

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Proposed Wescott I Subdivision

Wescott Boulevard

North Charleston, South Carolina

ECS PROJECT NO. 14-1964

**Seppala Homes
1530 S. Highway 14
Greer, SC 29650**



April 22, 2003



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

April 22, 2003

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

Reference: Phase I Environmental Site Assessment
Proposed Wescott I Subdivision
Wescott Boulevard
North Charleston, South Carolina
ECS Project No.14-1964

Dear Mr. Seppala:

Engineering Consulting Services, Ltd. (ECS) is pleased to provide Encompass Property Group, LLC. with the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Our services were provided in accordance with ECS 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.

Terron J. Edwards
Project Geologist

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

enclosures

I:\Environ\Report\1900\1964 Wescott I ESA\14-1964 report.DOC

REPORT

PROJECT

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

CLIENT

Seppala Homes
1530 S. Highway 14
Greer, SC 29650

SUBMITTED BY

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

PROJECT

14-1964

DATE

April 22, 2003

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

ECS PROJECT NO. 14-1964

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1.0 INTRODUCTION

1.1 Scope of Work

Engineering Consulting Services, Ltd. (ECS) was contracted by Seppala Homes 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 Seppala Homes 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 along the western frontage of Wescott Boulevard, north of its intersection with Dorchester Road, in North Charleston, Dorchester County, South Carolina (Appendix I, Figure 1). The subject site, Tract A-5 is a 37.096 acre 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 surveyed 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, jurisdictional wetlands, and golf course property. Wescott Boulevard defines the eastern property boundary. Undeveloped woodland and wetland areas separate the southern and southwestern property boundary from Dorchester Road. To the west and northwest, the subject site is adjacent to property associated with the Wescott Plantation golf course and acreage included in Tract A of Wescott Plantation. Additional acreage of Tract A defines the northern perimeter of the subject site.

The subject site is comprised of densely wooded acreage and wetland areas. No access roads were present on the subject site. The majority of the wetland areas are located in the southernmost portions of the property, although a small wetland area is situated in the northwestern corner of the site. Coosaw Creek traverses the property in an easterly direction in the southern portion of the site.

Topography is predominantly flat across the site. The subject site has an average topographic elevation of approximately 20 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 in the southern portion of the subject property.

1.4 Previous Work

ECS has not performed any previous investigations on the subject property.

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.

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 and 1993) were obtained from the Dorchester County Tax Assessors office. The aerial photographs are included in Appendix I as Figures 3 and 4. 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, GWCI, 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 immediate area are comprised of residential neighborhoods, residential properties, undeveloped wooded tracts, jurisdictional wetlands, and golf course property. Wescott Boulevard defines the eastern property boundary. The southern property boundary is located in an area of wetlands and is separated from Dorchester Road by undeveloped woodlands. Golf links associated with the Wescott Plantation course and additional woodlands are adjacent to the west and northwest of the property. 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. A small wetland area is located in the northwestern corner of the site. Coosaw Creek and associated wetland areas are located along the southern property boundary. Some poorly drained areas were observed throughout the central portion of the site. No signs of access roads were observed. No evidence of current or former structures was discovered on the subject property. No signs of dumping were observed on the site.

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;
- pesticide or herbicide misuse or over application;
- 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. Property to the north, northwest, west, southwest, and south are comprised of undeveloped woodlands, jurisdictional wetlands, and golf course property. Property to the southeast, east, and northeast, beyond Wescott Boulevard, consists of undeveloped woodlands and residential homes. 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 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 southwest of the subject site, beyond Dorchester Road. The 1993 aerial photograph also shows the subject property to be heavily wooded and undeveloped, with slight 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 April 21, 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.

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

Engineering Consulting Services, Ltd. (ECS) was contracted by Seppala Homes to conduct a Phase I ESA for the subject property located along the western frontage of Wescott Boulevard, north of its intersection 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 37.096 acre 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 in the northwestern corner and the southern perimeter of the property. No 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 37.096 acres, and located in North Charleston, Dorchester County, South Carolina along 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.

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.

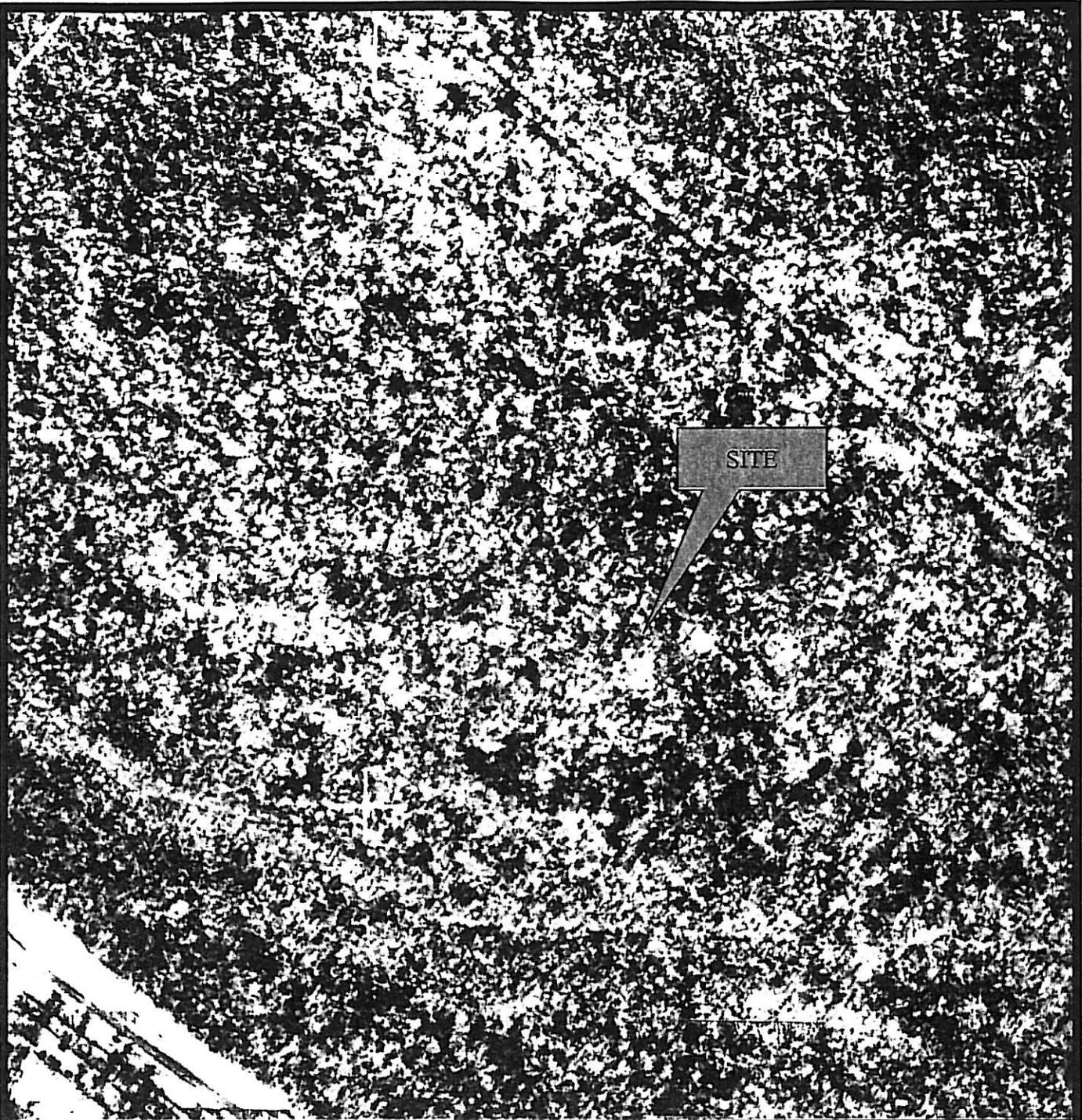
Dorchester County Tax Assessors Office, 1978 and 1993 Aerial Photographs, St. George, South Carolina.

Environmental Data Resources, Inc., The EDR-FieldCheck™ Report, April 18, 2003, Inquiry Number 0962523.1s.

Environmental Data Resources, Inc., Sanborn™ Map Report, April 18, 2003, Inquiry Number 0962523.2s.

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

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



Not To Scale

1993 AERIAL PHOTOGRAPH

Source: Dorchester County Tax Assessors Office.

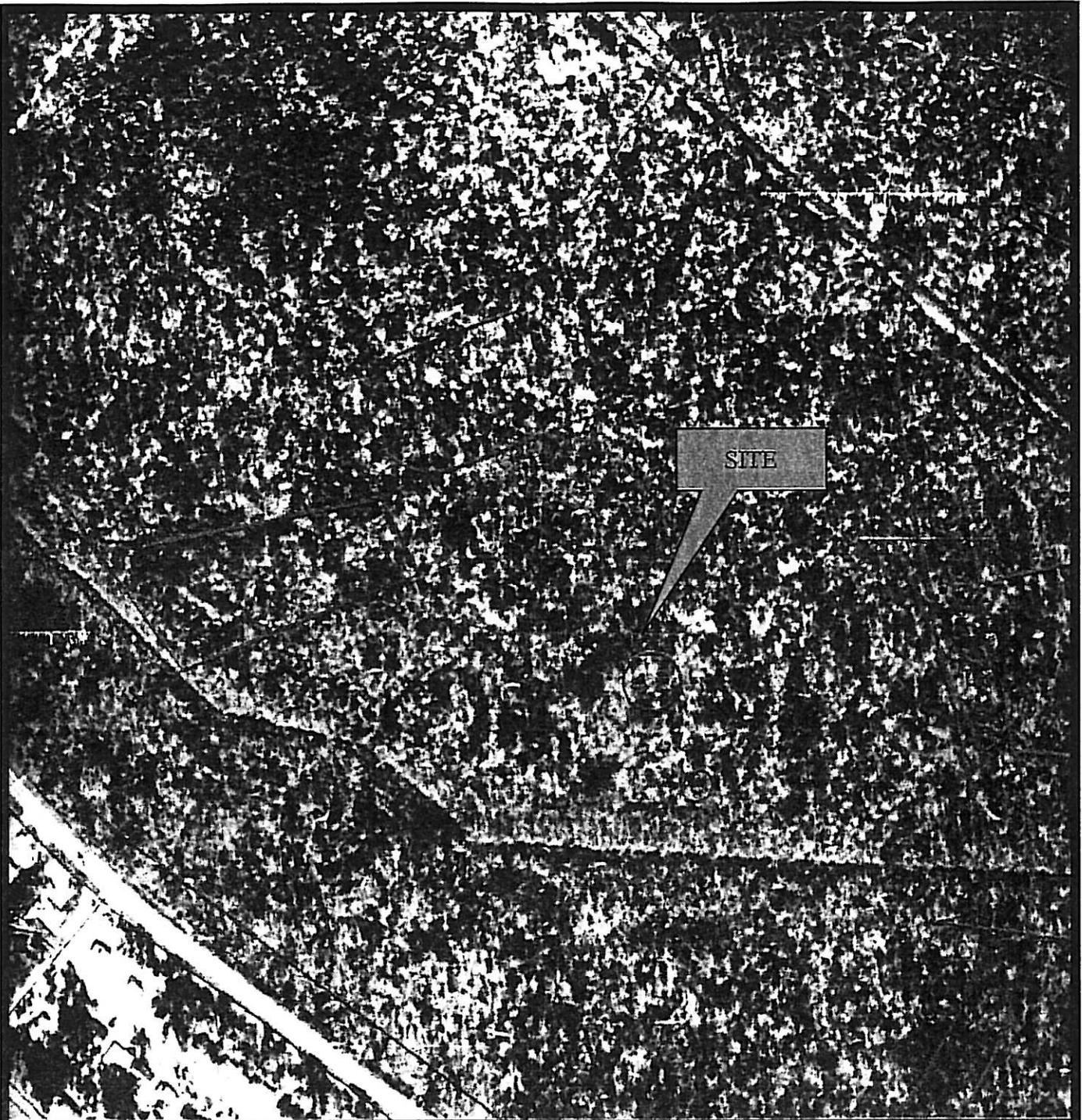


Phase I Environmental Site Assessment
Proposed Wescott I Subdivision
North Charleston, South Carolina



ENGINEERING CONSULTING SERVICES, LTD.

ECS Project No. 14-1964
April 2003
Figure 3



Not To Scale

1989 AERIAL PHOTOGRAPH

Source: Dorchester County Tax Assessors Office.



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



ENGINEERING CONSULTING SERVICES, LTD

ECS Project No. 14-1949
April 2003
Figure 4

APPENDIX II
REGULATORY RECORDS



EDR FieldCheck™ Report

Wescott I Subdivision Phase I ESA
Dorchester Rd/Wescott Blvd.
North Charleston, SC 29456

Inquiry Number: 0962523.1s

April 18, 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
with any questions or comments.

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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

DORCHESTER RD/WESCOTT BLVD.
NORTH CHARLESTON, SC 29456

COORDINATES

| | |
|--------------------------------|---------------------------|
| Latitude (North): | 32.942200 - 32° 56' 31.9" |
| Longitude (West): | 80.145100 - 80° 8' 42.4" |
| Universal Transverse Mercator: | Zone 17 |
| UTM X (Meters): | 579916.2 |
| UTM Y (Meters): | 3645012.5 |

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 |
| CORRACTS..... | Corrective Action Report |

EXECUTIVE SUMMARY

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
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

