

PHASE I ENVIRONMENTAL SITE ASSESSMENT

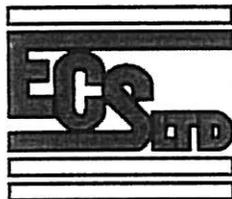
Proposed Wescott II Subdivision

Wescott Boulevard

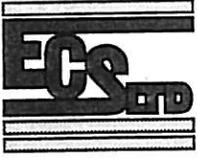
North Charleston, South Carolina

ECS PROJECT NO. 14-2030

**WCP, LLC
1530 S. Highway 14
Greer, SC 29650**



July 14, 2003



ENGINEERING CONSULTING SERVICES, LTD.
Geotechnical • Construction Materials • Environmental

July 14, 2003

Mr. Josh Seppala
WCP, LLC
1530 S. Highway 14
Greer, SC 29650

Reference: Phase I Environmental Site Assessment
Proposed Wescott II Subdivision
Wescott Boulevard
North Charleston, South Carolina
ECS Project No.14-2030

Dear Mr. Seppala:

Engineering Consulting Services, Ltd. (ECS) is pleased to provide WCP, LLC. with the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Our services were provided in accordance with the terms of ECS's Proposal number 14-1756-P, dated April 1, 2003, and the requirements of ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

If there are questions regarding this report, or a need for further information, please contact us.

Respectfully submitted,

ENGINEERING CONSULTING SERVICES, LTD.

A handwritten signature in black ink, appearing to read 'Terron J. Edwards'.

Terron J. Edwards
Project Geologist

A handwritten signature in black ink, appearing to read 'Kenneth A. Lauber'.

Kenneth A. Lauber, P.G.
Manager-Environmental Services

Enclosures

I:\Environ\Report\2000\wescott II\14-2030 report.DOC

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REPORT

PROJECT

Phase I Environmental Site Assessment
Proposed Wescott II Subdivision
Wescott Boulevard
North Charleston, South Carolina

CLIENT

WCP, LLC
1530 S. Highway 14
Greer, SC 29650

SUBMITTED BY

Engineering Consulting Services, Ltd.
1148 Woodruff Road, Suite 150
Greenville, South Carolina 29607

PROJECT 14-2030

DATE July 14, 2003

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Proposed Wescott II Subdivision
Wescott Boulevard
North Charleston, South Carolina

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1.0 INTRODUCTION

1.1 Scope of Work

Engineering Consulting Services, Ltd. (ECS) was contracted by WCP, LLC to conduct a Phase I ESA of the referenced property in accordance with the practice defined by ASTM E 1527-00. The ESA was performed to identify recognized environmental conditions associated with the subject property.

1.2 Limitations

The ESA involved a reconnaissance of the site and contiguous properties and a review of the regulatory database in accordance with the ASTM standard. No other non-scope considerations or additional issues were investigated, and no soil, water, air, radon, asbestos or other chemical sampling, testing or contaminant screening was conducted, requested or proposed during preparation of this Phase I ESA.

The conclusions and recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The findings of this Phase I ESA are not intended to serve as an audit of health and safety or compliance issues pertaining to improvements or activities on-site. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents or injuries.

All observations, conclusions and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use WCP, LLC and their prospective partners, lenders, or assigns involved with this property. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

1.3 Site Description

The site, hereafter referred to as "subject", "site", or "property" is located northwest of the intersection of Wescott Boulevard and Dorchester Road, in North Charleston, Dorchester County, South Carolina (Appendix I, Figure 1). The subject site, is a 162.674 acre portion of Tract A-5, a portion of Tract A, identified by the Dorchester County Tax System ID # 162-00-00-02. According to the Dorchester County Tax Assessors Office, the site is owned by Collins & Gamble Investments, LLC. The boundary survey plat depicting the subject site is included in Appendix I as Figure 2.

The site is located in a residential area of North Charleston, Dorchester County, South Carolina, as part of the Golf Club at Wescott Plantation community. Surrounding properties in the immediate area are comprised of residential neighborhoods, residential properties,

undeveloped wooded tracts, and jurisdictional wetlands. Commercial properties are located further to the northwest of the subject site. The subject site is almost completely bound by golf course property.

The subject site is comprised of densely wooded acreage, wetland areas, and haul roads. No access roads were present for the subject site. Wetland areas are located in the southeastern and northern portions of the property. A 1.213 acre parcel associated with the Charleston Commissioners of Public Works water tunnel is located on adjacent property in the northwestern portion of the site.

Topography is predominantly flat across the site. The subject site has an average topographic elevation of approximately 25 feet above mean sea level. Slight topographic relief is to south and southeast towards Coosaw Creek. Regional topography was reviewed from the USGS 7.5 Minute Series Topographic Maps "Stallsville, SC" dated 1979. Groundwater flow would be expected to follow topography south and southeast towards Coosaw Creek.

1.4 Previous Work

ECS has not performed any previous investigations on the subject property. ECS performed a Phase I Environmental Site Assessment of the adjacent Wescott I Subdivision, and a report of findings was submitted on April 22, 2003.

No previous site assessments for the subject site were provided.

2.0 METHODS

2.1 Regulatory File Search

Public records were reviewed to identify evidence of past or present activities on or near the site which may have resulted in soil, surface water and/or ground water contamination or the generation, use, storage or disposal of hazardous waste, chemical or petroleum products/materials. This information was obtained from Environmental Data Resources, Inc. (EDR). The EDR information is based on an ASTM standard radius search and includes the following databases:

Databases searched to 1.0 mile:

- **Superfund National Priority List (NPL):** The "Superfund" NPL List is a compilation of properties considered by the EPA as being either uncontrolled or abandoned hazardous waste sites that require priority consideration for remedial action under the Federal Superfund Program. These sites are considered to pose a significant risk of stigmatizing surrounding properties and potentially impacting property values.
- **Resource Conservation Recovery Act (RCRA) Corrective Action Site (CORRACTS):** The EPA maintains this database of RCRA facilities at which "corrective action orders" have been issued when there has been a release of hazardous waste or chemicals. Corrective action may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA regulations.
- **State Priority List Sites (SHWS):** SHWS sites are those that are listed by the South Carolina Department of Health and Environmental Control as a state equivalent to CERCLIS.
- **Former Manufactured Gas (Coal Gas) Sites:** Provides the existence and location of former manufactured coal gas sites.

Databases searched to 0.5 mile:

- **Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS):** CERCLIS sites are those that the EPA has investigated or is currently investigating for a release or threatened release of a hazardous substance pursuant to the 1980 CERCLA Act.
- **Resource Conservation Recovery Act-Treatment, Storage, and Disposal Facilities (RCRA-TSD):** RCRA regulations apply to facilities that the EPA designates as storing, transporting, and treating or disposing of hazardous waste.
- **Leaking Underground Storage Tanks (LUSTs):** Contains summary information pertaining to all reported leaking underground storage tanks located in South Carolina.

- **State Groundwater Control Inventory (GWIC):** A listing of any site that has groundwater contamination above federal maximum concentration levels (MCLs).
- **Solid Waste Facilities (SWF/LF):** Under Subtitle D of RCRA, the EPA establishes technical standards for the operation of solid waste management facilities such as transfer stations and landfills.

