

# **REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**for  
SWANN MEADOWS APARTMENTS  
1091 PARKLAND PLACE ROAD  
GREENWOOD, GREENWOOD COUNTY, SOUTH CAROLINA**



## **Prepared For:**

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**&**

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**Report Date: April 21, 2025 (Valid through September 22, 2025)  
JPEG Project: #3511-25**



April 21, 2025

Mr. Josh Gill  
Swann Meadows Limited Partnership  
1515 Mockingbird Drive, Suite 1010  
Charlotte, North Carolina 28209

Additional Intended Users:  
South Carolina State Housing Finance  
and Development Authority

**Subject: Report of Phase I Environmental Site Assessment  
Swann Meadows Apartments (TMS #6876-020-344)  
1091 Parkland Place Road  
Greenwood, Greenwood County, South Carolina  
JPEG Project #3511-25**

Dear Mr. Gill:

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 site. 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, Designation E1527-21*. 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 has been prepared for the exclusive use of our client and may not be relied upon by any other person or entity, except those referenced above as additional intended users, without the express written permission from said users and JPEG. Any unauthorized use of this report is at the sole risk of the user/reader. Principal ASTM task dates associated with this project are summarized as follows:

Task	Date Completed	Plus 180-Days*
Regulatory Database Search	March 27, 2025	September 23, 2025
Site Visit	March 26, 2025	September 22, 2025*
Property Owner Interview	April 21, 2025	October 18, 2025
Date of Report/EP Declaration	April 21, 2025	October 18, 2025

\*Report viable through September 22, 2025 per ASTM 1527-21 (earliest task completion date).

We appreciate your selection of JPEG for this project. Please direct any questions to Mr. James Pease. His direct number is (843) 345-4765.

Sincerely,

**J. N. PEASE ENVIRONMENTAL GROUP, LLC**

*James N. Pease, IV*

James N. "Jay" Pease, IV, REM #10923  
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## Section 01 EXECUTIVE SUMMARY

**PROPERTY NAME:** Swann Meadows Apartments (TMS #6876-020-344)

**LOCATION:** 1091 Parkland Place Road, Greenwood, 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	Further Environmental Assessment
Present Site Use	Yes	Not Recommended	Not Recommended
Site Regulatory Status	Yes	Not Recommended	Not Recommended
Site Use History	Yes	Not Recommended	Not Recommended
Off-Site Listed Facilities	Yes	Not Recommended	Not Recommended
Surrounding Land Use	Yes	Not Recommended	Not Recommended

**Present Site Use:** The subject property includes an existing, 56-unit, apartment complex called Swann Meadows located at 1091 Parkland Place Road in Greenwood, South Carolina. The subject property consists of an approximate 8.0 acre parcel of land defined by Greenwood County tax map number 6876-020-344. The apartment complex is improved with seven, two-story, apartment buildings and approximately 102 asphalt-paved spaces. The apartment buildings are identified as A through G and each building offers four (4) ground level and four (4) upper level apartment units. All apartment units are constructed in near identical fashion (approximately 900-square feet) and configured to include 2-bedrooms and 1-bath. Washer and dryer connections are available in all units. Ancillary structures include two mail kiosks, a playground, a basketball goal, two trash dumpster enclosures and a leasing office attached to Building E. The eastern portion of the subject property includes approximately 1.5-acres of wooded, undeveloped land. Details regarding property-specific observations from the site reconnaissance are provided in Section 5 of this report.

**Site Regulatory Status:** The subject property was not listed on the environmental regulatory databases reviewed for this assessment.

**Site Use History:** Our review of historical data indicates the subject property consisted of wooded, undeveloped land from at least the early 1920s through 1980. County tax records and aerial photography confirm the three (3) apartment buildings located on the western portion of the subject property and closest to Parkland Place Road (i.e., Buildings A, B and C) were constructed in 1980 and the remaining four (4) apartment buildings (i.e., Buildings D, E, F, and G) were constructed in 1982. The existing apartment complex represents the initial development of the subject property. City directories indicate the apartment complex initially operated under other names from the 1980s through the early 2000s to include Parkland Place North Apartments and Kate Fowler Creek Apartments. The current property owner, Swann Meadows Limited Partnership, acquired the subject property approximately during

December 2002 and has consistently operated the property as an apartment complex. Additional information obtained from historical references is provided in Section 6 of this report.

**Off-Site Listed Facilities:** A query of Federal and State environmental databases dated March 27, 2025 was provided by Envirosearch Corporation (Envirosearch). No facilities were identified on the applicable regulatory lists and within the established search radii from the subject property. Additional details regarding the regulatory database search are provided in Section 4 of this report and Appendix C.

**Surrounding Land Use:** Property surrounding the subject property is predominantly characterized by wooded land to the east, south, and west. Property to the north is occupied by the Woodlands Mobile Home Park. No environmental concerns are associated with surrounding land uses. Additional details describing surrounding land use are provided in Section 7 of this report.

**Conclusions & Recommendations:** This assessment has revealed the following conclusions:

- **On-Site Conclusions:** This assessment has revealed no evidence of recognized environmental conditions (RECs) originating from past or present 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 RECs originating from off-site sources. **Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.**

**(Note to Client:** Please be advised that current State regulations (i.e., SDHEC Regulation 61-86.1; “Standards of Performance for Asbestos Projects, effective May 27, 2011) require the completion of a comprehensive **asbestos survey** prior to future building demolition or renovation activities. The date of building construction has no bearing on the requirement to perform asbestos surveys. Asbestos surveys are considered a non-scope activity with regards to standard Phase I Environmental Site Assessment (ESA) procedures. No asbestos sampling was performed as part of the Phase I ESA activities documented in this report.)

## Section 02 INTRODUCTION

On behalf of Swann Meadows Limited Partnership, JPEG was retained by Fitch Irick Corporation to conduct a Phase I Environmental Site Assessment (ESA) for the subject property as documentation required for a potential real estate/financial transaction and to satisfy portions of the South Carolina State Housing Finance and Development Authority grant application requirements. The Phase I ESA was performed using procedures specified by the American Society for Testing and Materials (ASTM) Standard E 1527-21, and by Standards and Practices for All Appropriate Inquiries (AAI). Final Rule published in 40 CFR Part 312. In addition to satisfying potential lending requirements, completion of the Phase I ESA report is also intended to assist designated users in qualifying for one of several CERCLA liability protection clauses 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 primary CERCLA liability protections are termed a) the bona fide prospective purchaser exception, b) the contiguous property exception, and/or c) the innocent landowner defense.

### 2.1 Background

The subject property includes a 56-unit apartment complex called Swann Meadows located in Greenwood, South Carolina. This assessment was performed as outlined in JPEG’s proposal #3172-25 and dated March 3, 2025.

### 2.2 Procedures

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. The ASTM E1527-21 standard defines a “recognized environmental condition” as “(1) *the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property 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 generally 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*”. 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 regulated by state or federal environmental regulatory agencies.
- A site reconnaissance for the purpose of identifying obvious indications of present or past activities/land uses of potential environmental concern.
- Visual observations of adjacent properties to evaluate operations, land uses, or other conditions of potential environmental concern.
- Preparation of this report that presents our findings and conclusions.

### **2.3 Qualifications**

The assessment was designed to provide an objective, independent, and professional opinion of the potential environmental risks, if any, associated with the subject property. The report and associated inquiry procedures meet the objectives and performance factors of the Standards and Practices for All Appropriate Inquiries (AAI), Final Rule published in 40 CFR Part 312. 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. 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.

## Section 03 SITE SETTING

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

### 3.1 General Site Description

The subject property includes an existing 56-unit apartment complex called Swann Meadows located at 1091 Parkland Place Road in Greenwood, South Carolina (Figure 1, Appendix A). The subject property comprises an approximate 8.0 acre parcel of land defined by Greenwood County tax map number 6876-020-344. The apartment complex is improved with seven, two-story, apartment buildings and approximately 102 asphalt-paved spaces. The apartment buildings are identified as A through G and each building offers four (4) ground level and four (4) upper level apartment units. All apartment units are constructed in near identical fashion (approximately 900-square feet) and configured to include 2-bedrooms and 1-bath. Washer and dryer connections are available in all units. Ancillary structures include two mail kiosks, a playground, a basketball goal, two trash dumpster enclosures and a leasing office attached to Building E. The eastern portion of the subject property includes approximately 1.5-acres of wooded, undeveloped land. Representative photographs of the property buildings and grounds are provided in Appendix B (see Photographs 1 to 14). Properties surrounding the subject property include the Woodlands Mobile Home Park to the north and wooded, undeveloped land to the east, south, and west.

### 3.2 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 regards 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, Ninety-Six, South Carolina Quadrangle, dated 1964, photo-revised 1980, (Figure 2, Appendix A);
- Cleaves, E. T., 1974, Petrologic and chemical investigation of chemical weathering in mafic rocks, eastern Piedmont of Maryland: Maryland Geologic Survey, Report of Investigations, v. 25, 28p
- 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;
- United States Department of Agriculture (USDA) Web Soil Survey for Greenwood County, South Carolina.

### **3.3 Geologic Setting and Soil Survey Data**

The subject property is situated in the Piedmont Physiographic Province. The Piedmont Physiographic Province lies between the Coastal Plain Physiographic Province and the Blue Ridge Physiographic Province in South Carolina. Aquifers in the Piedmont and Blue Ridge Physiographic Provinces consist of bedrock overlain by unconsolidated material called regolith. Included in the regolith are saprolite and alluvium. Saprolite consists of rock that has been subjected to intense chemical weathering, removing up to 60 percent of the rock mass by solution, but not affecting volume (Cleaves, 1974). Saprolite thicknesses vary widely. Alluvium associated with the Piedmont Physiographic Province is mainly confined to stream valleys and may overlie soil, saprolite, and bedrock.

The USDA on-line Web Soil Survey of Greenwood County, South Carolina classifies the majority of site soils as Pacolet sandy loam with 15-40 percent slopes. Additional soil series are mapped to lesser extents across the subject property.

### **3.4 Surface Drainage**

Surface drainage patterns within the Piedmont Physiographic Province 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 map for Ninety-Six, South Carolina (refer to Figure 2), and our site reconnaissance, surface drainage on the site presumably flows to the general north towards lower elevations and tributaries associated with Wilson Creek. The average topographic elevation at the project range is approximately 520 feet above mean sea level (MSL).

### **3.5 Groundwater**

The Piedmont Physiographic Province, ground water in the aquifers is generally unconfined. Artesian conditions occur locally in wells that penetrate deeply buried fractures that are hydraulically connected to recharge areas at higher altitudes. Recharge to the unconfined aquifers is primarily by precipitation. Water enters the ground in recharge areas, which generally include the entire land surface except the lower parts of valleys, and percolates vertically downward through the unsaturated zone. Once the water reaches the saturated zone, or water table, it moves laterally to points of discharge. The ground-water table is a subdued replica of surface topography; thus the depth to the water table varies due to the topography, and to a lesser extent on rainfall. On hills and steep ridges, the water table lies tens to hundreds of feet below land surface; the water table is at or near the land surface in valleys and adjacent to lakes, ponds, and wetlands.

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 area topographic map and our site reconnaissance, we interpret the overall natural ground-water flow direction on the site to be generally north toward lower elevations and Wilson Creek. For the purposes of this report, areas to the general south are considered potentially up-gradient, areas to the general north are considered down-gradient, and areas to the general east and west are considered cross-gradient relative to the subject property. The direction and rate of ground-water flow cannot be accurately determined without on-site measurements, a task which is beyond the scope of this assessment.

## Section 04 REGULATORY DATABASE SUMMARY

A query of Federal and State environmental databases was provided by Envirosearch. The databases reviewed and minimum search distances applied are consistent with those required by the current ASTM Standard. This regulatory records search is based on information published by Federal and State 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.

No facilities were identified in the Envirosearch database report dated March 27, 2025. The complete Envirosearch report is provided in Appendix C. The sections below summarize the database results for Federal, State and Tribal/Indian databases, respectively.

### 4.1 Federal Databases

The table below summarizes the Federal databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
NPL	0	September 2024	One mile
DELISTED NPL	0	September 2024	One-half mile
SEMS	0	September 2024	One-half mile
SEMS ARCHIVE	0	September 2024	One-half mile
RCRIS CORRACTS	0	November 2024	One mile
RCRIS GENERATORS	0	November 2024	Subject Property and adjacent
RCRIS NON-COR TSD	0	November 2024	One-half mile
PFAS Manifest/Spills	0	October 2024	One-half mile
ERNS	0	September 2024	Subject Property Only
EC/IC REGISTRIES	0	January 2025	Subject Property Only

No facilities were identified on Federal environmental databases reviewed for this assessment.

### 4.2 State Databases

The table below summarizes the State databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
SHWS (Active & Inactive)	0	August 2021	One mile
LANDFILL/Solid Waste	0	November 2024	One-half mile
Leaking UST (Underground)	0	August 2024	One-half mile
UST (Registered)	0	August 2024	Subject Property and adjacent
Leaking AST (Aboveground)	0	March 2024	One-half mile

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
Drycleaners (DCRTF)	0	June 2023	One-half mile
RCR/(Land Use Controls)	0	April 2024	Subject Property Only
BROWNFIELDS/VCP	0	April 2024	One-half mile

No facilities were identified on the State environmental databases reviewed for this assessment.

#### 4.3 Tribal/Indian Databases

The table below summarizes the Tribal/Indian databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
Tribal LUST Region 4	0	September 2024	Subject Property and adjacent
Tribal UST Region 4	0	September 2024	One-half mile
Tribal Brownfields	0	December 2017	One-half mile

No facilities were identified on Tribal/Indian environmental databases reviewed for this assessment.

#### 4.4 Orphan Sites

Orphan sites (also termed "unlocated" or "unplottable" sites) represent facilities which are not plotted on the radius search maps due to insufficient information regarding the facility location (i.e., no street address). No orphan sites were referenced in the Envirosearch database report.