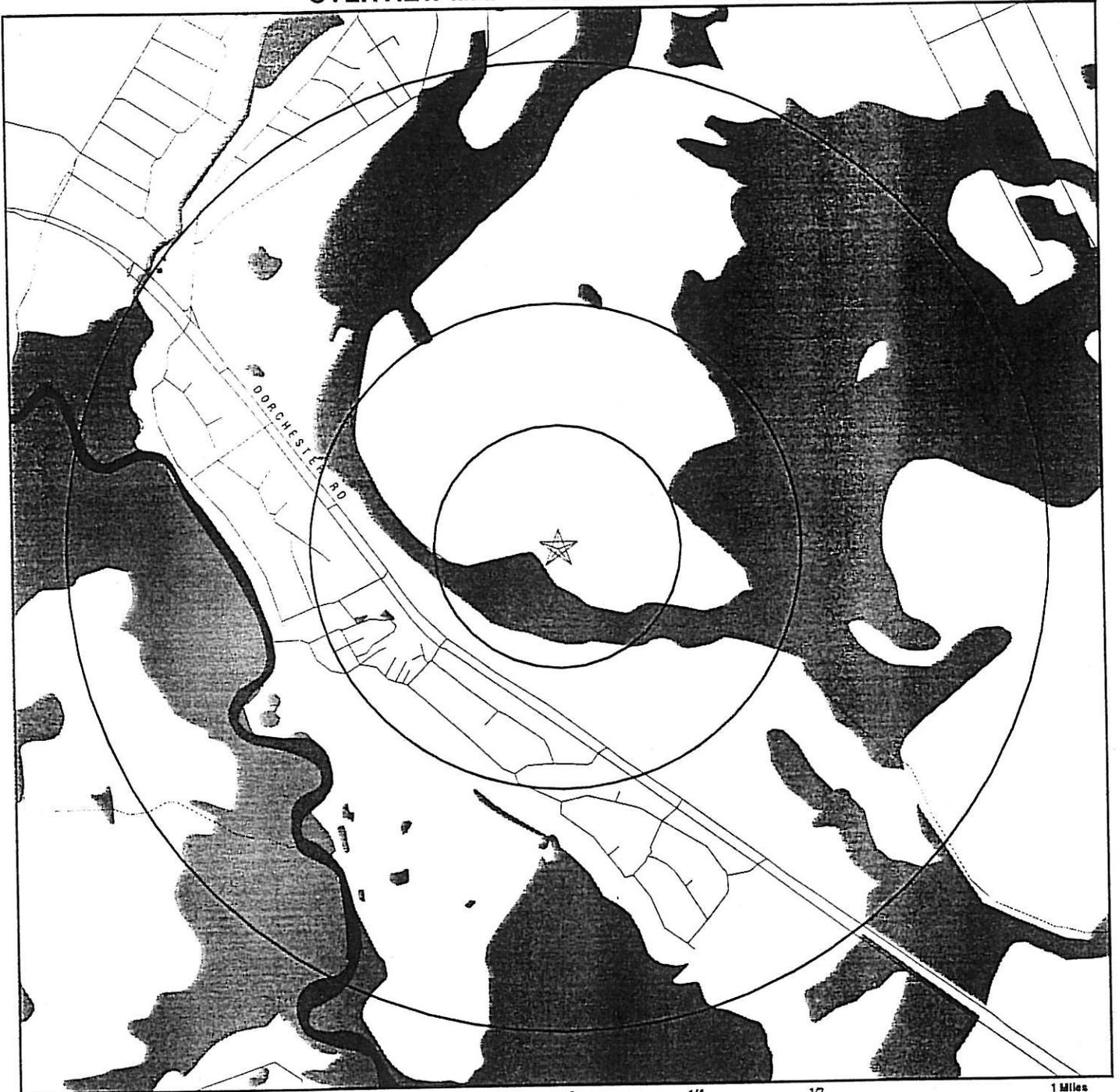
Surrounding sites were not identified.

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

EXECUTIVE SUMMARY

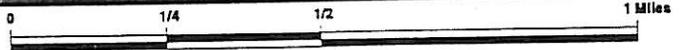
Due to poor or inadequate address information, the following sites were not mapped:
There were no unmapped sites in this report.

OVERVIEW MAP - 0962523.1s - ECS Ltd.



