April 27, 2026

Orbach Affordable Housing Solutions (OAHS)
980 Sylvan Avenue
Englewood Cliffs, NJ 07632

Attention: Jaime Birman

Subject: Phase I Environmental Site Assessment of:

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102
E842O2860

Dear Mr. Birman:

Gill Group, Inc (Gill) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property. This ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-21, specific scope of work provided, and generally accepted industry standards.

Please let me know if you have any questions or require additional information.

Thank you,

Quincy Taylor
Project Manager

Kristin Tate
Director of HUD Services

Phase I Environmental Site Assessment

GG PROJECT NO.: E842O2860

REPORT DATE: April 27, 2026
SITE VISIT DATE: March 25, 2026

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102

PREPARED FOR:
Orbach Affordable Housing Solutions (OAHS)
980 Sylvan Avenue
Englewood Cliffs, NJ 07632



GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

PROJECT SUMMARY TABLE

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina, 29102
Assessor's Parcel Number(s): 169-11-09-002-00

Report Section		No Issues Identified	REC	HREC	CREC	BER	Significant Data Gap	Notes
2.0	USER-PROVIDED DOCUMENTATION	✔						
3.3	Adjacent Properties	✔						
4.0	SITE RECONNAISSANCE	✔						
5.2	Subject Property Historical Images Review	✔						
5.3	Adjoining and Surrounding Properties Historical Images Review	✔						
6.2	Subject Property Database Records of Concern	✔						
6.3	Adjacent and Surrounding Properties Database Records of Concern	✔						
6.5	Additional Environmental Records Sources	✔						
7.0	INTERVIEWS	✔						
	Mold	✔						
	Vapor Encroachment Screening	✔						

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EXECUTIVE SUMMARY

Gill Group, Inc completed this Phase I Environmental Site Assessment (ESA) for the property located at 214 Alfred Henry Street, Manning, South Carolina (the Subject Property). This report is intended for the sole use of Orbach Affordable Housing Solutions (OAHS) (the User) and assumes that observed items were in good or serviceable condition unless otherwise noted.

The Subject Property, known as Manning Gardens, is located at 214 Alfred Henry Street, in Manning, South Carolina, 29102. The site is comprised of one parcel totaling approximately 6.8 acres in area. The Subject Property was constructed in 1979. The property is improved with 21 apartment buildings, each one- and two- stories in height, containing a total of 50 residential units and approximately 47,769 gross square feet of building area.

Vehicular access is provided via a single asphalt-paved entry drive from Alfred Henry Street along the western boundary of the site. Concrete pedestrian walkways connect the buildings and amenities throughout the Subject Property.

PROJECT SUMMARY AND REPORT VIABILITY

This Phase I Environmental Site Assessment (ESA) was conducted in accordance with the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The objective of this assessment was to identify Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Controlled Recognized Environmental Conditions (CRECs) associated with the Subject Property, based on a review of historical records, regulatory databases, site reconnaissance, and interviews. The assessment was performed to satisfy the “All Appropriate Inquiries” (AAI) requirement under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to support the landowner liability protections (LLPs) for innocent landowners, contiguous property owners, or bona fide prospective purchasers. The findings presented herein reflect good commercial and customary practice in the United States at the time of the assessment and are considered viable for reliance by the user for real estate due diligence purposes.

Component	Description
Property Name	Manning Gardens
Property Address	214 Alfred Henry Street Manning, South Carolina 29102
Report Issuance	April 27, 2026
Date of Environmental Database	March 30, 2026
Report Viability Date	September 21, 2026
Visual inspection of Subject Property and Adjoining Properties	March 25, 2026
Interviews with owners, operators, and occupants	March 25, 2026
Search for Environmental Liens	N/A
Declaration by the Environmental Professional	April 27, 2026

FINDING, OPINIONS AND CONCLUSIONS

Subject Property

Based on the review of the available historical resources, the Subject Property consisted of farmland as early as 1920 through the 1960s. The Subject Property remained undeveloped through the early-1970s. The current multi-family residential building improvements were developed in 1978. No indication of the past or on-going use, storage, or generation of hazardous substances were observed. Therefore, the historical use of the Subject Property is not indicative of a REC. During the site reconnaissance several transformers were observed. However, no signs of leaks or spills were observed. Additionally, chemicals and paints were observed in the maintenance shop in de minimis quantities.

The Subject Property was not listed in any of the databases searched by ERIS.

Based on our review of the environmental database report, a reconnaissance of the Subject Property, and our review of surface water drainage patterns, no recognized environmental conditions were identified in connection with the Subject Property.

Adjoining and Surrounding Properties

Based on the review of the available historical resources, the general surrounding properties consisted of farmland and undeveloped land from at least 1920 through the 1960s. The surrounding single-family residences to the north, south, and west were developed in the 1970s. The land to the west remains undeveloped. No indication of the past or on-going use, storage, or generation of hazardous substances were observed. Therefore, the historical uses of the surrounding properties are not indicative of a REC.

Several surrounding sites were identified in the database report. As referenced in Section 6.3 of this report, no sites were interpreted to have an adverse impact to the Subject Property from the release of hazardous substances and/or petroleum products.

Based on our review of the environmental database report, a reconnaissance of the surrounding properties, and our review of surface water drainage patterns, the current or historical use of the surrounding properties is not interpreted to represent a recognized environmental condition to the Subject Property.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's.

No recognized environmental conditions (RECs) were identified in connection with the subject property.

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

No controlled recognized environmental conditions (CRECs) were identified in connection with the Subject Property.

Historical Recognized Environmental Conditions

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC.

No historic recognized environmental conditions (HRECs) were identified in connection with the Subject Property.

Business Environmental Risk Conditions

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

No Business Environmental Risks (BERs) were identified in connection with the Subject Property.

Data Gaps

Historical information regarding the subject site has been obtained through the use of historical topographic maps, aerial photographs, fire insurance maps, and interviews with individuals cognizant of the site when available. The earliest data that was readily available and reviewed was a 1920 topographic map. Through a review of historical record sources, the use of the Subject Property could not be independently evaluated in 5-year increments back to a time when the property was not developed. The data gaps in the historical review were not during times of significant change on the Subject Property. As such, it is not believed that this lack of readily available or reasonable ascertainable data represents a significant data gap that would lead to the identification of additional RECs or BERs on the Subject Property.

Conclusions

Gill has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of ASTM Practice E1527-21 of 214 Alfred Henry Street, Manning, South Carolina, the Subject Property. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, 1.6, and 1.7 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or significant data gaps in connection with the Subject Property.

Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice of the property known as Manning Gardens and located at 214 Alfred Henry Street, Manning, South Carolina. This assessment has revealed the following with respect to the Subject Property.

Conclusions	Recommendations
This assessment has revealed no evidence of RECs, CRECs, HRECs, and/or significant data gaps in connection with the Subject Property.	No further action is recommended.

1.0 INTRODUCTION

This document outlines the investigative procedures and key observations derived from the Phase I Environmental Site Assessment conducted in accordance with ASTM E1527-21. The evaluation was designed to identify environmental concerns that may be present at the Subject Property, specifically those that could indicate the existence or potential for hazardous substances or petroleum products due to past or current site activities. The assessment included a review of historical documentation, regulatory records, and a physical inspection of the site, supplemented by interviews with individuals familiar with the property's use. Conditions that suggest a significant environmental impact or a credible risk of future contamination were classified as Recognized Environmental Conditions (RECs). Situations deemed minor and unlikely to result in regulatory action or pose a threat to health or the environment were not categorized as RECs, in accordance with ASTM's definition of de minimis conditions.

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to evaluate the environmental condition of the Subject Property in accordance with the procedures outlined in the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment is intended to identify the presence or potential presence of hazardous substances or petroleum products that may pose a risk of environmental liability. The ASTM E1527-21 standard is recognized by the U.S. Environmental Protection Agency (EPA) as satisfying the requirements for "All Appropriate Inquiries" (AAI) under 42 U.S.C. §9601(35)(B) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). By following this standard, the user may qualify for landowner liability protections (LLPs) as an innocent landowner, bona fide prospective purchaser, or contiguous property owner. The assessment reflects good commercial and customary practice and is a critical component of environmental due diligence in real estate transactions.

The Phase I ESA was performed at the Subject Property, which is located at 214 Alfred Henry Street in Manning, South Carolina 29102 and can be further described as being located at 33.69069289 and -80.22311984. As presented in Appendix A an aerial view of the Subject Property is provided as Figure 1, a topographic map is provided in Figure 2, a tax map is provided as Figure 3 and an areas of potential environmental concern map is provided as Figure 4.

1.2 Scope of Work

The scope of this Phase I ESA included:

- A review of the general site setting and condition, including known information regarding the regional and local geologic and hydrologic conditions.
- A review of information provided by the User. Copies of documents provided to Gill Group, Inc by Orbach Affordable Housing Solutions (OAHS) are included in the appendices of this report.
- A review of regulatory agency records to obtain information regarding environmental conditions on or near the Subject Property. The records review included retaining the services of a commercial database firm (Environmental Risk Information Services) to provide a listing of publicly documented environmental records for the Subject Property and at nearby properties within a one-mile radius. A copy of this report is included in the Appendix D of this report.
- A review of available public agency records for information regarding environmental permits, violations, or incidents, and/or the status of enforcement actions. Copies of relevant documents obtained from agency files are included in the Appendix B.
- A review of historical records for the Subject Property and adjacent properties to assess potential for environmental impairment. Historical records reviewed included Appendix F, Appendix G, Appendix E (if available), and Appendix H. Copies of these historical records are included in the appendices of this report.
- Interviews to help identify current and past Subject Property and adjoining property uses and occupants.
- Performance of a site reconnaissance to observe general conditions at the Subject Property and adjacent properties as they relate to potential environmental impacts. The purpose of the reconnaissance was to identify, to the extent possible, current uses and improvements at the Subject Property, past uses of the Subject Property, current uses of adjacent properties, and evidence of existing and/or historical hazardous materials use, disposal, storage, and release on the Subject Property and/or adjacent properties. Appendix C representative of conditions at the time of the reconnaissance and the property assessment questionnaire completed by the Subject Property owner are included in the appendices of this report.
- Preparation of this Phase I ESA report, which documents the above activities, our findings and opinions as they pertain to the identification of RECs, and data gaps.

1.3 Limitations, Optional Services, and Summary Findings

This Phase I Environmental Site Assessment (ESA) was performed in general conformance with the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with the requirements of 42 U.S.C. §9601(35)(B) for All Appropriate Inquiries (AAI) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The purpose of this assessment is to

identify Recognized Environmental Conditions (RECs), Historical RECs (HRECs), and Controlled RECs (CRECs) that may be associated with the Subject Property, based on information that was reasonably ascertainable and readily available at the time of the investigation.

The scope of this ESA is limited to the identification of environmental conditions as defined by ASTM E1527-21. Optional non-scope considerations including but not limited to asbestos-containing materials, lead-based paint, radon, mold, biological agents, wetlands, and cultural or historic resources were not evaluated as part of this assessment unless specifically requested by the user. These items fall outside the scope of ASTM E1527-21 and may require separate investigation or specialized assessment.

The findings and conclusions presented in this report are based on a review of publicly available and secondary sources, including historical aerial photographs, topographic maps, fire insurance maps, city directories, and federal, state, and local regulatory databases. Interviews with individuals knowledgeable about the property and a visual site reconnaissance were also conducted. Where primary data were unavailable, secondary sources were used to supplement the investigation. The degree of care exercised in preparing this report reflects good commercial and customary practice and is consistent with the ASTM standard.

This report is valid as of the date of issuance. Environmental conditions may change over time due to natural processes, site activities, or regulatory developments. In accordance with ASTM E1527-21, this Phase I ESA is considered valid for 180 days from the date of the earliest component of the assessment (e.g., interviews, records review, site visit). If this period is exceeded, a new Phase I ESA must be conducted, including an updated environmental database report (e.g., ERIS or equivalent), to maintain compliance with AAI requirements and ensure continued eligibility for landowner liability protections.

The records search was limited to readily available and reasonably ascertainable information available within the client-imposed time constraints of thirty (30) days from engagement.

1.4 Exceptions & Deviations

This Phase I Environmental Site Assessment was conducted in general conformance with the ASTM E1527-21 Standard Practice.

No significant deviations from the prescribed methodology were encountered during the course of this assessment. All components required under the standard, including records review, site reconnaissance, interviews, and reporting were completed to the extent that information was reasonably ascertainable and readily available.

Any limitations encountered, such as inaccessible areas during the site visit or unavailable historical records, are noted in the relevant sections of this report. These limitations are not considered deviations from the ASTM standard but are inherent to the nature of environmental due diligence. No exceptions to the ASTM E1527-21 scope or process were taken unless otherwise specified by the user or necessitated by site-specific conditions.

1.5 Significant Assumptions

This Phase I Environmental Site Assessment was prepared under the assumption that all information provided by the user, property owner, occupants, and other interviewees is accurate and complete to the best of their knowledge. It is further assumed that publicly available records and regulatory databases accessed during the investigation are current and reliable. The assessment relies on the premise that the Subject Property was accessible for visual inspection and that no material obstructions prevented observation of key areas. Where data gaps or limitations exist, professional judgment was applied to determine whether such gaps materially affect the ability to identify Recognized Environmental Conditions (RECs). The conclusions presented herein are based on conditions observed and information obtained as of the date of the report and reflect good commercial and customary practice consistent with ASTM E1527-21.

No significant assumptions were made during the conduct of this Phase I ESA unless otherwise stated.

1.6 Terms & Conditions

This Phase I Environmental Site Assessment (ESA) has been prepared in accordance with the ASTM E1527-21 Standard Practice and is subject to the terms and conditions agreed upon between the environmental professional and the user of the report. The findings, opinions, and conclusions expressed herein are based on the scope of work defined by ASTM E1527-21 and the information that was reasonably ascertainable and readily available at the time of the assessment. This report is intended solely for the use of the party to whom it is addressed and for the specific purpose stated. Reliance by any other party is not authorized without written consent from the environmental professional. The assessment does not include evaluation of non-scope issues unless specifically requested, and no warranty or guarantee is expressed or implied regarding the environmental condition of the property beyond the scope of this report. The user acknowledges that environmental conditions may change over time and that this report is valid for 180 days from the date of the earliest component of the assessment, after which an updated ESA and environmental database report will be required to maintain compliance with the All Appropriate Inquiries (AAI) provisions under 42 U.S.C. §9601(35)(B).

There are no special terms and/or conditions pertaining to this Phase I ESA.

1.7 Reliance

This Phase I Environmental Site Assessment (ESA) has been prepared in accordance with ASTM E1527-21, Standard Practice for Environmental Site Assessments, and is intended solely for the use and benefit of Orbach Affordable Housing Solutions (OAHS), the User, and HUD. It may also be relied upon by the User's lender, financial institution, or insurance underwriter directly involved in the subject transaction. Any reliance on this report by other parties shall be at such party's sole risk.

No other party shall have the right to rely on this report without the prior written consent of both the Environmental Professional and The Gill Group. Any unauthorized use or reliance by third parties is strictly prohibited and shall be at such party's sole risk.

The conclusions and opinions expressed herein are based on information that was reasonably ascertainable and readily available at the time of the assessment and reflect the professional judgment of the Environmental Professional in accordance with good commercial and customary practice. This report may be used to satisfy the "All Appropriate Inquiries" requirement under 42 U.S.C. §9601(35)(B), provided it remains within the 180-day validity period established by ASTM E1527-21. After this period, certain components must be updated, including a new environmental database report, to maintain compliance and preserve eligibility for landowner liability protections under CERCLA.

2.0 USER-PROVIDED DOCUMENTATION

In accordance with ASTM E1527-21, the User is responsible for providing documentation that may be material to the environmental site assessment, including but not limited to title records, environmental reports, regulatory correspondence, and knowledge of past uses of the property. This User-Provided Documentation is considered part of the "reasonably ascertainable" information used in forming the conclusions of this Phase I ESA. The Environmental Professional has reviewed such documentation to the extent it was made available prior to the completion of the assessment. The accuracy and completeness of the assessment may be limited by the scope and quality of the information provided by the User.

A copy of the completed User Questionnaire is provided in Appendix B and a summary of the information provided is discussed below.

Type of Information	Comments
ASTM User Questionnaire	A completed User Questionnaire has not been received as of the date this report was written.
Title Records	Judicial and Title Records were not provided to Gill for review and discussion in this Phase I ESA report.
Environmental Liens or Activity and Use Limitations	The User was not aware of any environmental liens or AULs in connection with the Subject Property.
Specialized Knowledge	The User stated that they do not have specialized knowledge of the Subject Property. Further, the user is not aware of the spills, or releases of chemicals that have occurred or of any cleanup activities that have taken place on the Subject Property.
Commonly Known or Reasonably Ascertainable Information	The User is not aware of past uses of the Subject Property and is not aware of any spills or environmental cleanup that have taken place on the Subject Property.
Valuation Reduction for Environmental Issues	The User indicated the price of the Subject Property does represent fair market value.
Previous Reports	No previous reports were provided in connection to the Subject Property.
Property Information	The Subject Property is listed via ERIS as being owned by OAHS Manning Gardens LLC and is assigned parcel number 169-11-09-002-00.
Reason for Performing the Phase I	According to the User, this Phase I ESA has been conducted as part of environmental due diligence with the purpose of identifying potential RECs and/or BERs that might exist in connection with the Subject Property.

3.0 SITE INFORMATION

A description of the key characteristics of the Subject Property is provided below. This description is derived from information provided by the User and information gathered during the site reconnaissance unless otherwise noted.

3.1 Subject Property

Item	Subject Property Description
Property Information	
Address	214 Alfred Henry Street Manning, South Carolina 29102
County	Clarendon
Subject Property Acreage	6.8
Current Owner	OAHS Manning Gardens LLC
Number of Buildings	21
Current Occupant(s)	Residential tenants
Number of Parcels	one
Tax ID / Parcel #(s)	169-11-09-002-00
Current Zoning/Primary Land Use	General Residential-2 (GR-2)
Total Square Footage of Building(s)	47,769
Number of Floors	one and two
Construction Date	1979
Current Use	Multi-Family

3.2 Building Information

Currently, the property consists of 21 one- and two-story building utilized as multi-family apartments, a leasing office, and related paved parking areas. The property is accessed via Alfred Henry Street to the north.

Utilities	
Electrical	Electricity is provided by Duke Energy.
Natural Gas	Natural gas is not provided.
Potable Water	Potable water is provided by City of Manning.
Wastewater/Sewer	Sewage service is provided by City of Manning.

3.3 Adjacent Properties

Direction From Subject Property	Discussion
North	The adjoining properties to the north are developed as single-family residences (402-504 Huggins St). No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.
South	The adjoining properties to the south consist of wooded, undeveloped land, and single-family residences (415-435 Drayton St). No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.
East	The adjoining properties to the east consist of wooded, undeveloped land. No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.
West	The adjoining properties to the west are developed as Alfred Henry Street, followed by single-family residences (213-225 Alfred Henry St). No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.

4.0 SITE RECONNAISSANCE

As part of the site reconnaissance, Gill Group, Inc looked for evidence of the presence of hazardous substances used, stored, or discarded at and near the Subject Property. A summary of the site reconnaissance is provided below. Locations of pertinent observations are depicted on the Appendix Aprovided in this report.

Gill Group personnel (Kristin Tate) conducted a visual reconnaissance of the Subject Property on March 25, 2026. The property was walked in an attempt to identify potential RECs and/or BERs, if any. Gill employs a phased approach during the site reconnaissance, starting with the perimeter of the Subject Property and working toward the interior. During the reconnaissance, there were no limiting conditions that prohibited Gill Group from observing the property. Photographs of pertinent findings and features observed during the site reconnaissance are provided in the Appendix C of this report.

4.1 Site Reconnaissance Findings

Feature or Condition	Observed on Subject Property	Observed on Adjacent Property	Discussion
Hazardous Substances and Petroleum Products in Connection with Identified Uses	Yes	No	Routine maintenance and cleaning chemicals were observed in various locations throughout the Subject Property. Evidence of releases or spills was not observed.
Underground Storage Tanks (UST)	No	No	N/A
Aboveground Storage Tanks (AST)	No	No	N/A
Odors	No	No	N/A
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No	No	N/A
Drums, Totes, and Intermediate Bulk Containers	No	No	N/A
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses	No	No	N/A
Unidentified Substance Containers	No	No	N/A
Transformers or PCB-Containing Equipment/Items	Yes	No	Multiple pad-mounted transformers were observed throughout the Subject Property. No signs of leaks or staining were observed.
Stains or Corrosion on Floors, Walls, or Ceilings	No	No	N/A
Drains and Sumps	Yes	No	Storm water drains were observed throughout the Subject Property parking lots and reportedly discharge to the municipal sewer system.
Pits, Ponds, or Lagoons	No	No	N/A
Stained Soil or Pavement	No	No	N/A
Stressed Vegetation	No	No	N/A

Feature or Condition	Observed on Subject Property	Observed on Adjacent Property	Discussion
Solid Waste	Yes	No	Several commercial-sized waste containers were observed at the Subject Property. Contents of the containers were observed to be limited to typical household refuse. The containers are emptied on a regular basis by a third-party contractor.
Water/Wastewater Discharge	No	No	N/A
Wells	No	No	N/A
Septic Systems or Cesspools	No	No	N/A

5.0 HISTORICAL RECORDS REVIEW

As part of this Phase I ESA, Gill Group, Inc attempted to develop a history of the previous uses of the Subject Property and surrounding area to help identify past uses that may have resulted in one or more RECs at the Subject Property. Efforts were made to identify the uses of the Subject Property back to the Subject Property's first use, or back to 1940, whichever is earlier.

5.1 Historical Records Sources and Availability

The table below summarizes the historical resources that were available for review.

Year	Aerial Photographs	Historical Topographic Maps	Fire Insurance Maps	City Directories	Other
Not Available			✔		✔
Prior to 1940		✔			
1940 - 1945	✔	✔			
1946 -1950	✔				
1951 -1955					
1956 - 1960	✔			✔	
1961 - 1965	✔				
1966 - 1970					
1971 - 1975	✔				
1976 - 1980		✔			
1981 - 1985	✔				
1986 - 1990					
1991 - 1995	✔			✔	
1996 - 2000				✔	
2001 - 2005	✔			✔	
2006 - 2010	✔			✔	
2011 - 2015	✔	✔		✔	
2016 - 2020	✔	✔		✔	
2021-2025	✔	✔		✔	

5.2 Subject Property Historical Images Review

5.2.1 Past Uses of Subject Property

Based on User provided information and a review of available records including aerial photographs, topographic maps, city directories, and fire insurance maps, the previous uses of the Subject Property are described in the table below in intervals where meaningful property changes were noted.

Past Uses of Subject Property		
Date	**Description**	**Historical Source**
1920 - 1975	The Subject Property appears to consist of farmland and undeveloped land.	City Directory Aerial Photograph Topographic Maps
1978 - present	The Subject Property appears to be developed with the current multi-family residential improvements.	City Directory Aerial Photograph Topographic Maps

5.2.2 Property Tax Files

Property Tax Files were not reviewed as part of the Phase I ESA. However, it is the environmental professional's opinion that this would not likely lead to the identification of RECs or BERs. As such, it is not considered a significant data gap.

5.2.3 City Directories

Historical Street Directories for the Subject Property were obtained through ERIS. Based on review of the local historic street directories, it appears that the Subject Property has been developed for multi-family residential use since 1978. The historical street directories are provided in Appendix H and summaries for the subject property are provided below:

Date	Address	Use
1960	214 Alfred Henry Street	No listings
1994 - 2024	214 Alfred Henry Street	Residential listings

5.2.4 Recorded Land Title Records

Land Title Records files were not reviewed as part of the Phase I ESA. However, it is the environmental professional's opinion that this would not likely lead to the identification of RECs or BERs. As such, it is not considered a significant data gap.

5.2.5 Building Department Records

Building Department Record files were not reviewed as part of the Phase I ESA. However, it is the environmental professional's opinion that this would not likely lead to the identification of RECs or BERs. As such, it is not considered a significant data gap.

5.2.6 Zoning/Land Use Records

Zoning Files were reviewed as part of the Phase I ESA. The Subject Property is designated as General Residential-2 (GR-2).

5.2.7 Other Historical Sources

No other historical sources were reviewed as part of the Phase I ESA. However, it is the environmental professional's opinion that this would not likely lead to the identification of RECs or BERs. As such, it is not considered a significant data gap.

5.3 Adjoining and Surrounding Properties Historical Images Review

5.3.1 Past Uses of Adjoining and Surrounding Properties

Based on User provided information and a review of available records including aerial photographs, topographic maps, city directories, and fire insurance maps, the previous uses of the adjoining and surrounding properties are described in the table below in intervals where meaningful property changes were noted.

Past Uses of Adjoining and Surrounding Properties		
Date	**Description**	**Historical Sources**
North		
1920 - 1960s	Surrounding properties to the north appear to consist of farmland.	Aerial Photograph City Directory Topographic Map
1970s	Surrounding properties to the north appear to consist of undeveloped land.	Aerial Photograph City Directory Topographic Map
1980s - present	Surrounding properties to the north appear to be developed with single-family residences.	Aerial Photograph City Directory Topographic Map
East		
1920 - 1950s	Surrounding properties to the east appear to consist of farmland.	Aerial Photograph City Directory Topographic Map
1960s - present	Surrounding properties to the east appear to consist of undeveloped land.	Aerial Photograph City Directory Topographic Map
South		
1920 - 1950s	Surrounding properties to the south appear to consist of farmland.	Aerial Photograph City Directory Topographic Map
1960s	Surrounding properties to the south appear to consist of undeveloped land.	Aerial Photograph City Directory Topographic Map
1970s - present	Surrounding properties to the south appear to be developed with the current single-family residences.	Aerial Photograph City Directory Topographic Map
West		
1920 - 1960s	Surrounding properties to the west appear to consist of Alfred Henry Street followed by undeveloped land.	Aerial Photograph City Directory Topographic Map
1970s - present	Surrounding properties to the west appear to consist of Alfred Henry Street followed by the current single-family residences.	Aerial Photograph City Directory Topographic Map

5.3.2 City Directories

Historical Street Directories for the adjoining and surrounding properties were obtained through ERIS. The historical street directories are provided in Appendix H and summaries for the Subject Property are provided below:

Date	Address	Use
1960	402 - 504 W Huggins Street	No listings
1994 - 2024	402 - 504 W Huggins Street	Residential listings
1960	407 - 435 Drayton Street	No listings
1994 - 2024	407 - 435 Drayton Street	Residential listings
1960	213 - 221 Alfred Henry Street	No listings
1994 - 2024	2132 - 221 Alfred Henry Street	Residential listings

Although not specifically listed in the table above, it appears that the surrounding properties have been developed for residential use since at least the 1970s. No adjoining properties listed were interpreted to represent a concern to the Subject Property.

5.4 Cumulative Summary of Historical Uses

Summary of Historical Subject Property Uses
Based on the review of the available historical resources, the Subject Property consisted of farmland as early as 1920 through the 1960s. The Subject Property remained undeveloped through the early-1970s. The current multi-family residential building improvements were developed in 1978. No indication of the past or on-going use, storage, or generation of hazardous substances was observed. Therefore, the historical use of the Subject Property is not indicative of a REC.
Summary of Historical Surrounding Property Uses
Based on a review of the available historical resources, the general surrounding properties consisted of farmland and undeveloped land from at least 1920 through the 1960s. The surrounding single-family residences to the north, south, and west were developed in the 1970s. The land to the west remains undeveloped. No indication of the past or ongoing use, storage, or generation of hazardous substances was observed. Therefore, the historical uses of the surrounding properties are not indicative of a REC.

6.0 RECORDS REVIEW

6.1 Physical Setting Findings

Physical Settings	
Setting	**Description**
Topography	
Elevation	127
Slope	Gently-sloped
Nearest Body of Water	Gum Pond
Soil	
Soil Component Name / Classification	Dothan loamy fine sand; Rains sandy loam
Soil Description	The Dothan series consists of very deep, well drained soils that formed in thick beds of unconsolidated, medium to fine-textured marine sediments. Slopes range from 0 to 15 percent. The Rains series consists of very deep, poorly drained soils found on coastal plain flats and depressions, characterized by sandy loam surfaces over sandy clay loam subsoils. These soils are typically acidic, with low runoff and a high water table.
Geology	
Formation	Pliocene-aged sand and limestone of the Bear Bluff Formation
Description	One of the older coastal terrace sequences in the Carolinas. Equivalent to Windsor Fm.

Groundwater and Well Information

The location (with respect to the groundwater flow direction) of any site to the Subject Property is essential in helping evaluate whether a site (or contamination associated with a site) represents a recognized environmental condition to the Subject Property. In the absence of subsurface data provided in well information, the environmental professional assumes the shallow groundwater generally follows a subdued replica of the surface topography. However, groundwater flow cannot be established with certainty until a geologic subsurface investigation is performed and groundwater is encountered. Based on a review of provided well information, no public water supply wells were identified within 0.25 miles of the Subject Property.

Hydrogeology	
Setting	**Description**
Estimated Groundwater Flow Direction	Based on our review of site topography and surface water features, the Subject Property groundwater flow is interpreted to be to the southwest.
Estimated Depth to Groundwater	Greater than 10 feet bgs.

In accordance with ASTM Practice E1527-21, Gill Group, Inc reviewed applicable and reasonably accessible federal, state, and local records as part of this Phase I ESA. The environmental records review was performed in the form of an environmental database search conducted by Environmental Risk Information Services (ERIS), in an attempt to ascertain whether the Subject Property or neighboring properties were suspected of having environmental conditions with the potential to impact (or that have impacted) the soil, groundwater, and/or soil gas at the Subject Property. The database search included regulatory agency lists of known or potential hazardous waste facilities, landfills, hazardous waste generators, and disposal facilities in addition to properties under investigation under investigation due to identified or potential contamination. The information provided in this section was obtained from publicly available sources. The locations of the properties listed in this report are plotted with a geographic information system (GIS) utilizing geocoding of property addresses. Specific records and search distances for these environmental databases were reported by ERIS to be consistent with ASTM Practice E1527-21 and are discussed in the ERIS report (dated March 30, 2026). The ERIS report is contained in the Database Report Appendix of this Phase I ESA report.

Regulatory Report Summary

Database	Search Radius	Subject Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NPL	1.0	0	0	0	0	0	0
PROPOSED NPL	1.0	0	0	0	0	0	0
DELETED NPL	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
ODI	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	0	-	0
IODI	0.5	0	0	0	0	-	0
CERCLIS NFRAP	0.5	0	0	0	0	-	0
CERCLIS LIENS	0.02	0	-	-	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA TSD	0.5	0	0	0	0	-	0
RCRA LQG	0.25	0	0	0	-	-	0
RCRA SQG	0.25	0	0	0	-	-	0
RCRA VSQG	0.25	0	0	0	-	-	0
RCRA NON GEN	0.25	0	0	1	-	-	1
RCRA CONTROLS	0.5	0	0	0	0	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
LUCIS	0.5	0	0	0	0	-	0
NPL IC	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
ERNS	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FRP	0.25	0	0	0	-	-	0
DELISTED FRP	0.25	0	0	0	-	-	0
HIST GAS STATIONS	0.25	0	0	0	-	-	0
REFN	0.25	0	0	0	-	-	0
BULK TERMINAL	0.25	0	0	0	-	-	0
SEMS LIEN	0.02	0	-	-	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
REMEDIATION	1.0	0	0	0	0	0	0

Database	Search Radius	Subject Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SWF/LF	0.5	0	0	0	0	-	0
SASPL	0.5	0	0	0	0	-	0
DELISTED SHWS	1.0	0	0	0	0	0	0
LUST	0.5	0	0	3	7	-	10
LAST	0.5	0	0	0	0	-	0
DELISTED LST	0.5	0	0	1	4	-	5
UST	0.25	0	0	2	-	-	2
AST	0.25	0	0	0	-	-	0
AST SFM	0.25	0	0	0	-	-	0
DELISTED TANKS	0.25	0	0	0	-	-	0
RCR	0.5	0	0	0	1	-	1
VCP	0.5	0	0	0	0	-	0
BROWNFIELDS	0.5	0	0	0	0	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	0	-	-	-	-	0
TRIS	0.02	0	-	-	-	-	0
PFAS NPL	0.5	0	0	0	0	-	0
PFAS FED SITES	0.5	0	0	0	0	-	0
PFAS SSEHRI	0.5	0	0	0	0	-	0
PFAS ERNS	0.5	0	0	0	0	-	0
PFAS NPDES	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PFAS WATER	0.5	0	0	0	0	-	0
PFAS TSCA	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	0.5	0	0	0	0	-	0
PFAS IND	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
NCDL	0.125	0	0	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
HIST TSCA	0.125	0	0	-	-	-	0

Database	Search Radius	Subject Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
PRP	0.02	0	-	-	-	-	0
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
ICIS	0.02	0	-	-	-	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED FED DRY	0.25	0	0	0	-	-	0
FUDS	1.0	0	0	0	0	0	0
FUDS MRS	1.0	0	0	0	0	0	0
FORMER NIKE	1.0	0	0	0	0	0	0
PIPELINE INCIDENT	0.02	0	-	-	-	-	0
MLTS	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
MINES	0.25	0	0	0	-	-	0
SMCRA	1.0	0	0	0	0	0	0
MRDS	1.0	0	0	0	0	0	0
LM SITES	1.0	0	0	0	0	0	0
ALT FUELS	0.25	0	0	0	-	-	0
CONSENT DECREES	0.25	0	0	0	-	-	0
AFS	0.02	0	-	-	-	-	0
SSTS	0.25	0	0	0	-	-	0
PCBT	0.5	0	0	0	0	-	0
PCB	0.5	0	0	0	0	-	0
POWER PLANTS	0.125	0	0	-	-	-	0
HIST RISK	0.125	0	0	-	-	-	0
NPDES BIOSOLIDS	0.02	0	-	-	-	-	0
OSC RESPONSE	0.125	0	0	-	-	-	0
PFAS GHG	0.5	0	0	0	0	-	0
SPILLS	0.125	0	0	-	-	-	0
DRYCLEAN FUND	0.5	0	0	0	0	-	0
DRY CLEANERS	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
AIR PERMIT	0.25	0	0	0	-	-	0

Database	Search Radius	Subject Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
UIC	0.02	0	-	-	-	-	0
AGRI FAC	0.25	0	0	0	-	-	0
DRYCLEAN FEE	0.25	0	0	0	-	-	0
PFAS SAMPLING	0.5	0	0	0	0	-	0

6.2 Subject Property Database Records of Concern

Gill Group, Inc reviewed the regulatory information provided in the database report to identify listed facilities located within the approximate minimum search distances. The subject property was not listed in the regulatory database report.

6.3 Adjacent and Surrounding Properties Database Records of Concern

Off-site facilities were identified on the regulatory database report but were not considered to be significant based on considerations such as the type of regulatory listing, apparent hydrological relationship to the Subject Property, information provided in the database report, and/or Gill Group, Inc's observation during the area reconnaissance.

6.4 Orphan Summary

Two orphan sites were identified in the database report. The sites were determined to be located either downgradient, cross gradient, or too far upgradient to have impacted the subject property. As such, these sites are not interpreted to represent recognized environmental conditions.

6.5 Additional Environmental Records Sources

No previous reports were provided in connection to the Subject Property.

7.0 INTERVIEWS

The following persons were contacted for interviews by Gill Group, Inc in an effort to obtain information regarding the current and historical occupants and uses of the Subject Property and surrounding properties.

7.1 Past Owners and/or Operators

Interviews with past owners, operators, and occupants that are likely to have material information regarding the potential for contamination of the Subject Property were not considered reasonably ascertainable during this assessment.

7.2 Present Owners, Occupants and/or Key Personnel

Source	Date Contacted	Information Received	Comments
Property Manager	03/25/26	✔	Tamela Moss, the Property Manager, provided Gill Group with general information regarding the Subject Property. She was not aware of any past or ongoing environmental concerns.
Maintenance Manager	03/25/26	✔	Gerald Sandiago, the Maintenance Manager, provided Gill Group with general information regarding the Subject Property building systems. He was not aware of any past or ongoing environmental concerns.
Regional Property Manager	03/25/26	✔	Rosalyn Johnson, the Regional Property Manager, provided Gill Group with general information regarding the Subject Property. She was not aware of any past or ongoing environmental concerns.

7.3 State and/or Local Government Officials

Official	Name, Title, Organization	Date Contacted	Information Received	Comments
State Environmental Agency	South Carolina Department of Environmental Services	April 13, 2026	✔	No records of environmental significance were available for the Subject Property.
Planning and Zoning Department	Clarendon County Planning and Zoning	April 13, 2026	✔	Gill Group obtained the Subject Property zoning designation.
Fire Department	Manning City Fire Department	April 13, 2026		A response has not been received as of the date this report was written.

Mold

Gill Group, Inc. (Gill) has prepared this Indoor Air Quality (Mold) Assessment Report for the property known as Manning Gardens and located at 214 Alfred Henry Street in Manning, South Carolina, (Subject Property).

Sampling Procedures

Based on the project background summarized above, indoor air was collected following the general sampling procedures below:

1. Five units were selected (10%) and master keys were pulled to allow entry into the apartments in the event that a tenant was not home. The apartment units selected were Unit D in Building 2, Unit 13, Unit 15, Unit 16, and Unit A in Building 20.

2. Prior to sampling the apartment, Gill conducted a visual reconnaissance for suspect mold within the unit. Potential mold growth was observed around areas that have high volumes of water flow, such as around the toilet and bathtub. Mold was not observed in the kitchen, living room or bedrooms of the apartments. Potential moisture damage was observed on the kitchen ceiling of Unit 2D, kitchen ceiling of Unit 20A, and living room ceiling of Unit 16.

3. Once the visual inspection was completed, Gill calibrated the Zefon Z-LITE-IAQ air pump to intake air at 15 liters per minute (lpm) as recommended by the operation instructions. The air pump was checked at each subsequential sampling location to ensure the pump remained at 15 lpm.

4. Based on the high potential for daily foot traffic in the apartment units, Gill assumed that dust could impact the Air-O-Cell collection plate, and a five-minute sample time was used for the indoor samples, and a ten-minute sample time was used for the outside samples. Three samples were collected from the apartment interior in the living room, bathroom and kitchen. The outdoor samples were collected on the concrete to lower the potential of mold spore release by stepping on the lawn. Sample Unit 22 Bath was not attached to the air pump and was used as a blank sample.

After the air samples were completed, the Air-O-Cell cassettes were sealed and placed in bubble wrap lined envelopes and then placed into a box with bubble wrap. The samples were submitted to EMSL Analytical, Inc. in Cinnaminson, New Jersey. The Air-O-Cell cassettes were analyzed using Methods Micro-SOP-201, and ASTM D7391. Below are tables summarizing the findings.

Findings

Based on the tables presented above, amplification (when the identified indoor spore concentrations exceed 10 times their corresponding outdoor concentration) was not observed.

However, amplification was close to being achieved in samples Unit 16 K and Unit 16 LR regarding Cladosporium and Epicoccum respectively. These spore counts were at a 10 times higher value than the outside sample for Unit 16 but did not exceed. Bipolaris, Curvularia, and Myxonycetes were found in the indoor samples of Unit 16 but not in the Unit 16 outdoor sample. The total spore count for sample Unit 16 LR was above the total spore count for the Unit 16 outdoor sample. Unit 13 K had spore counts of Tetraplou and Torula that were not detected in the Unit 13 outdoor sample. Ganoderma was found in the Unit 15 LR sample but not the Unit 15 outdoor sample. Ganoderma, an unidentified spore, Pithomyces, Tetraploa, and Torula were found in the indoor samples for Unit 20A but not in the Building 20 outside sample. All indoor samples taken in Unit 20A were found to have Cladosporium above the Building 20 outside sample, but these elevation are not above amplification values.

Conclusions

Fungi are a natural occurring organism in the environment as a whole and currently OSHA and the EPA do not have set indoor mold standards. All residential dwellings, workplaces, schools, and common indoor gathering places have mold to some extent. Humans breathe in hundreds to thousands of mold spores daily. Several molds are known to cause respiratory irritation or allergies in sensitive individuals, such as Cladosporium and Aspergillus/Penicillium, which were found in the majority of samples collected on the Subject Property. However, Aspergillus/ Penicillium was not found to be amplified in the indoor samples collected once compared to the respective outdoor samples. The mold genius Stachybotrys is the black colored mold that is known to cause more serious respiratory illnesses in residents but was not found in any of the samples collected. The blank sample Unit 22 Bath was found to have a spore count of one genius, Basidiospores.; Gill does not consider this sample to be outside of quality controls. This opinion is based on no other genius of mold identified in the sample and the potential for microscopic mold spores to enter the cassette film if tape barrier shifted during transportation.

Vapor Encroachment Screening

Gill Group, Inc performed a Tier I Vapor Encroachment Screening (VES) in general conformance with ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, dated June 1, 2010. No vapor concerns were observed in association with the Subject Property.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

Based on the information obtained during the site reconnaissance, records reviews, and interviews, Gill has evaluated current and historical information pertaining to the subject and surrounding properties. Based on these evaluations, opinions regarding conditions observed and the classification of these conditions are presented below. For each condition, Gill has classified each as a REC, a historical REC, a Controlled REC, or a BER and presents an opinion why the condition is classified as such.

8.1 Subject Property

Based on the review of the available historical resources, the Subject Property consisted of farmland as early as 1920 through the 1960s. The Subject Property remained undeveloped through the early-1970s. The current multi-family residential building improvements were developed in 1978. No indication of the past or on-going use, storage, or generation of hazardous substances were observed. Therefore, the historical use of the Subject Property is not indicative of a REC. During the site reconnaissance several transformers were observed. However, no signs of leaks or spills were observed. Additionally, chemicals and paints were observed in the maintenance shop in de minimis quantities.

The Subject Property was not listed in any of the databases searched by ERIS.

Based on our review of the environmental database report, a reconnaissance of the Subject Property, and our review of surface water drainage patterns, no recognized environmental conditions were identified in connection with the Subject Property.

8.2 Adjoining and Surrounding Properties

Based on the review of the available historical resources, the general surrounding properties consisted of farmland and undeveloped land from at least 1920 through the 1960s. The surrounding single-family residences to the north, south, and west were developed in the 1970s. The land to the west remains undeveloped. No indication of the past or on-going use, storage, or generation of hazardous substances were observed. Therefore, the historical uses of the surrounding properties are not indicative of a REC.

Several surrounding sites were identified in the database report. As referenced in Section 6.3 of this report, no sites were interpreted to have an adverse impact to the Subject Property from the release of hazardous substances and/or petroleum products.

Based on our review of the environmental database report, a reconnaissance of the surrounding properties, and our review of surface water drainage patterns, the current or historical use of the surrounding properties is not interpreted to represent a recognized environmental condition to the Subject Property.

8.3 Data Gaps

Historical information regarding the subject site has been obtained through the use of historical topographic maps, aerial photographs, fire insurance maps, and interviews with individuals cognizant of the site when available. The earliest data that was readily available and reviewed was a 1920 topographic map. Through a review of historical record sources, the use of the Subject Property could not be independently evaluated in 5-year increments back to a time when the property was not developed. The data gaps in the historical review were not during times of significant change on the Subject Property. As such, it is not believed that this lack of readily available or reasonable ascertainable data represents a significant data gap that would lead to the identification of additional RECs or BERs on the Subject Property.

8.4 Conclusions

Gill has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of ASTM Practice E1527-21 of 214 Alfred Henry Street, Manning, South Carolina, the Subject Property. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, 1.6, and 1.7 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or significant data gaps in connection with the Subject Property.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's.

No recognized environmental conditions (RECs) were identified in connection with the subject property.

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

No controlled recognized environmental conditions (CRECs) were identified in connection with the Subject Property.

Historical Recognized Environmental Conditions

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC.

No historic recognized environmental conditions (HRECs) were identified in connection with the Subject Property.

Business Environmental Risk Conditions

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

No Business Environmental Risks (BERs) were identified in connection with the Subject Property.

8.5 Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice of the property known as Manning Gardens and located at 214 Alfred Henry Street, Manning, South Carolina. This assessment has revealed the following with respect to the Subject Property.

Conclusions	Recommendations
This assessment has revealed no evidence of RECs, CRECs, HRECs, and/or significant data gaps in connection with the Subject Property.	No further action is recommended.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment was performed by the undersigned who is an Environmental Professional as defined by the ASTM E1527-21 standard.

I declare that I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR Part 312 and ASTM E1527-21. I have the education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property. I have conducted this Phase I Environmental Site Assessment in accordance with ASTM E1527-21 and in conformance with the standards and practices set forth in 40 CFR Part 312. I have also reviewed all information provided by the User that is relevant to the assessment. The conclusions and opinions expressed in this report are based on my professional judgment and interpretation of the data available at the time of the assessment.



Quincy Taylor
Project Manager



Kristin Tate
Director of HUD Services

10.0 REFERENCES

40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)

ASTM E1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment"

Environmental Database Report(s)

Environmental Risk Information Services, 30 March 2026, The Environmental Risk Information Services Database Report – Manning Gardens″

Historical Resources

Environmental Risk Information Services, 30 March 2026, *"Historical Aerial Report,"* Manning Gardens″

Environmental Risk Information Services, 31 March 2026, *"City Directory Report,"* Manning Gardens

Environmental Risk Information Services, 28 March 2026, *"Fire Insurance Map Report,"* Manning Gardens

Environmental Risk Information Services, 28 March 2026, *"Historical Topographic Map Report,"* Manning Gardens″

Physical Setting Information Sources

United States Geological Survey (USGS), Geologic Survey, South Carolina

USGS Topographic Map, Manning, SC

United States Department of Agriculture, "*Soil Survey of* Clarendon, South Carolina" http://websoilsurvey.nrcs.usda.gov

Environmental Acronyms

Acronym	Definition
AAI	EPA All Appropriate Inquiries Rule
ACM	Asbestos-Containing Materials
APAR	Affected Property Assessment Report
AST	Above-Ground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, and Total Xylenes (Gasoline Components)
CA	Corrective Action
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	Chemical of Concern
DNAPL	Dense Non-Aqueous Phase Liquid
EDR	Environmental Database Resources
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment, Usually a Phase I
IHW	State Listed Industrial & Hazardous Waste Sites
LBP	Lead-Based Paint
LLPs	Landowner Liability Protections
LNAPL	Light Non-Aqueous Phase Liquid
LPST	Leaking Petroleum Storage Tank
MSD	Municipal Setting Designations
MTBE	Methyl Tert-Butyl Ether (Gasoline Additive)
NPL	National Priorities List
PAH	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PCL	Protective Concentration Level
Perc	Perchloroethylene (Dry Cleaning Solvent)
PSH	Phase-Separated Hydrocarbons/Floating Product
PST	Petroleum Storage Tank
RAP	Response Action Plan
RBCA	Risk-Based Corrective Action
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SPCC	Spill Prevention Control and Countermeasure Plan
SPLP	Synthetic Precipitation Leaching Procedure
SQG/LQG	Small Quantity Generator/Large Quantity Generator of Hazardous Waste
SWLF	Solid Waste Landfill
SWPPP	Storm Water Pollution Prevention Plans

Acronym	Definition
TCLP	Toxicity Characteristic Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TSDF	Treatment Storage Disposal Facilities
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VI	Vapor Intrusion
VOC	Volatile Organic Compound

Appendix A
Figures

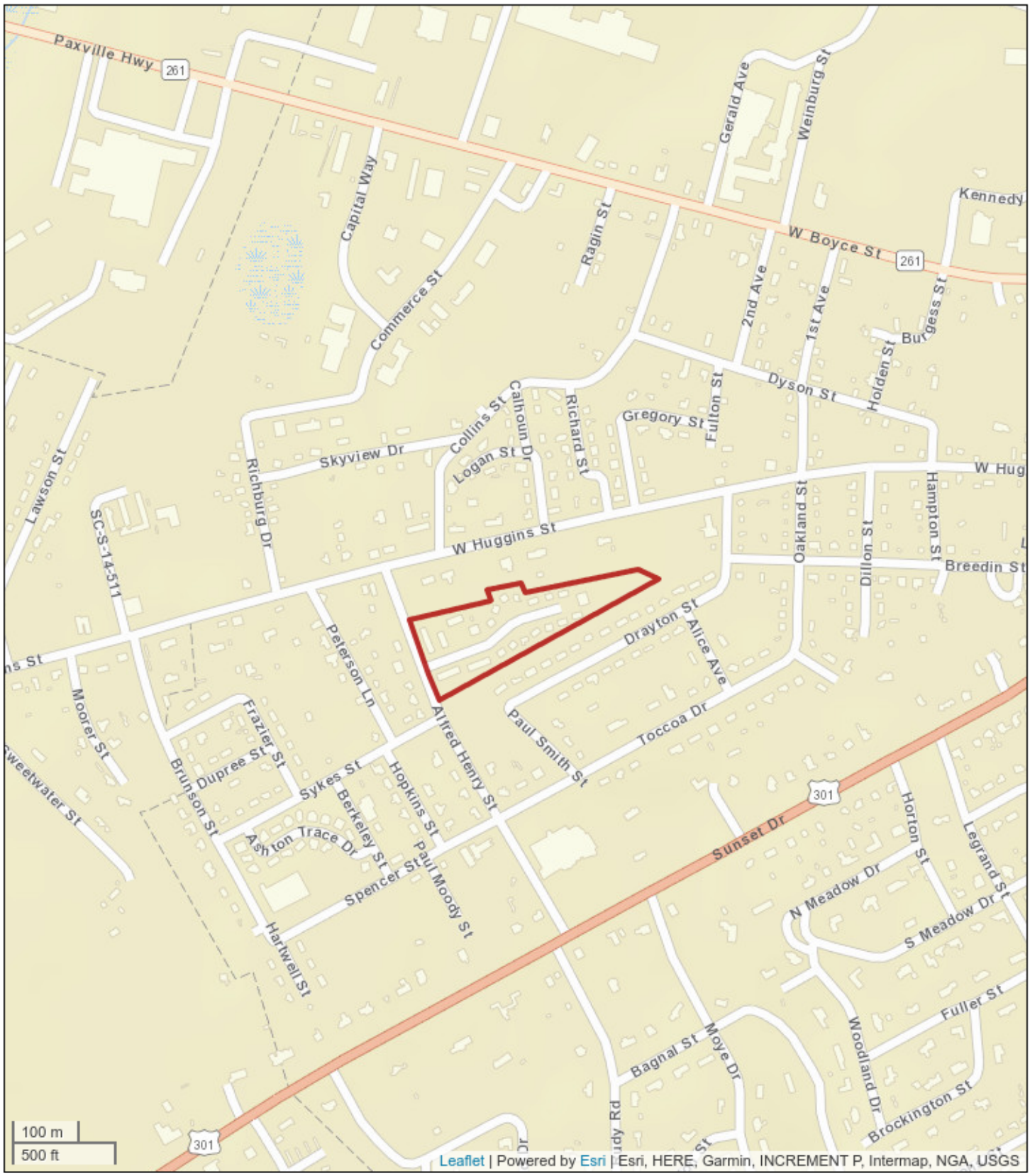


Figure 1: Site Location Map

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102

GILL GROUP

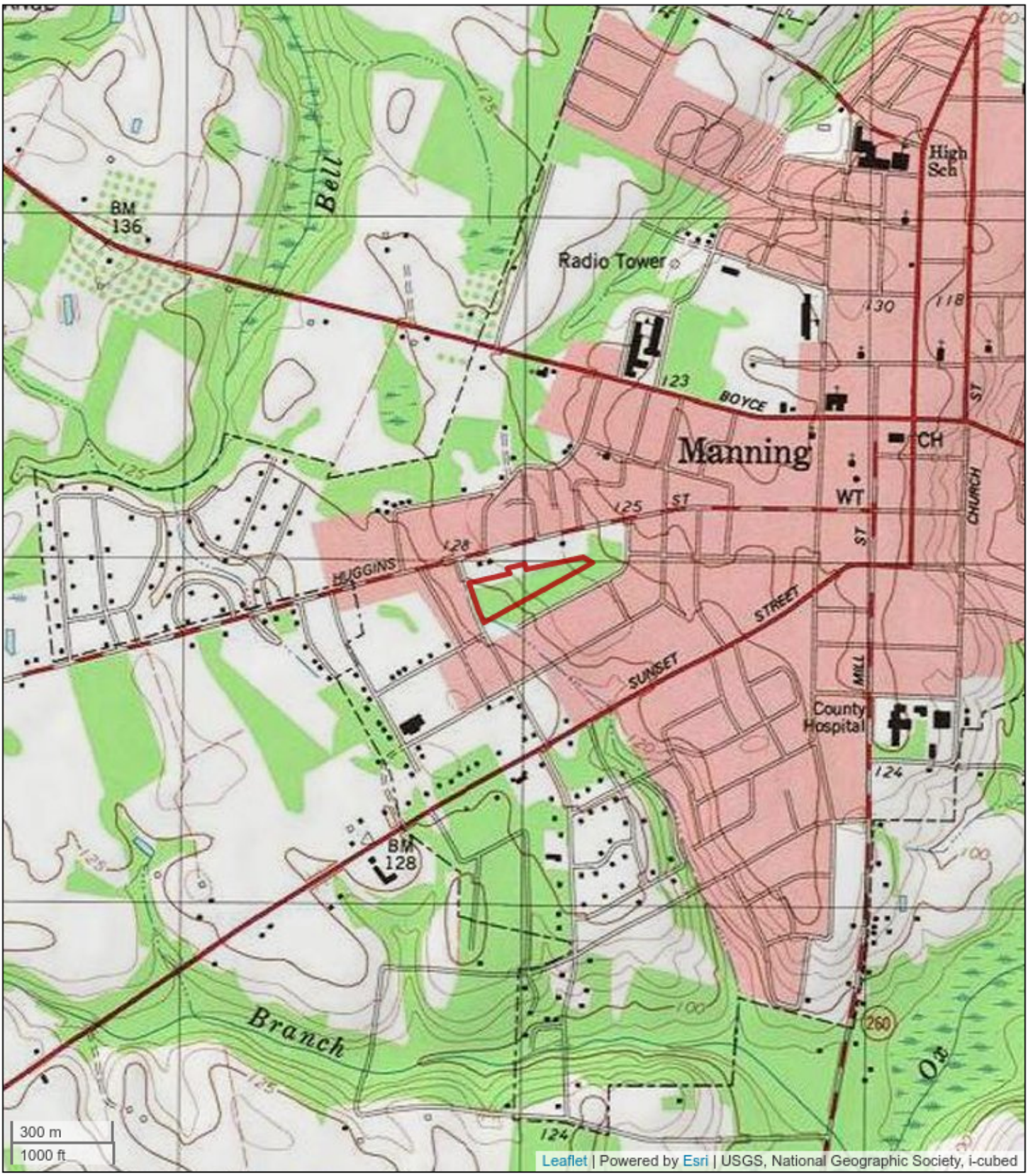


Figure 2: Topographic Map

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102

GILL GROUP

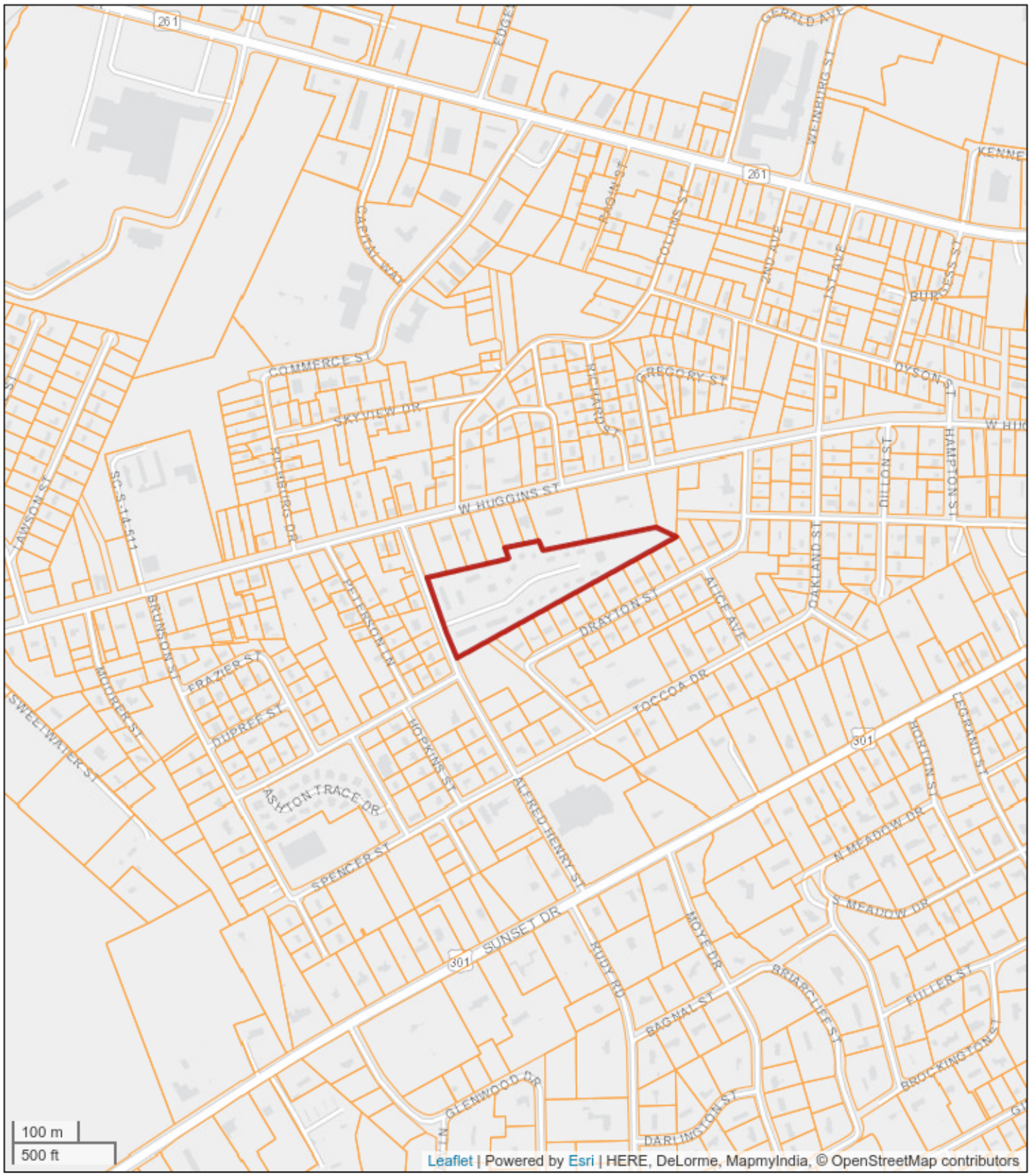


Figure 3: Tax Map

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102

GILL GROUP

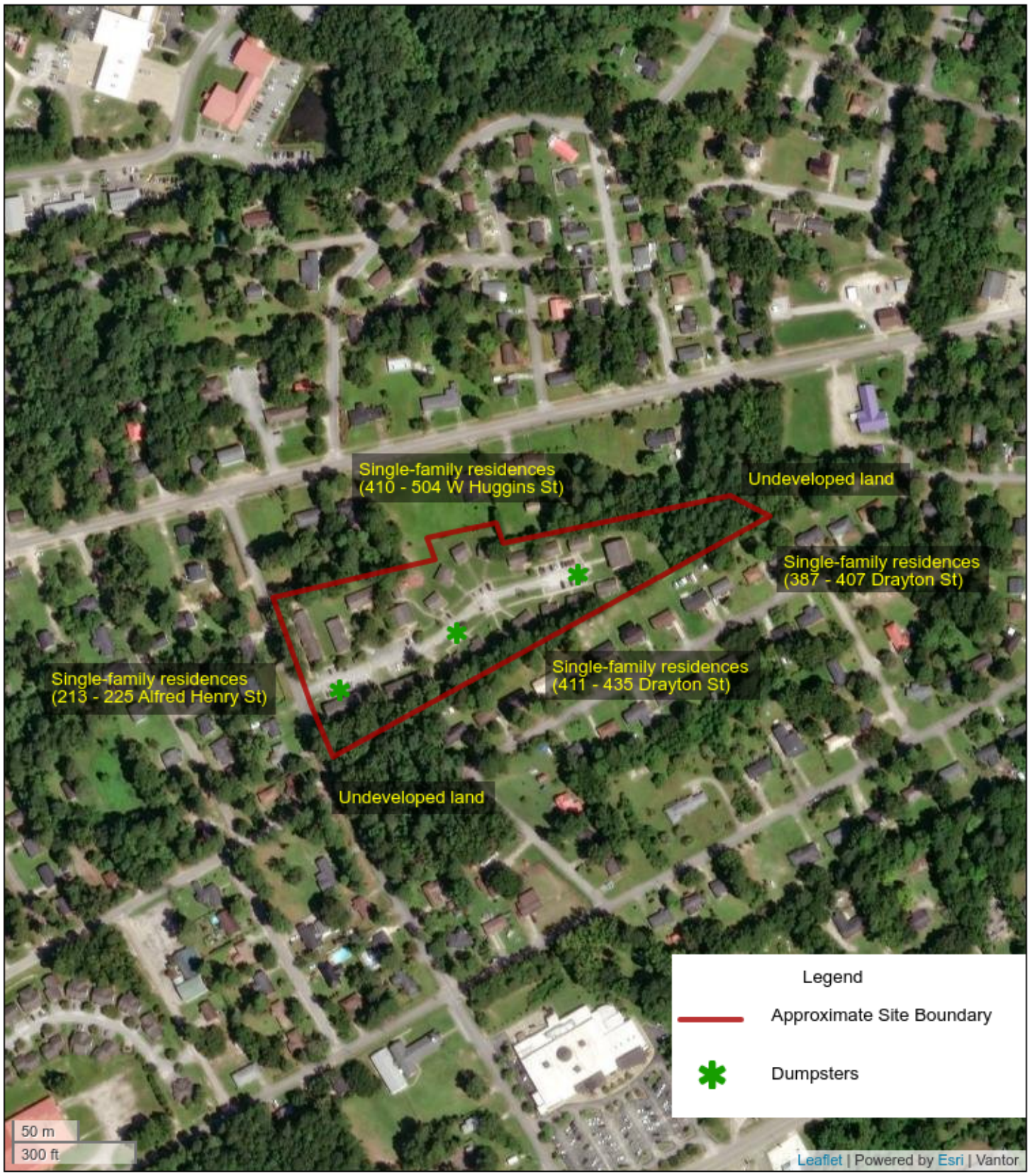


Figure 4: Areas of Potential Concern

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina 29102

GILL GROUP

Appendix B

User Provided Documents/ Additional Property Information

Manning		50 Units	
4/16/2026			
Proposed Scope/Budget			
Item	**Quantity**	**Unit Cost**	**Sub-Total**
Abatement			
UFAS Abatement	3	7,500	$22,500
Typical Unit Abatement	NIC	NIC	
Bathrooms			
Vanity and CMT	64	650	$41,600
Vanity Faucet	64	275	$17,600
Toilet Replacement	64	475	$30,400
Bath Accessories	64	200	$12,800
Shower Trim	56	385	$21,560
Shower Valve	56	350	$19,600
Tub Reglaze	56	600	$33,600
Tile Tub Surround	56	2,100	$117,600
New GFI Outlet	64	150	$9,600
LED Lighting	64	225	$14,400
Exhaust Fan	64	650	$41,600
LVT	64	400	$25,600
Kitchens			
Cabinet Replacement	50	4,100	$205,000
Grease Guards	50	125	$6,250
Quartz Counters	50	1,600	$80,000
Refrigerators-EnergyStar	50	950	$47,500
Range	50	900	$45,000
Microwave Range Hood + Wiring	50	895	$44,750
Dishwasher (Existing Wiring)	50	800	$40,000
Lighting Replacement	50	250	$12,500
New GFI Outlets	50	225	$11,250
Sinks-stainless steel sink	50	250	$12,500
Faucets-single lever	50	300	$15,000
LVT	50	450	$22,500
General Interior (BR/LR/DR)			
Unit Entry Door Paint	100	250	$25,000
Entry Door Hardware	50	350	$17,500
Unit Flooring - LVP	50	4,750	$237,500
Vinyl Wall Base	50	1,000	$50,000
Stair Treads	1	50,000	$50,000
Smoke/CO detector - Hardwire	50	1,000	$50,000
Replace Elec Devices (Switches, Receps)	50	950	$47,500
Window Treatments and Blinds	50	450	$22,500
Interior Door Replacement	Allowance	1	$50,000
LED Lighting + Ceiling Fans	50	1,200	$60,000
Unit Painting	50	3,250	$162,500
Electrical Panels	NIC	NIC	NIC
HVAC	0	11,500	$-
Domestic hot Water Heaters	0	1,500	$-
Condensate Drain and Pan	Allowance	-	$-
Washer Dryer	NIC	NIC	NIC
UFAS/ADAPTABLE/HVI			
UFAS	3	30,000	$90,000

HVI	1	6,500	$6,500
Building Envelope			
Windows	1	450,000	$450,000
Siding	1	650,000	$650,000
Façade Repairs and Cleaning	21	3,500	$73,500
Roof / Gutter / Soffit / Fascia	1	600,000	$600,000
Roof Insulation	1	140,000	$140,000
Site Improvements			
Concrete / Walks	Allowance	75,000	$75,000
Landscaping	Allowance	15,000	$15,000
CCTV	Allowance	50,000	$50,000
Exterior Amenity	Allowance	75,000	$75,000
Seal and Stripe	Allowance	75,000	$75,000
Dumpster Corall	Allowance	30,000	$30,000
Playground	Allowance	45,000	$45,000
Community Room / Office	Allowance	50,000	$50,000
Mailboxes	Allowance	25,000	$25,000
Laundry	Allowance	20,000	$20,000
Signage	50	300	$15,000
Exterior Stair Repairs	Allowance	5,000	$5,000
TOTAL		**84,264**	**4,213,210.00**

Full Rehabilitation Budget				
Hard Costs			**$**	**4,213,210**
General Conditions		6%	**$**	**252,793**
Overhead		2%	**$**	**84,264**
Profit		6%	**$**	**252,793**
Sub Total		**96,061**	**$**	**4,803,059**
Bond		2%	**$**	**96,061**
Total		**97,982**	**$**	**4,899,121**



Global Zoning

FINAL ZONING COMPLIANCE REPORT

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina

Prepared for:

INFINITY RE IMPACT, LLC and ATLANTA FINANCIAL GROUP, LLC, together with their respective successors and/or assigns; Manning Gardens MF I, LLC to certification; and Walker & Dunlop Commercial Property Funding, LLC, together with its successors and/or assigns

Dated: January 8, 2020

Global Zoning Job #: GZ 7745

Prepared by: Shelly Labus, Global Zoning LLC
shelly.labus@globalzoning.com, 405.286.2470

Property Summary:

Property Name:	Manning Gardens
Property Address:	214 Alfred Henry Street
Property Jurisdiction	City of Manning, South Carolina
Property Size:	6.735 Acres or 293,368 Square Feet ±
Number of Buildings:	21 Buildings
Building Size:	39,940 Square Feet
Number of Existing Units	50 Dwelling Units
Current Zoning of Property:	"GR-2" General Residential-2
Current Zoning Ordinance:	The current Zoning Ordinance is attached.

Permitted Use Analysis:

Current Use:	Multi-Family
Is the use Permitted in this District:	Yes, the Multi-Family Use is permitted under Section 612, Table 1

Outstanding Code Violation Search Results:

Outstanding Zoning Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Zoning Code Violations on file
Outstanding Fire Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Fire Code Violations on file
Outstanding Building Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Building Code Violations on file

Certificates of Occupancy:

No, per confirmation from Daun Davis, Deputy Administrator, copies of the Certificates of Occupancy are not available. The absence of a Certificate of Occupancy on file is not a violation

Pending Road Projects/Condemnation Plans:

No, per confirmation from Daun Davis, Deputy Administrator, there are no current or pending road projects that will require additional Right of Way from the subject Property

Site Requirements:

	Required	Provided	Conformance
Minimum Lot Size:	**5,000 Square Feet for the first unit, plus 3,000 Square Feet per additional unit (49 Units x 3,000 + 5,000 = 152,000 Square Feet) (Table 2)**	**293,368 Square Feet±**	**Legal Conforming**
Minimum Lot Width/ Frontage and Depth:	**50 Feet Lot Width (Table 2)**	**407.55 Feet± Lot Width**	**Legal Conforming**
Maximum Density:	**None Required**	**Not Applicable**	**Legal Conforming**
Maximum Building Height:	**35 Feet (Table 2)**	**14.5 – 22.5 Feet±**	**Legal Conforming**

Setback Requirements:

	Required	Provided	Conformance
Front Setback:	30 Feet (Table 2)	25.3 Feet± from Alfred Henry Street	Legal Nonconforming
Street Side Setback:	30 Feet (Table 2)	Not Applicable	Legal Conforming
Interior Side Setback:	10 Feet (Table 2)	19.5 Feet ±	Legal Conforming
Rear Setback:	25 Feet (Table 2)	280 Feet ±	Legal Conforming
Building Separation:	25 Feet Front to Front 20 Feet Front to Side 100 Feet Rear to Front 20 Feet Rear to Side 20 Feet Rear to Rear (Section 712.5)	89 Feet± Front to Front; 24.8 Feet± Front to Side; 41.1 Feet± Rear to Rear	Legal Conforming

Parking Requirements:

Minimum Number of Parking Spaces Required:	**2 Parking Space per dwelling unit (Table 1) (50 Dwelling Units x 2 = 100 Parking Spaces)**
Maximum Number of Parking Spaces Allowed:	**No Maximum**
Existing Parking Count:	**78 Parking Spaces**
Parking Conformance:	**Legal Nonconforming**

Conformance Status:

Use:	**The Use of the Property as Multi-Family is Legal Conforming**
Property/Improvements:	**The existing Property Improvements are Legal Nonconforming due to changes in the Zoning Code subsequent to the date of development per Daun Davis, Administrative Services Coordinator/Clerk**
Deficiencies:	**1) The Buildings encroach into the Front Setback Requirements up to 4.7 Feet±** **2) The existing Parking is deficient 22 Parking Spaces**
Legal Nonconforming Use Reconstruction Clause:	**Not Applicable as the Use is Legal Conforming**
Legal Nonconforming Building Reconstruction Clause:	**Section 500.1.5 Reconstruction After Damage** **A nonconforming structure shall not be rebuilt, altered, or repaired except in conformity with this Ordinance after being damaged in excess of fifty (50) percent of the replacement cost of the structure at the time of damage, provided that any permitted reconstruction shall be begun within six (6) months from the time of damage. The provisions of this subsection shall not apply to any owner-occupied dwelling.**

Additional Notes:

None

Survey/Appraisal Contact:

Site Design, Inc.
800 East Washington Street, Suite B
Greenville, SC 29601
864-271-0496
Dated: 08.22.2019
Last Revised: 10.25.2019

Municipal Contact:

Daun Davis
Administrative Services Coordinator/Clerk
City of Manning, SC
803-435-8477 ext. 5121

MUNICIPALITY DOCUMENTS

Julia A. Nelson
Mayor

A. Scott Tanner
Administrator

City of Manning
South Carolina

Council

Sherry A. Welle
Mayor Pro-tem

Erwin L. Davis, Sr.
Julius Dukes, Jr.
Diane D. Georgia
Johnny E. Gordon
Clayton Pack

July 22, 2019

Ms. Laura Beaver

RE: Tax Map # 169-11-09-002-00- Zoning Classification

Dear Ms. Beaver:

Thank you for your inquiry concerning the zoning classification of parcel number 169-11-09-002-00. Please be advised that this parcel is currently zoned as General Residential-2 District. The intent of this district is to provide for single-family and multi-family residential uses. Areas so designated are deemed suited to and have potential for such uses. This designation is applied principally to existing two-family projects and vacant land where unit and density flexibility will not adversely impact existing single-family residential uses. If you have additional questions, please contact me at (803) 435-8477, extension 5121.