## Section 05 CURRENT SITE INFORMATION (Site Reconnaissance)

JPEG performed a site and vicinity reconnaissance, conducted interviews, and reviewed readily available records in order to evaluate the current use of the site and identify activities of potential environmental concern. JPEG personnel conducted site and area visits on March 26, 2025. The site reconnaissance consisted of a walk-through of the property buildings and grounds and JPEG personnel were escorted by property management and maintenance personnel to include Ms. Maya Dukes and Mr. Mike Weaver. Interior observations were completed in the leasing office and at least ten percent (10%) of the apartment units. Apartment units accessed include A6, A7, B3, B7, C4, C6, D3, D5, E4, E7 (ADA), F2, F6, G6, and G8. The area reconnaissance was a driving tour conducted on public access routes. Representative site photographs are provided in Appendix B. The following conditions were specifically assessed during the site reconnaissance:

### 5.1 Date of Construction

According to County tax records apartment buildings A, B, and C were constructed in 1980. Aerial photography suggests apartment buildings D, E, F, and G were constructed in 1982.

### 5.2 Description of Tenant Operations

The subject property operates as a residential apartment complex. The majority of units were occupied at the time of the site reconnaissance. Residential tenants were not interviewed as part of this assessment.

### 5.3 Storage Tanks

Underground Storage Tanks (USTs): No visible indications of existing or former underground storage tanks (USTs) were observed on the subject property. Property ownership representatives confirmed no USTs are currently used at the subject property and to the best of their knowledge, there are no records to suggest USTs have historically been used at the subject property. Additionally, the current property maintenance supervisor, Mr. Mike Weaver, independently confirmed no USTs are used or known to be located on the subject property.

Aboveground Storage Tanks (ASTs): No visible indications of existing or former aboveground storage tanks (ASTs) were observed on the subject property. Property ownership representatives and Mr. Weaver independently confirmed no ASTs are currently used at the subject property and to the best of their knowledge, there are no records to suggest ASTs have historically been used at the subject property.

### 5.4 Hazardous and/or Petroleum Product Containers

Bulk quantities of hazardous and/or petroleum products were not observed to be used, stored, abandoned, or discarded on the subject property. It is noted minor quantities of paint were observed within the maintenance office to include six (6) 5-gallon paint buckets and three (3) 1-gallon paint cans (Photograph 15, Appendix B). The paint containers were predominantly empty. Mr. Weaver confirmed paint is purchased on an as needed basis to prepare units prior to turnover. The integrity of the paint containers appeared sound and no stained flooring, pooled liquids, or other evidence of product

mismanagement were observed. The presence of the paint containers does not represent an REC to the subject property.

### **5.5 Heating and Cooling**

Electrical heating/cooling equipment is utilized in each apartment building. No visible indications of underground heating oil tanks were observed at the subject property.

### **5.6 Solid Waste**

Bulk quantities of abandoned/discarded solid waste debris were not observed at the subject property. Refuse from tenant apartments is collected into two-fronting loading dumpsters which are located on the subject property (Photograph 11, Appendix B). One dumpster is located on the west portion of the complex between Buildings B and C, and the second dumpster is located on east portion of the complex between Buildings F and G. The dumpsters are owned and operated by Republic Waste Services and serviced twice per week. Surplus/overflow debris was not observed around the trash dumpsters.

It is noted a significantly weathered mattress (estimated queen-size) was observed on the southwest portion of the subject property within the wood line behind Building B (Photograph 16, Appendix B). Proper disposal of the mattress can be accomplished without specialized sampling and handling requirements. The presence of the mattress does not represent an environmental concern to the subject property.

### **5.7 Sewage Disposal/Septic Tanks**

The subject property is served by the municipal sewer system.

### **5.8 Water Supply/Water Wells**

The subject property is served by the public water system.

### **5.9 Hydraulic Equipment**

No hydraulic equipment was observed at the subject property.

### **5.10 Floor Drains**

One (1) floor drain was observed within the maintenance office, which formerly served as a community laundry room “years ago”. As-built drawings were not reviewed as part of this assessment and are likely not available. The floor drain is presumably connected to the municipal sewer systems. No indications of chemical staining or corrosion were observed around the floor drain and JPEG as no reason to suspect the floor drain has been used for the unlawful disposal of hazardous chemicals. The presence of the floor drain does not represent an REC to the subject property.

### **5.11 Electrical Transformers/PCBs**

Electrical transformers are a potential source of recognized environmental conditions due to the potential presence of polychlorinated biphenyls (PCBs) contained in dielectric fluids used in some units. A total of seven (7) pad-mounted transformers were observed at the subject property, one located adjacent to each apartment building. No indications of spills or leaks were observed in the vicinity of the transformer. The transformers are owned and operated by Duke Energy. It is our understanding that Duke Energy maintains

responsibility for their equipment to include repairs and clean up resulting from any damage, spills, leaks, or other transformer problems. Although the transformer units were not labeled for PCB content, based on the compliance policies adhered to by electrical cooperatives, as well as the construction date of the apartment complex, the units are believed to be “Non-PCB” containing. It is noted that in 1976, the Toxic Substances Control Act was passed to ban the manufacturing of PCBs, limit their distribution, and control their disposal. The transformers do not represent a recognized environmental condition to the subject property.

#### **5.12 Contracted Maintenance Services**

The current property manager, Ms. Maya Dukes, stated the following 3<sup>rd</sup> party contractor/maintenance services are performed at the subject property:

- Pest Control – Dodson; service rotation is 2 buildings per month;
- Landscaping – Palmetto Landscaping; service varies seasonally;
- HVAC – Palmetto Repair; on-call service;
- Trash Collection – Republic Waste Services; twice weekly collection (Monday & Thursday).

Third party contractors do not store hazardous materials or other equipment at the subject property.

#### **5.13 Pits, Ponds, Lagoons and/or Surface Waters**

No pits, ponds, lagoons, or surface water bodies indicative of industrial waste processes were observed at the subject property.

#### **5.14 Stressed Vegetation**

No signs of stressed vegetation were observed during the site reconnaissance.

#### **5.15 Odors**

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

#### **5.16 Miscellaneous Observations/Non-Scope Services**

No additional miscellaneous observations were identified during the site reconnaissance. No additional services/non-scope considerations as defined by ASTM E1527-13 in Section 13.1.5 were requested as part of this assessment.

## **Section 06 HISTORICAL SITE INFORMATION**

The current ASTM 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 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. JPEG personnel reviewed aerial photographs, topographic maps, tax records, city directories, and conducted interviews to gather historical information about the site and surrounding area. Information obtained from each of these sources is summarized below:

### **6.1 Aerial Photographs**

Historical aerial photographs were obtained from EnviroSite Corporation and covered the years 1951 through 2019. More recent aerial photographs dated 1994 through 2024 were reviewed on Google Earth. The subject property is depicted as wooded land in aerial photographs dated 1951 through 1972. Three buildings are present on the western portion of the subject property closest to Parkland Place Road on the 1981 aerial photographs (i.e., Buildings A, B, and C). Seven apartment buildings are depicted on the subject property on the 1982 aerial photograph. The subject property is developed similar to present day conditions in aerial photographs dated 1982 through 2023.

The subject property and approximate parcel boundaries are depicted on a 2020 aerial photograph provided in Appendix A (see Figure 3). Historical aerial photographs obtained from EnviroSite are provided in Appendix D. No indications of environmental concerns were inferred from the review of available aerial photographs.

### **6.2 USGS Topographic Map(s)**

The primary topographic quadrangle encompassing the subject property is Ninety-Six, South Carolina dated 1978. The subject property is void of building features and shaded green on this map indicating land use consisted of wooded land. Historical quadrangles which depict the subject property were reviewed on-line at the USGS Historical Topographic Map Explorer website and include Abbeville quadrangle (1892 and 1979), Ninety-Six quadrangle (1949), and Greenville quadrangle (1954 and 1958). The subject property is consistently depicted as undeveloped land on the historical topographic maps. No indications of environmental concerns were inferred from the area topographic maps.

### **6.3 County Tax Records**

The subject property includes a single parcel of land defined by Greenwood County tax map number 6876-020-344. On-line tax records list Swann Meadows Limited Partnership as the owner of this parcel since December 2002. Additional property owners referenced in the on-line tax records include Parkland Place North Apartments (May 1981 to December 2002) and Jack C and Brooks R. Scurry (prior to May 1981). Tax records indicate the parcel comprises 8 acres of land and lists a construction date of 1980. No indications of environmental concerns were identified from historical property ownership and tax record information.

Copies of basic, online property records are provided in Appendix E. Please note this review of on-line tax records does not represent a formal title search.

#### 6.4 City Directories

City directories were reviewed at the Greenwood County Public Library located in Greenwood, South Carolina. City directories were generally reviewed in 5-years increments and available volumes covered the years 1940 to 2024. The subject property is associated with a physical street address of 1091 Parkland Place Road. The city directory listings are summarized in the table below:

DIRECTORY DATES	LISTED OCCUPANT(S) @ 1091 PARKLAND PLACE ROAD
1940, 1945, 1950, 1955, 1960, 1964, 1970	Street not listed
1975, 1978, 1980, 1981	Address not listed
1985	Address not listed; however, the following business are listed at 1011 Parkland Place Road:  Parkland Place North Apartments, Kate Fowler Creek Apartments, Woodland MHP, Cambridge Realty
1990	Address not listed; however, the following business are listed at 1011 Parkland Place Road:  Parkland Place North Apartments, Kate Fowler Creek Apartments, Woodland MHP, Town & Country Property Rental
1996	Parkland Place North Apartments
2001	Parkland Place North Apartments, Kate Fowler Creek Apartments
2006, 2011, 2016, 2021, 2024	Swann Meadows Apartments

No on-site environmental concerns were identified through a review of city directory listings.

#### 6.5 Interviews

Interviews were performed as follows:

- **Property Owner:** Interviews are commonly performed with the current property owner(s) in an effort to obtain or confirm information about property use and/or facility operations. A property ownership questionnaire was completed by Mr. Ira Slomka, Manager with Swann Meadows

Limited Partnership Asset Management Team and dated April 21, 2025. Mr. Slomka 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. Additional information provided by the property ownership representatives is provided in other sections of this report and does not give rise for environmental concern. It is noted a previous ownership questionnaire was completed by Mr. Slomka in April 2024. Land use has not changed since April 2024 and the information provided in April 2024 remains accurate for current conditions. Copies of the ownership questionnaires completed by Mr. Slomka dated April 23, 2024 and April 21, 2025 are provided in Appendix E.

- **Property Occupants/Tenants:** A field interview was completed with Mr. Mike Weaver, the current property maintenance manager. Mr. Weaver has been working at this property just over one (1) year. Mr. Weaver was not aware any hazardous chemical concerns associated with the subject property. The current property manager, Ms. Maya Dukes, was present during the site reconnaissance and referred some questions to Mr. Weaver because she has only been employed at the property for approximately six (6) months.
- **Fire Department:** Local fire departments are contacted in order to obtain information about known hazardous chemical storage and/or hazardous materials spill incidents at the subject property or in the immediate surrounding area. JPEG contacted the Greenwood County Fire Department [(864) 942-8592] regarding environmental incidents (i.e., HAZMAT) that may have occurred at the site or in the immediate surrounding area. Fire department personnel were familiar with the property location and confirmed he to the best of the department's knowledge and no emergency responses to incidents of environmental significance have been made to the site or the immediate surrounding area.
- **Local Officials:** The resources reviewed for this provided consistent conclusions with regards to past and current use of the subject property. No additional local officials were contacted as part of this assessment because it is highly unlikely that information provided by local officials would alter the conclusions of this report.
- **Client/Prospective Purchaser:** Completion of the ASTM User Questionnaire was not a required component for this report because the client already owns the subject property.

## 6.6 Sanborn Maps

Sanborn Fire Insurance Maps were not available for the area in which the subject property is located.

### **6.7 Previous Environmental Reports**

Previous Phase I ESA reports were completed at the subject property by JPEG in May 2022 (reference Project #2726-22) and April 2024 (referenced JPEG Project #3436-24). No RECs were identified in the previous Phase I ESA reports and site conditions have remained consistent. Visual observations were performed in fifty-four (54) apartment units as part of the April 2024 assessment activities.

### **6.8 Environmental Lien Search**

Environmental lien search documentation was not provided by the client. This documentation is commonly obtained through title work completed through lending and legal channels associated with the transaction. The client did not request JPEG to secure a lien search.

### **6.9 Data Gaps/Data Failure**

No data gaps or data failure were encountered during this assessment. The resources reviewed for this assessment provided consistent conclusions with regards to current and historical land use for the subject property. The oldest available historical references include an area topographic map dated 1892 and a 1940 city directory which satisfy the ASTM target date of 1940.

## Section 07 SURROUNDING LAND USE

Nearby property usage could potentially impact the surface and subsurface conditions of a property depending on area topography and gradient. Evaluating the history of past and present uses or occupancies of surrounding properties can provide an indication of the likelihood of recognized environmental conditions. Information regarding surrounding land use is noted in the following sections (Photographs 17 and 18, Appendix B):

### 7.1 North

Present: Property to the north is generally considered to be topographically down-gradient in relation to the subject property. The subject property is currently bordered to the general north by the Woodlands Mobile Home Park. Property located further north consists of wooded, undeveloped land followed by limited residential development located along area secondary roads.

Past: Property located north of the subject property is depicted as wooded, undeveloped land in aerial photography dated 1951 through 1982. The existing mobile home park is initially depicted north of the subject property in the 1989 aerial photograph. The extent of mobile home park development located north of the subject property is generally depicted similar to present day conditions since 1994.

- Topographic Maps: Property to north is depicted as undeveloped land on the topographic maps reviewed for this assessment. Map dates cover the year 1892 through 1979.
- City Directories: Adjoining property to the north consists of a mobile home park associated with a street address of 1011 Parkland Place Road. Woodland Mobile Home Park is referenced at this address in city directories dated 1985 through 2006 and multi-unit residential listings indicative of a mobile park are listed at this address in city directories dated 2011 to 2024.

### 7.2 South

Present: Property to the south is generally considered to be topographically up-gradient in relation to the subject property. The subject property is currently bordered to the general south by wooded land indicative of managed timberland followed by sparse/rural residential development located along Parkland Place Road.

Past: Property located south of the subject property is generally depicted as extensive wooded land in aerial photography dated 1951 through 2023.

- Topographic Maps: Property to south is generally depicted as undeveloped land on the topographic maps reviewed for this assessment. Isolated residential development is depicted further south and beyond adjacent wooded land on the 1949 topographic map. Map dates cover the year 1892 through 1979.
- City Directories: Property bordering the project site to the south consists of wooded land and is not defined by a physical street address.



### **7.3 East**

Present: Property to the east is generally considered to be topographically cross-gradient in relation to the subject property. The subject property is currently bordered to the general east by wooded land indicative of managed timberland.

Past: Property located east of the subject property is depicted as extensive wooded land in aerial photography dated 1951 through 2023.

- Topographic Maps: Property to east is depicted as undeveloped land on the topographic maps reviewed for this assessment. Map dates cover the year 1892 through 1979.
- City Directories: Property bordering the project site to the east consists of wooded land and is not defined by a physical street address.

### **7.4 West**

Present: Property to the west is generally considered to be topographically cross-gradient in relation to the subject property. The subject property is bordered to the general west by Parkland Place Road, across which exists a combination of wooded land and limited pastureland.

Past: Property located west of the subject property is depicted similar to present day conditions in aerial photography dated 1951 through 2023.

- Topographic Maps: Property to west is depicted as undeveloped land on the topographic maps reviewed for this assessment. Map dates cover the year 1892 through 1979.
- City Directories: Property bordering the project site to the west consists of wooded land and is not defined by a physical street address.

## Section 08 CONCLUSIONS & RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of the ASTM E1527-21 standard and 40 CFR Part 312 (AAI Rule) for the Swann Meadows Apartment complex located at 1091 Parkland Place Road in Greenwood, South Carolina. The site reconnaissance was completed on March 26, 2025. This assessment has revealed the following conclusions with regards to environmental conditions:

- On-Site Environmental Conditions: No recognized environmental conditions (RECs) associated with past or present uses of the subject property were identified during the course of this assessment.
- Off-Site Environmental Conditions: This assessment revealed no evidence of RECs originating from off-site sources.
- Controlled RECs: No CRECs were identified during the course of this assessment.
- Historical/Previously Resolved Recognized Environmental Conditions: No historical RECs were identified during the course of this assessment.
- De Minimis Environmental Conditions: No *de minimis* environmental conditions were identified during this assessment.
- Non-ASTM Scope Findings: Tasks associated with non-ASTM scopes of work such as asbestos, lead-based paint, and/or mold were not completed nor requested as part of this assessment.
- **Recommendations:** Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.

## Section 09 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.

Qualifications for JPEG personnel are provided in Appendix F.

**Signed:**

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

Signature: James N. Pease, IV

Date: April 21, 2025

## Section 10 REFERENCES

JPEG has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-21 and 40 CFR Part 312 (AAI Rule). Information sources used to complete this assessment include the following:

- Envirosearch Government Records Report dated March 27, 2025; reference Order #106664;
- United States Geological Survey (USGS) Topographic Map, 7.5-minute series, Ninety-Six, South Carolina Quadrangle, dated 1979;
- Aerial Photographs dated *1951, 1961, 1964, 1972, 1981, 1989, 1994, 1999, 2006, 2009, 2011, 2013, 2015, 2017, and 2019* provided by Envirosearch Corporation (see Appendix D);
- Aerial Photographs dated *1994, 2005, 2011, 2013, 2019, 2022, 2023, and 2024* reviewed on Google Earth;
- Property ownership questionnaires completed by Mr. Ira Slomka, Manager with the Swann Meadows Limited Partnership Asset Management Team dated April 23, 2024 and April 21, 2025 (see Appendix E).
- Field interview with Ms. Maya Dukes, current Property Manager and Mr. Mike Weaver, the current maintenance manager for Swann Meadows Apartments.
- Telephone interview with the Greenwood County Fire Department;
- On-line property tax records reviewed through the Greenwood County website;
- United States Department of Agriculture (USDA) Web Soil Survey;
- City Directories dated *1940, 1945, 1950, 1955, 1960, 1964, 1970, 1975, 1978, 1980, 1981, 1985, 1990, 1996, 2001, 2006, 2011, 2016, 2021, and 2024* reviewed at the Greenwood County Public Library located in Greenwood, South Carolina;
- Sanborn Fire Insurance Maps were not available for the area in which the subject property is located.

## **Appendices (A through F)**

Appendix A Figures

Appendix B Photographs

Appendix C Regulatory Records Search

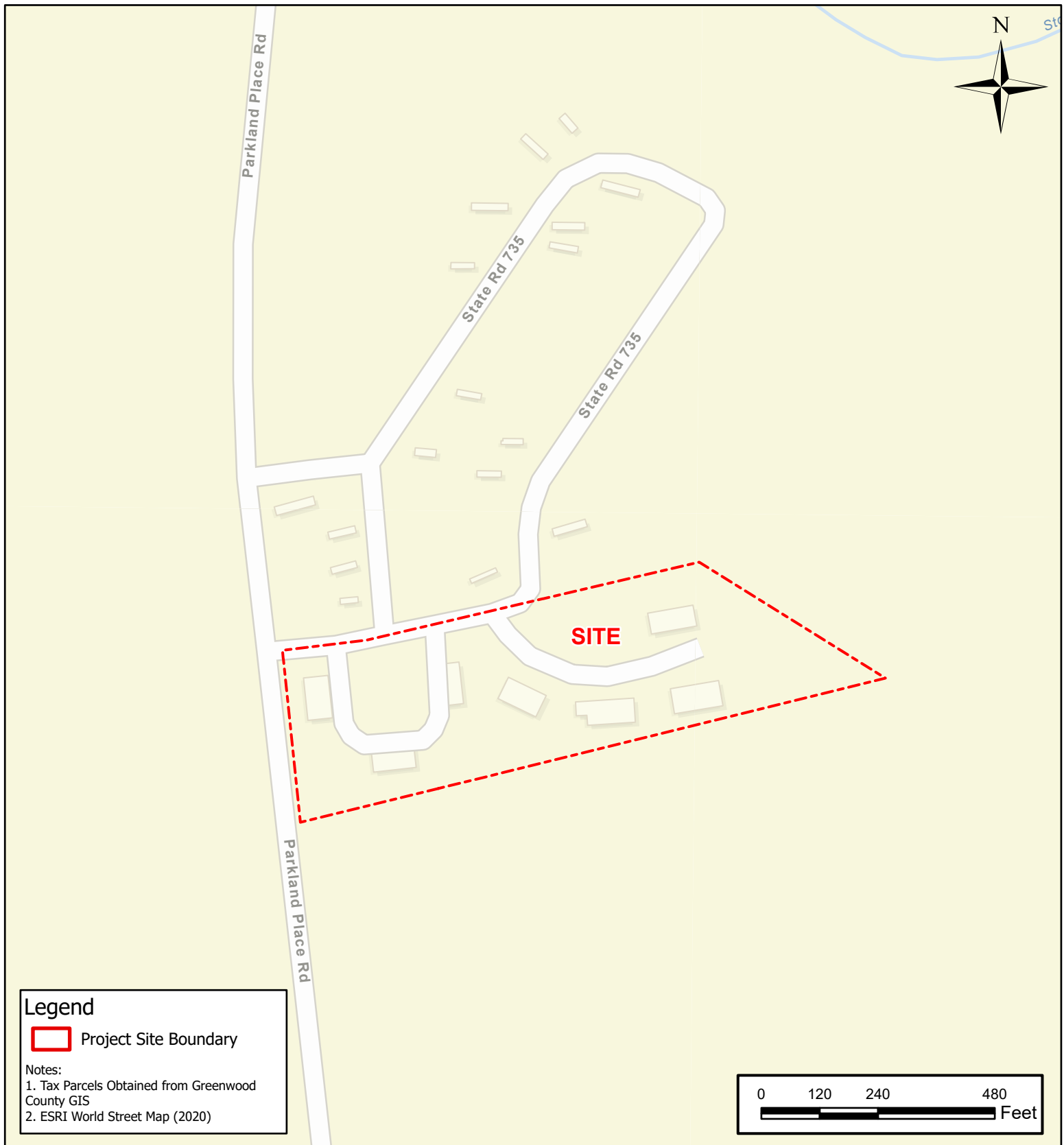
Appendix D Aerial Photographs

Appendix E Supporting Site Documentation

Appendix F Personnel Qualifications

# **APPENDIX A**

## **FIGURES**

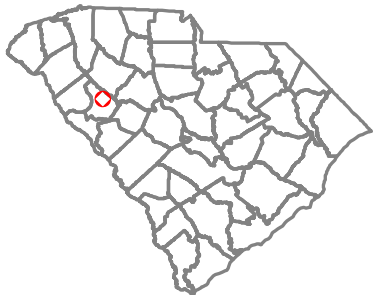
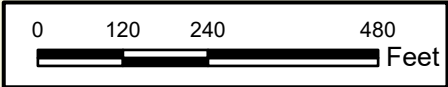


**Legend**

Project Site Boundary

Notes:

1. Tax Parcels Obtained from Greenwood County GIS
2. ESRI World Street Map (2020)

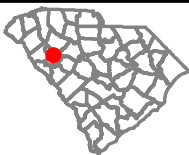
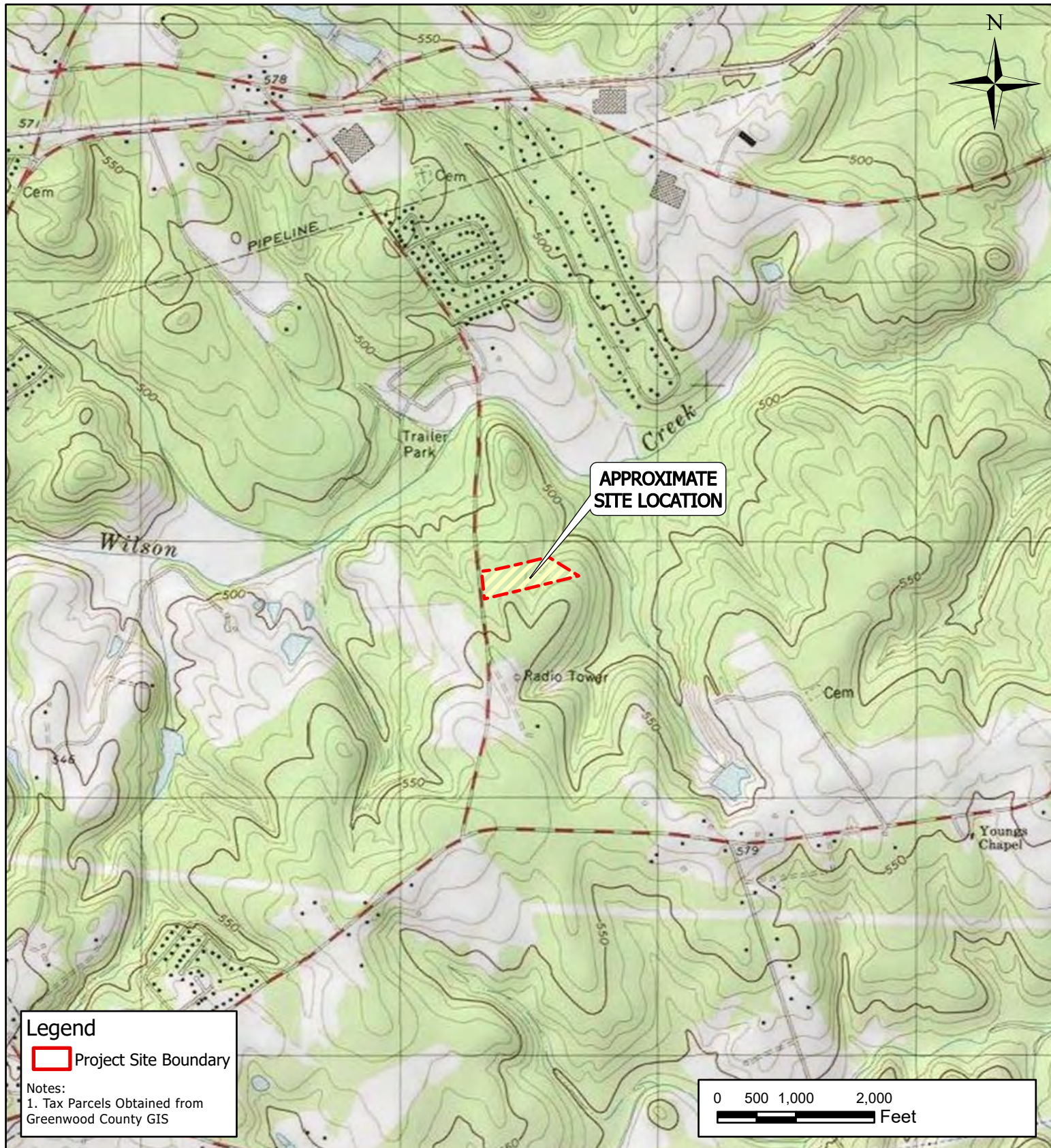


REVIEWED BY:	PROJECT NO.
J. Pease	351125
DRAWN BY:	DATE:
Langan	03/27/2025

**FIGURE 1  
STREET LOCATION MAP**

Swann Meadows Apartments  
1091 Parkland Place Road  
Greenwood, South Carolina





USGS 1993  
7.5-minute Topographic Quadrangle  
Ninety Six, South Carolina  
Contour Interval = 10 feet



REVIEWED BY:	PROJECT NO.
J. Pease	3511-25
DRAWN BY:	DATE:
Langan	03/27/2025

## FIGURE 2 TOPO/SITE LOCATION MAP

Swann Meadows Apartments  
1091 Parkland Place Road  
Greenwood, South Carolina





#### Legend

- - - Project Site Boundary
- South Carolina Parcels

#### Notes:

1. Parcel data obtained from Greenwood County GIS
2. Parcel data is not from a licensed surveyor...aerial and property line may not align
3. Service Layers Credits: Copyright ESRI, NAIP 2020



REVIEWED BY:

J. Pease

PROJECT NO.

