



Phase I Environmental Site Assessment
Former Bagnal Builders Supply Company
901/903/911/919 South Edisto Avenue
Columbia, South Carolina

Prepared for:
Associated Asphalt Partners, LLC
Roanoke, Virginia

Prepared by:
ENVIRON International Corporation
Arlington, Virginia

Date:
May 2012

Project Number:
01-29288D

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Signature and Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Hilda Williams
Senior Associate

Adam Johnston
Principal

ENVIRON International Corporation
4350 North Fairfax Drive, Suite 300
Arlington, VA 22203

(703) 516-2389

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1 Introduction

1.1 Objective

ENVIRON International Corporation (ENVIRON) was retained by Associated Asphalt Partners, LLC (“Associated Asphalt”), to conduct an environmental review of the former Bagnal Builders Supply Company (Bagnal Builders or the “Company”) facility at 901/903/911/919 South Edisto Avenue in Columbia, South Carolina (the “site” or the “facility”). The environmental review includes a Phase I Environmental Site Assessment (ESA), which was conducted in conformance with the scope and limitations of ASTM International’s *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-05* (the “ASTM Standard”). The objective of the Phase I ESA was to identify Recognized Environmental Conditions (RECs), as defined in the ASTM Standard.

1.2 Scope of Work

The environmental review included the following tasks:

- A visit to the site by Hilda Williams of ENVIRON on May 4, 2012 to observe the exterior and interior features of the site and to identify the uses and conditions specified in Sections 9.4.1 through 9.4.4.7 of the ASTM Standard. In addition, ENVIRON observed the adjoining properties from the site or adjacent public thoroughfares. Photographs taken during the site visit are presented in Appendix A.
- Interviews during the visit with the following employee of SEACO, Inc., (SEACO), the current owner of the site: Joe Reynolds, Vice President of Production (1990). The aforementioned individual is referred to herein as “facility personnel.” The facility personnel interviewed by ENVIRON was identified by the Company as having good knowledge of the uses and physical characteristics of the site, as well as of regulatory compliance matters.
- A review of information contained in federal and state environmental databases, as obtained from the sources noted below:
 - A radius report prepared by Environmental Data Resources, Inc. (EDR, see Appendix B), which presents the results of searches of federal and state databases for the subject site, as well as properties near the subject site. The radius searched for each database, as well as the databases themselves, was selected in accordance with the ASTM Standard.
 - South Carolina’s underground storage tank (UST) registry and Bureau of Land and Waste Management (BLWM) public record database.
- A review of standard historical sources and local agency inquiries, as defined in the ASTM Standard. The following resources were reviewed:
 - Readily available historical sources (as identified in Section 3.2 of this report and included as Appendix C) to develop a history of the previous uses of the site and surrounding area.
 - Site-specific information obtained from the Richland County Property Assessor’s website.

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- A Freedom of Information Act (FOIA) request to the City of Columbia Fire Department for information pertaining to fire and hazardous materials response incidents, and chemical and petroleum storage tanks. A response had not yet been received at the time the report was completed.
- A FOIA request to the Richland County Health Department regarding the presence or absence of contamination at the site. In addition, records of current or former septic system at the site were requested. A response had not yet been received at the time the report was completed.
- Information obtained from the South Carolina Department of Health and Environmental Control (SCDHEC) pertaining to USTs and the presence or absence of contamination at the site.
- A review of the previous environmental reports for the site provided to ENVIRON by facility personnel:
 - *Phase I Environmental Site Assessment and Limited Compliance Review, Bagnal Builders Supply Company, Inc.*, prepared by GaiaTech Incorporated, dated June 1999 (the “1999 Phase I report”);
 - *UST Closure Report*, prepared by Rikard Enterprises, dated August 1999 (the “1999 Closure Report”);
 - *Phase I Environmental Site Assessment, Former Bagnal Builders*, prepared by Terracon, dated November 2006 (the “2006 Phase I report”); and
 - *Asbestos and Lead Paint Survey, Former Bagnal Builders Supply Company*, prepared by Terracon, dated November 2006 (the “2006 Asbestos and Lead Paint Survey”).
- A review of the following environmental reports provided for a nearby property:
 - *Phase I Environmental Site Assessment and Limited Compliance Review, Colprovia, Inc., 1119 Airport Boulevard, Columbia, South Carolina*, prepared by ENVIRON, dated January 2012 (the “Colprovia Phase I report”); and
 - *Phase I Environmental Site Assessment and Limited Compliance Review, SEACO, Inc., 2700 William H Tuller Drive and 2701 Commerce Drive, Columbia, South Carolina*, prepared by ENVIRON, dated January 2012 (the “SEACO Phase I report”).
- A review of physical setting sources, as defined in the ASTM Standard, including:
 - The current USGS 7.5-minute topographic map that shows the area on which the site is located.
 - Geologic, hydrogeologic, or hydrologic sources as provided in the EDR report and in the above-listed previous reports.
- A review of the responses provided by Associated Asphalt to a User Questionnaire consistent with Appendix X3 of the ASTM Standard. Pertinent responses, if any, are discussed in the appropriate sections of this report.

1.3 Reliance and General Limitations

This report been prepared for the exclusive use of Associated Asphalt and may not be relied upon by any other person or entity without ENVIRON's prior express written permission.

The report is considered current only for a period of 180 days from the site inspection. The conclusions presented in this report represent ENVIRON's best professional judgment based upon the information available and conditions existing as of the date of the review. In performing its assignment, ENVIRON must rely upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to ENVIRON was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance. ENVIRON makes no representations or warranties, express or implied, about the conditions of the site.

ENVIRON's scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions, and is intended, consistent with normal standards of practice and care, to assist the client in identifying the risks of such conditions.

The scope of work for this assessment did not include an asbestos survey or inspection. According to federal OSHA regulations (29 CFR §1910.1001) and the Model Accreditation Plan (MAP; 40 CFR Part 763, Subpart E, Appendix C), the inspection, testing, evaluation, and/or sampling of suspect asbestos-containing materials must be conducted by an accredited inspector; these activities were not performed as part of this environmental review.

2 Summary of Conclusions

2.1 Introduction

ENVIRON was retained by Associated Asphalt, Inc. to conduct an environmental review of the former Bagnal Builders facility located at 901/903/911/919 South Edisto Avenue in Columbia, South Carolina. The environmental review includes a Phase I ESA.

To help evaluate the business risk of the identified environmental findings, ENVIRON considered various factors, exercised its judgment, and categorized these findings, based on a materiality threshold of \$50,000, as follows:

Material – Confirmed or otherwise demonstrated impairment of environmental media or regulatory non-compliance that typically would require expenditures in excess of the materiality threshold.

Potentially Material – Suspect impairment of environmental media or potential regulatory non-compliance that has not been confirmed or otherwise demonstrated through appropriate collection of data or technical analysis. Expenditures in excess of the materiality threshold could be required if suspect impairment or regulatory non-compliance were to be confirmed.

Noteworthy – Issues that are not expected to result in expenditures in excess of the materiality threshold.

Table 2.1 presents an overview of ENVIRON’s findings and the business risk that these findings represent. Additional discussion of the individual findings is presented in Sections 2.2 through 2.4 below and in the body of this report.

Table 2.1: Overview of ENVIRON’s Findings		
Finding	ASTM Characterization	Business Risk
Phase I Environmental Site Assessment		
Historical Site Operations	REC	Potentially Material
Potential Petroleum Contamination	REC	Potentially Material
Potential Impact from Nearby Properties	Other Finding	Noteworthy
Areas of Indoor and Outdoor Oil Staining	<i>De minimis</i>	Noteworthy
Other Environmental Matters		
No Issues Identified		

2.2 Summary of Phase I ESA

SEACO owns a vacant facility in Columbia, South Carolina. The approximately 8.55-acre site was developed prior to 1938 and was occupied by International Agricultural Corporation (IAC) until circa 1950 and by Bagnal Builders (a building supply company) until 1999. Bagnal Builders leased the site to Builders First Source for use as a sheetrock storage facility from 1999 until 2006. SEACO acquired the property in 2006 as an investment property and the site has remained vacant and unoccupied since then.

Recognized Environmental Conditions

ENVIRON performed a Phase I ESA of the former Bagnal Builders site at 901/903/911/919 South Edisto Avenue in Columbia, South Carolina in conformance with the scope and limitations of the ASTM Standard. Any exceptions to, or deletions from, this practice are described in Section 3.8 of this report. This assessment has revealed the following RECs in connection with the facility.

- **Historical Site Operations.** Bagnal Builders operated at the site from the 1950s until 1999. Bagnal Builder's historical operations included the use of petroleum products and may have also included the use of wood treatment or other chemicals. Prior to Bagnal Builders occupancy, historical documents indicate that IAC operated at the site from at least 1938 until 1950. The specific nature of IAC's operations is not known; however, a related company is known to have conducted phosphate mining and processing operations at other locations; thus, IAC's operations at this site may have included the storage and handling of phosphate chemicals used in agriculture, but may also have included the storage and handling of herbicides and pesticides. The historical handling, disposal, and use of chemicals were not strictly regulated, controlled, or monitored during the site's early operational history. Although facility personnel are not aware of known releases of hazardous substances at the site, it is possible that spills or releases of these chemicals may have adversely affected the soil and groundwater conditions at the site.
- **Potential Petroleum Impacts.** The facility formerly operated a 6,000-gallon diesel underground storage tank (UST) and a 12,000-gallon gasoline UST. The tanks were reportedly abandoned in place in July 1999. At the time of abandonment, trace concentrations of toluene (18.6 micrograms per kilogram [$\mu\text{g}/\text{kg}$]), ethylbenzene (10.6 $\mu\text{g}/\text{kg}$), xylene (54.8 $\mu\text{g}/\text{kg}$), and naphthalene (83.5 $\mu\text{g}/\text{kg}$) were detected in a single soil sample taken from the bottom of the diesel UST basin; no groundwater sampling was conducted. These concentrations are below SCDHEC risk-based screening levels and the UST Program issued No Further Action (NFA) for the release on May 3, 2000. However, absent further soil sampling and/or groundwater data, ENVIRON cannot rule out the possibility that soils and/or groundwater have been adversely impacted by the former UST. In addition, a 500-gallon heating oil UST and a kerosene aboveground storage tank (AST) with no secondary containment were also reportedly previously located at the site. Information regarding the current status of the heating oil tank is not readily available and it is not known if it is still in place or has been removed from the site. Absent further information regarding the condition and presence of the heating oil tank, it is possible that releases of heating oil and/or kerosene may have adversely affected the soil and groundwater conditions at the site. The cost to investigate and remediate contamination (if

present) could be material but is mitigated by the following factors: 1) ENVIRON observed no obvious indications of past releases, and 2) facility personnel are not aware of any major spills or releases of chemicals or petroleum products at the site.