Databases searched to 0.25 mile:

- **Underground Storage Tanks (USTs):** A comprehensive list of all registered active and inactive underground storage tanks located within South Carolina.
- **Emergency Response Notification System (ERNS):** Contains information on releases of oil and hazardous substances.
- **Resource Conservation Recovery Act Large Quantity Generators and Small Quantity Generators (RCRA-LQG and RCRA-SQG):** The RCRA regulations apply to facilities that the EPA designates as generating large quantities (i.e., a minimum of 1,000 kilograms/month of non-acutely hazardous waste) or small quantities (i.e., a minimum of 100 kilograms/month of non-acutely hazardous waste).
- **No Further Remediation Action Planned Sites (NFRAP):** also known as the CERCLIS archive, contains information pertaining to sites, which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

Appendix II of this report contains the information regarding the regulatory database compiled by EDR.

2.2 Field Reconnaissance

Mr. Terron Edwards of ECS conducted the reconnaissance on July 10, 2003. Weather at the time was warm with thunderstorms. Observations of the following areas were made:

- entire perimeter boundary
- a grid of on-site space
- contiguous and closely adjacent properties

The reconnaissance was performed to search for evidence of recognized environmental conditions. A site location map (USGS Topographic Map) and a boundary survey are provided in Appendix I as Figures 1 and 2. Photographs of the site are included in Appendix III.

2.3 Site History Survey and Interviews

Historical records were reviewed to identify past activities of potential environmental significance on or near the site. Aerial photographs (Years: 1978, 1990, and 1993) were obtained from the Dorchester County Tax Assessors office and Terraserver.com. The aerial photographs are included in Appendix I as Figures 3, 4, and 5. Historical city directories were not published for the area of the subject property. Sanborn Fire Insurance Maps were also unavailable for the subject property. Property tax information was obtained and reviewed at the Dorchester County Tax Assessors office. A chain-of-title was not provided for this Phase I ESA. Selected records are included in Appendix II.

3.0 FINDINGS

3.1 Regulatory File Search

No sites within the designated search radii are identified by EDR on the NPL, Proposed NPL, CORRACTS, SHWS, RCRA-TSD, CERCLIS, NFRAP, SWLF, ERNS, RCRIS-TSD, RCRA-LG, RCRA-SM, ERNS, SHWS, SWF/LW, LUST, UST, VCP, GWCL, SC Spills, COAL GAS, or RCRA-Violations/Enforcement databases. No sites within the search radii are identified on the Federal or State/Local ASTM supplemental databases. Because of the inherent discrepancies associated with computer address plotting, the area surrounding the subject property was visually searched for facilities with the potential to pose environmental concerns for the subject property.

The subject property is not identified on any of the databases searched by EDR.

No environmental regulatory permits were identified for the site in the database review.

No sites were identified within the search radii during the field reconnaissance.

3.2 Field Reconnaissance

The site is located residential area of North Charleston, Dorchester County, South Carolina, as part of the Golf Club at Wescott Plantation community. Surrounding properties in the vicinity of the subject site are comprised of residential neighborhoods, residential properties, undeveloped wooded tracts, jurisdictional wetlands, and golf course property. Golf links associated with the Wescott Plantation course surround the subject site. To the north, undeveloped woodlands are adjacent to the subject site.

The subject site is comprised of densely wooded acreage and wetland areas covered by hardwoods and undergrowth typical of the coastal plain physiographic region of South Carolina. Wetland areas are located in the northern and southwestern portions of the site. Coosaw Creek and associated wetland areas are to the south the southern property boundary, beyond golf course property. No signs of access roads were observed; however, several haul roads traverse the subject site providing access to the central portions of the property from the surrounding golf links. Property associated with the Charleston Commissioners of Public Works water tunnel is located on adjacent property in the northern portion of the site. No signs of dumping were observed on the site.

A large pile of fertilizer products, both uncontained and partially packaged was found located on an asphalt pad in the central portion of the site, located at the intersection of two haul roads. Staining of the pad was evident, and distressed vegetation was also present in the area of the pad. Small fire pits were also located in this area. Nearby, a 55-gallon drum labeled as motor oil was discovered in an upright position. The drum was found to be full, however inspection of the contained product was denied by caps that were rusted shut. Staining was

evident on the side of the drum and underlying soil. An empty fuel tank was also found in this area.

Based on our observations, the following conditions or materials were **not observed** on-site:

- railroad spurs or electrical towers;
- drains, vent pipes, fill ports or similar surface projections of USTs;
- environmental wells or remediation systems;
- cemeteries or grave sites;
- tankers or spray rigs;
- chemical smells, foul odors or distressed vegetation;
- surface impoundments or holding ponds for liquid waste;
- surface water or ground water contamination;
- landfills or large scale dumping;
- liquid petroleum pipelines;
- industrial or manufacturing activities;
- air emissions, leachates, seeps, or waste-water discharge requiring special permitting or consideration;
- farm wastes or manure stockpiles;
- chemical/petroleum gases or similar odors; or,
- oil/natural gas or mineral exploration, mining, or beneficiation activities;

Site photographs are included in Appendix III.

3.2.1 Adjacent Properties

The site is located in a residential area of Dorchester County, South Carolina. The subject site is nearly completely bound by golf course links. Beyond the golf course areas, property to the northeast, north, northwest, west, southwest, and south are comprised of undeveloped woodlands and jurisdictional wetlands associated with Coosaw Creek.. Property to the east is in the initial stages of residential development as the Wescott I subdivision. Wescott Boulevard is located further to the southeast, east, and northeast of the subject site. Property associated with the Charleston Commissioners of Public Works water tunnel is located on adjacent property in the northern portion of the site. No environmental concerns were identified with any of the surrounding adjacent properties.

3.3 Site History and Interviews

3.3.1 Site History Survey

Sanborn Fire Insurance Maps and historical city directories were unavailable for the subject site.

Aerial photographs of the subject site for the years 1978, 1990, and 1993 were obtained and reviewed. The 1978 aerial photograph depicts the subject site to be wooded and undeveloped. Residential development associated with Kings Grant golf community is located south of the subject site, beyond Dorchester Road. The 1990 and 1993 aerial

photographs also show the subject property to be heavily wooded and undeveloped, with an increase in residential development in the area. No evidence of environmental concerns or previous use associated with the subject site was revealed from the historical aerial photography review.

According to the tax card relating to the subject property, the subject site was previously owned by Robert O. Collins, the Westvaco Corporation, and the Cooper River Timber Company.

3.3.2 Interviews with Owners and Occupants

An attempt was made to contact Mr. Robert O. Collins, co-owner of the property. No contact with Mr. Collins could be established prior to the issuance of this report.

3.3.3 Interviews with Local Government Officials

ECS interviewed Fire Chief Michael Baxley of the North Charleston Fire Department on July 11, 2003. Fire Chief Baxley stated that he has served with the department since 1971. Chief Baxley stated that he had no knowledge or record of any historical fires, emergency responses, hazardous spills or releases, or other types of environmental concerns involving the subject property or the surrounding area. He also stated he had personal knowledge of the subject site and surrounding area from deer hunting activities.

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

Engineering Consulting Services, Ltd. (ECS) was contracted by WCP, LLC to conduct a Phase I ESA for the subject property located northwest of the intersection of Wescott Boulevard with Dorchester Road in North Charleston, Dorchester County, South Carolina.

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information. No other soil, water, air, asbestos or other chemical sampling, testing or contaminant screening was conducted, requested, or proposed during this ESA.