Sincerely,

Daun Davis
Administrative Services Coordinator/Clerk

Facsimile
(803) 435-4608

Post Office Box 546
Manning, SC 29102

Telephone
(803) 435-8477

www.cityofmanning.org

laura.beaver@globalzoning.com

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Thursday, August 29, 2019 7:39 AM
To: laura.beaver@globalzoning.com
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good morning Laura,

I received your voice mail and also this email concerning the property at 214 Alfred Henry St. I had forwarded the email to our Fire Chief to see if there were any open/active Fire Code violations for the property. He is on vacation this week, but I'll check with him when he returns.

As far as the other bullet points you mentioned, please note the following:

1. We do not have any open/active zoning violations and I am not aware of any building code violations.
2. I can also check with our Fire Chief on Certificates of Occupancy. They may not have that information as the property has been there for some time.
3. We do not have any variances, resolutions, conditional or special permits for the property. This property has been there before we adopted a Zoning Ordinance; therefore, it was grandfathered in.
4. There are no current or pending road projects/condemnation proceedings that will require additional right-of-way from the property that we are aware of.

I hope this answers your questions. Thank you.

Daun Davis
Deputy Administrator
City of Manning, SC
P.O. Box 546
Manning, SC 29102
(803) 435-8477, ext. 5121

From: laura.beaver@globalzoning.com [mailto:laura.beaver@globalzoning.com]
Sent: Thursday, August 22, 2019 5:54 PM
To: Daun Davis <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good afternoon Daun,

Please find this to be a request for documents regarding the property at 214 Alfred Henry Street

• Copies of any open/active Building, Zoning or Fire Code Violations on file for the property
• Copies of the Certificates of Occupancy
• Copies of any variances, resolutions, conditional or special permits issued or zoning approval documents applicable to the property
• Copies of any current or pending road projects/condemnation proceedings that will require additional right-of-way from the property

If you require any additional information to process this request, please let me know.
Thank you for your assistance with this matter.

laura.beaver@globalzoning.com

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Monday, July 29, 2019 8:43 AM
To: laura.beaver@globalzoning.com
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good morning Laura,

The property was constructed in 1979. However, Council adopted our Zoning Ordinance in 1996 where the property use was grandfathered in was zoned as General Residential-2. Thank you.

From: laura.beaver@globalzoning.com [mailto:laura.beaver@globalzoning.com]
Sent: Friday, July 26, 2019 3:27 PM
To: Daun Davis <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Hi Daun,

I've had a chance to review the survey of this property and it does not currently comply with the front setback or parking requirements of the zoning code. The property was constructed in 1979. Have there been changes in the zoning code since development or was the property annexed into the city after development? Would these issues be considered pre-existing legal nonconformities?

Thanks so much!
Laura

From: laura.beaver@globalzoning.com <laura.beaver@globalzoning.com>
Sent: Monday, July 22, 2019 2:44 PM
To: 'Daun Davis' <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Received, thank you so much! I appreciate your help with this. Have a great afternoon!

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Monday, July 22, 2019 1:36 PM
To: laura.beaver@globalzoning.com
Subject: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Dear Ms. Beaver,

Attached please find the letter you requested.

Daun Davis
City Clerk, City of Manning, SC
(803) 435-8477, ext. 5121

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Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132
(903) 771-8489 Direct
(844) 866-8503 Fax
laura.beaver@globalzoning.com
www.globalzoning.com

RE: 214 Alfred Henry Street
Manning, SC 29102

Per confirmation from Daun Davis, Deputy Administrator, there are currently no open Fire Code Violations. There are no Certificates of Occupancy on file. The lack of Certificate of Occupancy on file is not considered a violation. Daun can be reached at 803-435-8477 ext. 5121.

Laura Beaver

Zoning Analyst

September 6, 2019

ZONING CODE TITLE

ARTICLE 1
ENACTMENT AND JURISDICTION

100 AUTHORITY

Pursuant to the authority conferred by the General Statutes of South Carolina, Code of Laws, the City of Manning does ordain and enact into law the following Articles and Sections:

101 PURPOSE

For the purpose of guiding development in accordance with existing and future needs and in accordance with a comprehensive plan, these regulations have been made in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; to lessen congestion in the streets; to secure safety from fire; to provide adequate light and air; to prevent the over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.

102 TITLE

These regulations shall be known and may be cited as The Zoning Ordinance of Manning, South Carolina.

103 JURISDICTION

These regulations set forth herein shall apply to all land and improvements thereon within the boundaries of the City of Manning, South Carolina, and areas annexed thereto.

104 APPLICATIONS OF REGULATIONS

No buildings, structures, or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, moved or structurally altered unless in conformity with all regulations of this Ordinance for the district in which it is located except as provided herein.

DISTRICT REQUIREMENTS

ARTICLE 6
DISTRICT REGULATIONS

600 **DEVELOPMENT DISTRICT - DD**

This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominate character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural, or semi-developed, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted out-right or are permissible as special exceptions subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments in zone designation to remove land from the DD classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

601 **SINGLE FAMILY RESIDENTIAL DISTRICT - RS-6, RS-10 AND RS-20**

The districts are intended for quiet, livable, low density neighborhoods with single-family detached dwellings on separate lots. The intent of this district is to prohibit the commercial and industrial uses of land and disallow any other use that would substantially interfere with the development or continuation of single-family detached dwelling in the district. The terms of this district promote the discontinuance of existing uses that would not be permitted as new uses under the provision of this section.

602 **MOBILE HOME/MANUFACTURED HOME DISTRICT - MH**

It is the intent of this district to provide "affordable" housing alternatives, and to promote compatibility of mobile home development with the City's predominantly single-family (conventional) residential housing environment.

603 **GENERAL RESIDENTIAL DISTRICT - RG-1, RG-2**

It is the intent of this district to provide for single-family and multi-family residential uses. Areas so designated are deemed suited to and have potential for such uses. This designation is applied principally to existing two-family projects and vacant land where unit and density flexibility will not adversely impact existing single-family residential uses.

604 **OFFICE COMMERCIAL DISTRICT- OC**

The intent of the OC-Office Commercial District is to develop and reserve land for business, office, institutional, specified public, semi-public, and residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for office-type business or professional firms intermingled with dwellings and certain public or semi-public uses, and to discourage any encroachment by restricted retail uses capable of adversely affecting the specialized commercial, institutional and residential character of the district.

610 -FW AND -FP FLOOD PLAIN PROTECTIVE AREAS

The "-FW" and "-FP" designations are not intended to be utilized as district classification, but as designations which identify areas subject to regulations which are supplementary to the regulations of the district to which such designations are attached, appended, or "overlaid". Regulations which apply to areas designated on the Zoning Map as being within such appended or overlaid designations must be determined by joint reference to the regulations of both the basic district classification and the appended or overlaid classification.

611 PUD - PLANNED UNIT DEVELOPMENT DISTRICT

The intent of planned unit development districts is to derive the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites, white also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this chapter to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces, and building height in so far as the city council shall deem appropriate to fulfill the intent of this chapter, upon presentation of certification from the owners, developers, or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this chapter

612 TABLE OF PERMITTED USES

Uses permitted in the General Zoning districts shall be as set forth in Table 1 and as modified by special provisions, exceptions and conditions contained elsewhere herein.

A. Symbols used in Table 1 are as follows:

1. "P" means that the indicated use is permitted in the indicated district.

2. "E" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the Board of Zoning Appeals.

3. "A" means that the indicated use is permitted as an accessory use in the indicated district.

4. "A/E" means that the indicated use is permitted as an accessory use in the indicated district but is also permitted in these districts as a principal use if approved by the Board of Zoning Appeals as a special exception.

5. "C" means that the indicated use is permitted as a conditional use subject to meeting the conditions specified in the ordinance if approved by the Zoning Administrator.

B. Any use not permitted in a district is expressly prohibited (denoted by "-").

C. A Section number following the use category means that the use is allowed, but must meet the conditions and requirements set forth in the Ordinance.

D. The Zoning Administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of a land use not indicated or listed.

E. In residential districts, the following uses are prohibited:

1. Storage in connection with a trade;

2. Storage or long-term parking of commercial vehicles or industrial storage in excess of one day (See Section 722); and

3. Storage of building materials except in connection with active construction.

F. Any residential use lawfully existing within the OC, GC, or LI districts at the time of the adoption of this Ordinance shall be considered a conforming use. In case of fire or other disaster, these units can reconstruct.

G. The bulk storage of petroleum products shall be permitted as an accessory use as part of a farm operation, provided no more than 10,000 gallons shall be stored on the property and such storage facility shall be located no closer than 100 feet from any dwelling unit.

H. The raising of farm animals (hogs, chickens, cows, etc.) in a residential district (MH, RS, GR) shall be prohibited.

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
612.1 RESIDENTIAL												
1.1 Single-Family Dwelling	P	P	P	P	E	P/A	-	E	E	A	A	Two spaces per dwelling unit
1.2 Single-Family Dwelling (In Group Housing)	P	E	E	P	E	E	-	E	E	-	-	Two spaces per dwelling unit
1.3 Multi-Family; Triplexes	-	-	-	P	-	-	-	-	-	-	-	Two spaces per dwelling unit
1.4 Duplex	-	-	-	P	-	-	-	-	-	-	-	Two spaces per dwelling unit
1.5 Bed and Breakfast Homestay	-	E	E	E	E	E	-	-	P	-	-	One space per guest room, plus two spaces for the primary use
1.6 Manufacturing Housing On Individual Lot (See Section 716)	-	-	P	-	-	-	-	-	-	-	-	Two spaces per unit
1.7 Manufactured Housing In Groups Housing Development	-	-	E	-	-	-	-	-	-	-	-	Two spaces per unit
1.8 Manufactured Housing Park (Sec 721)	-	-	E	-	-	-	-	-	-	-	-	Two spaces per unit
1.9 Dormitory	E	-	-	E	-	-	-	-	-	-	-	One space per sleeping quarter
1.10 Apartments	-	-	-	P	-	-	-	E	E	-	-	Two spaces per unit
612.2 COMMERCIAL												
2.1 Offices	-	-	-	-	P	E	P	P	P	A	A	One space per 200 square feet of GFA
2.1.1 Medical Offices	-	-	-	-	P	E	P	P	P	A	A	Five spaces per doctor
2.1.2 Real Estate and Other Offices	-	-	-	-	P	E	P	P	P	A		One space per 250 square feet of GFA
2.1.3 Engineering	-	-	-	-	P	E	P	P	P	A	-	One space per 250 square feet of GFA
2.1.4 Accounting/Bookkeeping	-	-	-	-	P	E	P	P	P	A	-	One space per 250 square feet of GFA
2.1.5 Financial Institutions	-	-	-	-	-	-	-	P	P	A	-	One space per 250 square feet of GFA
2.1.6 Attorney & Legal Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.7 Business & Management Consultant	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.8 Data Processing Service	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.9 Detective Agency, Security Guard Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.10 Secretarial, Stenographers, Typesetting	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.11 Tax Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.1.12 Paging, Telephone & Answering Service	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.13 Surveyors	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.14 Dog Kennels	-	-	-	-	-		-	-	E	E	-	One space per 200 square feet of GFA
2.2 PUBLIC BUILDINGS/FACILITIES												
2.2.1 Government Buildings	E	E	E	E	P	-	P	P	P	P	P	One space per 250 square feet of GFA
2.2.2 Fire Stations	E	E	E	E	P	-	P	P	P	P	P	One space per 250 square feet of GFA
2.2.3 Library	E	E	E	E	P	-	P	P	P	P	-	One space per 250 square feet of GFA
2.2.4 Police Station	E	E	E	E	P	-	P	P	P	P	-	One space per 250 square feet of GFA
2.2.5 Utility Substation	P	E	E	E	E	-	E	P	P	P	P	One space per 200 square feet of GFA
2.2.6 Sewage Treatment Station	E	E	E	E	E	-	E	E	E	E	P	One space per 300 square feet of GFA
2.2.7 Water Treatment Station	-	-	-	-	E	-	E	-	-	E	P	One space per 200 square feet of GFA
2.2.8 Airport	-	-	-	-	-	-	-	-	-	E	-	No minimum
2.2.9 Park/Playground/Playfield	E	E	E	E	P	-	P	E	E	-	-	One space per four spectator seats
2.3 RETAIL SHOP												
2.3.1 Lumber/Building/ Supply Yards	-	-	-	-	-	-	-	E	E	P	P	One space per 250 square feet of GFA
2.3.2 Garden	-	-	-	-	-	-	P	E	E	P	-	One space per 250 square feet of GFA
2.3.4 Paint/Glass/Wallpaper Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.3.5 Retail/Wholesale Nurseries	-	-	-	-	-	-	P	E	P	P	-	One space per 250 square feet of GFA
2.3.6 Plumbing Supply & Equipment - Retail/Wholesale	-	-	-	-		-		P	P	P	-	One space per 250 square feet of GFA
2.4 GENERAL MERCHANDISE STORES												
2.4.1 Department Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.4.2 Variety Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5 FOOD STORES												
2.5.1 Grocery Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.2 Fruit Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.3 Vegetable Markets	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.4 Retail Bakeries	-	-	-	-	-	-	P	P	P	A	-	One space per 250 square feet of GFA
2.6 FURNITURE/HOME FURNISHINGS/ EQUIPMENT STORE	-	-	-	-	-	-	P	P	P	A	-	One space per 250 square feet of GFA (not used for storage)

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.7 MISCELLANEOUS RETAIL												
2.7.1 Drug Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA (not used for storage)
2.7.2 Liquor Stores	-	-	-	-	-	-	E	p	p	-	-	One space per 250 square feet of GFA
2.7.3 Used Merchandise Stores	-	-	-	-	-	-	E	P	C	P	-	One space per 250 square feet of GFA
2.7.4 Florist	-	-	-	-	-	E	P	P	P	P	-	One space per 250 square feet of GFA
2.7.5 Antique Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.6 Pet & Pet Supplies	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.7 Book Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.8 Art Supply Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.9 Candle Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.10 Cemetery Memorial Dealers	-	-	-	-	-	-	-	-	P	-	-	One space per 250 square feet of GFA
2.7.11 Collectors Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.12 Fireworks Shops	-	-	-	-	-	-	E	-	P	-	-	One space per 250 square feet of GFA
2.7.13 Flower Shops, Artificial or Dried	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA One space per 250 square feet of GFA
2.7.14 General Merchandise Auction Houses	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.15 Home Security Equipment Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.16 Hot Tub Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.17 Swimming Pool Supply Stores	-	-	-	-	-	-	E	E	P	-	-	One space per 250 square feet of GFA
2.7.18 Trophy Shops	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.7.19 Hardware Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.20 Computer Sales, Service and Repair	-	-	-	-	-	E	P	P	P	A	-	One space per 250 square feet of GFA
2.7.21 Carpet, Retail & Wholesale, Cleaning, & Installation	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.22 Janitor Supplies	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.23 Video Tape Rental	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.7.24 Flea Market - Subject to Section 726	-	-	-	-	-	-	-	-	E	-	-	
2.8 BUSINESS SERVICES												
2.8.1 Hotel/Rooming House	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.8.2 Hotel/Motel	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.8.3 Rooming/Boarding House	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.8.4 Camps/Trailer Parks	-	-	-	-	-	-	-	-	-	-	-	One space for each guest room plus one space for each 3 employees
2.8.5 Bed and Breakfast Establishments	-	E	-	E	-	E	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.9 PERSONAL SERVICE												
2.9.1 Laundry/Cleaning/Garment Services	-	-	-	-	-	-	E	P	P	P	P	One space for each 300 square feet of GFA
2.9.3 Beauty Shops (See Sections 713 & 725)	-	E	E	E	E	E	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.4 Barber Shops (See Sections 713 & 725)	-	E	E	E	E	E	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.5 Shoe Repair Shops	-	-	-	-	E	-	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.6 Funeral Homes	-	-	-	-	-	-	P	E	P	-	-	One space for each 300 square feet of GFA
2.9.7 Taxicab Services & Other Local/Inter-Urban Highway Transportation Services	-	-	-	-	-	-	-	E	P	P	-	One space for each 300 square feet of GFA
2.9.8 Photographer & Photograph Developing	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.9 Clothing Alteration	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.10 Caterers	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.11 Uniform Supply & Rental Service	-	-	-	-	-	-	-	-	P	P	-	One space per 250 square feet of GFA
2.9.12 Pest Control Service, Exterminators	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.9.13 Janitors, or Housekeeping Services	-	-	-	-	-	E	-	P	P	-	-	One space per 250 square feet of GFA
2.9.14 Locksmith	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.15 Manicurist	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.16 Parcel Delivery Company	-	-	-	-	-	-	-	P	P	P	-	One space per 250 square feet of GFA
2.9.17 Pool Cleaning Service	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.9.18 Sign Painters	-	-	-	-	-	-	-	-	P	P	P	One space per 250 square feet of GFA

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.9.19 Newspaper, Publishing & Wholesale	-	-	-	-	-	-	-	P	P	P	-	One space per 250 square feet of GFA
2.9.20 Heating & Cooling Contractors	-	-	-	-	-	-	-	E	P	P	-	One space per 250 square feet of GFA
2.9.21 Tanning Salons	-	-	-	-	-	-	E	-	P	-	-	One space per 250 square feet of GFA
2.9.22 Taxidermist	-	-	-	-	-	-	E	E	P	-	-	One space per 250 square feet of GFA
2.9.23 Uniform Supply & Rental Service	-	-	-	-	-	-	-	-	P	P	-	One space per 250 square feet of GFA
2.10 EATING/DRINKING ESTABLISHMENTS												
2.10.1 Eating/Drinking Places/ Restaurants	-	-	-	-	-	-	E	P	P	-	-	One space per 150 square feet of GFA
2.10.2 Drinking Places (Alcoholic Beverages)	-	-	-	-	-	-	-	E	E	-	-	One space per 150 square feet of GFA
2.10.3 Delicatessen	-	-	-	-	-	-	P	P	P	-	-	One space per 150 square feet of GFA
2.11 AUTOMOTIVE DEALERS/GASOLINE SERVICE STATIONS												
2.11.1 Motor Vehicle Dealers (New/Used)	-	-	-	-	-	E	-	E	P	-	P	One space per 300 square feet of GFA
2.11.2 Motor Vehicle Dealers (Used Only)	-	-	-	-	-	E	-	E	P	-	P	One space per 300 square feet of GFA
2.11.4 Boat Dealers	-	-	-	-	-	-	-	E	P	A	P	One space per 300 square feet of GFA
2.12 APPAREL & ACCESSORY STORES	-	-	-	-	-	-	-	P	P	A	-	One space per 100 square feet of GFA
2.13 OUTDOOR ADVERTISING SIGNS	-	-	-	-	-	-	-	-	P	P	P	None
2.14 BLUE PRINTING AND PHOTOCOPYING SERVICES	-	-	-	-	-	-	-	P	P	A	-	One space per 250 square feet of GFA
2.15.1 Radio and TV Stations	-	-	-	-	-	E	-	E	E	P	P	One space per 250 square feet of GFA
2.15.2 Radio & TV Antenna Towers	E	E	E	E	-	-	-	E	E	E	P	None
2.15.3 Adult Book Stores	-	-	-	-	-	-	-	-	-	-	-	
2.16 AUTOMOTIVE REPAIRS, SERVICES, GARAGES												
2.16.1 Automotive Rental/Leasing	-	-	-	-	-	-	-	E	P	-	P	One space per 350 square feet of GFA
2.16.2 Automotive Repair/Garages	-	-	-	-	-	-	-	-	C	A	P	One space per 350 square feet of GFA
2.16.3 Car Washes	-	-	-	-	-	-	-	-	P	A	P	One space per 350 square feet of GFA

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.16.4 Truck Washes	-	-	-	-	-	-	-	-	-	A	P	One space per 350 square feet of GFA
2.17 WHOLESALE TRADE	-	-	-	-	-	-	-	-	E	P	P	One space per 800 square feet of GFA
2.18 WAREHOUSING												
2.18.1 Mini Warehousing	-	-	-	-	-	-	-	E	P	P	P	One space per 800 square feet of GFA
2.18.2 Warehouse Storage/	-	-	-	-	-	-	E	E	E	P	P	One space per 800 square feet of GFA
2.19 MISCELLANEOUS REPAIR SERVICE												
2.19.1 Radio/Television Repair Service	-	-	-	-	-	E	P	P	P	P	P	One space per 300 square feet of GFA
2.19.2 Refrigeration/AC Services/ Repair Shops	-	-	-	-	-	-	E	E	E	P	P	One space per 300 square feet of GFA
2.19.3 Watch/Clock Jewelry Repair	-	-	-	-	-	E	P	P	P	P	P	One space per 300 square feet of GFA
2.19.4 Reupholster/Furniture Repair	-	-	-	-	-	-	-	P	P	P	P	One space per 300 square feet of GFA
2.19.5 Welding Repair					-	-	E	-	-	P	P	
2.20 MOTION PICTURE THEATER	-	-	-	-	-	-	-	P	P	-	-	One space for each four seats
2.21 AMUSEMENT AND RECREATION SERVICES												
2.21.1 Dance Studios/Schools	E	E	E	E	E	E	E	P	P	-	-	One space per 150 square feet of GFA
2.21.2 Fitness & Recreation Centers		-	-	-	-	E	-	P	P	-	-	One space per 150 square feet of GFA
2.21.3 Bingo Parlors	-	-	-	-	-	-	-	-	E	-	-	One space per 150 square feet of GFA
2.21.4 Bowling Alleys/ Billiard/Pool Establishments	-	-	-	-	-	-	-	-	E	-	-	One space per 150 square feet of GFA
2.21.5 Amusement Arcade	-	-	-	-	-	-	-	-	P	-	-	One space per 150 square feet of GFA
2.21.6 Athletic Arena	-	-	-	E	-	-	E	-	-	E	E	One space per 250 square feet of GFA
2.21.7 Carnival	-	C	C	C	C	-	C	C	E	-	-	One space per 250 square feet of GFA
2.21.8 Circus	-	C	C	C	C	-	C	C	C	-	-	One space per 250 square feet of GFA
2.21.9 Dance Hall	-	-	-	-	-	-	-	A	A	-	-	One space per 250 square feet of GFA
2.21.10 Skating & Other Rinks	-	-	-	-	-	-	-	-	P	-	-	One space per 250 square feet of GFA
2.21.11 Amphitheaters Subject to Section 726	-	-	-	-	-	-	-	-	E	-	-	
2.22 HEALTH SERVICES												
2.22.1 Physicians Offices	-	-	-	-	P	E	P	P	P	-	-	Five spaces per doctor

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE OF PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.22.3 Hospitals	-	-	-	-	-	-	-	E	E	-	-	One space for each patient bed plus one space for each 300 square feet of GFA for office and administrative area
2.22.4 Medical/Dental Labs	-	-	-	-	E	-	E	E	P	P	P	One space for each patient bed plus one space for each 300 square feet of GFA for office and administrative area
2.22.5 Nursing/Rest Homes	-	-	-	-	-			-	E	-	-	1.1 space per patient bed
2.23 EDUCATIONAL SERVICES												
2.23.1 Elementary & Secondary Schools	E	E	E	E	P	-	E	-	-	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.2 High Schools	E	E	E	E	P	-	E	-	-	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.4 Vocational Schools	E	E	E	E	P	-	P	E	P	A	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.4 Professional Schools	-	-	-	-	P	-	P	E	E	P	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.5 Driving Training School	-	-	-	-	-	E	P	-	P	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.6 Truck Training School	-	-	-	-	-	-	-	-	-	P	P	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.24 SOCIAL SERVICES												
2.24.1 Child Day Care Facilities	E	E	E	E	E	E	E	E	E	E	-	One space for each 4 children per maximum capacity

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.24.2 Family Day Care Homes	P	P	P	P	E	E	E	E	P	-		One space for each 4 children per maximum capacity
2.24.2 Residential Care	-	E	E	E	E	-	E	E	E	-	-	One space for each 4 children per maximum capacity
2.25 CHURCHES AND RELATED FACILITIES	P	E	E	E	P	E	P	E	P	-	-	One space for each 4 children per maximum capacity
2.26 CEMETERIES	E	E	E	E	E		E	E	E	E	E	None
2.27 MANUFACTURED HOUSING STRUCTURES FOR COMMERCIAL USE	-	-	-	-	-	-	-	E	E	E	-	
612.3 MANUFACTURING/INDUSTRIAL												
3.1 APPAREL & OTHER FINISHED PRODUCTS	-	-	-	-		-	-	-	-	P	P	One space for each 800 square feet of GFA or one space for each 2 employees at max employment on a single shift, plus one space for each company vehicle operating from the premises
3.2 TEXTILE MILL PRODUCTS	-	-	-	-		-	-	-	-	P	P	One space for each 800 square feet of GFA or one space for each 2 employees at max employment on a single shift, plus one space for each company vehicle operating from the premises
3.3 OUTDOOR STORAGE LOTS/ YARDS/ (EXCEPT JUNKYARDS, SCRAP YARDS, AND SALVAGE YARDS)	-	-	-	-	-	-	-	-	-	E	P	
3.4 JUNKYARDS	-	-	-	-	-	-	-	-	-	-	E	
3.5 SANITARY LANDFILLS	-	-	-	-	-	-	-	-	-	-	E	
3.6 MINING & QUARRYING	-	-	-	-	-	-	-	-	-	-	E	
3.7 BURROW PITS	-	-	-	-	-	-	-	-	-	-	E	
3.8 BULK STORAGE OF PETROLEUM PRODUCTS	-	-	-	-	-	-	-	-	-	E	P	
3.9 TRUCK TERMINALS	-	-	-	-	-	-	-	-	-	E	E	No minimum
612.4 AGRICULTURAL/FORESTRY AND FISHING												
4.1 Horticultural (but not keeping of livestock)	P	A	A	A	-	-	-	-	-	-	-	No minimum

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
4.2 Agricultural Production/ Livestock	A	-	-	-	-	-	-	-	-	-	E	No minimum
4.3 General Farms (Primary Crop)	A	-	-	-	-	-	-	-	-	-	E	No minimum
4.4 Veterinary Services	-	-	-	-	-	-	E	E	E	E	P	One space for each 200 square feet of GFA
4.5 Landscape/Horticultural Service	P	A	-	-	-	-	E	-	P	P	P	No minimum
4.6 Farmers Market	-	-	-	-	-	-	-	-	P	E	-	Two off street spaces per tent or table
612.5 ACCESSORY USES												
5.1 Signs (see section 717)	A	A	A	A	A	A	A	A/P	A/P	A	P	
5.2 Home Occupations (see section 713)	A	AA	A	A	A	A	A	A	A	A	-	One space for each 250 square feet of GFA utilized in connection with such home occupation
5.3 Non-Commercial Greenhouses	A	A	A	A	P	A	P	-	A	P	-	None
5.4 Barns	P	A	A	A	A	-	A	A	A	A	A	None
5.5 Private Garages/Garden Sheds	A	A	A	A	A	A	A	A	A	A	A	None
5.6 Tool Sheds	A	A	A	A	A	A	A	A	A	A	A	None

SECTION 612
SCHEDULE OF ZONING DISTRICT REGULATIONS
TABLE 2

Zoning District	Density/Square Feet		Lot Width (Feet)	Setbacks (Feet)			Height of Structure (Feet)
	First Unit	Each Additional Unit		Front	Rear	Side	
DD	20,000	20,000	80	40	35	15	35
RS-6	6,000	6,000	50	30	25	5/5	35
RS-10	10,000	10,000	70	30	25	10/10	35
RS-20	20,000	20,000	80	30	25	15/15	35
RD	5,000	5,000	50	30	25	10/10	35
GR-1	5,000	5,000	50	30	25	10/10	35
GR-2	5,000	3,000	50	30	25	10/10	35
MH-1	5,000	5,000	50	30	25	15/15	35
MH-2	1 ACRE	5,000	100	35	20	8/8	35
OC	6,000	--	50	35	25	10/10	35
NC	6,000	--	50	35	25	10/10	35
CC	NONE	--	NONE	NONE	NONE	NONE	35
GC	6,000	--	50	35	25	20	35
LI	25,000	--	100	50	40	15/15	50
HI	50,000	--	100	50	40	20/20	60

712.5 MINIMUM SPACING BETWEEN DETACHED PRINCIPAL RESIDENTIAL BUILDINGS

Zoning District	Front to Front	Front to Side	Side to Side	Rear to Front	*Rear to Side	Rear to Rear
R-6, 10, 20;	35'	25'	20'	100'	20'	20'
RM-6, 10,20;	35'	25'	20'	100'	20'	20'
GR-1 GR-2;	25'	20'		100'	20'	20'

*Rear to front minimum spacing may be reduced to fifty feet if adequate buffer yard provisions are made as determined by the Planning Commission.

A. Where a door accesses the side or rear of a unit, the set-back should be increased by an additional five feet for that unit.

B. A minimum of twenty-five percent (25%) of the property or land area shall be left in common open space. Any buffer strips or areas less than ten feet wide shall not be included in the open space calculation.

713 HOME OCCUPATIONS

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted as permitted uses, subject to the following provisions:

1. No person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the principal building.
4. The home occupation shall be conducted only within the principal structure.
5. There shall be no sales in connection with such home occupation.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference

NONCONFORMING

ARTICLE 5
GENERAL PROVISIONS

500 NONCONFORMITIES

It is the intent of this Ordinance to permit nonconformities to continue until they are removed but not to encourage their survival. Nonconformities are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, reconstructed to continue nonconformity after major damage, or used as grounds for adding other structures or uses prohibited elsewhere in the same district.

500.1 CONTINUANCE OF NONCONFORMING USES, STRUCTURES, OR CHARACTERISTICS

500.1.1 CHANGE TO ANOTHER NONCONFORMING USE

A nonconforming use, structure, characteristic of use shall not be changed to another nonconforming use, structure, or characteristic of use unless the Board of Zoning Appeals finds that the new use, structure, or characteristic of use is more in character with the uses permitted in the district, in which case the Board of Zoning Appeals may permit such change as a special exception. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with the purpose of this Ordinance.

500.1.2 RECONSTRUCTION

A nonconforming structure shall not be demolished or removed and rebuilt or replaced as a nonconforming structure.

500.1.3 EXTENSION OR ENLARGEMENT

A nonconforming use, structure, or characteristic of use shall not be extended, enlarged, or intensified except in conformity with this Ordinance, provided, however, that any nonconforming use may be extended throughout any parts of a building where manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, provided, that the number of dwelling units in a nonconforming dwelling use shall not be increased over or exceed the number of dwelling units existing in the nonconforming use on the effective date of this Ordinance. No nonconforming use shall be extended to occupy any land outside such building.

500.1.4 REESTABLISHMENT

A nonconforming use or characteristic of use shall not be reestablished after vacancy, abandonment, or discontinuance for any period of twelve (12) consecutive months, except where Section 500.1.1 applies.

500.1.5 RECONSTRUCTION AFTER DAMAGE

A nonconforming structure shall not be rebuilt, altered, or repaired except in conformity with this Ordinance after being damaged in excess of fifty (50) percent of the replacement cost of the structure at the time of damage, provided that any permitted reconstruction shall be begun within six (6) months from the time of damage. The provisions of this subsection shall not apply to any owner-occupied dwelling.

500.1.6 REPAIR OR MAINTENANCE OF NONCONFORMING STRUCTURES

On any building devoted in whole or in part to any nonconformities, work may be done on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

500.2 DISCONTINUANCE OF CERTAIN NONCONFORMING LAND USES

Notwithstanding other provisions of this Ordinance, certain nonconforming land uses shall be discontinued either generally or in specific districts after periods of time set forth below. Upon application to the Board of Zoning Appeals, the Board, either according to general rule or upon findings in the specific case, may permit not more than one extension for not more than the time period indicated.

The date on which nonconforming land uses listed must cease shall be set forth on the certificate for occupancy for each, and if extension is granted, the termination date of such extension shall be added to the certificate of occupancy.

NONCONFORMITIES	DISTRICT	DISCONTINUED	EXTENSION
Wrecking, junk, scrap or salvage yards	All districts	2 years	6 months
Automotive & other sales lots, outdoor sales areas, outdoor storage yards for lumber, building materials, contractor's equipment	residential	2 years	6 months
Nonconforming structures and vegetation impeding vision at intersections.	All	180 days	30 days

500.3 NONCONFORMING LOTS OF RECORD

500.3.1 SINGLE LOTS

Notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling or single-family mobile home and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance, so long as a single-family dwelling or single-family mobile home is a permitted use in that district. Such a lot must be in separate ownership and not of continuous frontage with other lots in the same ownership at the effective date of adoption or amendment of this ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area, width, or both, shall conform to the regulations for the district in which such lot is located.

500.3.2 ADJOINING LOTS

If two or more adjoining lots with continuous frontage are in single ownership at any time after the adoption or amendment of this ordinance and such lots individually are too small to meet the yard, width, or area requirements of the district in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the land or lots in one ownership shall be subject to the requirements of this ordinance.

500.3.3 CONVERSION OF USE ON NONCONFORMING LOTS

The minimum yard requirements of this ordinance shall not be construed as prohibiting the conversion of an existing building which does not meet the minimum yard requirements to another use, so long as no further encroachment is made into the existing yards.

501 PRIOR BUILDING PERMITS

Nothing herein contained shall require any change in the plans, construction, or designated use of a structure for which a building permit has been heretofore legally issued and the construction of which shall have actually begun within ninety (90) days of the date of such permit and which entire structures shall be completed, according to such plans as are filed, within two (2) years after the effective date of this ordinance.

502 LOTS IN MULTIPLE DISTRICTS

Where a district boundary line as appearing on the official zoning map divides a lot in single ownership at the time of adoption of this ordinance or subsequent amendment into two or more different zoning districts, the district least restrictive in the opinion of the owner shall be deemed to apply to the whole thereof, providing, however, that in no case shall a zoning district boundary line dividing said lot be extended into any zoning district in excess of fifty (50) feet beyond the district boundary line dividing said lot.

PARKING

ARTICLE 7
SUPPLEMENTARY REGULATIONS

700 OFFSTREET PARKING

Offstreet automobile storage or parking space shall be provided on every lot on which any uses are hereafter established. The number of parking spaces provided shall be least as great as the number specified in Section 612, Table 2 for the various uses. When application of said provision results in a fractional space requirement, the next larger requirement shall prevail.

