

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

**Oak Forest Village Subdivision
Wescott Boulevard
North Charleston, South Carolina**

ECS PROJECT NO. 14-2239

**Ryland Homes
3955 Faber Place
Suite 100
North Charleston, South Carolina 29405**



March 17, 2004

March 17, 2003

Mr. Alan Kerley
Ryland Homes
3955 Faber Place
Suite 100
North Charleston, SC 29405

Reference: Phase I Environmental Site Assessment Update
Oak Forest Village Subdivision
Wescott Boulevard
North Charleston, South Carolina
ECS Project No.14-2239

Dear Mr. Kerley:

Engineering Consulting Services, Ltd. (ECS) is pleased to provide Ryland Homes 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 14-2234-P, dated March 10, 2004, 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:

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REPORT

PROJECT

Phase I Environmental Site Assessment Update
Oak Forest Village Subdivision
Wescott Boulevard
North Charleston, South Carolina

CLIENT

Ryland Homes
3955 Faber Place
Suite 100
North Charleston, South Carolina 29405

SUBMITTED BY

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

PROJECT 14-2239

DATE March 17, 2004

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
Oak Forest Village Subdivision
Wescott Boulevard
North Charleston, South Carolina

ECS PROJECT NO. 14-2239

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1.0 INTRODUCTION

1.1 Scope of Work

Engineering Consulting Services, Ltd. (ECS) was contracted by Ryland Homes to conduct a Phase I ESA Update 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 Ryland 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, formerly Tract A-5, is a 37.094 acre portion of Tract A-7 identified by the Dorchester County Tax System ID # 162-00-00-42, which totals 199.770 acres. According to the Dorchester County Tax Assessors Office, the site is owned by WCP, 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 additional acreage included in Tract A-7 of Wescott Plantation. Property included in Tract A of Wescott Plantation defines a portion of the northern property limits.

The subject site is comprised of wooded acreage and wetland areas in the southern portion of the site, with preserved woodland buffers located along the western, northwestern, and northern perimeter of the property. The majority of the site has been recently cleared and graded. A street network and utility construction was ongoing at the time of the site reconnaissance. Coosaw Creek traverses the property in an easterly direction in the southern portion of the site. A detention pond has been constructed in the southeastern portion of the subject property.

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 the detention pond and Coosaw Creek in the southern portion of the subject property.

1.4 Previous Work

A Phase I Environmental Site Assessment for the proposed Westcott I Subdivision on the subject site was completed by ECS on April 22, 2003.

No other 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 March 12, 2004. Weather at the time was warm and clear. 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 surveyed plat 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, 1993, and 2003) were obtained from the Dorchester County Tax Assessors office. Selected 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 Update. 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.

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

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 majority of the subject site was found to be recently cleared and undergoing utility and street network construction. Woodland and wetland buffers were found along the perimeter of the property. Some hardwood clusters were also found to be preserved throughout the interior of the property. Coosaw Creek and associated wetland areas are located along the southern property boundary. A newly constructed detention pond was located in the southeastern corner of the property. No evidence of former structures was discovered on the subject property. No signs of stained soils or dumping were observed on the subject property. An excavation area was observed in the western portion of the site, adjacent to golf course property.

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;

No environmental conditions of concern were identified during the field reconnaissance.

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, 1993, and 2003 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 and 2003 aerial photographs also show the subject property to be heavily wooded and undeveloped, with an increase in residential development in the surrounding 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 Dorchester County Tax Assessors office, the subject site was previously owned by William B. Gamble and 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, previous owner of the property. No contact with Mr. Collins could be established prior to the issuance of this report.

An attempt was made to contact representatives of WCP, LLC, current owner of the subject site. No contact 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 March 17, 2004. 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 Ryland Homes to conduct a Phase I ESA Update 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 37.094 acre portion of Tract A-7, identified by the Dorchester County Tax System ID # 162-00-00-042, owned by WCP, LLC. The subject site is currently being developed as the Oaks Forest Village subdivision. Street and utility construction was ongoing at the time of the site reconnaissance. Wetland and forested buffer zones were located along the southern, western, and northern perimeters 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 Update in accordance with the scope and limitations of ASTM Practice E 1527-00. The subject site is comprised of portion of the tract identified by Dorchester County Tax System ID No. 162-00-00-042, totaling 37.094 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, 1993, and 2003 Aerial Photographs, St. George, South Carolina.