The subject site is the 162.674 acre portion of Tract A-5, a portion of Tract A identified by the Dorchester County Tax System ID # 162-00-00-02, owned by Collins & Gamble Investments, LLC. The subject site is undeveloped and covered with hardwoods and undergrowth throughout the majority of the property, with wetland areas located along the northern and southwestern perimeters of the property. Several haul roads provide access to the interior of the property. A large pile of discarded golf course fertilizer was observed in the central portion of the site, near the intersection of two haul roads. A 55-gallon drum labeled as motor oil was also located in this area. No additional evidence of any previous use of the wooded property was revealed during this investigation.

4.2 Conclusions

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-00. The subject site is comprised of woodland property that is a portion of the tract identified by Dorchester County Tax System ID No. 162-00-00-02, totaling 162.674 acres, and located in North Charleston, Dorchester County, South Carolina near the western frontage of Wescott Boulevard in the Golf Club at Wescott Plantation community. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

This assessment of the subject property has revealed no recognized environmental conditions of concern associated with the subject site or surrounding adjacent properties.

ECS recommends that the large pile of discarded fertilizer products and the 55-gallon drum, located in the central portion of the subject property, be contained and transported to a proper waste disposal facility. Stained soils adjacent to the 55-gallon drum should also be excavated and disposed of at a regulated facility.

5.0 REFERENCES AND SOURCES

Dorchester County Tax Assessors Office, Tax Information, St. George, South Carolina.

Dorchester County Registrar of Deeds, Deed and Plat Information, St. George, South Carolina.

Dorchester County Tax Assessors Office, 1978 and 1993 Aerial Photographs, St. George, South Carolina.

Terraserver.com, Aerial Photograph, 1990.

Environmental Data Resources, Inc., The EDR-FieldCheck™ Report, July 11, 2003, Inquiry Number 1010783.1s.

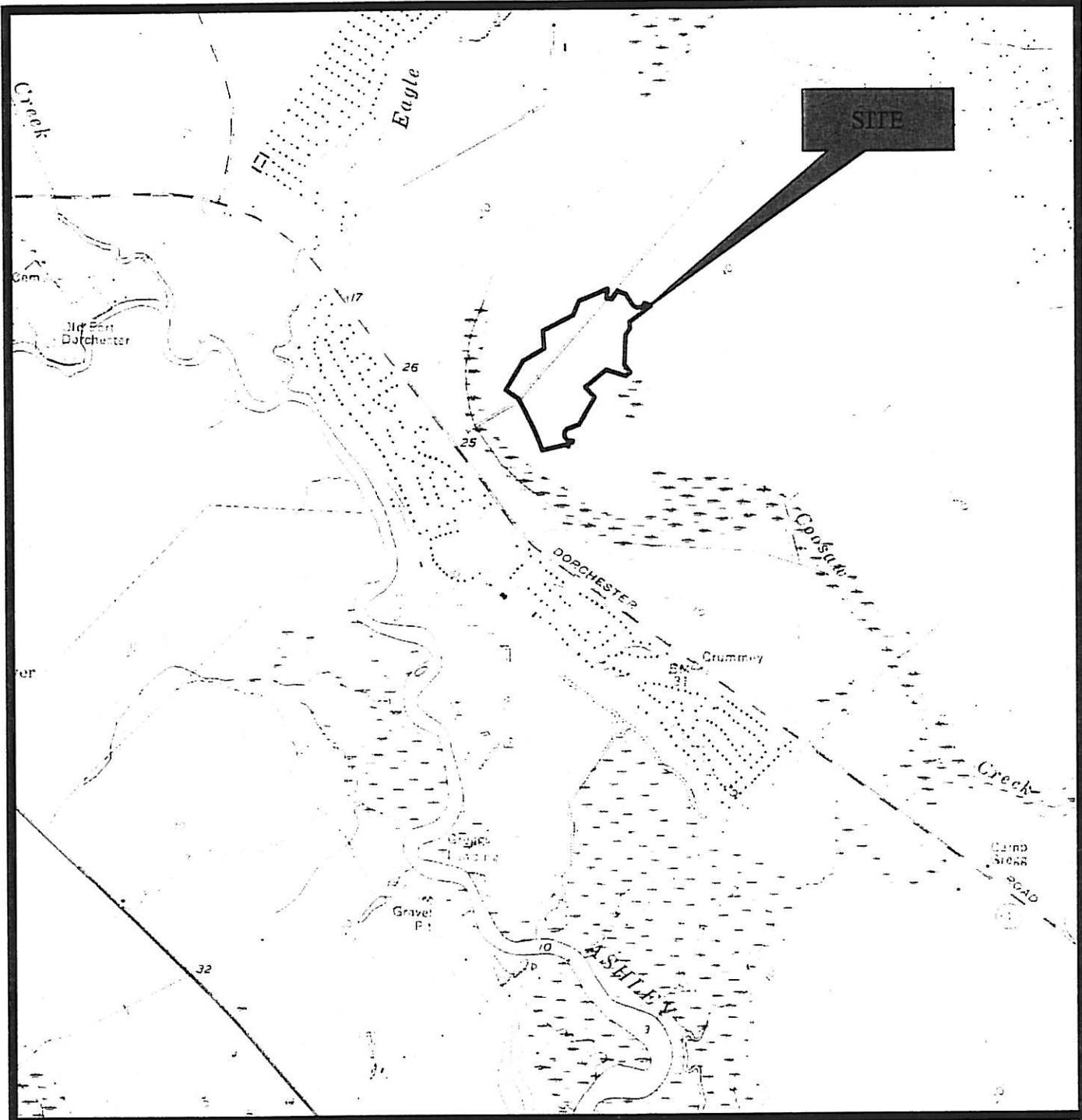
Environmental Data Resources, Inc., Sanborn™ Map Report, July 14, 2003, Inquiry Number 1010783.2s.

USGS, 1983, 7.5 minute Series Topographic Quadrangle, "Stallsville, SC", 1979.

Fire Chief Michael Baxley, North Charleston Fire Department, 843.740.2616.

APPENDIX I

FIGURES



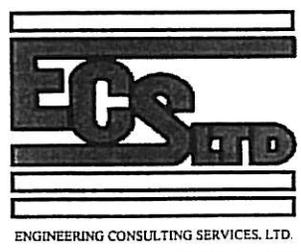
Scale: 1" = 2000'

USGS TOPOGRAPHIC MAP

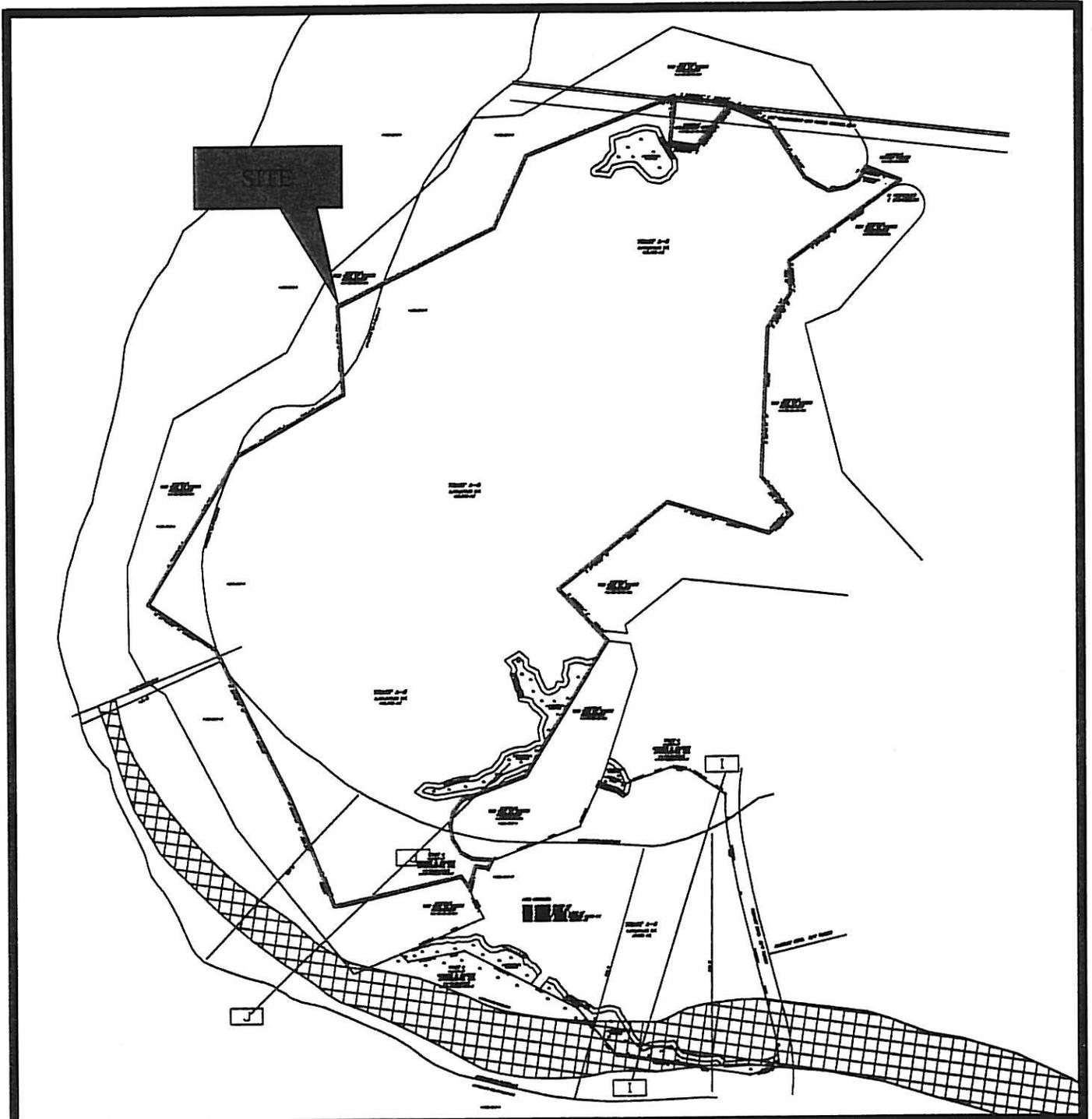
Source: USGS 7.5-Minute Topographic Map "Stallsville", dated 1979.



Phase I Environmental Site Assessment
 Proposed Wescott II Subdivision
 North Charleston, South Carolina



ECS Project No. 14-2030
 July 2003
 Figure 1



Scale: 1" = 2000'

SITE BOUNDARY SURVEY

Source: Trico Engineering Consultants, Inc.



Phase I Environmental Site Assessment
 Proposed Wescott II Subdivision
 North Charleston, South Carolina



ECS Project No. 14-2030
 July 2003
 Figure 2



Not To Scale

1993 AERIAL PHOTOGRAPH

Source: Dorchester County Tax Assessors Office.



Phase I Environmental Site Assessment
Proposed Wescott II Subdivision
North Charleston, South Carolina



ECS Project No. 14-2030
July 2003
Figure 3



Not To Scale

1990 AERIAL PHOTOGRAPH

Source: Terraserver-USA.com



Phase I Environmental Site Assessment
Proposed Wescott II Subdivision
North Charleston, South Carolina



ECS Project No. 14-2030
July 2003
Figure 4



Not To Scale

1978 AERIAL PHOTOGRAPH

Source: Dorchester County Tax Assessors Office.



Phase I Environmental Site Assessment
Proposed Wescott II Subdivision
North Charleston, South Carolina



ECS Project No. 14-2030
July 2003
Figure 5

APPENDIX II
REGULATORY RECORDS



EDR FieldCheck™ Report

Wescott II Subdivision
Wescott Blvd/Dorchester Rd
Norh Charleston, SC 29456

Inquiry Number: 1010783.1s

July 11, 2003

***The Source
For Environmental
Risk Management
Data***

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050

Important information concerning EDR's FieldCheck (TM) Report

This is The EDR FieldCheck (TM) Report. Through its continuing emphasis in online technological advancements, EDR has developed the FieldCheck (TM) system, which enables EDR's customers to make certain online modifications to the maps and text contained in EDR Radius Map Reports. With FieldCheck (TM), an EDR customer can relocate and/or delete plotted sites and/or plot or delete orphan sites that would otherwise appear or be noted with an EDR Radius Map Report. Such modifications may be based on site visits, independent data verification and/or other actions taken or decisions made by EDR's customer. As a result, the maps and text contained in The EDR FieldCheck (TM) Report that you receive may have been so modified. Please note: EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. ECS LTD. should be contacted for information concerning all such modifications.

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EXECUTIVE SUMMARY

At the request of ECS LTD., a search of the environmental records covering the area detailed herein was conducted by Environmental Data Resources, Inc. (EDR). This report was derived from the results of such search, which, as conducted by EDR, met the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances were per ASTM standard or custom distances requested by the user.

NOTE: ALL MAPS AND TEXT INCLUDED HEREIN MAY HAVE BEEN MODIFIED BY ECS LTD. BASED ON SITE VISITS, INDEPENDENT DATA VERIFICATION AND/OR OTHER ACTIONS TAKEN OR DECISIONS MADE BY ECS LTD.. EDR HAS NOT TAKEN ANY ACTION TO VERIFY ANY OF SUCH MODIFICATIONS, AND THIS REPORT AND THE FINDINGS SET FORTH HEREIN MUST BE READ IN LIGHT OF THIS FACT. ECS LTD. SHOULD BE CONTACTED FOR INFORMATION CONCERNING ALL SUCH MODIFICATIONS.

TARGET PROPERTY INFORMATION

ADDRESS

WESCOTT BLVD/DORCHESTER RD
NORH CHARLESTON, SC 29456

COORDINATES

Latitude (North):	32.947300 - 32° 56' 50.3"
Longitude (West):	80.145800 - 80° 8' 44.9"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	579846.2
UTM Y (Meters):	3645577.5
Elevation:	32 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2432080-H2 STALLSVILLE, SC
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No sites were found in an online review and analysis by ECS LTD. of EDR's search of available ("reasonably ascertainable") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... State Priority List Sites
SWF/LF..... Permitted Landfills List
LUST..... Leaking Underground Storage Tank List
UST..... Comprehensive Underground Storage Tanks
VCP..... Voluntary Cleanup Sites

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
DOD..... Department of Defense Sites
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Storage Tank List
SC Spills..... Spill List
GWCI..... Groundwater Contamination Inventory
DRYCLEANERS..... Drycleaner Database

