAT:
- 1) A BOUNDARY LOCATION OF THE OBSERVED WATER LINE, 2-10-2004, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA. BY: JAMES A. BROWN, P.L.S. NO. 4922.
 - 2) A BOUNDARY LOCATION OF A PORTION OF DIST. 602, MAP 30, PARCEL 18-D, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA. BY: JAMES A. BROWN, P.L.S. NO. 4922.
 - 3) A BOUNDARY LOCATION OF A PORTION OF DIST. 602, MAP 30, PARCEL 18-D, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA. BY: JAMES A. BROWN, P.L.S. NO. 4922.
 - 4) A BOUNDARY LOCATION OF A PORTION OF DIST. 602, MAP 30, PARCEL 18-D, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA. BY: JAMES A. BROWN, P.L.S. NO. 4922.

PREPARED FOR: RSI
ADDRESS: 4111 BUCK ISLAND ROAD
TAX PARCEL ID: NO. 000-000-000-0000

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant:	File Number:	Date:
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD **is not appealable**. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact: Mr. Philip A. Shannin
Administrative Appeal Review Officer
CESAD-PDS-O
60 Forsyth Street Southwest, Floor M9
Atlanta, Georgia 30303-8803

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number: