

Modified Environmental Assessment

Project Name: Carver Grove Project ID#: _____

Project Location (including specific site address): 1204 Carver St, Myrtle Beach, SC 29577

Estimated total project cost: \$ 1,005,000.00

Applicant [24 CFR 58.2(a)(5)]: Housing Authority of Myrtle Beach

Applicant Address: 605 10th Avenue North, Myrtle Beach, SC 29577

Project Representative: Sharon Forrest Telephone #: 8439181527

Preparer of this EA: J.N. Pease Environmental Group, LLC Date EA Prepared: July 2015

Responsible Entity [24 CFR 58.2(a)(7)]: _____

Certifying Officer [24 CFR 58.2(a)(2)]: _____

Conditions for Approval: List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements. [24 CFR 58.40(d), 40 CFR 1505.2(c)]

1) SHPO concurs with the project, but has requested to be notified in the event archaeological materials are encountered during construction.

2) THPO has been notified and concurrence is anticipated. THPO routinely requests to be notified in the event Native American and/or human remains are located during ground disturbance activities. THPO response will be provided to State Housing Finance & Development Authority upon receipt.

3) OCRM response is pending. A request for a Determination of Consistency has been submitted to SCDHEC Office of Ocean & Coastal Resource Management. Concurrence from OCRM is anticipated because project site was previously developed for residential use. OCRM response will be provided upon receipt.

FINDING: [58.40(g)]

Finding of No Significant Impact
(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact
(The project may significantly affect the quality of the human environment)

Preparer Signature:  Date Signed: July 21, 2015

Name/Title/Agency (Company): James Pease/President/J.N. Pease Environmental Group, LLC

RE Approving Official Signature:  Date Signed: 8/11/15

Name/Title/Agency: Tom Brooks

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

HOME Tax Credit Application: The purpose of the project is to provide affordable housing options for area residents in Myrtle Beach, South Carolina. The proposed project will involve the construction of two buildings each containing four apartments within an established residential community. The property is zoned MU-MD (Mixed Use – Medium Density).

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The applicant has proposed to construct eight, one-bedroom apartments contained in two buildings. Two units in each building will be handicapped accessible. Four of the units will be designated for homeless veterans and their families utilizing Veterans Administration Supportive Housing Vouchers (VASH) project based assistance. The project site is located along Carver Street and within a MU-MD (Mixed Use – Medium Density) community in Myrtle Beach, South Carolina.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project area is presently characterized by several existing single family dwellings and cleared land located within an established residential area. Property surrounding the project site consists of established single-family residential developments. The project area is zoned for MU-MD (Mixed Use – Medium Density) and multi-family residential use is permitted. It is highly likely that the site property will eventually be developed for residential land use in the absence of this project.

HOME Environmental Statutory Checklist

Directions: Insert "A" in the Status Column when the proposal, by its scope and nature, does not affect the resources under consideration; OR "B" if the project triggers formal compliance consultation procedures or requires mitigation. Record the determinations made regarding each listed statute, executive order, or regulation. Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact and page references as well as conditions, attenuation or mitigation measures required. Attach compliance or consistency documentation to this form.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Determination & Source Documentation
Historic Preservation [36 CFR Part 800] http://www.state.sc.us/scdah/histrcpl.htm	A	No historic properties affected. Concurrence letter received from SHPO and dated June 19, 2015 (see Exhibit 1).
Floodplain Management [24 CFR 55, Executive Order 11988] www.fema.gov/business/nfip/fmapinfo.shtml	A	The site is not located within a floodplain. Flood Insurance Rate Map (FIRM) Panel #45051C0684 H (effective 08-23-99) indicates the project site is located within Zone X; outside 100-year flood zone (see Exhibit 2).
Wetland Protection [Executive Order 11990] http://wetlandsfws.er.usgs.gov/NWI/index.html	A	A review of the National Wetlands Inventory Map indicates no wetlands are located on the project site (see Exhibit 3).

Coastal Zone Management Act [Sections 307(c), (d)] http://www.scdhec.net/environment/ocrm/	A	The project site is located within a South Carolina designated coastal county. A request for "Determination of Consistency" was submitted to OCRM on July 9, 2015 (see Exhibit 4). Project site previously developed.
Sole Source Aquifers [40 CFR 149]	A	Sole source aquifers are not present in SC. No further action required.
Endangered Species Act [50 CFR 402]	A	The project site falls under the United States Fish & Wildlife Service (USFWS) "blanket concurrence". The proposed construction of new housing will not expand into previous undeveloped areas (see Exhibit 5).
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	Site not located in Oconee County.
Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93] www.hud.gov/offices/cpd/environment/review/cleanair.cfm	A	Site not located in York County (see Exhibit 6).
Farmland Protection Policy Act [7 CFR 658] http://www.sc.nrcs.usda.gov/ http://www.topozone.com/	A	Site soils are classified as Centenary fine sand and Leon loamy finesand; neither of which are designated as prime farmland. (see Exhibit 7).
Environmental Justice [Executive Order 12898] http://www.ejnet.org/ej/	A	EPA Enviromapper confirms no known environmental conditions exist that have caused a disproportional affect to the project area (see Exhibit 8).
HUD ENVIRONMENTAL STANDARDS		
Noise Abatement and Control [24 CFR 51B] www.hud.gov/offices/cpd/environment/review/noise.cfm	A	HUD Noise Evaluation results in an acceptable Combined DNL of 4.77 decibels (see Exhibit 9). HUD noise evaluation worksheets provided
Explosive and Flammable Operations [24 CFR 51C] www.hud.gov/offices/cpd/environment/review/explosive.cfm	A	No ASTs were visible from the project site during a site visit conducted in June 2015. A site location map and the completed Thermal and Explosive Hazards Checklist are provided (see Exhibit 10).
Hazardous, Toxic or Radioactive Materials & Substances [24 CFR 58.5(i)(2)] www.hud.gov/offices/cpd/environment/review/hazardous.cfm	A	A Phase I ESA completed by J.N. Pease Environmental Group, LLC in July 2015 did not identify evidence of recognized environmental conditions. Excerpts from the Phase I report are provided (see Exhibit 11).
Airport Clear Zones and Accident Potential Zones [24 CFR 51D] www.hud.gov/offices/cpd/environment/review/qa/airport.cfm	A	Myrtle Beach International Airport is approximately 3 miles from Carver Grove Site. Approach map shows that site is not located within an Accident Potential Zone (see Exhibit 12).
OTHER STATUTES CHECKLIST		OTHER FEDERAL AUTHORITIES
Clean Water Act [33 USC 1251 <i>et seq.</i>]	A	No wetlands are mapped at the project site. (see Exhibit 3)
The Resource Conservation & Recovery Act [40 CFR 240-271]	A	The project is not anticipated to generate any hazardous waste.
Fish & Wildlife Coordination Act [16 USC 661 <i>et seq.</i>]	A	Proposed project satisfies the criteria for USFWS "blanket concurrence"(see Exhibit 5). No adverse effect anticipated.
STATE & LOCAL STATUTES (not an exhaustive list)		
Storm Water and Sedimentation [Storm Water Management and Sediment Reduction Act of 1991]	A	Appropriate storm-water management and sediment/erosion control plans should be submitted to SCDHEC and/or local officials prior to construction.
Ground Water Use Permitting [Ground Water Use and Reporting Act of 1976]	A	The requirement to obtain a groundwater use permit is not anticipated for this project.
Drinking Water Protection [State Safe Drinking Water Act of 1976]	A	Appropriate permits will be obtained from SCDHEC and the local water authority prior to connection to the public water supply.

Environmental Assessment Checklist

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes:

- (1) - No impact anticipated;
- (2) - Potentially beneficial;
- (3) - Potentially adverse;
- (4) - Requires mitigation;
- (5) - Requires project modification.

Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Compliance Determination & Source Documentation
Conformance with Comprehensive Plans and Zoning	2	The site zoning classification permits single-family residential development. (see Forms E37 and E38).
Compatibility and Urban Impact	2	The proposed project is compatible with surrounding development.
Slope	1	The topography of the project parcels is relatively flat and therefore no impacts are anticipated.
Erosion	1	There are no anticipated engineering restraints with respect to soils. Best Management Practices for run-off control will be employed during construction.
Soil Suitability	1	No impacts anticipated based on soil types and nature/extent of surrounding development.
Hazards and Nuisances including Site Safety	1	There are no known site hazards, traffic conflicts, neighborhood hazards/ nuisances or natural hazards associated with the project (see Form E39).
Energy Consumption	2	The project should strive to be EnergyStar compliant and incorporate LEED practices where feasible.
Noise Contribution to Community Noise Levels	1	The project will not contribute significantly to community noise levels during or after construction.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The project will not degrade ambient air quality nor will it contribute significantly to community noise pollution levels.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The project design is compatible with surrounding land use and current zoning. The proposed project is believed to represent the best intended use for the site property.

Socioeconomic	Code	Compliance Determination & Source Documentation
Demographic Character Changes	1	The proposed project is not likely to result in a negative effect on the local demographic character.
Displacement	1	The project will not cause displacement of people, businesses, institutions, or community facilities.
Employment and Income Patterns	1	Employment and income patterns will not be affected. Employment opportunities exist in close proximity to the project site.