Other Findings

Although not considered RECs based on currently available information, ENVIRON identified the following other finding. The term “other finding” is not defined by ASTM; rather, ENVIRON uses the term to connote areas of contingent risk that are not clearly defined by the ASTM Standard.

- **Potential Impact from Nearby Properties.** The Rosewood Hills and Holt Drive Tract facilities, located within one mile and presumably upgradient of the site, are listed on the Solid Hazardous Waste Site (SHWS) database. Specific information as to the nature and extent of contamination at these off-site properties was not readily available. There has been no apparent regulatory impetus to investigate whether contamination from these properties may have migrated to the subject site. If contamination associated with the off-site properties was found to have migrated onto the site, it is expected that any remedial activities would not be the responsibility of SEACO. Thus, this matter is considered to be only noteworthy from a business risk perspective.

De Minimis Conditions

ENVIRON identified one *de minimis* condition, which is considered to be only noteworthy from a business risk perspective, relating to limited staining on paved areas. Additional discussion of this finding is provided in Section 3.7.

2.3 Summary of Other Environmental Matters

ENVIRON's scope of work also included a limited visual evaluation of potential asbestos-containing materials, as described in Section 4.2. Most of the buildings at the site have been demolished. The two remaining buildings are warehouses consisting of steel and wood framed structures on concrete slabs with metal siding and roofs. Even though the warehouses were constructed in 1960 (before asbestos was generally phased out of use in most building materials), based on the construction materials, it is not expected that asbestos-containing materials represent a significant concern.

3 Phase I Environmental Site Assessment

3.1 Site Setting

SEACO owns the currently vacant property located at 901/903/911/919 South Edisto Avenue in Columbia, Richland County, South Carolina (the “site” or the “facility”). The site is located southeast of downtown Columbia (Figure 1). The approximately 8.5-acre site is currently developed with two warehouse buildings, which are located in the southeast corner and south-central portion of the property (Figure 2).

The site is accessed from South Edisto Avenue at the northern site boundary. The access road is surfaced with asphalt and leads to a paved roadway that extends along the northern perimeter of the property. The remainder of the site consists of gravel, slabs of broken concrete, and other construction debris. The northern and southern property boundaries are landscaped with grass and other vegetation and small sparsely vegetated patches are sporadically located on the property. An unused rail spur is located along the southern edge of the site, beyond which, is a CSX rail yard. There are no on-site surface water bodies. Table 3.1 provides an overview of physical setting and utility information for the site.

Table 3.1: Physical Setting and Utility Information		
Conditions	Source	Description
Topography		
Elevation (above mean sea level)	USGS topographic map (Southwest Columbia, SC, 1995); Google Earth	Ranges from approximately 189 feet near the southwest corner to 200 feet near the northern property boundary.
Topographic Gradient	USGS topographic map; Visual observations	Relatively flat, with a gentle downward slope to the southwest. Regional topography slopes gently downward to the south-southwest.
Hydrology		
Surface Water Runoff	Visual observations; Facility personnel	Percolates into the ground surface at unpaved areas.
Nearest Surface Water Body	USGS topographic map; Visual observations	Gill’s Creek, a tributary to the Congaree River, located approximately 9,000 feet to the east. Gill’s Creek flows into the Congaree River located approximately two miles to the south.
Flood Plain	FEMA*; Facility personnel	Facility personnel reported no known occurrences of flooding at the site. The site is not located within a 500-year flood zone.
Wetlands	NWI*	No on-site federally designated wetlands.

Table 3.1: Physical Setting and Utility Information		
Conditions	Source	Description
Geology and Hydrogeology		
Presumed Direction of Shallow Groundwater Flow	Colprovia Phase I report	The general direction of shallow groundwater flow in the vicinity of the site has been documented to flow in a generally south-southwest to southeast direction.
Depth to Groundwater	Colprovia Phase I report	The water table in the vicinity of the site has been documented to occur at depths of approximately 7 to 11 feet below ground surface (bgs).
On-site Wells	Facility personnel; Visual observations	No production or monitoring wells.
Nearest Groundwater Supply Wells	EDR database report	No federally registered wells or public supply wells are present within one mile of the site. Nine private or municipal wells that may be used for water supply are located within one mile of the site.
Geologic Conditions	Colprovia Phase I report	Soils in the vicinity of the site have been documented as fine-to-medium-grained sand to depths of 15 to 18 feet.
Site Utility Information		
Electricity Supplier	Facility personnel	South Carolina Gas and Electric.
Natural Gas Supplier	Facility personnel	No known current or former use of natural gas.
Use of Fuel Oil for Building Heat	Facility personnel	No known current or former use of fuel oil for building heat.
Water Supplier	Facility personnel; City website	City of Columbia, which obtains its water from Broad River Diversion Canal and Lake Murray.
Sanitary Sewer	Facility personnel	City of Columbia.
Septic Systems	Facility personnel	No current or former septic systems reported.
Notes: FEMA = Federal Emergency Management Agency; NCSS = National Cooperative Soil Survey; NWI = National Wetlands Inventory * Source was provided in the EDR database report.		

The facility is located in a mixed industrial/residential land use area. The nearest residential areas are located adjacent to the northeast and northwest of the site. Based on discussions with facility personnel, ENVIRON's visual observations from the property boundary and public rights-of-way, and a limited review of publicly available information, a general determination of the current use of adjacent properties was developed, as described in Table 3.2.

Table 3.2: Current Use of Adjacent Properties		
Direction	Property/Land Use	ENVIRON's Observations
North	Holy Nation Church and South Edisto Avenue, beyond which are Snipes Electric Company and Holy Ghost Station (a church). Residential properties are located near the northeast and northwest property boundaries.	No apparent exterior manufacturing or chemical storage operations were observed during ENVIRON's reconnaissance.
East	JR Randolph Trucking Company, beyond which is Khoury Oriental Rugs.	No apparent exterior manufacturing or chemical storage operations were observed during ENVIRON's reconnaissance.
South	A railroad and rail yard owned by CSX, beyond which are residential properties and a baseball diamond.	ENVIRON observed numerous rail cars, the contents of which are unknown, within the rail yard.
West	Standard Wholesale Building Supply, beyond which is an undeveloped property.	ENVIRON observed exterior storage of lumber and other construction materials in the Standard Wholesale Building Supply yard.
<p>Notes: Observations were made by ENVIRON during the site visit. ENVIRON walked or drove by the borders of these properties that are shared with the subject site. ENVIRON did not enter the neighboring properties and was therefore unable to observe the rear and sides of the properties.</p>		

3.2 Historical Uses of the Site and Adjacent Properties

Based on ENVIRON's review of historical sources of information¹ and discussions with facility personnel, the site was already developed prior to the earliest available historical source (a 1938 aerial photograph). The site appears to be developed with a large rectangular building and several rail spurs by 1938. The large building appears to have been demolished by 1943. A large building is depicted at the site on a 1945 Map of Columbia and Vicinity prepared by the Women's League of Voters, but it is possible that the map reflects the prior site building as it was compiled from various sources. IAC operated at the site circa 1950, and while the nature of IAC's operations is not known, the Company may have used the site for fertilizer or phosphate-related operations.

Bagnal Builders acquired the property in the early- to mid-1950s and operated at the site as a supplier of building materials (primarily lumber and sheetrock) until 1999. Based on a review of Sanborn maps, Bagnal Builders' operations included kilns, three planing mill sheds, an office building two lumber sheds, and 5 warehouses. During its period of occupancy at the site, Bagnal Builders also reportedly used the site for appliance repair, cabinet making, construction, and real estate. The main retail office building was constructed in 1958, several warehouses

¹ ENVIRON reviewed the following sources of historical information: historical aerial photographs (1938, 1943, 1951, 1955, 1961, 1966, 1970, 1983, 1989, 1994, 1999, 2005, 2006, 2010, 2011, and 2012); historical topographic maps (1944, 1972, 1981, 1982, and 1994); city directory abstracts (1982, 1988, 1994, 2000, 2005, and 2011); and Sanborn fire insurance maps (1950, 1956, and 1965).

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were constructed in 1960, two additional warehouses were constructed in 1971, and a second office building was constructed in 1980. With the exception of two warehouses, all buildings at the site were demolished in the late 2000s. Bagnal Builders leased the site to Builders First Source from 1999 to 2006 for sheetrock storage. The property was acquired by SEACO in 2006 and has remained vacant since that time.

Based on ENVIRON's review, a 6,000-gallon diesel UST and a 12,000-gallon gasoline UST that were installed at the site in the late-1970s were pumped to remove product, and closed-in-place in 1999. It is also suspected that a 500-gallon heating oil UST is/was present at the site. The installation date for the heating oil UST is not known and it is uncertain if the tank is still present at the site. A kerosene AST was also previously located at the site. The installation date for the AST is unknown; however, it was removed from the site circa 2006.

The properties in the vicinity of the site have primarily been used for industrial and residential purposes, since at least the 1940s. Notable industrial operations on surrounding properties include a trucking company, an electric company, a building supply company, and a rail yard.

A discussion of potential soil and groundwater contamination findings associated with historical uses of the site is presented in Section 3.7.

3.3 Current Use of Site

The site is currently inactive and has been vacant since 2006. According to facility personnel, no chlorinated solvents are currently used at the facility. Facility personnel were not aware of any historical use of chlorinated solvents at the site.

3.4 Database Review for the Site and Surrounding Properties

ENVIRON reviewed the results of the state and federal environmental database searches performed by EDR (see Appendix B) and also reviewed information available in the South Carolina UST registry and BLWM public record database. The site is listed on two environmental databases, as discussed in Table 3.3.

Table 3.3: Summary of Environmental Database Listings for the Site			
Listing Name or Address	Database	Comments	Reference for Further Discussion
Databases Related to Potential Site Conditions			
Bagnal Builders Supply Co, Inc.	LUST	Bagnal Builders, a former site occupant, is listed in the LUST database for a petroleum discharge that was reported in January 2000. According to the listing, the discharge was granted NFA status on May 3, 2000.	Section 3.7
Bagnal Builders Supply Co, Inc.	UST	The former site occupant is listed in the UST database for a 6,000-gallon diesel UST and a 12,000-gallon gasoline UST that have been abandoned in place.	Section 3.7

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Table 3.3: Summary of Environmental Database Listings for the Site			
Listing Name or Address	Database	Comments	Reference for Further Discussion
Databases Related to Regulatory Compliance			
The site is not listed on any databases related to regulatory compliance.			