Environmental Data Resources, Inc., The EDR-FieldCheck™ Report, March 16, 2004, Inquiry Number 01147022.1s.

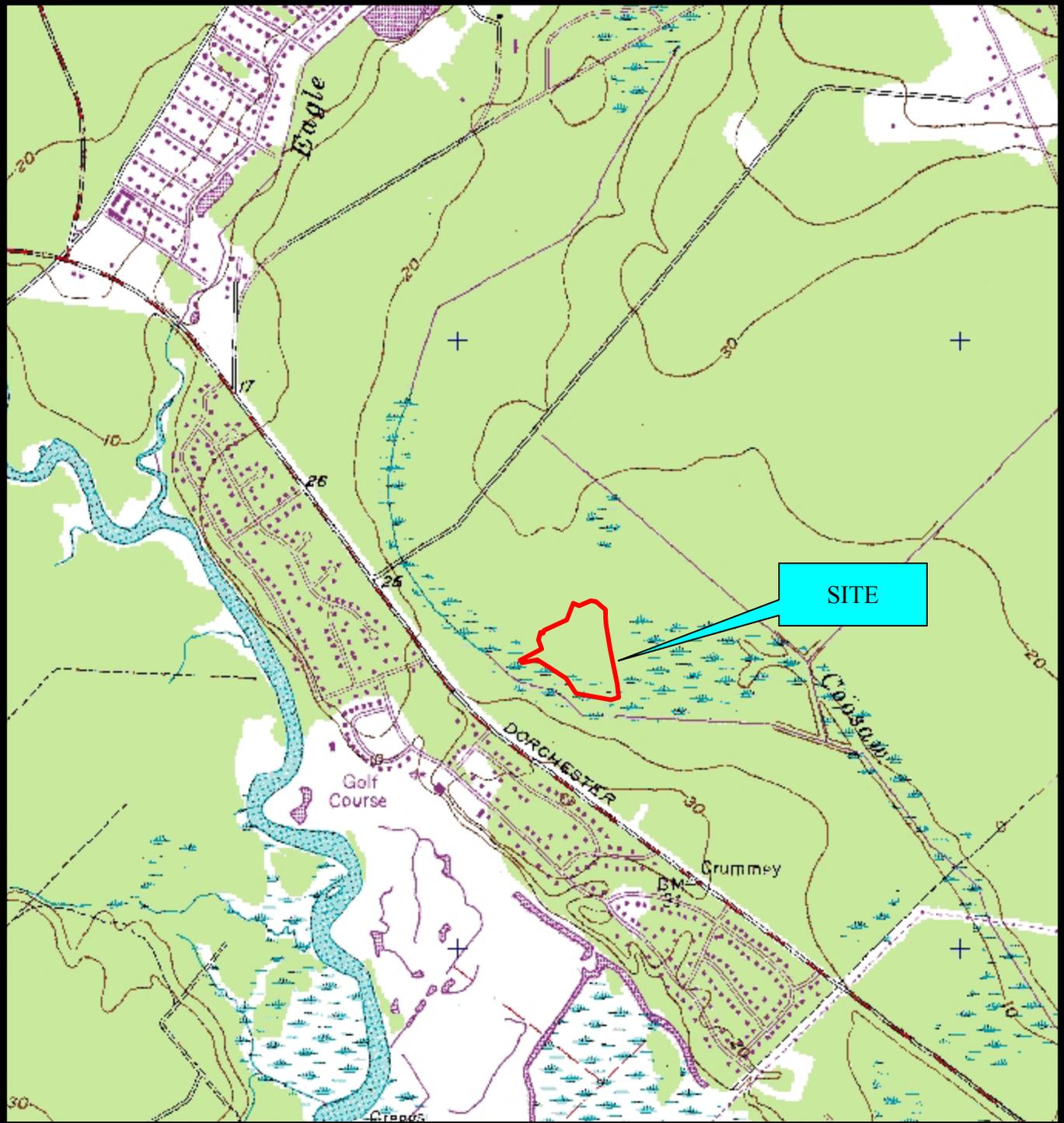
Environmental Data Resources, Inc., Sanborn™ Map Report, March 17, 2004, Inquiry Number 1147022.2s.