3511-25

DRAWN BY:

Langan

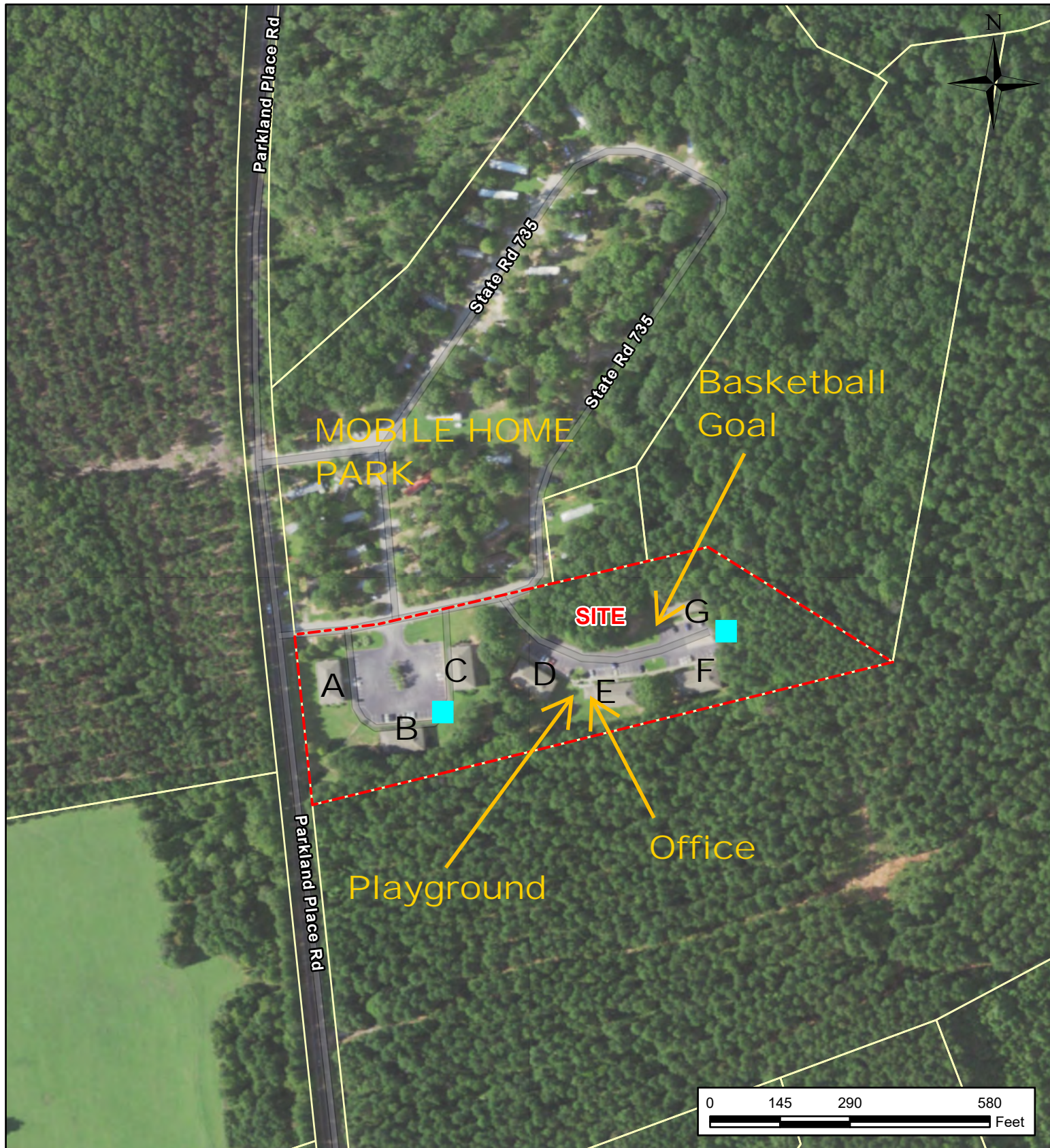
DATE:

03/27/2025

#### FIGURE 3 SITE AERIAL (2020)

Swann Meadows Apartments  
1091 Parkland Place Road  
Greenwood, South Carolina





#### Legend

- - - Project Site Boundary
- South Carolina Parcels
- A = Apartment Building ID
- = Trash Dumpster

#### Notes:

1. Parcel data obtained from Greenwood County GIS
2. Parcel data is not from a licensed surveyor...aerial and property line may not align
3. Service Layers Credits: Copyright ESRI, NAIP 2020



REVIEWED BY:

J. Pease

PROJECT NO.

3511-25

DRAWN BY:

Langan

DATE:

03/27/2025

#### FIGURE 4 SITE FEATURES MAP

Swann Meadows Apartments  
1091 Parkland Place Road  
Greenwood, South Carolina

# **APPENDIX B**

## **PHOTOGRAPHS**





Photo 1: View of signage observed at subject property entrance.



Photo 2: View of apartments buildings on western portion of property (Buildings C & B).



Photo 3: View of apartments buildings on eastern portion of property (Buildings E & D).



Photo 4: View depicts example subject property building (front side).





Photo 5: View depicts example subject property building (back side).



Photo 6: View depicts example interior apartment conditions (kitchen).



Photo 7: View depicts example interior apartment conditions (den/dining room).



Photo 8: View depicts example interior apartment conditions (bedroom).

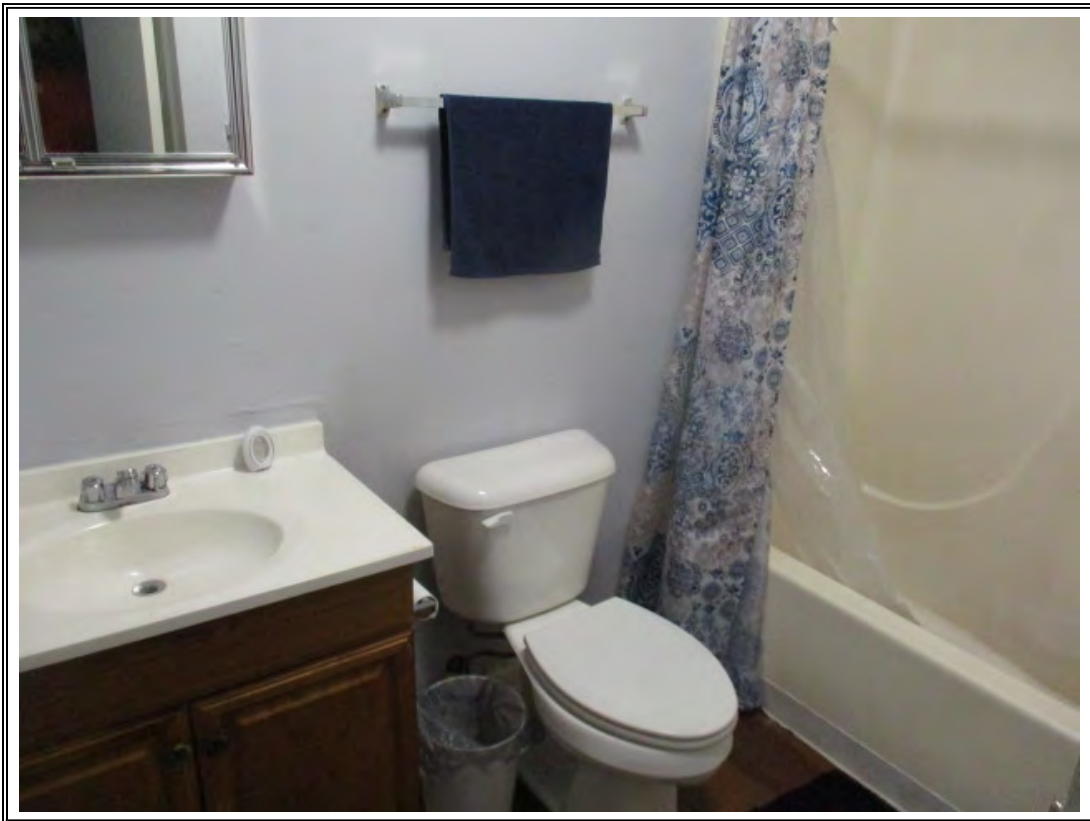


Photo 9: View depicts example interior apartment conditions (bathroom).



Photo 10: View of property leasing office.





Photo 11: View depicts 1 of 2 trash dumpsters located at subject property.



Photo 12: View of playground observed at subject property.





Photo 13: View of basketball goal and play area at subject property.



Photo 14: View of wooded conditions on eastern portion of subject property.





Photo 15: View of paint containers observed within the maintenance office.



Photo 16: View of weathered mattress observed behind Building B.





Photo 17: View of mobile home park located on adjacent property north.



Photo 18: View of wooded land located on adjoining property south.

# **APPENDIX C**

## **REGULATORY RECORDS SEARCH**



Government Records  
Report | 2025  
With Platinum Review

Order Number: 106664

Report Generated: 03/27/2025

Project Name: Swann Meadows Apartments

Project Number: 3511-25

Swann Meadows Apartments  
1901 Parkland Place Rd  
Greenwood, SC 29646

with [EnviroSite Atlas](#)

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Contact us at:  
(866) 211-2028  
[envirositecorp.com](http://envirositecorp.com)

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<u>Executive Summary</u>	<u>1</u>
<u>Executive Summary by Distance</u>	<u>2</u>
<u>Property Proximity Map</u>	<u>3</u>
<u>Area Map</u>	<u>4</u>
<u>Map Findings Summary</u>	<u>5</u>
<u>Unmappable Summary</u>	<u>8</u>
<u>Environmental Records Searched</u>	<u>9</u>
<u>Geological Landscape Section</u>	<u>16</u>
<u>Geological Landscape Section Summary</u>	<u>19</u>
<u>Geological Findings Map</u>	<u>20</u>
<u>Geological Landscape Section Map Findings Radon</u>	<u>21</u>
<u>Geological Landscape Records Searched</u>	<u>22</u>

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Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-21 Environmental Site Assessments standard.

**SUBJECT PROPERTY INFORMATION:****ADDRESS:**

Swann Meadows Apartments  
1901 Parkland Place Rd  
Greenwood, SC 29646

**COORDINATES:**

Latitude (North):	34.201739 - 34°12'6.3"
Longitude (West):	-82.090882 - -82°5'27.2"
Universal Transverse Mercator:	Zone 17N
UTM X (Meters):	399495.92
UTM Y (Meters):	3785062.65
State Plane Coordinates:	3900 - South Carolina (US Survey Feet)
X Coordinate (Feet):	1670194.313 E
Y Coordinate (Feet):	863447.629 N

**ELEVATION:**

Elevation:	520 ft. above sea level
------------	-------------------------

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:**

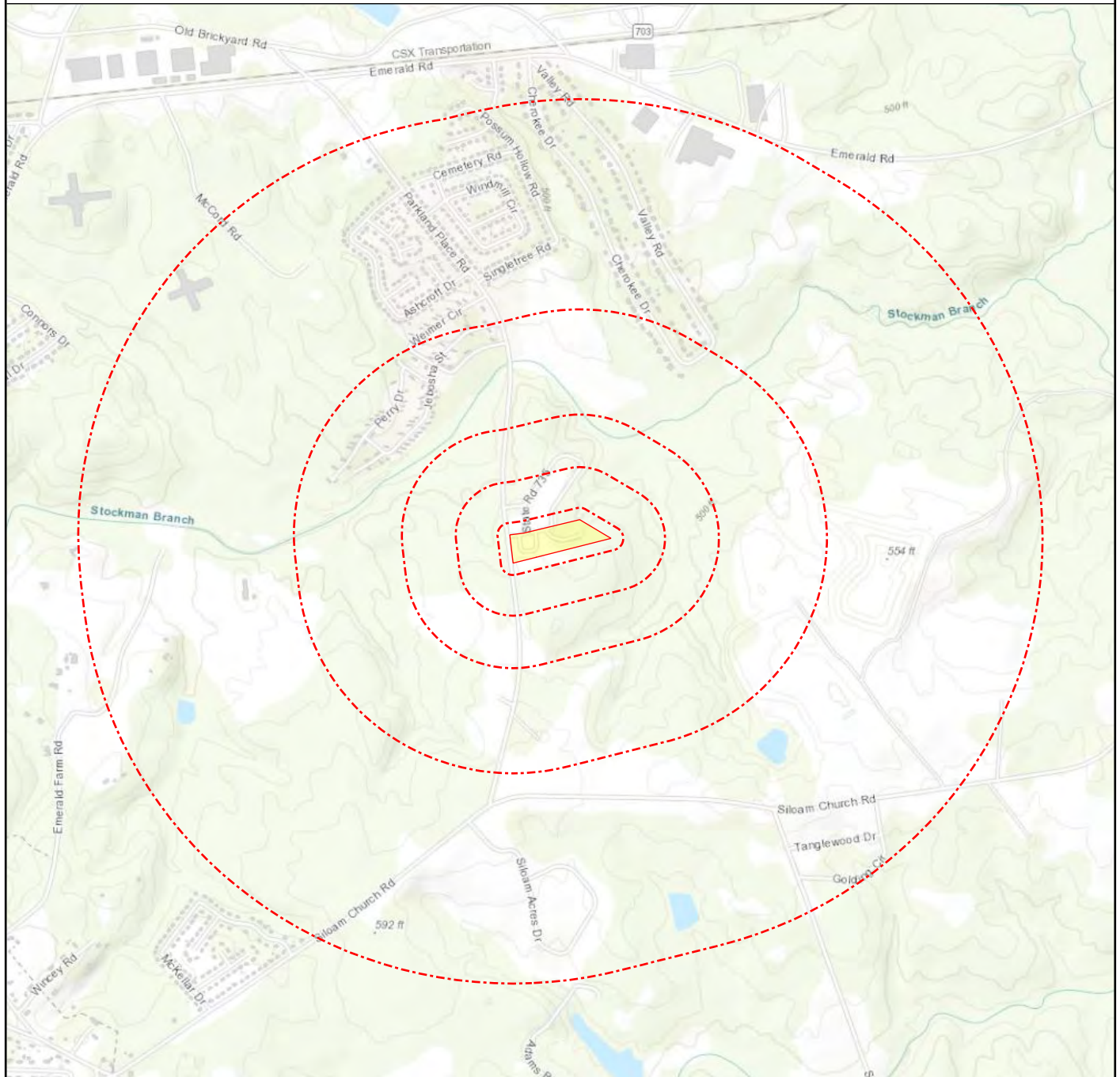
Subject Property Map: 34082-B1 Ninety Six, SC  
Most Recent Revision: 2020