700.1 LOCATION ON OTHER PROPERTY

If the required automobile parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other offstreet property, provided such property lies within four hundred feet of the main entrance to such principal use. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.

700.2 EXTENSION OF PARKING SPACE INTO A RESIDENTIAL DISTRICT

Required parking space may extend up to one hundred twenty feet into a residential zoning district provided that:

1. the parking space adjoins a commercial or industrial district;
2. has its only access to or fronts upon the same street as the property in the commercial or industrial district for which it provides the required parking space; and
3. is separated from abutting properties in the residential district by a ten foot wide evergreen buffer strip.

700.3 MODIFICATIONS TO PARKING REQUIREMENTS

The Board of Zoning Appeals may, as a special exception, subject to appropriate safeguards and conditions, grant a reduction in offstreet parking requirements of not more than fifty percent (50%) of that generally required for residential facilities intended for occupancy by the elderly, provided that adequate land is available for future expansion to accommodate the generally required amount of parking and that the site designs of such reduced parking area will facilitate future expansions if such are required.

701 OFFSTREET LOADING AND UNLOADING SPACE

Every lot on which a business, trade, or industrial uses is hereafter established, shall provide space as indicated herein for the loading and unloading of vehicles off the street. For the purpose of this section, an offstreet loading space shall have minimum dimensions of twelve feet by eight feet. Required space shall be considered as follows:

DEFINITIONS

ARTICLE 2
DEFINITIONS

200 INTERPRETATION OF CERTAIN WORDS AND PHRASES

Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions.

Words used in the present tense include the future tense.
Words used in the singular include the plural, and words used in the plural include the singular.
The word "shall" is mandatory; the word "may" is permissive.
The word "lot" includes the word "plat" or "parcel".
The word "structure" includes the word building", and the words "building" or "structure" includes any parts thereof.
The word "person" includes a firm, association, organization, partnership, trust, company, corporation or any other entity usually defined in legal usage as a person, as well as an individual.
The word "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended", "arranged", or "designed to be used or occupied".
The word "contiguous" as applied to lots or districts shall be interpreted as meaning "sharing a common boundary often (10) feet or more in length".

201 DEFINITIONS

Accessory - As applied to use or structure, means customarily and clearly subordinate or incidental, and on the same premises of such use or structure.

Alley - A minor way used or intended to be used primarily for vehicular access to the rear or side of properties otherwise abutting a street.

Amphitheater – an oval or round structure having tiers of seats rising gradually outward from an open space or arena at the center. The arena area where contests, live music concerts, plays and other public performances and rallies are held. The sponsor of events may charge a fee for admission or the events are open to the general public.

Bed and Breakfast Inns - A single dwelling unit containing less than ten (10) rental lodgings available to the public for accommodation of transient guests in which meals may or may not be provided.

Bingo Parlors – An establishment engaged primarily in operating bingo games with cash prizes and are operated for profit. These establishments often provide food and beverage services as an accessory use.

Boarding House - Same as "Rooming House".

Book Store – establishment primarily engaged in the retailing of new or used books, newspapers, magazines, and other periodicals via electronic home shipping, mail order, or direct sales. Adult bookstores are excluded from this definition.

Building - A structure which is completely enclosed by a roof and by solid exterior walls along whose outside faces can be traced an unbroken line for the complete circumference of the structure, which is permanently affixed to a lot or lots, and used or intended for the shelter, support or enclosure of persons, animals or property of any kind.

The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.

Building, Accessory - A detached building subordinate to the main building on a lot and used for purposes customarily incidental to the main or principal building and located on the same lot therewith. Uses customarily accessory to dwellings include:

Private garage not to exceed the following storage capacities:
* One or two family dwellings: four (4) automobiles
* Multiple-family dwellings: two (2) automobiles per dwelling unit
* Group dwelling: 1.5 automobiles per sleeping room

Shed or tool room for the storage of equipment used in grounds or building maintenance.

Private kennel for no more than three (3) dogs or three (3) cats, four (4) months of age or older.

Private swimming pool and bathhouse or cabana.

Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.

Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or salt houses not over eight (8) feet in height.

Building, Principal - A building in which is conducted the principal use of the lot on which said building is located.

Club, Lodge, Civic or Fraternal Organization, Fraternity/Sorority - An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, or like activities, operated for the benefit of its members and not open to the general public.

Cluster Housing - A tract of land which is planned and developed as an integral unit that provides common open space in a manner that is functional and useful to the residents of the development. As an incentive for providing such open space, conventional zoning and/or subdivision standards are relaxed to permit modifications in lot size and shape by concentrating single-family dwellings to specific areas of an overall tract.

Crematories - Funeral homes combined with crematories (cremating of the dead) are included in this definition.

Day Care Services and Facilities:

Child Day Care Center: Any agency, institution, center, home, nursery, nursery school, kindergarten, play school, or other place, however styled, and whether operated under public auspices as a private business or by an established religious denomination, in which are received for temporary custodial care apart from their parents part of the day or all of the day or night, and upon a number of successive days, one (1) or more children not related to the persons providing such temporary custodial care.

Adult Day Care Center: Any agency, institution, center, home or other place, however styled, and whether operated under public auspices as private business or by an established religious denomination, in which adults are received for temporary custodial care apart from their relatives part of the day, all of the day or night, and upon a number of successive days, one (1) or more adults not related to the persons providing such temporary custodial care. Residential mental retardation, mental health, and substance abuse facilities and community care faculties, and homes for the elderly are not included in this definition.

Family day care Center: A family day care home is one in which care is given by a family member during the day for one (1) and not more than six (6) children, including the day care parents' own children.

Community /Residential Care Facility: Establishment primarily engaged in providing twenty-four (24) hour residential and personal care services for (1) elderly and other persons who are unable to fully care for themselves; and/or (2) elderly or other persons who do not desire to live independently.

District - One of any number of continuous or contiguous geographic areas within which the provisions and regulations of this Ordinance apply uniformly to each class or kind of structure or land.

Drive-In Eating and Drinking Establishment - Any eating or drinking establishment which, by its structural design, site characteristics, or manner of food service encourages consumption of food or beverages in automobiles on the premises or upon public streets adjacent thereto.

Dwelling, Dwelling Unit, or Unit - One or more rooms connected together constituting a separate, independent housekeeping establishment physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities, but excluding lodging units located in hotels and motels.

Dwellings, Multiple-Family - A building containing three (3) or more dwelling units.

Dwelling, Single-Family Detached - A building containing no more or less than two (2) dwelling units, not physically attached to any other principal structure, and specifically excluding mobile homes.

Dwelling, Two-Family Detached (Duplex) - A building containing no more or less than two (2) dwelling units, not physically attached to any other principal structure.

Family - One (1) or more persons occupying a single dwelling unit, provided that, unless all members are related by blood or marriage, no such family shall contain over four (4) persons, but further provided that domestic servants employed on the premises may be housed within the single dwelling unit without being counted as a family or families.

Fitness and Recreational Sports Centers – Establishments primarily engaged in exercise and physical fitness conditioning and other activities such as swimming, aerobic dance, handball, and racquetball.

Flea Markets – an open air, selling of antiques, new or used household goods, etc by vendors to the general public.

Flood and Other Terms Related Thereto - Additional terms related to floods and protective measures therefrom are defined in Section 607, including Floodway, Flood Frequency, Flood Plain, Regulatory Flood, Regulatory Flood Protection, and Elevation.

Fraternal Organization, Fraternity - Same as "Club, Lodge..."

Funeral Homes – These include establishments primarily engaged in preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wake, arranging transportation for the dead, selling caskets and related merchandise).

Garage Sale/Yard Sale and Rummage Sale - The retailing of merchandise from the yard or garage or principal dwelling of a residence.

Gross Floor Area - The total horizontal area of all floors of a building including interior balconies and mezzanines, measured from the interior faces of the exterior walls of a building.

Group Commercial or Industrial Development - A single building containing twenty thousand (20,000) square floor area or two (2) or more buildings containing a combined total of twenty thousand (20,000) square feet gross flood area.

Group Housing Development - A single lot of record upon which is erected more than one (1) building containing dwelling units, whether rented or sold, and all the structures thereon; or a single lot upon which is erected a single structure designed to contain more than three (3) or more dwelling units.

Home Occupation - An occupation, profession, or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit, and which, for purposes of this Ordinance, shall in all cases comply with the provisions of Section 713 herein.

Hotels and Motels - A building or part of a building containing ten (10) or more rental lodgings available to the public for accommodation of transient guests in which meals may or may not be provided.

Junk, Salvage, Scrap, or Wrecking Yards - Any use involving storage or processing of inoperable, disused, dismantled, or wrecked vehicles, equipment, or machinery, or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, industrial wastes, second-hand building materials or other scrap, salvage, waste, or junk materials.

Lot - An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed. The terms "lot", "plot", "lot of record", "property", or "tract" whenever used in this Ordinance are interchangeable.

Lot of Record - A lot defined by plat or described by metes and bounds which has been duly recorded with the Clerk of Court of Clarendon County.

Lot Types -

Lot, Corner - A lot located at the intersection of two (2) or more streets.
Lot, Double Frontage - A lot which has frontage on more than one (1) street, provided however, that no corner lot has frontage on three (3) or more streets.
Lot, Interior - A lot, other than a corner lot, which has frontage on only one (1) street other than an alley.

Lot Depth - The mean horizontal distance between front and rear lot lines.

Lot Width - The distance between side lot lines measured at the front building line.

Mobile Home/Manufactured Home - A movable or portable dwelling over thirty-two (32) feet in length and eight (8) feet or more in width, constructed to be towed on its own chassis and designed without a permanent foundation for year-round occupancy, and one which may include one (1) or more components than can be retracted for towing purposes and subsequently expanded for additional capacity; or of two (2) or more units separately towable but designed to be joined into one (1) integral unit, as well as a portable dwelling composed of a single unit.

The term "mobile home" used in this Ordinance shall not include prefabricated, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers, or similar units designed for recreation or other short-term uses unless used for a permanent dwelling.

Double-wide Mobile Home - A double-wide mobile home is a mobile home with two (2) or more units separately towable but designed to be joined into one (1) integral unit at the site.

Expandable Mobile Home - An expandable mobile home is a mobile home with one (1) or more room sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Mobile Home Park - Premises where three (3) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for sale or rent for use by mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants or mobile homes on such premises.

Mobile Home Space - A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.

Nonconformity - A term applied to lots, structures, uses of land or structures, and characteristics of uses of land or structures which were lawful before the passage or amendment of this Ordinance, but which would be prohibited or regulated and restricted under the terms of this Ordinance or future amendment.

Park - An area or facility intended to be used for recreation, exercise, sports, or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty, but specifically excluding commercially operated amusement parks.

Parking Space, Offstreet - An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking shall be on any public street and so that an automobile may be parked or unparked therein without moving any other automobile.

Pet and Supplies Store – An establishment primarily engaged in the retailing of pets, pet food, and pet supplies. Pet care services, to include veterinary services, grooming services and boarding services, are excluded from this definition.

Principal Use - The significant or primary activity carried out within a structure or upon land (such as retail sales within a store or occupancy of a dwelling unit as a resident) as contrasted to accessory uses which are incidental or subordinate to primary uses (such as sale of soft drinks at an automobile service station). Certain uses may be either principal or accessory, depending on their relationship with other uses, as for example a newsstand as an accessory use within a hotel lobby or as a principal use within a separate structure.

Rooming and Boarding House - A building containing a single dwelling unit in which three (3) or more, but not more than twelve (12) nontransient persons, who are not members of the owner's or operator's family, are lodged, for compensation, with or without meals.

Setback Line - The setback line is the same as the depth or width of any required yard. Note that such line defines the minimum distance between any structure and an adjacent lot boundary and is not necessarily the same as the building line, which is the distance between the actual structure and an adjacent lot boundary.

Sight Area - The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting street lines and a straight line joining said street lines at points which are fifteen (15) feet distant from the point of intersection of the street lines in commercial and industrial districts and twenty-five (25) feet distant from the point of intersection of the street lines in residential districts, measured along the street lines. Such sight areas shall be established regardless of the angle of intersection of the street lines. The vertical dimensions of sight areas are defined as that vertical space between the height of two and one-half (2 1/2) feet and ten (10) feet in elevation above the nearest edge of street pavement of a paved street or above the nearest edge of riding surface of an unpaved street.

Sign - The word "sign" shall mean and include every sign, billboard, poster panel, free-standing ground sign, sign painted on a wall, window, marquee, awning, or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration or insignia used to advertise or promote the interest of any person when the same is placed in view of the general public, traveling along a public street right-of-way.

Advertising Sign – Any sign which relates in its subject matter to products, accommodations, services, or activities sold or offered elsewhere than upon the premises on which the sign is located. Mobile signs and portable signs may be advertising signs, and advertising signs include, but are not limited to, those signs commonly referred to as outdoor advertising signs, billboards, or poster boards.

Free-standing Sign Structure – A free-standing sign structure may contain a sign or signs on one (1) side only or it may be a V-shaped structure or one containing signs back-to-back. A free-standing sign structure is one (1) sign.

Sign Area – The area of a sign is the area of the face of the sign formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. The area of a free-standing sign structure is the area of the face or faces on one (1) side only.

Business Identification Sign – A business identification sign is a sign that contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there.

Business Identification Pylon Sign – A business identification pylon sign is a sign erected on a single pole or multiple poles which contain only the name or the nature of the business conducted on the premises on which it is located.

Illuminated Signs – When artificial illumination techniques are used in any fashion to project the message on a sign, that sign shall be an illuminated sign.

Mobile Sign – A sign which may be moved from one location to another, is not permanently affixed to the ground, and is differentiated from a "portable sign" in that is may be equipped for transporting by motor vehicle or other mechanical means and including signs referred to as trailer signs. Those signs may be considered as either business signs or advertising signs according to their utilization. Any mobile sign used on the same lot for more than 45 days per year will be considered a freestanding sign.

Political Sign – A sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Portable Sign – A sign which is movable by a person without aid of a motor vehicle or other mechanical equipment; a sign that is not permanent, affixed to a building, structure, or the ground. Those signs may be considered as either business signs or advertising signs, according to their utilization.

Temporary Sign – A sign or advertising display constructed on cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

A sign permit shall be obtained from the Zoning Administrator before placing any of the above signs on a lot or building.

Special Exception - A use granted by the Board of Zoning Appeals after a public hearing and a finding by the Board that the use meets specified conditions.

Street - A public thoroughfare designed to provide the principal means of access to abutting property, or designed to serve as a roadway for vehicular travel, or both, but excluding alleys.

Street Line - The right-of-way of a street.

Structure - Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including for the purposes of this Ordinance mobile homes, travel trailers, signs, mobile signs, portable signs, and satellite dishes, but excluding from definition as structures minor landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

Travel Trailer Parks - Any site, tract of land or lot upon which not less than two (2) overnight camp sites and/or overnight camping trailers occupied for temporary shelter, dwelling, recreation or vacation uses regardless of whether or not a charge is made for such services.

Yard - An open space unoccupied and unobstructed by any structure or portion thereof from a height of thirty (30) inches above the finished grade level of the ground, except as otherwise provided herein.

Yard, Front - A yard across the full width of the lot, measured from the front line of the lot.

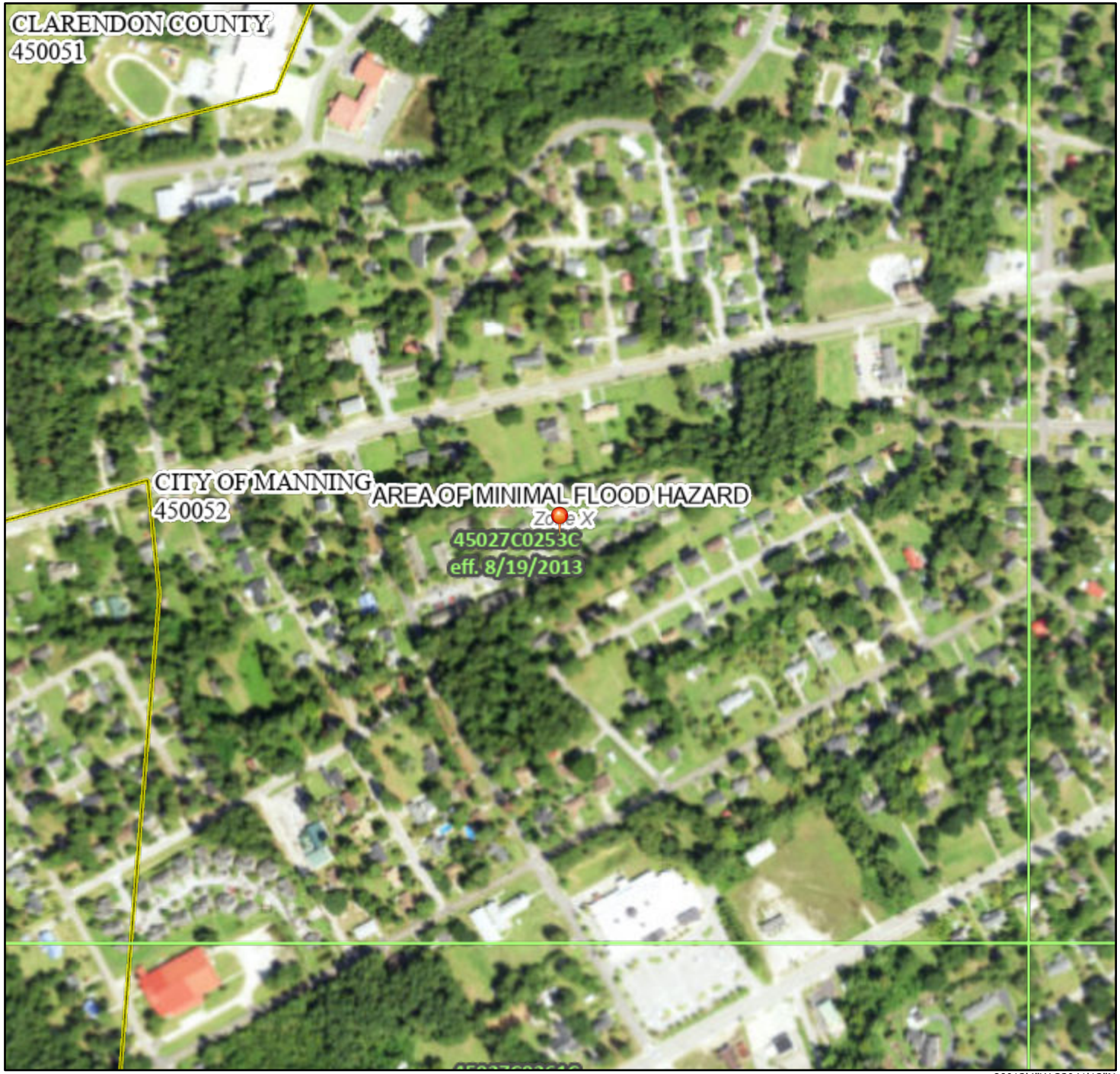
Yard, Rear - A yard across the full width of the lot, measured from the rear line of the lot.

Yard, Side - A yard measured from the side line of the lot extending from the front yard to the rear yard.

National Flood Hazard Layer FIRMette

FEMA

80°13'42"W 33°41'41"N



80°13'4"W 33°41'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/20/2022 at 1:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Department of Housing and Urban Development
Washington, DC 20410-0100

04/06/2022

REAL ESTATE ASSESSMENT CENTER

691296 / 800019680

MANNING GARDENS
214 ALFRED HENRY DR
MANNING, SC 29102 -2100

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at http://www.hud.gov/offices/reac. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

SAMUEL TUFFOUR
PROGRAM MANAGER, PHYSICAL ASSESSMENT SUBSYSTEM
Real Estate Assessment Center

Enclosures

Inspection Summary Report (POA) for Inspection #691296

Inspection Snapshot

Inspection ID:	691296	**Inspection Time:**	08:56 AM - 03:03 PM
Inspection Start Date:	04/06/2022	**Inspection End Date:**	04/06/2022
Property ID:	800019680	**Property Type:**	Multifamily
Property Name:	MANNING GARDENS		
Inspection State:	Successful	**Score:**	95c

Inspection Summary Report (POA) for Inspection #691296

Property Profile

Property Name:	MANNING GARDENS		
Scattered Site?	No	**Multiple Site?**	No
Address Line 1:	214 ALFRED HENRY DR		
Address Line 2:			
City:	MANNING	**State:**	SC
ZIP:	29102	**Extension:**	2100
Phone:	(803) 435-2717	**Extension:**	
Fax:	(803) 435-9529	**Email:**	manninggardens@ambling.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	21	20	18	50	50	18
Common	0	1	1	-	-	-
Total	21	21	19	50	50	18

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
50	100	No

Bed Bugs Information			
Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

Comments

Inspection Summary Report (POA) for Inspection #691296

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L):	Richard Rhodes		
Organization:			
Address Line 1:	348 Enterprise Drive		
Address Line 2:			
City:	VAldosta	**State:**	GA
ZIP:	31601	**Extension:**	
Phone:	(864) 872-5930	**Extension:**	
Fax:	(864) 568-0177	**Email:**	rrhodes@ambling.com

Owner [Not Present During Inspection]

Name (F, MI, L):	Anthony Guarraci		
Organization:	Atlanta Financial Group		
Address Line 1:	3353 Peachtree Road Northeast		
Address Line 2:	Ste 1525		
City:	Atlanta	**State:**	GA
ZIP:	30305	**Extension:**	
Phone:	(864) 872-5930	**Extension:**	
Fax:	(864) 568-0177	**Email:**	aguarraci@atlantafinancialgroup.com

Site Manager [Not Present During Inspection]

Name (F, MI, L):	Tamela Moss		
Organization:	Ambling		
Address Line 1:	214 Alfred Henry Drive #7		
Address Line 2:			
City:	Manning	**State:**	SC
ZIP:	29102	**Extension:**	
Phone:	(803) 435-2717	**Extension:**	
Fax:	(803) 435-9529	**Email:**	manninggardens@ambling.com

Inspection Summary Report (POA) for Inspection #691296

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.48	0.00	16.48	0.00	16.48
Building Exterior	21.26	0.00	21.26	0.00	21.26
Building Systems	13.49	0.00	13.49	0.00	13.49
Common Area	1.92	0.00	1.92	0.00	1.92
Unit	46.85	2.18	44.68	2.35	42.33
Total	100.00	2.18	97.82	2.35	95.48

Score Version: 1 **Score Date:** 04/06/2022 **Final Score:** 95c

Inspection Summary Report (POA) for Inspection #691296

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	0	0	2	2
Projected	0	0	6	6
Life Threatening (LT)				
Actual	0	0	2	2
Projected	0	0	6	6
Smoke Detectors (SD)				
Actual	0	0	0	0
Projected	0	0	0	0
Overall				
Actual	0	0	4	4
Projected	0	0	11	11

Health and Safety Narrative

1 site, 19 buildings and 18 units were inspected.

4 health and safety deficiencies(HSD) were observed.

Percentage Inspected:
Site (PIS): 100%
Building (PIB): 90%
Unit (PIU): 36%

Projected HSD:
Site = (Actual HSDS) / PIS
Building = (Actual HSDB) / PIB
Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 11 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #691296

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	21	21	19	0
Unit	50	50	18	3

Building 1 - 1 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS.1A-1D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
1A	2 Bedrooms	Yes		No	
1B	2 Bedrooms	Yes		No	
1C	2 Bedrooms	Yes		No	
1D	1 Bedroom	Yes	No Access	No	

Building 2 - 2 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR 2A-2H
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
2A	2 Bedrooms	Yes		No	
2D	2 Bedrooms	Yes	No Access	No	
2E	1 Bedroom	Yes		No	
2G	2 Bedrooms	Yes		No	

Building 3 - 3 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 3A-3D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
3C	1 Bedroom	Yes		No	

Building 4 - 4 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 4A-4H
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
4A	2 Bedrooms	Yes		No	
4D	2 Bedrooms	Yes		No	
4F	2 Bedrooms	Yes		No	

Building 5 - 5 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 5A-5D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
5B	1 Bedroom	Yes		No	

Building 6 - 6 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 6
Address Line 2: 6
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family	1979	1	1	1

Detached				

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 7 - 8 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.8
Address Line 2: 8
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
8	3 Bedrooms	Yes		No	

Building 8 - 9 [Alternate , Not Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 9
Address Line 2: 9
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Building 9 - 10 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.10
Address Line 2: 10
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 10 - 11 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 11
Address Line 2: 11
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
11	3 Bedrooms	Yes		No	

Inspection Summary Report (POA) for Inspection #691296

Building 11 - 12 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 12
Address Line 2: 12
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 12 - 13 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.13
Address Line 2: 13
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
13	3 Bedrooms	Yes		No	

Building 13 - 14 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 14
Address Line 2: 14

City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 14 - 15 [Alternate , Not Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 15
Address Line 2: 15
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 15 - 16 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 16
Address Line 2: 16
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Building 16 - 17 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 17
Address Line 2: 17
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
17	4 Bedrooms	Yes	No Access	No	

Building 17 - 18 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 18
Address Line 2: 18
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Inspection Summary Report (POA) for Inspection #691296

Building 18 - 19 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 19
Address Line 2: 19
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 19 - 20 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 20A-20H
Address Line 2: 20A-H
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
20B	1 Bedroom	Yes		No	
20E	1 Bedroom	Yes		No	
20G	1 Bedroom	Yes		No	

Building 20 - 21 [Sample , Inspected]

Inspection Summary Report (POA) for Inspection #691296

Address Line 1: 214 ALFRED HENRY DR APT. 21
Address Line 2: 21
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
21	4 Bedrooms	Yes		No	

Building 21 - OFFICE [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR, OFFICE
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1979	2	0	0

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Inspection Summary Report (POA) for Inspection #691296

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #691296

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; **"Site - Spalling (Walkway / Steps) (4)"** indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Building 2 - 2 - Building Exterior [Possible Points : 3.28]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**3.28**
Building 2 - 2 - Unit 2A [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.03	
			0.34	**2.25**
Building 2 - 2 - Unit 2E [Possible Points : 2.65]				
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (2) (LT)	Level 3	2.07	
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.28	
			2.35	**0.30**
Building 2 - 2 - Unit 2G [Possible Points : 2.65]				
Non-Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2)	Level 1	0.06	
			0.06	**2.58**
Building 4 - 4 - Building Exterior [Possible Points : 3.28]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #691296

Item	Deficiency	Severity	Points Deducted	Points Received
Entrance				
			0.00	**3.28**
Building 4 - 4 - Unit 4A [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
			0.31	**2.28**
Building 4 - 4 - Unit 4F [Possible Points : 2.65]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.54	**2.10**
Building 7 - 8 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 10 - 11 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 10 - 11 - Unit 11 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.23	**2.36**
Building 12 - 13 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #691296

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 12 - 13 - Unit 13 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.23	**2.36**
Building 19 - 20 - Common Areas [Possible Points : 0.15]				
Non-Health And Safety Deficiencies				
Halls/Corridors/Stairs	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	**0.15**
Building 19 - 20 - Unit 20E [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 1	0.13	
			0.13	**2.46**
Building 20 - 21 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 20 - 21 - Unit 21 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.32	**2.27**

Inspection Summary Report (POA) for Inspection #691296

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - MANNING GARDENS - Site(0)			
None			
Building 1 - 1[Sample,Inspected] - Building Exterior			
None			
Building 1 - 1[Sample,Inspected] - Building Systems			
None			
Building 1 - 1[Sample,Inspected] - Common Areas			
None			
Building 1 - 1[Sample,Inspected] - Unit 1A			
None			
Building 1 - 1[Sample,Inspected] - Unit 1B			
None			
Building 1 - 1[Sample,Inspected] - Unit 1C			
None			
Building 2 - 2[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Building 2 - 2[Sample,Inspected] - Building Systems			
None			
Building 2 - 2[Sample,Inspected] - Common Areas			
None			

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - 2[Sample,Inspected] - Unit 2A			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Ceiling	Bathroom mildew above shower	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Building 2 - 2[Sample,Inspected] - Unit 2E			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom window will not stay up blovked egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Emergency/Fire Exits	Bedroom window will not open blocked egress br2	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Windows	Bedroom window will not stay up	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern
Windows	Bedroom window will not stay up	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern

Building 2 - 2[Sample,Inspected] - Unit 2G			
Non-Health And Safety Deficiencies			
Outlets/Switches	Kitchen cracked switchplate	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Outlets/Switches	Kitchen switchplate near sink cracked	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

Building 3 - 3[Sample,Inspected] - Building Exterior
None

Building 3 - 3[Sample,Inspected] - Building Systems
None

Building 3 - 3[Sample,Inspected] - Common Areas
None

Building 3 - 3[Sample,Inspected] - Unit 3C
None

Building 4 - 4[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 4 - 4[Sample,Inspected] - Building Systems
None

Building 4 - 4[Sample,Inspected] - Common Areas
None

Building 4 - 4[Sample,Inspected] - Unit 4A			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Bathroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin

Building 4 - 4[Sample,Inspected] - Unit 4D
None

Building 4 - 4[Sample,Inspected] - Unit 4F			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 5 - 5[Sample,Inspected] - Building Exterior
None

Building 5 - 5[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 5 - 5[Sample,Inspected] - Common Areas
None

Building 5 - 5[Sample,Inspected] - Unit 5B
None

Building 6 - 6[Sample,Inspected] - Building Exterior
None

Building 6 - 6[Sample,Inspected] - Building Systems
None

Building 6 - 6[Sample,Inspected] - Common Areas
None

Building 7 - 8[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 7 - 8[Sample,Inspected] - Building Systems
None

Building 7 - 8[Sample,Inspected] - Common Areas
None

Building 7 - 8[Sample,Inspected] - Unit 8
None

Building 9 - 10[Sample,Inspected] - Building Exterior
None

Building 9 - 10[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 9 - 10[Sample,Inspected] - Common Areas
None

Building 10 - 11[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 10 - 11[Sample,Inspected] - Building Systems
None

Building 10 - 11[Sample,Inspected] - Common Areas
None

Building 10 - 11[Sample,Inspected] - Unit 11			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 11 - 12[Sample,Inspected] - Building Exterior
None

Building 11 - 12[Sample,Inspected] - Building Systems
None

Building 11 - 12[Sample,Inspected] - Common Areas
None

Building 12 - 13[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to

Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 12 - 13[Sample,Inspected] - Building Systems
None

Building 12 - 13[Sample,Inspected] - Common Areas
None

Building 12 - 13[Sample,Inspected] - Unit 13			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 13 - 14[Sample,Inspected] - Building Exterior
None

Building 13 - 14[Sample,Inspected] - Building Systems
None

Building 13 - 14[Sample,Inspected] - Common Areas
None

Building 15 - 16[Sample,Inspected] - Building Exterior
None

Building 15 - 16[Sample,Inspected] - Building Systems
None

Building 15 - 16[Sample,Inspected] - Common Areas
None

Building 16 - 17[Sample,Inspected] - Building Exterior
None

Building 16 - 17[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 16 - 17[Sample,Inspected] - Common Areas
None

Building 17 - 18[Sample,Inspected] - Building Exterior
None

Building 17 - 18[Sample,Inspected] - Building Systems
None

Building 17 - 18[Sample,Inspected] - Common Areas
None

Building 18 - 19[Sample,Inspected] - Building Exterior
None

Building 18 - 19[Sample,Inspected] - Building Systems
None

Building 18 - 19[Sample,Inspected] - Common Areas
None

Building 19 - 20[Sample,Inspected] - Building Exterior
None

Building 19 - 20[Sample,Inspected] - Building Systems
None

Building 19 - 20[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1 steps	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Building 19 - 20[Sample,Inspected] - Unit 20B			
None			

Building 19 - 20[Sample,Inspected] - Unit 20E			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen filter clogged	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L1	- Range Hood/Exhaust Fans - Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced

Building 19 - 20[Sample,Inspected] - Unit 20G
None

Building 20 - 21[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 20 - 21[Sample,Inspected] - Building Systems
None

Building 20 - 21[Sample,Inspected] - Common Areas
None

Building 20 - 21[Sample,Inspected] - Unit 21			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind faucet	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Walls	Hallway paint over patch	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
			area

Building 21 - OFFICE[Sample,Inspected] - Building Exterior
None

Building 21 - OFFICE[Sample,Inspected] - Building Systems
None

Building 21 - OFFICE[Sample,Inspected] - Common Areas
None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at
http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e. addresses, phone numbers, building names, etc.,* collected during the property inspection.

2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk(*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third (1/3 rd) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants

- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools

and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)

- (NLT) - Non-Life Threatening

- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/reac/). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficienies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] _____ (the "Project Owner"), the owner of *[Project Name:]* _____, *[City:]* _____, *[State:]* _____ *[Project Number:]* _____ *(the "Project")* by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated _____.

2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the *[State Fully Relationship Between Signer of Certification and Project Owner:]* _____
_____
_____.

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this _____ day of _____, 20___.

Project Owner: _____

By: Signature: _____

Print Name: _____

Title: _____

SERVICE AGREEMENT

Agreement Date: 26-Aug-14

Company Name/Billing Info
Manning Garden Apartments
DBA:

Mailing Address
214 Alfred Henry Drive
Manning, SC 29102

Billing Contact: Office
Billing Phone Number:
Billing Fax Number:
Billing Email address:
manninggardens@ambling.com

Effective Service Date: 9/1/2014

Service Location Address:
Manning Garden Apartments
214 Alfred Henry Drive
City: Manning
State: SC ***Zip:*** 29102
Service Location Contact:
Service Location Phone #:
803-435-2717
Service Location Fax #:

Service Location Email Address:
manninggardens@ambling.com

WASTE HAULING SERVICE

Type	Quantity	Size	Pick Ups	Per	Rental Rate	Delivery Rate	Haul Rate	Disposal Rate	Total
Trash	2	8cy	2x	wk	n/a	n/a	n/a	n/a	
Trash	1	8cy	1x	wk	n/a	n/a	n/a	n/a	
									$ 1,050.00

Additional Terms of Agreement:
3 year contract term.
Fuel is capped at 10% if diesel rises above $5 gallon
Extra pickups $55 per container
Additional Comments:
Fixed rate all inclusive. Landfill rates could change this fee if municipality adjust local dumping fees.
Authorized Signature:
Name (Please Print): Steve Harvey RVI Date: 8-30-14

Green Remedies Representative: Alan Allred
Title: Sales Manager
Date:

This agreement is subject to the terms and conditions on reverse side(page 2).