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 "Stallville", dated 1979.



Phase I ESA Update
Oak Forest Village Subdivision
North Charleston, South Carolina

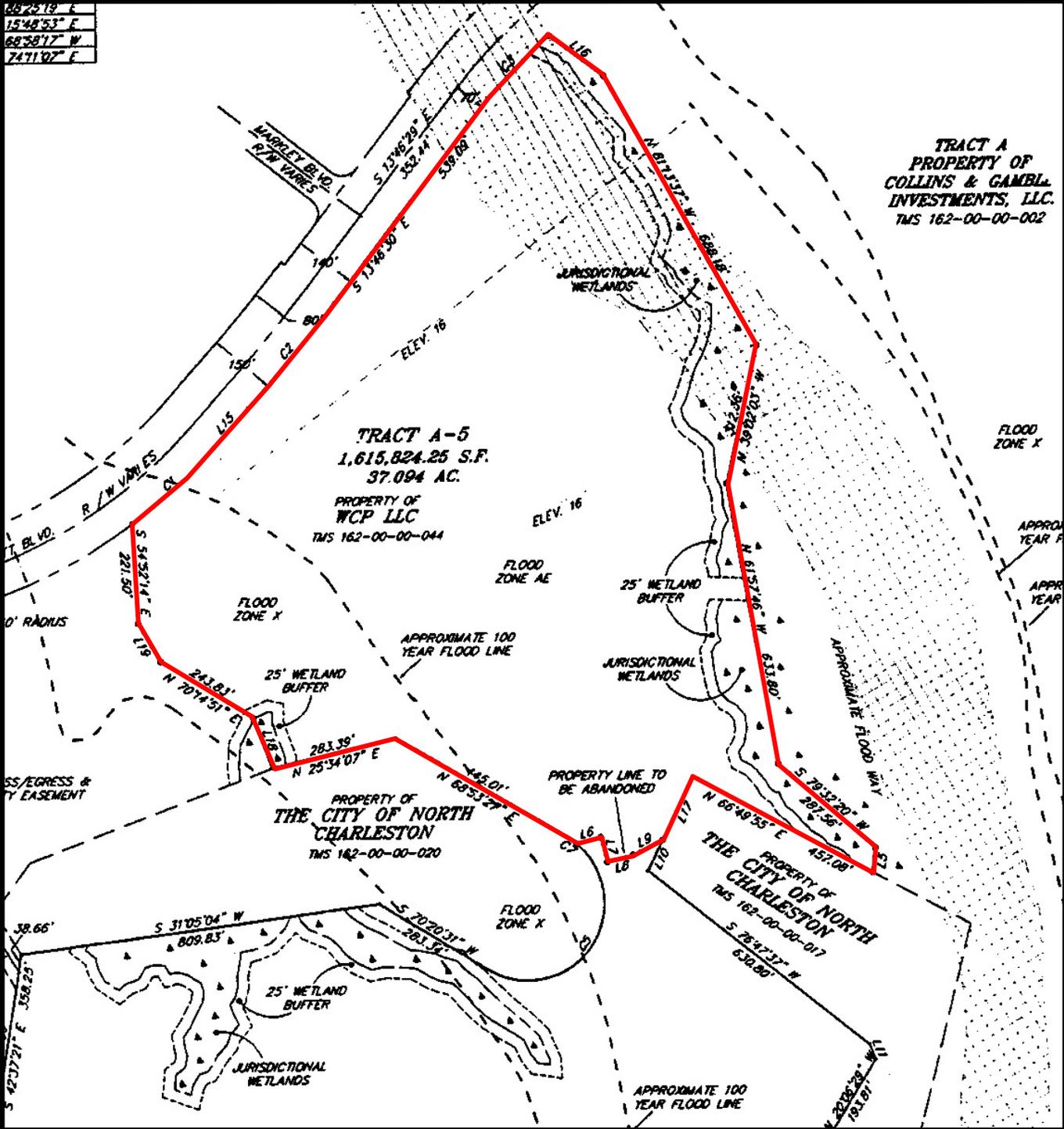


ENGINEERING CONSULTING SERVICES, LTD.

