

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

TRACTS A, B, C AND PHASE II

OF THE

CHESTER TECHNOLOGY PARK

FOR

CHESTER COUNTY ECONOMIC DEVELOPMENT



LOCATED IN

CHESTER COUNTY, SOUTH CAROLINA

FEBRUARY 2010

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LOCATED IN
CHESTER COUNTY, SOUTH CAROLINA

Prepared For:
Chester County Economic Development
525 College Place, Suite A
Chester, South Carolina 29706



Prepared By:
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Project No. 09163-12
FEBRUARY 2010

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1.0 INTRODUCTION

This report is prepared for the exclusive use of Chester County Economic Development (CCED) and presents the findings of a **Phase I Environmental Site Assessment (ESA)** for an approximately 178-acre portion of the 191-acre property known as Chester County Tax Map Number 079-00-00-052-000 located southeast of South Carolina Highway 9 (S.C. Highway 9), near the intersection of Beltline Road and Ballymena Road, east of Chester, South Carolina. The referenced property is currently owned by Mr. Samuel M. Frazer III. Ms. Karlissa Parker, of CCED authorized and requested that Alliance Consulting Engineers, Inc. conduct a **Phase I ESA** for this site in conjunction with negotiations to purchase the property.

This assessment was performed in general conformance with the provisions set forth in the *American Society for Testing and Materials (ASTM) E-1527 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM E-1527 defines a **Phase I ESA** as the process by which an entity seeks to determine if a particular parcel of commercial real estate is subject to *recognized environmental conditions*. In this ASTM Standard Practice, a *recognized environmental condition* is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of these substances or products into the ground, groundwater, or surface water of the property. The opinions, conclusions, and recommendations presented in this report are based on information obtained during the assessment, as well as from Alliance Consulting Engineers, Inc.'s prior experience. If additional information that might impact

these environmental conclusions becomes available, it is requested that Alliance Consulting Engineers, Inc. be granted the opportunity to review the information and reassess any potential concerns.

The **Phase I ESA** is a general characterization of environmental concerns based on readily available information and site observations. In order to accomplish these stated objectives, the following engineering services were performed:

- A. A site visit to the property to observe the site conditions relative to environmental concerns;
- B. An automobile and foot tour of the surrounding areas to determine if obvious adjacent land use might suggest potential environmental problems;
- C. A query of environmental records available from the South Carolina Department of Health and Environmental Control (SCDHEC) and the United States Environmental Protection Agency (USEPA);
- D. A review of selected available documents to aid in assessing the historical and current uses of the site and surrounding properties;
- E. A brief, qualitative hydraulic evaluation of the site and vicinity to characterize the area drainage patterns.

2.0 SITE DESCRIPTION

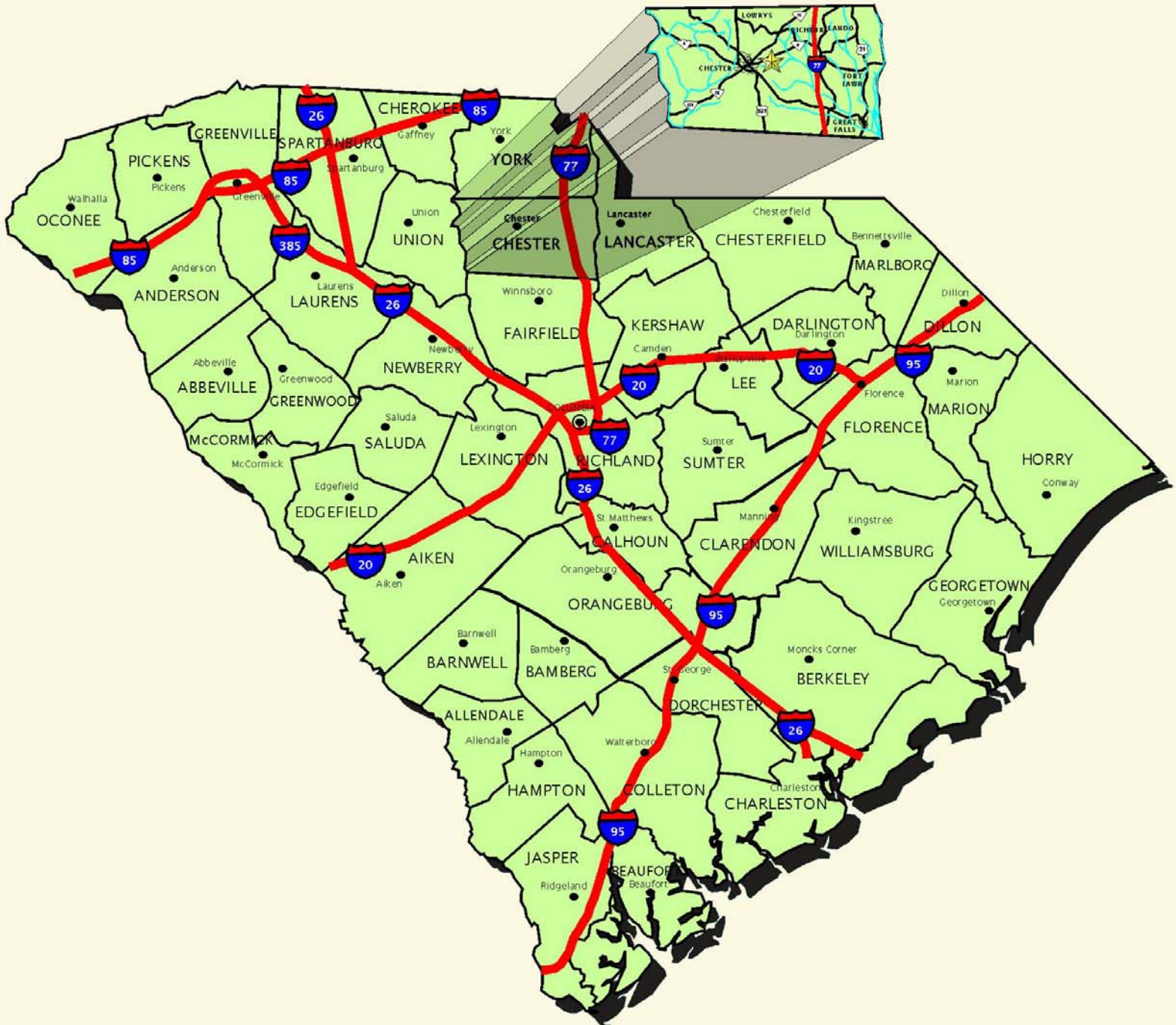
2.1 Location

A Vicinity Map, Site Location Map, Aerial Map, Topographic Map, Soils Map, Federal Emergency Management Agency (FEMA) Flood Map, and a National Wetlands Inventory (NWI) Map depicting the property are presented in **Exhibits A through G**, respectively. The Site Location Map is derived from the South Carolina Department of Transportation's (SCDOT) Highway Map of Chester County dated 1968. The Aerial Map is derived from the South Carolina Department of Natural Resources (SCDNR) DOQQ Archive dated 2006. The Topographic Map is derived from the United States Geological Survey's (USGS) Chester, South Carolina quad map dated 1983. The Soils Map was derived from the United States Department of Agriculture Natural Resources Conservation Service's (USDA-NRCS) Chester County Soil Survey, Sheets 20 and 21 dated 1982. The FEMA Flood Map was derived from the FEMA Flood Map Catalog, Panel Nos. 105 and 110, dated 1982. The NWI Map was obtained from the United States Fish and Wildlife Service. Various photographs of the property are presented in **Appendix A**.

The site is divided into four (4) individual tracts, and is bound by a total of ten (10) properties, Beltline Road, Ballymena Road, and S.C. Highway 9 (Lancaster Highway). A detailed list of the adjacent property owners information can be found in **Table 1**.

PHASE I ESA FOR TRACTS A, B, C AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA VICINITY MAP

+/- 178 Acres



PHASE I ESA FOR TRACTS A, B, C, AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA SITE LOCATION MAP



Choose Chester!
For Business. For Life.
Chester County Economic Development

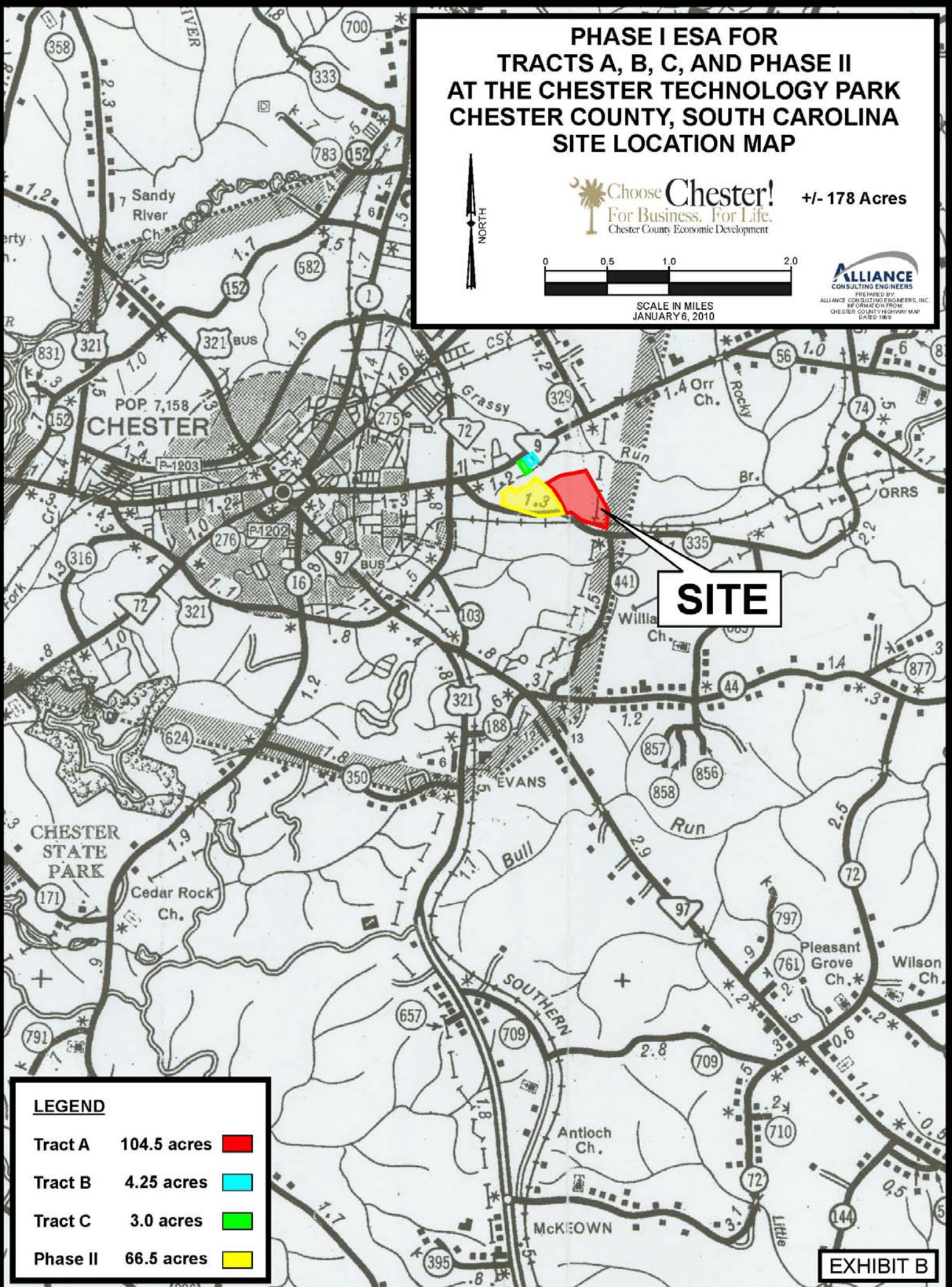
+/- 178 Acres



SCALE IN MILES
JANUARY 6, 2010



PREPARED BY
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM
CHESTER COUNTY HIGHWAY MAP
DATED 1988



LEGEND

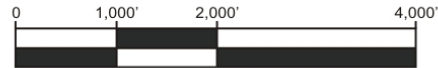
Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

EXHIBIT B

**PHASE I ESA FOR
TRACTS A, B, C, AND PHASE II
AT THE CHESTER TECHNOLOGY PARK
CHESTER COUNTY, SOUTH CAROLINA
AERIAL MAP**



+/- 178 Acres



GRAPHIC SCALE
JANUARY 6, 2010

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SCDNR, DDDG ARCHIVE
CHESTER NE, SC
DATED 2006

CSX RAIL LINE

SITE

LEGEND

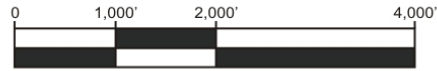
Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

EXHIBIT C

PHASE I ESA FOR TRACTS A, B, C AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA TOPOGRAPHIC MAP



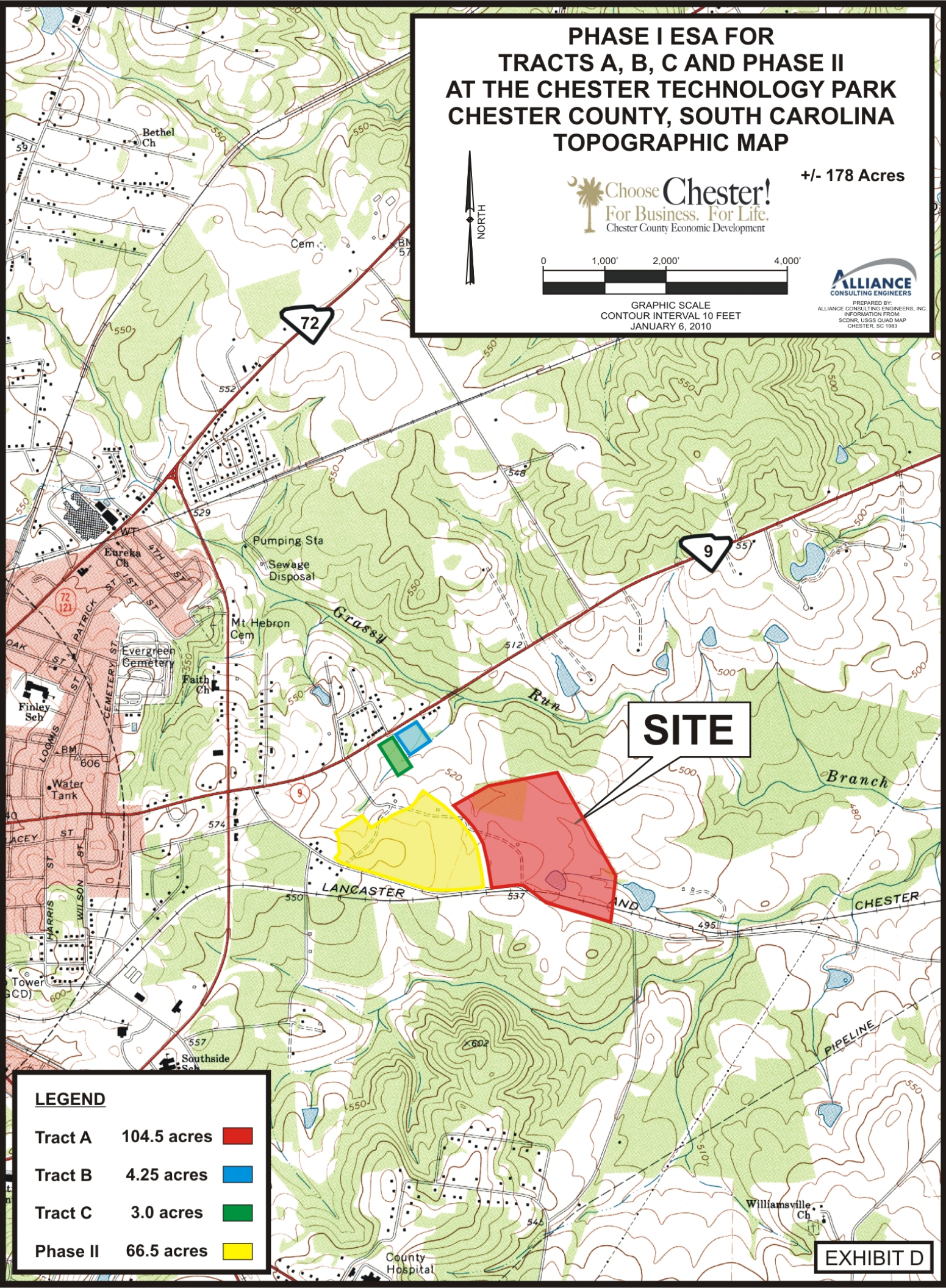
+/- 178 Acres



GRAPHIC SCALE
CONTOUR INTERVAL 10 FEET
JANUARY 6, 2010



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SC89K, USGS QUAD MAP
CHESTER, SC 1983



SITE

LEGEND

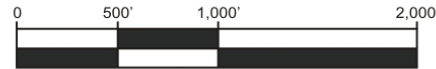
Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

EXHIBIT D

PHASE I ESA FOR TRACTS A, B, C, AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA SOILS MAP



+/- 178 Acres



GRAPHIC SCALE
JANUARY 6, 2010

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
CHESTER COUNTY SOILS SURVEY
SHEETS 20 & 21
DATED MARCH 1982

SITE

LEGEND

Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

LEGEND

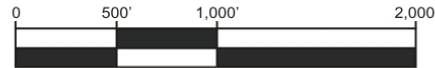
HSG

Armenia (Ar)	D	
Iredell (IdB)	C/D	
Water (w)		
Wilkes (WkD)	C	

EXHIBIT E

PHASE I ESA FOR TRACTS A, B, C, AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA FEMA FLOOD MAP

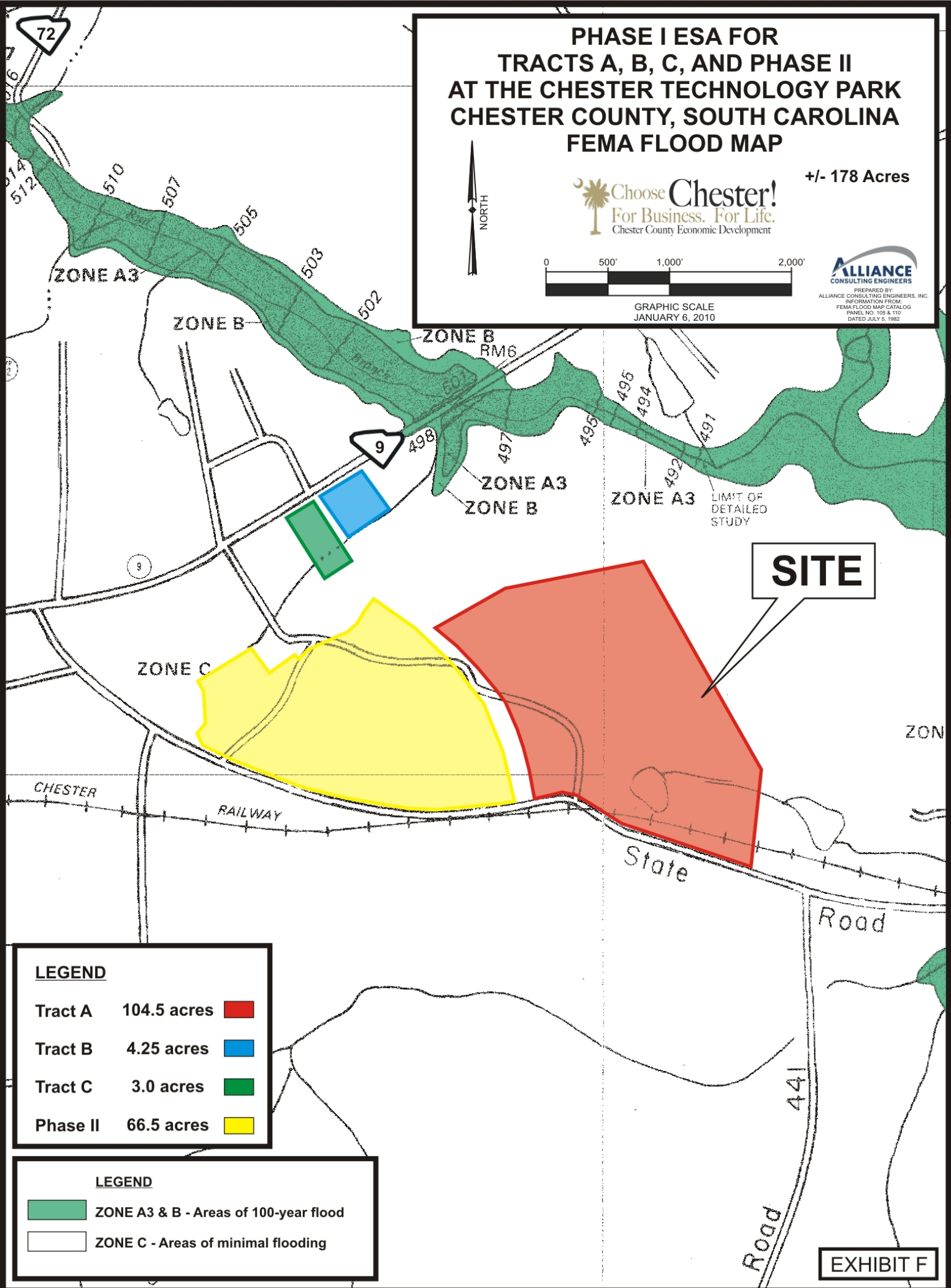
+/- 178 Acres



GRAPHIC SCALE
JANUARY 6, 2010



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
FEMA FLOOD MAP CATALOG
PANEL NO. 105 & 110
DATED JULY 5, 1982



LEGEND

Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

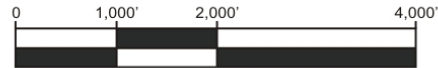
LEGEND

	ZONE A3 & B - Areas of 100-year flood
	ZONE C - Areas of minimal flooding

EXHIBIT F

PHASE I ESA FOR TRACTS A, B, C, AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA NWI MAP

+/- 178 Acres



GRAPHIC SCALE
JANUARY 6, 2010



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
WETLAND ONLINE MAPPER
CREDIT: US FISH & WILDLIFE SERVICE

LEGEND

Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	

SITE

	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine

EXHIBIT G

TABLE 1 – ADJACENT PROPERTY OWNERS			
Tax Map No.	Acreage	Property Owner	Boundary Direction
079-00-00-056-000	5.0	New Chester Townhouses	West
079-00-00-039-000	5.0	New Chester Townhouses	West
089-00-00-011-000	89.0	Robert K. Wylie	Northwest
079-00-00-046-000	1.1	Frazer Enterprises, LLC	Northwest
079-00-00-045-000	1.2	Samuel M. Frazer, III	North
079-00-00-003-000	18.0	Bernice B. Frazer	North
079-00-00-053-000	5.3	York Technical College	South
079-00-00-004-000	0.7	William P. Hardee	East
089-00-00-013-000	173.0	William L. Abernathy, III	East
089-00-00-015-000	344.0	L & C Development Corporation	East

2.2 Current Site Use

The approximately 178-acre portion of the property known as the Chester Technology Park (Chester County Tax Map No. 079-00-00-052-000) currently consists of undeveloped agricultural land. An L&C railway traverses a portion of Tract A near the southern property boundary.

2.3 Past Site Use and Ownership

Information gathered from reviews of Chester County Tax Maps, recorded deeds and plats, and personal interviews indicates that the property was previously used for agricultural related activities. The reasonably ascertainable ownership history of the overall parcel known as Chester County Tax Map Number 079-00-00-052-000 is presented below.

Chester County Tax Map Number 079-00-00-052-000

April 30, 2004: Samuel M. Frazer, III acquires the property from Ruth Frazer White.

December 10, 1981: Ruth Frazer White acquires the property Joan F. McKeown.

2.4 Current Surrounding Land Use

Tract A of the Chester Technology Park is bound to the south by Beltline Road, to the west and north by agricultural lands, and to the east by Ballymena Road. Tract B is bound to the south by York Technical College, to the west by undeveloped woodland, to the north by SC Highway 9, and to the east by Ballymena Road. Tract C is bound to the south by undeveloped woodlands, to the west by Ballymena Road, to the north by SC Highway 9, and to the west by undeveloped agricultural lands. Phase II is bound to the south by Beltline Road, to the east by Ballymena Road, and to the north and west by undeveloped agricultural and residential lands.

2.5 Past Surrounding Land Use

Information gathered from reviews of Chester County Tax Maps, recorded deeds and plats, and questionnaires suggests that prior to the usages described in **Section 2.4**, the surrounding lands were farm lands, timber farms, residential dwellings, and/or undeveloped woodlands.

2.6 Drainage

Surface and subsurface drainage is often of interest during an environmental assessment because it provides an indication of the direction in which contaminants could potentially be transported by surface waters or groundwater. A USGS Topographic Map was used to characterize suspected drainage patterns as well as a general evaluation of the property. Based upon a review of Chester County's FEMA Flood Map, it appears that none of the property is located within the 100-year flood plain. A review of the United States Department of the Interior's NWI Map reveals potential wetland areas located within Tract A of the project property.

Tract A generally drains from the northwestern portion of the property toward the south and southeastern portions of the site. Stormwater is conveyed from the northern portion of the site via drainage ditches that flow to an existing pond on the southern portion of Tract A near the property boundary. Tracts B and C generally drain stormwater from the northern portion of the site to the south. Phase II generally drains from the central portion of the property outward toward the southeast and northeast. Stormwater flowing off of the southern edge of Tracts B and C and the northeastern edge of Phase II empties into a tributary of Grassy Run Branch that flows to Rocky Creek located southeast of Tract A. Stormwater flowing off the southeast edge of the site drains to a swale, and is conveyed onto Tract A via a culvert extending under Ballymena Road.

The precise direction of groundwater flow is a parameter that is not always easily discernible for a particular site and is beyond the scope of this assessment effort. However, based on the general topography of the property, it is believed that the groundwater will flow towards the southeast from the northern portion of the site.

3.0 REGULATORY RECORDS REVIEW

A primary purpose of this **Phase I ESA** was to perform a sufficient assessment to identify any obvious, actual, and potential sources of contamination that might be associated with the property in question. Information related to the past and present use of the property is of extreme interest in assessing its environmental condition. Recognition of the manner in which human activities have affected a tract of land is vital in evaluating the impact that these activities may have had on the property and the environment.

Alliance Consulting Engineers, Inc. utilized the services of its sub-consultant, Environmental Data Management, Inc., to query the environmental regulatory lists available through the USEPA and the SCDHEC for any regulated sites within the recognized ASTM search radius. This environmental data report is presented in its entirety as **Appendix B**.

The following USEPA regulatory lists were reviewed using the indicated standard ASTM search radii:

- National Priorities List (NPL) - [1.0 mile]
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) - [0.5 mile]
- Archived Cerclis Sites (NFRAP) – [0.5 miles]
- Emergency Response Notification System List (ERNS) - [0.25 mile]
- Resource Conservation and Recovery Information System (RCRIS) Handlers With Corrective Action (CORRACTS) - [1.0 mile]
- Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and/or Disposal Sites (TSD) - [1.0 mile]
- RCRA LQG, SQG, CESQG, and Transporters (NONTSD) – [0.25 mile]
- Tribal Tanks List (TRIBLTANKS) – [0.25 mile]
- Tribal Lust List (TRIBLLUST) – [0.50 mile]
- Brownfields Management System – [USBRWNFLDS 0.5 mile]

Additionally, the following SCDHEC regulatory lists were reviewed using the indicated standard ASTM search radii:

- South Carolina State Priority List Sites (STNPL) - [1.0 mile]
- South Carolina Solid Waste Facilities List (SLDWST) - [0.5 mile]
- South Carolina Leaking Underground Storage Tanks List (LUST) - [0.5 mile]
- South Carolina Underground/Aboveground Storage Tanks (TANKS) - [0.25 mile]
- South Carolina State Dry Cleaners List (DRY) - [0.50 mile]
- South Carolina State Designated Brownfields (BRWNFLDS) – [0.50 mile]
- South Carolina State Voluntary Cleanup List (VOLCLNUP) – [0.50 mile]
- South Carolina State Spills List (SPILLS) – [0.25 mile]

Also the following supplemental database lists were reviewed using the indicated standard ASTM search radii:

- Record of Decisions System (RODS) - [1.0 mile]
- RCRA Administrative Action Tracking System (RAATS) - [1.0 mile]
- Biennial Reporting System (BRS) - [0.25 mile]
- PCB Activity Data System (PADS) - [0.25 mile]
- Permit Compliance System (PCS) - [0.25 mile]
- Facility Registry System (FRS) – [0.25 mile]
- Toxic Release Inventory System (TRIS) – [0.25 mile]

Two (2) facilities were identified within the standard ASTM search radii of the subject property. This facility is presented in **Table 2**.

TABLE 2 – SITES WITHIN STANDARD ASTM RADIUS			
SITE OR FACILITY	DISTANCE (mi)	DIRECTION	LISTING
Big D/Gene's Kwik Stop	0.7	W	TANKS, FRS
Pantry 1504 DBA Kangaroo Express	1.0	W	LUST

The proximal portion of the mapped sites of the environmental data report lists facilities and sites that appear outside of the study area but are in close proximity to the

research boundary. These sites are not included in the standard ASTM radii, but fall into the following categories:

1. The location of the site occurs close to the research boundary;
2. The property boundary of the site may be large enough that the physical address may be outside of the study area, but the property boundary may extend into the study area;
3. The address data, derived from the United States Census Bureau, does not always contain the most accurate address information. Therefore, the proximal portion of these results includes the addresses in close proximity to the ASTM search radii.

A review of these criteria indicates that there are nine (9) sites that fall within these proximal results. These sites are presented in **Table 3**.

TABLE 3 – PROXIMAL SITES			
SITE OR FACILITY	DISTANCE (mi)	DIRECTIO N	LISTING
Chester Park Elementary School	0.6	N	FRS
Chester Physical Medicine and Rehabilitation	0.9	W	FRS
Pantry 1504 DBA Kangaroo Express	0.6	W	TANKS
Quick C Food Mart	1.0	W	FRS, TANKS
Kirby Chevrolet Buick Pontiac Oldsmobile	1.0	W	FRS
Browns Cut Rate	1.2	N	LUST
Tres Amigo	1.2	W	LUST
Quality Cleaners	1.3	SE	FRS, NONTSD
Penske Truck Leasing Co. L.P.	1.4	N	NONTSD, LUST, TANKS, FRS

There are also thirty-eight (38) non-mapped sites that may exist within the study area but lack the needed address information for mapping. Many of these sites contain the same zip code as the subject site or do not have zip code or address data available. **Table 4** contains these sites.

TABLE 4 – NON-MAPPED SITES	
SITE OR FACILITY	LISTING
DWP-081	SLDWST
Melrose Pyrotechnics	ERNS
Gate Petroleum 312	FRS
Faith Baptist Church	FRS
Fast Phils 7	FRS
Chester County Courthouse	FRS
Chester/Lando-Manetta Plant	FRS
GFT Incorporated	FRS
Jordan Sporting Goods	FRS
Chester Sportswear Company	FRS, NONTSD
George C. Brown & Co. Inc.	LUST, TANKS, FRS
Barry's Sunoco Service Station	NONTSD, FRS
Antifreeze Containers Inside Building	ERNS
Major Mart	TANKS, FRS
Quixx Store 3	FRS
Norfolk Southern	ERNS
Hardinwood S/D	FRS
Ronnie Dean & Robert C. Roddey	FRS
Ridgeway Telephone Company	FRS
Triplett Peek Inc.	FRS
Bridgebuilders Inc.	FRS
Chester JLM Inc.	FRS
Chester Eureka Plant	FRS
Chester Ft. Lawn WTP	FRS, PCS
Chester County Gravel Pit	FRS
Pineview Lakes Homeowners Association	FRS
United Contractors Inc.	FRS
AE Anderson Inc.	FRS
Chester County Farm Ponds	FRS
A D Oilphant Company Inc.	FRS
Chester County Partners Corp.	FRS
Odoms Grocery	FRS, TANKS
Cox Construction Co.	FRS
Owens Laundromat	FRS
Robert Lee, Jr.	FRS
SC Parks, Recreation & Tourism	FRS
Wades Grocery	FRS
Watson Grain Farm	FRS, TANKS

It should be noted that regulatory listings and regulatory agency files are often limited. The regulatory listings include only those sites that are known to regulatory agencies, at the time of publication, to practice operations which require licensing or permitting, or those sites known to be contaminated or possess a potential for contamination as a result of the generation and/or handling of hazardous materials and/or petroleum products.

4.0 SITE RECONNAISSANCE AND INTERVIEW INFORMATION

Mr. Garrett R. Wine of Alliance Consulting Engineers, Inc. toured the property on January 14, 2010. On-site conditions or items that were observed are depicted in **Table 5**.