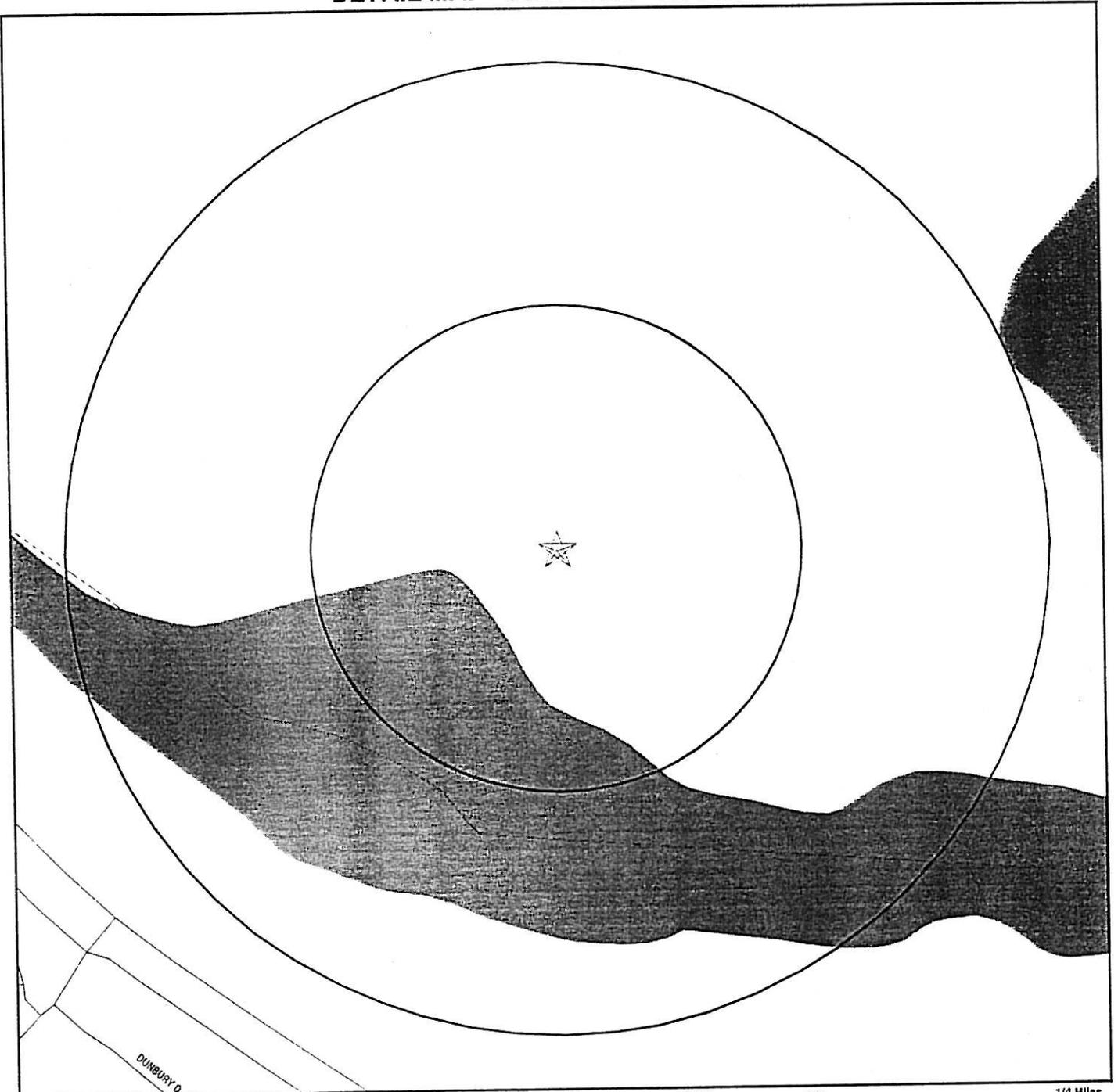
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⬇ Coal Gasification Sites
- ◻ National Priority List Sites
- ◻ Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- Wetlands



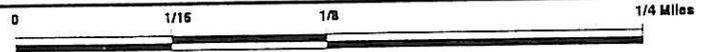
| | | | |
|------------------|-----------------------------------|------------|------------------------|
| TARGET PROPERTY: | Wescott I Subdivision Phase I ESA | CUSTOMER: | ECS Ltd. |
| ADDRESS: | Dorchester Rd/Wescott Blvd. | CONTACT: | Terron Edwards |
| CITY/STATE/ZIP: | North Charleston SC 29456 | INQUIRY #: | 0962523.1s |
| LAT/LONG: | 32.9422 / 80.1451 | DATE: | April 18, 2003 1:03 pm |

DETAIL MAP - 0962523.1s - 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

- Power transmission lines
- Oil & Gas pipelines
- Wetlands



| | | | |
|------------------|-----------------------------------|------------|------------------------|
| TARGET PROPERTY: | Wescott I Subdivision Phase I ESA | CUSTOMER: | ECS Ltd. |
| ADDRESS: | Dorchester Rd/Wescott Blvd. | CONTACT: | Terron Edwards |
| CITY/STATE/ZIP: | North Charleston SC 29456 | INQUIRY #: | 0962523.1s |
| LAT/LONG: | 32.9422 / 80.1451 | DATE: | April 18, 2003 1:03 pm |

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>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 |
| 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 | | TP | NR | NR | NR | NR | NR | 0 |
| <u>EDR PROPRIETARY HISTORICAL DATABASES</u> | | | | | | | | |
| Coal Gas | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| <u>BROWNFIELDS DATABASES</u> | | | | | | | | |
| VCP | | 0.500 | 0 | 0 | 0 | NR | 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> |
|-----------------|----------------------------|--|-----------------|------------------|------------------|----------------|---------------|--------------------------|
|-----------------|----------------------------|--|-----------------|------------------|------------------|----------------|---------------|--------------------------|

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: 01/29/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 02/04/03

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: 01/29/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 02/04/03

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: 03/24/03

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: 03/24/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 01/15/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/03
Elapsed ASTM days: 42
Date of Last EDR Contact: 03/10/03