ECS Project No. 14-2239
March 2004
Figure 1

148°25'19" E
 15°48'53" E
 68°58'17" W
 74°11'07" E

TRACT A
PROPERTY OF
COLLINS & GAMBL
INVESTMENTS, LLC.
 TMS 162-00-00-002



Scale: 1" = 2000'

SITE BOUNDARY SURVEY

Source: Trico Engineering Consultants, Inc.



Phase I ESA Update
 Oak Forest Village Subdivision
 North Charleston, South Carolina



ENGINEERING CONSULTING SERVICES, LTD.

ECS Project No. 14-2239
 March 2004
 Figure 2



Not To Scale

1993 AERIAL PHOTOGRAPH

Source: Dorchester County Tax Assessors Office.



Phase I ESA Update
Oak Forest Village Subdivision
North Charleston, South Carolina



ENGINEERING CONSULTING SERVICES, LTD.

ECS Project No. 14-2239
March 2004
Figure 3



Not To Scale

1990 AERIAL PHOTOGRAPH

Source: Terraserver.com



Phase I ESA Update
Oak Forest Village Subdivision
North Charleston, South Carolina



ENGINEERING CONSULTING SERVICES, LTD.

ECS Project No. 14-2239
March 2004
Figure 4

APPENDIX II
REGULATORY RECORDS

BK 3676PG014

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

FILED-RECORDED
TITLE TO REAL PROPERTY RMC / ROD

2003 JUL 15 PM 2:27

LINDA T. MESSERVY
REGISTRAR

KNOW ALL MEN BY THESE PRESENTS THAT, ROC PROPERTIES #2, LLC AND COUNTY, SC

WBG PROPERTIES #2, LLC (the "Grantors") for and in consideration of the sum of Five (\$5.00) Dollars and other good and valuable consideration to it paid at and before the sealing of these presents, by WCP, LLC (the "Grantee"), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, its successors and assigns forever, the following described real property, to wit:

ALL that certain parcel or tract of land, situate, lying and being in the City of North Charleston, County of Dorchester, State of South Carolina, identified as TRACT "A-6", containing One Hundred Sixty Two and 676/1000 Acres, as shown on a plat prepared by Trico Engineering Consultants, Inc. entitled " SUBDIVISION PLAT SHOWING THE COMBINATION OF TRACT "A-5" (37.094 AC.) AND TRACT "A-6" (162.676 AC.) TO FORM TRACT "A-7" (199.770 AC.), MADE AT THE REQUEST OF COLLINS & GAMBLE INVESTMENTS, LLC, LOCATED IN WESCOTT PLANTATION, IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA" dated April 15, 2003 and recorded in the Office of the RMC for Dorchester County in Plat Cabinet K, Slide 67, to which reference is hereby craved for a more complete description thereof.

Notice: This property contains wetlands subject to the Declaration of Restrictive Covenants recorded at the Office of RMC/ROD for Dorchester County

Property Conveyed:
TMS # 162-00-00-042

THIS BEING the same property conveyed unto ROC Properties, LLC and WBG Properties, LLC by Deed of Collins and Gamble Investments dated July 15, 2003 and recorded in the Office of the Register of Deeds for Dorchester County in Book 3676 at Page 9.

Grantees' Address: 1530 South Highway 14
Greer, South Carolina

DORCHESTER COUNTY
SC Deed Rec Fee 9948.90
Dor Co Deed Rec Fee 4209.15
Filing Fee 10.00
Exemption # _____
Appurtenances to _____

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to

the said premises belonging, or in any wise incident to or appertaining.

LINDA T. MESSERVY
Register of Mesne Conveyances

Handwritten signature

BK 3676PG015

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

AND GRANTORS do hereby bind themselves and their heirs, assigns, executors and administrators, to warrant and forever defend all and singular said property unto Grantee, its successors and assigns, from and against Grantors and their successors and assigns, lawfully claiming by, through or under Grantors the same or any part thereof.

WITNESS the Hand and Seal of the Grantors this 15th day of July, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

M. J. V. S.

Dana C. Joseph

M. J. V. S.

Dana C. Joseph

WBG PROPERTIES #2, LLC

By: Wm. B. Gamble
Name: William B. Gamble
Its: President

ROC PROPERTIES #2, LLC

By: R. O. Collins
Name: Robert O. Collins
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF Charleston) ACKNOWLEDGMENT

I SARA C. JOYNER, Notary Public for the State of South Carolina, do hereby certify that WBG Properties #2, LLC, by William B. Gamble, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand an official seal this 15th day of July, 2003.