TABLE 5 - OBSERVED ON-SITE CONDITIONS OR ITEMS		
On-Site Conditions or Items	Observed	If yes, describe
a. above ground storage tanks	No	
b. underground storage tanks	No	
c. pipelines	Yes	Water main observed along the western edge of Ballymena Road, Natural Gas pipeline warning signs observed on Tract A
d. damaged/leaking transformers	Unk.	Aged transformer along the northern edge of S.C. Highway 9 (not leaking)
e. surface impoundment/holding ponds	Yes	Existing pond located on the southern portion of Tract A
f. monitoring wells	No	
g. remedial cleanup activity	No	
h. landfill/burial activity	No	
i. chemical spills or releases	No	
j. gas/oily sheens on water (excluding parking lot ponding)	No	
k. chemical/petroleum odors	No	
l. stained or discolored soil	No	
m. distressed/discolored vegetation (chemically impacted)	No	
n. dumping	Yes	Remains of an old residence and tires sporadically dumped on Tract A and Phase II
o. stored substances/drums/containers/vats	Unk.	Corroded 55-gallon drums located on the northern portion of Phase II (no soil staining)
p. spray rigs/tankers/mobile storage tanks	No	
q. sprayed on structural fire proofing	N/A	
r. sprayed on acoustical/textured ceilings	N/A	
s. damaged thermal insulation	N/A	
t. marshes/low lying wetlands	Unk.	Potential wetland area on the northern portion of Tract A
u. air emission facilities	No	

While on site, Mr. Wine observed several electrical transformers that did not appear to be leaking. One transformer located along the northern edge of S.C. Highway 9 appears to be aged with rust stains, but does not appear to be leaking. Mr. Wine did not observe any storm drainage inlets, outlets, or ditches that had distressed vegetation, gas, or oily sheens in or around them. Surface water observed on-site included drainage ditches, and a wet pond on the southwestern portion of Tract A, which conveys water east into a tributary that empties into Grassy Run Branch. The majority of the surface water on-site was frozen; however no apparent signs of gas or oily sheens were observed on water bodies that were not frozen. Mr. Wine also observed an existing dirt road traversing the western portion of Phase II that connects an existing residence to Beltline Road. Perimeter fencing was observed along the boundaries of Tract A and Phase II indicating the site may have been previously used for farming and agricultural activities.

Mr. Wine observed debris from an old degraded residence on the northwestern portion of Phase II. Debris included, but is not limited to old typical household “white goods”, approximately four (4) corroded 55-gallon drums, construction materials, and an outhouse with old plastic solid waste containers. It cannot be visually determined if the roofing debris contains asbestos, however it is unlikely that this debris has adversely impacted the site. The solid waste containers appeared to be sitting upright, were partially full, did not give a foul odor, and did not appear to be leaking. A household restroom facility (toilet) was located within the degraded residence that is likely connected to a septic system located on site. This septic system is not considered a *recognized environmental condition*; however it is recommended that the septic system be cleaned out prior to Chester County

Economic Development exercising an option to purchase the property. Four (4) 55-gallon drums were observed on Phase II which appeared to be empty, and it is unknown if any were previously used as burn barrels. Construction and metal debris was also observed on the central portion of Tract A from an apparent degraded structure. Numerous blue plastic barrels were observed under a concrete shed on the northern portion of Phase II that appear to be empty. No apparent debris was observed on Tracts B or C. Mr. Wine also observed a few tires sporadically dumped on Tract A and Phase II; however none of the tires appeared to be degraded. The vegetation around these areas did not exhibit signs of discoloration or distressed vegetation; therefore the debris is not considered a *recognized environmental condition*. It is recommended that the debris be removed from Tract A and Phase II prior to Chester County Economic Development executing the “option to purchase” the property.

On January 29, 2010, Mr. John Frazer, co-owner of the property, indicated that to the best of his knowledge and belief there were currently no known and/or have not been any environmental liens or governmental notifications relating to environmental laws; nor any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of a hazardous substance on the property. Mr. Frazer stated that an old bucket-style draw well is located on site near the old degraded residence. This well was not observed during the site visit by Mr. Wine and it is possible that the well is currently located under the existing metal debris on the property. Mr. Frazer did not have any additional knowledge of any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials being dumped above grade, buried, and/or burned on the property. This correspondence is included in **Appendix C**.

Further review of aerial photographs of the site, conversations with surrounding property owners, and based on Mr. Wine's observations during the site visit indicates that the approximately 178-acre portion of the Chester Technology Park was previously used for farming and agricultural activities. During the site investigation nothing was observed that would indicate that petroleum products or hazardous materials were stored at the site.

5.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

This report, prepared for the exclusive use of Chester County Economic Development, presents the findings of a **Phase I Environmental Site Assessment (ESA)** for approximately 178-acres of the overall site known as the Chester Technology Park. This Phase I ESA was completed in general conformance with the provisions set forth in the *American Society for Testing and Materials (ASTM) E-1527 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a non-invasive study of obvious on-site or off-site sources of significant environmental concern. During this ESA, specific physical evidence or documentation of *recognized environmental conditions* at the property were investigated.

A query of environmental regulatory lists available through the USEPA and the SCDHEC revealed that two (2) sites were identified to meet proximal criteria in the vicinity of the subject property known as the Chester Technology Park. As noted in **Section 4.0**, these facilities are not considered *recognized environmental conditions* with regards to the subject property.

The Chester Technology Park (Chester County Tax Map No. 079-00-00-052-000) was previously used for farming and agricultural activities. During the site investigation nothing was observed that would indicate that petroleum products or hazardous materials were stored at the site. It is recommended that the septic system and all debris be removed from the site prior to Chester County Economic Development exercising the “option to purchase” the property.

6.0 LIMITATIONS OF LIABILITY

As indicated in **ASTM E1527**, the practice of completing a **Phase I ESA** is intended to constitute *all appropriate inquiries* to permit the User to satisfy one requirement to qualify for *Landowner Liability Protections* including the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response Compensation Liability Act (CERCLA) liability in an approach that is both commercially prudent and reasonable. As such, **ASTM E1527** seeks to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the property. Further, *appropriate inquiry* does not imply an exhaustive assessment of real property, but instead calls for the environmental professional to identify a balance between competing demands of limited cost and time and the reduction of uncertainty about unknown conditions.

It is important to note that the ability to complete the services involved with the review of public records and maps as well as the ability to conduct interviews with appropriate individuals is highly dependent upon the duration of the project schedule. In some instances, there is a need to review further information or interview other individuals that cannot be obtained within the duration of the project schedule. At the discretion of the User, the report can be finalized without the benefit of the additional information or the project duration can be extended to allow for further review. **ASTM E1527** states that information is reasonably ascertainable if it can be provided for review within twenty (20) days of the request.

7.0 STATEMENT OF QUALIFICATIONS

Alliance Consulting Engineers, Inc. is a South Carolina based consulting engineering firm engaged in the practice of civil, structural, and environmental engineering. The firm was founded in 2004, and its offices are located in Columbia, South Carolina. The staff of Alliance Consulting Engineers, Inc. currently consists of one (1) principal, five (5) senior project managers, one (1) project engineer, two (2) project managers, ten (10) engineering associates, four (4) CAD technicians, one (1) special projects consultant, one (1) consultant, one (1) local government liaison, and four (4) administrative assistants. Alliance Consulting Engineers, Inc.'s staff includes seven (7) registered Professional Engineers, one (1) registered Landscape Architect, and the firm is properly licensed to practice engineering in South Carolina and seven (7) other states.

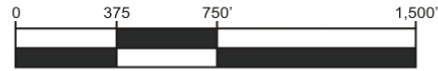
The firm is regularly involved in performing engineering services for municipal, industrial, institutional, and commercial clients on projects that span the breadth of the civil, structural, and environmental engineering disciplines. Environmental work regularly performed by the firm includes Potable Water Facilities, Wastewater Facilities, Stormwater Facilities, Environmental Site Assessments, Air Quality Permitting, and Solid Waste Management. The firm has performed numerous Environmental Site Assessments. A resume of the Senior Project Manager associated with this assessment is presented in **Appendix D.**

APPENDIX A
PHOTOGRAPHS

PHASE I ESA FOR TRACTS A, B, C, AND PHASE II AT THE CHESTER TECHNOLOGY PARK CHESTER COUNTY, SOUTH CAROLINA PHOTO KEY MAP

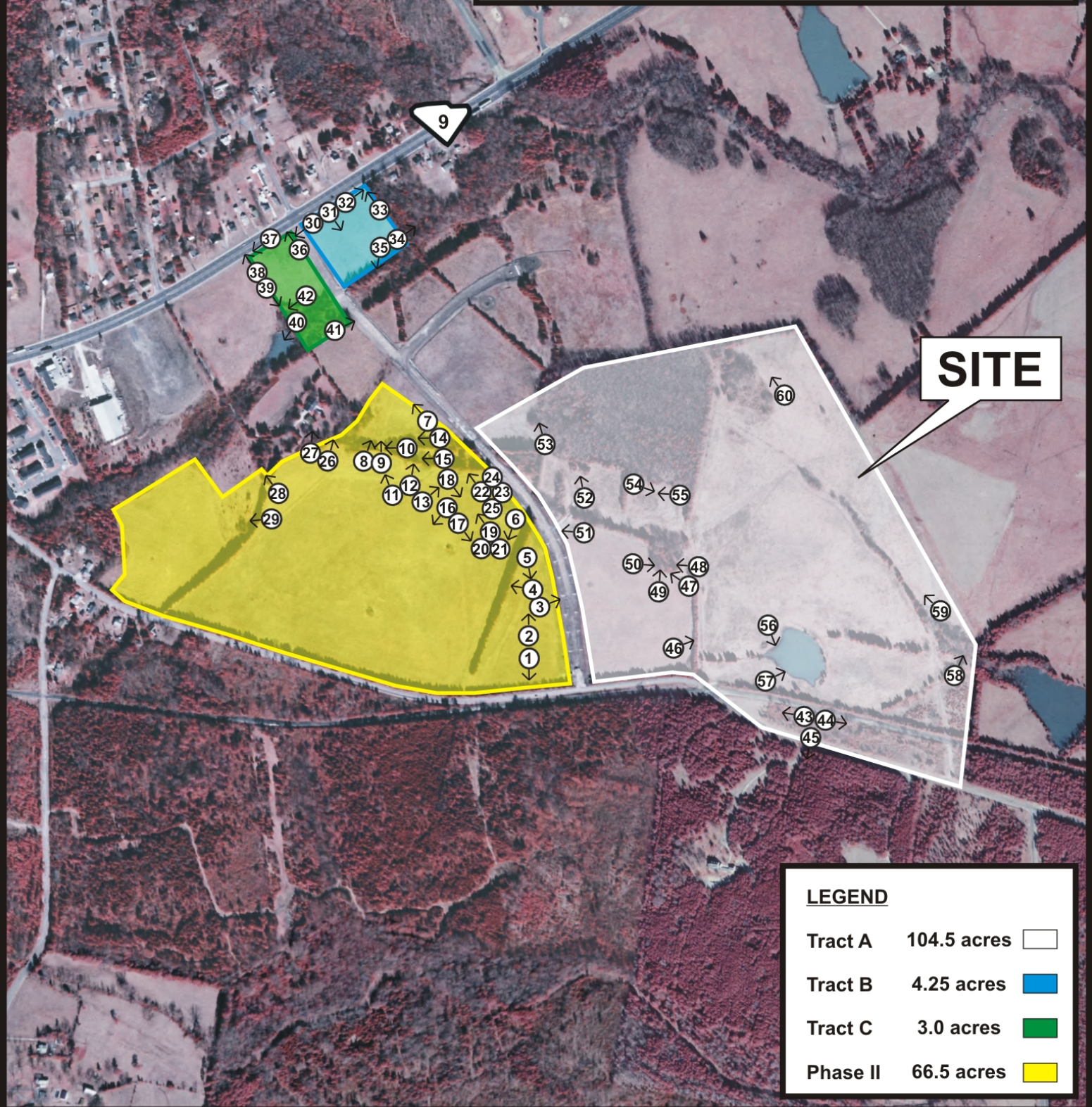


+/- 178 Acres



GRAPHIC SCALE
JANUARY 5, 2010

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SCDNR, DODG ARCHIVE
CHESTER NE, SC
DATED 2006



LEGEND

Tract A	104.5 acres	
Tract B	4.25 acres	
Tract C	3.0 acres	
Phase II	66.5 acres	



Photograph 1 – Looking south at the intersection of Ballymena Road and Beltline Road



Photograph 2 – Looking north along Ballymena Road



Photograph 3 – Looking at roadway lighting along Ballymena Road



Photograph 4 – Tire on the southeastern portion of Phase II (not degraded)



Photograph 5 – Looking at roadside debris along the eastern boundary of Phase II



Photograph 6 – Looking southwest at the central portion of Phase II



Photograph 7 –Looking northeast along Ballymena Road



Photograph 8 – Metal household debris near the northern corner of Phase II



Photograph 9 – Metal debris near the northern corner of Phase II



Photograph 10 – Looking west at an old wood shed and bench on Phase II



Photograph 11 – Looking at a collapsed building near the northern corner of Phase II



Photograph 12 – Interior of the collapsed building on the northern portion of Phase II



Photograph 13 – Interior of the collapsed building on the northern portion of Phase II



Photograph 14 – Looking at two (2) -55-gallon drums on the northern portion of Phase II



Photograph 15 – Looking at a concrete shed with empty plastic drums on Phase II



Photograph 16 – Mounted transformer on northern portion of Phase II (not leaking)



Photograph 17 – Looking southeast at the central portion of Phase II



Photograph 18 – Looking at an old multi-stall outhouse on northern portion of Phase II



Photograph 19 – Looking at a toilet container located in the outhouse



Photograph 20 – Looking at a toilet container located in the outhouse



Photograph 21 – Looking in to the toilet container



Photograph 22 – Looking north at debris from old residence on Phase II



Photograph 23 – Looking at household appliances and debris from old residence



Photograph 24 – Looking at debris from old residence on Phase II



Photograph 25 – Looking at metal and roofing debris from old residence on Phase II



Photograph 26 – Looking along the northeastern boundary of Phase II



Photograph 27 – Looking at an old trailer on site adjacent to western edge of Phase II



Photograph 28 – Looking at a dirt road that traverses the western portion of Phase II



Photograph 29 – Transformer near the dirt road traversing Phase II (not leaking)



Photograph 30 – Looking southwest along Lancaster Street



Photograph 31 – Looking southeast at Tract B



Photograph 32 – Looking northeast along Lancaster Street near Tract B



Photograph 33 – Mounted transformer on northern edge of Lancaster Street (not leaking)



Photograph 34 – Looking at the stream near the boundary of Tract B (no oil sheen)



Photograph 35 – Looking at the stream near the southern boundary of Tract B



Photograph 36 – Looking at residential property along northern edge of Lancaster Street



Photograph 37 – Looking southwest along Lancaster Street



Photograph 38 – Old transformer on northern edge of Lancaster Street (not leaking)



Photograph 39 – Looking southeast at Tract C



Photograph 40 – Looking at the stream near the boundary of Tract C



Photograph 41 – Looking at storm drainage culvert and water line near Tract C boundary



Photograph 42 – Looking west at western boundary of Tract C



Photograph 43 – Looking west along L&C railroad near southern boundary of Tract A



Photograph 44 – Looking east along CSX railroad near southern boundary of Tract A



Photograph 45 – Looking south at southern boundary of Tract A



Photograph 46 – Looking east at an old fence gate on Tract A



Photograph 47 – Looking northwest at metal debris pile on central portion of Tract A



Photograph 48 – Looking west towards metal debris pile on Tract A



Photograph 49 – Looking north at metal debris on central portion of Tract A



Photograph 50 – Looking at metal debris located on central portion of Tract A



Photograph 51 – Looking west at a culvert near eastern boundary of Tract A



Photograph 52 – Looking at metal debris on northeastern portion of Tract A



Photograph 53 – Looking north towards the northern boundary of Tract A



Photograph 54 – Looking at frozen ponded water on central portion of Tract A



Photograph 55 – Tire on the central portion of Tract A (not degraded)



Photograph 56 – Looking south at the pond on Tract A (no oil sheen)



Photograph 57 – Looking northeast at the pond on Tract A (no oil sheen)



Photograph 58 – Looking at frozen water on eastern portion of Tract A



Photograph 59 – Looking at metal debris near the western boundary of Tract A



Photograph 60 – Looking at warning sign near the northeastern corner of Tract A

APPENDIX B
ENVIRONMENTAL DATA REPORT

ENVIRONMENTAL DATA REPORT

Comprehensive ASTM Research

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

Prepared For:

Alliance Consulting Engineers, Inc
PO Box 8147
Columbia, SC 29202

Prepared By:

ENVIRONMENTAL DATA MANAGEMENT, INC.
2840 West Bay Drive, Suite 208
Largo, Florida 33770

January 07, 2010

January 07, 2010

Garrett Wine
Alliance Consulting Engineers, Inc
PO Box 8147
Columbia, SC 29202

Subject: **Comprehensive ASTM Research - EDM Project #20401**

Dear Mr. Wine

Thank you for using Environmental Data Management, Inc. The following report provides the results of our environmental data research that you requested for the following location:

**Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina**

The following is a summary of the components contained within this report:

- **Executive Summary** –lists the databases that were searched for this report, the search distance criteria and the number of sites identified for each database.
- **Map of Study Area**– street map showing the location of the Subject Property and any regulatory listed sites identified within the search criteria (*a non-mapped option is available*).
- **Site Summary Table** –displays corresponding sites' Map ID numbers, Permit or Registration numbers, Name/Address and the Government Database(s) on which the site was listed.
- **Detail Reports** – data detail for each record identified.
- **Proximal Records Table** – a listing of potentially relevant sites identified just beyond the search criteria.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Agency List Descriptions** – defines the regulatory databases included in this report along with the dates that each database was last updated by the respective agency and EDM.
- **Physical Setting** – includes USGS Contour or Topographic map and a map of statewide American Indian Lands. Recent Aerial Photo, FEMA Flood Map and NWI Wetland Map included with Comprehensive Report. Water Well locations and detail well reports are included where this information is available.