There are several listings in the EDR report for off-site facilities within applicable ASTM search radii. Several of these listings (e.g., hazardous waste generators, registered USTs, recycling centers), by themselves, are not necessarily indicative of an environmental concern and, therefore, are not discussed herein. A number of facilities appear on databases indicating potential contamination concerns (e.g., Comprehensive Environmental Response, Compensation, and Liability Information System [CERCLIS], CERCLIS No Further Remedial Action Planned [CERC-NFRAP], Registry of Conditional Remedies [RCR], Brownfields [US BROWNFIELDS], SHWS, LUST, Groundwater Contamination inventory [GWCI]). Of the sites representing a potential environmental concern, only those facilities that are located adjacent to or upgradient of the property are discussed in Table 3.4 below.² These facilities were selected for further discussion based on the assumption that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, but a hazardous material can migrate in the groundwater in a generally downgradient direction; however, the direction of groundwater flow may be affected by localized topographic, hydraulic, and hydrogeologic conditions.

Table 3.4: Summary of Environmental Database Listings Potentially Indicative of Environmental Concern for Upgradient or Adjacent Properties to the Site			
Listing Name or Address	Database	Comments	Reference for Further Discussion
Wiley Street Property	US BROWNFIELDS	Wiley Street Property, located approximately 0.16 miles north of the site, is listed on the US BROWNFIELDS database. No additional information is provided. Based on information on the City of Columbia Brownfields page (www.ctcbrownfields.com/columbia/properties.php), the Wiley Street Property is a vacant property, which was historically used as a parking lot. A Phase I ESA conducted at the Wiley Property in 2010 did not identify any RECs associated with the property.	N/A; Listing on the Brownfields database is not necessarily indicative of a concern and a Phase I ESA of the property did not indicate any RECs.

² Shallow groundwater flow beneath a nearby facility operated by SEACO has been documented to vary from south-southwest to southeast. ENVIRON anticipates that the direction of shallow groundwater beneath the site would be similar, assuming the groundwater gradient follows surface topography.

DRAFT**Table 3.4: Summary of Environmental Database Listings Potentially Indicative of Environmental Concern for Upgradient or Adjacent Properties to the Site**

Listing Name or Address	Database	Comments	Reference for Further Discussion
Rosewood Hills	SHWS	The facility, located approximately 0.2 miles north-northwest of the site, is listed on the SHWS database with EPA ID# SCS123457332. No additional information is provided.	Section 3.7
Rus of Columbia, Inc.	LUST	The facility, located approximately 0.23 miles north-northwest of the subject site, is listed on the LUST database for a petroleum discharge that was reported on June 28, 1993. The discharge was granted NFA status on May 25, 1996.	N/A; due to closed status
Holt Drive Tract	SHWS	The facility, located approximately 0.26 miles north-northeast of the site, is listed on the SHWS database with EPA ID# SCS123457074. No additional information is provided.	Section 3.7
Rani LLC DBA Sunset Point 2	GWCI RCR LUST	The listed property, located approximately 0.45 miles north-northwest of the subject site, is listed on these databases for petroleum contamination in groundwater at the site. According to the listings, the discharge was reported on October 8, 1996, and was granted NFA on October 6, 2004.	N/A; due to closed status

The EDR report indicates that poor or inadequate address information was available for several sites located in the vicinity of the property; therefore, these sites could not be readily mapped by EDR. Because the location of these sites with respect to the property could not be evaluated, ENVIRON is limited in its ability to express an opinion regarding the potential for impact to the property from these sites. It was beyond the scope of this review to accurately locate each of the unmapped sites identified by EDR; however, ENVIRON reviewed the list of unmapped sites and verified that none appeared to be adjacent to the subject site.

3.5 Materials Storage

3.5.1 Underground Storage Tanks

Based on ENVIRON's review, there are two closed-in-place USTs and a third UST with unknown status. A 6,000-gallon diesel UST and a 12,000-gallon UST were reportedly installed at the site in the late 1970s and pumped to remove product, and closed-in-place in 1999. A vent and fill port in the vicinity of the former diesel tank were observed at the time of the site visit. At the time of closure, trace contamination was detected in a soil sample collected from the base of the diesel tank basin; no groundwater sampling was conducted. A 500-gallon heating oil UST is/was also reportedly located at the site. Information regarding the current status of the suspect heating oil tank is not readily available and it is not known if it is still in place or has been removed from the site. According to the EDR report, the site is listed on the UST and LUST databases. Further discussion of USTs at the site is presented in Section 3.7.

3.5.2 Aboveground Storage Tanks

Facility personnel reported that there are currently no ASTs at the site, and ENVIRON did not observe any during the site visit. Based on ENVIRON's review, a kerosene AST with no secondary containment was previously located at the site. According to the 2006 Phase I report, some staining was observed on the soil around the AST. Based on a review of previous environmental reports, the tank's capacity has been reported as 250 gallons or 2,000 gallons. ENVIRON was not able to verify the capacity of the tank as it was removed from the site in approximately 2006. Facility personnel were not aware of any soil or groundwater testing in conjunction with removal of the AST. No staining was observed in the vicinity of the former AST at the time of ENVIRON's site visit. Facility personnel indicated that they are not aware of releases from the AST while it was on site.

3.5.3 Drum and Other Storage Areas

There are currently no substances stored in drums or other containers at the site. Information regarding chemical storage and handling practices while the site was active was not readily available. This matter is further discussed in Section 3.7.

3.6 Polychlorinated Biphenyls

Facility personnel were not aware of any on-site equipment that is known to contain polychlorinated biphenyls (PCBs). ENVIRON did not observe any transformers on site at the time of the site visit. According to the 2006 Phase I report, three pole-mounted transformers owned by South Carolina Gas & Electric were previously located at the site. The units were reportedly not labeled as to their PCB content. Because the installation date of the units is unknown and may predate the 1979 federal ban on the manufacture of PCBs, it is possible that the transformer oils may have contained PCBs. In addition, because the former and current buildings at the site were constructed prior to the 1979 federal ban on the manufacture of PCBs, it is possible that hydraulic oils or other types of electrical equipment, such as capacitors, contain/contained PCBs. ENVIRON observed no indication of leaks or releases from electrical equipment within the two remaining warehouses during the site visit.

3.7 Soil and Groundwater Conditions (Findings and Opinions)

ENVIRON conducted a Phase I ESA of the facility located at 901/903/911/919 South Edisto Avenue in Columbia, South Carolina. The objective of the ESA was to identify RECs, which the ASTM Standard defines as follows:

The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Information on the soil and groundwater conditions at the site, as well as ENVIRON's findings and opinions, are presented in Sections 3.7.1 to 3.7.3 below.

3.7.1 Prior Environmental Activities

Based on a review of historical site documents and interviews with facility personnel, a number of prior environmental assessment and sampling activities have been conducted at the site, as described below:

- **Prior Phase I Assessments.** Phase I environmental assessments were conducted at the site by Terracon in 2006 and by GaiaTech in 1999. Pertinent historical and site-related information contained in these reports has been incorporated into other sections of this report. The 1999 Phase I assessment did not identify any evidence to suggest significant potential for adverse impacts to the subsurface of the site; however, the report noted the following: 1) a large stain (approximately 24 square feet) of diesel or hydraulic fluid on a paved ground surface; 2) moderate staining around the pump of the 6,000-gallon diesel UST; 3) failure to provide secondary containment for the kerosene AST (no staining was reportedly observed in the vicinity of the AST at the time); 4) the presence of a corroded drum with unknown liquid contents (no evidence of a release was noted); and 5) the potential for tank contents to be exposed to storm water due to absence of cover for the UST and AST dispensers. The 2006 Phase I identified the AST with no containment, a fill port for a presumed heating oil UST, and the two abandoned USTs and dispensers as RECs and recommended additional soil and groundwater investigations to determine if the former AST or USTs have impacted the site. Further discussion of these issues is contained in the sections below.
- **1999 UST Closure.** A 6,000-gallon diesel and a 12,000-gallon gasoline UST were pumped to remove product, and closed in place by Rikard Enterprises in 1999. According to the 1999 UST Closure Report, no corrosion, pitting, or holes were observed in either tank; however, petroleum constituents were identified in one soil sample collected beneath the diesel tank basin at low concentrations. Toluene (18.6 µg/kg), ethylbenzene (10.6 µg/kg), xylene (54.8 µg/kg), and naphthalene (83.5 µg/kg) were detected in the soil sample at concentrations below SCDHEC risk-based screening levels, and the UST Program issued a NFA letter for the release on May 3, 2000.

Based on the above-described environmental activities, prior Phase I assessments, discussions with facility personnel, a review of site-related documents, and ENVIRON's site observations, a few potential site contamination findings have been identified. These findings are described in more detail in Sections 3.7.2 and 3.7.3.

3.7.2 Known Site Conditions

Facility personnel were not aware of any groundwater contamination at the site, and ENVIRON did not observe visual evidence of significant contamination (e.g., extensive staining on unpaved areas, spills or releases, or stressed vegetation). According to the EDR report and as detailed in Section 3.4, the facility is not listed with active status on environmental databases that are indicative of a contamination concern. The site is currently not the subject of regulatory scrutiny or enforcement actions related to soil or groundwater conditions. The user of this report

has provided no information indicating adverse conditions, and ENVIRON's interviews with local regulatory personnel did not indicate any adverse conditions associated with the site. Based on the factors noted, there is no known contamination present at the site and little impetus to trigger regulatory scrutiny.

3.7.3 Potential Site Conditions

The site is currently vacant and facility personnel were not aware of any current or former use of chlorinated solvents. ENVIRON identified the following findings relating to potential site conditions:

- **Historical Site Operations.** Bagnal Builders operated at the site from the 1950s until 1999. Bagnal Builder's historical operations included the use of petroleum products and may have also included the use of wood treatment or other chemicals. Prior to Bagnal Builders occupancy, historical documents indicate that IAC operated at the site from at least 1938 until 1950. The specific nature of IAC's operations is not known; however, a related company is known to have conducted phosphate mining operations at other locations; thus, IAC's operations at this site may have included the storage and handling of phosphate chemicals used in agriculture or fertilizers, but may also have included the storage and handling of herbicides and pesticides. The historical handling, disposal, and use of chemicals were not strictly regulated, controlled, or monitored during the site's early operational history. Although facility personnel are not aware of known releases of hazardous substances at the site, it is possible that spills or releases of these chemicals may have adversely affected the soil and groundwater conditions at the site. As such, ENVIRON characterizes this matter as a REC.
- **Potential Petroleum Impacts.** The facility formerly operated a 6,000-gallon diesel underground storage tank (UST) and a 12,000-gallon gasoline UST. The tanks were reportedly abandoned in place in July 1999. At the time of abandonment, trace concentrations of toluene (18.6 micrograms per kilogram [$\mu\text{g}/\text{kg}$]), ethylbenzene (10.6 $\mu\text{g}/\text{kg}$), xylene (54.8 $\mu\text{g}/\text{kg}$), and naphthalene (83.5 $\mu\text{g}/\text{kg}$) were detected in a single soil sample taken from the bottom of the diesel UST basin; no groundwater sampling was conducted. These concentrations are below SCDHEC risk-based screening levels and the UST Program issued No Further Action (NFA) for the release on May 3, 2000. However, absent further soil sampling and/or groundwater data, ENVIRON cannot rule out the possibility that soils and/or groundwater have been adversely impacted by the former UST. In addition, a 500-gallon heating oil UST and a kerosene aboveground storage tank (AST) with no secondary containment were also reportedly previously located at the site. Information regarding the current status of the heating oil tank is not readily available and it is not known if it is still in place or has been removed from the site. Absent further information regarding the condition and presence of the heating oil tank, it is possible that releases of heating oil and/or kerosene may have adversely affected the soil and groundwater conditions at the site. As such, ENVIRON characterizes this matter as a REC.
- **Potential Impact from Nearby Properties.** The Rosewood Hills and Holt Drive Tract facilities, located within one mile and presumably upgradient of the site, are listed on the SHWS database. Specific information as to the nature and extent of contamination at the off-site properties was not readily available. There has been no apparent regulatory

impetus to investigate whether contamination from these properties have migrated to the subject site. If contamination associated with the off-site properties was found to have migrated onto the site, it is expected that any remedial activities would not be the responsibility of SEACO.