Sara C. Joyner
Signature of Notary

My Commission Expires 9-12-11

STATE OF SOUTH CAROLINA }
 }
COUNTY OF Charleston } ACKNOWLEDGMENT

I SARA C. JOYNER, Notary Public for the State of South Carolina, do hereby certify that the above named ROC Properties #2, LLC, by Robert O. Collins, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15th day of July, 2003.

Sara C. Joyner
Signature of Notary

My commission expires 9-12-11

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 15th
Day of July 2003
at 12:27 P.M. and recorded
in book 3676 page 14
LINDA T MESSERVY
REGISTER OF MESNE CONVEYANCES

BK 3676PG017

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 being transferred: Tract "A-6", Wescott Plantation, City of North Charleston, County of Dorchester FROM ROC PROPERTIES #2, LLC AND WBG PROPERTIES #2, LLC TO WCP, LLC on July 15, 2003.
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) EXEMPT from the deed recording fee because (exemption # _____).
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 \$ 3,826,193.
 - (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) \$ 3,826,193 the amount listed in item 4 above
 - (b) 0 the amount listed in item 5 above (no amount place zero)
 - (c) \$ 3,826,193 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: Grantor's Attorney.
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.

Sworn to before me this 15th day
of July, 2003.
[Signature]
Notary public for South Carolina
My Commission Expires 9-12-03

[Signature]
Grantor, Grantee, or Legal Representative
connected with this transaction

(Print or Type Name Here)

EDR FieldCheck™ Report



**Oak Forest Village at Wescott Plantation
Wescott Boulevard
North Charleston, SC 29456**

Inquiry Number: 01147022.1r

March 16, 2004

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

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.

Important information about The EDR 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 BOULEVARD
NORTH CHARLESTON, SC 29456

COORDINATES

Latitude (North):	32.942000 - 32° 56' 31.2"
Longitude (West):	80.145700 - 80° 8' 44.5"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	579860.3
UTM Y (Meters):	3644990.0
Elevation:	24 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	32080-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
US BROWNFIELDS	A Listing of Brownfields Sites
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 INSP	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
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BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
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 - 01147022.1r - 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