Community Facilities and Services	Code	Compliance Determination & Source Documentation
Educational Facilities	1	Educational facilities exist in close proximity to the project site. These facilities are not likely to be adversely affected by additional populations associated with the proposed project (see Form E40).
Commercial Facilities	1	Adequate commercial facilities exist in close proximity to the project site and will potentially benefit from the proposed project (see Form E41).
Health Care	1	Adequate health care facilities are available (see Form E42).
Social Services	1	Adequate social services are available (see Form E43).
Solid Waste	1	Adequate waste collection services are available (see Form E44)
Waste Water	1	Municipal sewer service is available to the project site. Project development can be connected to the municipal sewer system (see Form E45).
Storm Water	1	
Water Supply	1	Public water supply is available to the project site. Project development can be connected to the public water system (see Form E46).
Public Safety - Police	1	There are no public safety issues associated with the project (see Form E47).
- Fire	1	There are no public safety issues associated with the project (see Form E48).
- Emergency Medical	1	There are no public safety issues associated with the project (see Form E49).
Open Space and Recreation - Open Space	1	Community and neighborhood services and opportunities are acceptable (see Form E50).
- Recreation	1	Community and neighborhood services and opportunities are acceptable.
- Cultural Facilities	1	Community and neighborhood services and opportunities are acceptable.
Transportation	1	Existing transportation infrastructure is adequate to support the project (see Forms E51 and E52).

Natural Features	Code	Compliance Determination & Source Documentation
Water Resources	1	Sufficient water resources are available to support the project.
Surface Water	1	It is anticipated that the project will not adversely affect area surface water quality.
Unique Natural Features and Agricultural Lands	1	There are no unique or natural features or agricultural lands located on the project site (see Form E53).
Vegetation and Wildlife	1	The project site is located in an urban area and is not anticipated to adversely affect existing plant and animal species.

Statutes and Regulations listed at §58.6 - Other Requirements

A. FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

(1) Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?

No; flood insurance is not required. The review of this factor is completed; skip to **B. Coastal Barrier Resource Act.**

Yes; continue to question 2.

(2) Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

No; provide a *Source Document (FEMA/FIRM floodplain zone designation, panel number, date). Review completed; skip to **B. Coastal Barriers Resource Act.**

Yes; provide a *Source Document (FEMA/FIRM floodplain zone designation, panel number, date). Continue to question 3.

(3) Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)? (This website may help www.fema.gov/business/nfip/cbrs/csc.shtm)

Yes; flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project in the amount of the total project cost. A copy of the *flood insurance policy declaration must be kept in the Environmental Review Record.

No; federal assistance may not be used in the Special Flood Hazards Area. This project cannot be environmentally cleared and cannot receive HOME Program funds.

B. COASTAL BARRIERS RESOURCES ACT

(1) Is the project located in a coastal barrier resource area?

No; cite *Source Documentation. Review completed; skip to **C. Airport Runway Clear Zones and Clear Zones Disclosures.**

Yes; federal assistance may not be used in such an area. This project cannot be environmentally cleared and cannot receive HOME Program funds.

C. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

(1) Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?

No; cite *Source Documentation. Project complies with 24 CFR 51.303(a)(3).

Yes; *disclosure statement must be provided to buyer and a copy of the signed disclosure statement must be maintained in this project's Environmental Review Record (ERR).

Summary of Findings and Conclusions

Alternatives to the Proposed Action

Alternatives and Project Modifications Considered: [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.

JPEG is not aware of the applicant's site/land selection criteria, but presumes location, zoning, land value, sale price, etc... were factored into the process. The proposed project is consistent with current zoning and is compatible with surrounding land use and therefore is believed to represent the best intended use for the property. There are no significant negative impacts anticipated with this project and it is likely the property will eventually be developed for a related residential use if the proposed project does not take place.

No Action Alternative: [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

If the proposed project does not take place, then it is probable that the property will eventually be developed similar to surrounding property which consists of single-family residential development. The impacts from an alternative development would not be expected to vary significantly from the current proposed project.

Mitigation Measures Recommended: [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

- 1) LEED building design and construction practices should be incorporated into the project as feasible.

Additional Studies Performed (Attach studies or summaries):

Phase I Environmental Site Assessment, summary provided in Exhibit 11; complete report provided to client.

List of Sources, Agencies and Persons Consulted: [40 CFR 1508.9(b)]

SC SHPO, USFWS, FEMA, NRCS, EPA, Horry County, City of Myrtle Beach public safety and public service agencies (i.e. police, fire, assessor, etc...), U.S. Census Bureau, USEPA, and Phase I ESA prepared by J.N. Pease Environmental Group, LLC dated July 2015.

Attach appropriate source documentation to this form before submitting to the Authority.



REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT

CARVER GROVE
(HOUSING AUTHORITY OF MYRTLE BEACH)
1204 CARVER STREET
MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

Prepared For:

SOUTH CAROLINA STATE HOUSING
FINANCE & DEVELOPMENT AUTHORITY
300-C OUTLET POINTE BOULEVARD
COLUMBIA, SOUTH CAROLINA 29210

Prepared By:

J. N. PEASE ENVIRONMENTAL GROUP, LLC
1514 MATHIS FERRY, SUITE 208
MOUNT PLEASANT, SOUTH CAROLINA 29464
(843) 345-4765

JULY 21, 2015

JPEG PROJECT #2079-15



July 21, 2015

South Carolina State Housing Finance & Development Authority
Attn: Mr. Tom Brooks
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

**Subject: Carver Grove (Housing Authority of Myrtle Beach)
1204 Carver Street
Myrtle Beach, Horry County, South Carolina
JPEG Project #2079-15**

Dear Mr. Brooks:

J. N. Pease Environmental Group, LLC (JPEG) appreciates the opportunity to submit this Report of Phase I Environmental Site Assessment (ESA) for the above referenced property. The Phase I ESA was completed in accordance with the American Society for Testing and Materials (ASTM) *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13*. The report and associated inquiry procedures meet the objectives and performance factors established by the Standards and Practices for All Appropriate Inquiries (AAI), Final Rule published in 40 CFR Part 312.

This report presents project information, which includes survey procedures and limitations, along with our findings, conclusions and recommendations. I appreciate your selection of JPEG for this project and would value the opportunity to be of continued service when a future need arises. If you have any questions, please do not hesitate to contact me. My direct number is (843) 345-4765.

Sincerely,
J. N. PEASE ENVIRONMENTAL GROUP, LLC

Mr. Steve McNulty
Project Manager

James N. "Jay" Pease, IV, REM #10923
President/Registered Environmental Manager

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EXECUTIVE SUMMARY

PROPERTY NAME: Carver Grove (Housing Authority of Myrtle Beach)

LOCATION: 1204 Carver Street, Myrtle Beach, Horry County, South Carolina

This executive summary is provided for convenience and should not substitute for review of the complete report, including all attachments. Based on the data collected during the assessment, our findings and conclusions are summarized as follows:

Environmental Conditions	Acceptable	Further Research	Sampling and Testing
Site Regulatory Status	Yes	Not Recommended	Not Recommended
Off-Site Listed Facilities	Yes	Not Recommended	Not Recommended
Site Use History	Yes	Not Recommended	Not Recommended
Present Site Use	Yes	Not Recommended	Not Recommended
Surrounding Land Use	Yes	Not Recommended	Not Recommended

Present Site Use: The project site is located 1204 Carver Street within an established residential neighborhood in Myrtle Beach, Horry County, South Carolina. The project site is defined by Horry County tax map number 181-03-19-012 and encompasses approximately 0.38 acres of land. The site property presently consists of an undeveloped, grassed lot with minimal tree cover.

Site Regulatory Status: The project site was not listed on the environmental regulatory databases reviewed for this assessment.

Site Use History: Our review of historical data indicates the project site consisted of undeveloped land from the late 1930s through the middle 1960s. Historical references suggest the project site was initially developed during the approximate middle 1960s and consisted of residential land use. Aerial photographs depict a single, residential-sized structure at the project site from the middle 1960s through 2014. City directory listings suggest the site structure served as a multi-tenant dwelling called Carver Apartments from approximately 1965 through 1985. More recent city directory listings suggest the site structure served as a single-family residence from approximately the late 1990s through 2010. The property structure was reportedly demolished by city officials during December 2014. There are no indications that the present or past uses of the project site have created recognized environmental conditions in relation to the site or surrounding properties.

Off-Site Listed Facilities: A query of Federal and State environmental databases was obtained from GeoSearch. Twelve (12) off-site facilities were identified on the regulatory lists within the established search radii from the project site. The identified off-site facilities do not represent a recognized environmental condition (REC) to the project site based on distance, reported regulatory information, as well as area topography and presumed direction of surface and groundwater flow. The off-site facilities are summarized below by database:

- **State Leaking Underground Storage Tanks (LUST):** Each of the twelve identified facilities was identified on the State database for leaking underground storage tanks (LUST) and located between approximately 1,400 feet and 2,500 feet from the project site. Eleven of the identified LUST facilities have been issued a status of “No Further Action” (NFA) by State regulators. An NFA status indicates that site-specific contaminant concentrations do not exceed established regulatory limits and/or that state regulators generally acknowledge that the site conditions do not pose a threat to human health or the environment. The final LUST facility, Better Brands, is located approximately 2,100 feet southwest of the project site. This facility is separated from the project site by significant urban development and several heavily traveled commercial corridors/roadways.