- **Pavement and Floor Staining.** ENVIRON observed several areas of exterior pavement and interior flooring where oil stains were apparent. The stains were limited in areal extent, the underlying pavement/flooring appeared to be intact, and no stains or fluid appeared to reach floor drains. As such, ENVIRON considers this matter to represent a *de minimis* condition.

3.8 Analysis of Data Gaps

The Phase I ESA component of this review was conducted in accordance with the methodology specified in ASTM Standard E1527-05, as agreed upon by ENVIRON and Associated Asphalt in April 2012. The standard ASTM scope was expanded to include a limited review of regulatory compliance, asbestos-containing materials, and off-site waste management facilities. Issues considered outside the scope of the ASTM Standard and this review include radon, lead-based paint, lead in drinking water, wetlands, PCBs in building materials, cultural and historic resources, ecological resources, endangered species, and high voltage power lines.

The ASTM Standard defines a data gap as “a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information.” A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires that the ESA report identify and comment on significant data gaps. As such, this section also provides a discussion of issues with significant data gaps, if any, that were identified as part of this assessment.

Site reconnaissance limitations and exceptions to the ASTM Standard for the assessment are discussed below.

- Due to extended age of the site, it was not possible to interview representatives dating back to the site’s first developed use prior to 1938. However, ENVIRON conducted interviews with a representative of SEACO dating back to 1990 and reviewed other historical sources regarding former uses of the property.
- During the site visit, certain undeveloped portions of the site were not accessible due to the presence of dense vegetation. These areas were observed from perimeter areas. In addition, ENVIRON did not observe the roof of the buildings due to access constraints and safety considerations.
- Historical information, such as aerial photographs, was not readily available to characterize the site from the present back to the property’s obvious first developed use or 1940, whichever is earlier. The earliest readily available historical source that would indicate specific site uses is an aerial photograph dated 1938, which shows that the site was already developed with some man-made ponds, a large building, and rail spurs.

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- As it is a user requirement, ENVIRON did not conduct a review of records to identify environmental liens or activity and use limitations (AULs) imposed by judicial authorities with respect to the property.

None of the exceptions, deletions, deviations, or site reconnaissance limitations noted above are considered to represent significant data gaps.

DRAFT

4 References

4.1 Documents

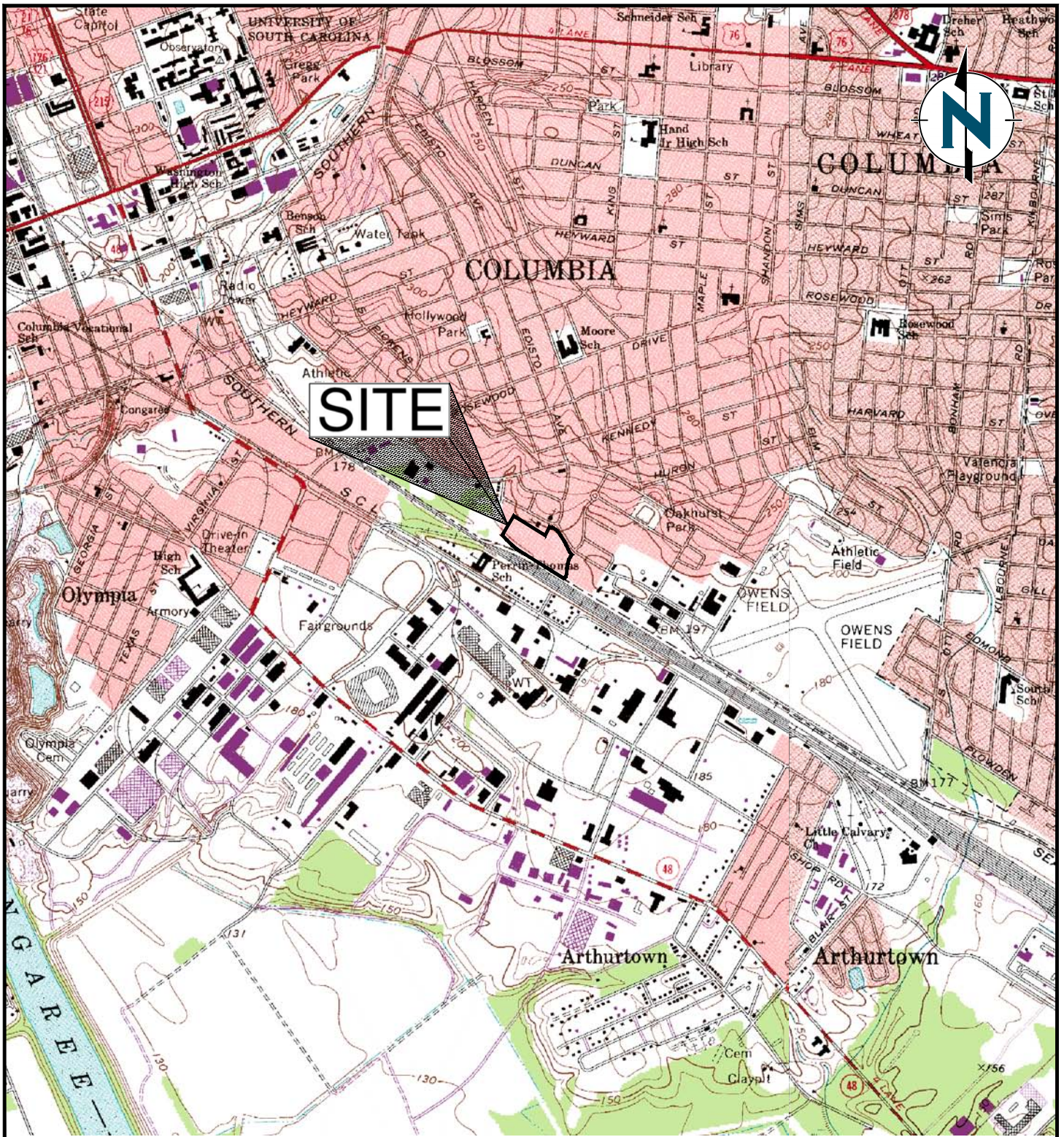
- EDR. 2012. "Certified Sanborn® Map Report, Inquiry Number 3314058.3." May 2.
- EDR. 2012. "EDR Historical Topographic Map Report, Inquiry Number 3314058.4." May 1.
- EDR. 2012. "The EDR Aerial Photo Decade Package, Inquiry Number 3314058.5." May 2.
- EDR. 2012. "The EDR-City Directory Abstract, Inquiry Number 3314058.6." May 2.
- EDR. 2012. "The EDR Radius Map™ Report with GeoCheck®, Inquiry Number 3314058.2s," May 2.
- GaiaTech Incorporated. 1999. "Phase I Environmental Site Assessment and Limited Compliance Review." June 18.
- Rikard Enterprises. 1999. "UST Closure Report, Bagnal Builder's Supply." August 30.
- Terracon. 2006. "Asbestos and Lead Paint Survey, Former Bagnal Builders Supply Company." November 9.
- Terracon. 2006. "Phase I Environmental Site Assessment, Former Bagnal Builders." November 8.

4.2 Interviews

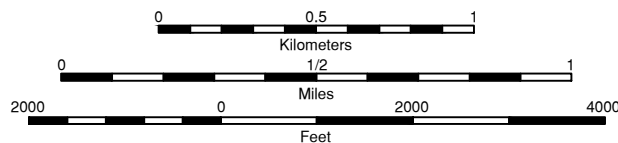
- Karla Mew. South Carolina Department of Health and Environmental Control. 2012. Telephone interview. May 2.
- Joe Reynolds. SEACO, Inc. 2012. Personal interview. May 4.

D R A F T

Figures



SCALE 1:24000



Source: U.S. Geological Survey 7.5 minute (topographic) quadrangles; Southwest Columbia, and Fort Jackson South, South Carolina.

C:\PROJECTS\01-29288D\SLM COLUMBIA SC.DWG

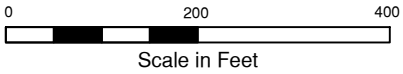
ENVIRON

DRAFTED BY: \GMILES

DATE: 5/9/2012

Site Location Map
 Former Bagnal Builders Supply Company
 901/903/911/919 South Edisto Avenue
 Columbia, South Carolina

Figure
1



Aerial Photograph Source: © Google 2012; January 2012.

C:\PROJECTS\01-29288\SITE LAYOUT COLUMBIA SC.DWG



DRAFTED BY: \GMILES DATE: 5/9/2012

Site Layout
 Former Bagnal Builders Supply Company
 901/903/911/919 South Edisto Avenue, Columbia, South Carolina

Figure
2

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Appendix A
Site Photographs



Photo 1: View of one of the two remaining warehouse buildings.



Photo 2: View of pile of construction debris in yard.



Photo 3: View of vegetated area behind warehouse building. The abandoned rail spur is hidden in the vegetation.



Photo 4: Partial view of fill port for closed-in-place diesel underground storage tank (UST).

Appendix B

Environmental Database Report

Notes on Environmental Database Report

EDR conducted its searches for the standard environmental record sources and the minimum search distances, as specified by the ASTM Standard. The ASTM Standard uses the terminology “approximate minimum search distance” to refer to the radii searched in the environmental database report. The EDR database search contained a number of unmapped sites. Although it was beyond the scope of this assessment to locate each of the unmapped sites identified by EDR, ENVIRON briefly reviewed the list of unmapped sites for any properties observed during the facility visit to be nearby or adjacent to the subject site.