At EDM we take great pride in our work, and continually strive to provide you with the most accurate and thorough research service available. We accomplish this by manually screening and researching your study area to identify and accurately locate any sites of environmental concern. This manual effort may add more time and effort to your report preparation, but we think a more thorough and accurate result is worth it.

Thank you again for selecting EDM as your data research provider. Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

ENVIRONMENTAL DATA MANAGEMENT, INC.

Executive Summary

Report Date: 1/7/2010

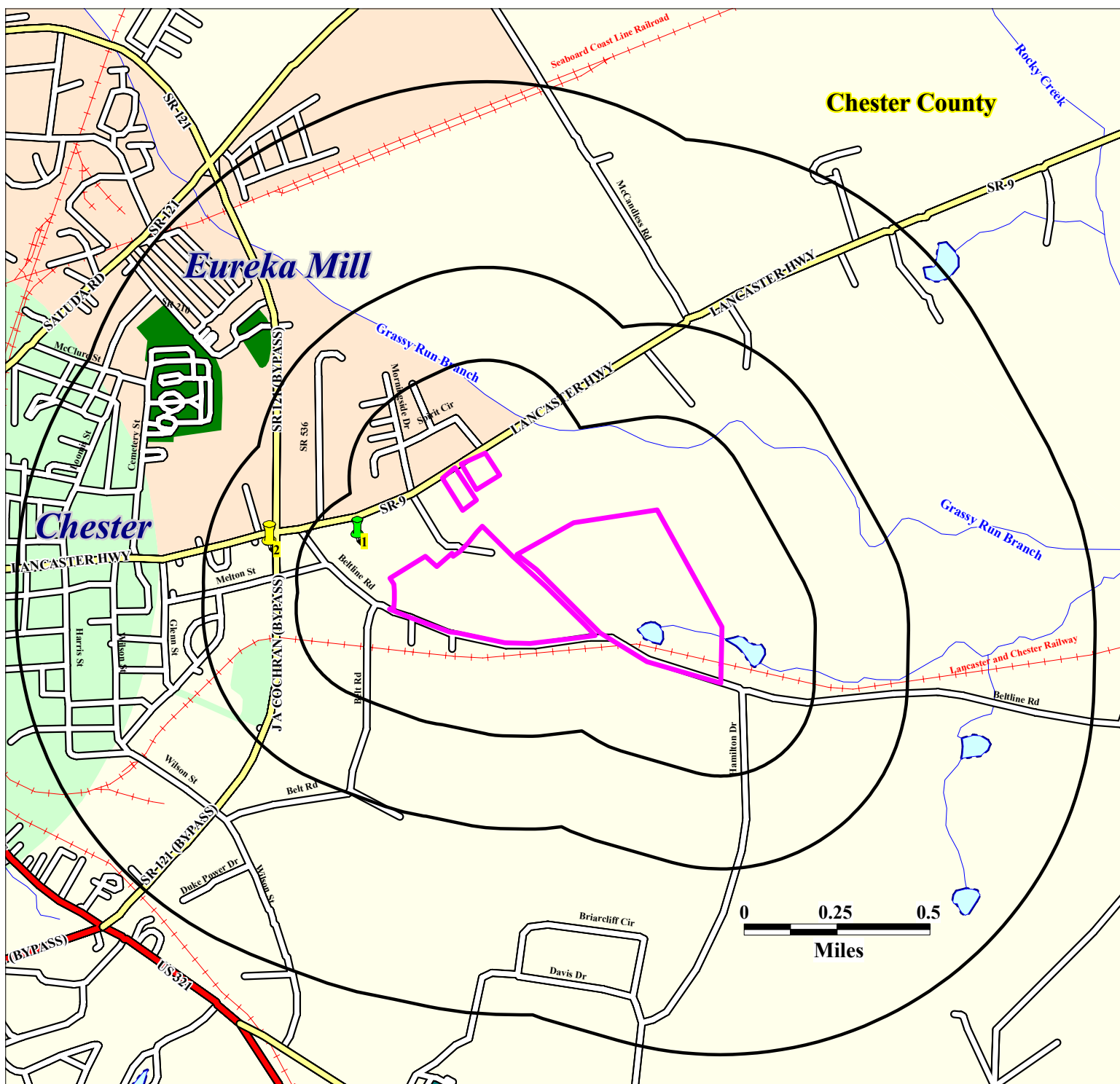
Client Information	Project Information
Alliance Consulting Engineers, Inc PO Box 8147 Columbia SC 29202 Client Job No: Client P.O. No:	Comprehensive ASTM Research Tracts A,B,C and Phase II Chester Technology Park Chester County, South Carolina EDM Job No# 20401

The following table displays the databases that were included in the research provided, the respective search distance for each database, and the number of records identified for each database. The absence of records in this table and the Site Summary Table indicates that no sites were found within the specified research area.

	Search Radius (Miles)	From 0 - .13 mi	From .13 - .25 mi	From .26 - .5 mi	From .51 - 1.0 mi	Greater than 1 Mile	Totals
EPA DATABASES							
National Priorities List(NPL)	1.00	0	0	0	0	N/A	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0.50	0	0	0	N/A	N/A	0
Archived Cerclis Sites(NFRAP)	0.50	0	0	0	N/A	N/A	0
Emergency Response Notification System List(ERNS)	0.25	0	0	N/A	N/A	N/A	0
RCRIS Handlers with Corrective Action(CORRACTS)	1.00	0	0	0	0	N/A	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	1.00	0	0	0	0	N/A	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0.25	0	0	N/A	N/A	N/A	0
Tribal Tanks List(TRIBLTANKS)	0.25	0	0	N/A	N/A	N/A	0
Tribal Lust List(TRIBLLUST)	0.50	0	0	0	N/A	N/A	0
US Institutional and/or Engineering Controls(USINSTENG)	0.50	0	0	0	N/A	N/A	0
Brownfields Management System(USBRWNFLDS)	0.50	0	0	0	N/A	N/A	0
DHEC DATABASES							
State NPL Equivalent(STNPL)	1.00	0	0	0	0	N/A	0
Solid Waste Facilities List(SLDWST)	0.50	0	0	0	N/A	N/A	0
Leaking Underground Storage Tanks List(LUST)	0.50	0	0	0	1	N/A	1
Underground/Aboveground Storage Tanks(TANKS)	0.25	0	0	N/A	2	N/A	2
State Designated Brownfields(BRWNFLDS)	0.50	0	0	0	N/A	N/A	0
State Voluntary Cleanup List(VOLCLNUP)	0.50	0	0	0	N/A	N/A	0
State Dry Cleaners List(DRY)	0.50	0	0	0	N/A	N/A	0
Spills List(SPILLS)	0.25	0	0	N/A	N/A	N/A	0
SUPPLEMENTAL DATABASES							
Record Of Decisions System(RODS)	1.00	0	0	0	0	N/A	0
RCRA Administrative Action Tracking System(RAATS)	1.00	0	0	0	0	N/A	0
Biennial Reporting System(BRS)	0.25	0	0	N/A	N/A	N/A	0
PCB Activity Data System(PADS)	0.25	0	0	N/A	N/A	N/A	0
Permit Compliance System(PCS)	0.25	0	0	N/A	N/A	N/A	0
Facility Registry System(FRS)	0.25	0	0	N/A	1	N/A	1
Toxic Release Inventory System(TRIS)	0.25	0	0	N/A	N/A	N/A	0

*** Disclaimer ***

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Additionally, limitations exist in mapping data detail and accuracy. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used in conjunction with other relevant information to direct your attention at potential problem areas; which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request. Requests via email authorization are construed to be in accordance with these terms.



Source: 2006 US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

EDM Job No: 20401
January 7, 2010

Approximate Site Boundary

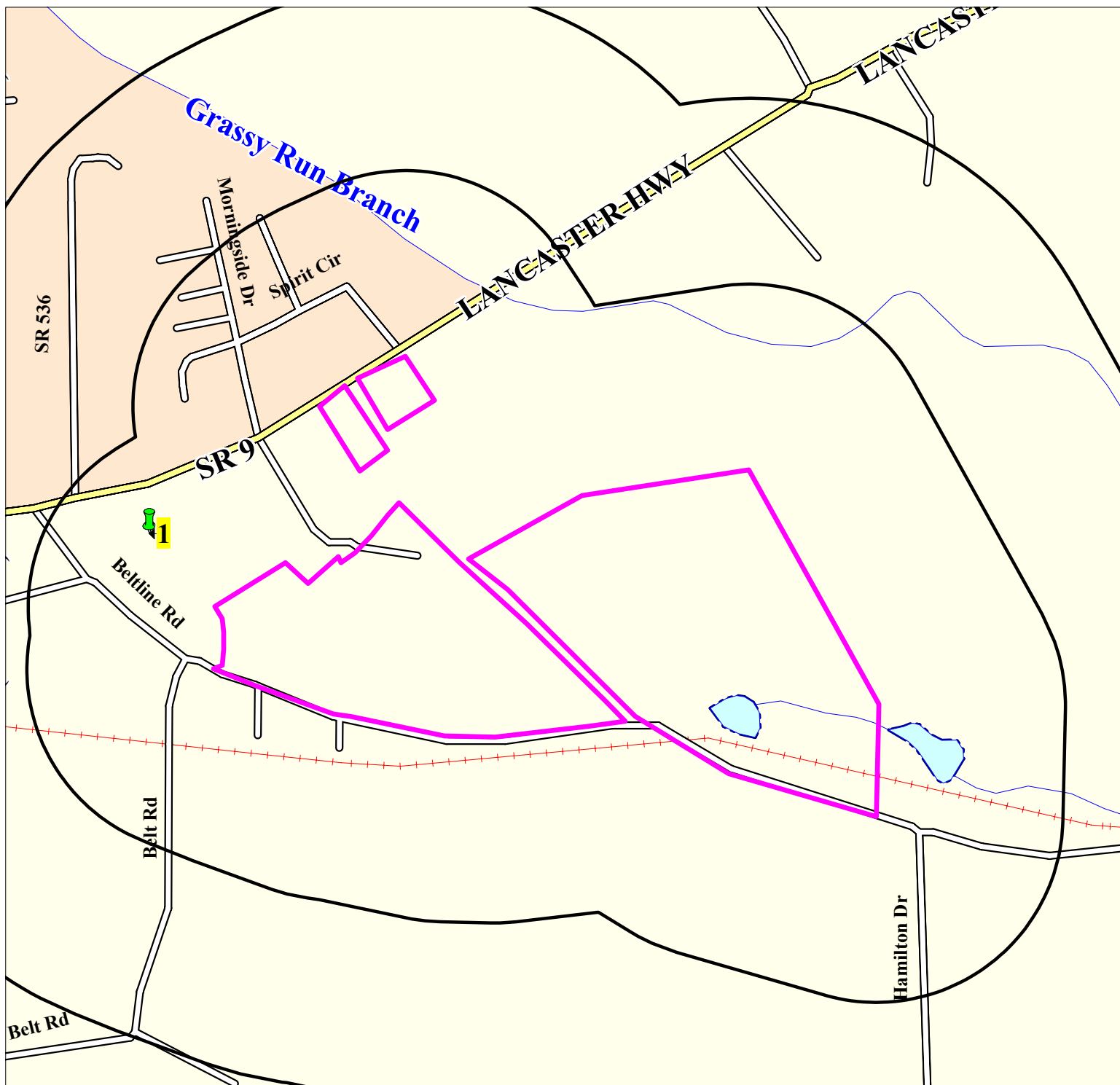
NPL, CORRACTS, TSD, RODS, RAATS
& STNPL sites - 1 Mile Radius



CERCLIS, NFRAP, SLDWST,
LUST, BRWNFLDS, VOLCLNUP
& DRY sites - 1/2 Mile Radius



ERNS, NONTSD, TANKS, INSTENG,
BRS, PADS, PCS, TRIS, FRS
& SPILLS sites - 1/4 Mile Radius



Source: 2006 US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

EDM Job No: 20401
January 7, 2010

Approximate Site Boundary



NPL, CORRACTS, TSD,RODS,RAATS
& STNPL sites - 1 Mile Radius



CERCLIS, NFRAP, SLDWST,
LUST, BRWNFLDS, VOLCLNUP
& DRY sites - 1/2 Mile Radius



ERNS,NONTSD,TANKS,INSTENG,
BRS,PADS,PCS, TRIS,FRS
& SPILLS sites - 1/4 Mile Radius

ENVIRONMENTAL DATA MANAGEMENT

Comprehensive ASTM Research

Report Date: 1/7/2010

SUMMARY TABLE

Page 1 of 1

		REGULATORY LISTS																											
MAPID# FAC ID, NAME AND LOCATION		N P L	C E R C L I S	N F R A P	E R N S	C O R R A C T S	T O S D	N O N T S D	T R I B U T A N K S	T R I B U T U E N G	U S I N S T R U C T I O N S	U S B R W N F L D S	S T N P L	S L D W S T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L L S	R O A D S	R A A T S	B R A S	P A D S	P C R S	F R S	T R I S		
1)	02141 BIG D 648-A LANCASTER HWY CHESTER, SC. 29706															X													
	110017040101 BIG D S 648A LANCASTER HWY CHESTER, SC. 29706																										X		
	17737 GENE'S KWIK STOP 648A LANCASTER HWY CHESTER, SC. 29706															X													
2)	02116 PANTRY 1504 DBA KANGAROO EXPRESS BYPASS HWY 72 CHESTER, SC. 29706														X														

SCDHEC COMPREHENSIVE UNDERGROUND STORAGE TANKS LIST (TANKS)

Report Date: 1/7/2010

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

02141
BIG D
648-A LANCASTER HWY
CHESTER, SC 29706

OWNERSHIP INFORMATION:

CHESTER OIL CO INC
1374 J A COCHRAN BY PASS
CHESTER SC 29706
803-377-4021
CON: N ALEXANDER

MAP ID NUMBER:

Dist (Miles): 0.72
Direction: W

1

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CON TEL: 803-377-3701

TANK DETAIL

TANK #:	TANK CAP (GALS):	CALC AGE:	CONTENTS:	TANK STATUS:
1	4000	5	GASOLINE	ABANDONED
2	6000	5	GASOLINE	ABANDONED
3	6000	5	GASOLINE	ABANDONED

FACILITY ID NUMBER, NAME AND LOCATION:

17737
GENE'S KWIK STOP
648A LANCASTER HWY
CHESTER, SC 29706

OWNERSHIP INFORMATION:

FRAZIER
PO BOX 297
CHESTER SC 29706-0297
803-377-3701
CON: GENE ROBINSON

MAP ID NUMBER:

Dist (Miles): 0.72
Direction: W

1

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CON TEL:

TANK DETAIL

TANK #:	TANK CAP (GALS):	CALC AGE:	CONTENTS:	TANK STATUS:
1	15000	0	GASOLINE	CURRENTLY IN USE
2	6000	0	GASOLINE	CURRENTLY IN USE

USEPA FACILITY REGISTRY SYSTEM

(FRS)

Report Date: 1/7/2010

FRS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

110017040101
BIG D S
648A LANCASTER HWY
CHESTER, SC 29706

MAP ID NUMBER:

Dist (Miles): 0.72
Direction: W

1

FRS

Program ID No: SC0000080158

EPA Program: SC-EFIS

South Carolina - Environmental Facility Information System

Program ID No: SC0000065145

EPA Program: SC-EFIS

South Carolina - Environmental Facility Information System

Program ID No: 110017040101

EPA Program: FRS

Facility Registry System

SCDHEC CONFIRMED RELEASE REPORT

(LUST)

Report Date: 1/7/2010

LUST Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

02116
PANTRY 1504 DBA KANGAROO EXPRESS
BYPASS HWY 72
CHESTER, SC 29706

MAP ID NUMBER:

Dist (Miles): 0.95

Direction: W

2

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Tank Owner:

PROJ MGR:

REL ID:

REL RPTD:

REL CONFD:

SUBST:

NFA DATE:

RANK:

STATUS:

LUST ADDENDUM REPORT -- TANK DATA DETAIL

The following is the TANKS data associated with LUST sites that were mapped **outside** of the ¼ TANKS query criteria.