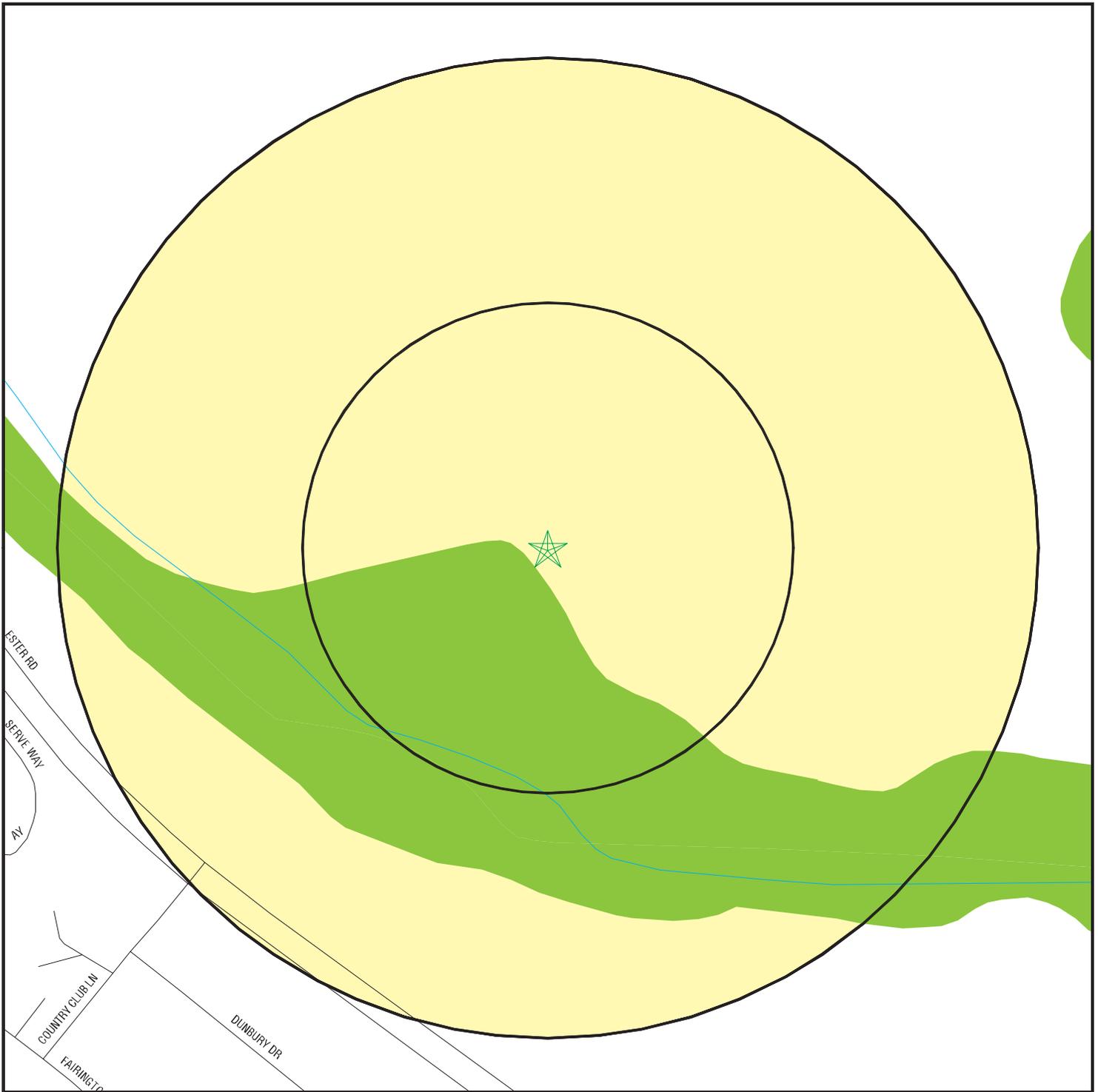


- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- Federal Wetlands



<p>TARGET PROPERTY: Oak Forest Village at Wescott Plantation ADDRESS: Wescott Boulevard CITY/STATE/ZIP: North Charleston SC 29456 LAT/LONG: 32.9420 / 80.1457</p>	<p>CUSTOMER: ECS Ltd. CONTACT: Terron Edwards INQUIRY #: 01147022.1r DATE: March 16, 2004 12:35 pm</p>
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DETAIL MAP - 01147022.1r - 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



<p>TARGET PROPERTY: Oak Forest Village at Wescott Plantation ADDRESS: Wescott Boulevard CITY/STATE/ZIP: North Charleston SC 29456 LAT/LONG: 32.9420 / 80.1457</p>	<p>CUSTOMER: ECS Ltd. CONTACT: Terron Edwards INQUIRY #: 01147022.1r DATE: March 16, 2004 12:36 pm</p>
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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
US BROWNFIELDS		0.500	0	0	0	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>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
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 ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

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: 01/29/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

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: 01/07/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

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: 11/17/03

Date Made Active at EDR: 02/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/22/03

Elapsed ASTM days: 42

Date of Last EDR Contact: 12/22/03

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: 11/17/03
Date Made Active at EDR: 02/02/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/22/03
Elapsed ASTM days: 42
Date of Last EDR Contact: 12/22/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/18/03
Date Made Active at EDR: 02/02/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/26/03
Elapsed ASTM days: 38
Date of Last EDR Contact: 12/08/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA
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). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 01/12/04
Date Made Active at EDR: 02/10/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 01/19/04
Elapsed ASTM days: 22
Date of Last EDR Contact: 01/19/04

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: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 01/26/04

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: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/16/03
Date of Next Scheduled EDR Contact: 03/15/04

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

Date of Government Version: 01/09/04
Database Release Frequency: Annually

Date of Last EDR Contact: 01/06/04
Date of Next Scheduled EDR Contact: 04/05/04

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: 01/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/06/04
Date of Next Scheduled EDR Contact: 05/01/04

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: 02/09/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/04
Date of Next Scheduled EDR Contact: 04/05/04

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: 12/18/03
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

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: 01/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/04
Date of Next Scheduled EDR Contact: 04/05/04

MINES: Mines Master Index File

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

Date of Government Version: 11/25/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/29/03
Date of Next Scheduled EDR Contact: 03/29/04

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

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: 11/21/03
Date of Next Scheduled EDR Contact: 02/23/04

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: 12/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-648-5423

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: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202 564-0746

A listing of all facilities with Storm Water General Permits.