EDR conducted the search of environmental databases in May 2012. Because the environmental databases themselves are sometimes not updated by the specific regulatory agencies for periods of up to one year or more (depending on the database and the state), the database search conducted herein will not necessarily list any facility or site for which an environmental investigation/listing has been initiated subsequent to the last update.

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Appendix C

Historical Reference Sources

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Appendix C.1 Topographic Maps



SEACO, Inc Former Bagnal Builders

901, 903, 911, and 919 South Edisto Avenue
Columbia, SC 29205

Inquiry Number: 3314058.4

May 01, 2012

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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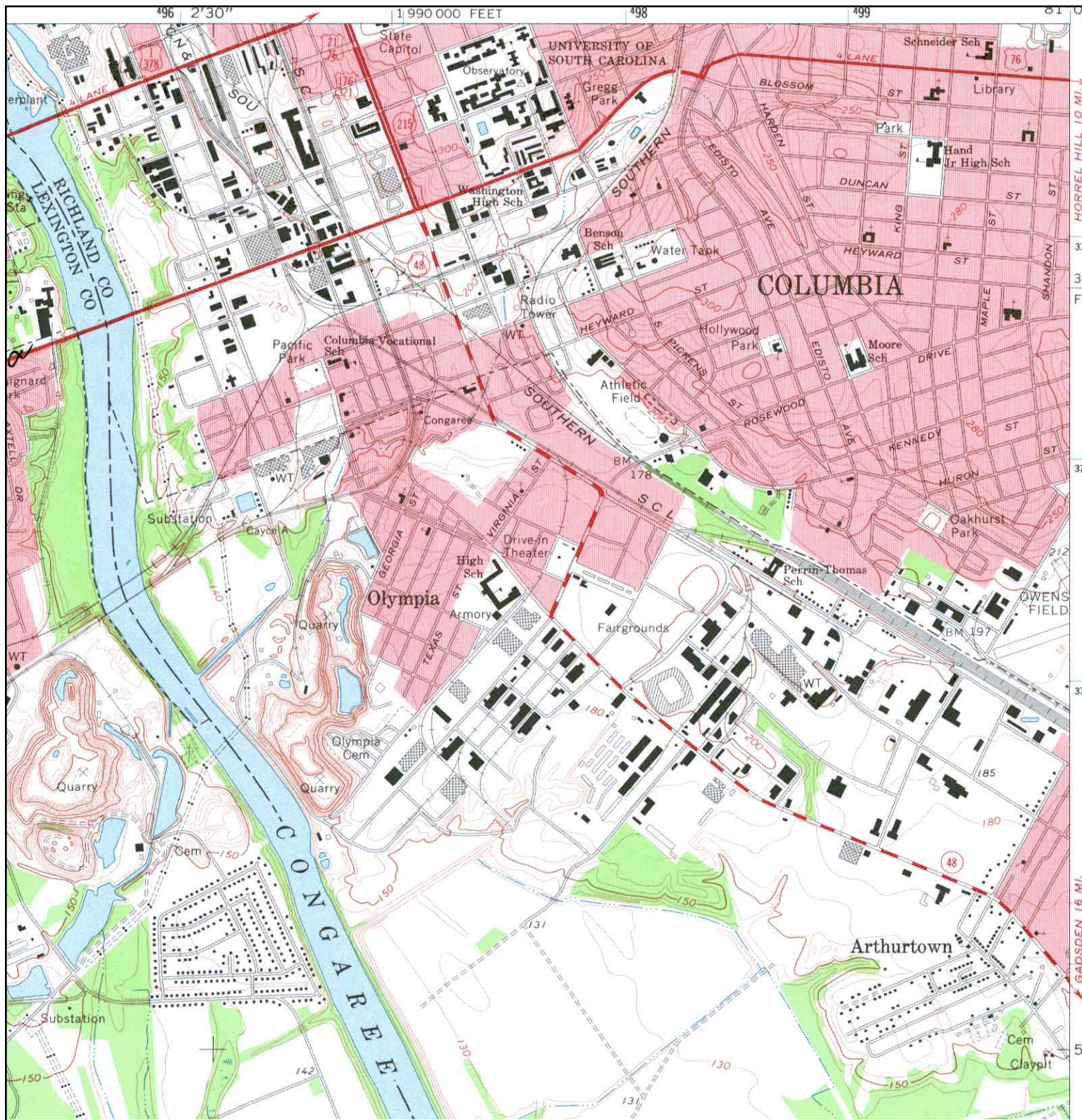
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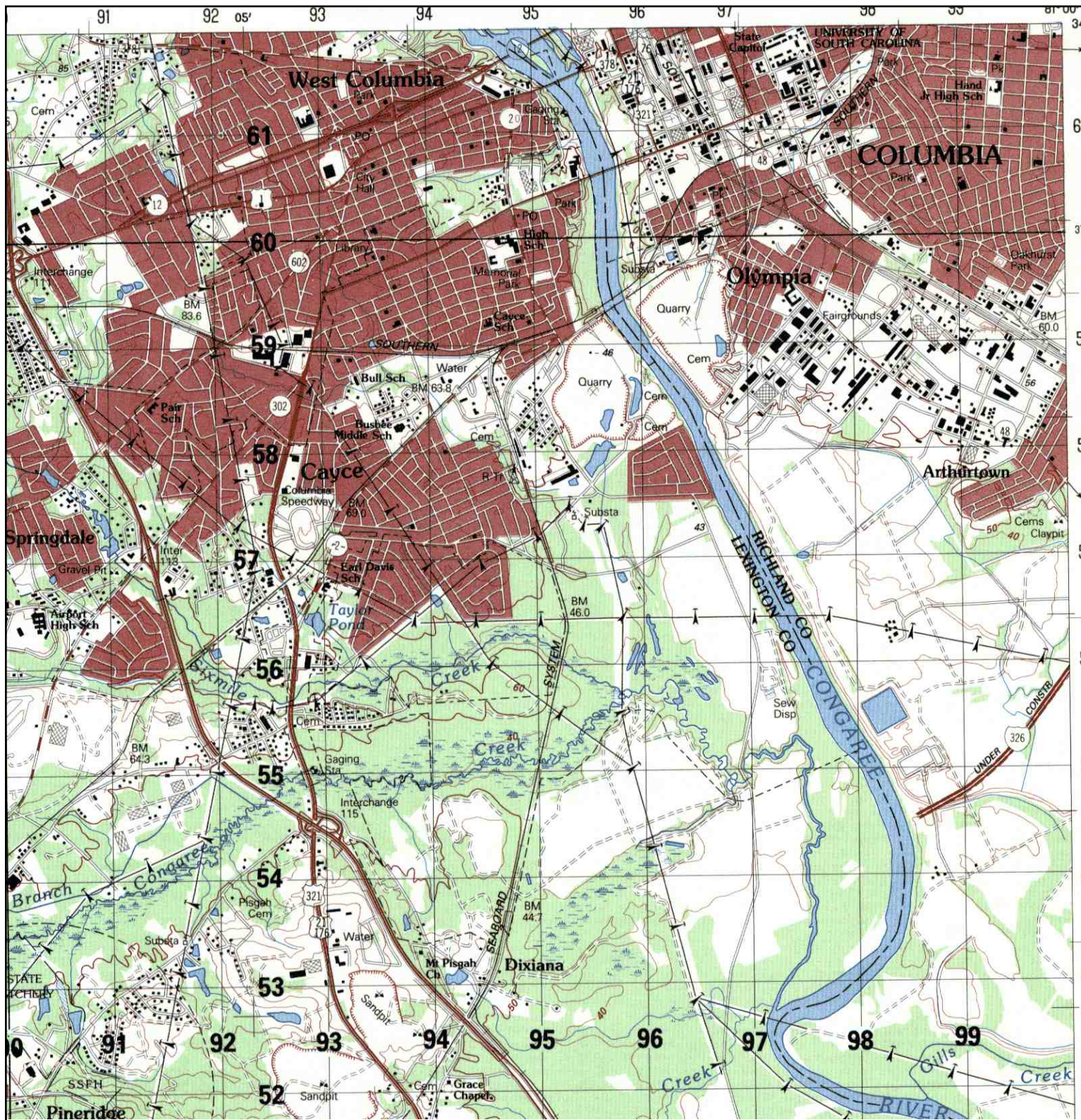
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	MAP YEAR: 1944	Columbia, SC 29205	INQUIRY#: 3314058.4
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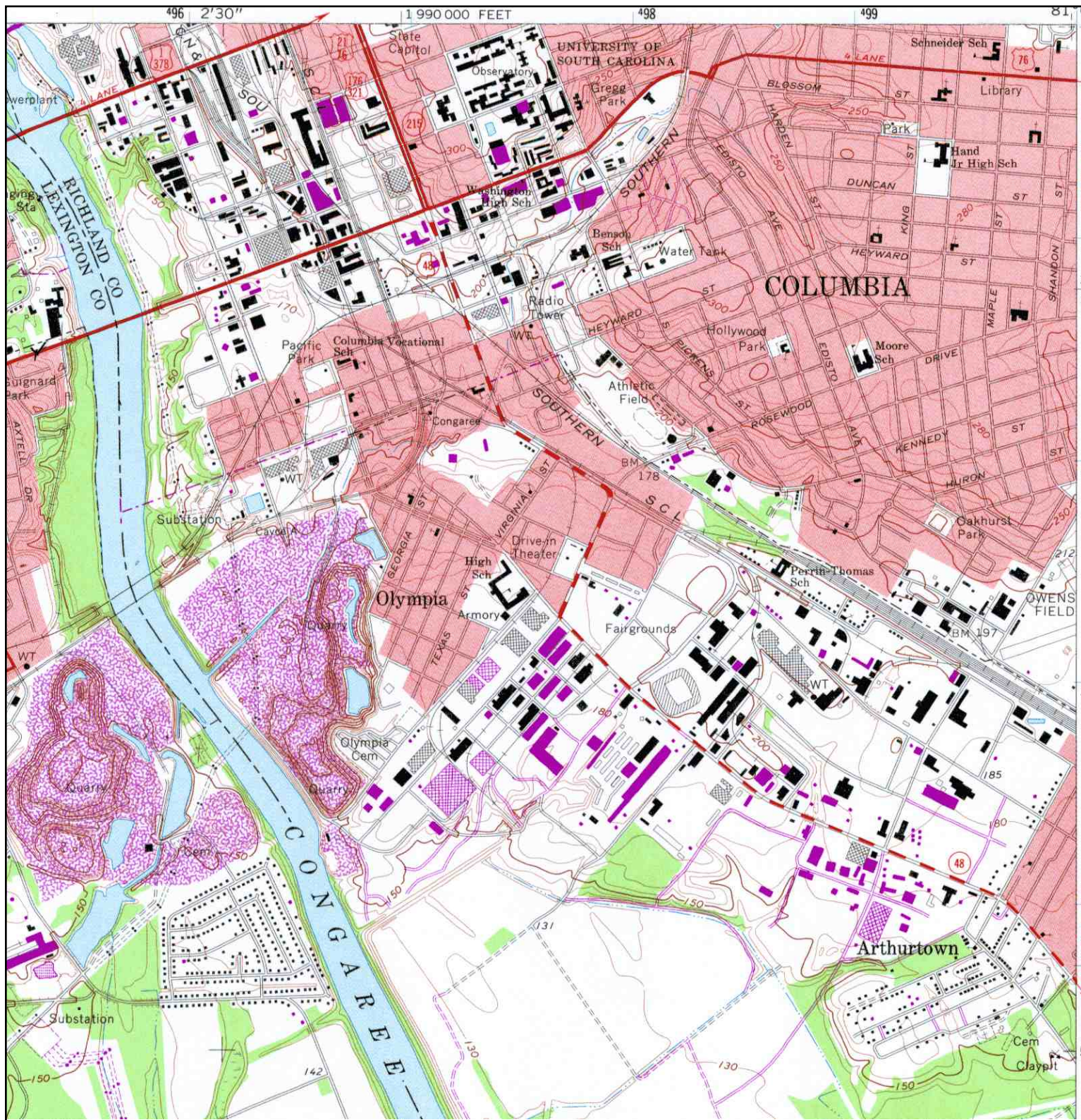
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	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