336-516-0083 Phone 336-217-8242 Fax

509154

GREGORY PEST SOLUTIONS
MULTI-HOUSING SERVICE AGREEMENT
PERIODIC SCHEDULED SERVICE

Service Location:	Manning Gardens	Prop. Mgmt. Co./Bill To:	AMBLING/Steve Harvey Region
Street Address:	214 Alfred Henry Dr #7	Street Address:	
City/State/Zip Code:	Manning,SC 29102	City/State/Zip Code:	
Phone/Fax:	803.435.2717/ 803.435.9529 fax	Phone/Fax:	
Email:	manninggardens@ambling.com	Email:	sharvey@ambling.com
Contact Name/Title:	Tamela Moss	Contact Name/Title:	Allison Altobellis/904.612.3680
Proposal Date:	8/9/2012	Renewal Date:	
GREGORY CONTACT:	Joe Pearson	CELL PHONE:	803.622.5455

This agreement authorizes Gregory Pest Solutions (Gregory) to provide periodic Pest Management Services to the above listed property (the property) as specified herein:
Initial Service: Gregory will inspect each unit of the property and apply insecticidal baits, non-repellent liquids, dusts, monitors and other materials as deemed necessary by the Gregory Technician. Where moderate to heavy infestations of German Cockroaches are noted, a specialty vacuum system for advanced pest management will be used to reduce the insect population and remove insect debris. These techniques have proven to be the most effective Integrated Pest Management (IPM) strategy for cockroach control in multi-family housing.
Supplemental Services: Gregory will return approximately every quarter after the initial service to re-inspect each unit of the property and reapply materials as needed when there is evidence of additional infestations are noted.
Documentation of Service: Gregory will provide the Client with written documentation of service for each unit each time the service is performed, including the amount and types of materials applied and any post application precautions which must be taken by the Client and/or Tenants following the application of pesticide materials.
Preparation and Notification of Tenants: The Gregory Customer Service Representative assigned to this account will contact the Client to schedule the services. The Client is responsible to notify its Tenants and other appropriate personnel of the service schedule agreed upon with the Gregory Representative. Results of the service are dependent upon the cooperation given by the Client as to Tenant house keeping and sanitation conditions, maintenance, accessibility of areas to be serviced and Tenant preparation and cooperation. The distribution of "Tenant Preparation & Helpful Hints" forms provided by Gregory to the Client will assist in this. If Gregory Customer Service schedules the supplemental service with the Client and the Client fails to properly notify its Tenants of the scheduled service, **the Gregory Technician will perform an exterior service in lieu of the interior service**, and will complete the interior service on the next scheduled supplemental service.
Length of Agreement: This agreement is for the initial service period of one year which includes the services listed above. After the initial period of one year, this service agreement will automatically be renewed for additional one year periods on the renewal date listed above until written notice is given by either party at least 30 days prior to the renewal date that service is to be discontinued.
Covered Pests and Areas: This agreement covers only the following pests: cockroaches, mice, rats and ants. The interior of all buildings, including entry points (doors and windows) will be covered. The office and maintenance shop will be included in this agreement at no additional charge. The Gregory Technician may decide to perform exterior inspection and treatments in lieu of the interior inspection and treatments after the initial service when pests or conditions warrant upon approval by the Client. **The interior and exterior service schedule may be rotated as requested by the Property Management.**
Extra Service Requests: Service requests for ongoing infestations of covered pests between the scheduled supplemental services will be completed by Gregory at no additional charge to the Client. The Client must call Gregory to set up extra services and notify the Tenants as described above.

FEES, SERVICE AND PAYMENT SCHEDULES:

Number of Units:	88	*Price per unit* on first service:*	$1.70	*Total Initial Service Fee:*	$448.80
Price per unit PER MONTH for regular service:			$1.70	*Total Quarterly Service Fee:*	$448.80
** This represents the price per month for each unit for the initial 3 month period*				***Total Annual Service Fee:*	$1,795.20

***This fee is incurred upon the initial service being completed on the first service and each additional renewal year thereafter. The supplemental re-inspection services are competed at no additional charge to the Customer. The service pricing above reflects a minimum of ONCE PER QUARTER inspections of all of the units on the property.*

The Gregory Service Technician will visit the property as follows in order to complete the Quarterly service schedule: (Client please initial one)	Quarterly $1.70			
				PLEASE INITIAL ONE BELOW
Payment Schedule:	Client agrees that the total annual service fee listed above will be	$149.60	per month	
	paid on or before the 20th day of the month as follows:	$448.80	per quarter	

Charges for services which are not covered under this agreement are to be determined on an as needed basis upon request by the Client.
Gregory's liability for property damages is limited to such damage as are caused by the negligence of the Company or its employees. Gregory reserves the right to alter, amend or withdraw this agreement if not accepted within 30 days.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE AUTHORIZED.

Gregory maintains insurance coverage as required by applicable state laws. The "Georgia Structural Pest Control Act" requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

Authorization:

For Gregory Pest Solutions:	Joe Pearson, V.P. Multi-Housing	Date:	8/9/2012

I hereby authorize the treatment as described in this Service Agreement. I understand that payment is due upon the terms agreed to and initialed above.

Client Authorization Name:	Steve Harvey	Date:	9-1-12
Title:	RVP	Signed:	

TERMINIX INTERNATIONAL

TERMITE PROTECTION PLAN

② CONTRACT NO. (CARD #1.) PR[M] 780074 (5–14)

⑨ PURCHASER (CARD #1. 46-70) Manning Gardens

⑭ SECOND OWNER (CARD #4. 15-39) Phone: 435-8809

⑩ BILLING ST. ADDRESS (CARD #2. 15-39) Alfred Henry St.

⑪ BILLING CITY, STATE & ZIP (CARD #2. 40-64) Manning, SC 29102

DESCRIPTION OF PROPERTY Manning Gardens - 21 building apartment complex (see graph)

⑫ PROPERTY ST. ADDRESS (CARD #3. 15-39) Alfred Henry St.

⑬ PROPERTY CITY-STATE-ZIP (CARD #3. 40-64) Manning, SC 29102

A COUNTY Clarendon #514

REPRESENTATIVE Ray Lasley #25 Div. #4 Rt. #2

DATE ACCEPTED May 5, 1978

Effective May 5, 1978 through May 1, 1979, for the sum of $ 89[1].00, Terminix shall provide the necessary services to protect the identified premises against subterranean termite damage (hereinafter called "damage").

Terminix will reinspect at least once annually during the protection period and any further treatment found necessary will be performed free.

Terminix will extend protection annually for the LIFETIME of the property for $ *89.00 per year payable on or before the end of the previous protection period. After the fifth year, Terminix reserves the right to revise the annual extension charge.

If new damage to the premises or contents occurs during the contract term, Terminix will arrange for necessary repairs at its expense. New damage is only that damage done by subterranean termites after initial service. Terminix's liability is limited to repairs of protected premises and contents up to $150,000.

Purchaser agrees to arrange for additional service and adjustment to the annual extension charge in the event of additions or alterations to the premises.

Any additional provisions attached hereto are part of this Agreement.

*Annual renewal 5-year prepaid ~~mmtit~~ through May 1, 1983.

TERMINIX SERVICE--123
Division of Terminix Service, Inc.
415 Broad Street
Sumter, S. C. 29150

TERMINIX INTERNATIONAL, INC. hereby guarantees the fulfillment of the terms of this Plan, which Guaranty is insured by Maryland Casualty Company, Pre-Paid Insurance Company

By Ray Lasley - Manager
MANAGER

PRESIDENT

EXECUTED AT MEMPHIS, TENNESSEE

CARD #1

① TERRITORY NO.	③ FIRST RENEWAL DATE	④ A STATE & COUNTY CODE S S - C C C	⑤ INITIAL AMOUNT	⑥ RENEWAL AMOUNT	⑦ EFFECTIVE YR.	⑧ TAX %
2–4	15–20	21–25	26–31	32–37	19- 38-39	40–45

ORIGINATING OFFICE MUST COMPLETE INFORMATION WITHIN THIS ENCLOSURE

ORIGINATING OFFICE COPY

Thames Lawn Care & Pressure Washing

* * * * *

870 Twin Lakes Drive, Sumter, SC 29154
Phone/FAX: 803-481-2344
thameslawncare.com

November 14, 2008

Contract for services to **Manning Gardens Apartments**
7 Alfred Henry Rd, Manning SC 29102 fax: 803-435-9529

I. TURF MAINTENANCE
- (A) **Mowing** of turf will be performed weekly.
- (B) **Trimming** will be done in areas as deemed necessary by Contractor.
- (C) **Edging** of beds/hard-surfaces will be performed at regular service dates.

II. ORNAMENTAL MAINTENANCE
- (A) **Hedges** will be pruned two (2) times per year.

III. MISCELLANEOUS
- (A) **Litter/debris** will be picked up at regular service dates.
- (B) **Hard-surfaced areas** will be blown after each service.

IV. MATERIALS
- (A) **Materials** will be furnished to complete described job functions.

These services to be provided by Thames Lawn Care & Pressure Washing, hereinafter referred to as 'Contractor', at a rate of $1023.00 per month beginning January 1, 2009 and continuing through December 31, 2012 with up to 5% per month increase over the previous year's pricing on each anniversary date of this Contract. Contractor may assess fuel fees if economic trends call for such assessment. This Contract will automatically renew for a two-year term with these same provisions unless Customer notifies Thames Lawn Care & Pressure Washing in writing at least ninety (90) days prior to the end of the then-existing contract that the contract will not be renewed. Customer may request any additional services or materials not specifically outlined herein and Contractor will make reasonable effort to supply those services with customer approval and at additional charges as services are rendered. Payment for regular maintenance service is due to be received at Contractor's office address, 870 Twin Lakes Drive, Sumter, SC 29154, no later than the 15th of the month in which services are rendered. Additional service payments will be due as stated on the estimate, proposal or invoice for that service. Adverse weather conditions prohibiting service on a regularly scheduled day will not affect monthly payment due. In the event full and complete payment is not received by the stated due date(s), service by Contractor shall cease until such time as payment is received. When full payment has been received service shall resume. If payment has been withheld for such a period of time as to allow property to be in need of 'clean-up' in order to re-establish property for routine maintenance that 'clean-up' will be done at additional charge. Payment not received by Contractor by the stated due date(s) shall incur late fees as noted on the invoice. Late or non-payment due to any postal error will not negate late fees being charged to any payment not received by the due date. Default of payment will not void this contract as written and full payment for remainder of contract period will be required. All fees, including preparation costs, attorney fees, service fees and all other costs incurred by Contractor in any and all collection efforts or any other legal action plus late fees and maximum allowable interest from first late date through date of full payment of all services and fees will be paid in full by Customer. Customer waives the right to trial by jury for any claim or action arising out of or relating to the Contract and agrees that any and every legal action will be processed in, held in, and governed by the laws of the State of SC, County of Sumter. Any facsimiled, copied or reproduced signature shall be considered as though an original signature. Contractor is not responsible to move nor for any damage to any cord, wire, toy, furniture, or obstacle of any kind in any area of service and Customer fully accepts all that responsibility. Acceptance of services after beginning date of this Contract shall indicate acceptance of full Contract as written. Photographs taken by Contractor may be used in Contractor's advertising with no further permission from or compensation to Customer. Customer agrees to accept e-mailed, faxed or postal mailing of invoices proposals and correspondence, at Contractor's discretion, and will keep Contractor apprised of any changes in e-mail addresses, contact names and information.

Accepted this _____ day of _____, 2009

_____
Manning Gardens Apartments Representative's Signature

_____
Contact Address **E-Mail Address**

_____
Home Phone **Work** **Fax** **Cell**

ASSIGNMENT, ASSUMPTION AND AMENDMENT AGREEMENT SECTION 8 HOUSING ASSISTANCE PAYMENTS CONTRACT (UNINSURED PROJECT)

THIS ASSIGNMENT, ASSUMPTION AND AMENDMENT OF SECTION 8 HOUSING ASSISTANCE CONTRACT (herein called the "Agreement") is made this 23 day of January ,2020, by the United States of America, acting through the the Secretary of the Department of Housing and Urban development ("The Secretary" or "HUD"), Ashton Manning, LP, a limited partnership organized in Georgia (herein called "the Seller"), and Manning Gardens MF I, LLC, a limited liability company organized in Delaware (herein called "the Buyer").

WHEREAS, the Contract Administrator (SC Housing) and Ashton Manning, LP, pursuant to Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437(f), entered into a Section 8 Housing Assistance Payments Contract with Manning Properties, ltd (herein called the "HAP Contract") identified as HAP Contract Number SC16-0055-008 for 50 units in the Manning Gardens, (herein called "the Property"), a copy of which is attached hereto as "Exhibit A".

WHEREAS, the Seller, and Atlanta Financial Group, LLC have entered onto a Real Estate Purchase and Sale Agreement, dated as of July 8, 2019, wherein the Seller agrees to sell the Property and the Buyer agrees to purchase the Property, including, without limitation, the improvements situated thereon, and has agreed to accept the assignment of and assume all obligations under the HAP Contract. Atlanta Financial Group, LLC assigned the contract to Buyer by an Assignment and Assumption of Purchase and Sale Agreement dated 23rd day of January , 2019;20

WHEREAS, the Buyer has submitted to the Secretary of HUD (herein called "the Secretary") an Application and documents in support thereof (herein collectively referred to as the "Application") requesting the Secretary's approval of the proposed assignment of the HAP Contract to the Buyer as set forth in the aforesaid Real Estate Purchase and Sale Agreement; and

WHEREAS, the Seller and the Buyer mutually desire to assign the HAP Contract; and it is necessary to and the Contract Administrator and the Buyer mutually desire to amend the HAP Contract to require physical inspections in accordance with 24 CFR Part 5, Subpart G, 24 CFR Part 300, Subpart P, and require financial reporting in accordance with 24 CFR Part 5, Subpart H;

NOW, THEREFORE, in consideration of the foregoing, the sum of Ten Dollars ($10.00) in hand paid and other good consideration, the receipt of which is hereby acknowledged, and in order to comply with the requirements of the Secretary, the National Housing Act of 1937, and the regulations adopted pursuant thereto, the parties hereto agree as follows:

1. The Seller hereby irrevocably assigns HAP Contract to the Buyer together with all rights and obligations in and under said contract;

2. Effective as of the date of this Agreement, the Buyer agrees to assume and to be bound by said HAP Contract as modified herein and is responsible for filing the Annual Financial Statement (AFS) from the date of this Agreement through the end of the Buyer's fiscal year.

3. Effective as of this Agreement, the Seller is released from any further liability under the HAP Agreement, except that the Seller shall remain responsible for filing the AFS for the current year, up to and through the day before this Agreement as well as any prior year's AFS's still outstanding, if said HAP Contract includes an AFS filing requirement. Nothing in this agreement shall waive, compromise, impair, or prejudice any right HUD may have against the seller for any violation of the HAP Contract that may have occurred prior to the date of this agreement.

4. Part II of the HAP Contract shall be amended as follows to include the following provisions:

Physical Conditions Standards and Inspection Requirements. The Owner shall comply with the Physical Condition Standards and Inspection Requirements of 24 CFR Part 5, Subpart G, including any changes in the regulation and related Directives. In addition, the Owner shall comply with HUD's Physical Condition Standards of Multifamily Properties of 24 CFR Part 200, Subpart P, including any changes in the regulation and related Directives. This obligation shall apply both during the current term of the HAP contract and during each successive renewal term.

Financial Reporting Standards. The Owner shall comply with the Uniform Financial Reporting Standards of 24 CFR Part 5, Subpart H, including any changes in the regulation and related Directives. This obligation shall apply during the current term of the HAP contract and for each successive renewal term.

5. This Agreement shall be construed under the laws of the State of South Carolina and to the extent inconsistent with the laws of the State of South Carolina, the laws of the United States of America. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

6. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

7. The Secretary and Contract Administrator, by the signature of his authorized representative below, consents to assignment made hereby. Said consent shall be void ab initio if the Secretary determines that Buyer, or any principal or interested party of the Buyer, is debarred, suspended or subject to a limited denial of participation under 24 CFR Part 24 or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or non-procurement programs.

NOTHING in this Agreement shall in anyway impair the HAP Contract or alter, waive, annul, vary or affect any provision, condition, covenant therein, except as herein specifically provided, or affect or impair any rights, powers, or remedies under the HAP Contract, it being the intent of the parties hereto that the terms and conditions of the HAP Contract shall continue in full force and effect except as amended hereby.

IN WITNESS WHEREOF, THE Seller, the Buyer, HUD and the Contract Administrator have caused this agreement to be executed.

SELLER

Name of Seller (Print)

ASHTON MANNING PARTNERS, LP
a Georgia limited liability company

By _____
Signature of authorized representative

Name and title (Print) Mike Godwin Authorized Representative

BUYER
Name of Buyer (Print)

MANNING GARDENS MF I, LLC
a Delaware limited liability company

By _____
Signature of authorized representative

GREGORY JONES, Authorized Signatory
Name and title (Print)

CONTRACT ADMINISTRATOR (HUD or PHA)
Name of Contract Administrator (Print)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____
Signature of authorized representative

MARY Bolmgren Chief

Name and title (Print)

GILL GROUP

April 29, 2026

Orbach Affordable Housing Solutions, LLC
980 Sylvan Avenue
Englewood Cliffs, New Jersey, 07632

Attention: Jaime Birman

Subject: Indoor Air Quality (Mold) Assessment
Manning Gardens
214 Alfred Henry Street
Manning, South Carolina, 29102
Project No. ET956O2860 KT2026

Dear Mr. Reinhard,

Gill Group, Inc. (Gill) is pleased to provide this Indoor Air Quality (Mold) Assessment Report conducted at the above reference property. Gill appreciates the opportunity to provide you with our services. If you have any questions or comments, please contact the undersigned Gill Group participants at (800) 428-3320.

Sincerely,
Gill Group, Inc.



Jacob G. Epperson, P.G.
Director of Environmental Services



Kristin Tate, E.P.
Director of HUS Services

Introduction

Gill Group, Inc. (Gill) has prepared this Indoor Air Quality (Mold) Assessment Report for the property known as Manning Gardens and located at 214 Alfred Henry Street in Manning, South Carolina (Subject Property). A map depicting the property location is provided in **Appendix A**-Figure 1.

Project Background

In addition to the Phase I Environmental Site Assessment (ESA), a limited indoor air quality mold survey was requested for the Subject Property. Orbach Affordable Housing Solutions, LLC (OAHS) authorized Gill to conduct sampling of 10% of the total number of units on the Subject Property.

Sampling Procedures

Based on the project background summarized above, indoor air was collected following the general sampling procedures below:

1. Five units were selected (10%) and master keys were pulled to allow entry into the apartments in the event that a tenant was not home. The apartment units selected were Unit D in Building 2, Unit 13, Unit 15, Unit 16, and Unit A in Building 20.
2. Prior to sampling the apartment, Gill conducted a visual reconnaissance for suspect mold within the unit. Potential mold growth was observed around areas that have high volumes of water flow, such as around the toilet and bathtub. Mold was not observed in the kitchen, living room or bedrooms of the apartments. Potential moisture damage was observed on the kitchen ceiling of Unit 2D, kitchen ceiling of Unit 20A, and living room ceiling of Unit 16.
3. Once the visual inspection was completed, Gill calibrated the Zefon Z-LITE-IAQ air pump to intake air at 15 liters per minute (lpm) as recommended by the operation instructions. The air pump was checked at each subsequential sampling location to ensure the pump remained at 15 lpm.
4. Based on the high potential for daily foot traffic in the apartment units, Gill assumed that dust could impact the Air-O-Cell collection plate, and a five-minute sample time was used for the indoor samples, and a ten-minute sample time was used for the outside samples. Three samples were collected from the apartment interior in the living room, bathroom and kitchen. The outdoor samples were collected on the concrete to lower the potential of mold spore release by stepping on the lawn. Sample Unit 22 Bath was not attached to the air pump and was used as a blank sample.
5. After the air samples were completed, the Air-O-Cell cassettes were sealed and placed in bubble wrap lined envelopes and then placed into a box with bubble wrap. The samples were submitted to EMSL Analytical, Inc. in Cinnaminson, New Jersey. The Air-O-Cell

cassettes were analyzed using Methods Micro-SOP-201, and ASTM D7391. Below are tables summarizing the findings.

Analytical Results

Table 1 – Air Sample Results										
Sample ID	Unit 2D LR	Unit 2D K	Unit 2D Bath	Unit 13 LR	Unit 13 K	Unit 13 Bath	Unit 15 LR	Unit 15 K	Unit 15 Bath	Unit 16 LR
Date Collected	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26
Alternaria (Ulocladium)	40	ND	ND	80	100	80	10	40	90	40
Ascospores	400	200	40	450	200	80	200	200	400	100
Aspergillus/Penicillium	40	200	ND	ND	ND	ND	200	40	90	40
Basidiospores	200	40	ND	80	100	40	100	450	880	300
Bipolaris	ND	ND	ND	ND	ND	40	ND	ND	ND	40
Cladosporium	700	300	200	1,700	1,300	780	660	740	660	2,200
Curvularia	40	10	ND	80	80	100	ND	40	ND	10
Epicoccum	100	40	70	300	740	300	100	100	40	200
Ganoderma	ND	ND	ND	ND	ND	ND	40	ND	ND	ND
Myxomycetes	40	80	10	30	ND	40	40	ND	10	40
Spegazzinia	ND	ND	ND	30	ND	ND	ND	ND	ND	ND
Sporidesmium	ND	ND	10	ND	ND	ND	ND	ND	ND	ND
Tetraploa	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Torula	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Yeast	ND	ND	ND	ND	ND	ND	ND	ND	ND	200
Total Fungal Counts	**1,560**	**870**	**330**	**2,750**	**2,600**	**1,460**	**1,350**	**1,610**	**2,170**	**3,170**

Table 1 (cont.) – Air Sample Results										
Sample ID	Unit 16 K	Unit 16 Bath	Unit 20A LR	Unit 20A K	Unit 20A Bath	Bldg 2 Outside	Unit 13 Outside	Unit 15 Outside	Unit 16 Outside	Bldg 20 Outside
Date Collected	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26
Alternaria (Ulocladium)	90	40	ND	100	ND	100	40	200	ND	20
Ascospores	ND	90	40	40	90	510	570	620	420	1,100
Aspergillus/Penicillium	ND	ND	ND	ND	40	40	ND	90	310	290
Basidiospores	100	300	400	ND	300	270	410	970	490	1,700
Chaetomium	ND	ND	ND	ND	ND	7	ND	ND	20	ND
Cladosporium	1,600	1,100	2,700	2,600	1,600	8,430	1,300	2,590	880	710
Curvularia	100	ND	90	90	40	370	60	70	ND	20
Epicoccum	90	100	200	90	10	640	390	420	20	20
Ganoderma	ND	ND	90	ND	ND	ND	ND	ND	ND	ND
Myxomycetes	90	30	200	90	40	ND	ND	220	7	ND
Pithomyces	ND	ND	10	ND	ND	ND	ND	ND	7	ND
Unidentifiable Spores	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Nigrospora	ND	10	ND	ND	ND	ND	20	ND	ND	ND
Rust	ND	10	ND	ND	ND	ND	ND	7	7	20
Tetraploa	ND	ND	ND	10	ND	20	ND	10	ND	ND
Torula	ND	ND	ND	40	ND	230	40	ND	100	ND
Total Fungal Counts	**2,070**	**1,680**	**3,770**	**3,470**	**2,160**	**10,617**	**2,830**	**5,197**	**2,268**	**3,880**

*Sample Unit 22 Bath was the blank sample sent to the laboratory. 90 spores of Basidiospores were counted.

Findings

Based on the tables presented above, amplification (when the identified indoor spore concentrations exceed 10 times their corresponding outdoor concentration) was not observed.

However, amplification was close to being achieved in samples Unit 16 K and Unit 16 LR regarding Cladosporium and Epicoccum respectively. These spore counts were at a 10 times higher value than the outside sample for Unit 16 but did not exceed. Bipolaris, Curvularia, and Myxonycetes were found in the indoor samples of Unit 16 but not in the Unit 16 outdoor sample. The total spore count for sample Unit 16 LR was above the total spore count for the Unit 16 outdoor sample. Unit 13 K had spore counts of Tetraplou and Torula that were not detected in the Unit 13 outdoor sample. Ganoderma was found in the Unit 15 LR sample but not the Unit 15 outdoor sample. Ganoderma, an unidentified spore, Pithomyces, Tetraploa, and Torula were found in the indoor samples for Unit 20A but not in the Building 20 outside sample. All indoor samples taken in Unit 20A were found to have Cladosporium above the Building 20 outside sample, but these elevation are not above amplification values.A copy of analytical results is provided as **Appendix B**.

Conclusions

Fungi are a natural occurring organism in the environment as a whole and currently OSHA and the EPA do not have set indoor mold standards. All residential dwellings, workplaces, schools, and common indoor gathering places have mold to some extent. Humans breathe in hundreds to thousands of mold spores daily. Several molds are known to cause respiratory irritation or allergies in sensitive individuals, such as Cladosporium and Aspergillus/Penicillium, which were found in the majority of samples collected on the Subject Property. However, Aspergillus/Penicillium was not found to be amplified in the indoor samples collected once compared to the respective outdoor samples. The mold genius Stachybotrys is the black colored mold that is known to cause more serious respiratory illnesses in residents but was not found in any of the samples collected. The blank sample Unit 22 Bath was found to have a spore count of one genius, Basidiospores. Gill does not consider this sample to be outside of quality controls. This opinion is based on no other genius of mold identified in the sample and the potential for microscopic mold spores to enter the cassette film if tape barrier shifted during transportation.

Recommendations

- Based on the distribution of molds that can cause allergies and respiratory irritation in sensitive people, it is recommended to encourage the tenants of Manning Gardens to maintain a clean-living environment.
- Similarly, it is recommended to consistently change the HVAC filters in the apartment units.
- No additional fungal assessments are recommended at this time.
- A copy of this report should be kept for record keeping.

Limitations

Further, this report was prepared solely for the use of Orbach Affordable Housing Solutions, LLC. Use of this report by any party other than the client is prohibited without prior written consent. This report is limited to the specific samples taken during the survey.

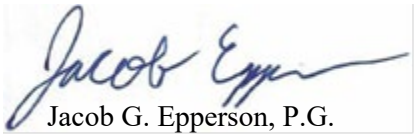
The results, findings, conclusions and recommendations expressed in this report are based on the conditions observed during our survey. The information contained in this report is representative of the date of inspection and should not be relied upon at a later date. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation activities deemed necessary. Gill does not warrant the work of regulatory agencies,

laboratories, or other third parties supplying information which may have been used in preparation of this report. No warranty expressed or implied is made.

Gill Group, Inc. (Gill) is pleased to provide this Limited Mold Assessment for your review and consideration. Gill appreciates the opportunity to provide you with our services. If you have any questions or comments, please contact the undersigned Gill Group participants at (800) 428-3320

Sincerely,

Gill Group, Inc.



Jacob G. Epperson, P.G. Director of Environmental Services



Kristin Tate, E.P.
Director of HUD Services



Source: Image provided courtesy of ERIS.

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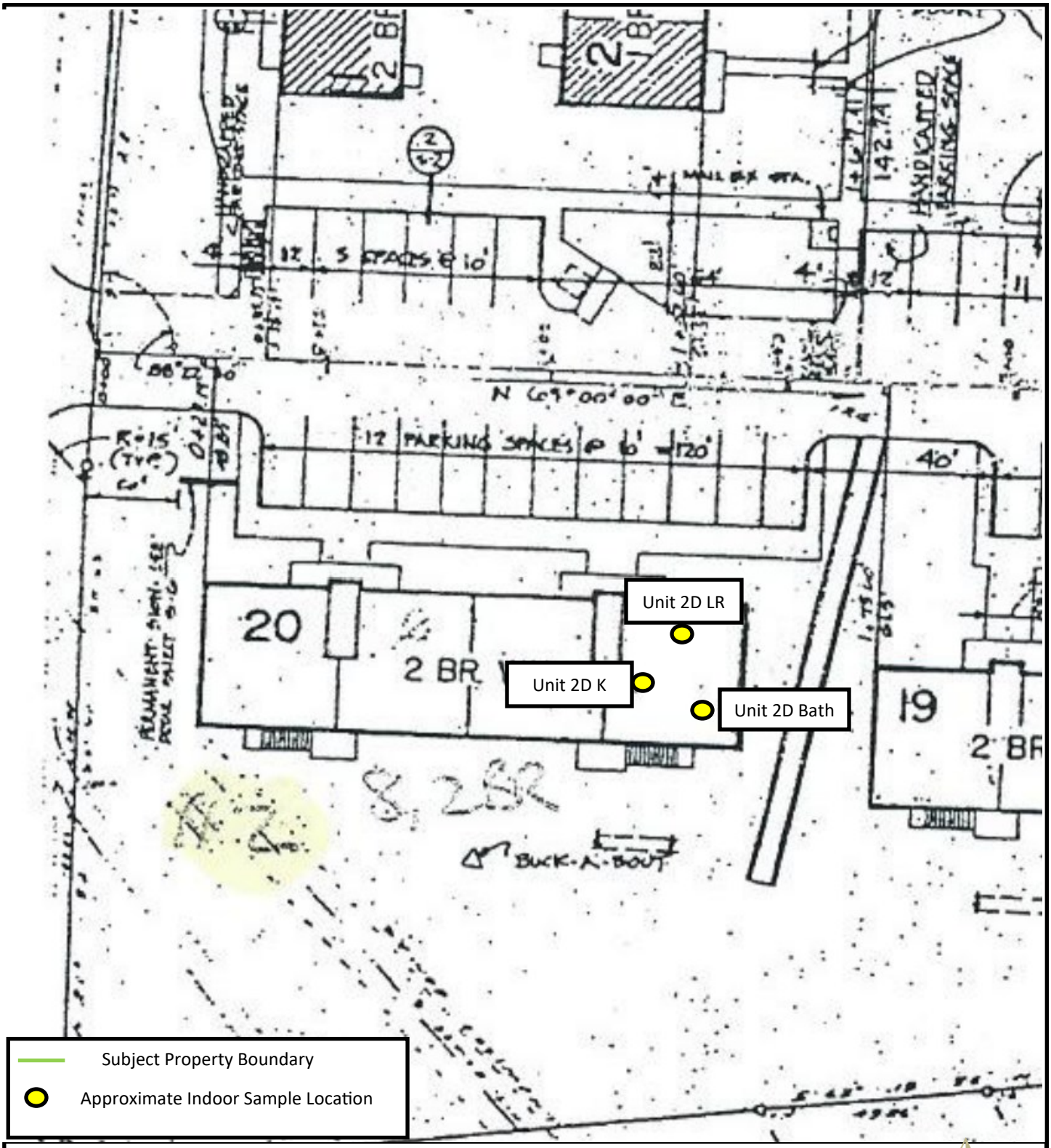
Aerial Photograph	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of ERIS.

N

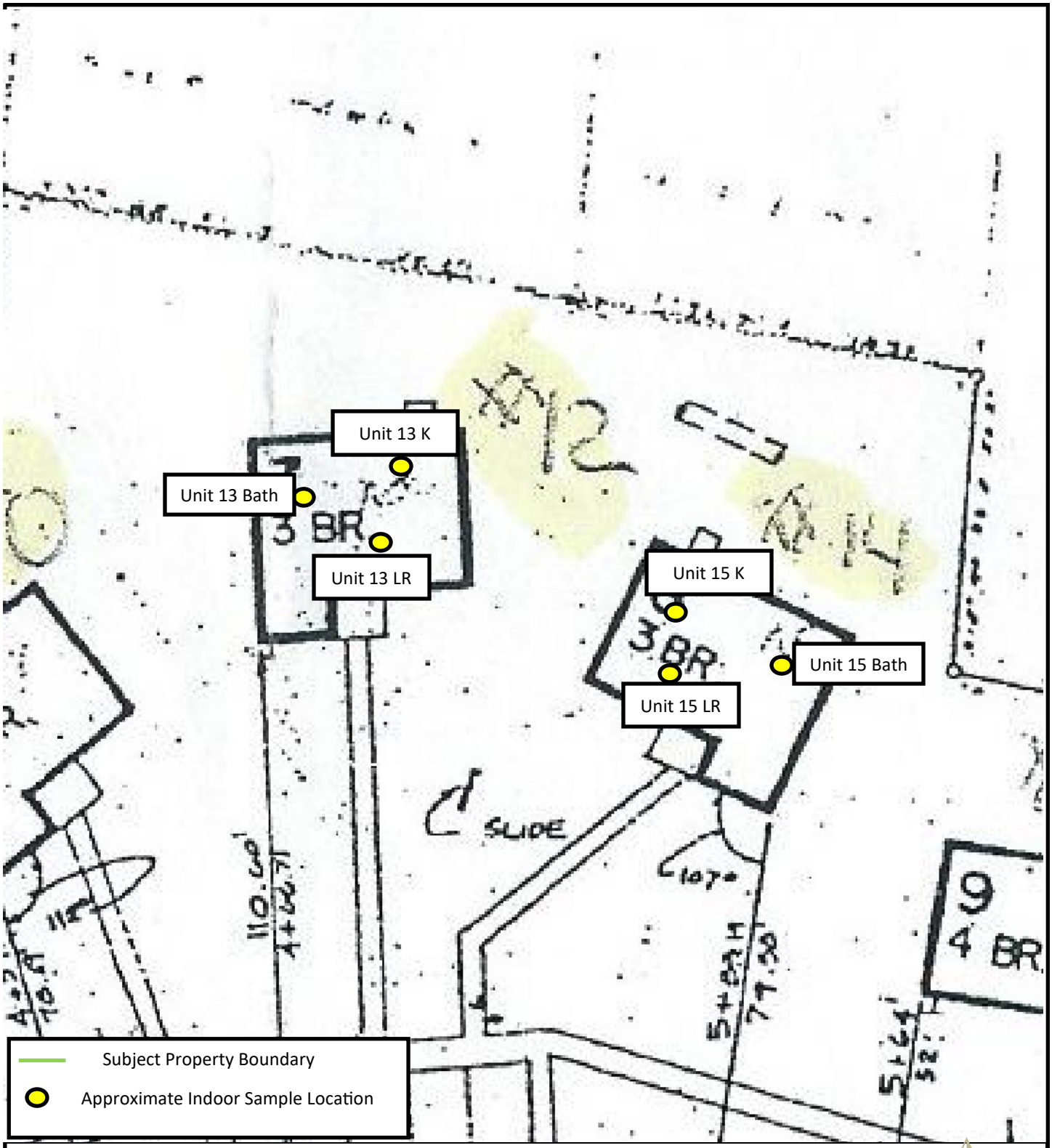
Outdoor Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

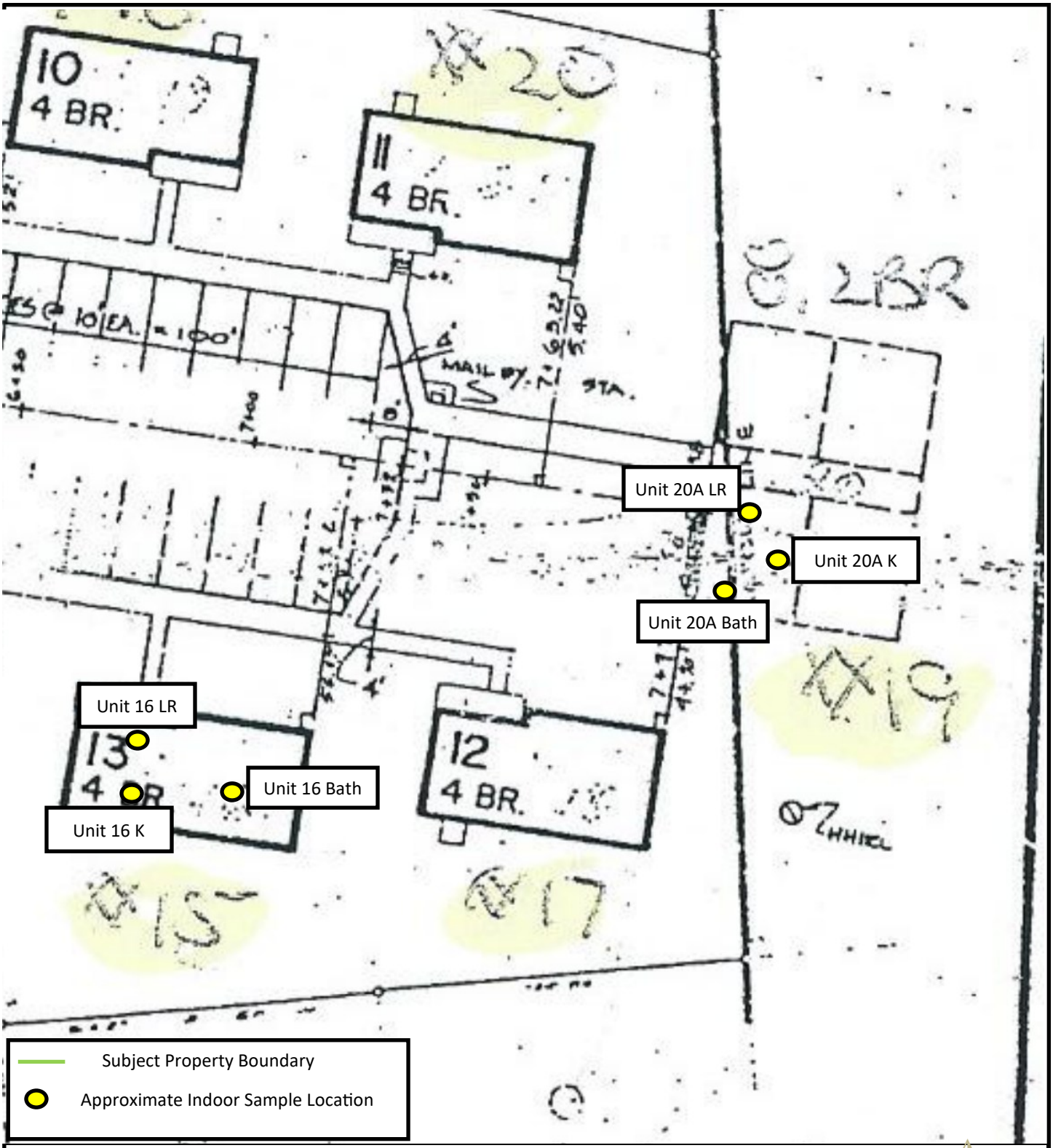
N

Building 2 Unit D Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

Unit 13 and 15 Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

N

Unit 16 and 20A Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	

OrderID: 372606102

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Microbiology Chain of Custody Form

EMSL Order Number / Lab Use Only

372606102

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnMicroLab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:
Company Name: Gill Group
Contact Name: Joseph Finn
Street Address: 2100 Gill Plaza Drive, Suite B
City, State, Zip Code: Dexter, MO, 63841 Country: USA
Phone: 574-876-2294
Email(s) for Report: joseph.finn@gillgroup.com

Billing Information

Billing ID:
Company Name:
Billing Contact:
Street Address:
City, State, Zip Code: Country:
Phone:
Email(s) for Invoice:

Project Information

Project Name/No.: Manning Garden Apartments
Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)
State Samples Collected: SC
Zip Code Samples Collected: 29102
State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-taxable)

Sampled By Name: Joseph Finn
Sampled By Signature:
Sampler ID#: (If applicable)
No. of Samples in Shipment

Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ Biocide Used in Source (specify)
Public Water Supply Samples: ☐ Note: All results may automatically be reported to DOH if required by State.