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: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 03/07/03

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: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 01/27/03

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: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

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: 01/07/03
Date of Next Scheduled EDR Contact: 04/07/03

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: 01/29/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/03
Date of Next Scheduled EDR Contact: 05/05/03

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: 01/14/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

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: 11/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03
Date of Next Scheduled EDR Contact: 04/21/03

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: 01/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

MINES: Mines Master Index File

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

Date of Government Version: 09/10/02
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: 02/27/03
Date of Next Scheduled EDR Contact: 05/26/03

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: 12/12/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

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: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

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: 03/25/03
Date of Next Scheduled EDR Contact: 06/23/03

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

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: 01/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/24/03
Date of Next Scheduled EDR Contact: 06/23/03

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: 01/21/03
Date of Next Scheduled EDR Contact: 04/21/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/24/03
Date of Next Scheduled EDR Contact: 06/23/03

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: 01/13/03
Date Made Active at EDR: 02/28/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/03/03
Elapsed ASTM days: 25
Date of Last EDR Contact: 01/14/03

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: 01/14/03

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: 02/24/03

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.

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: 02/24/03

VCP: Voluntary Cleanup Sites

Source: Department of Health and Environmental Control

Telephone: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/14/03

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: 01/31/03
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: 01/16/03
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: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

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: 03/03/03
Date of Next Scheduled EDR Contact: 06/02/03

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: 01/14/03

Date of Next Scheduled EDR Contact: 04/14/03

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.

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.

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: 4/18/2003 **Completion Date:** 4/21/2003

Inquiry #: 0962523.2s

P.O. #: NA

Site Name: Wescott I Subdivision Phase I ESA

Address: Dorchester Rd/Wescott Blvd.

City/State: North Charleston, SC 29456

1165711CHR

864-987-1610

Cross Streets: Ladson Road

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
REGISTRAR OF DEEDS
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 _____
Dor Co Deed Rec Fee _____
Filing Fee 10.00
Execution # 8

LINDA T. MESSERVY
Registrar of Deeds
Dorchester County, South Carolina

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.

BK 2558PG191

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 30th
Filed for record this NOV 2000
Day of NOV 2000
at 10:40am and recorded
in book 2558 page 190
LINDA T. MESSERVY
REGISTER OF MESNE CONVEYANCES

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I Davis D. Ruttin, 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.

Davis D. Ruttin
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

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.

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

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

APPENDIX III
SITE PHOTOGRAPHS



Photo 1: The subject property along the western frontage of Wescott Blvd, looking north.

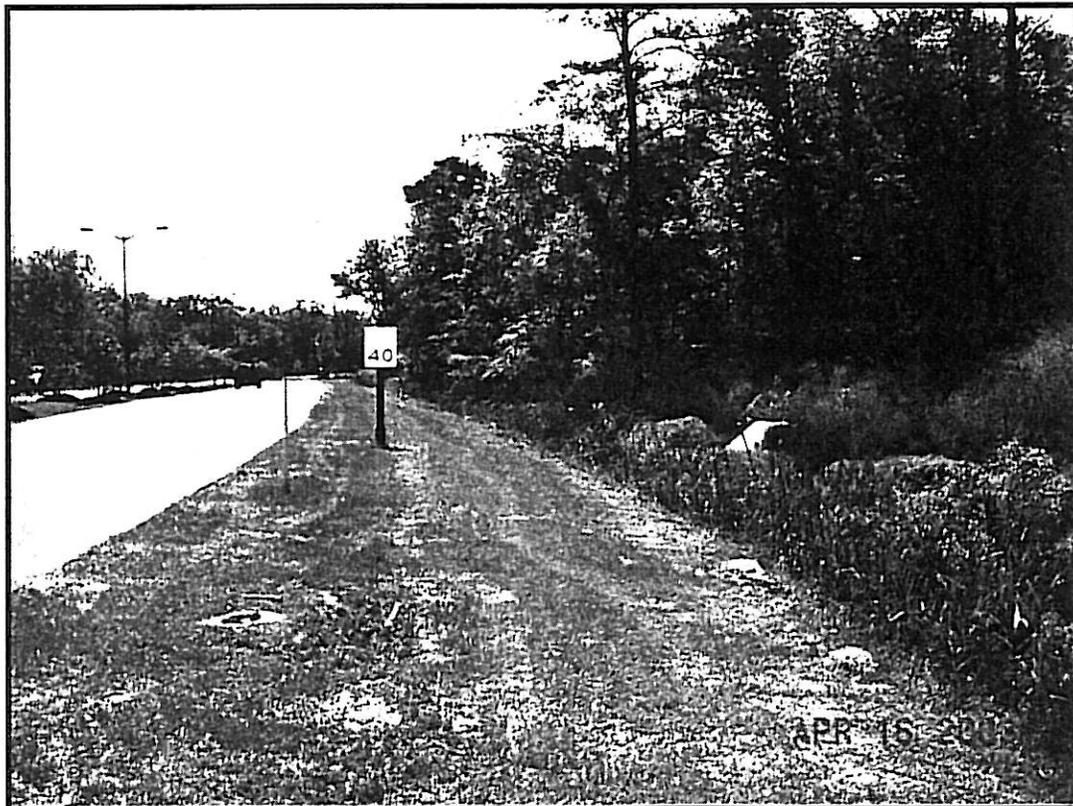


Photo 2: The subject property along the western frontage of Wescott Blvd. looking south.