Surrounding Land Use: Properties surrounding the project site are generally characterized by single-family, residential development followed by a mix of commercial and residential development with limited undeveloped land.

Conclusions: This assessment has revealed the following conclusions:

- **On-Site Conclusions:** This assessment has revealed no evidence of recognized environmental conditions (REC) originating from on-site operations/observations. **Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.**
- **Off-Site Conclusions:** This assessment has revealed no evidence of recognized environmental conditions originating from off-site sources. **Further environmental assessment with respect to off-site Phase I scope considerations is not recommended at this time.**

1. INTRODUCTION

J.N. Pease Environmental Group, LLC (JPEG) appreciates the opportunity to provide environmental consulting services under contract with the South Carolina State Housing Finance & Development Authority (SCHA). JPEG has completed a Phase I Environmental Site Assessment for approximately 0.38 acres of land located at 1204 Carver Street in Myrtle Beach, Horry County, South Carolina. The project site parcel is defined by Horry County tax map number 181-03-19-012. Proposed development consists of two, four-unit apartment buildings.

The purpose of conducting this Phase I Environmental Site Assessment is to assist the purchaser in qualifying for CERCLA liability protections (i.e., the innocent landowner defense) by making “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by 42 U.S.C § 9601 (35). The report and associated inquiry procedures meet the objectives and performance factors of the Standards and Practices for All Appropriate Inquires (AAI), Final Rule published in 40 CFR Part 312. The purpose of our services was to identify recognized environmental conditions and obvious potential recognized environmental conditions in connection with the property, based on readily available information and site observations.

1.1 BACKGROUND

The project site is located 1204 Carver Street within an established residential neighborhood in Myrtle Beach, Horry County, South Carolina. The project site encompasses approximately 0.38 acres of land and is characterized by a vacant lot.

JPEG was retained to conduct a Phase I Environmental Site Assessment of the subject property to provide documentation required for a potential real estate transaction and associated financing involving the project site. Completion of the Phase I report is also intended to assist the client in qualifying for the bona fide prospective purchaser exception, the contiguous property exception, and/or the innocent landowner defense to CERCLA by making “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by 42 U.S.C § 9601 (35). The assessment was designed to provide an objective, independent, and professional opinion of the potential environmental risks, if any, associated with the project site.

1.2 PROCEDURES

The Phase I Environmental Site Assessment was performed using procedures as documented by American Society for Testing and Materials (ASTM) specification ASTM E 1527-13 and by Standards and Practices for All Appropriate Inquiries (AAI), Final Rule published in 40 CFR Part 312. The following services were provided for the assessment:

- A qualitative hydrogeologic evaluation of the site and vicinity using both published topographic and geologic maps and area observations to characterize the area drainage.
- A review of selected available documents, maps, aerial photographs and interviews with knowledgeable persons to evaluate present and past land uses.
- A review of selected environmental lists published by federal agencies, state agencies, recognized tribal groups, and/or local organizations to determine if the site or nearby properties are listed as having a present or past environmental problem, are under investigation, or are regulated by state or federal environmental regulatory agencies.
- A site and adjacent property reconnaissance for obvious indications of present or past activities that have or could have contaminated the site.
- An on-site limited polychlorinated biphenyl (PCB) survey consisting of a visual reconnaissance for fluid-containing major electrical devices (transformers and capacitor banks), excluding fluorescent light ballasts.
- Preparation of this report that presents our findings and conclusions. Although the same information is presented, JPEG's standard report format varies from the ASTM outline. Supporting research documents not included in the attached appendices can be provided upon request.

1.3 QUALIFICATIONS

The findings and opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at substantially later dates. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted. This assessment included a review of documents prepared by others and it must be recognized that JPEG has no responsibility for the accuracy of information contained therein.

Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at the site. This could require additional exploratory work, including environmental sampling and laboratory analysis.

ASTM E 1527-13 defines a “recognized environmental condition” as: “*the presence or likely presence of any hazardous substances or petroleum products in on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment*”. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Similarly, the objective of an environmental investigation under the AAI Rule is to “*identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property*”.

2. SITE SETTING

Understanding of a site's physical setting is important to the recognition of environmental impacts to the property.

2.1 GENERAL DESCRIPTION

The project site is located 1204 Carver Street within an established residential neighborhood in Myrtle Beach, Horry County, South Carolina (Figure 1, Appendix A). The project site is defined by Horry County tax map number 181-03-19-012 and encompasses approximately 0.38 acres of land. The site property presently consists of an undeveloped, grassed lot with minimal tree cover. Representative photographs of the project site are provided in Appendix B (see Photographs 1 to 5). Properties surrounding the project site are generally characterized by single family residential development followed by a mix of commercial and residential development with limited undeveloped land.

2.2 HYDROGEOLOGY

A consideration of surface and subsurface drainage and geology are of interest since they provide an indication of the direction that contamination, if present on or off the site, could be transported. It was not the purpose of this study to evaluate the geotechnical conditions of the site or to assess engineering/geological concerns such as foundation conditions, faulting, or subsidence. JPEG reviewed the following information with regard to the development of the presumed local and regional geology and hydrogeology of the site and surrounding area:

- United States Geological Survey (USGS) Topographic Map, 7.5-minute series, Myrtle Beach, South Carolina Quadrangle, dated 1994 (Figure 2, Appendix A);
- Geologic Map of South Carolina Coastal Plain, dated 1983, University of South Carolina, Department of Geology;
- Groundwater Atlas of the United States, Hydrologic Investigations Atlas 730-G, Segment 6, Alabama, Florida, Georgia, and South Carolina, dated 1990, published by the USGS;
- Soil Survey for Horry County, South Carolina (Map Sheet 83), published by the United States Department of Agriculture (USDA) Soil Conservation Service and issued in November 1986.

2.2.1 Geologic Setting

The site is situated in the Atlantic Coastal Plain Physiographic Province. The Atlantic Coastal Plain Physiographic Province generally extends seaward from the Fall Line, where it lies in contact with the Piedmont physiographic province, to the Atlantic Ocean. Sands, silts, and clays of recent geologic age immediately underlie the site. Surface soils are underlain at depth by much older marine sediments consisting of the Cooper Formation, a relatively impervious marine silt or marl. Extensive deposits of very weakly consolidated silts and clays, often of great depth, border rivers and harbors along the coast.

The Soil Survey for Horry County, South Carolina classifies the majority of site soils as Leon fine sand (Le). The Leon series soils are described as poorly drained, rapidly to moderately rapidly permeable soils found in coastal plain sand sediments. The major soil properties include, but are not limited to, rapid to moderately rapid permeability and low available water capacity.

2.2.2 Surface Drainage

Surface drainage patterns within the Lower Coastal Plain typically mimic the surface topography and indicate the direction contaminants would be transported by surface water or ground water. Based on a review of the USGS topographic maps for Myrtle Beach, South Carolina (refer to Figure 2), and our site reconnaissance, the surface drainage presumably flows to the general east towards the Atlantic Ocean. The average topographic elevation across the project site is approximately 10 feet above mean sea level (MSL).

2.2.3 Groundwater

In the Atlantic Coastal Plain Physiographic Province, ground water in the shallow aquifer generally occurs under water table conditions and is stored in the overlying mantle of alluvial and fluvial soils. Recharge to the water table is primarily by precipitation infiltrating the upper soils and percolating downward, under the influence of gravity, to the ground-water table. Typically, the water table is not a level surface, but a subdued reflection of the land surface. Also, the depth to the water table is variable, being dependent on many factors that include: the amount of rainfall, the permeability of the in place soils, tidal fluctuations, and the amount of the ground water being pumped in the area.

Ground water generally flows in directions subparallel to the ground surface slopes and under the influence of gravity towards points of discharge such as creeks, swamps, drainage swales, or pumped ground water wells. Based on our review of the topographic maps, our site observations, and for the purposes of the report, we interpret the overall natural ground-water flow direction across the site to be generally east towards the Atlantic Ocean. Subsurface drainage from this site would be expected to flow generally east. For the purposes of this report, areas to the general west are considered potentially upgradient, areas to general east are considered downgradient, and areas to the general north and south are considered cross-gradient relative to the site. The direction of ground-water flow cannot be accurately determined without on-site measurements, a task which was beyond the scope of this assessment.

3. REGULATORY INFORMATION

JPEG personnel contacted personnel with the Myrtle Beach Fire Department regarding environmental incidents (i.e., HAZMAT) that may have occurred at the project site or in the immediate surrounding area. To the best of the Department's knowledge, no emergency responses to incidents of environmental significance have been made to the site or the immediate surrounding area.