No Mapped Sites

SUBJECT NAME: Swann Meadows Apartments  
 ADDRESS: 1901 Parkland Place Rd, Greenwood, SC, 29646  
 LAT/LONG: 34.201739 / -82.090882

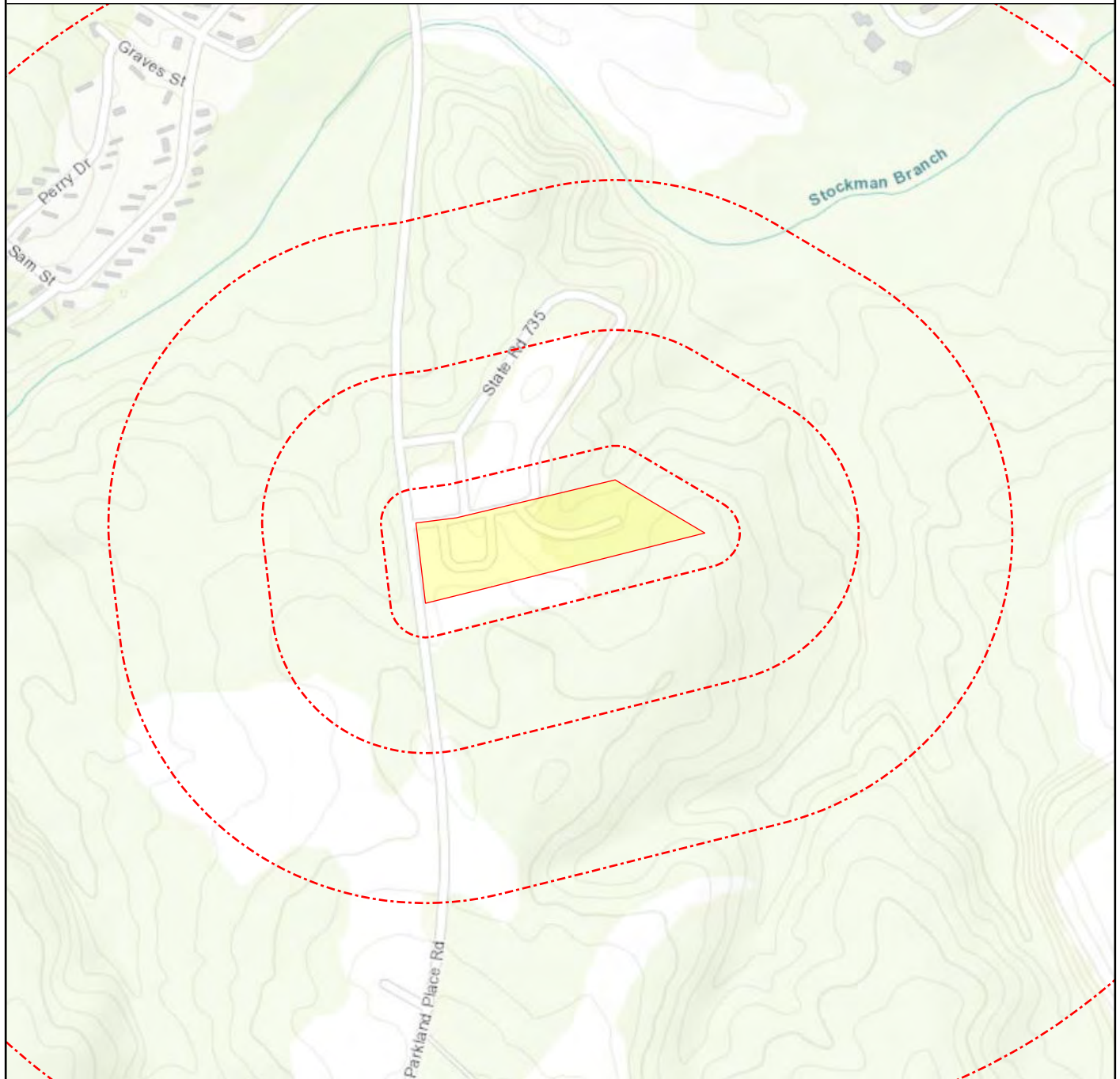
PREPARED FOR: J.N. Pease Environmental Group  
 ORDER #: 106664  
 REPORT DATE: March 27, 2025



+ Subject Property     
 ● Equal/Higher Elevation     
 ● Lower Elevation     
 ▨ National Priority List (No Data)

SUBJECT NAME: Swann Meadows Apartments  
ADDRESS: 1901 Parkland Place Rd, Greenwood, SC, 29646  
LAT/LONG: 34.201739 / -82.090882

PREPARED FOR: J.N. Pease Environmental Group  
ORDER #: 106664  
REPORT DATE: March 27, 2025



0.00 0.13 0.25  
Mile(s)

+ Subject Property      ● Equal/Higher Elevation      ● Lower Elevation      ▨ National Priority List (No Data)

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
-----------------	-----------------------------	--	----------------	------------------	------------------	----------------	--------------	-------------------------

**FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST**

ARCHIVED RCRA TSDF		0.500	0	0	0	--	--	0
RCRA TSDF		0.500	0	0	0	--	--	0

**FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS**

AST PBS		SP	0	--	--	--	--	0
EPA UST		0.125	0	--	--	--	--	0
HIST INDIAN UST R4		0.125	0	--	--	--	--	0
INDIAN UST R4		0.125	0	--	--	--	--	0
AST - SC		SP	0	--	--	--	--	0
HIST UST - SC		0.125	0	--	--	--	--	0
HIST UST 2 - SC		0.125	0	--	--	--	--	0
UST - SC		0.125	0	--	--	--	--	0

**FEDERAL CERCLIS LIST**

CERCLIS NFRAP		0.500	0	0	0	--	--	0
CERCLIS-HIST		0.500	0	0	0	--	--	0
EPA SAA		0.500	0	0	0	--	--	0
SEMS_8R_ACTIVE SITES		0.500	0	0	0	--	--	0
SEMS_8R_ARCHIVED SITES		0.500	0	0	0	--	--	0

**FEDERAL RCRA CORRACTS FACILITIES LIST**

CORRACTS		1.000	0	0	0	0	--	0
HIST CORRACTS 2		1.000	0	0	0	0	--	0

**FEDERAL DELISTED NPL SITE LIST**

DELISTED NPL		0.500	0	0	0	--	--	0
DELISTED PROPOSED NPL		0.500	0	0	0	--	--	0
SEMS_DELETED NPL		0.500	0	0	0	--	--	0

**FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS**

EPA LUST		0.500	0	0	0	--	--	0
HIST INDIAN LUST R4		0.500	0	0	0	--	--	0
INDIAN LUST R4		0.500	0	0	0	--	--	0
HIST LUST - SC		0.500	0	0	0	--	--	0
LAST - SC		0.500	0	0	0	--	--	0
LUST - SC		0.500	0	0	0	--	--	0

**FEDERAL ERNS LIST**

ERNS		SP	0	--	--	--	--	0
------	--	----	---	----	----	----	----	---

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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## FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

FED E C		SP	0	--	--	--	--	0
FED I C		SP	0	--	--	--	--	0
RCRA IC EC		SP	0	--	--	--	--	0

## FEDERAL RCRA GENERATORS LIST

HIST RCRA CESQG		0.125	0	--	--	--	--	0
HIST RCRA LQG		0.125	0	--	--	--	--	0
HIST RCRA SQG		0.125	0	--	--	--	--	0
RCRA LQG		0.125	0	--	--	--	--	0
RCRA NONGEN		0.125	0	--	--	--	--	0
RCRA SQG		0.125	0	--	--	--	--	0
RCRA VSQG		0.125	0	--	--	--	--	0

## FEDERAL NPL SITE LIST

NPL		1.000	0	0	0	0	--	0
PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_FINAL NPL		1.000	0	0	0	0	--	0
SEMS_PROPOSED NPL		1.000	0	0	0	0	--	0

## STATE AND TRIBAL BROWNFIELD SITES

TRIBAL BROWNFIELDS		0.500	0	0	0	--	--	0
BROWNFIELDS - SC		0.500	0	0	0	--	--	0

## STATE- AND TRIBAL - EQUIVALENT CERCLIS

SHWS - SC		1.000	0	0	0	0	--	0
-----------	--	-------	---	---	---	---	----	---

## STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

SWF/LF - SC		0.500	0	0	0	--	--	0
-------------	--	-------	---	---	---	----	----	---

## STATE AND TRIBAL VOLUNTARY CLEANUP SITES

VCP - SC		0.500	0	0	0	--	--	0
----------	--	-------	---	---	---	----	----	---

## LOCAL BROWNFIELD LISTS

BROWNFIELDS-ACRES		0.500	0	0	0	--	--	0
FED BROWNFIELDS		0.500	0	0	0	--	--	0
HIST FED BROWNFIELDS		0.500	0	0	0	--	--	0

## LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL		SP	0	--	--	--	--	0
US HIST CDL		SP	0	--	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**RECORDS OF EMERGENCY RELEASE REPORTS**

HMIRS (DOT)		SP	0	--	--	--	--	0
SPILLS - SC		SP	0	--	--	--	--	0

**LOCAL LAND RECORDS**

LIENS 2		SP	0	--	--	--	--	0
---------	--	----	---	----	----	----	----	---

**OTHER ASCERTAINABLE RECORDS**

CORRECTIVE ACTIONS 2020		0.500	0	0	0	--	--	0
FUDS		1.000	0	0	0	0	--	0
PADS		SP	0	--	--	--	--	0
PCB TRANSFORMER		SP	0	--	--	--	--	0
PFAS MANIFEST		0.500	0	0	0	--	--	0
PFAS SPILLS		0.500	0	0	0	--	--	0
DRYCLEANERS - SC		1.000	0	0	0	0	--	0

No unmappable sites reported.

**FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST**

ARCHIVED RCRA TSDF: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 11/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

RCRA TSDF: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 11/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

**FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS**

AST PBS: Bulk petroleum terminals with a total bulk storage capacity of 50,000 barrels or more.

Agency Version Date: 05/10/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/23/2025

Agency: Department of Homeland Security  
Agency Contact: 202-853-5361  
Most Recent Contact: 01/27/2025

EPA UST: Facilities listed in the EPA UST Finder database

Agency Version Date: 03/28/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2025

Agency: EPA  
Agency Contact: (202) 566-1667  
Most Recent Contact: 03/11/2025

HIST INDIAN UST R4: Historical Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 10/18/2023  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 06/17/2025

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/21/2025

INDIAN UST R4: Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 09/30/2024  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/17/2025

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/21/2025

AST - SC: List of licensed and permitted facilities

Agency Version Date: 07/03/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/12/2025

Agency: South Carolina Liquefied Petroleum Gas Board  
Agency Contact: (803) 896-5571  
Most Recent Contact: 03/18/2025

HIST UST - SC: Historical UST listing

Agency Version Date: 07/26/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/09/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 03/13/2025

HIST UST 2 - SC: List of underground storage tanks that is no longer in current agency list.

Agency Version Date: 06/01/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 04/07/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 01/09/2025



**FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)**

UST - SC: Comprehensive UST

Agency Version Date: 08/22/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/09/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 02/12/2025

**FEDERAL CERCLIS LIST**

CERCLIS NFRAP: The CERCLIS sites with No Further Remedial Action Planned from the CERCLIS program database. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 02/19/2025

CERCLIS-HIST: The CERCLIS program database contains information on the assessment and remediation of federal hazardous waste sites. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 02/19/2025

EPA SAA: Listing of Sites with Superfund Alternative Approach Agreements.

Agency Version Date: 09/16/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/03/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 03/07/2025

SEMS\_8R\_ACTIVE SITES: The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. NPL sites include latitude and longitude information. For non-NPL sites, a brief site status is provided.

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

SEMS\_8R\_ARCHIVED SITES: The Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

**FEDERAL RCRA CORRACTS FACILITIES LIST**

CORRACTS: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases

Agency Version Date: 11/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-1667  
Most Recent Contact: 02/04/2025

HIST CORRACTS 2: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-1667  
Most Recent Contact: 01/01/2025

**FEDERAL DELISTED NPL SITE LIST**

DELISTED NPL: National Priority List of sites that were delisted and no longer require action

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

DELISTED PROPOSED NPL: Sites that have been delisted from the proposed National Priority List

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

SEMS\_DELETED NPL: All Deleted National Priority List Sties

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

**FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS**

EPA LUST: Releases listed in the EPA UST Finder database

Agency Version Date: 03/28/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2025

Agency: EPA  
Agency Contact: (202) 566-1667  
Most Recent Contact: 03/11/2025

HIST INDIAN LUST R4: Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 10/18/2023  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/16/2025

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/20/2025

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 09/30/2024  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/17/2025

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/21/2025

HIST LUST - SC: Leaking Underground Storage tank sites

Agency Version Date: 07/26/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/09/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 03/13/2025

LAST - SC: Aboveground Storage Tank cleanup sites from the list of Ground Water Releases.