(TANKS)

Report Date: 1/7/2010

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

02116
PANTRY 1504 DBA KANGAROO EXPRES
BYPASS HWY 72
CHESTER, SC 29706

OWNERSHIP INFORMATION:

PANTRY INC
1801 DOUGLAS DR
SANFORD NC 27330
919-774-6700
CON: RENEE THOMAS
CON TEL:

MAP ID NUMBER:

Dist (Miles): 0.95
Direction: W

2

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TANK DETAIL

TANK #:	TANK CAP(GALS):	CALC AGE:	CONTENTS:	TANK STATUS:
1	8000	5	RUL	CURRENTLY IN USE
2	8000	5	RUL	CURRENTLY IN USE
3	8000	5	GASOLINE	CURRENTLY IN USE
4	4000	5	KEROSENE	CURRENTLY IN USE
5	6000	0	DIESEL	CURRENTLY IN USE

PROXIMAL RECORDS TABLE

Report Date: 1/7/2010

The Proximal Records Table includes mapped facilities that appear outside of the study area, but in the proximity of the research boundary. They are provided in a summary fashion to allow one to determine potential interest.

Generally, these sites may be of potential interest for three reasons:

- 1.) The location occurs so close to the research boundary that it merits inclusion in the evaluation.
- 2.) The site may be expansive with regard to the property boundary. The physical address of a landfill for example may occur outside of the research boundary, but the landfill boundary may extend into the research area. Large industrial complexes may also fall into this category.
- 3.) The U.S. Census Bureau data, from which our maps are created, is not always precise with regard to address information. A facility may therefore appear on the map outside of the research area, but actually fall within the research area. These inaccuracies are typically less than 500 feet. If you observe any such inaccuracies, we ask that you please notify us of the more precise location and we will use this information to improve our product.

If more specific information relative to one or more locations included in the Proximal Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

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ENVIRONMENTAL DATA MANAGEMENT

Comprehensive ASTM Research

PROXIMAL RECORDS TABLE

Report Date: 1/7/2010

Page 1 of 2

REGULATORY LISTS

MAPID# FAC ID, NAME AND LOCATION		N P L	C E R C L S	N F R A P	E R N S	C O R R A C T S	T O S D	N O N T S D	T R I B U T A N K S	T R I B U T L U S T	U S I N S T E N G	U S B R W N F L D S	S T N P L	S L D W S T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L L S	R O A D S	R A A T S	B R A S	P A D S	P C S	F R S	T R I S
1A)	110019924439 CHESTER PARK ELEM SCHOOL 835 LANCASTER HIGHWAY CHESTER, SC. 29706																										X
1A)	110021465975 CHESTER PARK COMPLEX 835 LANCASTER HWY CHESTER, SC. 29706																										X
1A)	110036042993 CHESTER PARK ELEM.FINE ARTS 835 LANCASTER HIGHWAY CHESTER, SC. 29706																										X
1A)	110036043000 CHESTER PARK ELEM LITERACY/TEC 835 LANCASTER HIGHWAY CHESTER, SC. 29706																										X
1A)	110036475739 CHESTER PARK ELEM OF INQUIRY 835 LANCASTER HWY CHESTER, SC. 29706																										X
2A)	110017119955 CHESTER PHYSICAL MEDICINE AND REHABIL 599 LANCASTER RD STE C CHESTER, SC. 29706																										X
3A)	02116 PANTRY 1504 DBA KANGAROO EXPRES BYPASS HWY 72 CHESTER, SC. 29706															X											
4A)	110017002688 QUICK C FOOD MART 583 LANCASTER HWY CHESTER, SC. 29706																										X
4A)	16060 QUICK C FOOD MART 583 LANCASTER HWY CHESTER, SC. 29706															X											
5A)	110002196864 KIRBY CHEVROLET BUICK PONTIAC OLDS 1691 JA COCHRAN BYPASS CHESTER, SC. 29706																										X
6A)	12049 BROWNS CUT RATE 1946 J A COCHRAN BYPASS CHESTER, SC. 29706														X												
7A)	12355 TRES AMIGO 511 LANCASTER HWY CHESTER, SC. 29706														X												
8A)	110007834647 QUALITY CLEANERS WINN DIXIE PLAZA CHESTER, SC. 29706																										X
8A)	110031187515 WINN DIXIE:CHESTER CHESTER MALL CHESTER, SC. 29706																										X
8A)	SCD982138455 QUALITY CLEANERS WINN DIXIE PLAZA CHESTER, SC. 29706							X																			X
8A)	SCD987569746 WINN DIXIE: CHESTER CHESTER MALL CHESTER, SC. 29706																										X

ENVIRONMENTAL DATA MANAGEMENT

Comprehensive ASTM Research

PROXIMAL RECORDS TABLE

Report Date: 1/7/2010

Page 2 of 2

REGULATORY LISTS

MAPID# FAC ID, NAME AND LOCATION		N P L	C E R C L I S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B U T A N K S	T R I B U T L L U S T	U S I N S T E N G	U S B R W F L D S	S T N P L	S L D W S T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L L S	R O A D S	R A S T S	B A S T S	P A D S	P C S S	F R S S	T R I S	
9A)	110007832060 PENSKE TRUCK LEASING CO. L.P. HIGHWAY 72 BYPASS CHESTER, SC. 29706																											X
9A)	15555 PENSKE LEASING J A COCHRAN BY-PASS CHESTER, SC.														X	X												
9A)	SCD121697528 PENSKE TRUCK LEASING CO., L.P. HWY 72 BY-PASS CHESTER, SC. 29706							X																				X

NONMAPPED RECORDS TABLE

Report Date: 1/7/2010

The Non-Mapped Records Table is a listing of database records that lack sufficient address information to be placed within our mapping system, but may exist within your study area. These records have been manually screened to determine whether they could likely fall within the study area or can be conclusively identified as existing outside of the study area. Those records that could be located within the study area, but cannot be plotted within our GIS, are displayed in the Non-Mapped Records Table within this report.

If more specific information relative to one or more locations included in the Non-Mapped Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

NONMAPPED
RECORDS

ENVIRONMENTAL DATA MANAGEMENT

Comprehensive ASTM Research

NON-MAPPED RECORDS TABLE

Report Date: 1/7/2010

Page 1 of 3

REGULATORY LISTS

MAPID# FAC ID, NAME AND LOCATION	N P L	C E R C L S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B L T A N K S	T R I B L L U E N G	U S I S B R W N F L D S	U S T N P L	S L D W T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L S	R O A D S	R A T S	B R A S	P A C S	P C S	F R S	T R I S
DWP-081 CHESTER COUNTY CHESTER, SC. 29706												X													
573677 MELROSE PYROTECHNICS - THE ADDRESS WA CHESTER, SC.				X																					
110017172432 GATE PETROLEUM 312 BOX 44 HWY 72 BYPASS CHESTER, SC. 29706																								X	
110008561332 FAITH BAPTIST CHURCH BOX 612 CHESTER, SC. 29706																								X	
110017149628 FAST PHILS 7 BYPASS HWY 72 CHESTER, SC. 29706																								X	
SCD987590049 CHESTER COUNTY CHESTER COUNTY COURTHOUSE CHESTER, SC. 29715																								X	
110006662931 CHESTER/LANDO-MANETTA PLANT CHESTER SEWER DIST-P O BOX 550 CHESTER, SC. 29706																								X	
110006170393 GFT INCORPORATED HIGHWAY 9 CHESTER, SC. 29706																								X	
110017188880 JORDAN SPORTING GOODS HWY 72 BYPASS CHESTER, SC. 29706																								X	
110007835003 CHESTER SPORTSWEAR COMPANY HWY 72 BY-PASS CHESTER, SC. 29706																								X	
SCD982171126 CHESTER SPORTSWEAR COMPANY HWY 72 BY-PASS CHESTER, SC. 29706							X																	X	
13103 GEORGE C BROWN & CO INC HWY 9 CHESTER, SC. 29706													X	X											
110017113620 GEORGE C BROWN & CO INC HWY 9 CHESTER, SC. 29706																								X	
SCD987590023 GFT INC HWY 9 CHESTER, SC. 29706																								X	
SCD991278847 BARRYS SUNOCO SVC STA HWY 9 CHESTER, SC. 29706							X																	X	
110007837733 BARRYS SUNOCO SERVICE STATION HWY 9 CHESTER, SC. 29706																								X	

ENVIRONMENTAL DATA MANAGEMENT

Comprehensive ASTM Research

NON-MAPPED RECORDS TABLE

Report Date: 1/7/2010

Page 2 of 3

MAPID# FAC ID, NAME AND LOCATION	REGULATORY LISTS																										
	N P L	C E R C L S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B L T A N K S	T R I B L L U E N G	U S I S B R W N F L D S	U S B R W N F L D S	S T N P L	S L D W T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L L S	R O A D S	R A I L S	B R A S	P A D S	P C S	F R S	T R I S	
563163 ANTIFREEZE CONTAINERS INSIDE BUILDING J.A.K COCHRAN BYPASS CHESTER, SC.				X																							
02098 MAJOR MART LANCASTER - HWY 9 E CHESTER, SC. 29706															X												
110017048265 MAJOR MART LANCASTER - HWY 9 EAST CHESTER, SC. 29706																										X	
110017061178 QUIXX STORE 3 LANCASTER RD CHESTER, SC. 29706																										X	
509854 NORFOLK SOUTHERN MP R44 ESSEX WIRE PLANT CHESTER, SC.				X																							
110017015674 HARDINWOOD S/D PO BOX 1408 CHESTER, SC. 29706																										X	
110017186007 RONNIE DEAN & ROBERT C RODDEY PO BOX 1444 CHESTER, SC. 29706																										X	
110017303782 RIDGEWAY TELEPHONE COMPANY PO BOX 160 CHESTER, SC. 29706																										X	
110017069517 TRIIPLETT PEEK INC PO BOX 280 CHESTER, SC. 29706																										X	
110017085599 BRIDGEBUILDERS INC PO BOX 280 CHESTER, SC. 29706																										X	
110017078491 CHESTER JLM INC PO BOX 366 CHESTER, SC. 29706																										X	
110017013612 CHESTER EUREKA PLANT PO BOX 550 CHESTER, SC. 29706																										X	
110009701224 CHESTER FT LAWN WTP PO BOX 550 CHESTER, SC. 29706																										X	
SCG641008 CHESTER METRO/FT LAWN WTP- PO BOX 550 CHESTER, SC.																									X		
110017382651 CHESTER COUNTY GRAVEL PIT PO BOX 580 CHESTER, SC. 29706																										X	
110017036866 CHESTER COUNTY PO BOX 580 CHESTER, SC. 29706																										X	

ENVIRONMENTAL DATA MANAGEMENT

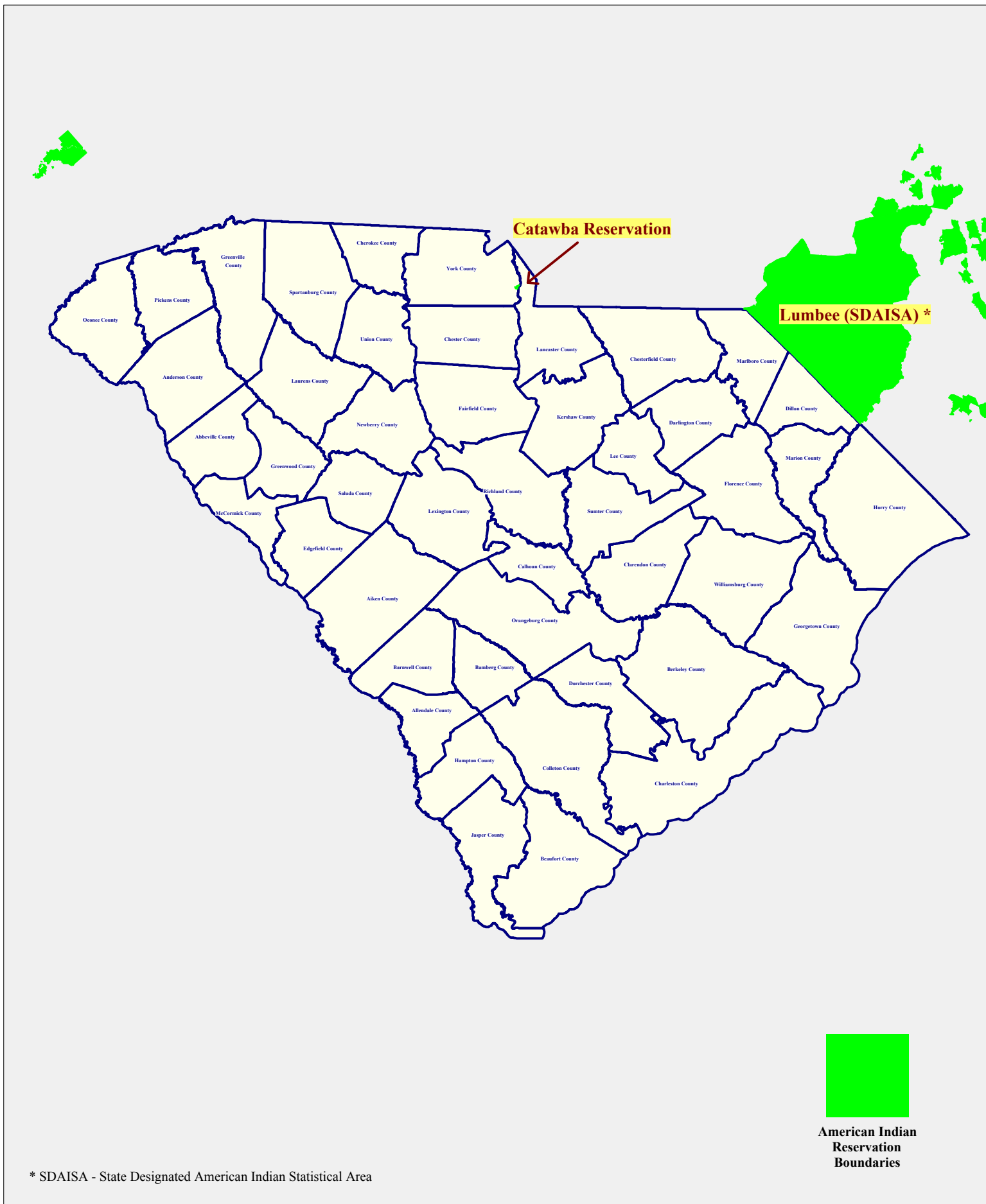
Comprehensive ASTM Research

Report Date: 1/7/2010

NON-MAPPED RECORDS TABLE

Page 3 of 3

MAPID# FAC ID, NAME AND LOCATION		REGULATORY LISTS																									
		N P L	C E R C L S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B L T A N K S	T R I B L L U S T E N G	U S I S B R W N F L D S	S T N P L	S L D W T	L U S T	T A N K S	B R W N F L D S	V O L C L N U P	D R Y	S P I L L S	R O A D S	R A I L S	B R A S	P A C S	P C S	F R S	T R I S	
110017063791 PINEVIEW LAKES H O ASSN PO BOX 608 CHESTER, SC. 29706																										X	
110017128721 UNITED CONTRACTORS INC PO BOX 769 CHESTER, SC. 29706																										X	
110017167778 AE ANDERSON INC PO BOX 769 CHESTER, SC. 29706																										X	
110002188506 CHESTER COUNTY FARM PONDS PO BOX 771 CHESTER, SC. 29706																										X	
110020998982 A D OLIPHANT COMPANY INC PO BOX 794 CHESTER, SC. 29706																										X	
110017063229 CHESTER COUNTY PARTNERS CORP PO BOX 824 CHESTER, SC. 29706																										X	
110016986449 ODOMS GROCERY RFD 4 BOX 12 CHESTER, SC. 29706																										X	
11713 ODOMS GROCERY RFD 4 PO BOX 12 CHESTER, SC. 29706															X												
110017070319 COX CONSTRUCTION CO ROUTE 3 CHESTER, SC. 29706																										X	
110002312587 OWENS LAUNDROMAT ROUTE 3 BOX 264 CHESTER, SC. 29706																										X	
110017070426 ROBERT LEE JR ROUTE 5 BOX 94 CHESTER, SC. 29706																										X	
110002176528 SC PARKS RECREATION & TOURISM CHESTER RT 2 BOX 348 CHESTER, SC. 29706																										X	
110017133608 WADES GROCERY RT 3 BOX 321 CHESTER, SC. 29706																										X	
110017201008 WATSON GRAIN FARM RT 4 BOX 690 CHESTER, SC. 29706																										X	
14747 WATSON GRAIN FARM RT 4 PO BOX 690 CHESTER, SC. 29706															X												



South Carolina Tribal Contacts

Entity	Contact	Tel/Fax	Source
Catawba Indian Nation	996 Avenue of the Nations Rock Hill, SC 29730	Phone: 803-366-4792	www.catawbaindiannation.com