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

VCP..... Voluntary Cleanup Sites

SURROUNDING SITES: SEARCH RESULTS

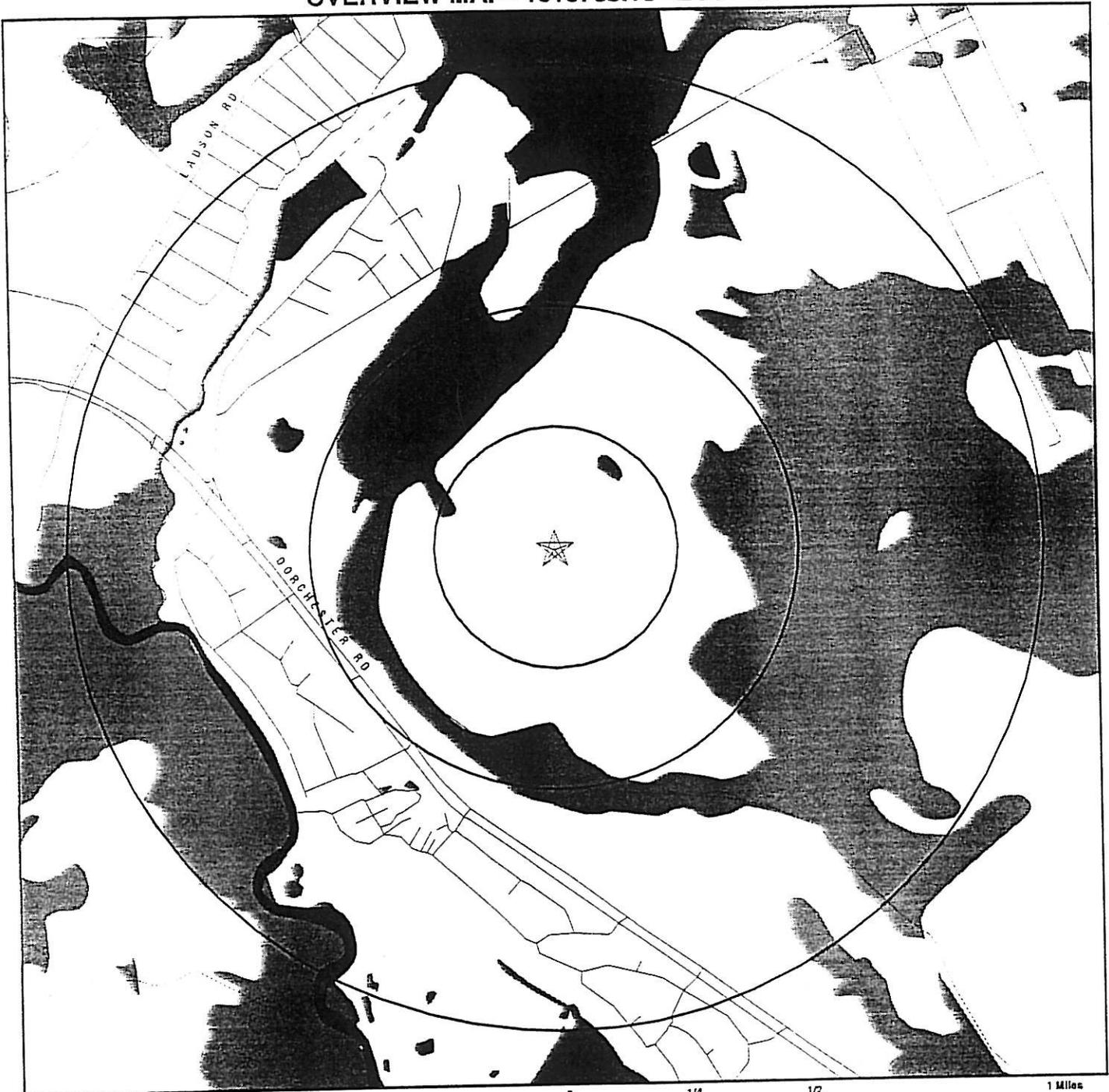
Surrounding sites were not identified.

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

EXECUTIVE SUMMARY

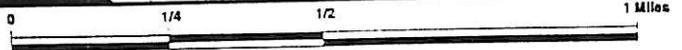
Due to poor or inadequate address information, the following sites were not mapped:
There were no unmapped sites in this report.

OVERVIEW MAP - 1010783.1s - ECS Ltd.



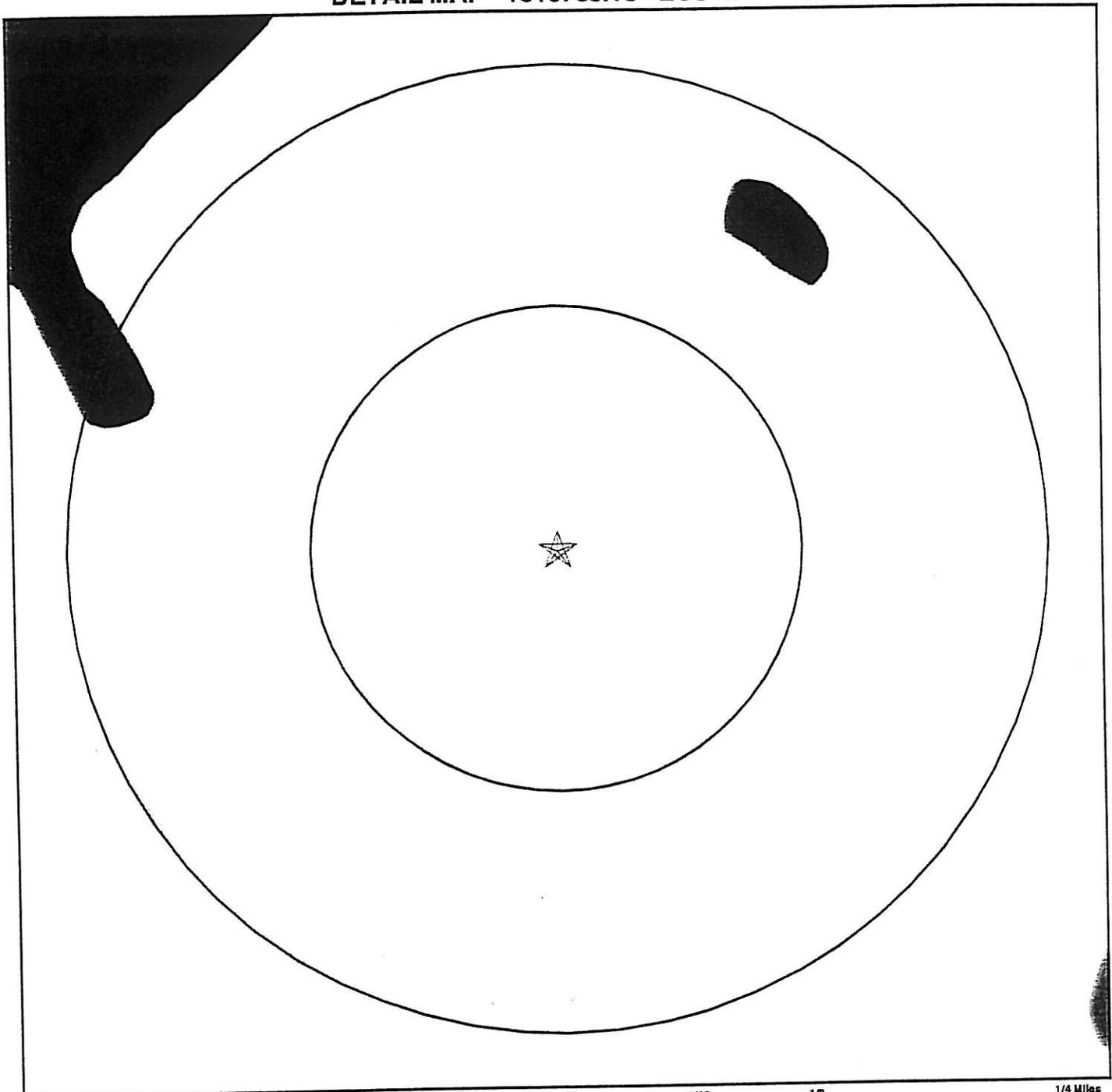
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Oil & Gas pipelines
- Federal Wetlands