Photo 3: Coosaw Creek and the surrounding wetlands near the southern boundary, looking west.



Photo 4: Typical view in the north central portion of the subject site, looking north.



Photo 5: A view of the subject property along the western property boundary, looking south.

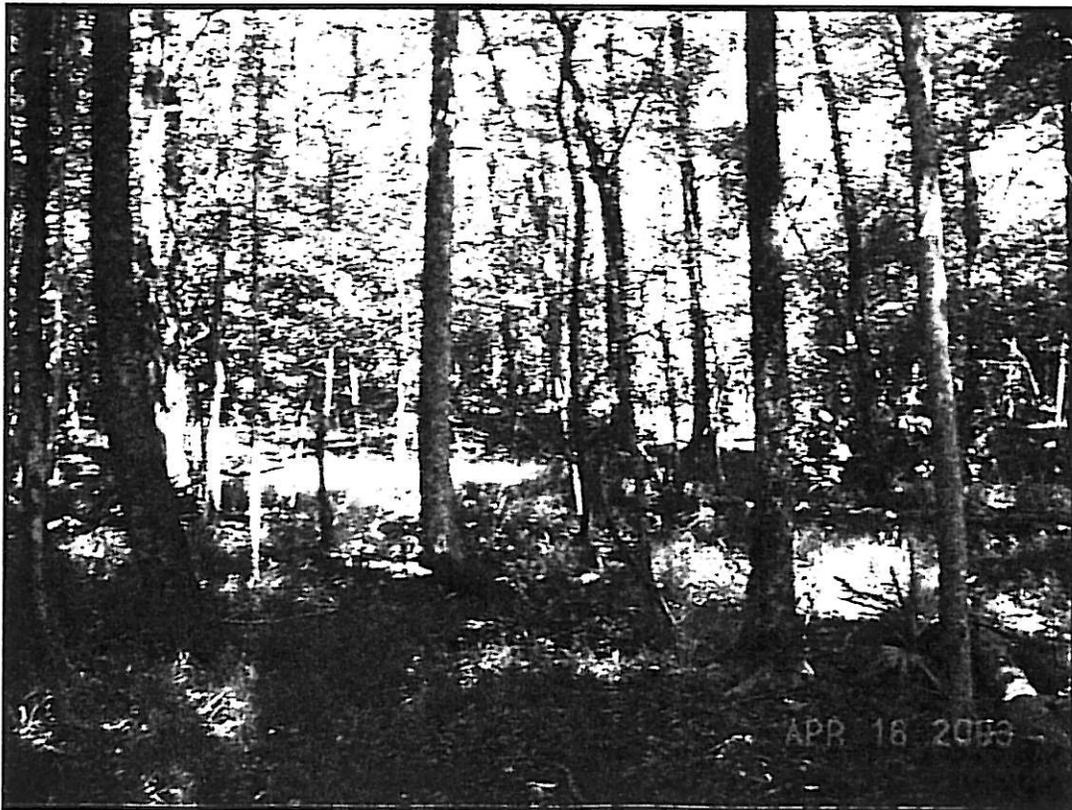


Photo 6: Typical view in the southern central portion of the site, looking east.