JPEG conducted a search of regulatory information provided by GeoSearch, a summary of which is provided in Appendix C. This regulatory records search is based on information published by State and Federal regulatory agencies and is used to evaluate if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those sites, which are known to the regulatory agencies at the time of publication to be 1) contaminated, 2) in the process of evaluation for potential contamination, or 3) regulated.

3.1 EPA NATIONAL PRIORITY LIST (NPL)

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the Environmental Protection Agency (EPA) National Priorities List (NPL) of federal "superfund" sites. These are the contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA. The following information was found on the NPL database dated October 2013:

- The subject property does not appear on the NPL database.
- No facilities were identified on the NPL database within a one-mile radius from the subject property.

3.2 EPA *DELISTED* NATIONAL PRIORITY LIST (DNPL)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) established the criteria that EPA uses to delete sites from the NPL. Provisions of the NCP state that sites may be deleted from the NPL where no further response is appropriate. The following information was found on the *Delisted* NPL database dated October 2013:

- The subject property does not appear on the *Delisted* NPL database.
- No facilities were identified on the *Delisted* NPL database within a one-half mile radius from the subject property.

3.3 EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

The EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies documented and suspected contamination sites throughout the nation which were not ranked high enough to be listed on the NPL. The following information was found on the CERCLIS list dated October 2013:

- The subject property does not appear on CERCLIS database.
- No facilities were identified on the CERCLIS list within a one-half mile radius from the subject property.

3.4 EPA CERCLIS NO FURTHER REMEDIAL ACTION PLANNED (NFRAP) LIST

NFRAP sites represent “archived” site that the EPA has removed from the inventory of CERCLIS sites. Archived status indicates that to the best of EPA’s knowledge, assessment at a site has been completed and the EPA has determined that no further steps will be taken to list the site on the NPL. This status does not necessarily mean that there is no hazard associated with a given site; it only means that based on available information, the location is not judged to be a potential NPL site. The following information was found on the CERCLIS NFRAP database dated October 2013:

- The subject property does not appear on CERCLIS NFRAP database.
- No facilities were identified on the CERCLIS NFRAP list within a one-half mile radius from the subject property.

3.5 EPA RESOURCE CONSERVATION & RECOVERY INFORMATION SYSTEM (RCRIS) LIST

RCRIS is the EPA database of facilities that generate, transport, treat, store, or dispose of hazardous wastes. Generators and transporters are found on the RCRIS list of Notifiers.

Treatment, Storage, and Disposal facilities are found on the RCRIS TSD list, and TSD facilities requiring corrective actions are found on the CORRACTS list.

The following information was found on the RCRIS Notifiers List, dated February 2015:

- The subject property does not appear on the RCRIS Notifiers (generators/transporters) list.
- No facilities were identified on RCRIS database as a hazardous waste generator facility.

The following information was found on the RCRIS TSD list, dated February 2015:

- The subject property does not appear on the RCRIS non-CORRACTS TSD list.
- No facilities were identified on the RCRIS non-CORRACTS TSD list within a one-half mile radius from the subject property.

The following information was found on the TSD CORRACTS list, dated February 2015:

- The subject property does not appear on the RCRIS CORRACTS TSD list.
- No facilities were identified on the RCRIS CORRACTS TSD list within a one-mile radius from the subject property.

3.6 EPA EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The EPA Emergency Response Notification System (ERNS) list is a list of hazardous material and petroleum spills reported to various State agencies. The specified ASTM search distance for the ERNS database is limited to the subject property. The following information was found on the ERNS list, dated February 2015:

- The subject property does not appear on the ERNS list.

3.7 EPA ENGINEERING CONTROL (EC) AND INSTITUTIONAL CONTROL (IC) REGISTRIES

The EPA maintains a listing of sites with engineering controls and/or institutional controls in place at a given site. Engineering Controls (ECs) include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional Controls (ICs) include administrative measures such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation requirements intended to prevent exposure to contaminants remaining on site. (Deed restrictions are generally required as part of ICs.) The following information was found on the EC and IC registries dated January 2015:

- The subject property does not appear on Federal EC or IC registries
- No facilities were identified on Federal EC or IC registries located adjacent to the subject property.

3.8 STATE LANDFILL LIST

Lists of active and inactive landfills, artificial fills, disposal sites, and solid waste facilities are maintained by the South Carolina Department of Health and Environmental Control (SCDHEC). The landfill listings include known non-permitted landfills or dumps as well as an inventory of solid waste facilities. The following information was found on the Landfill list, dated February 2014:

- The subject property does not appear on the landfill list.
- No facilities were identified on the State landfill database and located within a one-half mile radius from the subject property.

3.9 STATE LEAKING UNDERGROUND STORAGE TANK (LUST) LIST

The State Leaking Underground Storage Tank (LUST) list identifies UST systems within the state of South Carolina which have reported releases of UST contents. This list is maintained by SCDHEC. The following information was found on the LUST list, dated March 2015:

- The subject property does not appear on the LUST list.

- Twelve (12) facilities were identified on the State LUST database within a one-half mile radius of the project site. A tabular summary of the identified facilities is provided in Appendix C. The LUST facilities were plotted between approximately 1,400 and 2,500 feet of the project site. Eleven of the identified LUST facilities have been issued a status of “No Further Action” (NFA) by State regulators. An NFA status indicates that site-specific contaminant concentrations do not exceed established regulatory limits and/or that state regulators generally acknowledge that the site conditions do not pose a threat to human health or the environment. Details are provided for the single LUST facility that has not been issued an NFA status:
 - Better Brands (908 Jackson Street) was identified approximately 2,100 feet southwest of the project site. The facility is defined by UST Permit #5031. A petroleum release was confirmed at this facility in December 1991. The facility was confirmed to fall under the jurisdiction of the State Underground Petroleum Environmental Response Bank (SUPERB) program, thus a responsible party has been identified and the facility is eligible to receive State funding for future site rehabilitation activities. The site classification under SUPERB is 3AC. Based upon SCDHEC’s RBCA Site Priority Classification System, this lower priority ranking (i.e., 3AC) suggests “ Sensitive habitats or surface water exist < 1 year ground water travel distance down gradient.” This facility is separated from the project site by significant urban development including several multilane roads. Ground water from this facility would tend to flow south, away from the project site. Potential petroleum contamination originating from this facility would not be expected to impact the project site. Additional assessment at this LUST site is pending the authorization and release of additional funds from the SUPERB program. Based the distance and direction from the project site, area topography and presumed gradient, reported regulatory information, and/or the extent of intervening urban development, the Better Brands facility does not represent a recognized environmental condition to the project site. During the off-site reconnaissance, the location of this LUST facility was observed as an active beverage distribution warehouse (Photograph 6, Appendix B).

3.10 STATE UNDERGROUND STORAGE TANK (UST) LIST

The State Underground Storage Tank (UST) list is a listing of petroleum storage tank systems, which are registered with the SCDHEC. The following information was found on the UST list, dated April 2015:

- The subject property does not appear on the UST list.
- No facilities were located on the UST list located adjacent to the subject property.

3.11 STATE GROUND-WATER CONTAMINATION INVENTORY (GWCI)

The SCDHEC maintains a Ground-Water Contamination Inventory (GWCI) list. The following information was found on the GWCI list dated March 2015:

- The subject property does not appear on the GWCI list.
- One facility (Better Brands) was identified on the GWCI list within a one-half mile radius from the subject property, and cross-listed on the State LUST database. Facility details are provided in Section 3.9 of this report.

3.12 STATE HAZARDOUS WASTE SITE (SHWS)

The State Hazardous Waste Site (SHWS) list is maintained by the SCDHEC. The following information was found on the SHWS list dated February 2015:

- The subject property does not appear on the SHWS list.
- No off-site facilities were listed on the SHWS list within a one-mile radius from the site.

3.13 STATE REGISTRY FOR LAND USE CONTROLS AND ACTIVITY USE LIMITATIONS (AULS)

SCDHEC maintains a listing of sites with specified controls or legal restrictions in place at a given site. The term includes engineering controls, institutional controls, and restrictions on access, whether achieved by mean of engineered barriers (i.e., fences) or by human means (i.e., security guards). Considered altogether, the AULs for a facility provide a tool for how the property should be used in order to maintain the level of protectiveness that one or more corrective actions were

designed to achieve. The specified ASTM search distance for the AUL database is limited to the subject property. The following information was found on the State AUL registry dated May 2013:

- The subject property does not appear on the State AUL registries.

3.14 STATE VOLUNTARY CLEANUP JULY 2014 PROGRAM (VCP) DATABASE

SCDHEC maintains a listing of properties where the property owner or designated responsible party has voluntarily entered into a legally binding clean-up agreement with State and/or Federal agencies. The following information was found on the VCP database dated March 2015:

- The subject property does not appear on the VCP database.
- No facilities were listed on the VCP database within a one-half mile radius from the subject property.

3.15 STATE BROWNFIELDS SITES LISTING

The Brownfields component of the State/SCDHEC Voluntary Cleanup Program allows a non-responsible party to acquire a contaminated property with State Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation. The following information was found on the State Brownfields list dated March 2015:

- The subject property does not appear on the State Brownfields list.
- No properties were referenced on the Brownfields database within a one-half mile radius from the subject property.