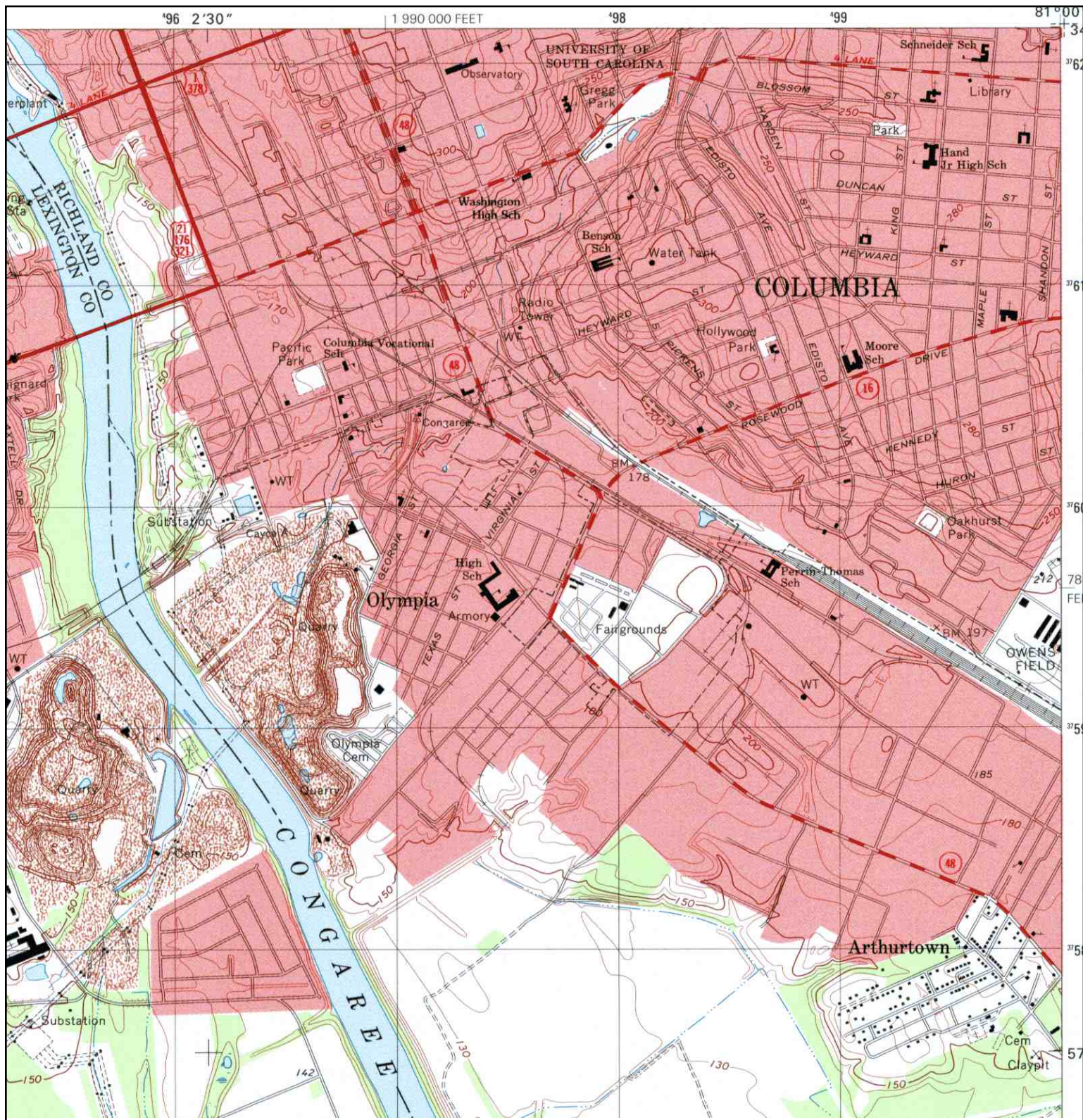
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	NAME: EDMUND	ADDRESS: 901, 903, 911, and 919 South Edisto Avenue	CONTACT: Hilda Williams
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Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME: SEACO, Inc Former Bagnal Builders	CLIENT: ENVIRON International
	NAME: SOUTHWEST COLUMBIA	ADDRESS: 901, 903, 911, and 919 South Edisto Avenue	CONTACT: Hilda Williams
	MAP YEAR: 1982	COLUMBIA, SC 29205	INQUIRY#: 3314058.4
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	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



 N	TARGET QUAD	SITE NAME:	SEACO, Inc Former Bagnal Builders	CLIENT:	ENVIRON International
	NAME: SOUTHWEST COLUMBIA	ADDRESS:	901, 903, 911, and 919 South Edisto Avenue	CONTACT:	Hilda Williams
	MAP YEAR: 1994	LAT/LONG:	Columbia, SC 29205	INQUIRY#:	3314058.4
	SERIES: 7.5		33.9785 / -81.0118	RESEARCH DATE:	05/01/2012
SCALE: 1:24000					

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Appendix C.2

Aerial Photographs



SEACO, Inc Former Bagnal Builders

901, 903, 911, and 919 South Edisto Avenue
Columbia, SC 29205

Inquiry Number: 3314058.5

May 02, 2012

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography May 02, 2012

Target Property:

901, 903, 911, and 919 South Edisto Avenue

Columbia, SC 29205

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1955	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: March 29, 1955	EDR
1961	Aerial Photograph. Scale: 1"=1000'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: June 23, 1961	EDR
1966	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: February 19, 1966	EDR
1970	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: November 27, 1970	EDR
1983	Aerial Photograph. Scale: 1"=1000'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: March 03, 1983	EDR
1989	Aerial Photograph. Scale: 1"=750'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: March 12, 1989	EDR
1994	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Composite DOQQ - acquisition dates: January 21, 1994	EDR
1999	Aerial Photograph. Scale: 1"=750'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Date: March 01, 1999	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 33081-H1, Southwest Columbia, SC; Flight Year: 2006	EDR



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YEAR: 1961

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YEAR: 1966

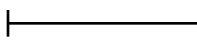
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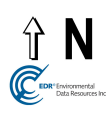
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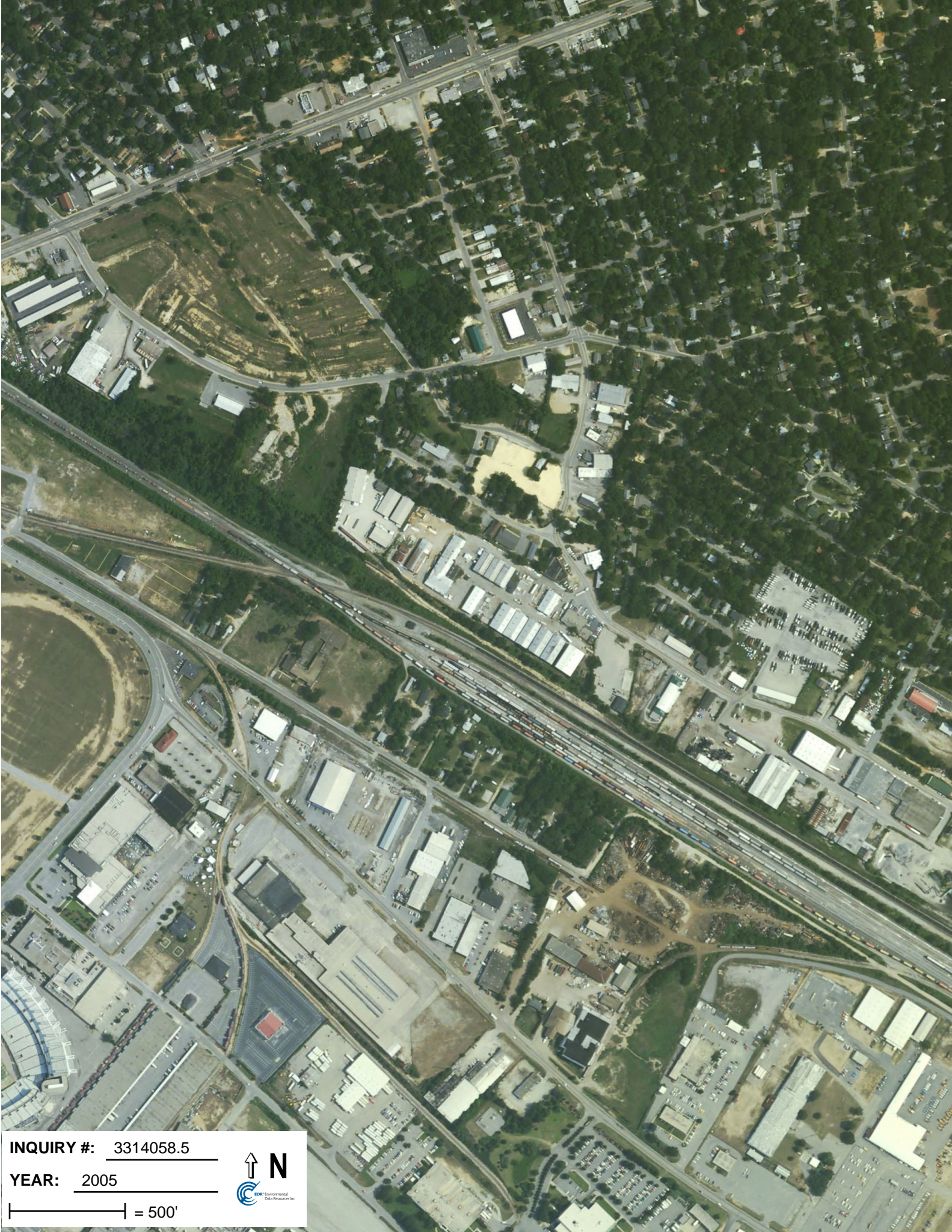