Turn-Around-Time (TAT) Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

☐ 3 Hour ☑ 6 Hour ☑ 24 Hour ☐ 32* Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

SAH

MICROBIOLOGY TEST CODES

M001 Air-O-Cell
M174 MoldSnap
M030 MICRO 5
M032 Allergenco-D
M041 Fungal Direct Examination
M169 Pollen ID & Enumeration
M005 Viable Fungi-Air Samples (Genus ID & Count)
M006 Viable Fungi-Air Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M007 Culturable Fungi-Surface Samples (Genus ID & Count)
M008 Culturable Fungi-Surface Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M280 Dust Characterization Level-1
M281 Dust Characterization Level-2

Add On to Spore Trap & M041 Analyses
available at certain lab locations
M280A Dust Characterization Level-1
M281A Dust Characterization Level-2

M009 Bacteria Culture Gram Stain & Count
M010 Bacteria Count & ID - 3 Most Prominent
M011 Bacteria Count & ID - 5 Most Prominent
M012 *Pseudomonas aeruginosa* (P/A***)
M024 *Pseudomonas aeruginosa* (MFT*)
M015 Heterotrophic Plate Count
M017 Total Coliform & *E. Coli* (Colilert P/A***)
M018 Total Coliform & *E. Coli* (MFT*)
M114 Total Coliform & *E. Coli* Enumeration (Colilert MPN**)
M019 Fecal Coliform (MFT*)
M020 Fecal *Streptococcus* (MFT*)
M029 *Enterococci* (MFT*)
M129 *Enterococci* (Enterolert P/A***)
M180 Real Time qPCR-ERMI 36 Panel
M025 Sewage Screen - Water (MFT*)

M115 Sewage Screen - Water (P/A***)
M116 Sewage Screen - Water (MPN**)
M117 Sewage Screen - Swab (P/A***)
M013 Sewage Screen - Swab (MFT*)
M730 *Methicillin-resistant Staph aureus* (MRSA)
M031 Rapid-growing non-TB *Mycobacteria* Detection & Enumeration
M014 Endotoxin Analysis
M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)
M095 *Bacteroides*
Other - See Analytical Price Guide for Test Code
Legionella Analysis Please use EMSL *Legionella* COC

RECEIVED EMSL CINNAMINSN, NJ APR 28 11:11

***MFT=** Membrane Filtration Technique
****MPN** = Most Probable Number
*****P/A** = Presence/Absence

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Unit 2D LR	Living Room	Air		M001	75L	260424/0913	
Unit 2D K	Kitchen	Air		M001	75L	260424/0920	
Unit 2D Bath	Bathroom	Air		M001	75L	260424/0927	
Bldg 2 Outside	Outside	Air		M001	150L	260424/1214	
Unit 13 LR	Living Room	Air		M001	75L	260424/0939	
Unit 13 K	Kitchen	Air		M001	75L	260424/0945	
Unit 13 Bath	Bathroom	Air		M001	75L	260424/0953	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:
Sample Condition Upon Receipt:
Received on Ice? Check if Yes: ☐

Relinquished by: Joseph Finn
Date/Time: 260424/132[illegible]
Received by: Shuttle UPS
Date/Time: 4/28/26 1100

Relinquished by:
Date/Time:
Received by:
Date/Time

Controlled Document - COC-34 Micro R18 02/13/2026

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

-6hr TAT per J. Finn- SAH 4/28/26 1125

Page 1 of 2 2 SAH

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Microbiology Chain of Custody Form

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnMicroLab@emsl.com

EMSL Order Number / Lab Use Only: 372606102

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Unit 13 Outside	Outside	Air		M001	150L	260424/1226	
Unit 15 LR	Living Room	Air		M001	75L	260424/1003	
Unit 15 K	Kitchen	Air		M001	75L	260424/1010	
Unit 15 Bath	Bathroom	Air		M001	75L	260424/1020	
Unit 15 Outside	Outside	Air		M001	150L	260424/1153	
Unit 20A LR	Living Room	Air		M001	75L	260424/1031	
Unit 20A K	Kitchen	Air		M001	75L	260424/1038	
Unit 20A Bath	Bathroom	Air		M001	75L	260424/1046	
Bldg 20 Outside	Outside	Air		M001	150L	260424/1137	
Unit 16 LR	Living Room	Air		M001	75L	260424/1057	
Unit 16 K	Kitchen	Air		M001	75L	260424/1105	
Unit 16 Bath	Bathroom	Air		M001	75L	260424/1112	
Unit 16 Outside	Outside	Air		M001	150L	260424/1120	
SAH 4/28/26 Unit 22 Bath	Bathroom	Air		M001	75L	260424/1245	

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Method of Shipment:		Sample Condition Upon Receipt:		Received on Ice? Check if Yes: ☐
Relinquished by: Joseph Finn	Date/Time: 260424/132	Received by: Shemekk UPS	Date/Time: 4/28/26 1100	
Relinquished by:	Date/Time:	Received by:	Date/Time	

Controlled Document - COC-34 Micro R18 02/13/2026

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

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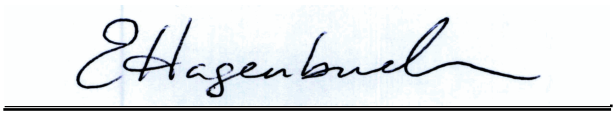
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0001			372606102-0002			372606102-0003		
Client Sample ID:	Unit 2D LR			Unit 2D K			Unit 2D Bath		
Volume (L):	75			75			75		
Sample Location:	Living Room			Kitchen			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.6	-	-	-	-	-	-
Ascospores	9	400	25.6	5	200	23	1	40	12.1
Aspergillus/Penicillium++	1	40	2.6	5	200	23	-	-	-
Basidiospores	4	200	12.8	1	40	4.6	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	17	700	44.9	8	300	34.5	5	200	60.6
Curvularia	1	40	2.6	1	10*	1.1	-	-	-
Epicoccum	3	100	6.4	3	40*	4.6	5	70*	21.2
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1	40	2.6	2	80	9.2	1	10*	3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	1	10*	3
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**37**	**1560**	**100**	**25**	**870**	**100**	**13**	**330**	**100**
Hyphal Fragment	2	30*	-	2	30*	-	2	30*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

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Project: Manning Garden Apartments

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Collected Date: 04/24/2026
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Analyzed Date: 04/28/2026

Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0004			372606102-0005			372606102-0006		
Client Sample ID:	Bldg 2 Outside			Unit 13 LR			Unit 13 K		
Volume (L):	150			75			75		
Sample Location:	Outside			Living Room			Kitchen		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	7	100	0.9	2	80	2.9	3	100	3.8
Ascospores	25	510	4.8	11	450	16.4	6	200	7.7
Aspergillus/Penicillium++	2	40	0.4	-	-	-	-	-	-
Basidiospores	13	270	2.5	2	80	2.9	3	100	3.8
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	1	7*	0.1	-	-	-	-	-	-
Cladosporium	137(411)	8430	79.4	41	1700	61.8	32	1300	50
Curvularia	18	370	3.5	2	80	2.9	2	80	3.1
Epicoccum	31	640	6	8	300	10.9	18	740	28.5
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	2	30*	1.1	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	2	30*	1.1	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	3	20*	0.2	-	-	-	1	40	1.5
Torula++	11	230	2.2	-	-	-	1	40	1.5
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**522**	**10617**	**100**	**70**	**2750**	**100**	**66**	**2600**	**100**
Hyphal Fragment	69	460*	-	5	70*	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	21	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	7*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

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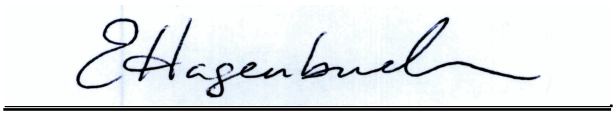
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0007			372606102-0008			372606102-0009		
Client Sample ID:	Unit 13 Bath			Unit 13 Outside			Unit 15 LR		
Volume (L):	75			150			75		
Sample Location:	Bathroom			Outside			Living Room		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	2	80	5.5	2	40	1.4	1	10*	0.7
Ascospores	2	80	5.5	28	570	20.1	4	200	14.8
Aspergillus/Penicillium++	-	-	-	-	-	-	6	200	14.8
Basidiospores	1	40	2.7	20	410	14.5	3	100	7.4
Bipolaris++	1	40	2.7	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	19	780	53.4	62	1300	45.9	16	660	48.9
Curvularia	3	100	6.8	3	60	2.1	-	-	-
Epicoccum	7	300	20.5	19	390	13.8	3	100	7.4
Ganoderma	-	-	-	-	-	-	1	40	3
Myxomycetes++	1	40	2.7	-	-	-	1	40	3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	1	20	0.7	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	2	40	1.4	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**36**	**1460**	**100**	**137**	**2830**	**100**	**35**	**1350**	**100**
Hyphal Fragment	-	-	-	20	130*	-	3	40*	-
Insect Fragment	1	10*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	21	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	7*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
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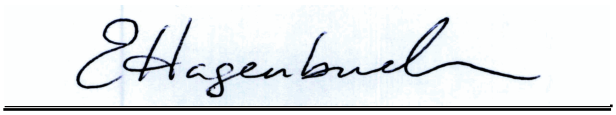
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0010			372606102-0011			372606102-0012		
Client Sample ID:	Unit 15 K			Unit 15 Bath			Unit 15 Outside		
Volume (L):	75			75			150		
Sample Location:	Kitchen			Bathroom			Outside		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.5	2	90	4.1	8	200	3.8
Ascospores	6	200	12.4	9	400	18.4	28	620	11.9
Aspergillus/Penicillium++	1	40	2.5	2	90	4.1	4	90	1.7
Basidiospores	11	450	28	20	880	40.6	44	970	18.7
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	18	740	46	15	660	30.4	106(117)	2590	49.8
Curvularia	1	40	2.5	-	-	-	3	70	1.3
Epicoccum	3	100	6.2	3	40*	1.8	19	420	8.1
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	10*	0.5	10	220	4.2
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	1	7*	0.1
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	2	10*	0.2
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**41**	**1610**	**100**	**52**	**2170**	**100**	**236**	**5197**	**100**
Hyphal Fragment	2	80	-	2	90	-	24	530	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	5	100	-
Analyt. Sensitivity 600x	-	41	-	-	44	-	-	22	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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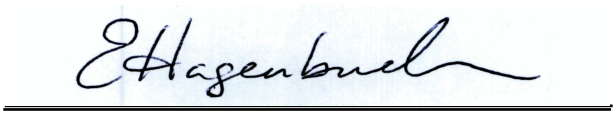
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0013			372606102-0014			372606102-0015		
Client Sample ID:	Unit 20A LR			Unit 20A K			Unit 20A Bath		
Volume (L):	75			75			75		
Sample Location:	Living Room			Kitchen			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	3	100	2.9	-	-	-
Ascospores	1	40	1.1	1	40	1.2	2	90	4.2
Aspergillus/Penicillium++	-	-	-	-	-	-	1	40	1.9
Basidiospores	8	400	10.6	9	400	11.5	7	300	13.9
Bipolaris++	1	40	1.1	1	10*	0.3	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	60	2700	71.6	59	2600	74.9	36	1600	74.1
Curvularia	2	90	2.4	2	90	2.6	3	40*	1.9
Epicoccum	4	200	5.3	2	90	2.6	1	10*	0.5
Ganoderma	2	90	2.4	-	-	-	-	-	-
Myxomycetes++	5	200	5.3	2	90	2.6	1	40	1.9
Pithomyces++	1	10*	0.3	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	1	40	1.9
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	1	10*	0.3	-	-	-
Torula++	-	-	-	1	40	1.2	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**84**	**3770**	**100**	**81**	**3470**	**100**	**52**	**2160**	**100**
Hyphal Fragment	28	1200	-	25	1100	-	6	300	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	40	-	1	40	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-0262

http://www.EMSL.com / cinnmicrolab@emsl.com

EMSL Order: 372606102
Customer ID: GLGP42
Customer PO:
Project ID:

Attention: Joseph Finn
Gill Group
2100 Gill Plaza Drive
Suite B
Dexter, MO 63841
Project: Manning Garden Apartments

Phone: (800) 428-3320
Fax:
Collected Date: 04/24/2026
Received Date: 04/28/2026 11:00 AM
Analyzed Date: 04/28/2026

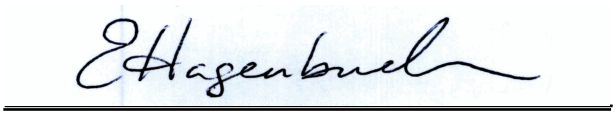
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0016			372606102-0017			372606102-0018		
Client Sample ID:	Bldg 20 Outside			Unit 16 LR			Unit 16 K		
Volume (L):	150			75			75		
Sample Location:	Outside			Living Room			Kitchen		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	3	20*	0.5	1	40	1.3	2	90	4.3
Ascospores	50	1100	28.4	3	100	3.2	-	-	-
Aspergillus/Penicillium++	13	290	7.5	1	40	1.3	-	-	-
Basidiospores	75	1700	43.8	7	300	9.5	3	100	4.8
Bipolaris++	-	-	-	1	40	1.3	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	32	710	18.3	49	2200	69.4	37	1600	77.3
Curvularia	1	20	0.5	1	10*	0.3	3	100	4.8
Epicoccum	1	20	0.5	4	200	6.3	2	90	4.3
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	40	1.3	2	90	4.3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	1	20	0.5	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	4	200	6.3	-	-	-
Total Fungi	**176**	**3880**	**100**	**72**	**3170**	**100**	**49**	**2070**	**100**
Hyphal Fragment	2	40	-	11	490	-	11	490	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	22	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	7*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

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EMSL Order: 372606102
Customer ID: GLGP42
Customer PO:
Project ID:

Attention: Joseph Finn
Gill Group
2100 Gill Plaza Drive
Suite B
Dexter, MO 63841
Project: Manning Garden Apartments

Phone: (800) 428-3320
Fax:
Collected Date: 04/24/2026
Received Date: 04/28/2026 11:00 AM
Analyzed Date: 04/28/2026

Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0019			372606102-0020			372606102-0021		
Client Sample ID:	Unit 16 Bath			Unit 16 Outside			Unit 22 Bath		
Volume (L):	75			150			75		
Sample Location:	Bathroom			Outside			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.4	-	-	-	-	-	-
Ascospores	2	90	5.4	19	420	18.5	-	-	-
Aspergillus/Penicillium++	-	-	-	14	310	13.7	-	-	-
Basidiospores	6	300	17.9	22	490	21.6	2	90	100
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	1	20	0.9	-	-	-
Cladosporium	26	1100	65.5	40	880	38.8	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	8	100*	6	1	20	0.9	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	2	30*	1.8	1	7*	0.3	-	-	-
Pithomyces++	-	-	-	1	7*	0.3	-	-	-
Rust	1	10*	0.6	1	7*	0.3	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	1	10*	0.6	1	7*	0.3	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	5	100	4.4	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**47**	**1680**	**100**	**106**	**2268**	**100**	**2**	**90**	**100**
Hyphal Fragment	4	200	-	16	350	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	6	100	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	22	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	7*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	3	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Liz Hagenbuch, M.S., Microbiology Manager
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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Appendix C
Photographs



Subject Property signage



Leasing office building exterior



Leasing office building exterior



Typical apartment building exterior



Typical apartment building exterior



Typical apartment building exterior



Typical apartment building exterior



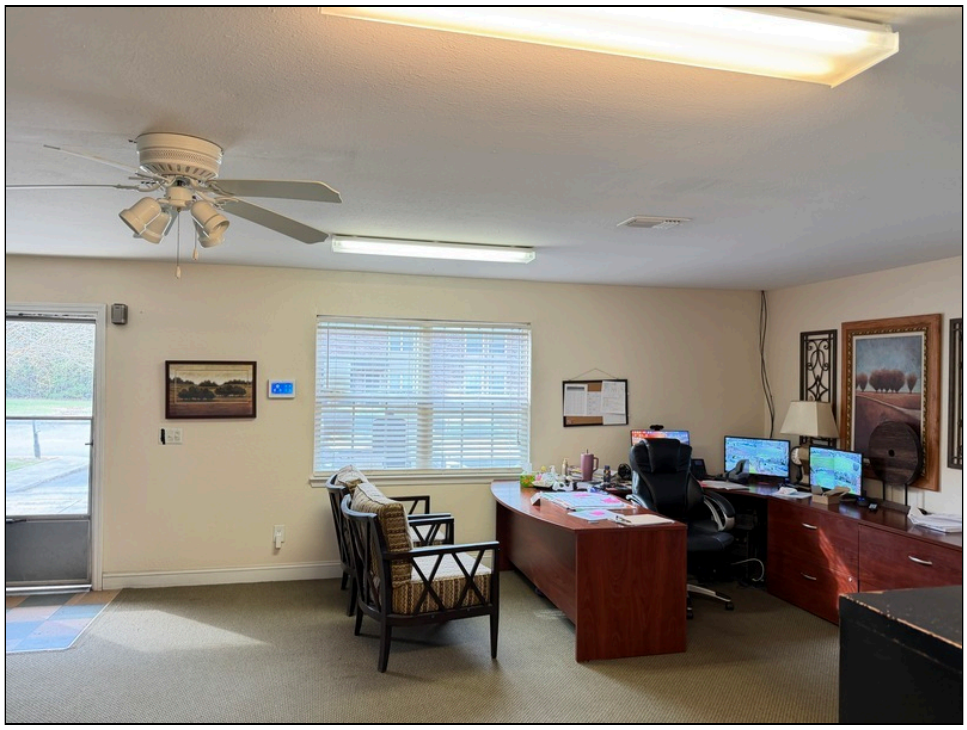
Typical apartment building exterior



Typical apartment building exterior



Typical apartment building exterior



Leasing office building interior



Leasing office building community area



Leasing office building computer room



Typical tenant unit kitchen



Typical tenant unit washing machine



Typical tenant unit bedroom



Typical tenant unit bedroom



Typical apartment building staircase



Typical tenant unit bedroom



Typical tenant unit bathroom



Typical tenant unit water heater



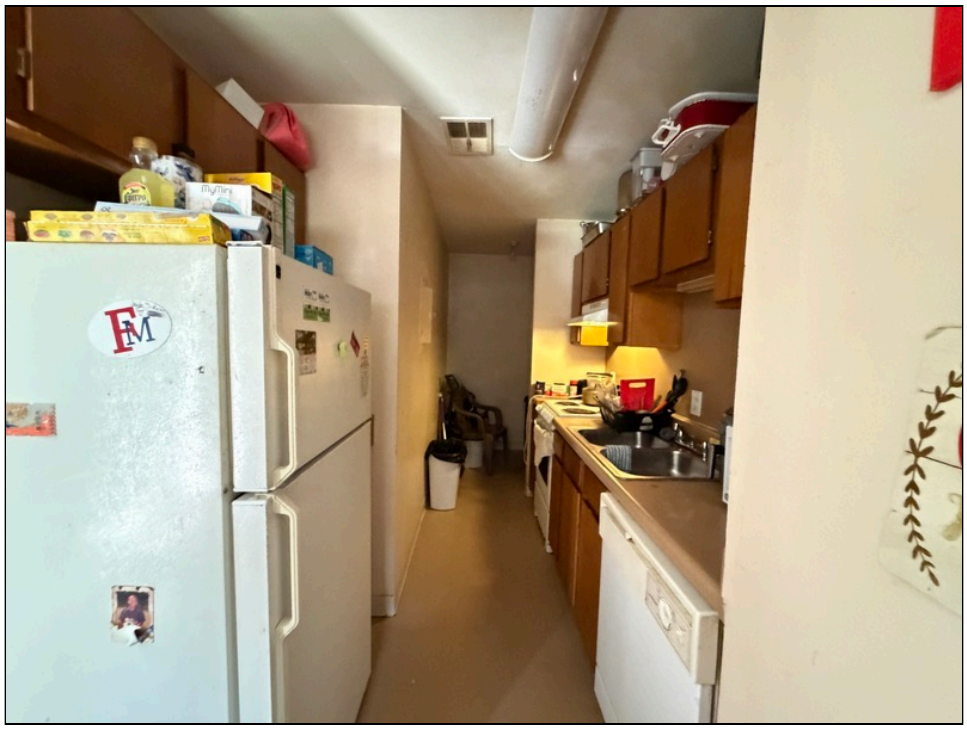
Typical tenant unit bedroom



Typical tenant unit kitchen



Typical tenant unit living area



Typical tenant unit kitchen



Typical tenant unit living area



Typical tenant unit kitchen



Typical tenant unit bedroom



Typical tenant unit bathroom



Subject Property playground



Subject Property paved surface parking lot



Exterior common stairwell



Pad-mounted transformer



Exterior condenser unit



South-adjacent single-family residence



West-adjacent single-family residence

Appendix D

Database Report with Physical Setting Report

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		26032700191p
Date Completed:		March 28, 2026
Project Number:		E842O2860
Project Property:		Manning Gardens 214 Alfred Henry Street Manning SC 29102
Coordinates:		
	Latitude:	33.69069289
	Longitude:	-80.22311984
	UTM Northing:	3728132.2712 Meters
	UTM Easting:	572003.0392 Meters
	UTM Zone:	UTM Zone 17S
	Elevation:	126.77 ft
	Slope Direction:	NW

Topographic Information....2
Hydrologic Information....4
Geologic Information....7
Soil Information....9
Wells and Additional Sources....15
Summary....16
Detail Report....18
Radon Information....29
Appendix....30
Liability Notice....32

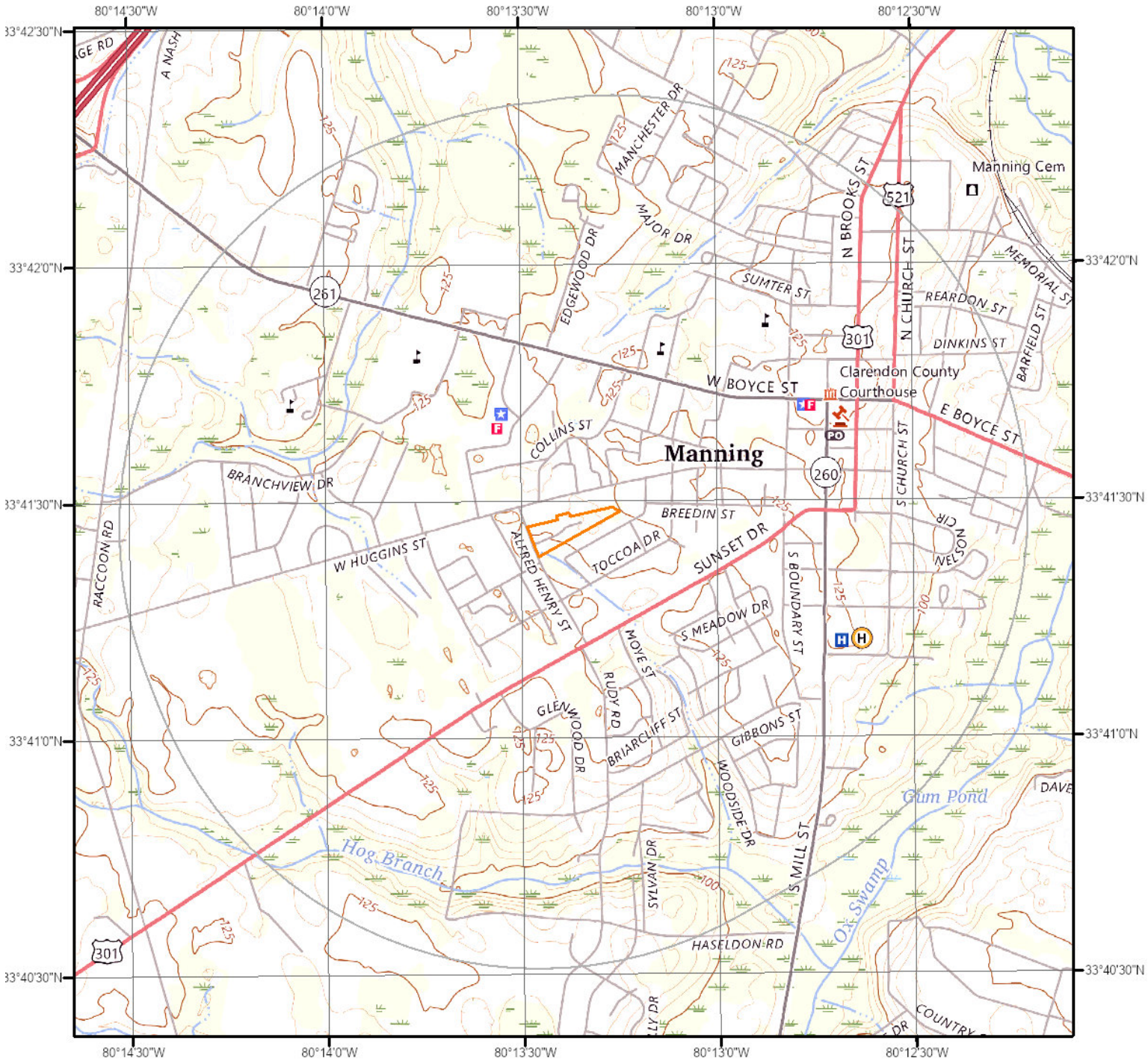
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2024)

0 0.17 0.35 0.7 Miles

N

Quadrangle(s): Manning,SC

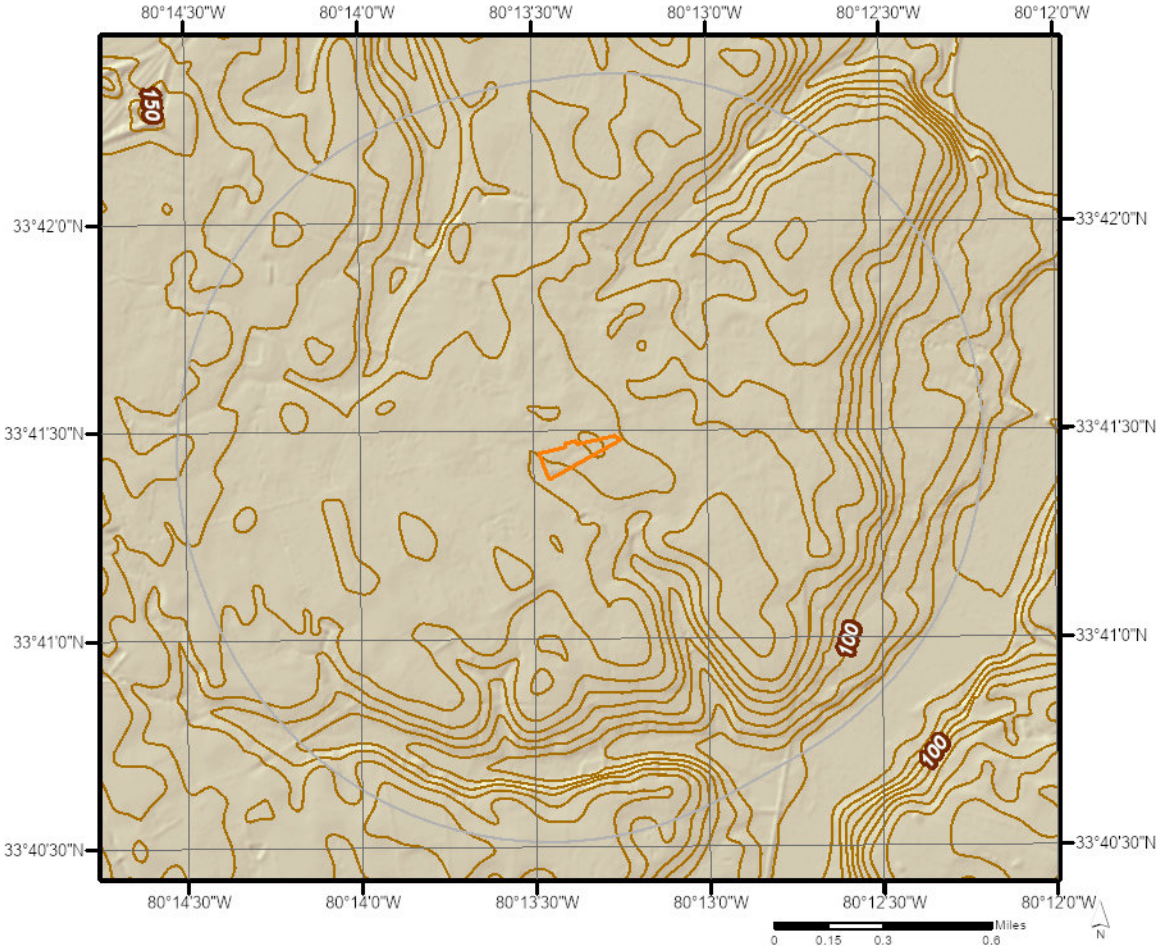
Source: USGS 7.5 Minute Topographic Map

Topographic Information

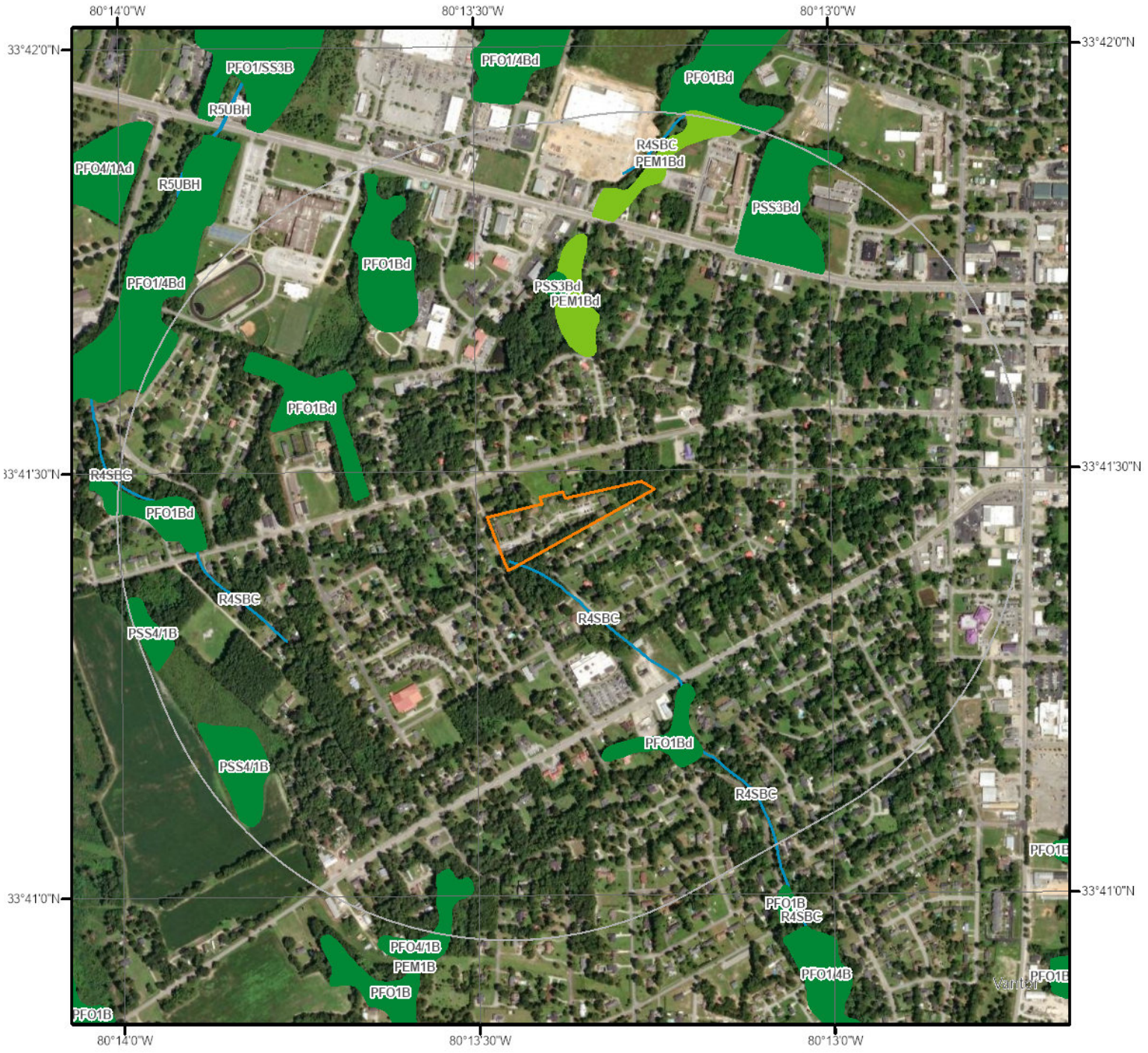
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	126.77 ft
Slope Direction:	NW



Hydrologic Information



Wetland

0 0.17 0.35 Miles

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

Miles
0 0.1 0.2

N

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

Quadrangle(s): Manning,SC

ERIS

Hydrologic Information

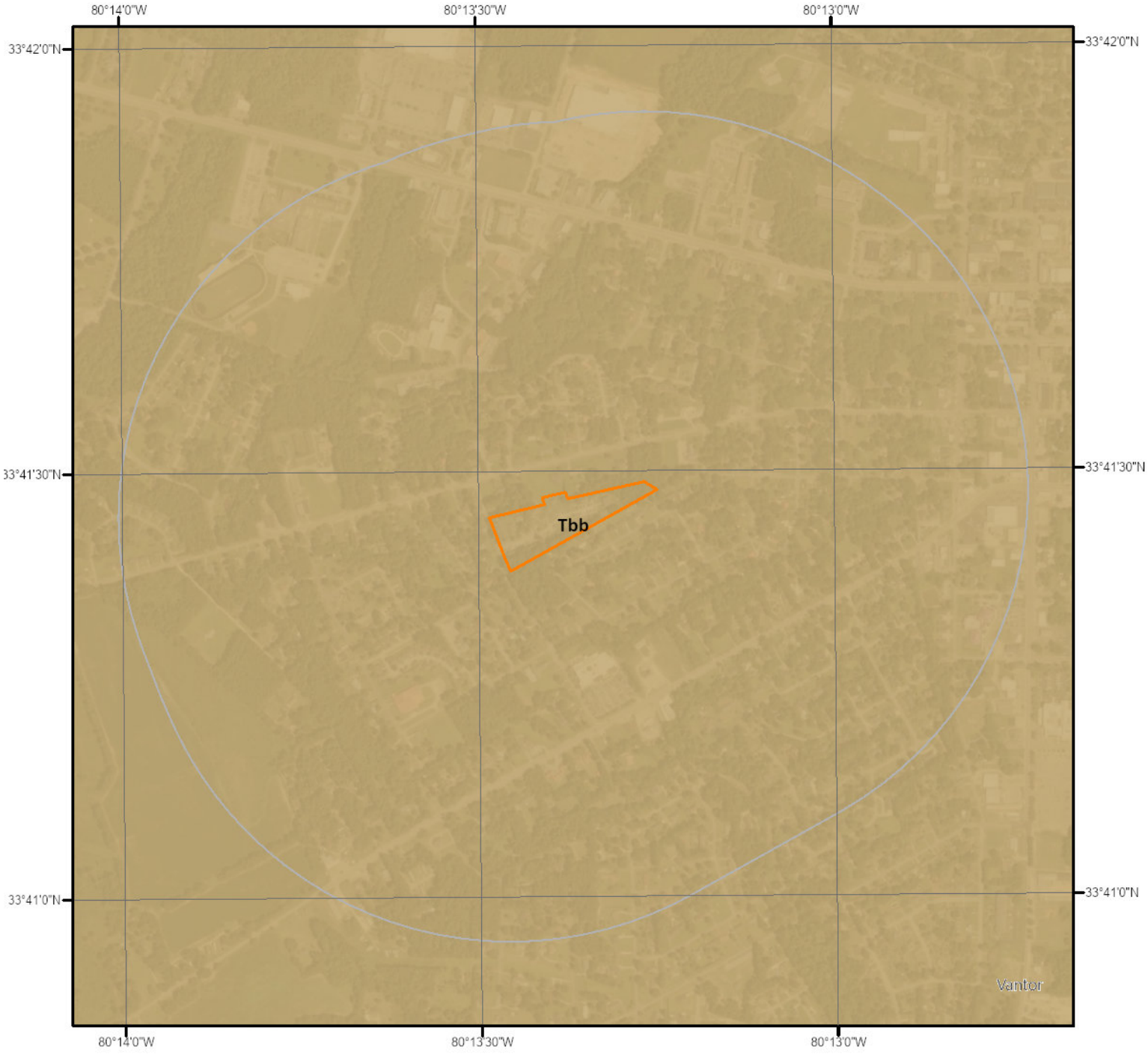
The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

Available FIRM Panels in area:	45027C0253C(effective:2013-08-19) 45027C0262C(effective:2013-08-19) 45027C0254C(effective:2013-08-19) 45027C0261C(effective:2013-08-19)

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

N

0 0.1 0.3 Miles

ERIS

Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Tbb

Unit Name:	Bear Bluff Formation
Unit Age:	Pliocene
Primary Rock Type:	Sand
Secondary Rock Type:	Limestone
Unit Description:	One of the older coastal terrace sequences in the Carolinas. Equivalent to Windsor Fm.