3.16 INDIAN RESERVATIONS AND TRIBAL DATABASES

The United States Geologic Survey maintains mapping units of Indian administered lands of the United States that have an area equal to or greater than 640-acres. The EPA maintains databases for LUST and UST sites on Indian land by the SCDHEC. The following information was found on the Indian Reservation and LUST lists dated January 2000 and March 2015, respectively:

- The subject property is not located on designated Indian land. The subject property is not listed on Tribal environmental databases that are equivalent to the above referenced Federal and State databases.

- No designated Indian land was identified within one-mile of the subject property. No facilities were listed on Tribal environmental databases that are equivalent to the above referenced Federal and State databases.

3.17 SITE ENVIRONMENTAL LIEN SEARCH

The following information was found through a lien and title search for Horry County:

- The client did not engage JPEG to complete a formal environmental lien search for the project site. It is understood that formal title and lien documentation is being provided by other parties involved with the pending financial/real estate transaction. Formal lien search information was not provided to JPEG at the time this report was issued. Based on the information obtained by JPEG during this assessment, to include a limited review of tax and property record information, it is unlikely that an environmental lien restriction will be recorded against the project site. Please note JPEG's level of inquiry does not constitute a formal lien search.

3.18 OTHER LOCAL RECORDS

Based on the consistency of historical findings, no on-site or off-site conditions were encountered to suggest further inquiry of local records would reveal information of environmental concern to the project site.

4. SITE INFORMATION AND USE

JPEG performed a site and vicinity reconnaissance, conducted interviews, and reviewed selected historical information in order to evaluate the current and historical uses of the site and surrounding properties and to evaluate past or present activities of potential environmental conditions. The ASTM E 1527-13 standard lists the mandatory physical setting sources and specifies that the historical review should be conducted using as many sources as are practically reviewable from the initial development of the subject property or back to 1940, whichever is earlier. To comply with the ASTM standard, a reasonable attempt was made to obtain historical data from as many physical setting sources and to review historical records as far in the past as practical. The reference materials listed below are the physical setting and historical sources that were publicly available, obtainable within reasonable time and cost restraints, and practically reviewable as defined in the ASTM standard.

- USGS Topographic Map, 7.5-minute series, Myrtle Beach, South Carolina Quadrangle, dated 1994.
- Aerial Photograph dated 1986 (Map Sheet 83), obtained from the Horry County, South Carolina Soil Survey published by the USDA issued November 1986.
- Aerial Photography dated 1939, 1949, 1963, 1973, and 1981 obtained from the University of South Carolina Thomas Cooper Library located in Columbia, South Carolina.
- Aerial Photographs dated 1994, 2003, 2004, 2005, 2006, 2007, 2011, 2012, and 2014 obtained from Google Earth.
- Property Record Cards obtained at the Horry County Tax Assessor's web site (<http://www.horrycounty.org/OnlineServices/LandRecords>).
- Telephone interview with Ms. Sharon Forrest, current property owner representative.
- City Directories reviewed at the Horry County Library located in Conway, South Carolina.
- Sanborn Fire Insurance Maps were not available for the area in which the site located.

Mr. Steve McNulty conducted site and area visits on June 8, 2015. The site reconnaissance consisted of a walk through of the project grounds, and the area reconnaissance was a driving tour

conducted on public access routes. Qualifications for JPEG personnel are provided in Appendix E.

4.1 CURRENT SITE USE

The project site is located 1204 Carver Street within an established residential neighborhood in Myrtle Beach, Horry County, South Carolina. The project site is defined by Horry County tax map number 181-03-19-012 and encompasses approximately 0.38 acres of land. The site property presently consists of an undeveloped, grassed lot with minimal tree cover.

JPEG personnel conducted a telephone interview with Ms. Sharon Forrest, Operations Manager for the Housing Authority of Myrtle Beach and current property owner representative, regarding historical site information. Ms. Forrest was not aware of (1) any pending, threatened, or past litigation relevant to hazardous substances, or petroleum products in, on, or from the subject property, (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in or on or from the subject property, or (3) any notices from any governmental entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products. Additionally, user information addressing the respondent's knowledge of the potential presence of environmental concerns at the project site was documented by the completion of the ASTM user questionnaire. The client's responses did not reveal any specialized knowledge of environmental concerns at the project site or provide information to suggest that the land value of the project site deviates from reasonable market values because of the presence of environmental contamination. A copy of the ASTM questionnaire completed by the client in consultation with JPEG personnel is provided in Appendix D.

The following conditions were specifically assessed for their potential to create recognized environmental conditions.

4.1.1 Storage Tanks

Underground Storage Tanks: Visible indications of existing or former underground storage tanks (USTs) were not observed on the subject property. Ms. Forrest indicated that no underground storage tanks are currently used at the project site, and to the best of her knowledge, no underground tanks have historically been used in connection with previous or current site operations.

Aboveground Storage Tanks: Visible indications of existing or former aboveground storage tanks (ASTs) were not observed on the subject property. Ms. Forrest indicated that no aboveground storage tanks are currently used at the project site, and to the best of her knowledge, no aboveground tanks have historically been used in connection with previous or current site operations.

4.1.2 Hazardous and Petroleum Products Containers/Drums/Storage

Bulk quantities of hazardous and/or petroleum products were not observed to be used, abandoned, or discarded on the site.

4.1.3 Heating and Cooling

The project site is currently undeveloped; therefore, no heating and cooling units are located on the property. No underground heating oil tanks or indications thereof (i.e., fill ports) were observed during the site reconnaissance.

4.1.4 Solid Waste

Bulk quantities of improperly discarded solid waste debris were not observed at the project site.

4.1.5 Sewage Disposal/Septic Tanks

No evidence of septic systems was observed on the site. The project site is served by a public sewer system.

4.1.6 Hydraulic Equipment

No hydraulic equipment was observed at the site.

4.1.7 Contracted Maintenance Services

Contracted maintenance services are not routinely performed at the site.

4.1.8 Electrical Transformers

No electrical transformers were observed on the project site.

4.1.9 Water Supply and Wells

The project site is served by a municipal water supply. No irrigation wells, potable water wells or monitoring wells were observed on the project site.

4.1.10 Drains and Sumps

No chemical drains or sumps were observed at the project site.

4.1.11 Pits, Ponds, Lagoons, and Surface Waters

No pits, ponds, lagoons or major/named surface water were present at the project site.

4.1.12 Stressed Vegetation

Visible indications of stressed vegetation were not observed on the project site.

4.1.13 Odors

There were no obvious strong, pungent, or noxious odors noted during the site reconnaissance.

4.1.14 Dry Cleaning

Dry cleaning operations are frequently sources of recognized environmental conditions due to the chlorinated solvents used in the cleaning process. No dry cleaning operations were observed on the site.

4.1.15 Other Observations

No other areas or conditions of concern were observed during this assessment. No additional services/non-scope considerations as defined by ASTM E1527-13 in Section 13.1.5 were requested as part of this assessment.

4.2 PAST SITE USE

JPEG personnel reviewed aerial photographs, topographic maps, tax records, city directories and conducted interviews to gather historical information about the site and surrounding area. Our review of historical data indicates the project site consisted of undeveloped land from the late 1930s through the middle 1960s. Historical references suggest the project site was initially

developed during the approximate middle 1960s and consisted of residential land use. Aerial photographs depict a single, residential-sized structure at the project site from the middle 1960s through 2014. City directory listings suggest the site structure served as a multi-tenant dwelling called Carver Apartments from approximately 1965 through 1985. More recent city directory listings suggest the site structure served as a single-family residence from approximately the late 1990s through 2010. The property structure was reportedly demolished by city officials during December 2014. There are no indications that the present or past uses of the project site have created recognized environmental conditions in relation to the site or surrounding properties.

Aerial Photographs: The project site is depicted as wooded and/or cleared undeveloped land in the aerial photographs dated 1939 through 1963. The project site is developed with one residential-sized building in aerial photography dated 1973 through 2014. Copies of aerial photographs dated 1974 and 2014 are provided in Appendix A as Figures 3 and 4, respectively. No evidence of recognized environmental conditions can be inferred from the available aerial photographs.

USGS Topographic Map: The project site is shaded red on the area topographic map dated 1994 suggesting the site area was characterized as urban land. No structures are depicted on the project site. No evidence of recognized environmental conditions can be inferred from the area topographic maps.

Tax Records: The county tax records list the Housing Authority of Myrtle Beach as the current property owner of the project site parcel. No previous owners are listed in the available on line property records. Ms. Forrest indicated the Housing Authority purchased the parcel during the summer of 2014. No evidence of recognized environmental conditions can be inferred from the list of recorded property owners.

City Directories: City directories were reviewed at the Horry County Public Library located in Conway, SC. The project site is identified by a physical street address of 1204 Carver Street. The City Directory findings for the site address are provided in the table below:

City Directory Year	1204 Carver Street
2015	Not Listed

2010	Residence
2005	Residence
1999	Residence
1995	Residence
1990	Not Listed
1985	Not Listed
1980	Carver Street Apartments
1975	Carver Street Apartments
1972	Carver Street Apartments
1965 (earliest available)	Carver Street Apartments

Sanborn Maps: Sanborn Maps were not available for the area in which the site is located.