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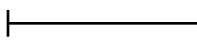
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INQUIRY #: 3314058.5

YEAR: 2006

 = 500'



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Appendix C.3

Abstract of City Directories

SEACO, Inc Former Bagnal Builders

901, 903, 911, and 919 South Edisto Avenue
Columbia, SC 29205

Inquiry Number: 3314058.6
May 02, 2012

The EDR-City Directory Image Report

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SECTION

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Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

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

RESEARCH SUMMARY

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

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2011	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1994	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1988	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1982	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

901, 903, 911, and 919 South Edisto Avenue
Columbia, SC 29205

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

South Edisto Avenue

2011	pg A1	Polk's City Directory
2005	pg A2	Polk's City Directory
2000	pg A3	Polk's City Directory
1994	pg A4	Polk's City Directory
1988	pg A5	Polk's City Directory
1982	pg A6	Polk's City Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

South Edisto Avenue 2011

genl contractors803-256-2173
+ KENNEDY ST INTERSECTS
 602 Davis Robert M [10] ▲
 606 - 608 No Current Listing (2 Hses)
 650 EDISTO KITCHENS & BATHS INC
 cabinets803-929-0038
 LITTLE CONSTRUCTION CO home
 improvements803-252-7437
+ HOLT DR INTERSECTS
+ SUPERIOR ST INTERSECTS
 700 Ⓢ Brown Terry
 702 No Current Listing
 718 CADCO PRODUCTS INC
 transmissions-auto ..803-799-6111
 722 Hayes Ronald [4]803-799-7313
 RON'S KITCHENS & BATHS kitchen
 cabinets & equip-hshld
803-799-7313
 728 AUDEUM COMPUTER SYSTEMS
 computers- serv & rpr
803-748-4590
 FRONT END AUDIO musical
 instruments-dlrs803-748-0914
 STUDIO AUDITIONS advertising
803-748-5085
+ WILEY ST ENDS
 802 A WALLACE CONSTRUCTION
 home builders803-758-0080
 804 B GREEKWARES fraternal regalia &
 supl803-255-7200
 812 IZZIE'S CUSTOM WOODWORK
 cabinet makers803-252-6909
 814 Pauling Patricia [10]
 820 No Current Listing
+ MITCHELL ST INTERSECTS
 906 Ⓢ Catoe Jennifer
 SNIPES ELECTRIC CO electric
 contractors803-252-4140
 912 No Current Listing
 914 Dick Joab [2]
+ COMMERCE DR BEGINS
+ HOWE ST INTERSECTS
BUSINESSES 14 HOUSEHOLDS 111

EDMOND DR (COLUMBIA)-FROM 1399 CHEVIS
 ST SOUTHEAST
+ ROSE DR INTERSECTS
+ S OTT RD CONTINUES
 • ZIP CODE 29205 CAR-RT C020

South Edisto Avenue 2005

.....803-799-7313
 724 S C SHOPS gift shops
803-771-4997
 728 ☉ McSweeney Danny
803-799-1099
 740 GO DAN INDUSTRIES INC auto
 radiator-mfrs803-779-5176
 SOUTHEASTERN AUTO auto dlrs-
 used cars803-765-9500
 802 No Current Listing
 804 B GREEKWARES fraternal regalia &
 supl803-255-7200
 804 B Julian Fred [?]803-255-7200
 811 UNI TECH SVC GROUP INC
 laundries- industrial & commrc
803-254-1231
 812 IZZIE'S CUSTOM WOODWORK
 cabinet makers803-252-6909
 818 - 820 No Current Listing (2 Hses)
 906 SNIPES ELECTRIC CO electric
 contractors803-252-4140
 919 BUILDERS FIRST SOURCE building
 materials803-799-2730
BUSINESSES 20 HOUSEHOLDS 138

**EDMOND DR (COLUMBIA)-FROM 1313 S
 KILBOURNE RD
 + ROSE DR INTERSECTS
 + S OTT RD CONTINUES**

South Edisto Avenue

2000

	256-
+ KENNEDY ST INTERSECTS	
602 ① Gibbes Cortney A.....	779-2879
602 Not Verified	
① Vaux Mary.....	765-2663
606 Not Verified	
608 Jones Michelle ③.....	254-4886
Jones Eddie P.....	254-4886
650 CHRISTIANS OF CAROLINAS	
religious orgs.....	779-0061
LITTLE GEORGE CONSTRUCTION	
CO sngl-fam hsng cnstr	
	252-7437
+ SUPERIOR ST INTERSECTS	
700 ① Smith Jimmy T	
702 Townsend Adele ②.....	779-7413
724 PALMETTO PROMOTIONS	
nondurable gds.....	252-5058
740 GO DAN INDUSTRIES mtr vhcl spls	
prts.....	779-5897
+ WILEY ST ENDS	
802 a SUPERIOR MAILING SERVICES	
drct ml advrtsg svc.....	254-5555
802 b CATEGORY 5 entertainers	
	254-0964
804 Liner Holder ⑤.....	779-9189
B BROUGHTON WOMMACK	
POOL SERVICE spcl trd	
cntrs.....	256-6910
804 a IATSE LOCAL 347 labor orgs	
	254-0347
811 INTERSTATE NUCLEAR SERVICES	
	254-1231
812 BURGESS & ASSOCIATES sngl-fam	
hsng cnstr.....	256-3519
820 Not Verified	
+ MITCHELL ST ENDS	
906 SNIPES ELECTRIC elec work	
	252-4140
912 A B C JANITORIAL SERVICE bldng	
maint svc.....	799-7181
+ HOWE ST ENDS	
+ COMMERCE DR BEGINS	
BUSINESSES 14	HOUSEHOLDS 137
EDMOND DR (COLUMBIA)-FROM 1309	
S OTT RD SOUTHEAST	
+ ROSE DR BEGINS	
· ZIP CODE 29205 CAR-RT C020	
3601 Tucker Rosa L ⑨+	787-2978
3605 ⑩ Brown Graham	787-2740

South Edisto Avenue

1994

600 vacant
 • SUPERIOR INTERSECTS
 • HOLT INTERSECTS
 700 Not Verified
 701 Not Verified
 702★Follis John
 714 BAUM'S FURNITURE RESTORATION
 715 Vacant
 718 CADCO PRODUCTS INC automatic
 transmission parts 799-6111
 724 PALMETTO PROMOTIONS screen
 display for t-shirts 252-5058
 728 PROFESSIONAL SERVICE
 INDUSTRIES INC labys 799-3824
 732-740 Vacant (2 Businesses)
 • WILEY INTERSECTS
 801 Vacant
 804a Vacant
 804b BROUGHTON & WOMMACH POOL
 SERVICE INC swimming pool
 installation 256-6910
 806 Vacant
 810 DISCOUNT UPHOLSTERY & HOME
 FURNISHINGS reupholsters 254-8331
 811 INTERSTATE NUCLEAR SERVICES
 (COLA PLANT) indus Indry
 771-4600
 • MICHELL ST INTERSECTS
 812 BURGESS & ASSOC home
 improvement 256-3519
 814 Not Verified
 901 Vacant
 902 Vacant
 906-912 Vacant (2 Businesses)
 919 BAGNAL BUILDERS SUPPLY CO
 INC 799-2730
 TRENHOLM BUILDING CO INC real
 est 799-2730
 • HOWE ST INTERSECTS
 101 HOUSEHOLDS
 11 BUSINESSES

2

**EDMOND DR -FROM 1008 S OTT RD
 SOUTHEAST**

• **ZIP CODE 29205**
 • HIBISCUS INTERSECTS
 3601 Tucker Rosa 787-2978
 3605 Apartments

South Edisto Avenue

1988

812 Vacant
 812½ Vacant
 814★Roberts Laura
 817 Coleman Mike
 818 Grew Millie ● 256-1046
 820 Belle Prince M ● 799-1837
 900 Vacant
 901 Vacant
 901a Vacant
 902 Vacant
 906 Rigdon Office Supply 779-8820
 911 Vacant
 912 A B C Janitorial Service 799-7181
 919 Bagnol Builders Supply Co Inc 799-2730
 Trenholm Building Co Inc real est
 799-2730

MITCHELL INTERSECTS

2

**EDMOND DR -FROM 1008 S OTT RD
SOUTHEAST**

ZIP CODE 29205
 HANCOCK ENDS
 SUBER ENDS

3601★Tucker Rosa Lee 787-2978

3605 Apartments

A1★Crestwell Glenn

A2 Sono Masanori 787-8232

A3 Vacant

A4★Siza John

B1★Hackleman Sandra

B2★Broom Wm

South Edisto Avenue

1982

S EDISTO AV—Contd

- 801 Brown Mary W Mrs 799-2670
- 802a Sanitizers Inc bldg mtce 254-1769
- 802b B & H Flooring & Cabinet Inc
799-7313
- 804a Broughton-Womack Pool Service
256-6910
- 804b Vacant
- 806 Dixie Iron Wks (Whse) 771-6534
- 810 Dixie Lighting Co (Workshop) 771-6344
- 811 Southern Space Inc 771-4600
- 812 Vacant
- 812½ Vacant
- 817 Vacant
- 818 Green Lelia © 256-2006
- 820 Belle Prince © 799-6626
- 900 Vacant
- 901 Livingston Chine 771-7770
- 901a Vacant
- 902 Vacant
- 906 Dixie Lighting Co plant 771-6344
- 911 Vacant
- 912 A B C Janitorial Services 799-7181
- 919 Bagnal Builders Supply Co Inc
799-2730
- Trenholm Building Co Inc real est
799-2730

MITCHELL INTERSECTS

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Appendix C.4

Historical Fire Insurance Maps



SEACO, Inc Former Bagnal Builders

901, 903, 911, and 919 South Edisto Avenue
Columbia, SC 29205

Inquiry Number: 3314058.3

May 02, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

5/02/12

Site Name:

SEACO, Inc Former Bagnal
901, 903, 911, and 919 South
Columbia, SC 29205

Client Name:

ENVIRON International
10150 Highland Manor Drive
Tampa, FL 33610



EDR Inquiry # 3314058.3

Contact: Hilda Williams

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by ENVIRON International Corporation were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: SEACO, Inc Former Bagnal Builders
Address: 901, 903, 911, and 919 South Edisto Avenue
City, State, Zip: Columbia, SC 29205
Cross Street:
P.O. # Pending
Project: Associated Asphalt
Certification # E361-453B-A0F5



Sanborn® Library search results
Certification # E361-453B-A0F5

Maps Provided:

1965
1956
1950

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

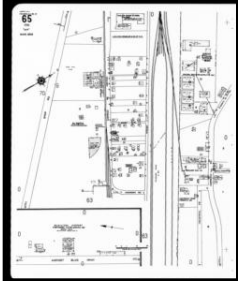


1965 Source Sheets



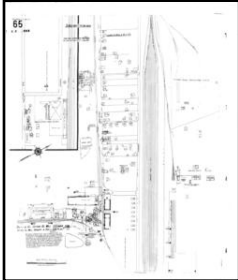
Volume 1A, Sheet 65

1956 Source Sheets



Volume 1A, Sheet 65

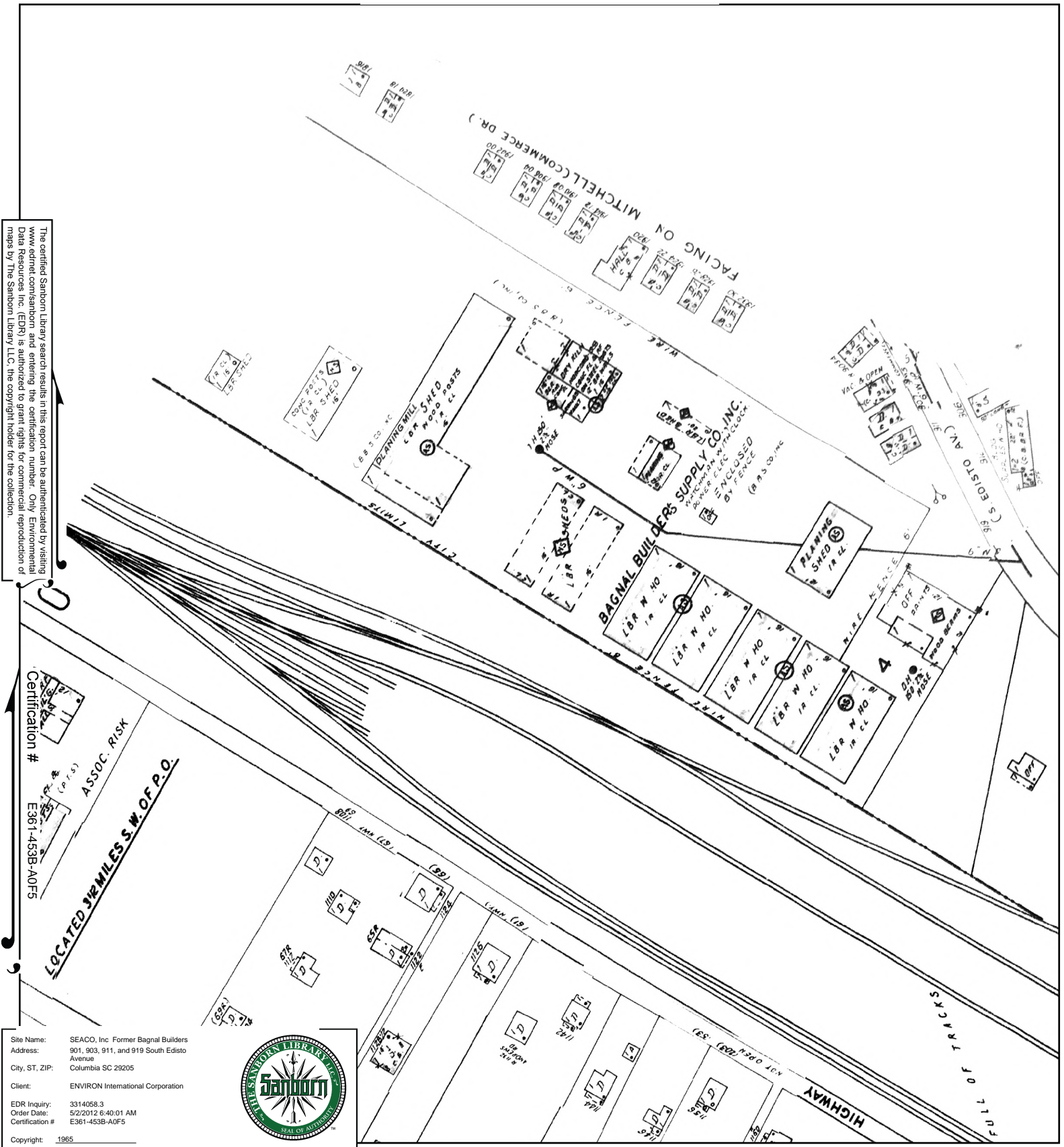
1950 Source Sheets



Volume 1A, Sheet 65

1965 Certified Sanborn Map

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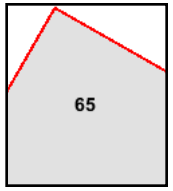
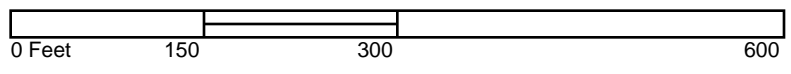


LOCATED 2 1/2 MILES S.W. OF P.O.
 ASSOC. RISK
 Certification # E361-453B-A0F5

Site Name: SEACO, Inc. Former Bagnal Builders
 Address: 901, 903, 911, and 919 South Edisto Avenue
 City, ST, ZIP: Columbia SC 29205
 Client: ENVIRON International Corporation
 EDR Inquiry: 3314058.3
 Order Date: 5/2/2012 6:40:01 AM
 Certification #: E361-453B-A0F5
 Copyright: 1965



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1956 Certified Sanborn Map

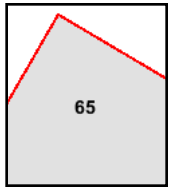
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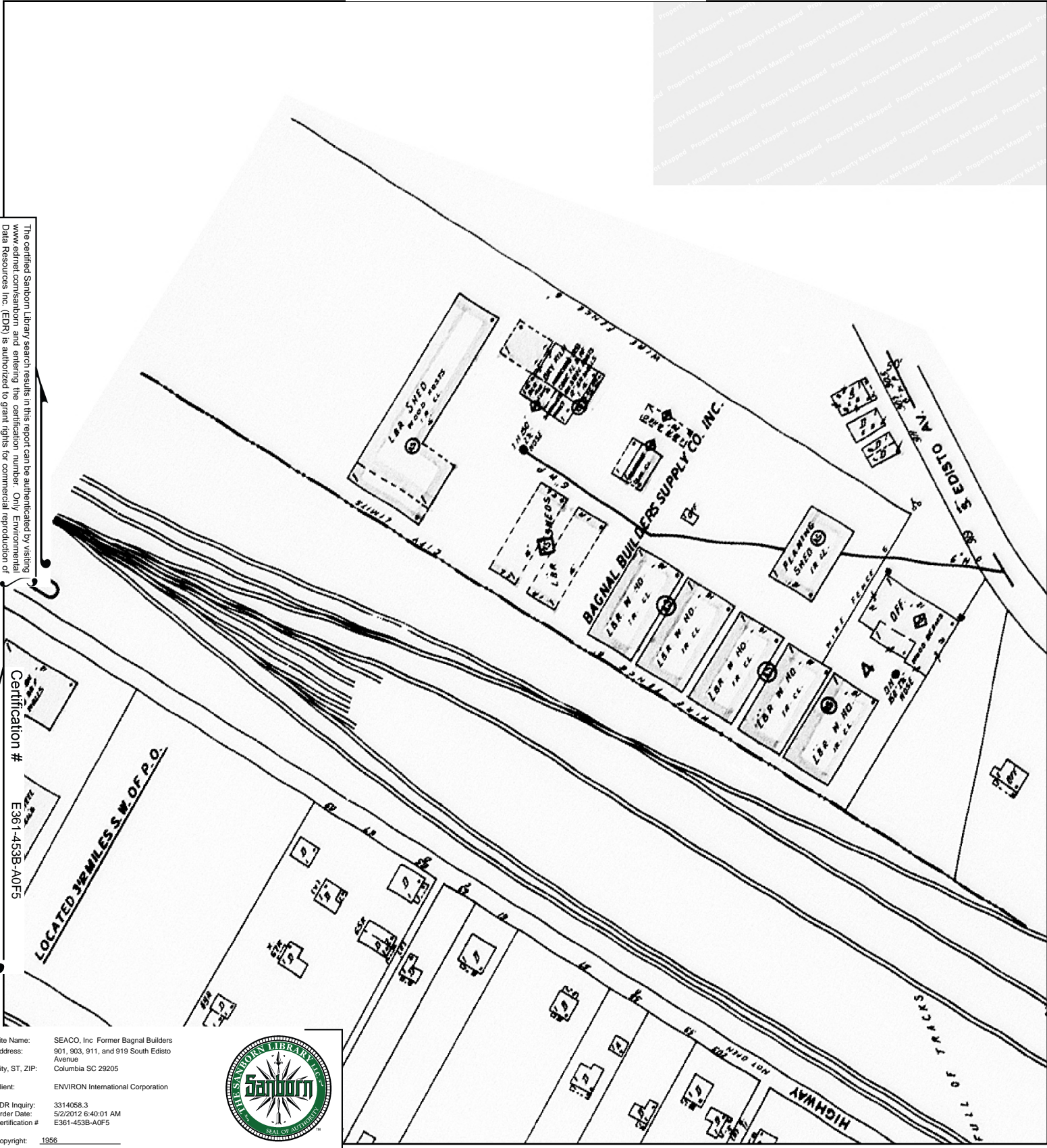
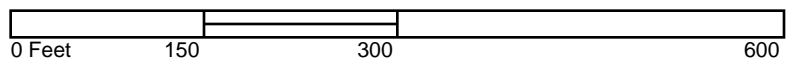
Site Name: SEACO, Inc. Former Bagnal Builders
 Address: 901, 903, 911, and 919 South Edisto Avenue
 City, ST, ZIP: Columbia SC 29205
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Certification #

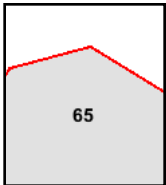
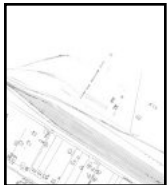
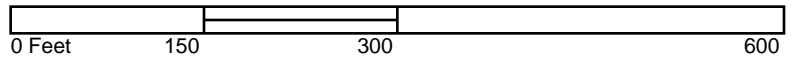
E361-453B-A0F5

Site Name: SEACO, Inc Former Bagnal Builders
 Address: 901, 903, 911, and 919 South Edisto Avenue
 City, ST, ZIP: Columbia SC 29205
 Client: ENVIRON International Corporation
 EDR Inquiry: 3314058.3
 Order Date: 5/2/2012 6:40:01 AM
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Copyright: 1950



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Appendix D

Previous Environmental Reports

D R A F T

Appendix E

Qualifications of Environmental Professional