Soil Information



SSURGO Soils

N

0 0.1 0.3 Miles

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERIS

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit Cd (29.03%)

Map Unit Name:	Clarendon loamy sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	61cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Clarendon(97%)

horizon Ap(0cm to 20cm)	Loamy sand
horizon E(20cm to 41cm)	Loamy sand
horizon Bt(41cm to 99cm)	Sandy clay loam
horizon Btv(99cm to 165cm)	Sandy clay loam
horizon BC(165cm to 183cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Cd - Clarendon loamy sand

Component: Clarendon (97%)
The Clarendon component makes up 97 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Rains (2%)
Generated brief soil descriptions are created for major soil components. The Rains soil is a minor component.

Map Unit DoA (35.98%)

Map Unit Name:	Dothan loamy fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	91cm
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Dothan(100%)

horizon Ap(0cm to 18cm)	Loamy fine sand
horizon E(18cm to 41cm)	Loamy fine sand
horizon Bt(41cm to 91cm)	Sandy clay loam
horizon Btv(91cm to 157cm)	Sandy clay loam
horizon BC(157cm to 178cm)	Sandy clay loam
horizon C(178cm to 190cm)	Sandy clay loam

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: DoA - Dothan loamy fine sand, 0 to 2 percent slopes

Component: Dothan (100%)
The Dothan component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 36 inches during January, February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map Unit Fo (0.0%)

Map Unit Name:	Foreston fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	61cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Foreston(95%)

horizon Ap(0cm to 15cm)	Fine sand
horizon Bt(15cm to 117cm)	Fine sandy loam
horizon E'1(117cm to 168cm)	Loamy fine sand
horizon E'2(168cm to 183cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Fo - Foreston fine sand

Component: Foreston (95%)
The Foreston component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Rains (2%)
Generated brief soil descriptions are created for major soil components. The Rains soil is a minor component.

Map Unit FuB (4.13%)

Map Unit Name:	Fuquay fine sand, 0 to 6 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	122cm
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Fuquay(100%)

horizon Ap(0cm to 18cm)	Fine sand
horizon E(18cm to 69cm)	Fine sand
horizon Bt(69cm to 132cm)	Sandy clay loam

horizon Btv(132cm to 168cm)	Sandy clay loam
horizon BC(168cm to 183cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FuB - Fuquay fine sand, 0 to 6 percent slopes

Component: Fuquay (100%)
The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map Unit Ly (5.04%)

Map Unit Name:	Lynchburg loamy sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Lynchburg(95%)

horizon Ap(0cm to 18cm)	Loamy sand
horizon BE(18cm to 33cm)	Sandy loam
horizon Bt(33cm to 43cm)	Sandy clay loam
horizon Btg1(43cm to 137cm)	Sandy clay loam
horizon Btg2(137cm to 203cm)	Sandy clay

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ly - Lynchburg loamy sand, 0 to 2 percent slopes

Component: Lynchburg (95%)
The Lynchburg component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Ocilla (3%)
Generated brief soil descriptions are created for major soil components. The Ocilla soil is a minor component.

Component: Pelham (1%)
Generated brief soil descriptions are created for major soil components. The Pelham soil is a minor component.

Component: Coxville (1%)
Generated brief soil descriptions are created for major soil components. The Coxville, drained soil is a minor component.

Map Unit Pa (8.74%)

Map Unit Name:	Paxville loam

Soil Information

Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Paxville(100%)

horizon A1(0cm to 23cm)	Loam
horizon A2(23cm to 38cm)	Fine sandy loam
horizon Btg(38cm to 102cm)	Sandy clay loam
horizon BCg(102cm to 122cm)	Sandy loam
horizon Cg(122cm to 183cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Pa - Paxville loam

Component: Paxville (100%)
The Paxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Ra (15.74%)

Map Unit Name:	Rains sandy loam
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Rains(100%)

horizon Ap(0cm to 13cm)	Sandy loam
horizon Btg(13cm to 183cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ra - Rains sandy loam

Component: Rains (100%)
The Rains component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Ru (1.34%)

Map Unit Name:	Rutlege loamy fine sand

Soil Information

Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Rutlege(100%)

horizon A(0cm to 25cm)	Loamy fine sand
horizon Cg(25cm to 183cm)	Fine sand

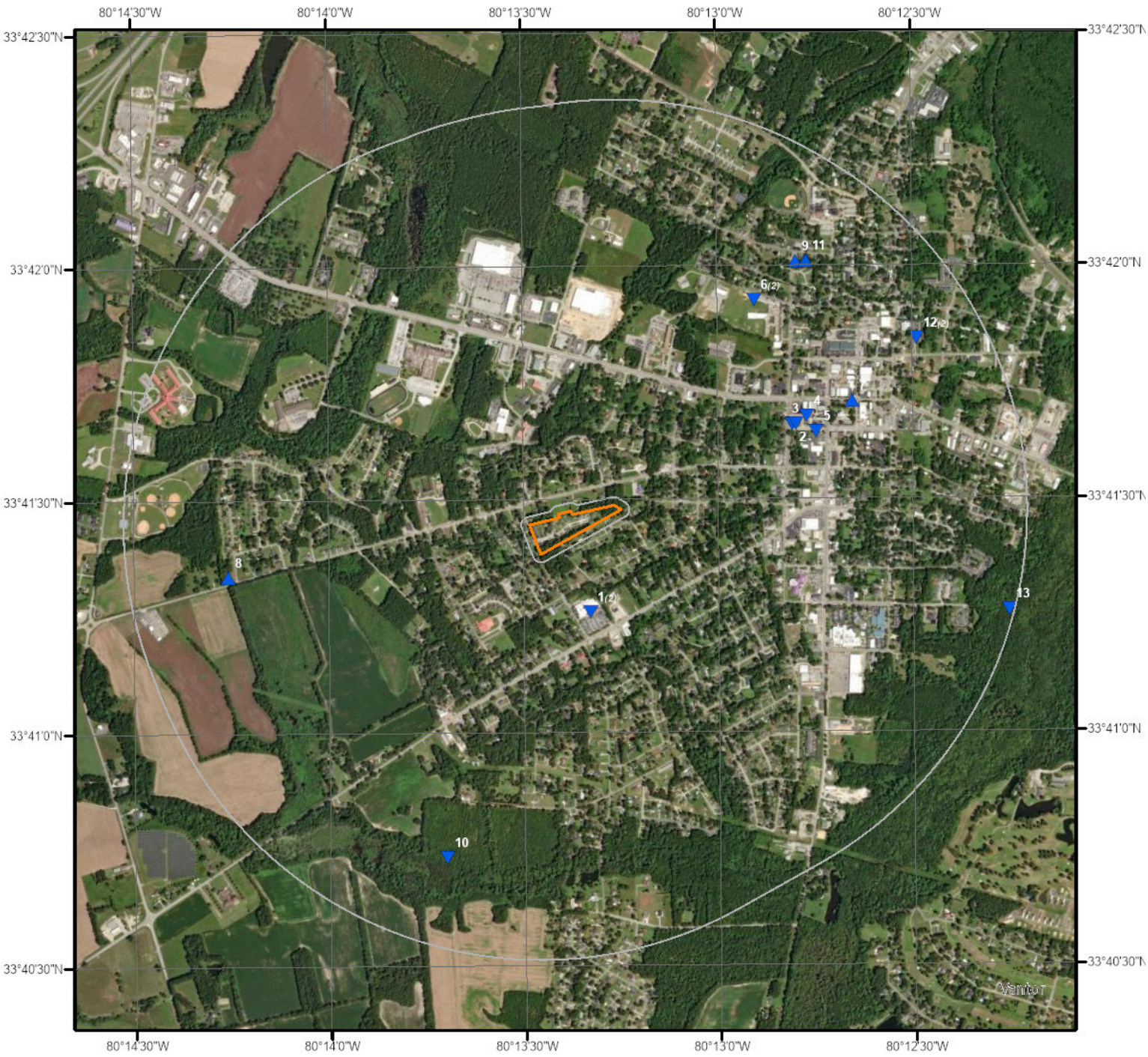
Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ru - Rutlege loamy fine sand

Component: Rutlege (100%)
The Rutlege component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of sandy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.33 0.65 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
1	SC1450004	969.31	SSE

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
1	SC1450004	969.31	SSE
8	SC1460009	3977.07	W

USGS National Water Information System

Map Key	Loc Identifier	Distance (ft)	Direction
4	USGS-334139080124909	2703.04	ENE
6	USGS-334155080125509	3230.44	NE
10	USGS-94502700002	4128.20	SSW
11	USGS-334142080122501	4032.47	NE
12	USGS-334150080123009	4446.46	ENE
13	USGS-334153080121600	5208.71	E

State Sources

Coastal Plain Well Records

Map Key	Well ID	Distance (ft)	Direction
3	CLA-64	2529.73	ENE
5	CLA-16	2735.34	ENE
6	CLA-6	3230.44	NE
9	CLA-20	3947.74	NE
12	CLA-5	4446.46	ENE

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	Well No	Distance (ft)	Direction
2	G14230	2489.89	ENE
7	G14278	3323.97	ENE

Underground Injection Control Wells

Map Key	ID	Distance (ft)	Direction

Wells and Additional Sources Summary

No records found

Water Wells

Map Key	ID	Distance (ft)	Direction

No records found

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SSE	0.18	969.31	126.62	PWSV

PWS ID:	SC1450004
PWS Type Code:	CWS
PWS Type Description:	Community water system
Primary Source Code:	GW
Primary Source Desc:	Ground water
PWS Activity Code:	N
PWS Activity Description:	Changed from public to non-public
PWS Deactivation Date:	09/23/2016
Zip Code:	29102
Phone No:	803-433-3256
Phone Ext No:	
Admin Name:	TIMMONS, WILLIAM A
Alt Phone No:	
Email Addr:	btimmons@clarendoncountygov.org
Fax No:	803-435-8258
Cds ID:	
Population Served Count:	0
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	02/10/1979
Gw or Sw:	Groundwater
Gw Sw Code:	GW
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Source Water Protection:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Lt2 Schedule Cat Code:	
Last Reported Date:	06/30/2025
Org Name:	TIMMONS, WILLIAM A
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	South Carolina
Season Begin Date:	01-01

Season End Date:	12-31
Service Connections Count:	37
Submission Status Code:	Y
Submissionyearquarter:	2025Q2
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin Date:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	MANNING
County Served:	Clarendon
Source Water Protection Code:	N

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SSE	0.18	969.31	126.62	SDWIS

PWS ID:	SC1450004
PWS Type Code:	CWS
PSW Type:	Community water system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	N
Activity:	Changed from public to non-public
PWS Deactivation Dt:	09/23/2016
Phone No:	803-433-3256
Phone Ext No:	
Admin Name:	TIMMONS, WILLIAM A
Alt Phone No:	
Email Addr:	btimmons@clarendoncountygov.org
Fax No:	803-435-8258
Cds ID:	
Population Served Count:	0
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	02/10/1979
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No

Wells and Additional Sources Detail Report

Lt2 Schedule Cat:	
Last Reported Date:	06/30/2025
Org Name:	TIMMONS, WILLIAM A
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	South Carolina
Primacy Agency Code:	SC
Season Begin Date:	01-01
Season End Date:	12-31
Service Connections Count:	37
Submission Yr Qtr:	2025Q2
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	MANNING
County Served:	Clarendon

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	W	0.75	3,977.07	127.91	SDWIS

PWS ID:	SC1460009
PWS Type Code:	TNCWS
PSW Type:	Transient non-community system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	I
Activity:	Inactive
PWS Deactivation Dt:	04/01/1991
Phone No:	803-435-2287
Phone Ext No:	
Admin Name:	LAKE SIDE MHP
Alt Phone No:	
Email Addr:	
Fax No:	

Cds ID:	
Population Served Count:	0
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	02/10/1979
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Last Reported Date:	07/22/1995
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	South Carolina
Primacy Agency Code:	SC
Season Begin Date:	01-01
Season End Date:	12-31
Service Connections Count:	7
Submission Yr Qtr:	2025Q2
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Jasper

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ENE	0.51	2,703.04	125.67	FED USGS

Loc Identifier:	USGS-334139080124909	Well Depth:	764.0
Date Drilled:		Well Depth Unit:	ft
Latitude:	33.6946071442896	Well Hole Depth:	

Longitude:	-80.2128579076321	Well Hole Dpth Unt:	
Loc Horz Coord Std:	NAD83	Loc Country Name:	United States of America
Loc Latitude Stnd:	33.6946071442896	Loc HUC Code:	030402050407
Loc Longitude Stnd:	-80.2128579076321	Loc Aquifer Code:	
Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	
Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Well		
Formation Type:			
Reporting Agency:	U.S. Geological Survey		
Station Name:	CLA-64		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NE	0.61	3,230.44	121.36	FED USGS

Loc Identifier:	USGS-334155080125509	Well Depth:	375.0
Date Drilled:		Well Depth Unit:	ft
Latitude:	33.6987737645924	Well Hole Depth:	
Longitude:	-80.2150800878883	Well Hole Dpth Unt:	
Loc Horz Coord Std:	NAD83	Loc Country Name:	United States of America
Loc Latitude Stnd:	33.6987737645924	Loc HUC Code:	030402050407
Loc Longitude Stnd:	-80.2150800878883	Loc Aquifer Code:	
Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	
Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Well		
Formation Type:			
Reporting Agency:	U.S. Geological Survey		
Station Name:	CLA- 6		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	SSW	0.78	4,128.20	108.90	FED USGS

Loc Identifier:	USGS-94502700002	Well Depth:	
Date Drilled:		Well Depth Unit:	
Latitude:	33.67888889000000	Well Hole Depth:	
Longitude:	-80.2283333000000	Well Hole Dpth Unt:	
Loc Horz Coord Std:		Loc Country Name:	
Loc Latitude Stnd:		Loc HUC Code:	
Loc Longitude Stnd:		Loc Aquifer Code:	

Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	
Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Facility: Water-distribution system		
Formation Type:			
Reporting Agency:	USGS South Carolina Water Science Center		
Station Name:	MANNING TOWN OF		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	NE	0.76	4,032.47	130.20	FED USGS

Loc Identifier:	USGS-334142080122501	Well Depth:	650.0
Date Drilled:		Well Depth Unit:	ft
Latitude:	33.7001626464116	Well Hole Depth:	
Longitude:	-80.2128577877636	Well Hole Dpth Unt:	
Loc Horz Coord Std:	NAD83	Loc Country Name:	United States of America
Loc Latitude Stnd:	33.7001626464116	Loc HUC Code:	030402050405
Loc Longitude Stnd:	-80.2128577877636	Loc Aquifer Code:	211MDDF
Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	
Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Well		
Formation Type:			
Reporting Agency:	U.S. Geological Survey		
Station Name:	CLA-20		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	ENE	0.84	4,446.46	112.60	FED USGS

Loc Identifier:	USGS-334150080123009	Well Depth:	270.0
Date Drilled:		Well Depth Unit:	ft
Latitude:	33.6973849090026	Well Hole Depth:	
Longitude:	-80.2081355233114	Well Hole Dpth Unt:	
Loc Horz Coord Std:	NAD83	Loc Country Name:	United States of America
Loc Latitude Stnd:	33.6973849090026	Loc HUC Code:	030402050405
Loc Longitude Stnd:	-80.2081355233114	Loc Aquifer Code:	
Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	

Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Well		
Formation Type:			
Reporting Agency:	U.S. Geological Survey		
Station Name:	CLA- 5		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	E	0.99	5,208.71	79.16	FED USGS

Loc Identifier:	USGS-334153080121600	Well Depth:	600.0
Date Drilled:		Well Depth Unit:	ft
Latitude:	33.6876627952138	Well Hole Depth:	
Longitude:	-80.2042467562092	Well Hole Dpth Unt:	
Loc Horz Coord Std:	NAD83	Loc Country Name:	United States of America
Loc Latitude Stnd:	33.6876627952138	Loc HUC Code:	030402050405
Loc Longitude Stnd:	-80.2042467562092	Loc Aquifer Code:	211MDDF
Loc Tribl Land Ind:		Loc Aquifer Conte:	
Loc Tribal Land:		Loc Aquifer Desc:	
Location Welltype:		Alt Loc Identif A:	
Alt Loc Identifier:		Alt Loc Identif B:	
Alt Loc Identif 1:		Alt Loc Identif C:	
Alt Loc Identifi 2:			
Site Type:	Well		
Formation Type:			
Reporting Agency:	U.S. Geological Survey		
Station Name:	CLA- 3		

Coastal Plain Well Records

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ENE	0.48	2,529.73	123.94	WATER WELLS

Well ID:	CLA-64	Owner Well ID:	
SCGR ID:	21S-r4	Wl Yr:	1994
Co No:	64	Driller:	Rowe Drilling Co.
Use:		Drill Yr:	1994
Wl Ft:	30	Drill Mo:	11
Depth D:		Topo:	Manning
Depth C:	764	Elev:	125
Wl:		Location:	Keitt Street
Wl Q:		Yield:	780
Diam 1:	10	Yield Yr:	1994
Diam 2:		D Logs:	Yes - log in DNR files
OH Cas:		D Logs Text:	
Screen T:	561	P Test:	Yes - pumping test in DNR files
Screen B:	759	P Test Text:	

SCGS Sampl:		County:	CLA
Object ID 1:		Latitude:	33.69433
Well Use:	PS	Longitude:	-80.21333
Chem:		X:	
G Logs:	E, G	Y:	
County Desc:	Clarendon	Use Desc:	Public Supply
Well Use Desc:			
Chem Desc:	no analysis		
G Logs Desc:	E - electric log; G - natural gamma-ray log		
Global ID:			
Remarks:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	ENE	0.52	2,735.34	124.78	WATER WELLS

Well ID:	CLA-16	Owner Well ID:	
SCGR ID:	21S-r3	Wl Yr:	2020
Co No:	16	Driller:	Layne-Atlantic
Use:		Drill Yr:	1952
Wl Ft:	49	Drill Mo:	2
Depth D:	618	Topo:	Manning
Depth C:	610	Elev:	124
Wl:		Location:	Prothro Tank well
Wl Q:		Yield:	200
Diam 1:	16	Yield Yr:	1952
Diam 2:	6	D Logs:	Yes - log in DNR files
OH Cas:		D Logs Text:	
Screen T:	565	P Test:	No
Screen B:	605	P Test Text:	
SCGS Sampl:		County:	CLA
Object ID 1:		Latitude:	33.69406
Well Use:	OBS	Longitude:	-80.21245
Chem:	C	X:	
G Logs:	E	Y:	
County Desc:	Clarendon	Use Desc:	Observation
Well Use Desc:			
Chem Desc:	complete analysis		
G Logs Desc:	E - electric log		
Global ID:			
Remarks:	Geologist's log. Samples at SCGS.		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NE	0.61	3,230.44	121.36	WATER WELLS

Well ID:	CLA-6	Owner Well ID:	
SCGR ID:	21S-r7	Wl Yr:	

Co No:	6	Driller:	Hughes
Use:		Drill Yr:	1883
Wl Ft:		Drill Mo:	
Depth D:		Topo:	Manning
Depth C:	375	Elev:	130
Wl:		Location:	West Boundary Street
Wl Q:		Yield:	
Diam 1:	2	Yield Yr:	
Diam 2:		D Logs:	No
OH Cas:		D Logs Text:	
Screen T:		P Test:	No
Screen B:		P Test Text:	
SCGS Sampl:		County:	CLA
Object ID 1:		Latitude:	33.6987679873
Well Use:	ABN	Longitude:	-80.2150829479
Chem:		X:	
G Logs:		Y:	
County Desc:	Clarendon	Use Desc:	Abandoned
Well Use Desc:			
Chem Desc:	no analysis		
G Logs Desc:			
Global ID:			
Remarks:	Well flowed 4 gpm (1955).		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	NE	0.75	3,947.74	129.03	WATER WELLS

Well ID:	CLA-20	Owner Well ID:	Well 2
SCGR ID:	21S-m1	Wl Yr:	2020
Co No:	20	Driller:	Layne-Atlantic
Use:		Drill Yr:	1965
Wl Ft:	32	Drill Mo:	1
Depth D:	699	Topo:	Manning
Depth C:	650	Elev:	129
Wl:		Location:	Boundary Street
Wl Q:		Yield:	350
Diam 1:	16	Yield Yr:	2002
Diam 2:	8	D Logs:	Yes - log in DNR files
OH Cas:		D Logs Text:	
Screen T:	590	P Test:	No
Screen B:	640	P Test Text:	
SCGS Sampl:		County:	CLA
Object ID 1:		Latitude:	33.70015
Well Use:	OBS	Longitude:	-80.21331
Chem:		X:	
G Logs:	E	Y:	

County Desc:	Clarendon	Use Desc:	Observation
Well Use Desc:			
Chem Desc:	no analysis		
G Logs Desc:	E - electric log		
Global ID:			
Remarks:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	ENE	0.84	4,446.46	112.60	WATER WELLS

Well ID:	CLA-5	Owner Well ID:	
SCGR ID:	21S-r6	Wl Yr:	
Co No:	5	Driller:	Hughes
Use:		Drill Yr:	
Wl Ft:		Drill Mo:	
Depth D:		Topo:	Manning
Depth C:	270	Elev:	115
Wl:		Location:	Barfield Street
Wl Q:		Yield:	
Diam 1:	2	Yield Yr:	
Diam 2:		D Logs:	No
OH Cas:		D Logs Text:	
Screen T:		P Test:	No
Screen B:		P Test Text:	
SCGS Sampl:		County:	CLA
Object ID 1:		Latitude:	33.6973780645
Well Use:	ABN	Longitude:	-80.2081328665
Chem:		X:	
G Logs:		Y:	
County Desc:	Clarendon	Use Desc:	Abandoned
Well Use Desc:			
Chem Desc:	no analysis		
G Logs Desc:			
Global ID:			
Remarks:	Well flowed 4 gpm (1955).		

Public Water Supply Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	ENE	0.47	2,489.89	123.62	PWSW

Well No:	G14230	Well Status:	Active
PWS No:	SC1410002	PWS Status:	Active
Point X:	-80.21346999962554	Longitude:	-80.21347
Point Y:	33.694319999678875	Latitude:	33.69432
County:	CLARENDON	Type:	WL
PWS Type:	C		

Wells and Additional Sources Detail Report

PWS Type Desc:	Community Water system
Availabillity:	P
Availabillity Desc:	Permanent
PWS Name:	MANNING TOWN OF (1410002)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	ENE	0.63	3,323.97	127.20	PWSW

Well No:	G14278	Well Status:	Active
PWS No:	SC1410002	PWS Status:	Active
Point X:	-80.21091000015068	Longitude:	-80.21091
Point Y:	33.69515999993751	Latitude:	33.69516
County:	CLARENDON	Type:	WL
PWS Type:	C		
PWS Type Desc:	Community Water system		
Availabillity:	P		
Availabillity Desc:	Permanent		
PWS Name:	MANNING TOWN OF (1410002)		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *CLARENDON* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *CLARENDON* County

No Measures/Homes:	6
Geometric Mean:	0.3
Arithmetic Mean:	0.4
Median:	0.4
Standard Deviation:	0.4
Maximum:	0.8
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of South Carolina conducted during 1990-91. Data represent 2-7 day charcoal canister measuremenl from the lowest level of each home tested.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

This list of drinking water violations and enforcement actions is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database, as part of the national download of Safe Drinking Water Act (SDWA) data. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program, including monitoring, enforcement, and violation data related to requirements established by the SWDA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

This national download of Safe Drinking Water Act (SDWA) data is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program related to requirements established by the Safe Drinking Water Act (SDWA). Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP

is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). WQX3.0 is the newest version of the data standard that is delivered from the WQP, and this updated version holds new profiles containing USGS data added since March 11, 2024 sourced from their beta version website.

State Sources

Coastal Plain Well Records **WATER WELLS**

A list of water wells in the Coastal Plain counties of South Carolina provided by the South Carolina Department of Environmental Services (SCDES) Bureau of Water Hydrology Program, formerly maintained by the South Carolina Department of Natural Resource Hydrology Section.

Oil and Gas Wells **OGW**

The state of South Carolina does not have any oil and gas reserves; therefore, as confirmed by the South Carolina Department of Environmental Services (SCDES), no applicable data is available.

Public Water Supply Wells **PWSW**

A list of Public Water Supply Wells made available by the South Carolina Department of Environmental Services (SCDES) Bureau of Water (BOW).

Underground Injection Control Wells **UIC**

This list of Underground Injection Control Class V Wells is provided by the South Carolina Department of Environmental Services (SCDES). The majority of Class V Wells are aquifer remediation injection wells, and the remaining are Aquifer Storage and Recovery Wells (storage of potable water in the subsurface).

Water Wells **WATER WELLS**

A list of water wells in the Piedmont (upstate) counties made available by the South Carolina Department of Natural Resources. Some well locations are approximated to the nearest degree and minute of latitude and longitude.

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DATABASE REPORT

Project Property:	*Manning Gardens* *214 Alfred Henry Street* *Manning SC 29102*
Project No:	*E842O2860*
Report Type:	*Database Report*
Order No:	*26032700191*
Requested by:	*Gill Group*
Date Completed:	*March 30, 2026*

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Manning Gardens* *214 Alfred Henry Street Manning SC 29102*
Project No:		*E842O2860*
Coordinates:		
	Latitude:	*33.69069289*
	Longitude:	*-80.22311984*
	UTM Northing:	*3,728,132.27*
	UTM Easting:	*572,003.04*
	UTM Zone:	*UTM Zone 17S*
Elevation:		*127 FT*

Order Information:

Order No:	*26032700191*
Date Requested:	*March 27, 2026*
Requested by:	*Gill Group*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Product Summary	*Product Summary for Aerials, FIMs & Topos*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	**1**	-	-	**1**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
REMEDIATION	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SASPL	Y	0.5	0	0	0	0	-	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
LUST	Y	0.5	0	0	**3**	**7**	-	**10**
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	**1**	**4**	-	**5**
UST	Y	0.25	0	0	**2**	-	-	**2**
AST	Y	0.25	0	0	0	-	-	0
AST SFM	Y	0.25	0	0	0	-	-	0
DELISTED TANKS	Y	0.25	0	0	0	-	-	0
RCR	Y	0.5	0	0	0	**1**	-	**1**
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
HIST RISK	Y	0.125	0	0	-	-	-	0
NPDES BIOSOLIDS	Y	PO	0	-	-	-	-	0
State								
SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEAN FUND	Y	0.5	0	0	0	0	-	0
DRY CLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
AIR PERMIT	Y	0.25	0	0	0	-	-	0
UIC	Y	PO	0	-	-	-	-	0
AGRI FAC	Y	0.25	0	0	0	-	-	0
DRYCLEAN FEE	Y	0.25	0	0	0	-	-	0
PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			*0*	*0*	***7***	***12***	*0*	***19***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	LUST	MANNING TELEPHONE EXCHANGE	601 HUGGINS ST MANNING SC 29102-2106	W	0.13 / 680.30	0	19
			Permit (Web): UST02339 ***NFA:*** 7/12/1995				
1	UST	MANNING TELEPHONE EXCHANGE	601 HUGGINS ST MANNING SC 29102-2106	W	0.13 / 680.30	0	19
			Site No: 2339 ***Tank No | Status:*** 1 | Abandoned				
2	LUST	MINUTE MAN MARKET	307 W HUGGINS ST MANNING SC 29102-2517	ENE	0.15 / 802.58	-3	20
			Permit (Web): UST02398 ***NFA:*** 9/22/1992, Not Available				
2	UST	MINUTE MAN MARKET	307 W HUGGINS ST MANNING SC 29102-2517	ENE	0.15 / 802.58	-3	22
			Site No: 2398 ***Tank No | Status:*** 5 | Currently In Use, 3 | Abandoned, 6 | Abandoned, 1 | Abandoned, 2 | Abandoned, 4 | Abandoned				
3	RCRA NON GEN	MANNING HEADSTART BUILDING	WEST HUGGINS ST MANNING SC 29102	W	0.18 / 959.80	1	26
			Handler ID | Recycler Activity?: SCD987595758 | NO				
4	LUST	CLARENDON COUNTY	411 SUNSET DR MANNING SC 29102-2423	SSE	0.18 / 969.31	0	28
5	DELISTED LST	CLARENDON COUNTY	411 SUNSET DR MANNING SC 29102-2423	SSE	0.24 / 1,266.95	-4	29
6	LUST	FORMER CONVENIENCE STORE PROP	402 SUNSET DR MANNING SC 29102	SSE	0.28 / 1,455.88	-7	29
			Permit (Web): UST16450 ***NFA:*** 5/16/1994				
7	LUST	RHAME BROTHERS GROCERY	312 W BOYCE ST MANNING SC 29102	NNE	0.30 / 1,588.77	-5	30
			Permit (Web): UST02445 ***NFA:*** 7/1/2009				
7	RCR	02445 - RHAME BROTHERS GROCERY	312 W BOYCE ST MANNING SC 29102	NNE	0.30 / 1,588.77	-5	32
8	DELISTED LST	HODGE PROPERTY	WEINBERG & HWY 261 MANNING SC	NE	0.33 / 1,749.82	-5	32
8	DELISTED LST	HODGE PROPERTY	WEINBERG & HWY 261 MANNING SC	NE	0.33 / 1,749.82	-5	33

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
9	DELISTED LST	LOWES HOME CENTER INC	471 W BOYCE ST MANNING SC	N	0.37 / 1,935.27	-5	33
10	DELISTED LST	2037 PAXVILLE HWY	2037 PAXVILLE HWY MANNING SC	NW	0.38 / 2,012.96	-2	34
11	LUST	MADHURAS REALTY LLC	117 S BOUNDARY ST MANNING SC 29102 ***Permit (Web):*** UST02403 ***NFA:*** Not Available	ENE	0.41 / 2,146.77	0	35
12	LUST	PARTY WORLD	45 SUNSET DR MANNING SC 29102 ***Permit (Web):*** UST02408 ***NFA:*** Not Available, 6/23/1993	E	0.42 / 2,224.57	-2	36
13	LUST	Robert A Jenkins	15 S BOUNDARY ST MANNING SC 29102 ***Permit (Web):*** UST16300 ***NFA:*** 7/31/1995	ENE	0.45 / 2,383.55	-4	38
14	LUST	B&B MINI MART	1993 PAXVILLE HWY MANNING SC 29102 ***Permit (Web):*** UST02430 ***NFA:*** Not Available	NNW	0.45 / 2,384.89	0	38
15	LUST	EL CHEAPO	211 S MILL ST MANNING SC 29102 ***Permit (Web):*** UST02423 ***NFA:*** Not Available, Not Available	E	0.49 / 2,568.97	-1	40