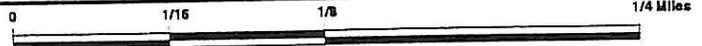
TARGET PROPERTY:	Wescott II Subdivision	CUSTOMER:	ECS Ltd.
ADDRESS:	Wescott Blvd/Dorchester Rd	CONTACT:	Terron Edwards
CITY/STATE/ZIP:	Norh Charleston SC 29456	INQUIRY #:	1010783.1s
LAT/LONG:	32.9473 / 80.1458	DATE:	July 11, 2003 11:16 am

DETAIL MAP - 1010783.1s - ECS Ltd.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Oil & Gas pipelines
- Federal Wetlands



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TARGET PROPERTY:	Wescott II Subdivision	CUSTOMER:	ECS Ltd.
ADDRESS:	Wescott Blvd/Dorchester Rd	CONTACT:	Terron Edwards
CITY/STATE/ZIP:	North Charleston SC 29456	INQUIRY #:	1010783.1s
LAT/LONG:	32.9473 / 80.1458	DATE:	July 11, 2003 11:16 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
SC Spills		TP	NR	NR	NR	NR	NR	0
GWCI		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>BROWNFIELDS DATABASES</u>								
VCP		0.500	0	0	0	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
------	--------	-----------	--------------	-----	-------------

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

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

Date of Government Version: 04/30/03
Date Made Active at EDR: 06/02/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 05/09/03

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/30/03
Date Made Active at EDR: 06/02/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 05/05/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 06/23/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 06/23/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/31/03
Date Made Active at EDR: 05/08/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/07/03
Elapsed ASTM days: 31
Date of Last EDR Contact: 06/09/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/09/03
Date Made Active at EDR: 07/01/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/09/03
Elapsed ASTM days: 53
Date of Last EDR Contact: 06/26/03

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

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

Date of Government Version: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 04/28/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

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

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

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

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

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

Date of Government Version: 04/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

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

Date of Government Version: 03/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

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

Date of Government Version: 01/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/30/03
Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

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

Date of Government Version: 04/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/11/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/26/03
Database Release Frequency: Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-648-5920
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/03
Date of Next Scheduled EDR Contact: 09/22/03

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

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

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/15/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

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

Date of Government Version: 12/31/00

Database Release Frequency: Annually

Date of Last EDR Contact: 05/09/03

Date of Next Scheduled EDR Contact: 07/21/03

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

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

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

Date of Government Version: 04/15/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03

Date of Next Scheduled EDR Contact: 09/22/03

STATE OF SOUTH CAROLINA ASTM STANDARD RECORDS

SHWS: State Priority List Sites

Source: Department of Health and Environmental Control

Telephone: 803-734-5376

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

Date of Government Version: 04/14/03

Date Made Active at EDR: 05/29/03

Database Release Frequency: Annually

Date of Data Arrival at EDR: 05/08/03

Elapsed ASTM days: 21

Date of Last EDR Contact: 04/15/03

SWF/LF: Permitted Landfills List

Source: Department of Health and Environmental Control

Telephone: 803-734-5165

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

Date of Government Version: 03/01/00

Date Made Active at EDR: 09/14/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/24/00

Elapsed ASTM days: 52

Date of Last EDR Contact: 04/15/03

LUST: Leaking Underground Storage Tank List

Source: Department of Health and Environmental Control

Telephone: 803-898-4350

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

Date of Government Version: 01/16/03

Date Made Active at EDR: 03/18/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/11/03

Elapsed ASTM days: 7

Date of Last EDR Contact: 05/27/03

UST: Comprehensive Underground Storage Tanks

Source: Department of Health and Environmental Control

Telephone: 803-898-4350

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/04/03
Date Made Active at EDR: 03/18/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/11/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 05/27/03

VCP: Voluntary Cleanup Sites

Source: Department of Health and Environmental Control
Telephone: N/A

Date of Government Version: 01/21/03
Date Made Active at EDR: 02/14/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 01/31/03
Elapsed ASTM days: 14
Date of Last EDR Contact: 05/06/03

STATE OF SOUTH CAROLINA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Storage Tank List

Source: Department of Health and Environmental Control
Telephone: 803-898-4350
Registered Aboveground Storage Tanks.

Date of Government Version: 04/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/01/03
Date of Next Scheduled EDR Contact: 06/30/03

SPILLS: Spill List

Source: Department of Health and Environmental Control
Telephone: 803-898-4111

Date of Government Version: 04/24/03
Database Release Frequency: Varies

Date of Last EDR Contact: 04/01/03
Date of Next Scheduled EDR Contact: 06/30/03

GWCI: Groundwater Contamination Inventory

Source: Department of Health and Environmental Control
Telephone: 803-898-3798
An inventory of all groundwater contamination cases in the state.

Date of Government Version: 07/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

DRYCLEANERS: Drycleaner Database

Source: Department of Health & Environmental Control
Telephone: 803-898-3882

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

Date of Government Version: 09/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF SOUTH CAROLINA BROWNFIELDS DATABASES RECORDS

VCP: Voluntary Cleanup Sites

Source: Department of Health and Environmental Control
Telephone: N/A

Date of Government Version: 01/21/03
Database Release Frequency: Varies

Date of Last EDR Contact: 05/06/03
Date of Next Scheduled EDR Contact: 07/14/03

OTHER DATABASE(S)

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

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

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

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

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

Daycare Centers: Child Day Care List

Source: Department of Social Services
Telephone: 803-898-7345

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

STREET AND ADDRESS INFORMATION

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"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Terron Edwards

ECS Ltd.