Agency Version Date: 03/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/16/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-4300  
Most Recent Contact: 02/19/2025

LUST - SC: List of leaking UST's

Agency Version Date: 08/22/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/09/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 02/12/2025

**FEDERAL ERNS LIST**

ERNS: Emergency Response Notification System records of reported spills

Agency Version Date: 09/09/2024  
Agency Update Frequency: Annually  
Planned Next Contact: 05/27/2025

Agency: National Response Center United States Coast Guard  
Agency Contact: N/R  
Most Recent Contact: 02/28/2025

**FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES**

FED E C: Federal listing of remediation sites with engineering controls

Agency Version Date: 01/01/2025  
Agency Update Frequency: Varies  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 01/01/2025

FED I C: Federal listing of remediation sites with institutional controls

Agency Version Date: 01/01/2025  
Agency Update Frequency: Varies  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 01/01/2025

RCRA IC EC: Sites with institutional or engineering controls related to Resource Conservation and Recovery Act

Agency Version Date: 09/19/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 06/09/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 03/13/2025

**FEDERAL RCRA GENERATORS LIST**

HIST RCRA CESQG: List of Resource Conservation and Recovery Act licensed conditionally exempt small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 01/01/2025

HIST RCRA LQG: List of Resource Conservation and Recovery Act licensed large quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 01/02/2025

HIST RCRA SQG: List of Resource Conservation and Recovery Act licensed small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 03/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 01/01/2025

RCRA LQG: Resource Conservation and Recovery Act listing of licensed large quantity generators

Agency Version Date: 11/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

RCRA NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators

Agency Version Date: 11/08/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

**FEDERAL RCRA GENERATORS LIST (cont.)**

RCRA SQG: Resource Conservation and Recovery Act listing of licensed small quantity generators

Agency Version Date: 11/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

RCRA VSQG: Resource Conservation and Recovery Act listing of licensed very small quantity generators.

Agency Version Date: 11/08/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/01/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 02/04/2025

**FEDERAL NPL SITE LIST**

NPL: List of priority contaminated sites among identified releases or threatened releases of hazardous substances pollutants or contaminants nationally

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

PROPOSED NPL: Sites that have been proposed for the National Priority List

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

SEMS\_FINAL NPL: All Included National Priority List Sites

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

SEMS\_PROPOSED NPL: All Proposed National Priority List Sites

Agency Version Date: 09/13/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/19/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/19/2025

**STATE AND TRIBAL BROWNFIELD SITES**

TRIBAL BROWNFIELDS: Tribal brownfield remediation site listing

Agency Version Date: 12/10/2017  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 04/16/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 01/20/2025

BROWNFIELDS - SC: Locations determined to be Brownfield Sites

Agency Version Date: 04/10/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 06/18/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 896-4000  
Most Recent Contact: 03/24/2025

**STATE- AND TRIBAL - EQUIVALENT CERCLIS**

SHWS - SC: Sites listed on the state's Priority List

Agency Version Date: 08/13/2021  
Agency Update Frequency: Varies  
Planned Next Contact: 06/09/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 896-4000  
Most Recent Contact: 03/13/2025

**STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS**

SWF/LF - SC: List of permitted Landfills

Agency Version Date: 11/04/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 04/25/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 896-4067  
Most Recent Contact: 01/29/2025

**STATE AND TRIBAL VOLUNTARY CLEANUP SITES**

VCP - SC: Voluntary Cleanup Program Sites

Agency Version Date: 04/10/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 06/18/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 03/24/2025

**LOCAL BROWNFIELD LISTS**

BROWNFIELDS-ACRES: EPA Brownfields Assessment, Cleanup and Redevelopment Exchange System.

Agency Version Date: 07/30/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/16/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 01/20/2025

FED BROWNFIELDS: Federal brownfield remediation sites

Agency Version Date: 09/10/2024  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 05/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/03/2025

HIST FED BROWNFIELDS: Historical federal brownfield remediation sites

Agency Version Date: 09/28/2023  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/28/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/03/2025

**LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES**

FED CDL: The U.S. Department of Justice listing of clandestine drug lab locations

Agency Version Date: 11/25/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/16/2025

Agency: U.S. Department of Justice  
Agency Contact: 202-307-7610  
Most Recent Contact: 02/19/2025

US HIST CDL: The U.S. Department of Justice historical listing of clandestine drug lab locations

Agency Version Date: 08/05/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/18/2025

Agency: U.S. Department of Justice  
Agency Contact: 202-307-7610  
Most Recent Contact: 03/24/2025

**RECORDS OF EMERGENCY RELEASE REPORTS**

HMIRS (DOT): Hazardous Material spills reported by the Department of Transportation

Agency Version Date: 10/31/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 04/23/2025

Agency: U.S. Department of Transportation  
Agency Contact: (202) 366-4996  
Most Recent Contact: 01/27/2025

**RECORDS OF EMERGENCY RELEASE REPORTS (cont.)****SPILLS - SC: Spills List**

Agency Version Date: 11/12/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/05/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 898-3817  
Most Recent Contact: 02/06/2025

**LOCAL LAND RECORDS****LIENS 2: Comprehensive Environmental Response Compensation and Liability Act sites with liens**

Agency Version Date: 05/11/2017  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 04/22/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 01/24/2025

**OTHER ASCERTAINABLE RECORDS**

**CORRECTIVE ACTIONS 2020:** In 2009 the EPA created the 2020 Corrective Action Baseline list of contaminated or potentially contaminated sites with a cleanup goal to complete 95% by the year 2020. The names on the list indicate the facility owners who may or may not have caused the contamination.

Agency Version Date: 12/19/2023  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 06/18/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: N/R  
Most Recent Contact: 03/24/2025

**FUDS: Defense sites that require cleanup**

Agency Version Date: 09/24/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 06/11/2025

Agency: US Army Corps of Engineering  
Agency Contact: (202) 761-0011  
Most Recent Contact: 03/17/2025

**PADS: Listing of generators transporters commercial store/ brokers and disposers of PCB**

Agency Version Date: 09/12/2024  
Agency Update Frequency: Varies  
Planned Next Contact: 05/30/2025

Agency: Environmental Protection Agency  
Agency Contact: (703) 308-8404  
Most Recent Contact: 03/05/2025

**PCB TRANSFORMER: Disposal and Storage of Polychlorinated Biphenyl (PCB) Waste**

Agency Version Date: 07/02/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/13/2025

Agency: Environmental Protection Agency  
Agency Contact: (703) 308-8404  
Most Recent Contact: 03/19/2025

**PFAS MANIFEST: PFAS Transfer Manifest**

Agency Version Date: 10/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 03/31/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: N/R  
Most Recent Contact: 01/02/2025

**PFAS SPILLS: List of PFAS Spill Sites**

Agency Version Date: 10/08/2024  
Agency Update Frequency: Quarterly  
Planned Next Contact: 03/31/2025

Agency: U.S. Environmental Protection Agency  
Agency Contact: N/R  
Most Recent Contact: 01/02/2025

**DRYCLEANERS - SC: Dry Cleaning Facilities**

Agency Version Date: 06/06/2023  
Agency Update Frequency: Varies  
Planned Next Contact: 04/30/2025

Agency: Department of Health and Environmental Control  
Agency Contact: (803) 896-4017  
Most Recent Contact: 02/03/2025

SUBJECT PROPERTY ADDRESS:

Swann Meadows Apartments  
1901 Parkland Place Rd  
Greenwood, SC 29646

SUBJECT PROPERTY COORDINATES:

Latitude(North):	34.201739 - 34°12'6.3"
Longitude(West):	-82.090882 - -82°5'27.2"
Universal Transverse Mercator:	Zone 17N
UTM X (Meters):	399495.92
UTM Y (Meters):	3785062.65
State Plane Coordinates:	3900 - South Carolina (US Survey Feet)
X Coordinate (Feet):	1670194.313 E
Y Coordinate (Feet):	863447.629 N

ELEVATION:

Elevation:	520 ft. above sea level
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USGS TOPOGRAPHIC MAP:

Subject Property Map:	34082-B1 Ninety Six, SC
Most Recent Revision:	2020

GEOHYDROLOGY DATA:

SUBJECT PROPERTY TOPOGRAPHY:

Topographic Gradient: East

DFIRM FLOOD ZONE:

	DFIRM Flood
Subject Property County:	Electronic Data:
GREENWOOD	N/R
Flood Plain Panel at Subject Property:	N/R
Additional Panels in search area:	N/R

FEMA FLOOD ZONE:

	FEMA Flood
Subject Property County:	Electronic Data:
GREENWOOD	N/R
Flood Plain Panel at Subject Property:	N/R
Additional Panels in search area:	N/R

NATIONAL WETLAND INVENTORY:

	NWI Electronic
<u>NWI Quad at Subject Property:</u>	<u>Data Coverage:</u>
No available data	No available data

LITHOSTRATIGRAPHIC INFORMATION:

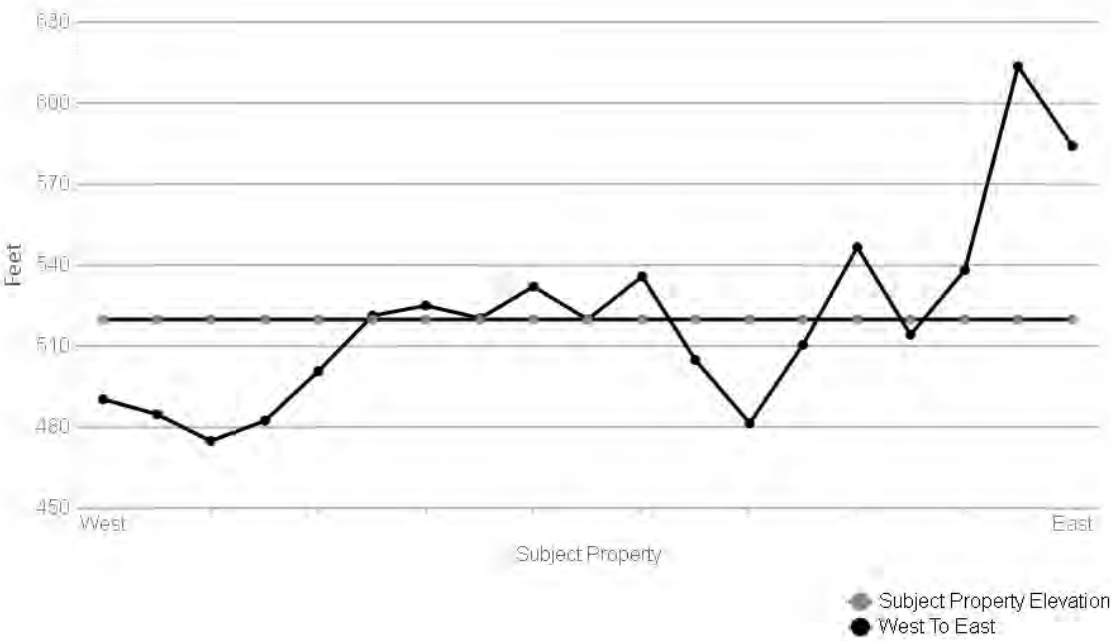
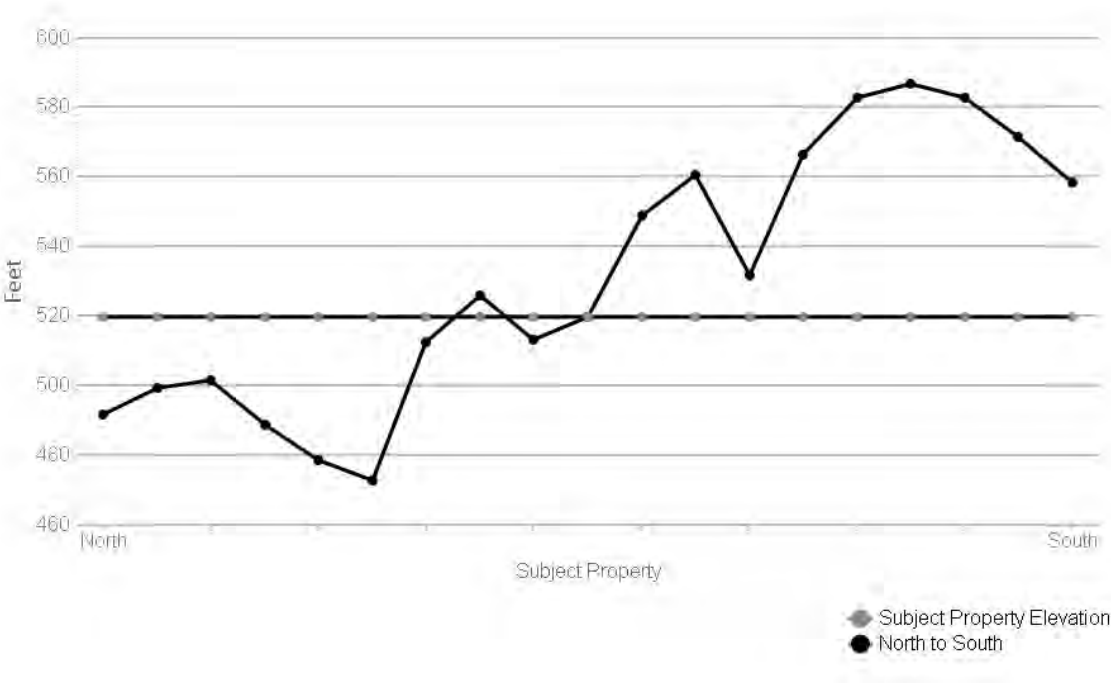
ROCK STRATIGRAPHIC UNIT:

GEOLOGIC AGE IDENTIFICATION

Era:	Not Searched	Category: Not Searched
System:	Not Searched	
Series:	Not Searched	
Code:	Not Searched	



SURROUNDING ELEVATION PROFILES:



**SOIL COMPOSITION IN GENERAL AREA OF SUBJECT PROPERTY:**

Not Searched

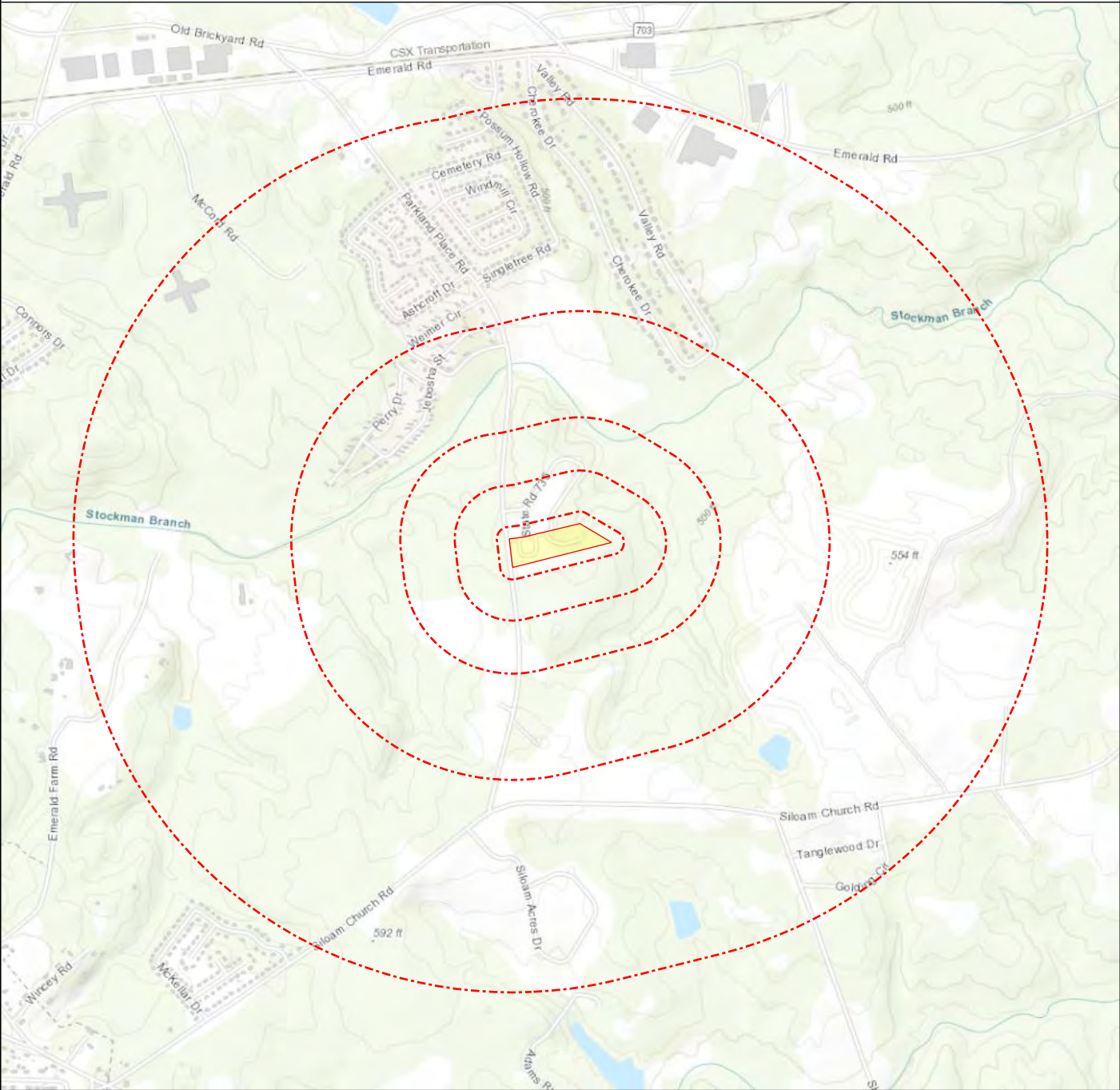
**WATER AGENCY DATA:**

**WATER AGENCY SEARCH DISTANCES:**

<u>DATABASE:</u>	<u>SEARCH DISTANCE (MILES):</u>
N/R	N/R

SUBJECT NAME: Swann Meadows Apartments  
ADDRESS: 1901 Parkland Place Rd, Greenwood, SC, 29646  
LAT/LONG: 34.201739 / -82.090882

PREPARED FOR: J.N. Pease Environmental Group  
ORDER #: 106664  
REPORT DATE: March 27, 2025



+ Subject Property

G Geological Site (No Data)

## **RADON DATA:**

STATE SOURCE: No Available Data

FEDERAL AREA RADON INFORMATION FOR: 29646

NUMBER OF SAMPLE SITES: No Available Data

FEDERAL EPA RADON ZONE FOR: No Available Data

PWS ENF

Public Water Supply locations with Enforcement Violations

Environmental Protection Agency

(800) 426-4791

Safe drinking water information Systems with enforcememnt violations



# **APPENDIX D**

## **AERIAL PHOTOGRAPHS**



# Historical Aerial Photo Report | 2022

Order Number: 70726

Report Generated: 04/22/2022

Project Name: Swan Meadows  
Apartments

Project Number: 2726-22

Swan Meadows Apartments  
Parkland Place Rd  
Greenwood, SC, 29646

---

2 Corporate Dr  
Suite 450  
Shelton, CT 06484  
Toll Free: 866-211-2028  
[www.envirositecorp.com](http://www.envirositecorp.com)

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

## **ENVIROSITE SEARCHED SOURCES**

### **SUBJECT PROPERTY:**

Swan Meadows Apartments  
Parkland Place Rd  
Greenwood, SC, 29646

### **YEAR:**

1951  
1961  
1964  
1972  
1981  
1982  
1989  
1994  
1999  
2006  
2009  
2011  
2013  
2015  
2017  
2019

### **SCALE:**

1" = 1,000'  
1" = 1,000'  
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1" = 500'  
1" = 500'  
1" = 500'

### **SOURCE:**

U.S.G.S  
U.S.G.S  
U.S.G.S  
U.S.G.S  
NHAP  
NHAP  
NAPP  
DOQ  
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NAIP  
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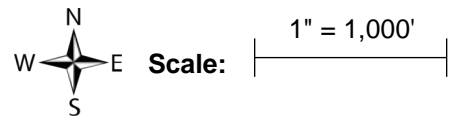
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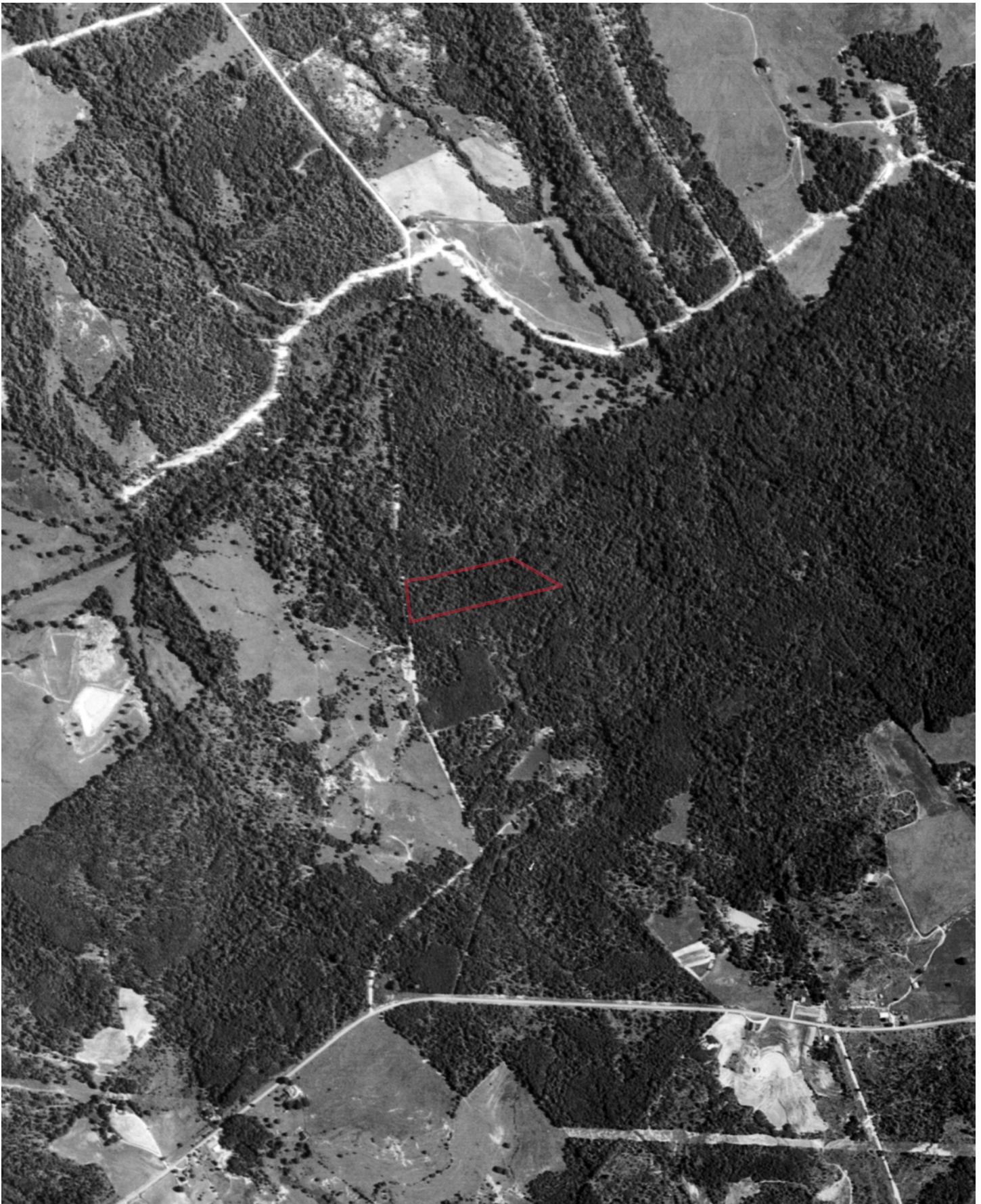
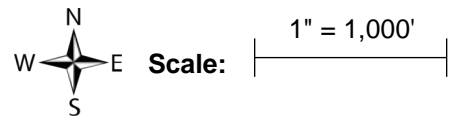


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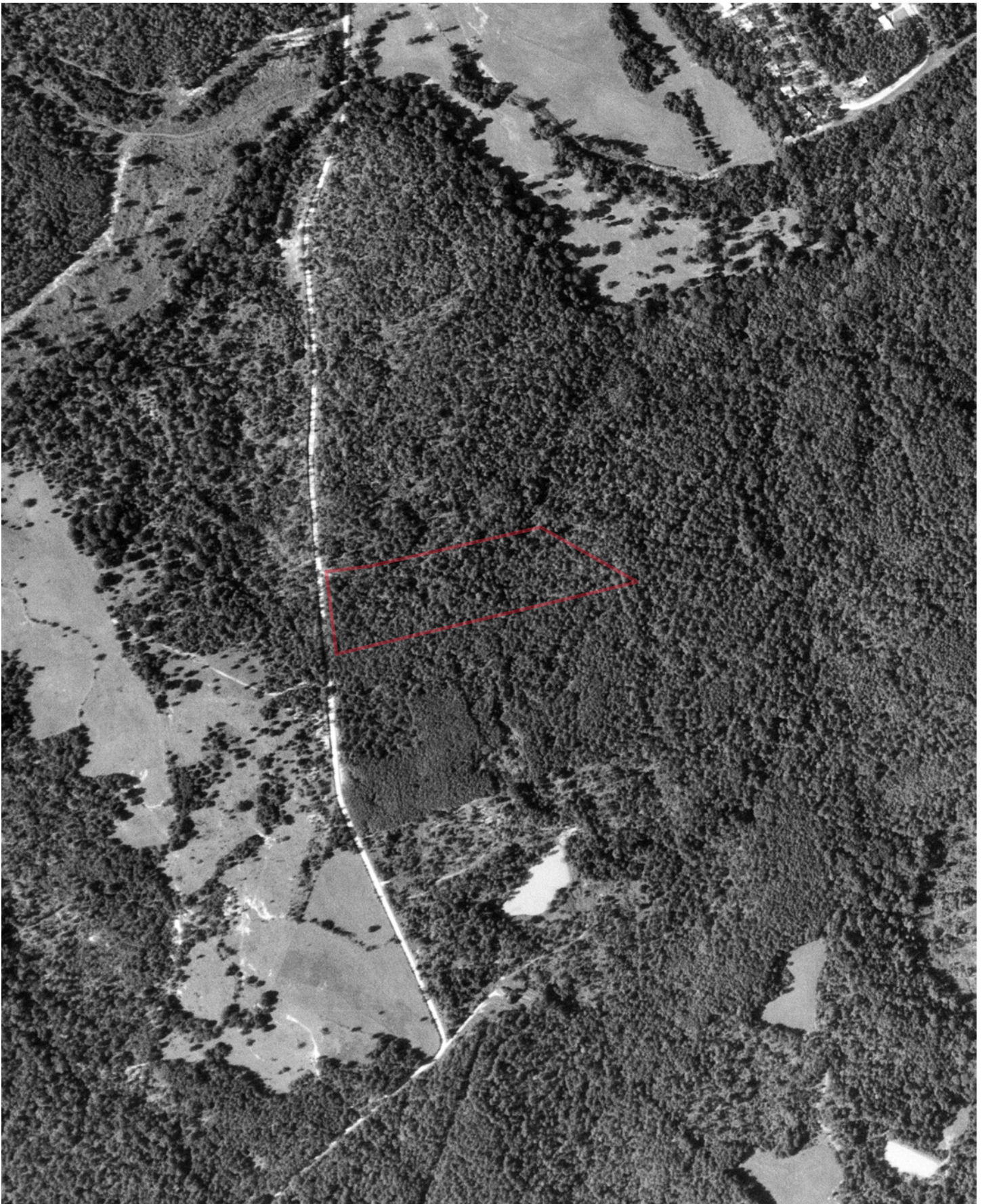
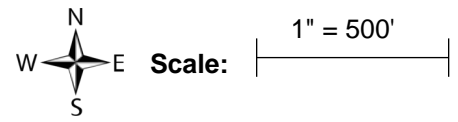


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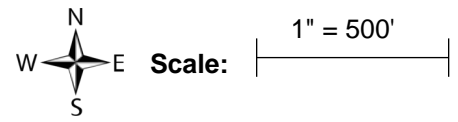


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**FLIGHT YEAR:**  
1972





**FLIGHT YEAR:**  
1981

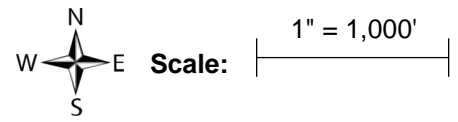


**Scale:** 1" = 1,000'



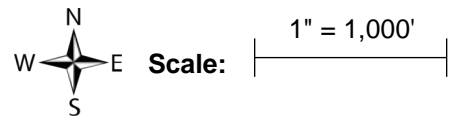


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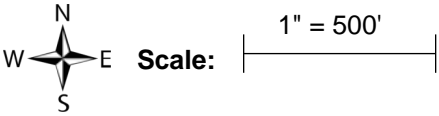