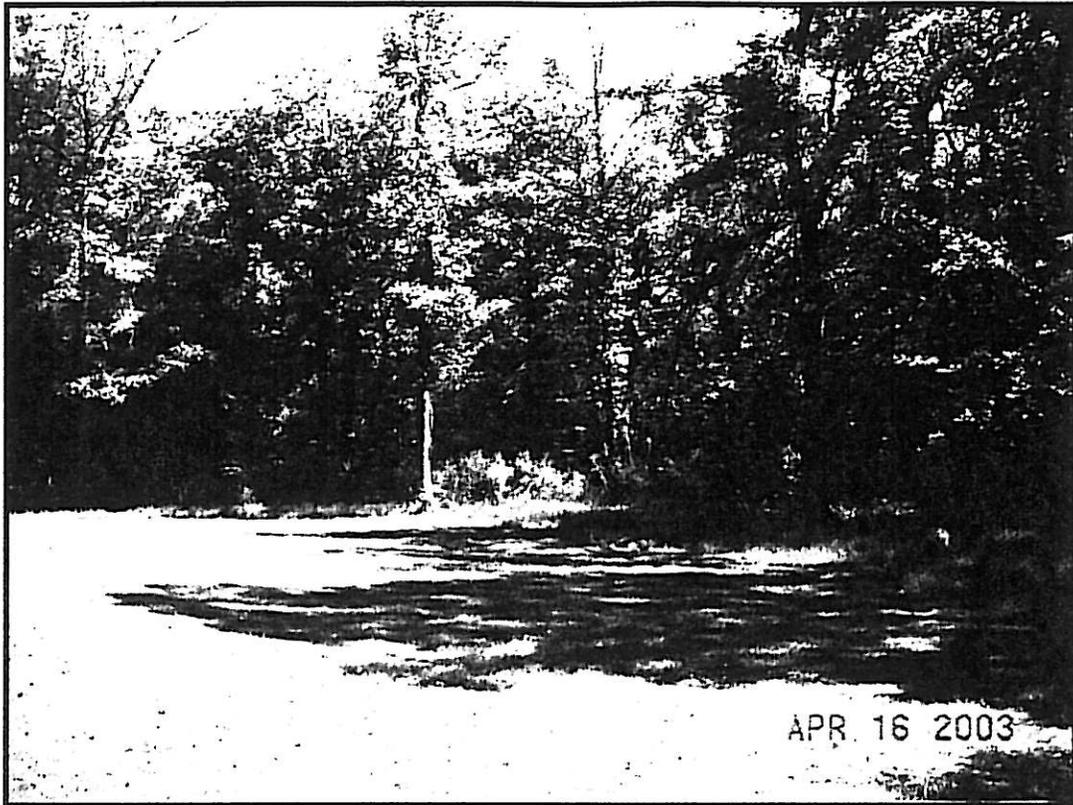


Photo 7: The wooded subject site beyond the golf course property, looking northeast.

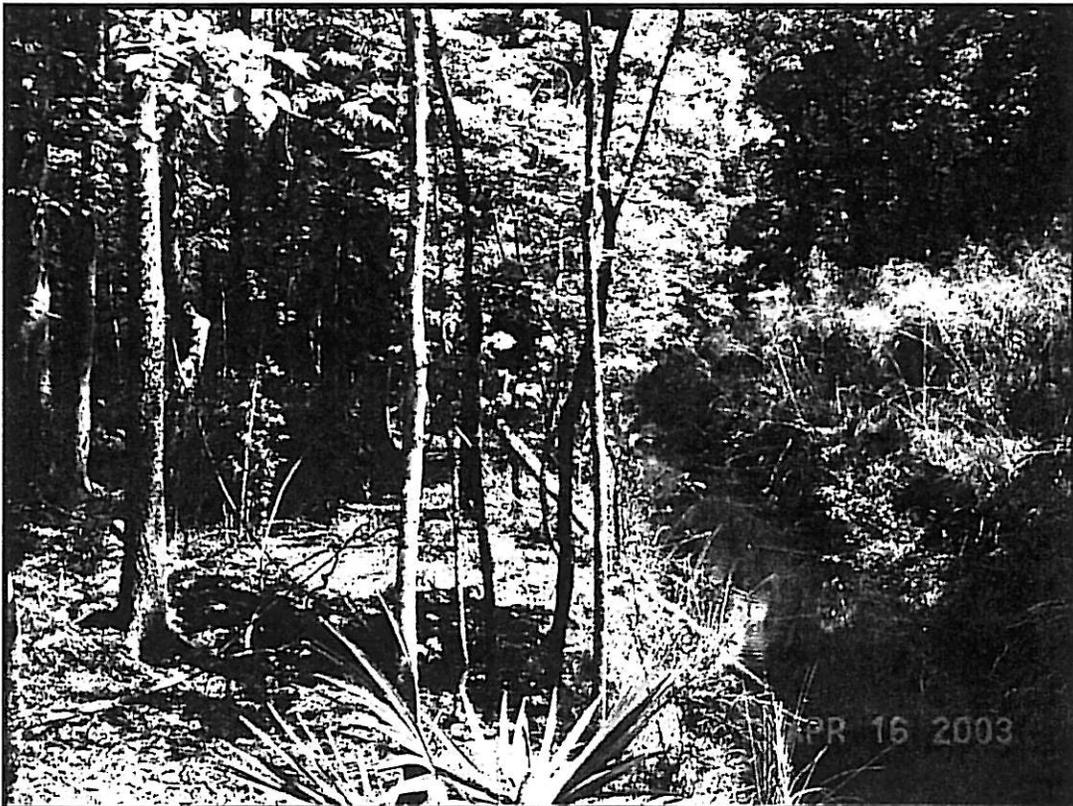


Photo 8: Another view of Coosaw Creek and surrounding wetlands near the southern boundary.

APPENDIX IV

RESUMES

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.

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.