Source: USGS NAPP

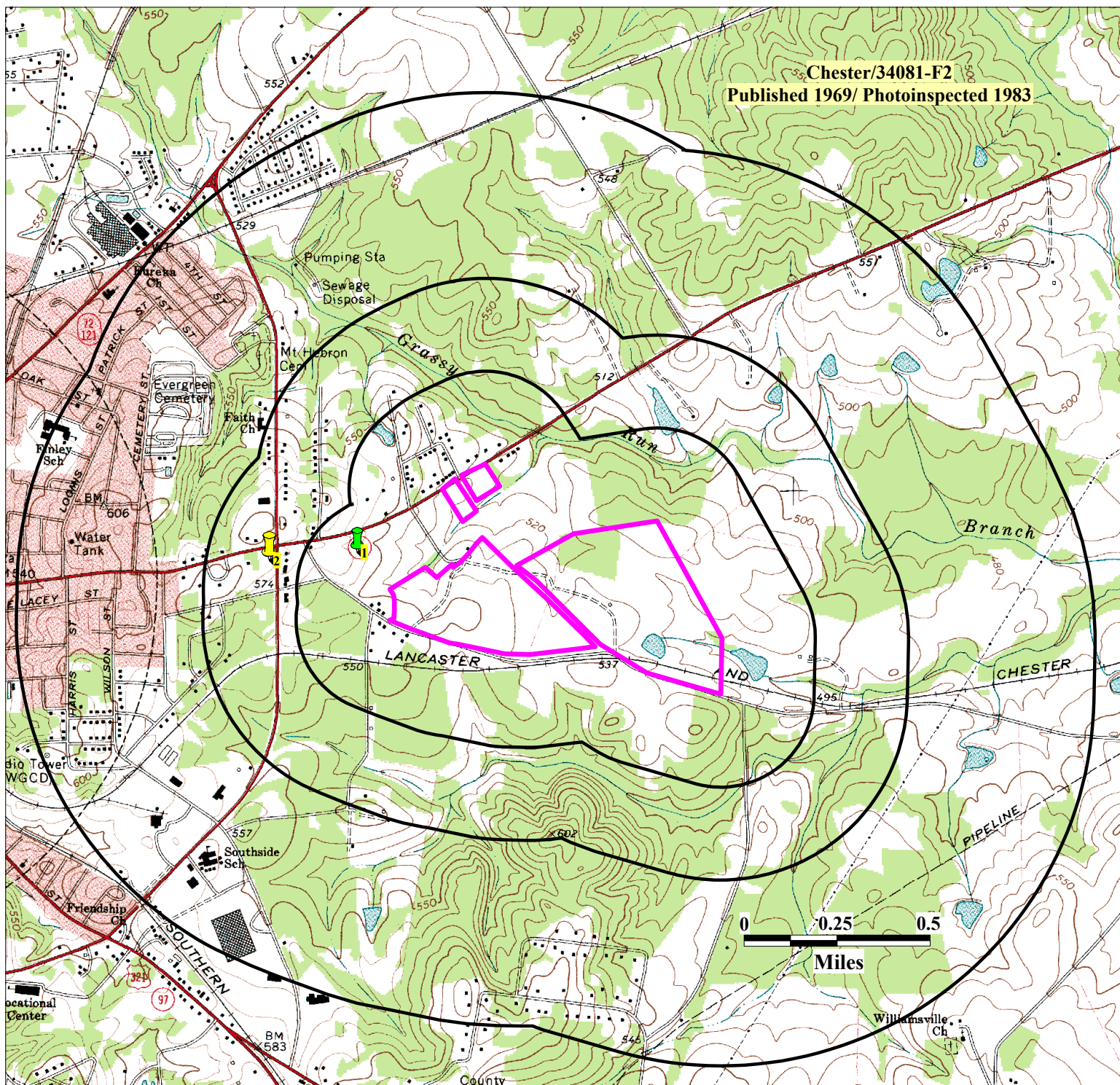
Map Scale and Property
Boundaries are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

EDM Job No: 20401
January 7, 2010

— Approximate Site Boundary



Source: USGS Digital Raster Graphic (DRG)

Map Scale and Site Locations are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

EDM Job No: 20401
January 7, 2010

Approximate Site Boundary

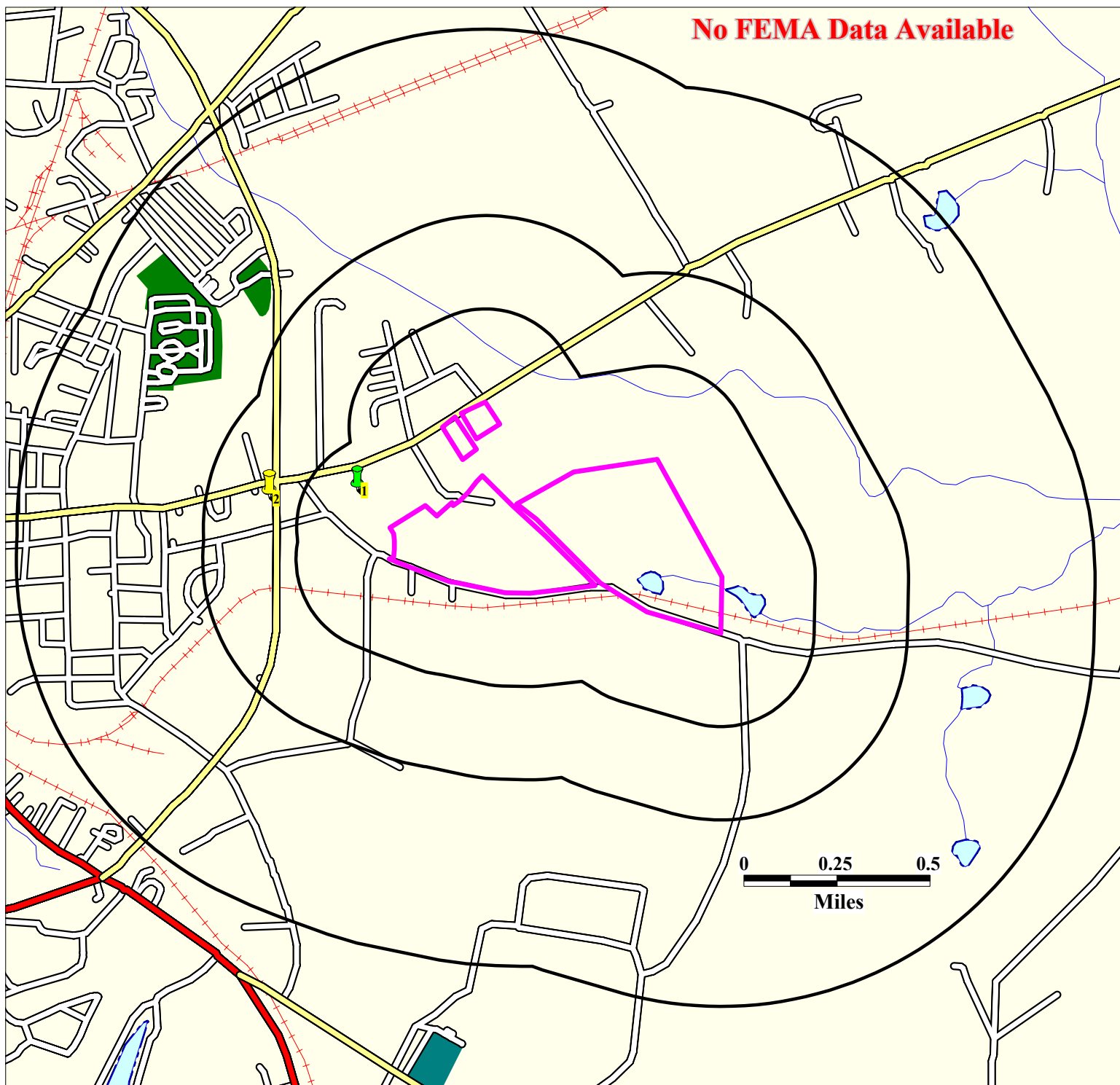
NPL, CORRACTS, TSD, RODS, RAATS
& STNPL sites - 1 Mile Radius



CERCLIS, NFRAP, SLDWST,
LUST, BRWNFLDS, VOLCLNUP
& DRY sites - 1/2 Mile Radius



ERNS, NONTSD, TANKS, INSTENG,
BRS, PADS, PCS, TRIS, FRS
& SPILLS sites - 1/4 Mile Radius



Source: 2006 US Census Bureau TIGER Files, 1994 FEMA Q3 Flood Data

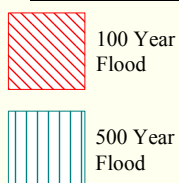
Map Scale and Site Locations are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

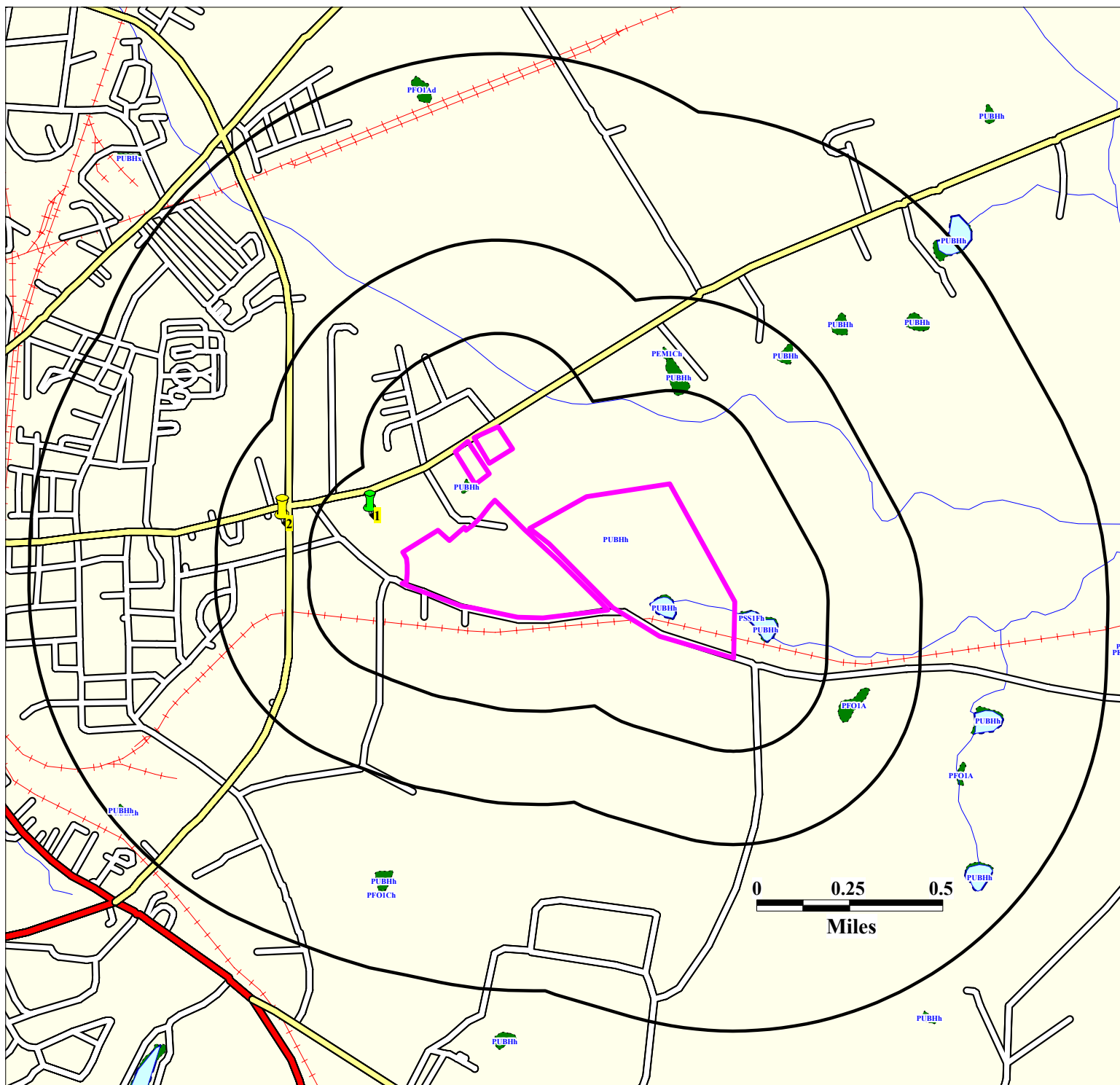
EDM Job No: 20401
January 7, 2010

FEMA Flood Zone



Approximate Site Boundary

- NPL, CORRACTS, TSD, RODS, RAATS & STNPL sites - 1 Mile Radius
- CERCLIS, NFRAP, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites - 1/2 Mile Radius
- ERNS, NONTSD, TANKS, INSTENG, BRS, PADS, PCS, TRIS, FRS & SPILLS sites - 1/4 Mile Radius



Source: 2006 US Census Bureau TIGER Files, 2002 US Fish & Wildlife Svc Natl Wetlands Inventory DLG Data

Map Scale and Site Locations are Approximate

Subject Property

Tracts A,B,C and Phase II
Chester Technology Park
Chester County, South Carolina

EDM Job No: 20401
January 7, 2010

NWI Wetlands	
	Upland
	Palustrine
	Lacustrine
	Riverine
	Estuarine
	Marine

Approximate Site Boundary



NPL, CORRACTS, TSD,RODS,RAATS
& STNPL sites - 1 Mile Radius



CERCLIS, NFRAP, SLDWST,
LUST, BRWNFLDS, VOLCLNUP
& DRY sites - 1/2 Mile Radius



ERNS,NONTSD,TANKS,INSTENG,
BRS,PADS,PCS, TRIS,FRS
& SPILLS sites - 1/4 Mile Radius

[illegible]

 County Boundary
 Municipals
 Roads
 Secondary Road
 SC Highway
 Interstate
 US Highway

District 02
Brief Tax Description



developed by
The Schneider Corporation
www.schneidercorp.com

Date Created: 1/7/2010

Summary

Parcel ID 079-00-00-052-000**Property Address****Brief Tax Description**

(Note: Not to be used on legal documents)

Acres 191.00**Class** LA ; MV**District** 02**Town Code**

Owner

FRAZER SAMUEL M III-ETAL

P O BOX 577
CHESTER SC 29706

Sales History

Date of Sale: 04/30/2004**Consideration:** \$1.00**Deed Book/Page:** 863 / 81**Plat Book/Page:** /**Previous Owner:****Previous Deed Reference:****Previous Owner #2:****Previous Deed Reference #2:**

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	LA	0	191.00	0	\$20,400.00	820	\$0.00	0	820
Class 2	MV	0	0.00	0	\$668,500.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	191.00	0	\$0.00	0	\$0.00	0	820
Market Value		0	191.00	0	\$668,500.00		\$0.00		

Residential Buildings

Class R

Bldg Grade

Stories

Ext Wall

Acres 235

Ag Acreage

	Class	Acres
TIMBER	T1	4.00
TIMBER	T4	15.00
CROP	C4	164.00
CROP	C6	8.00

No data available for the following modules: Commercial Buildings, Ag Buildings. [Click here for help.](#)

Last Data Upload: 10/31/2008 11:42:06 PM

Agency List Descriptions

USEPA and State Databases are updated on a quarterly basis. Supplemental Databases are updated on an annual basis.

US Environmental Protection Agency (USEPA)

Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)

The US EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the Superfund database used to track facilities and/or locations that the USEPA is investigating to determine if an existing or threatened release of hazardous substances is present.

Agency File Date: 11/30/2009

Received by EDM: 12/14/2009

EDM Database Updated: 12/14/2009

RCRIS Handlers with Corrective Action(CORRACTS)

The US EPA Corrective Action Sites (CORRACTS) database is a listing of hazardous waste handlers that have undergone RCRA corrective action activity. This information is compiled by the EPA Regional and State RCRA program personnel, as well as the RCRA facilities themselves.

Agency File Date: 12/11/2009

Received by EDM: 12/30/2009

EDM Database Updated: 12/30/2009

Emergency Response Notification System List(ERNS)

The Emergency Response Notification System (ERNS) database stores information on oil discharges and hazardous substance releases. The ERNS program is a cooperative data sharing effort among the EPA, DOT and the National Response Center (NRC), which currently provides access to this data.

Agency File Date: 1/26/2009

Received by EDM: 11/20/2009

EDM Database Updated: 11/20/2009

Archived Cerclis Sites(NFRAP)

The US EPA NFRAP list contains archived data of CERCLIS records where the EPA has completed assessment activities and determined that no further steps to list the site on the NPL will be taken. NFRAP sites may be reviewed in the future to determine if they should be returned to CERCLIS based upon newly identified contamination problems at the site.