1148 Woodruff Road

Greenville, SC 29607

Order Date: 7/11/2003

Completion Date: 7/14/2003

Inquiry #: 1010783.2s

P.O. #: NA

Site Name: Wescott II Subdivision

Address: Wescott Boulevard/Dorchester R

City/State: Norh Charleston, SC 29456

Customer Project: NA

1165711CHR

864-987-1610

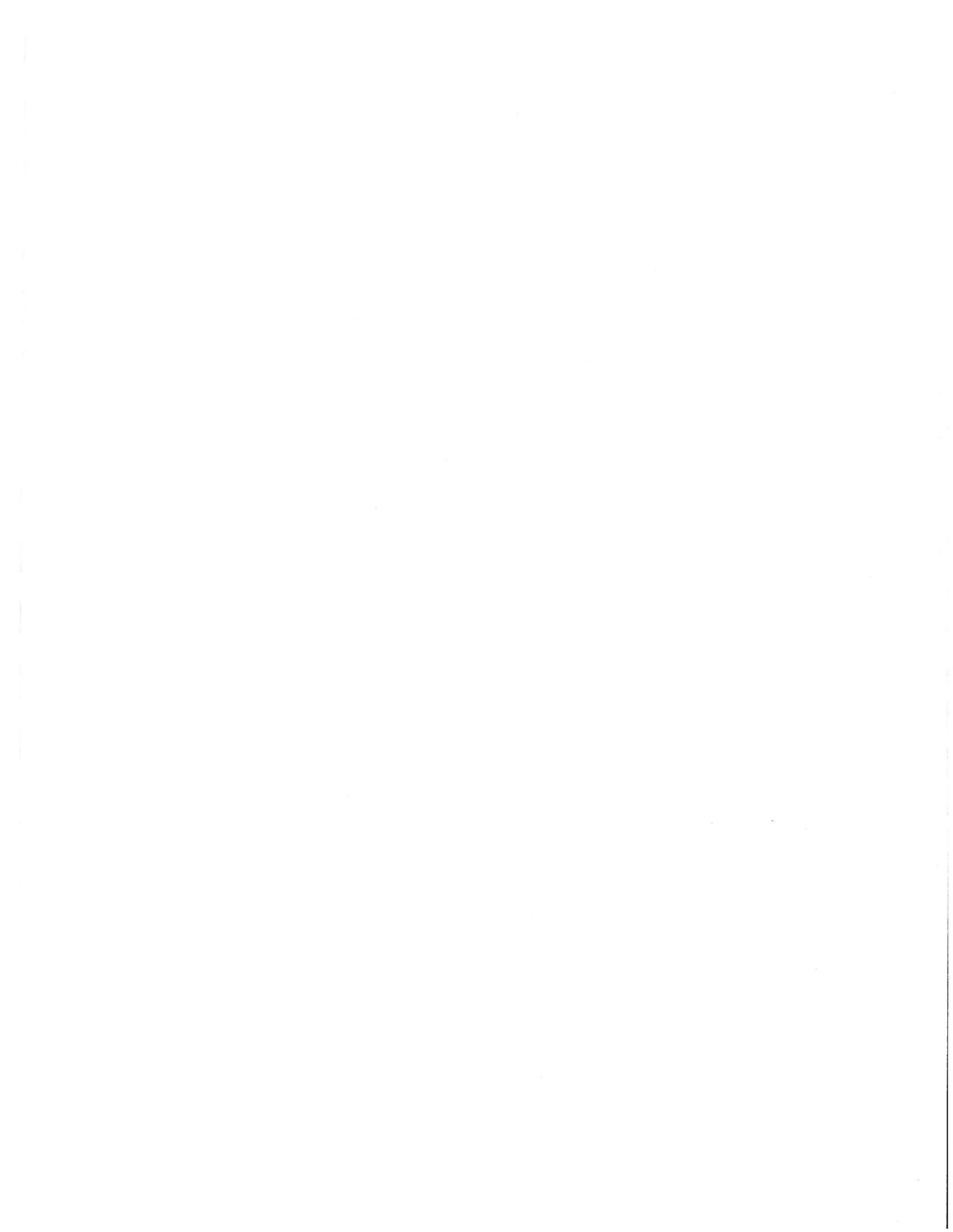
Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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BK 2558PG190

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

FILED - RECORDED
TMC / ROD
TITLE TO REAL PROPERTY

2000 NOV 30 AM 10:46

LINDA T. MESSERVY
DORCHESTER COUNTY SC

KNOW ALL MEN BY THESE PRESENTS, that Robert O. Collins, (the "Grantor")

for and in consideration of the sum of Five (\$5.00) Dollars, and as a contribution to capital, to the Grantor paid by Collins & Gamble Investments, LLC, (the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, its successors and assigns, the following described real property, to wit:

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the City of North Charleston and a portion in the City of Summerville, State of South Carolina, County of Dorchester, consisting of Tract "A", Outparcel 1 and Outparcel 2 as shown on a plat prepared by Trico Engineering Consultants, Inc. entitled "BOUNDARY PLAT - SHOWING A PORTION OF THE WESCOTT TRACT, CONSISTING OF TRACT "A", OUTPARCELS 1 AND 2, AND PARCELS 1 THRU 3 AND 5 THRU 9, WITH TRACT "A", AND OUTPARCELS 1 AND 2, PROPERTY OF ROBERT O. COLLINS, ABOUT TO BE CONVEYED TO COLLINS & GAMBLE INVESTMENTS, LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, AND A PORTION IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA" which plat is dated October 24, 2000 and recorded on November 20, 2000 in the office for the Registrar of Deeds for Dorchester County in Cabinet J, Slide 176, to which reference is hereby craved for a more complete description thereof.

DORCHESTER COUNTY

Property Conveyed:

TMS # 162-00-00-002 (Tract "A", consisting of 842.565 acres)
TMS # 162-00-00-011 (Portion of Tract "A")
TMS # 162-00-00-027 (Portion of Tract "A")
TMS # 171-00-00-172 (Portion of Tract "A")
TMS # 162-00-00-015 (Outparcel 1, consisting of 2.984 acres)
TMS # 162-00-00-014 (Outparcel 2, consisting of 1.096 acres)
TMS # 162-00-00-037

SC Deed Rec Fee _____
Der Co Deed Rec Fee _____
Filing Fee 18.00
Exemption # 8
LINDA T. MESSERVY
Registrar of Deeds

This being a portion of the property heretofore conveyed unto Robert O. Collins by Deed of Westvaco Corporation dated August 20, 1999 and recorded on August 26, 1999 in the office of the Registrar of Deeds for Dorchester County in Deed Book 2269 at Page 282.

Grantee's Address: ^{At.} Collins & Gamble Investments, LLC
105 Quinby Street
Summerville, SC 29483

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident to or appertaining.

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TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND GRANTOR does hereby bind himself and his heirs, assigns, executors and administrators, to warrant and forever defend all and singular said property unto Grantee, its successors and assigns, from and against Grantor and his successors and assigns and all persons whomsoever lawfully claiming by, through or under Grantor, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 29th day of November, 2000.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR

Edward L. Martin
Imaya Johnston

Robert O. Collins
Robert O. Collins

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 30th
Day of Nov 2000
at 10:40am and recorded
in book 2558 page 190
LINDA T MESSEVY
REGISTER OF MESNE CONVEYANCES

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I Dana D. Rortins Notary Public for the State of South Carolina, do hereby certify that the Grantor, Robert O. Collins, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29th day of November, 2000.

Dana D. Rortins
Signature of Notary
My Commission Expires 3-16-09

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred BY Robert O. Collins to Collins & Gamble Investments, LLC ON November 29, 2000.
3. Check one of the following: The DEED is
 - (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because (exemption # 8)
 (Explanation if required) This transaction is a transfer from a Partnership which is exempt per South Carolina Code Section 12-24-40 (8).
 (If exempt, skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) ___ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) ___ The fee is computed on the fair market value of the realty as established for the property tax purposes which is \$ _____.
5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) _____ the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) _____ subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.

BK 2558PG193

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Wm. B. Gamble
Grantor, Grantee, or Legal Representative
Connected with this transaction

William B. Gamble
Print or Type Name Here

SWORN to and subscribed before me

this 30th day of November, 2000.