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1989



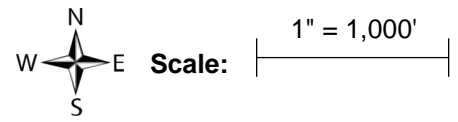


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1994



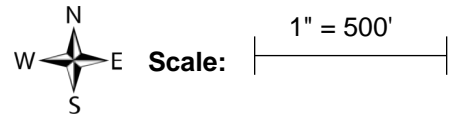


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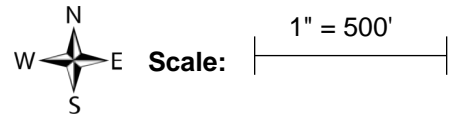


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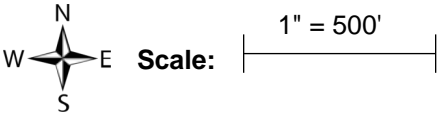


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2009



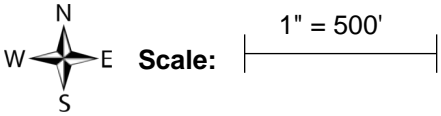


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2011



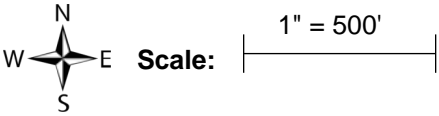


**FLIGHT YEAR:**  
2013



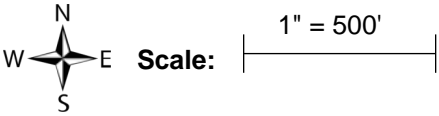


**FLIGHT YEAR:**  
2015



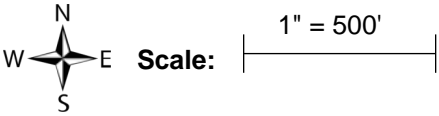


**FLIGHT YEAR:**  
2017





**FLIGHT YEAR:**  
2019






# **APPENDIX E**

## **SUPPORTING SITE DOCUMENTATION**





## OWNER INTERVIEW RECORD

PROJECT NAME/NUMBER <b>Swann Meadows</b> <b>(3511-25)</b>		OWNER CONTACT NAME amteam@fitchirick.com
PHONE (704) 335-9112	TITLE Asset Management Team	COMPANY Fitch Irick Corporation
<b>ARE YOU AWARE OF THE FOLLOWING WITH REGARDS TO THE PROJECT SITE?</b>		
1. Any pending, threatened, or past <b>litigation</b> relevant to hazardous substances or petroleum products in, on, or from the subject property? <b>Owner response No</b>		
2. Any pending, threatened, or past <b>administrative proceedings</b> relevant to hazardous substances or petroleum products in, on, or from the subject property? <b>Owner response No</b>		
3. Any notices from governmental agencies regarding possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products originating from the subject property? <b>Owner response No</b>		
4. Any underground or aboveground storage tanks (UST or AST), including heating oil tanks, located at the property or an adjacent property?  <b>Owner response: No current or historic use USTs/ASTs</b>		
5. How long have you owned property? (enter purchase date if known)  <b>GP interest was acquired June 15<sup>th</sup> 2018</b>  Is property LEASED? (list tenants with corresponding use)  <b>Residential apartments</b>		
<b>Additional comments:</b>  1) A previous ownership questionnaire was completed for this property in April 2024. Property use has not changed since April 2024. Details provided on the previous questionnaire remain accurate. A copy of the completed questionnaire from April 2024 is attached.  2) Contact on-site property manager or maintenance staff for day to day operational questions.		
OWNER SIGNATURE: 		DATE: <b>4/21/25</b>



**Project #3436-24 (Swann Meadows Apartments)**

**PROPERTY OWNER QUESTIONNAIRE**

(Page 1 of 2)

*Answer all questions or check the appropriate box  
(Do not leave blanks. write "NA" if not applicable)*

OWNER NAME Swann Meadows Limited Partnership		EMAIL: amteam@fitchirick.com
PHONE 704-335-9112	TITLE Asset Management Team	COMPANY Fitch Irick Corporation
<b>ARE YOU AWARE OF THE FOLLOWING WITH REGARDS TO THE SUBJECT PROPERTY?</b>		
1. Any pending, threatened, or past <b>litigation</b> relevant to hazardous substances or petroleum products in, on, or from the subject property? (YES or NO) no		
2. Any pending, threatened, or past <b>administrative proceedings</b> relevant to hazardous substances or petroleum products in, on, or from the subject property? (YES or NO) no		
3. Any notices from governmental agencies regarding possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products originating from the subject property? (YES or NO) no		
4. Any underground or aboveground storage tanks (UST or AST), including heating oil tanks, currently <b>or historically</b> located on the subject property or an adjacent property? (YES [list numbers of tanks, size and contents] or NO) no		
5. How long have you owned property? (enter purchase date if known) GP interest was aquired June 15th 2018 5a. What was property used for at time of purchase? existing RD multifamily property 5b. Provide square footage of property buildings if known. 48,216		

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

Name:(Print) IRA M. Slomka Title: MANAGER  
Signature: IMS Date: 4/23/24



**PROPERTY OWNER QUESTIONNAIRE**  
(Page 2 of 2)

Answer all questions or check the appropriate box  
(Do not leave blanks, write "NA" if not applicable)

**PREVIOUS INVESTIGATIONS**

1. Have asbestos surveys, lead paint surveys, tank closure/removal reports or other environmental study of the subject property ever been performed? - Yes ☐ - No ☒

You all did the last environmentals in 2022.

*If yes, please provide report dates and if possible, a copy of any previous report(s).*

**PAST & PRESENT USAGE**

1. To the best of your knowledge, has the subject property or any adjoining property been used for industrial purposes? - Yes ☐ - No ☒
2. To the best of your knowledge, has the subject property or any adjoining property been used as a gasoline station, motor repair facility, dry cleaners, junkyard, landfill, waste treatment/storage/disposal facility, or recycling facility? - Yes ☐ - No ☒
3. To the best of your knowledge, have any hazardous substances, petroleum products, or unidentified waste materials been dumped above grade, buried and/or burned, on the property? - Yes ☐ - No ☒
4. Are there currently, or to the best of your knowledge have there historically been, any pits, ponds, or lagoons located on the property in connection with waste treatment or disposal activities? - Yes ☐ - No ☒
5. Has fill dirt been brought onto the property that originated from a contaminated site or from an unknown origin? - Yes ☐ - No ☒

**SITE CONDITIONS**

1. Are there currently any private drinking water or irrigation wells located on the property? - Yes ☐ - No ☒
2. Are there currently any septic tanks and/or drain fields located on the property? - Yes ☐ - No ☒
3. Are you aware of any groundwater monitoring wells located on the property? - Yes ☐ - No ☒
4. Have you ever been contacted by SCDHEC for the purpose executing an access agreement so that a monitoring well may be installed on the property? - Yes ☐ - No ☒
5. Have any buildings been removed from the property under your ownership? - Yes ☐ - No ☒
- 5a. If yes, provide dates of removal and past building use.
6. Provide square footage and dates of construction for the existing property buildings?

**IF APPLICABLE, PLEASE COMMENT ON ANY YES ANSWERS:**

Initials: JS



## Swann Meadows Apartments



Parcel ID	6876-020-344	Area	8.00
Property Address	1091 Parkland Place Rd	Description	8.0 AC PARKLAND PLACE N
Owner Name	Swann Meadows Limited Partnership	Year Built	1980
Mail Address	1515 MOCKINGBIRD LN ST1010	SqFt	46,214
City State Zip	CHARLOTTE, NC 28209-3221	Bedrooms	0
Purchase Date	12/27/2002	Bathrooms	0
Deed	762-130	Half Baths	0
Plat	119-39	Fin Bsmt Sqft	0
FEMA LOMA	No	Unfin Bsmt Sqft	0
Total Tax Value	\$1,172,200	Tax Exemption	
Total Cap Value	\$1,172,200	Appraised By	County
Total Market Value	\$1,360,000	Tax District	6-Greenwood Metro
Assessed Value	70330	On Lake Gwd	N
Subdivision			



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 188 feet**  
 4/20/2025

Greenwood County, SC - Property Report 4/20/2025		
Parcel ID	Property Address	Description
6876-020-344	1091 Parkland Place Rd	8.0 AC PARKLAND PLACE N



Owner Information	
Owner Name	SWANN MEADOWS LIMITED PARTNERSHIP
Mailing Address	1515 MOCKINGBIRD LN ST1010
City, State Zip	CHARLOTTE, NC 28209-3221



Mobile  
Maps and  
Information



*Disclaimer:* Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information					
Subdivision	FEMA LOMA	On Lake Gwd	Deed	Plat	Purchase Date
	No	No	<a href="#">762-130</a>	<a href="#">119-39</a>	12/27/2002

Improvements						
Year Built	Square Ft	Bedrooms	Bathrooms	Half Baths	Fin Bsmt SqFt	Unfin Bsmt SqFt
1980	46,214	0	0	0	0	0

Assessor Information			
Appraised by	Tax District	Tax Exempt	Assessed Value
County	6-Greenwood Metro		70330

Assessor Valuation		
Tax Value - Land	Cap Value - Land	Fair Market Value - Land
\$110,400	\$110,400	\$96,000
Tax Value - Improvements	Cap Value - Improvements	Fair Market Value - Improv.
\$1,061,800	\$1,061,800	\$1,264,000
Tax Value - Total	Cap Value - Total	Fair Market Value - Total
\$1,172,200	\$1,172,200	\$1,360,000



Recent Sales							
Seller Name	Buyer Name	Sale Date	Sale Type	Sale Price	Description	Deed	Plat
Parkland Place North Prop	Swann Meadows Limited Part	12/27/2002	Valid Sale	\$1,168,847	8.29 AC PARKLAND PLA	<a href="#">762-130</a>	<a href="#">35-158</a>
Scurry R Brooks/jack C	Parkland Place North Prop	5/5/1981	Other/Unknown	\$0	8.29 AC PARKLAND PLACE N	<a href="#">282-42</a>	<a href="#">35-158</a>

Property Tax History					
Owner Name	Base Amount	Net Amount	Tax Year	Status	Date Paid
SWANN MEADOWS LIMITED PART	\$25,575.63	\$25,575.63	2024	Paid	12/9/2024
SWANN MEADOWS LIMITED PART	\$25,575.63	\$25,575.63	2023	Paid	1/3/2024
SWANN MEADOWS LIMITED PART	\$25,059.40	\$28,601.28	2022	Paid	4/13/2023
SWANN MEADOWS LIMITED PART	\$25,059.40	\$25,059.40	2021	Paid	12/30/2021
SWANN MEADOWS LIMITED PART	\$22,366.63	\$22,366.63	2020	Paid	12/16/2020
SWANN MEADOWS LIMITED PART	\$22,366.63	\$22,366.63	2019	Paid	12/2/2019
SWANN MEADOWS LIMITED PART	\$22,112.32	\$22,112.32	2018	Paid	11/2/2018
SWANN MEADOWS LIMITED PART	\$21,858.01	\$21,858.01	2017	Paid	1/4/2018
SWANN MEADOWS LIMITED PART	\$21,815.80	\$21,815.80	2016	Paid	1/4/2017
SWANN MEADOWS LIMITED PART	\$21,797.46	\$21,797.46	2015	Paid	12/31/2015

# **APPENDIX F**

## **PERSONEL QUALIFICATIONS**



## **JAMES N. "JAY" PEASE, IV, R.E.M.**

*Registered Environmental Manager*

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### **WORK EXPERIENCE & BUSINESS OWNERSHIP**

<b>2003 to Present</b>	<b>President/Owner: J.N. Pease Environmental Group, LLC, Mount Pleasant, SC</b>
2000 - 2003	Law Engineering and Environmental Services, Inc., Charleston, SC
1997 - 2000	Exxon/Integrated Science & Technology, Inc. Charleston, SC
1993 - 1996	Georgia Environmental Protection Division/USEPA, Atlanta, GA

### **EDUCATION**

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

### **PROFESSIONAL CERTIFICATIONS**

NREP Registered Environmental Manager (REM) - #10923 (**Member Since 2001**)  
Certified Lead Based Paint Risk Assessor and Inspector #LBP-R-7570-3  
SCDHEC Licensed Asbestos Inspector #BI-01136

### **CAREER SUMMARY**

Mr. Pease is the President of J. N. Pease Environmental Group, LLC (JPEG), a consulting firm that offers expertise in environmental due diligence projects. Executed projects include Phase I and Phase II site assessments, HUD/NEPA Environmental Reviews, HOME Environmental Assessments, lead-based paint inspections/risk assessments, asbestos surveys, underground storage tank assessments, and Brownfields assessments/negotiations. During his tenure as an environmental consultant, Mr. Pease has personally completed over 2,500 Phase I projects and worked extensively on the following aspects of environmental investigations: site investigation, data collection and analysis, client and legal interface, 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 160 petroleum-contaminated sites located in the Carolinas, Georgia, and Tennessee for two major oil companies and a build-out of over 400 telecommunications towers throughout South Carolina. 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:** Mr. Pease's primary area of expertise is in conducting Phase I and Phase II environmental site assessments. Mr. Pease has personally completed *over 2,500* Phase I projects located across South Carolina, North Carolina and Georgia. JPEG has contracted with regional developers, residential home builders, commercial lenders, commercial attorneys, municipalities, non-profit groups, conservation trusts, 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, brownfields, large acreage tracts (largest site assessed is 12,460 acres), beachfront hotels, restaurants, gasoline stations, dry cleaners, retail developments and wireless telecommunications towers. Assessment methodologies include AAI and ASTM protocols and non-mandatory client protocols. Phase I scopes are routinely expanded to address client concerns such as lead-based paint, asbestos, wetlands, and mold.

*YEARS IN PROFESSION: 30*