Agency File Date: 11/20/2009

Received by EDM: 11/20/2009

EDM Database Updated: 11/20/2009

RCRA-LQG,SQG,CESQG and Transporters(NONTSD)

The EDM NONTSD list is a subset of the US EPA RCRAInfo System and identifies facilities that generate and transport hazardous wastes. These facilities may be Large Quantity Generators (LQG), Small Quantity Generators (SQG), Conditionally Exempt SQG's (CESQG) as well as "Non-Notifiers" and "Non-Handlers".

Agency File Date: 11/18/2009

Received by EDM: 12/3/2009

EDM Database Updated: 12/7/2009

National Priorities List(NPL)

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities. In addition to sites that are currently on the EPA NPL, the EDM database contains sites that have been Proposed for and Deleted from the list.

Agency File Date: 12/28/2009

Received by EDM: 12/30/2009

EDM Database Updated: 1/5/2010

Tribal Lust List(TRIBLLUST)

The USEPA Region IV Tribal Tanks database lists Active and Closed storage tank facilities on Native American lands. The EDM Tribal Lust report is created by extracting those records from the storage tank database that have indicated current or past releases.

Agency File Date: 6/6/2008

Received by EDM: 10/14/2008

EDM Database Updated: 10/27/2008

Tribal Tanks List(TRIBLTANKS)

The USEPA Region IV Tribal Tanks database lists Active and Closed storage tank facilities on Native American lands.

Agency File Date: 6/6/2008

Received by EDM: 10/14/2008

EDM Database Updated: 10/27/2008

RCRA-Treatment, Storage and/or Disposal Sites(TSD)

The EDM TSD list is a subset of the US EPA RCRAInfo system and identifies facilities that Treat, Store and/or Dispose of hazardous waste.

Agency File Date: 11/18/2009

Received by EDM: 12/3/2009

EDM Database Updated: 12/7/2009

Brownfields Management System(USBRWNFLDS)

The US EPA Brownfields program contains information on Brownfields properties reported to be addressed by Brownfields Grantees or by EPA with Targeted Brownfields Assessment funding. EDM has included Tribal Brownfield sites in it's USBRWNFLDS database.

Agency File Date: 7/1/2009

Received by EDM: 9/24/2009

EDM Database Updated: 9/25/2009

US Institutional and/or Engineering Controls(USINSTENG)

The USINSTENG list is compiled from data elements contained in the NPL, CORRACTS and USBRWNFLDS lists.

Agency File Date: 7/1/2009

Received by EDM: 9/24/2009

EDM Database Updated: 9/25/2009

South Carolina Department of Health and Environmental Control (SCDHEC)

State Designated Brownfields(BRWNFLDS)

The SCDHEC Brownfields list is a component of the State Voluntary Cleanup Program. Brownfield sites are typically abandoned, idled or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Agency File Date: 12/22/2009

Received by EDM: 12/22/2009

EDM Database Updated: 12/22/2009

State Dry Cleaners List(DRY)

The SCDHEC Dry Cleaners list contains information on sites that are registered with the State of South Carolina for inclusion in the Dry-cleaning Facility Restoration Trust Fund. These funds are used to assess, prioritize, and clean up polluted dry-cleaning sites that are registered with the State.

Agency File Date: 12/15/2009

Received by EDM: 12/15/2009

EDM Database Updated: 12/16/2009

Leaking Underground Storage Tanks List(LUST)

The SC DHEC Confirmed Release Report (LUST) is a listing of facilities and/or locations where a confirmed release of hazardous material has occurred, including releases from underground storage tank systems.

Agency File Date: 11/6/2008

Received by EDM: 6/15/2009

EDM Database Updated: 6/15/2009

Solid Waste Facilities List(SLDWST)

The SC DHEC SLDWST list contains facilities or locations that conduct solid waste handling activities. These sites may include municipal solid waste landfills, industrial waste landfills, construction, demolition and land clearing debris sites, ash monofill landfills, inert waste sites, sludge monofill sites, solid waste transfer stations and composting and wood chipping/shredding facilities.

Please note that site location information for this list is often lacking or is frequently reported as the location of administrative offices. If you require any detailed information on a Solid Waste Facility of interest, please contact EDM and we will provide this data at no additional cost.

Agency File Date: 2/6/2008

Received by EDM: 6/15/2009

EDM Database Updated: 6/15/2009

Spills List(SPILLS)

The SCDHEC Spills List contains information reported to the department relative to the discharges of pollutants.

Agency File Date: 11/6/2008

Received by EDM: 11/15/2008

EDM Database Updated: 11/23/2008

State NPL Equivalent(STNPL)

The SCDHEC State Priority List (SPL) contains sites where environmental contamination has been confirmed and the State assumes responsibility for the assessment and remediation of the site. This list is considered the State equivalent of the US EPA National Priority List (NPL).

Agency File Date: 11/6/2008

Received by EDM: 11/15/2008

EDM Database Updated: 11/23/2008

Underground/Aboveground Storage Tanks(TANKS)

The SCDHEC Comprehensive Underground Storage Tanks List (TANKS) identifies those facilities or locations that have registered underground storage tanks within the State of South Carolina. Aboveground Tank locations are derived from the SCDHEC GIS program.

Agency File Date: 8/12/2009

Received by EDM: 8/12/2009

EDM Database Updated: 8/14/2009

State Voluntary Cleanup List(VOLCLNUP)

The SCDHEC Voluntary Cleanup Program list contains information on sites where either responsible or non-responsible parties have agreed to perform environmental assessment and/or remediation activities. Some sites included on the Voluntary Cleanup list may also be designated Brownfields sites.

Agency File Date: 12/22/2009

Received by EDM: 12/22/2009

EDM Database Updated: 12/22/2009

Supplemental Databases

Biennial Reporting System(BRS)

The US EPA Biennial Reporting System(BRS) collects data on the generation and management of hazardous waste from Large Quantity Generators and Treatment, Storage and Disposal facilities (TSD's). The data is reported, on even years, by the facilities to state environmental agencies which provide the information to regional and national EPA offices.

Agency File Date: 1/19/2007

Received by EDM: 6/24/2008

EDM Database Updated: 6/25/2008

Facility Registry System(FRS)

The US EPA Facility Registry System (FRS) is a centrally managed database of sites that are regulated by Program Offices of the EPA; such as Air, Water and Waste. The FRS has replaced the Facility Index System (FINDS) list.

Agency File Date: 3/11/2009

Received by EDM: 3/11/2009

EDM Database Updated: 3/12/2009

PCB Activity Data System(PADS)

The USEPA tracks sites that conduct activities relative to the generation, transportation, permitted storage and permitted disposal of PCB's. This information was previously contained in the PCB Activities Database (PADS) and is currently reported using the Notification of PCB Activity Quarterly Reports.

Agency File Date: 2/24/2009

Received by EDM: 3/10/2009

EDM Database Updated: 3/11/2009

Permit Compliance System(PCS)

The US EPA Permit Compliance System (PCS) is a data system to track permit compliance and enforcement at facilities holding National Pollutant Discharge Elimination System (NPDES) permits.

Agency File Date: 4/27/2009

Received by EDM: 11/5/2009

EDM Database Updated: 12/3/2009

RCRA Administrative Action Tracking System(RAATS)

The US EPA RAATS list is a historical RCRA enforcement database that tracked facilities found to be major violators under RCRA. Data entry in this database was discontinued in 1995.

Agency File Date: 8/1/1995

Received by EDM: 8/30/1995

EDM Database Updated: 9/17/1995

Record Of Decisions System(RODS)

The US EPA RODS system documents information relative to site history, community participation, enforcement activities, site characteristics, scope and role of response action, and remedies applied at Superfund (NPL) sites

Agency File Date: 3/10/2009

Received by EDM: 3/10/2009

EDM Database Updated: 3/10/2009

Toxic Release Inventory System(TRIS)

The US EPA TRIS list identifies those facilities that are required to submit annual reports relative to the estimated routine and accidental release of toxic chemicals to the environment, as stipulated under current federal laws.

Agency File Date: 2/6/2008

Received by EDM: 1/6/2009

EDM Database Updated: 1/6/2009

Map Descriptions

American Indian Lands

EDM has obtained American Indian Reservation boundary files from the US Census Bureau and has presented them in a statewide reference map. General location and contact information is also presented in the Table accompanying this map.

Topographic Map

EDM's Topographic Map is derived from Digital Raster Graphic (DRG) data obtained from the US Geological Survey (USGS). A DRG is a raster image created by scanning published paper maps on high-resolution scanners. To display these DRGs within our Geographic Information System (GIS), EDM strips the collar information from each image and assigns control points for matching the image to ground control coordinate values associated with our vector based Street Map data.

FEMA Flood Map

EDM's FEMA Flood Map is a representation of 100-Year and 500-Year floodplain areas as derived from Digital Q3 Flood Data obtained from the Federal Emergency Management Agency (FEMA). The Q3 Flood Data are developed by scanning and vectorizing existing hardcopy Flood Insurance Rate Maps (FIRMs) to create 1) a raster product suitable for viewing or printing and 2) a thematic vector overlay of flood risk areas. The Q3 Flood Data are intended to capture all FIRM data in the raster file, but only certain features in the vector file. EDM uses the vector file to provide a graphic display of the 100-year and 500-year floodplain areas.

Definitions: SFHA-Special Flood Hazard Area COBRA-Coastal Barrier Resources Act

NWI Wetlands Map

EDM's NWI Wetlands Map is a representation of wetland areas as derived from Digital Line Graph (DLG) data obtained from the US Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) program. The FWS/NWI has the primary responsibility for the mapping and inventory of wetlands within the United States. The NWI produces wetland maps by initially employing photo-interpretation of color-infrared photographs. These photographs often provide distinctive color, texture and pattern features that are characteristic of wetland vegetation and background soils. The mapping process may be further checked and validated through analysis of US Geological Survey (USGS) Topographic maps and Natural Resources Conservation Service (NRCS) Soil Survey maps. In some instances, field reconnaissance may also be an option during the validation process.

APPENDIX C
PROPERTY OWNER INTERVIEW



ALLIANCE CONSULTING ENGINEERS, INC.

POST OFFICE BOX 8147
COLUMBIA, SC 29202-8147

PHONE: (803) 779-2078 FAX: (803) 779-2079

WWW.ALLIANCECE.COM

Phase I Environmental Site Assessment Questionnaire

PROJECT NAME: PHASE I ESA FOR TRACTS A, B, C, AND PHASE II OF
THE CHESTER TECHNOLOGY PARK

PROJECT NO.:
09163-12

CLIENT: CHESTER COUNTY ECONOMIC DEVELOPMENT

PROJECT ADDRESS: CHESTER COUNTY TAX MAP NUMBER 079-00-00-052-000

INTERVIEW VIA: TELEPHONE ☒ IN PERSON ☐ E-MAIL ☐ MAIL ☐

I. Site Visit and Owner Inquiry

Please indicate the appropriate response to the following questions:

Question	Owner			Occupants (If Applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
1. Is the property or any adjoining property used for an industrial use?		X						X	
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?		X						X	
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X						X	
4. To the best of your knowledge has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X						X	

Unk = "Unknown" or "No Response"

PHASE I ESA - QUESTIONNAIREPROJECT NAME: PHASE I ESA FOR TRACTS A, B, C, AND PHASE II OF THE
CHESTER COUNTY TECHNOLOGY PARK

ADDRESS: 598 BELTLINE ROAD

CHESTER, SOUTH CAROLINA 29706

CLIENT: CHESTER COUNTY ECONOMIC DEVELOPMENT

Question	Owner			Occupants (If Applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		X						X	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?		X					X		
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?		X							X
8. Are there currently, or to the best of your knowledge, have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X						X	
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?		X						X	
10. Are there currently, or to the best of your knowledge, has there been previously, any registered or unregistered storage tanks (above or underground) located on the property?		X						X	
11. Are there currently, or to the best of your knowledge, has there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		X						X	
12. Are there currently, or to the best of your knowledge, have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or emitting foul odors?		X						X	

Unk = "Unknown" or "No Response"

PHASE I ESA - QUESTIONNAIREPROJECT NAME: PHASE I ESA FOR TRACTS A, B, C, AND PHASE II OF THE
CHESTER COUNTY TECHNOLOGY PARK

ADDRESS: 598 BELTLINE ROAD

CHESTER, SOUTH CAROLINA 29706

CLIENT: CHESTER COUNTY ECONOMIC DEVELOPMENT

Question	Owner			Occupants (If Applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?		X						X	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to the past or recurrent violations of environmental laws with respect to the property or any facility located on the property?		X						X	
15. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?		X						X	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicate the presence of hazardous substances or petroleum products on, or contamination of, the property of recommended further assessment of the property?		X						X	
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?		X						X	
18. Does the property discharge wastewater on or adjacent to the property other than stormwater into a sanitary sewer system?		X						X	

Unk = "Unknown" or "No Response"

PHASE I ESA - QUESTIONNAIRE

PROJECT NAME: PHASE I ESA FOR TRACTS A, B, C, AND PHASE II OF THE
CHESTER COUNTY TECHNOLOGY PARK

ADDRESS: 598 BELTLINE ROAD

CHESTER, SOUTH CAROLINA 29706

CLIENT: CHESTER COUNTY ECONOMIC DEVELOPMENT

Question	Owner			Occupants (If Applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?		X					X		
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X						X	

Unk = "Unknown" or "No Response"

II. Government Records and Historical Sources Inquiry

21. Do any of the following Federal government record systems list the property or any property within the circumference of the area noted below:

- | | <u>Yes</u> | <u>No</u> | <u>Unk</u> |
|--|--------------------------|-------------------------------------|--------------------------|
| • National Priorities List – within 1.0 mile (1.6 Km)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • CERCLIS List – within 0.5 mile (0.8 Km)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • RCRA TSD Facilities – within 1.0 miles (1.6 Km)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

22. Do any of the following state record systems list the property or any property within the circumference of the area noted below:

- List maintained by state environmental agency of hazardous waste sites identified for investigation or remediation that is the state agency equivalent to NPL – within approximately 1.0 miles (1.6 Km)? Yes ☐ No ☒ Unk ☐
- List maintained by state environmental agency of site identified for investigation or remediation that is the state equivalent to CERCLIS – within 0.5 mile (0.8 Km)?
Yes ☐ No ☒ Unk ☐

23. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead contamination of the property? Yes ☐ No ☐ Unk ☒

PHASE I ESA - QUESTIONNAIRE

PROJECT NAME: PHASE I ESA FOR TRACTS A, B, C, AND PHASE II OF THE
CHESTER COUNTY TECHNOLOGY PARK

ADDRESS: 598 BELTLINE ROAD

CHESTER, SOUTH CAROLINA 29706

CLIENT: CHESTER COUNTY ECONOMIC DEVELOPMENT

III. Execution and Verification of Questionnaire

The preparer of the transaction screen questionnaire must complete and sign the following statement.
This questionnaire was completed by:

Name: Garrett Wine
Title: Engineering Associate
Firm: Alliance Consulting Engineers, Inc.
Address: P.O. Box 8147
Columbia, SC 29202-8147
Phone Number: 803-779-2078
Date: January 14, 2010

If the preparer is different than the user, complete the following:

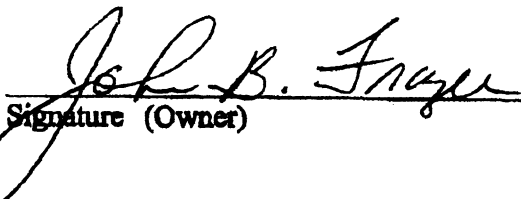
Name of interviewees: Mr. John Frazer, Co-Owner
Interviewee's address: 5502 East Yacht Drive
Oak Island, NC 28465

Interviewee's phone number: Home 910-201-9947 Work 910-815-1624
Preparer's relationship to site: Co-Owner
Preparer's relationship to user: Unknown

Copies of the completed questionnaire have been filed at: Alliance Consulting Engineers, Inc., P.O. Box 8147, Columbia, SC 29202-8147

Copies of the completed questionnaire have been mailed or delivered to: Chester County Economic Development, 525 College Place, Suite A, Chester, South Carolina 29706

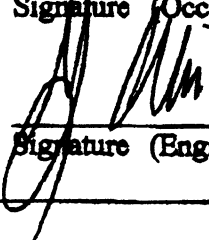
Preparer represents that to the best of knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge and that no material facts have been suppressed or misstated.