Janet Y. Burnsed
Notary Public for South Carolina
My Commission Expires: _____

JANET Y. BURNSIED
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: AUGUST 20, 2002

APPENDIX III
SITE PHOTOGRAPHS

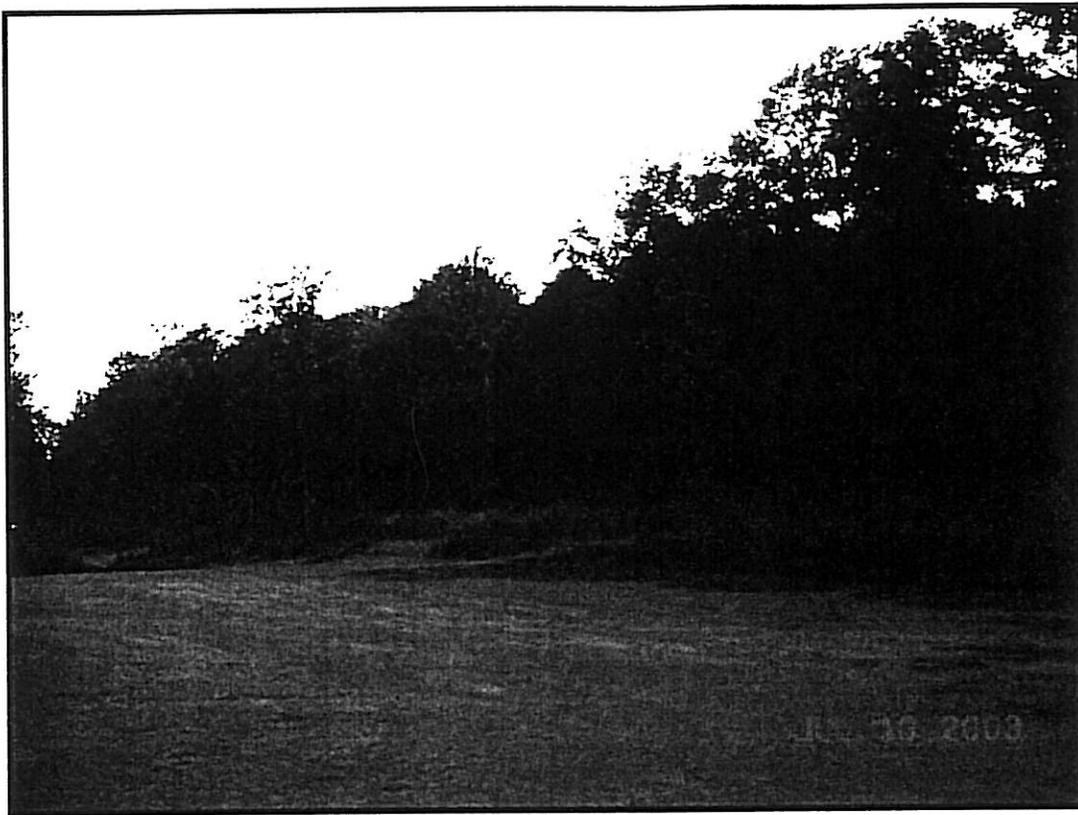


Photo 1: Typical view of the wooded subject site along the golf course property.



Photo 2: The view along one of several haul roads traversing the subject property, looking west.



Photo 3: Typical view in the central portion of the thickly wooded subject site.



Photo 4: Another view of the heavily wooded central portion of the subject site, looking north.



Photo 5: A fertilizer pile located in the central portion of the subject site adjacent to a haul road.



Photo 6: An abandoned 55-gallon drum labeled "Motor Oil", near the fertilizer pile.



Photo 7: A view along a haul road in the northern portion of the subject site.



Photo 8: Another view the wooded subject site, surrounded by golf course property.

APPENDIX IV
RESUMES

Resume

TERRON J. EDWARDS
Project Geologist

EDUCATION

B.S., Clemson University, Environmental Geology, 1996

REGISTRATION

Certified and Licensed AHERA Inspector, 2002, 2003

PROFESSIONAL AFFILIATIONS

National Ground Water Association (NGWA)
Carolina Geological Society (CGS)

EXPERIENCE

Mr. Edwards is currently Project Geologist at the Greenville, South Carolina office. He has over 2 years of experience in geological and hydrogeological investigations and corrective actions. Mr. Edwards has experience with the design, implementation, and management of ground-water quality investigations and has been involved in several Phase I & Phase II Environmental Site Assessments. Mr. Edwards has experience in the implementation of soil sampling programs; drilling programs in the Blue Ridge, Piedmont, and Coastal Plain Physiographic Provinces, and ground water and surface water quality sampling. He has also completed several Tier I and Tier II Assessments at underground storage tank sites as part of the State UST Management program. In addition, Mr. Edwards has extensive experience in the design and maintenance of water management systems utilizing submersible and centrifugal pumps, and the construction and installation of associated piping networks.

SPECIFIC PROJECT EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENT– Mr. Edwards has performed Phase I and Phase II investigations. He is familiar with all aspects of environmental assessments according to ASTM Designation E1527-00, Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process

He has served as Project Geologist for Phase I Environmental Site Assessments to identify potential onsite and offsite sources of liability. Projects involved identifying recognized environmental conditions, determining potential violations of regulatory compliance; and reporting findings. He has developed scopes of work to address areas of environmental concern; including, but not limited to, supervision of monitoring well installation, collection and assimilation of hydrogeologic data, collection of soil and ground-water samples in accordance with EPA guidelines, and preparation of hydrogeologic assessment reports in accordance with varying state specific requirements.

Resume

KENNETH A. LAUBER, P.G.
Manager of Environmental Services/Senior Geologist

EDUCATION

B.S., Western Carolina University, Geology, Cum Laude, 1986
M.S., Clemson University, Environmental Systems Engineering, 1992

REGISTRATION

Professional Geologist: South Carolina, North Carolina, Missouri

PROFESSIONAL AFFILIATIONS

American Institute of Professional Geologists (AIPG)
Carolina Geological Society (CGS)

EXPERIENCE

Mr. Lauber is currently Department Manager for Environmental Services at the Greenville, South Carolina office. He has over 10 years of experience in geological and hydrogeological investigations and corrective actions. Mr. Lauber has extensive experience with the design, implementation, and management of ground-water quality investigations and has completed numerous Phase I & Phase II Environmental Site Assessments for several clients. He has consulted for clients on issues ranging from Clean Air Act to SARA Title III compliance issues and industrial wastewater design. He has served as Project Geologist for CERCLA remedial investigations, feasibility studies and remedial actions at industrial waste landfills, wastewater treatment plants, and chemical manufacturing/storage facilities, and as Project Manager for RCRA Facility Investigations for industrial clients. Mr. Lauber has experience in the planning and implementation of soil sampling programs; drilling programs in the Blue Ridge, Piedmont and Coastal Plain Physiographic Provinces; ground-water and surface water quality sampling; and geophysical surveys

SPECIFIC PROJECT EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENT— Mr. Lauber has performed many Phase I and Phase II investigations. He is thoroughly familiar with all aspects of environmental assessments according to ASTM Designation E1527-00, Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process. He has served as Project Manager/Geologist for Phase I Environmental Site Assessments and Facility Audits to identify potential onsite and offsite sources of liability. Projects involved identifying recognized environmental conditions, determining potential violations of regulatory compliance; developing scopes of work to address environmental concern; and reporting findings.

He has developed scopes of work to address areas of environmental concern; including, but not limited to, assessment of indoor air quality, inspection and abatement of asbestos and lead paint, removal of non-regulated USTs, supervision of monitoring well installation, collection and assimilation of hydrogeologic data, and preparation of hydrogeologic assessment reports in accordance with varying State and Federal specific regulations.