It is JPEG's opinion that the historical resources reviewed for this assessment provided consistent conclusions with regards to general historical site use and timeframes.

4.3 CURRENT AND PAST SURROUNDING LAND USE

Nearby property usage could potentially impact the surface and subsurface conditions of a property. Developing a history of past to present uses or occupancies can provide an indication of the likelihood of recognized environmental conditions. Information regarding surrounding land use is noted in the following sections.

4.3.1 North

Property to the north is generally considered to be topographically cross-gradient in relation to the project site. The project site is bordered to the general north by residential development along Carver Street and other area secondary roads.

Property located north of the project site is predominantly depicted as undeveloped land in aerial photography dated 1939 through 1949. Initial signs of development in the this area are first depicted in photography dated 1963. Gradually increasing residential development is depicted in aerial photographs dated 1963 through 1981. Property located north of the project site is developed similar to present day conditions in aerial photography dated 1973 through 2014.

4.3.2 South

Property to the south is generally considered to be topographically cross-gradient in relation to the project site. The project site is bordered to the general south by a power line right of way, followed by mixed residential and commercial development located along North Oak Street and fairly dense commercial development along Highway 17.

With the exception of sparse development along the Atlantic Ocean coastline, property located south of the project site is predominantly depicted as undeveloped land in aerial photography dated 1939. A gradual increase in the density of development is depicted south of the project site in aerial photography dated 1949 through 1973. Property located south of the project site is developed similar to present day conditions in aerial photography dated 1981 through 2014.

4.3.3 East

Property to the east is generally considered to be topographically down-gradient in relation to the project site. The site is presently bordered to the general east by residential development located along Carver Street and other area secondary roads, followed by relatively dense commercial and light industrial development along North Oak Street and other area roads. The Atlantic Ocean is located approximately one-half mile east of the project site.

Property located east of the project site is primarily depicted as undeveloped wooded and cleared lands in aerial photography dated 1939 through 1949 with limited development along the Atlantic Coast. A gradual increase in the density of development is depicted east of the project site in aerial photography dated 1963 through 1973. Property located south of the project site is developed similar to present day conditions in aerial photography dated 1981 through 2014.

4.3.4 West

Property to the west is generally considered to be topographically up-gradient in relation to the project site. The site is presently bordered to the general west by several vacant lots and a church followed by residential development along Carver Street and other area secondary roads. Property located further west include light commercial/industrial development along Mr. Joe White Avenue.

Property located west of the project site is primarily depicted as undeveloped wooded and cleared lands in aerial photography dated 1939 through 1949. A gradual increase in the density of development is depicted west of the project site in aerial photography dated 1963 through 1973. Conditions similar to present day are depicted east of the project site in aerial photography dated 1981 through 2014.

5. RESULTS/OPINIONS AND DATA GAP COMMENTS

Based on the findings of our Phase I Environmental Site Assessment at the subject property, we offer the following comments relative to recognized environmental conditions.

Site Regulatory Status: The project site was not listed on the environmental regulatory databases reviewed for this assessment.

Site Use History: Our review of historical data indicates the project site consisted of undeveloped land from the late 1930s through the middle 1960s. Historical references suggest the project site was initially developed during the approximate middle 1960s and consisted of residential land use. Aerial photographs depict a single, residential-sized structure at the project site from the middle 1960s through 2014. City directory listings suggest the site structure served as a multi-tenant dwelling called Carver Apartments from approximately 1965 through 1985. More recent city directory listings suggest the site structure served as a single-family residence from approximately the late 1990s through 2010. The property structure was reportedly demolished by city officials during December 2014. There are no indications that the present or past uses of the project site have created recognized environmental conditions in relation to the site or surrounding properties.

Off-Site Listed Facilities: A query of Federal and State environmental databases was obtained from GeoSearch. Twelve (12) off-site facilities were identified on the regulatory lists within the established search radii from the project site. The identified off-site facilities do not represent a recognized environmental condition (REC) to the project site based on distance, reported regulatory information, as well as area topography and presumed direction of surface and groundwater flow. The off-site facilities are summarized below by database:

- **State Leaking Underground Storage Tanks (LUST):** Each of the twelve identified facilities was identified on the State database for leaking underground storage tanks (LUST) and located between approximately 1,400 feet and 2,500 feet of the project site. Eleven of the identified LUST facilities have been issued a status of “No Further Action” (NFA) by State regulators. An NFA status indicates that site-specific contaminant concentrations do not exceed established regulatory limits and/or that state regulators generally acknowledge that the site conditions do not pose a threat to human health or the environment. The final

LUST facility, Better Brands, is located approximately 2,100 feet southwest of the project site. This facility is separated from the project site by significant urban development and several heavily traveled commercial corridors/roadways.

Surrounding Land Use: Properties surrounding the project site are generally characterized by single-family, residential development followed by a mix of commercial and residential development with limited undeveloped land. There are no indications that the present or past uses of the surrounding land have created recognized environmental conditions in relation to the project site.

Data Gap Comments: No data gaps were encountered during this assessment. The resources reviewed for this assessment provided consistent conclusions with regards to current and historical land use for the site and adjacent properties. There are no indications that the present or past uses of the site or adjacent properties have created recognized environmental conditions in relation to the project site.

6. FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 and 40 CFR Part 312 (AAI Rule) for an undeveloped parcel of land located 1204 Carver Street in Myrtle Beach, South Carolina. The site parcel is defined by Horry County tax map number 181-03-19-012. Any exceptions to or deletions from this practice are described in the appropriate sections of this report. The property reconnaissance was performed on June 8, 2015.

This assessment has revealed the following conclusions:

- **On-Site Conclusions:** assessment has revealed no evidence of recognized environmental conditions (REC) originating from on-site operations/observations. **Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.**
- **Off-Site Conclusions:** This assessment has revealed no evidence of recognized environmental conditions originating from off-site sources. **Further environmental assessment with respect to off-site Phase I scope considerations is not recommended at this time.**

7. PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10.10 of 40CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Signed:

James N. "Jay" Pease, IV REM #10923
President/Registered Environmental Manager



July 21, 2015

Signature:

Date:

APPENDIX A

FIGURES



Source: Google Maps 2015
 Site Location Approximate

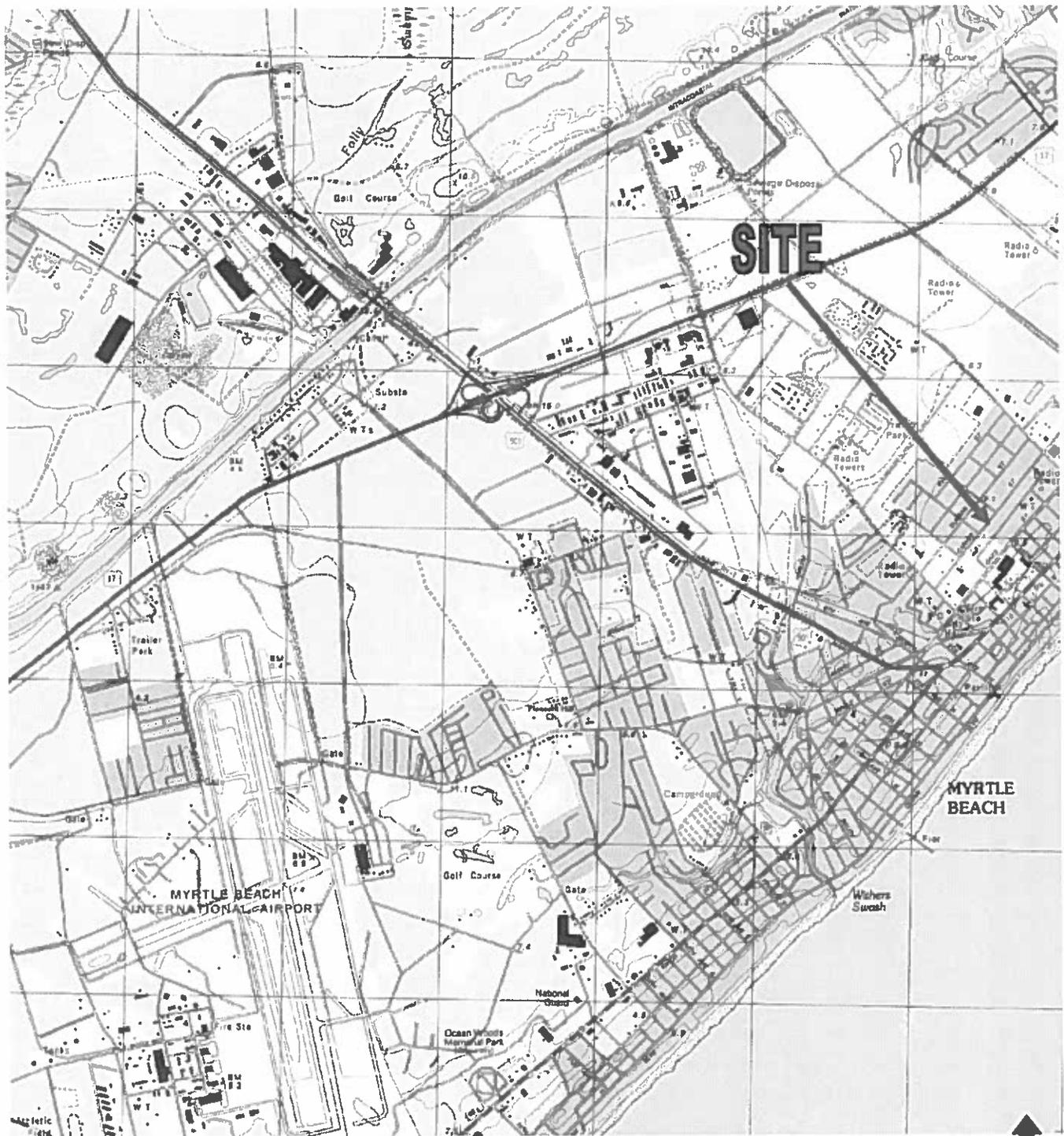
CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina



FIGURE 1
SITE LOCATION MAP

Prepared by: SM Date: 06/2015

Project No. 2079-15



Source: USGS Topographic Quadrangle, Myrtle Beach, SC dated 1994.
 Site Location Approximate

CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 2
TOPOGRAPHIC/SITE
LOCATION MAP

Project No. 2079-15



Scale Not Provided/Site Location Approximate

Source: USDA Soil Survey for Horry County, South Carolina (Map Sheet 83).



CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina



FIGURE 3
1974 AERIAL PHOTOGRAPH

Prepared by: SM Date: 06/2015

Project No. 2079-15



Source: Google Earth

Site Location Approximate



CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina



FIGURE 4
2014 AERIAL PHOTOGRAPH

Prepared by: SM Date: 06/2015

Project No. 2079-15

APPENDIX B

PHOTOGRAPHS

SCSHFDA - Phase I ESA (Carver Grove, Myrtle Beach)
JPEG Project #2079-15
Photograph Date: June 8, 2015



Photograph Number 1: View depicts representative project site conditions.



Photograph Number 2: View depicts project site and adjacent properties to the north.

SCSHFDA - Phase I ESA (Carver Grove, Myrtle Beach)
JPEG Project #2079-15
Photograph Date: June 8, 2015



Photograph Number 3: View depicts project site and adjacent properties to the east.



Photograph Number 4: View depicts project site and adjacent properties to the west.



Photograph Number 5: View depicts adjacent property to the south of the project site (power line right of way).



Photograph Number 6: View depicts Better Brands Inc. LUST facility, 908 Jackson Street.

APPENDIX C

REGULATORY SEARCH INFORMATION

**APPENDIX C
 LISTED FACILITIES**

Twelve (12) off-site facilities were identified within the applicable ASTM search radii and are summarized as follows:

SITE NAME (MAP ID)	APPX. DISTANCE (DIRECTION)	DATABASE	REC (Yes/No) REASON
Myrtle Beach City of 101 Oak Street (1)	1,400 feet (Southwest)	LUST (NFA: 6/02/98)	NO (NFA Status, distance, presumed area gradient, intervening land use)
SNJ Market 1601 North Kings Highway (2)	1,400 feet (Southeast)	LUST (NFA: 10/10/00)	(NFA Status, distance, presumed area gradient, intervening land use)
Chapin Bulk Plant 1819 Jackson Street (3)	1,800 feet (Southwest)	LUST (NFA: 2/17/04)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Myrtle Beach City of 10 th Avenue North and Oak Street (4)	1,850 feet (Southwest)	LUST (NFA: 5/10/95 and 8/1/97)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Food Depot 1101 Tenth Avenue North (5)	1,940 feet (West)	LUST (NFA: 9/14/10)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Verizon Myrtle Beach Toll 919 Lumber Street (6)	2,050 feet (Southwest)	LUST (NFA: 1/30/02)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Circle K 2708111 1101 North Kings Highway (7)	2,100 feet (South)	LUST (NFA: 2/16/10 and 8/7/13)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Better Brands Inc 908 Jackson Street (8)	2,100 feet (Southwest)	LUST (UST #5031)	NO (distance, reported regulatory information, presumed area gradient, intervening

SITE NAME (MAP ID)	APPX. DISTANCE (DIRECTION)	DATABASE	REC (Yes/No) REASON
			land use)
Maryland Fried Chicken 939 Kings Highway (9)	2,400 feet (South)	LUST (NFA: 5/5/03)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Myrtle Beach Convention Center 21 st Avenue North and Oak Street (10)	2,430 feet (Northeast)	LUST (NFA: 5/2/94)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Yachtsman Resort 1400 North Ocean Boulevard (11)	2,500 feet (Southeast)	LUST (NFA: 7/5/00)	NO (NFA Status, distance, presumed area gradient, intervening land use)
Chapin Service Station 901 Oak Street (12)	2,500 feet (Southwest)	LUST (NFA: 8/27/09 and 2/20/01)	NO (NFA Status, distance, presumed area gradient, intervening land use)

ASTM Database Search Criteria

Regulatory List	Dated	Search Criteria Applied
FEDERAL DATABASES		
NPL	October 2013	One mile
DELISTED NPL	October 2013	One-half mile
CERCLIS	October 2013	One-half mile
CERCLIS NFRAP	October 2013	One-half mile
RCRIS CORRACTS	February 2015	One mile
RCRIS GENERATORS	February 2015	Site and adjacent
RCRIS NON-COR TSD	February 2015	One-half mile
ERNS	February 2015	Site only
EC/IC REGISTRIES	January 2015	Site only
STATE DATABASES		
SHWS	February 2015	One mile
LANDFILL	February 2014	One-half mile
LUST	March 2015	One-half mile
UST (Registered)	April 2015	Site and adjacent
GWCI	March 20115	One-half mile
RCR/AULs (Land Use Controls)	May 2013	Site only
VCP	March 2015	One-half mile
BROWNFIELDS	March 2015	One-half mile
TRIBAL DATABASES		
Indian Reservations	January 2000	One-mile
Indian LUST Region 4	March 2015	One-half mile

E RecSearch Report

Satellite view

Target Property:

Santee- Lynches, Myrtle Beach

Carver Street

Myrtle Beach, Horry County, South Carolina 29577

Prepared For:

JPEG

Order #: 50915

Job #: 111141

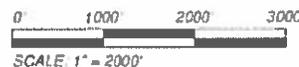
Date: 06/05/2015

Radius Map 1



- ⊗ Target Property (TP)
- ◆ LUST

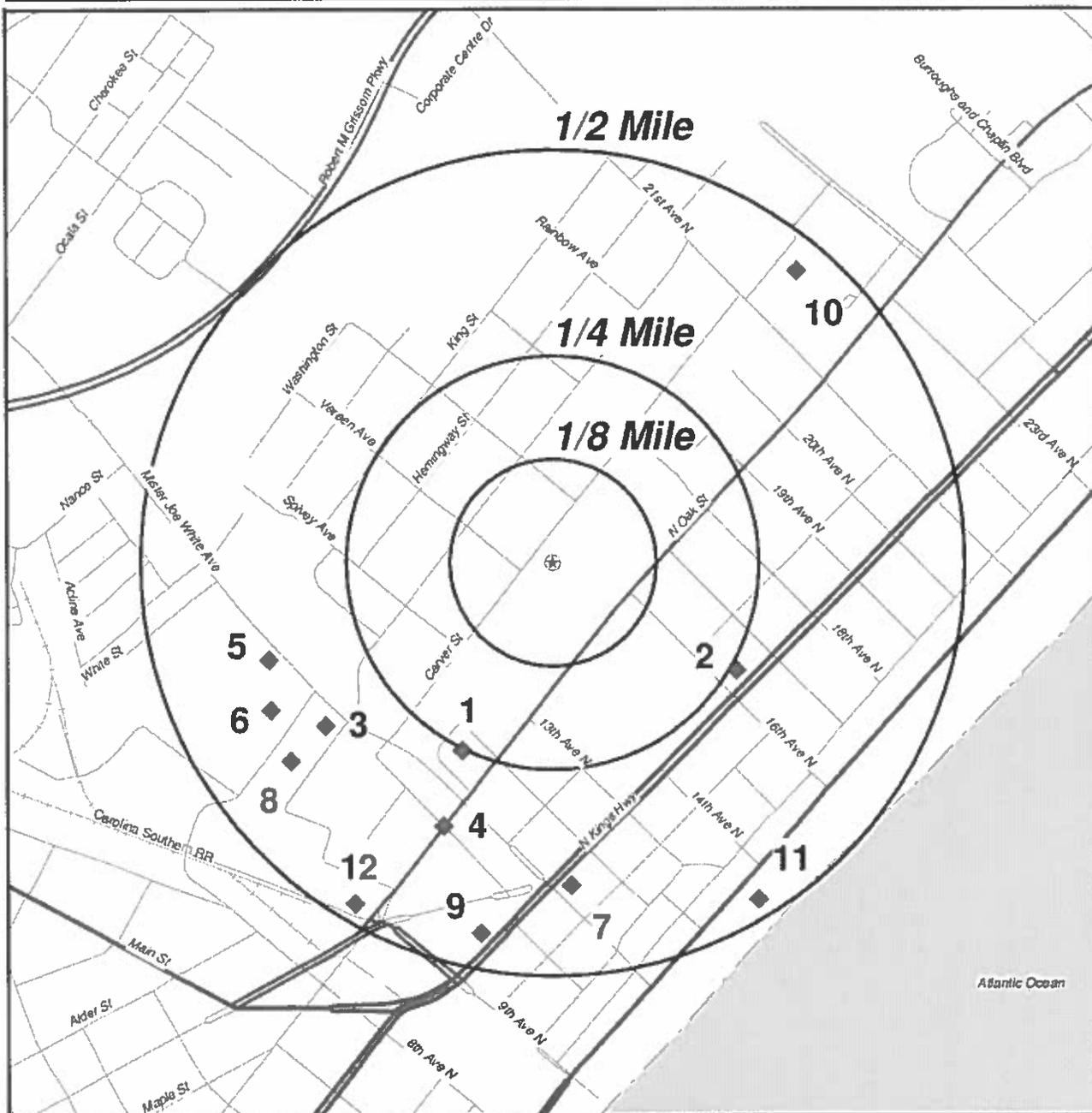
Santee-Lynches, Myrtle Beach
Carver Street
Myrtle Beach, South Carolina
29577