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

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

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-566-0250

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: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

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: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

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: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

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: 06/25/03
Date Made Active at EDR: 08/12/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/11/03
Elapsed ASTM days: 32
Date of Last EDR Contact: 01/13/04

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: 12/17/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/27/04
Elapsed ASTM days: 14
Date of Last EDR Contact: 01/13/04

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: 12/08/03
Date Made Active at EDR: 12/30/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/12/03
Elapsed ASTM days: 18
Date of Last EDR Contact: 11/24/03

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: 11/19/03
Date Made Active at EDR: 01/06/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/19/03
Elapsed ASTM days: 48
Date of Last EDR Contact: 11/19/03

VCP: Voluntary Cleanup Sites

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

Date of Government Version: 11/12/03
Date Made Active at EDR: 12/11/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/01/03
Elapsed ASTM days: 10
Date of Last EDR Contact: 01/13/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/29/03
Date of Next Scheduled EDR Contact: 03/29/04

SPILLS: Spill List

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

Date of Government Version: 11/19/03
Database Release Frequency: Varies

Date of Last EDR Contact: 12/29/03
Date of Next Scheduled EDR Contact: 03/29/04

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: 07/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 01/26/04
Date of Next Scheduled EDR Contact: 04/26/04

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: 11/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

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.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Sites

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

Date of Government Version: 11/12/03
Database Release Frequency: Varies

Date of Last EDR Contact: 01/13/04
Date of Next Scheduled EDR Contact: 04/12/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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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Fax To: ECS Ltd.
Contact: Terron Edwards
Fax : 864-987-1615
Date: 03/16/2004

Fax From: Adrian Blackman
EDR
Phone: 1-800-352-0050

EDR PUR-IQ[®] Report

"the intelligent way to conduct historical research"

for
Oak Forest Village at Wescott Plantation
Wescott Boulevard
North Charleston, SC 29456
Lat./Long. 32.94200 / 80.14570
EDR Inquiry # 01147022.1r

The EDR PUR-IQ report facilitates historical research planning required to complete the Phase I ESA process. The report identifies the *likelihood* of prior use coverage by searching EDR's proprietary historical source(s) database comprising nationwide information on: city directories, fire insurance maps, aerial photographs, historical topographic maps, flood maps and National Wetland Inventory maps.

Potential for EDR Historical (Prior Use) Coverage - Coverage in the following historical information sources may be used as a guide to develop your historical research strategy:

- 1. City Directory:** Coverage may exist for portions of Dorchester County, SC.
- 2. Fire Insurance Map:** When you order online any ASTM 2000 Package, or an EDR Radius Map with a Sanborn Map Search/Print, you receive site specific Sanborn Map coverage information at no charge.
- 3. Aerial Photograph:** Aerial photography coverage may exist for portions of Dorchester County. Please contact your EDR Account Executive for information about USGS photos available through EDR.
- 4. Topographic Map:** The USGS 7.5 min. quad topo sheet(s) associated with this site:
Historical: Coverage exists for DORCHESTER County
Current: Target Property: 32080-H2 Stallville, SC

EDR's network of professional researchers, located throughout the United States, accesses the most extensive national collections of city directory, fire insurance maps, aerial photographs and historical topographic map resources available for North Charleston, SC. These collections may be located in multiple libraries throughout the country. To ensure maximum coverage, EDR will often assign researchers at these multiple locations on your behalf. Please call or fax your EDR representative to authorize a search.



EDR - HISTORICAL SOURCE(S) ORDER FORM

ECS Ltd.
Terron Edwards
Account # 1165711

Oak Forest Village at Wescott Plantation
Wescott Boulevard
North Charleston, SC 29456
DORCHESTER County
Lat./Long. 32.94200 / 80.14570
EDR Inquiry # 01147022.1r

Should you wish to change or add to your order, fax this form to your EDR account executive:

Adrian Blackman
Ph: 1-800-352-0050 Fax: 1-800-231-6802

<u>Product</u>	<u>Standard Price**</u>	<u>Standard Turnaround time</u>
___ Historical Topographic Map(s)	ALL AVAIL. YRS \$45/95	3 - 5 BUSINESS DAYS
___ Current Topographic Map(s)*	\$30 EACH	3 - 5 BUSINESS DAYS
___ City Directory Abstract	SEARCH/ABSTRACT \$45/95	3 - 5 BUSINESS DAYS
___ Fire Insurance Map Search/Abstract	SEARCH/ABSTRACT \$45/95	3 - 5 BUSINESS DAYS
___ Sanborn Map Search/Print		
___ with Radius Map	SEARCH/PRINT \$15/75	2 - 3 BUSINESS DAYS
___ a la carte	SEARCH/PRINT \$45/125	2 - 3 BUSINESS DAYS
___ Aerial Photograph Search Summary	\$49	48 HOURS
___ Aerial Photograph Prints (1 photo per decade, where available)		
___ Digital Copies	CA,MI \$145, OTHER \$95	3 - 5 BUSINESS DAYS
(AL,AZ,CA,CO,CT,DC,DE,FL,GA,IL,IN,KS,MA,MD,MI,MN,MO)		
(NC,NJ,NY,OH,OK,OR,PA,SC,TN,TX,UT,VA,WA,WI)		
___ USGS Aerial 5 Package	\$225	15+ BUSINESS DAYS
___ USGS Aerial 3 Package	\$165	15+ BUSINESS DAYS
___ Telephone Interviews	\$95	3 - 5 BUSINESS DAYS
___ Expanded Telephone Interviews	\$145	5 BUSINESS DAYS
___ Historical Shopping Center Occupant Report		
___ with Radius Map	\$245	5 - 7 BUSINESS DAYS
___ a la carte	\$295	5 - 7 BUSINESS DAYS
___ Flood Insurance Maps (FEMA)	\$95	3 - 5 BUSINESS DAYS
___ Flood Prone Maps	\$95	3 - 5 BUSINESS DAYS
___ Chain of Title Search		CALL EDR
___ NJ MacRae's Industrial Directory Search (New Jersey)		CALL EDR
___ with Radius Map	\$150	
___ a la carte	\$195	

Shipping:

___ Email (Text Reports/Abstracts)	No charge	
___ Express, Next Day Delivery	\$15	RUSH SERVICE IS AVAILABLE
___ Express, Second Day Delivery	\$10	
___ Express, Next day Delivery	Customer Account	Acct # _____
___ Express, Second Day Delivery	Customer Account	Acct # _____
___ U.S. Mail	\$5	

*May be ordered directly from FASTMAPS at 1-800-426-8676. The cost is \$5.50 each map, plus shipping, plus \$5 handling for orders less than 5 maps.

**Special pricing, depending on volume, may exist for your account.

Thank you



"Linking Technology with Tradition"

Sanborn® Map Report

Ship To: Terron Edwards
ECS Ltd.
1148 Woodruff Road
Greenville, SC 29607

Order Date: 3/16/2004 **Completion Date:** 3/17/2004
Inquiry #: 1147022.2s
P.O. #: 14-2239
Site Name: Oak Forest Village at Wescott Plantation

Customer Project: 14-2239
1165711HOW 864-987-1610

Address: Wescott Boulevard
City/State: North Charleston, SC 29456
Cross Streets: Dorchester 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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APPENDIX III
SITE PHOTOGRAPHS



Photo 1: View of the subject site along Wescott Blvd. looking north from the subdivision entrance.



Photo 2: View of the subject site along Wescott Blvd. looking south from the subdivision entrance.



Photo 3: View of the entrance to Oak Forest Village, looking west from Wescott Blvd.



Photo 4: View of Coosaw Creek that traverses the southeastern portion of the subject site, looking west.



Photo 5: The newly created detention pond in the southeastern portion of the site, looking northwest.



Photo 6: A view across the central portion of the subject site, looking north.



Photo 7: Typical view of the remaining wooded areas on the subject property, looking south.



Photo 8: A view of the street under construction in the western portion of the site, looking north.



Photo 9: View of the cleared northern portion of the property, looking south from the woodland buffer.



Photo 10: A view of the northeastern cleared portion of the subject property, looking west.



Photo 11: A view across the central portion of the site, looking west.



Photo 12: View of the subject site along the western frontage of Wescott Blvd., looking south.

APPENDIX IV

RESUMES