Signature (Owner)

1/29/2010
Date

Signature (Occupant, if applicable)

Date


Signature (Engineer)

1/14/2010
Date

APPENDIX D

SENIOR PROJECT MANAGER'S RESUME

James W. Frost, II, P.E.
Senior Project Manager

Registrations

Registered Professional Engineer
South Carolina Registration No. 21613

Professional Affiliations

American Society of Civil Engineers (ASCE)
National Society of Professional Engineers (NSPE)

Education

Bachelor of Science in Civil Engineering, 1997
University of South Carolina
Columbia, South Carolina

Awards and Honors

Chi Epsilon National Civil Engineering Honor Society, Member

Experience and Related Projects

July 2004 - Present
Alliance Consulting Engineers, Inc.
Columbia, South Carolina

Serves as Project Manager with responsibilities that include planning and design of site engineering for industrial parks, subdivisions, and commercial developments, which includes water, wastewater, grading, storm drainage, roadway, retention, and sediment pond design from inception through construction. Other responsibilities include producing engineering reports, preparing cost estimates and applying for and obtaining the appropriate variances, permits, easements, etc. for construction and operation of all aspects of site development.

Site Development

Hess Gas Station, Lexington, SC – Project Engineer for Hess Gas Station in Lexington, South Carolina. Work involved site civil design for the less than 2 - acre site, which included, building, parking lot and site feature layout, grading and drainage design, utility design, and permitting per SCDHEC and SCDOT requirements.

Horry County Judicial and Government Complex, Conway, SC – Assistant Project Engineer for the Horry County Judicial and Government Complex in Conway, SC. Provided assistance for building and parking lot layout in an effort to maximize parking and assisted in the storm water and sediment and erosion control design in an effort to comply with local and federal regulations as they pertain to the Clean Water Act. Work included detention pond design and NPDES permitting.

Prototype Urban Elementary Schools, Richland County School District #1, Columbia, South Carolina – Burton-Pack (80,500 S.F. – 700 Students), Carver-Lyon (76,000 S.F. – 500 Students) and Watkins-Nance (80,500 S.F. – 700 Students). Work included site development, which encompassed site layout, grading, drainage, sediment and erosion control and site utilities.

19th Air Support Operations Squadron, Fort Campbell, Kentucky – Project Engineer for 19th Air Support Operations Squadron in Fort Campbell, Kentucky. Work involved the site civil design for the 8-acre site, which included building and parking lot layout in accordance with force protection requirements, grading and drainage design including sediment and erosion control, detention pond design, design of fire and domestic water, sanitary sewer and gas utilities. The project also included heavy and light duty pavement design and obtaining all required permits for land disturbance and utility construction. Similar projects of the same magnitude included:

18th Air Support Operations Group, Pope Airforce Base, North Carolina – 3 ½-acre site

17th Air Support Operations Squadron, Fort Benning, Georgia – 6-acre site which included a sanitary sewer lift station design

15th Air Support Operations Squadron in Fort Stewart, Georgia – 7-acre site which included roadway design

Squadron Operations Facility in Moody Airforce Base, Georgia – 3-acre site

Central Energy Facility, Fort Jackson, South Carolina – Assistant Project Engineer for Fort Jackson Central Energy Facility in Fort Jackson, South Carolina. Project included the design of approximately 10 miles of hot/chilled water lines to feed miscellaneous buildings spread throughout the base. The hot/chilled water lines were designed to run in a concrete channel below grade with removable concrete panels on top. As a way of enhancing the appearance of the base the channels were laid out in a manner to be used as sidewalks for on post pedestrian traffic.

Depot Plant Services Facility, Warner Robins Airforce Base, Georgia – Project Engineer for Depot Plant Services Facility in Warner Robins Airforce Base, Georgia. Work involved the site civil design for the eight-acre site which included building and parking lot layout in accordance with force protection requirements, grading and drainage design including sediment and erosion control, design of fire and domestic water, sanitary sewer, industrial waste and gas utilities. Industrial waste design included a duplex lift station and approximately one-mile of force main. The project also included heavy and light duty pavement design and obtaining all required permits for land disturbance and utility construction.

Force Protection Plan, Fort Bragg, North Carolina – Project Manager of Fort Bragg Force Protection Plan for Fort Bragg, North Carolina. Work involved the planning, design and implementation of a force protection plan during a DELTA scenario for Fort Bragg. Work included design of seven guard shack to be placed at high traffic entrances onto the post. Daily traffic studies were completed to identify areas of high traffic. A plan was designed including, barriers, bollards, landscaping, etc. in an effort to check vehicles prior to entering the post and prevent vehicles from entering undesired locations during a time in which America is under attack or at war. Tasks included strategic layout of guard shacks, roadway widening and design, stormwater and erosion control, utility design and relocation and traffic planning.

Ammo Holding Facility, Fort Benning, Georgia – Project Manager of Fort Benning Ammo Holding Facility in Fort Benning, Georgia. Work involved the management and civil site design of a 5,000 square feet structure to house ammunition. Site design included building and parking lot layout in accordance with force protection requirements, grading and drainage design including sediment and erosion control, detention pond design, design of fire and domestic water, sanitary sewer and electrical utilities. The project also included the design of heavy-duty concrete to support fully loaded army tanks and obtaining all required permits for land disturbance and utility construction.

Renovation of the South Carolina State House, Columbia, South Carolina – Assistant Engineer for Renovation of the South Carolina State House. Work involved site civil design, which included design of new utility systems and analyzing the condition and capability of reusing existing utility systems, site layout and landscaping.

Mathew J. Perry Courthouse and Parking Garage, Columbia, South Carolina – Assistant Engineer for Matthew J. Perry Courthouse and Parking Garage in Columbia, South Carolina. Work involved site civil design, which included layout, grading and drainage in accordance with city, state and federal regulations, utility design and contract administration.

River Banks Zoo Expansion, Columbia, South Carolina – Assistant Engineer for River Banks Zoo Expansion in Columbia, South Carolina. The expansion included the design of a new bird aviary, an African exhibit and a gorilla exhibit. The design included layout, grading, drainage and utilities, which were to be constructed and installed during full operation of the zoo. Tasks included phasing of project development as to not interrupt the everyday operations of the zoo and endanger any of the zoo's habitats.

University of South Carolina 'Colonial Center' Arena, Columbia, South Carolina – Project Engineer for the University of South Carolina Arena in Columbia, South Carolina. Work involved an early site development package and a final site development package for the 60 million-dollar arena. Early site development included site investigation and review of the geotechnical report as it pertained to site development, grading design to prepare for on grade seating (approximately half of the lower bowl seating), drainage and sediment erosion control to comply with SCDHEC NPDES permitting and the Clean Water Act, a ground water collection system, upgrading and relocating existing utilities, as well as, utility design for the new arena. The project scope also included Contract Administration and inspection during all site construction activities, which included, Dynamic Deep Compaction, unsuitable soil removal, embankment fill, storm drainage construction, utility construction and paving.

Solid Waste Management

Continuous Cell Industrial Solid Waste Landfill – Project Engineer and onsite Quality Assurance Officer for an industrial solid waste landfill for construction of continuous cell in Rosemount, Minnesota. Work involved quality assurance and inspection of embankment fill, installation of a three – feet thick clay liner to achieve a design permeability, installation of HDPE liners, installation of leachate removal system and compilation of certifying report.

RCRA Subtitle C Landfill Closure – Quality Assurance/Quality Control testing for RCRA Subtitle C landfill closure in Pinewood, South Carolina. Work involved construction materials testing and inspection of cap fill material, clay liner and HDPE liners.

Landfill Groundwater Assessments

Marlboro County Landfill Groundwater Assessment

Geotechnical Design/Construction Materials Testing

Head Start Center, Saluda, South Carolina – Project Engineer for Head Start Center. Performed the subsurface investigation for the 14,000 square foot facility. Provided recommendations for site preparation, fill material and placement, seismic site class in accordance with the International Building Code (IBC), shallow foundations, slab on grade and pavement sections for both light and heavy-duty traffic.

Newberry County Detention Center Addition, Newberry, South Carolina – Project Manager for Newberry County Detention Center Addition. Work included the subsurface investigation for the one storey, 7,000 square foot Detention Center Addition located in Newberry, South Carolina. Provided recommendations for site preparation, fill placement and compaction, shallow foundations, grade slab construction, seismic site class in accordance with IBC and pavement subgrade construction.

USC Norman J. Arnold School of Public Health, Columbia, South Carolina – Project Manager for USC Norman J. Arnold School of Public Health. Work involved the subsurface investigation for a multiple story, multiple building School of Public Health for the University of South Carolina in Columbia, South Carolina. Work included the coordination of approximately 1,400 feet of standard soil test boring, approximately 80 feet of CPT/SCPT and 25 feet of dilatometer readings. Provided recommendations for site preparation, recycling of construction/demolition debris, fill placement and compaction, pipe bedding and backfill, shallow foundations with settlement analysis, grade slab support and construction, lateral earth pressures for retaining walls, and seismic site class in accordance with IBC.

Lexington Country Club, Lexington, South Carolina – Project Manager for the Lexington Country Club – Clubhouse. Performed subsurface investigation for the 15,000 square foot clubhouse located in Lexington, South Carolina. Work included approximately 100 feet of standard soil test boring. Recommendations were provided for site preparation, fill placement and compaction, shallow foundations, lateral earth pressures for retaining walls, slab on grade support and construction, seismic site class in accordance with IBC and pavement subgrade.

First National Bank, Columbia, South Carolina – Project Manager for First National Bank. Managed the construction/materials testing for the First National Bank on Clemson Road in Columbia, South Carolina.

Fairfield 14-Acre Tract, Fairfield County, South Carolina – Project Manager for Fairfield 14 – Acre Tract. Performed preliminary subsurface investigation for the 14-acre industrial park located in Fairfield County, South Carolina. Work included 50 feet of standard soil test boring. Provided preliminary conclusions regarding site development, which included soil stabilization, suitability of on-site soils for use as structural fill, shallow foundation construction feasibility, seismic site class in accordance with IBC and grade slabs and pavement support.

Dave Lyle Boulevard Extension, Rock Hill, South Carolina – Project Manager for SC Route 122, Dave Lyle Boulevard Extension located in York and Lancaster Counties near Rock Hill, South Carolina. Performed preliminary subsurface investigation for approximately 9 miles of new roadway alignment including cut/fill areas up to 60 feet in depth/height and 12 bridges. Work included approximately 3400 feet of soil test borings, 1900 feet of auger borings and 400 feet of rock coring. Supervised up to four rigs on site and compiled all data into the preliminary report. Preliminary analysis and conclusions included, foundation alternatives including deep and shallow foundations (steel H-piles, drilled shafts and spread footings on rock), earthquake design issues, soil characteristics, cut and fill slope stability assessment, retaining wall design parameters, and pavement design analysis.

Interstate 95 and Interstate 26 Service Road, Orangeburg/Dorchester County, South Carolina – Project Manager for I-95/I-26 Service Road located in Orangeburg and Dorchester Counties in South Carolina. The proposed construction is a frontage road with just over 7 miles of new alignment. The project includes a trestle type bridge over Cow Castle Creek and a possible replacement bridge for Duncan Chapel Road over I-95. The subsurface investigation included approximately 450 feet of hand auger borings and 450 feet of soil test borings. 18"x18" prestressed, precast, concrete piles were analyzed for the bridge foundations. Other recommendations and analysis included, seismic site class definition and other related seismic issues including soil liquefaction and surface rupture, preparation of subgrade and embankments, mucking limits, geogrid stabilization, and pavement recommendations for asphalt and concrete pavements.

US 378 Bridges, Lake City, South Carolina – Project Manager for US 378 Bridges located along US 378 in Lake City, South Carolina. The proposed construction included the replacement of two existing box culverts by two flat slab bridges. The subsurface investigation included four soil test borings at each bridge location. A total of 513.5 feet of soil test borings were conducted. 18"x18" prestressed, precast, concrete piles were analyzed for the bridge foundations. Other recommendations and analysis included, seismic site class definition and other related seismic issues including soil liquefaction, surface rupture and lateral spreading, preparation of subgrade and embankments including fill placement recommendations, and mucking limits.

SC 38 and US 501 – Section 8, Marion/Dillon County, South Carolina – Project Manager for SC 38/US 501 – Section 8 located in Marion and Dillon Counties. Project was completed for Construction and Resource Management – East Region and included the subsurface investigation geotechnical engineering analysis of approximately 5.3 miles of roadway widening and new roadway alignment including a four lane bridge with two spans supported by H-piles and drilled shafts. Analysis included performance of old asphalt roads and design of overlays and full pavement sections based on traffic data provided. Deep foundations were designed for the overpass for both the static and seismic conditions. MSE wall parameters were analyzed, as well as, slope stability at the approach embankments. Recommendations included pile driving, drilled shaft construction, MSE wall construction, pavement section construction, fill placement and mucking limits.

US 76 Bridge Replacement over the Lumber River and Swamp, Marion/Horry County, South Carolina – Project Manager for the US 76 Bridge Replacement over the Lumber River and Swamp located in Marion and Horry Counties. Project was completed for Kimley-Horn and Associates and included the subsurface investigation and geotechnical design of approximately 2 miles of roadway remediation, which included the replacement of two flat slab bridges. The proposed bridge over the Lumber River is approximately 825 feet in length with 75-foot spans and the proposed bridge over the swamp is approximately 280 feet with 70-foot spans. Bridge design followed the "SCDOT – Seismic Design Specifications for Highway Bridges, October 2001 with October 2002 Interim Revisions" and the "ASSHTO LRFD Bridge Design Specifications, Second Edition, 1998". Analysis included design of pavement sections based on traffic data provided. Deep foundations were designed for the both bridges, which included steel H-piles at the abutments and drilled shafts at the interior bents. Slope stability was analyzed for the approach embankments. Recommendations included pile driving, shaft construction, abutment wall construction, pavement section construction, fill placement and mucking limits.

American Eagle Wheel Expansion Facility, York County, South Carolina – Project Manager for the American Eagle Wheel Expansion Facility located in York, South Carolina. Responsibilities included performing the subsurface investigation and geotechnical design for the 100,000 S.F. expansion and managing the Construction Materials Testing services throughout the construction sequence. Geotechnical recommendations were provided for shallow foundations, grade slabs, retaining walls and pavement section requirements. During the construction phase of the project a team of two to three field technicians conducted on-site materials testing services that included earthwork compaction testing, concrete sampling and strength testing, structural steel inspection, pavement subgrade and base course inspection and testing and asphalt sampling. As Project Manager I managed all field activities and reviewed all inspection and testing results to assure required construction specifications for the project were met.

Environmental Site Assessments

Senior Reviewer for Phase I Environmental Site Assessments in conjunction with the American Society for Testing and Materials (ASTM) Specifications for Commercial Real Estate on twenty plus Phase I ESA's with previous engineering firm.

Anderson County – 7-acre Williams Property at Anderson Airport Business Industrial Park for Anderson County

Anderson County – 8-acre Williams Property at Anderson Airport Business Industrial Park for Anderson County

Anderson County – Betsy Tucker Industrial Site for Anderson County

Anderson County – Rogers Industrial Site for Anderson County Economic Development

Chester County – The L&C Tract "L" Industrial Site for the L&C Development Corporation

Lexington County – The Saxe Gotha Industrial Park for Lexington County

Lexington County – The Batesburg-Leesville Industrial Park for Lexington County

Marion County – The 349-Acre Marion County Industrial Park for Marion County Development Commission

Marion County – The St. James AME Church Site for McLain & Lee Attorneys at Law

Orangeburg County – International Industrial Park for Orangeburg County Development Commission

Orangeburg County – Bozard Tract at Orangeburg County/City Industrial Park for the Orangeburg County Development Commission

Orangeburg County – John W. Matthews, Jr. Industrial Park for the Orangeburg County Development Commission

Orangeburg County – Sanders Pointe Farm Site for the Orangeburg County Development Commission

Orangeburg County – Carolina Lumber Site for the Orangeburg County Development Commission

Orangeburg County – Five (5) properties to be included in the proposed Western Orangeburg County Industrial Park for the Orangeburg County Development Commission

Sumter County – Pocotaligo Industrial Park for the Sumter Development Board

Union County – Trakas Industrial Park for the Union County Development Board

Employment History

February 2004 – July 2004
Stevens & Wilkinson of South Carolina, Inc.
Columbia, South Carolina

Civil Engineer responsible for all aspects of site development for Commercial, Industrial and Government contracts to include all phases of development including project management, planning, report preparation, design, bidding and award, permitting, and construction administration.

August 2001 – February 2004

S&ME, Inc.

Columbia, South Carolina

Project Manager responsible for all aspects of Geotechnical Design for Commercial and Industrial contracts to include business development, geotechnical recommendations, report preparation and construction materials testing.

July 1998 – August 2001

Stevens & Wilkinson of South Carolina, Inc.

Columbia, South Carolina

Civil Designer for Commercial, Industrial and Government contracts with duties including preparation of construction plans and specifications, report preparation, engineering calculations and permitting.

July 1997 – July 1998

ViroGroup, Inc.

Columbia, South Carolina

Civil Designer for Solid Waste, Commercial and Industrial contracts with responsibilities including QA/QC of landfill construction, report preparation, development of construction plans and specifications, engineering calculations and permitting.