[Click here to access Satellite view](#)

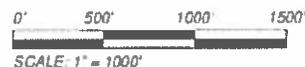
GeoSearch www.geo-search.com 888-396-0042

Radius Map 2



-  Target Property (TP)
-  LUST

Santee-Lynches, Myrtle Beach
Carver Street
Myrtle Beach, South Carolina
29577



[Click here to access Satellite view](#)

GeoSearch www.geo-search.com 888-396-0042

APPENDIX D

SITE RECORDS AND USER INFORMATION

USER PROVIDED INFORMATION

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete. [Reference: ASTM International Designation: E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"]

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (Client response: NO)

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any Activity and Use Limitations (AULs) for the *property*, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (Client response: NO)

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (Client response: NO)

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

(Client response: Purchase price consistent with real estate appraisal.)

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*, (Client response: NO)

- (a.) Do you know the past uses of the *property*? (Client response: NO)
- (b.) Do you know of specific chemicals that are present or once were present at the *property*? (Client response: NO)
- (c.) Do you know of spills or other chemical releases that have taken place at the *property*? (Client response: NO)
- (d.) Do you know of any environmental cleanups that have taken place at the *property*? (Client response: NO)

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? (Client response: NO)

COMMENTS (If you answered yes to any of the above, please provide details below or attach appropriate documentation.)

To the best of my knowledge, the information presented is true and correct. This questionnaire was completed by:

Print Name/Signature: In consultation with applicant Date: June 27, 2015

(<http://www.horrycounty.org/Home.aspx>)



Land Records

Horry County's land records application **no longer provides tax payment history**. Tax payment history (for the past 3 years) can be obtained through our tax payment link (</OnlineServices/TaxPayments.aspx>).

Search by **TMS, PIN, or Owner's Name**

HOUSING AUTHORITY OF MYRTLE BEACH

Search

Owner Data:

TMS	1810319012
PIN	42416020034
Legal Description	BTW SEC; LT 22 BL 1 :
Owner	THE HOUSING AUTHORITY OF MYRTLE BEACH
Billing Street	605 10TH AVE N
Billing City	MYRTLE BEACH
Billing State	SC
Billing Zip	29577
District	880 - MYRTLE BEACH
Book	3747
Page	29

2014 Parcel Values:

Residential Land	\$21,600.00
------------------	-------------



Residential Improved Land	\$60,300.00
Farm Land	\$0.00
Farm Improved	\$0.00
Farm Use	\$0.00
Other Land	\$0.00
Other Improved	\$0.00
Taxable Total	\$81,900.00

Market Values

Residential Land	\$21,600.00
Residential Building	\$60,300.00
Farm Land	\$0.00
Farm Building	\$0.00
Other Land	\$0.00
Other Building	\$0.00
Total Market Value	\$81,900.00

Enter a TMS or PIN Number in a textbox below to retrieve the corresponding TMS/PIN.

TMS

Get PIN

PIN

Get TMS



APPENDIX E

PERSONNEL QUALIFICATIONS



Steve McNulty

Project Manager

EDUCATION

Master of Science, National Security Strategy, National Defense University, 2005

Master of Arts, Business, Webster University, 1989

Bachelor of Science, Forestry, Michigan Technological University, 1983

CAREER SUMMARY

Mr. McNulty is a project manager for J. N. Pease Environmental Group, LLC (JPEG), a South Carolina-based consulting firm that offers specialized expertise in the following types of environmental projects: Phase I and Phase II site assessments, HUD Form 4128 Environmental Reviews, underground storage tank assessments, mold inspections, asbestos and lead-based paint surveys, brownfields assessment and redevelopment, stormwater sampling, and natural resource projects (i.e., wetlands and endangered species). Mr. McNulty has worked on the following aspects of environmental investigations: site investigation, sample collection and data analysis, project management, records review, and report preparation. His previous project management experience gained from a twenty-six year career as a Marine Officer included operations; budget development, controls and forecasting; continuous improvements; problem resolution; resource optimization; and strategic planning.

PROJECT EXPERIENCE

Since joining JPEG in 2009, Mr. McNulty and has been actively involved with the execution of all aspects of Phase I & II ESA projects and lead-based paint surveys. Phase I assessment methodologies include ASTM protocols and non-mandatory client protocols. Lead-based paint surveys have been completed following USEPA and HUD protocols.

YEARS WITH JPEG: 4
YEARS IN PROFESSION: 10



JAMES N. "JAY" PEASE, IV, R.E.M.
JPEG President/Registered Environmental Manager

EDUCATION

Masters of Science, Environmental Science/Risk Assessment, 1997 (Medical University of South Carolina)
Bachelors of Science, Biology, 1993 (Davidson College)

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

Registered Environmental Manager (REM) - #10923
Certified Lead Based Paint Risk Assessor and Inspector #SC-R-7570-3 (Firm #SC-1144-1)
SCDHEC Licensed Asbestos Inspector #BI-01136
Member: 1) National Registry of Environmental Professionals; 2) Society of American Military Engineers

CAREER SUMMARY

Mr. Pease is the President of J. N. Pease Environmental Group, LLC (JPEG), a South Carolina-based consulting firm that offers specialized expertise in the following types of environmental projects: Phase I and Phase II site assessments, HUD Form 4128 Environmental Reviews, HOME Environmental Assessments, lead-based paint inspections/risk assessments, asbestos surveys, mold inspections, underground storage tank assessments, brownfields assessments, and stormwater sampling. During his tenure as an environmental consultant, Mr. Pease has personally completed over 1,000 Phase I projects and worked extensively on the following aspects of environmental investigations: site investigation, data collection and analysis, computer modeling, corrective action plan preparation, receptor surveys, project management, budget control, conceptual exposure model development, regulatory interface, third party access negotiations, records review, permitting, chain-of-title searches and report preparation. His previous project management experience included the direction of approximately 60 petroleum-contaminated sites located in the Carolinas, Georgia and Tennessee for two major domestic oil companies and a build out of over 400 cell phone towers. Mr. Pease also formerly worked for Georgia EPD and US EPA Region IV (under contract) and for Law Engineering where he served as a senior level project manager and environmental department head in the Charleston, SC office.

PROJECT EXPERIENCE

Phase I and II Environmental Site Assessments: JPEG's primary area of expertise is in conducting Phase I and Phase II environmental site assessments. JPEG has executed *hundreds* of Phase I projects across the southeast as well as in Texas and the New England area. JPEG has contracted with regional developers, commercial lenders, commercial attorneys, municipalities, non-profit groups, and area engineering firms to execute Phase I assessments prior to sales, purchases, and/or refinancing of real estate. Properties assessed include industrial facilities, commercial facilities, roadway corridors, wireless telecommunications towers, brownfields, large acreage tracts, beachfront hotels, restaurants, gasoline stations, and retail developments. Assessment methodologies include AAI and ASTM protocols and non-mandatory client protocols. Phase I scopes are routinely expanded to address client concerns such as mold, lead-based paint, asbestos, wetlands, and geotechnical.

Site Contamination Assessments: Mr. Pease has investigated soil and water quality problems related to petroleum contamination, hazardous materials and waste disposal. His work experience includes conducting geological and hydrogeological investigations, assessing the extent of soil and ground-water contamination, preparing work and safety plans, designing and implementing ground-water monitoring programs; delineating contaminants occurring within the ground-water and associated vadose soils. His responsibilities include supervising field activities, development of sampling programs, selection of analytical testing procedures and providing remediation alternatives.

YEARS IN PROFESSION: 19