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Nov 30, 2025 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MANNING HEADSTART BUILDING	WEST HUGGINS ST MANNING SC 29102	W	0.18 / 959.80	3
	***Handler ID | Recycler Activity?**: SCD987595758 | NO*			

State

LUST - Leaking Underground Storage Tank List

A search of the LUST database, dated Aug 28, 2025 has found that there are 10 LUST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MANNING TELEPHONE EXCHANGE	601 HUGGINS ST MANNING SC 29102-2106	W	0.13 / 680.30	1
	***Permit (Web)**: UST02339* ***NFA**: 7/12/1995*			
CLARENDON COUNTY	411 SUNSET DR MANNING SC 29102-2423	SSE	0.18 / 969.31	4
MADHURAS REALTY LLC	117 S BOUNDARY ST MANNING SC 29102	ENE	0.41 / 2,146.77	11
	***Permit (Web)**: UST02403* ***NFA**: Not Available*			
B&B MINI MART	1993 PAXVILLE HWY MANNING SC 29102	NNW	0.45 / 2,384.89	14
	***Permit (Web)**: UST02430* ***NFA**: Not Available*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MINUTE MAN MARKET	307 W HUGGINS ST MANNING SC 29102-2517	ENE	0.15 / 802.58	2
	***Permit (Web)**: UST02398* ***NFA**: 9/22/1992, Not Available*			
FORMER CONVENIENCE STORE PROP	402 SUNSET DR MANNING SC 29102	SSE	0.28 / 1,455.88	6

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Permit (Web)**: UST16450* ***NFA**: 5/16/1994*			
RHAME BROTHERS GROCERY	312 W BOYCE ST MANNING SC 29102	NNE	0.30 / 1,588.77	7
	***Permit (Web)**: UST02445* ***NFA**: 7/1/2009*			
PARTY WORLD	45 SUNSET DR MANNING SC 29102	E	0.42 / 2,224.57	12
	***Permit (Web)**: UST02408* ***NFA**: Not Available, 6/23/1993*			
Robert A Jenkins	15 S BOUNDARY ST MANNING SC 29102	ENE	0.45 / 2,383.55	13
	***Permit (Web)**: UST16300* ***NFA**: 7/31/1995*			
EL CHEAPO	211 S MILL ST MANNING SC 29102	E	0.49 / 2,568.97	15
	***Permit (Web)**: UST02423* ***NFA**: Not Available, Not Available*			

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Dec 23, 2025 has found that there are 5 DELISTED LST site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CLARENDON COUNTY	411 SUNSET DR MANNING SC 29102-2423	SSE	0.24 / 1,266.95	5
HODGE PROPERTY	WEINBERG & HWY 261 MANNING SC	NE	0.33 / 1,749.82	8
HODGE PROPERTY	WEINBERG & HWY 261 MANNING SC	NE	0.33 / 1,749.82	8
LOWES HOME CENTER INC	471 W BOYCE ST MANNING SC	N	0.37 / 1,935.27	9
2037 PAXVILLE HWY	2037 PAXVILLE HWY MANNING SC	NW	0.38 / 2,012.96	10

UST - Underground Storage Tank List

A search of the UST database, dated Sep 18, 2025 has found that there are 2 UST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MANNING TELEPHONE EXCHANGE	601 HUGGINS ST MANNING SC 29102-2106	W	0.13 / 680.30	1

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Site No**: 2339* ***Tank No | Status**: 1 | Abandoned*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MINUTE MAN MARKET	307 W HUGGINS ST MANNING SC 29102-2517	ENE	0.15 / 802.58	2
	***Site No**: 2398* ***Tank No | Status**: 5 | Currently In Use, 3 | Abandoned, 6 | Abandoned, 1 | Abandoned, 2 | Abandoned, 4 | Abandoned*			

RCR - Registry of Conditional Remedies

A search of the RCR database, dated Feb 23, 2026 has found that there are 1 RCR site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
02445 - RHAME BROTHERS GROCERY	312 W BOYCE ST MANNING SC 29102	NNE	0.30 / 1,588.77	7



Map: 1.0 Mile Radius

Order Number: 26032700191

Address: 214 Alfred Henry Street, Manning, SC

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.5 Mile Radius

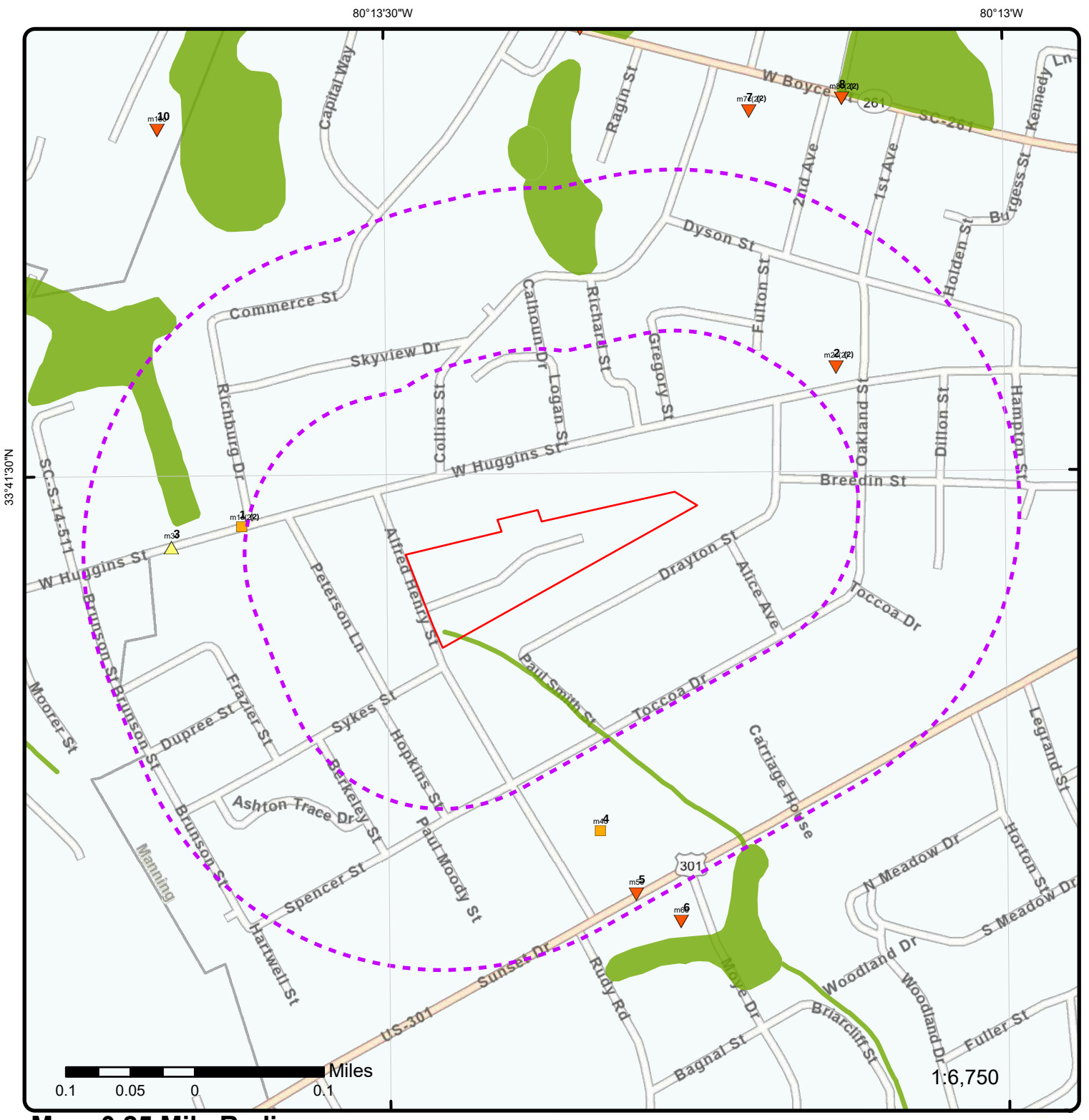
Order Number: 26032700191

Address: 214 Alfred Henry Street, Manning, SC

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.25 Mile Radius

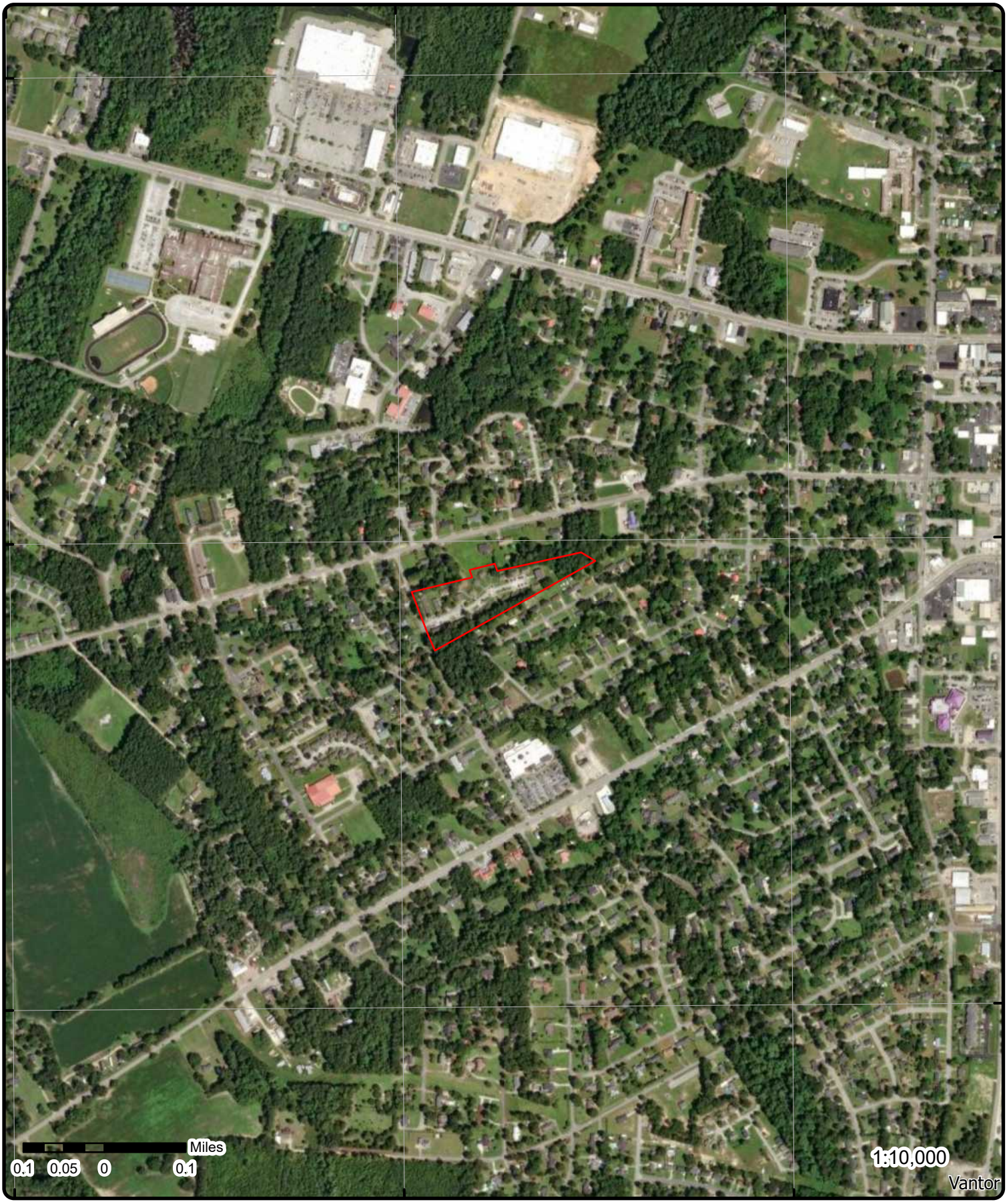
Order Number: 26032700191

Address: 214 Alfred Henry Street, Manning, SC

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Aerial **Year: 2025**

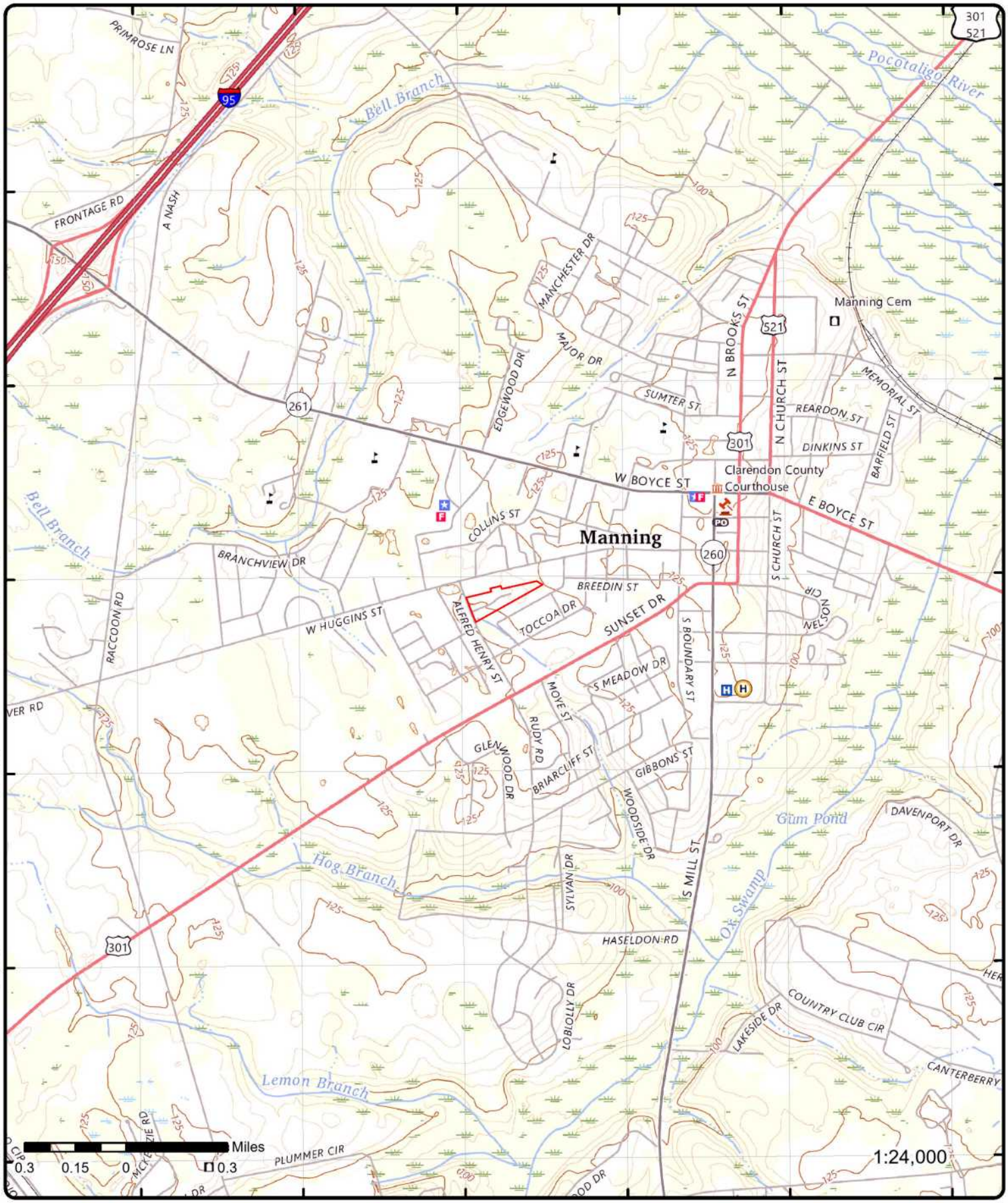
Address: 214 Alfred Henry Street, Manning, SC

Source: ESRI World Imagery

Order Number: 26032700191

ERIS

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Topographic Map

Year: 2024

Order Number: 26032700191

Address: 214 Alfred Henry Street, SC

Quadrangle(s): Paxville SC, Manning SC

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of2	W	0.13 / 680.30	126.61 / 0	MANNING TELEPHONE EXCHANGE 601 HUGGINS ST MANNING SC 29102-2106	LUST

Permit (Web):	UST02339	**Site No (EFIS):**	
Category (Web):	Non-Retail Operation	**Facility Name (EFIS):**	
No of Tanks (Web):	1	**Fac Address (EFIS):**	
Billable (Web):	0	**Facility City (EFIS):**	
Abandoned (Web):	1	**Facility State (EFIS):**	
Other (Web):	0	**Facility Zip (EFIS):**	
Last Inspec (Web):	Not Available	**Facility (Web):**	MANNING TELEPHONE EXCHANGE
Facility:		**Address (Web):**	601 HUGGINS ST
Facility Street:		**City (Web):**	MANNING
Facilit City:		**Zip Code (Web):**	29102-2106
Facility State :		**County (Web):**	Clarendon
Facility Zip:		**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web):	843-382-2333
Phone (Web):	Not Available
Land Owner Ph (Web):	Not Available
Operator Phone (Web):	Not Available
Business Addr (Web):	601 HUGGINS ST MANNING SC 29102-2106
Tank Owner Bus Addr (Web):	FARMERS TELEPHONE COOPERATIVE INC PO BOX 588 SC KINGSTREE 29556-0588
Land Owner Bus Addr (Web):	Not Available
Operator Bus Addr (Web):	Not Available
Tank Owner (Web):	FARMERS TELEPHONE COOPERATIVE INC
Facility Link (Web):	https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02339
Data Source:	SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025)

DHEC Online Registry - Release Report

Release No:	0	**Project Manager:**	Julie M Elam
Source:	Not Available	**Compliance Req:**	False
Reported:	4/11/1994	**Compliance Met:**	False
Confirmed:	Not Available	**Compliance Date:**	Not Available
RBCA/ Score:	Not Available	**Abatement Met:**	Not Available
Responsible Party:	Not Available	**NFA:**	7/12/1995
Product:	Not Available	**Fin Type:**	Not Available
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	Not Available	**Cleanup MCL:**	Not Available
Superb Determ Date:	Not Available	**Cleanup Initiated:**	Not Available
Transferred:	Not Available	**Cleanup Complete:**	Not Available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of2	W	0.13 / 680.30	126.61 / 0	MANNING TELEPHONE EXCHANGE 601 HUGGINS ST MANNING SC 29102-2106	UST

Site No:	2339	**Facility ID (Prohib):**	
Permit:	UST02339	**Fac Name (Prohib):**	
Category:	Non-Retail Operation	**Fac Addr (Prohib):**	
No of Tanks:	1	**Fac City (Prohib):**	
Billable:	0	**Facility Name (Web):**	MANNING TELEPHONE EXCHANGE
Abandoned:	1	**Facility Addr (Web):**	601 HUGGINS ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Other:	0	**Facility City (Web):**	MANNING
Last Inspection:	Not Available	**Zip Code (Web):**	29102-2106
Facility Name:	MANNING TELEPHONE EXCHANGE	**County (Web):**	Clarendon
Facility Address:	601 HUGGINS ST	**Phone (Web):**	Not Available
Facility Zip:	29102-2106	**Tank Owner Phone:**	843-382-2333
Facility Phone:		**Land Owner Phone:**	Not Available
Facility State:	SC	**Operator Phone:**	Not Available
Facility City:	MANNING	**Facility Contact:**	CURTIS KENNEDY

County 1 (Web): Clarendon
Business Address: 601 HUGGINS ST MANNING SC 29102-2106
Tank Owner Business Address: FARMERS TELEPHONE COOPERATIVE INC
PO BOX 588
SC KINGSTREE 29556-0588
Land Owner Business Address: Not Available
Operator Business Address: Not Available
Tank Owner (Web): FARMERS TELEPHONE COOPERATIVE INC
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02339
Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Management Tracking UST 'C' List (as of 11 Dec 2024)

Tank Information - UST Registry Search

Tank No:	1	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	R	**Owner at ABD:**	Farmers Telephone Cooperative Inc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	270	**Aband:**	2/28/1992
Variance:	Not Available	**Method:**	Removed
Product:	Diesel Fuel	**Under Dispnr Cont:**	False
Overfill Type:	Not Available	**Drop Tube:**	False
Verified:	Not Available	**Tank Const:**	Steel
Constr Date:	Not Available	**Tank Protect:**	Paint
Operat Date:	Not Available	**Tank Tested:**	Not Available
Notify:	5/13/1987	**Tank Cont Meth:**	Single Wall
Spill Prevention:	Not Available	**Pipe Cont Meth:**	Single Wall
Compliance:	Not Available	**Pipe Protect:**	Not Available
Comp Status:	Not Available	**Pipe Tested:**	Not Available
Age at Notif:	5	**Pipe Const:**	Steel
Dist to Well (ft):	Not Available	**Piping Type:**	Not Available
Tank Leak Det:	Not Available		
Pipe Leak Det:	Not Available		
Misc Test Checks:	Not Available		

Tank Information - UST 'C' List

Tank No:	1	**Tank Owner State:**	SC
Capacity Gal:	270	**Tank Owner Zip:**	29556-4105
Status Code:	ABD	**Tank Owner Phone:**	843-382-2333
Status:	Abandoned	**Facility:**	MANNING TELEPHONE EXCHANGE
Chemical:	DL	**Contact 1:**	CURTIS KENNEDY
Age at Notif. Years:	5	**Phone 1:**	
Owner:	FARMERS TELEPHONE COOPERATIVE INC	**Facility Address:**	601 HUGGINS ST
Tank Owner Contact:	CURTIS KENNEDY	**City 1:**	MANNING
Street:	1101 E MAIN ST	**St 1:**	SC
Tank Owner City:	KINGSTREE	**Zip 1:**	29102-2106

2	***1 of2***	***ENE***	***0.15 / 802.58***	***123.95 / -3***	***MINUTE MAN MARKET 307 W HUGGINS ST MANNING SC 29102-2517***	***LUST***

Permit (Web):	UST02398	**Site No (EFIS):**	UST-02398
Category (Web):	Retail Sales	**Facility Name (EFIS):**	HARIKRISHNA LLC
No of Tanks (Web):	6	**Fac Address (EFIS):**	307 W HUGGINS ST
Billable (Web):	1	**Facility City (EFIS):**	MANNING
Abandoned (Web):	5	**Facility State (EFIS):**	SC
Other (Web):	0	**Facility Zip (EFIS):**	29102-2517

Last Inspec (Web):	10/7/2024	**Facility (Web):**	MINUTE MAN MARKET
Facility:	MINUTE MAN MARKET	**Address (Web):**	307 W HUGGINS ST
Facility Street:	307 W HUGGINS ST	**City (Web):**	MANNING
Facilit City:	MANNING	**Zip Code (Web):**	29102-2517
Facility State :	SC	**County (Web):**	Clarendon
Facility Zip:	29102-2517	**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web): 864-490-2881
Phone (Web): Not Available
Land Owner Ph (Web): 864-490-2881
Operator Phone (Web): 864-490-2881
Business Addr (Web): 307 W HUGGINS ST MANNING SC 29102-2517
Tank Owner Bus Addr (Web): VRATPUR LLC
1793 HASELDEN DR
SC MANNING 29102
Land Owner Bus Addr (Web): VRATPUR LLC
1793 HASELDEN DR
SC MANNING 29102
Operator Bus Addr (Web): PRANAV LLC
1793 HASELDEN DR
SC MANNING 29102
Tank Owner (Web): VRATPUR LLC
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02398
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No:	1	**Project Manager:**	Dale W Stoudemire
Source:	UST	**Compliance Req:**	False
Reported:	12/31/1991	**Compliance Met:**	False
Confirmed:	12/31/1991	**Compliance Date:**	Not Available
RBCA/ Score:	Not Available	**Abatement Met:**	Not Available
Responsible Party:	SHREE LAXMI INC	**NFA:**	9/22/1992
Product:	Petroleum	**Fin Type:**	Unknown
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	Not Available	**Cleanup MCL:**	Not Available
Superb Determ Date:	Not Available	**Cleanup Initiated:**	12/31/1991
Transferred:	Not Available	**Cleanup Complete:**	12/31/1991

Release No:	2	**Project Manager:**	Jeymaris Sample-Hilerio
Source:	UST	**Compliance Req:**	True
Reported:	9/14/2007	**Compliance Met:**	True
Confirmed:	9/20/2007	**Compliance Date:**	Not Available
RBCA/ Score:	4BC - GW < 15 feet in silt or clay / 1 - Conduct Invest/Risk Assessment	**Abatement Met:**	7/30/2007
Responsible Party:	DIVYA INC	**NFA:**	Not Available
Product:	Petroleum	**Fin Type:**	With SUPERB 25K deductible
Emergency Resp:	Not Available	**Fin Res Mechanism:**	None
Superb Qualified:	True	**Cleanup MCL:**	Not Available
Superb Determ Date:	10/25/2007	**Cleanup Initiated:**	4/21/2009
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Release No:	1	**Confirmed:**	12/31/1991
NFA:	9/22/1992	**Tank Owner:**	VRATPUR LLC
Product:	PETRO	**Status Desc:**	
Proj Mgr:	STOUDEDW	**Score:**	
Status:		**Rank:**	
Reported:	12/31/1991		
Rank Desc:			

Facility: MINUTE MAN MARKET
Facility Street: 307 W HUGGINS ST
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102-2517

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility State: SC

Release No: 2
NFA:
Product: PETROL
Proj Mgr: SAMPLEJ
Status: 1
Reported: 9/14/2007
Rank Desc: GW < 15 feet in silt or clay
Facility: MINUTE MAN MARKET
Facility Street: 307 W HUGGINS ST
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102-2517
Facility State: SC

Confirmed: 9/20/2007
Tank Owner: VRATPUR LLC
Status Desc: Active Corrective Action
Score:
Rank: 4BC

DHEC EFIS Data Details (Revised 9/5/2017)

Release No: 2
Release Date: 9/14/2007
Project Mgr: W25
Confirmed Date: 9/20/2007
Cleanup Comp Date: 5/13/2009
Cleanup Comp Mcl Dt:
RP Name: DIVYA INC
RP Address: 307 W HUGGINS ST
RP City: MANNING
RP State: SC
RP Zip: 29102-2517
SSTL Estab Cd: AR-T
SCRBCA Class Cd: CLASS4BC
Depth to GW: 9.73
GW Flow Dir Cod:
Receptor Type Cd: HORNOSKY, MINDA S
Rel Fin Type Cd:
CoC Concentrate Cd:

2	2 of2	ENE	0.15 / 802.58	123.95 / -3	MINUTE MAN MARKET 307 W HUGGINS ST MANNING SC 29102-2517	UST

Site No: 2398
Permit: UST02398
Category: Retail Sales
No of Tanks: 6
Billable: 1
Abandoned: 5
Other: 0
Last Inspection: 10/7/2024
Facility Name: MINUTE MAN MARKET
Facility Address: 307 W HUGGINS ST
Facility Zip: 29102-2517
Facility Phone:
Facility State: SC
Facility City: MANNING
County 1 (Web): Clarendon
Business Address: 307 W HUGGINS ST MANNING SC 29102-2517
Tank Owner Business Address: VRATPUR LLC
1793 HASELDEN DR
SC MANNING 29102
Land Owner Business Address: VRATPUR LLC
1793 HASELDEN DR
SC MANNING 29102
Operator Business Address: PRANAV LLC
1793 HASELDEN DR
SC MANNING 29102
Tank Owner (Web): VRATPUR LLC

Facility ID (Prohib):
Fac Name (Prohib):
Fac Addr (Prohib):
Fac City (Prohib):
Facility Name (Web): MINUTE MAN MARKET
Facility Addr (Web): 307 W HUGGINS ST
Facility City (Web): MANNING
Zip Code (Web): 29102-2517
County (Web): Clarendon
Phone (Web): Not Available
Tank Owner Phone: 864-490-2881
Land Owner Phone: 864-490-2881
Operator Phone: 864-490-2881
Facility Contact:

Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02398
Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Management Tracking UST 'C' List (as of 11 Dec 2024)

Tank Information - UST Registry Search

Tank No:	5	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	P	**Owner at ABD:**	Not Available
Status:	Currently In Use	**Last Use:**	Not Available
Capacity:	12000	**Aband:**	Not Available
Variance:	Not Available	**Method:**	Not Available
Product:	Gasoline Super/Prem Gasoline RUL	**Under Dispnr Cont:**	True
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	True
Verified:	12/17/2020	**Tank Const:**	Steel Clad
Constr Date:	7/18/2007	**Tank Protect:**	Fiberglass Coating
Operat Date:	8/28/2007	**Tank Tested:**	Not Available
Notify:	7/17/2007	**Tank Cont Meth:**	Single Wall
Spill Prevention:	08/08/2007	**Pipe Cont Meth:**	Single Wall
Compliance:	10/7/2024	**Pipe Protect:**	Fiberglass
Comp Status:	In Compliance	**Pipe Tested:**	Not Available
Age at Notif:	0	**Pipe Const:**	Fiberglass Reinforced Plastic
Dist to Well (ft):	50	**Piping Type:**	Pressure
Tank Leak Det:	Automatic Tank Gauge 08/22/2007 Automatic Tank Gauge		
Pipe Leak Det:	Mechanical Line Leak Detector 07/03/2024 Line Tightness Test 07/03/2024		
Misc Test Checks:	Spill Bucket 07/06/2023 Overfill Prevention 07/06/2023 Piping Release Detection Operability 07/07/2020 Release Detection Operability 07/03/2024		

Tank No:	3	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	R	**Owner at ABD:**	Divya Inc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	4000	**Aband:**	7/30/2007
Variance:	Not Available	**Method:**	Removed
Product:	Gasoline	**Under Dispnr Cont:**	False
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	False
Verified:	01/01/1997	**Tank Const:**	Steel
Constr Date:	Not Available	**Tank Protect:**	Impressed Current
Operat Date:	5/26/1997	**Tank Tested:**	7/11/2006
Notify:	5/13/1987	**Tank Cont Meth:**	Single Wall
Spill Prevention:	01/01/1997	**Pipe Cont Meth:**	Single Wall
Compliance:	Not Available	**Pipe Protect:**	Impressed Current
Comp Status:	Not Available	**Pipe Tested:**	07/11/2006
Age at Notif:	5	**Pipe Const:**	Steel
Dist to Well (ft):	Not Available	**Piping Type:**	Suction
Tank Leak Det:	Inv. Control W/Tank Tightness Testing 07/25/2002		
Pipe Leak Det:	American Suction 07/17/2005		
Misc Test Checks:	Not Available		

Tank No:	6	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	0
Class:	P	**Owner at ABD:**	Harikrishna Llc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	2000	**Aband:**	8/17/2023
Variance:	Not Available	**Method:**	Fill with Foam
Product:	Kerosene	**Under Dispnr Cont:**	True
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	True
Verified:	12/17/2020	**Tank Const:**	Steel Clad
Constr Date:	7/18/2007	**Tank Protect:**	Fiberglass Coating
Operat Date:	8/28/2007	**Tank Tested:**	Not Available
Notify:	7/17/2007	**Tank Cont Meth:**	Single Wall
Spill Prevention:	08/08/2007	**Pipe Cont Meth:**	Single Wall
Compliance:	5/11/2023	**Pipe Protect:**	Fiberglass

Comp Status:	Abandoned	**Pipe Tested:**	Not Available
Age at Notif:	0	**Pipe Const:**	Fiberglass Reinforced Plastic
Dist to Well (ft):	50	**Piping Type:**	Suction
Tank Leak Det:	Automatic Tank Gauge 04/06/2023		
Pipe Leak Det:	European Suction Line Tightness Test		
Misc Test Checks:	Overfill Prevention 12/17/2020 Release Detection Operability 07/06/2022 Spill Bucket 11/04/2020		

Tank No:	1	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	R	**Owner at ABD:**	Divya Inc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	6000	**Aband:**	7/30/2007
Variance:	Not Available	**Method:**	Removed
Product:	Gasoline	**Under Dispnr Cont:**	False
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	False
Verified:	01/01/1997	**Tank Const:**	Steel
Constr Date:	Not Available	**Tank Protect:**	Impressed Current
Operat Date:	1/3/1997	**Tank Tested:**	7/11/2006
Notify:	5/13/1987	**Tank Cont Meth:**	Single Wall
Spill Prevention:	01/01/1997	**Pipe Cont Meth:**	Single Wall
Compliance:	Not Available	**Pipe Protect:**	Impressed Current
Comp Status:	Not Available	**Pipe Tested:**	07/11/2006
Age at Notif:	5	**Pipe Const:**	Steel
Dist to Well (ft):	Not Available	**Piping Type:**	Suction
Tank Leak Det:	Inv. Control W/Tank Tightness Testing 07/25/2002		
Pipe Leak Det:	European Suction		
Misc Test Checks:	Not Available		

Tank No:	2	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	R	**Owner at ABD:**	Divya Inc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	5000	**Aband:**	7/30/2007
Variance:	Not Available	**Method:**	Removed
Product:	Gasoline	**Under Dispnr Cont:**	False
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	False
Verified:	01/01/1997	**Tank Const:**	Steel
Constr Date:	Not Available	**Tank Protect:**	Impressed Current
Operat Date:	5/26/1997	**Tank Tested:**	7/11/2006
Notify:	5/13/1987	**Tank Cont Meth:**	Single Wall
Spill Prevention:	01/01/1997	**Pipe Cont Meth:**	Single Wall
Compliance:	Not Available	**Pipe Protect:**	Impressed Current
Comp Status:	Not Available	**Pipe Tested:**	07/11/2006
Age at Notif:	5	**Pipe Const:**	Steel
Dist to Well (ft):	Not Available	**Piping Type:**	Suction
Tank Leak Det:	Inv. Control W/Tank Tightness Testing 07/25/2002		
Pipe Leak Det:	European Suction		
Misc Test Checks:	Not Available		

Tank No:	4	**Chem:**	Not Available
Case No:	Not Available	**Left Gal:**	Not Available
Class:	R	**Owner at ABD:**	Divya Inc
Status:	Abandoned	**Last Use:**	Not Available
Capacity:	2000	**Aband:**	7/30/2007
Variance:	Not Available	**Method:**	Removed
Product:	Kerosene	**Under Dispnr Cont:**	False
Overfill Type:	Drop Tube Shut-Off	**Drop Tube:**	False
Verified:	01/01/1997	**Tank Const:**	Steel
Constr Date:	Not Available	**Tank Protect:**	Impressed Current
Operat Date:	5/26/1997	**Tank Tested:**	7/11/2006
Notify:	5/13/1987	**Tank Cont Meth:**	Single Wall
Spill Prevention:	01/01/1997	**Pipe Cont Meth:**	Single Wall
Compliance:	Not Available	**Pipe Protect:**	Impressed Current
Comp Status:	Not Available	**Pipe Tested:**	07/11/2006
Age at Notif:	5	**Pipe Const:**	Steel
Dist to Well (ft):	Not Available	**Piping Type:**	Suction

Tank Leak Det:	Inv. Control W/Tank Tightness Testing 07/25/2002
Pipe Leak Det:	American Suction 07/14/2005
Misc Test Checks:	Not Available

Tank Information - UST 'C' List

Tank No:	4	**Tank Owner State:**	SC
Capacity Gal:	2000	**Tank Owner Zip:**	29102
Status Code:	ABD	**Tank Owner Phone:**	864-490-2881
Status:	Abandoned	**Facility:**	MINUTE MAN MARKET
Chemical:	KN	**Contact 1:**	
Age at Notif. Years:	5	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST
Tank Owner Contact:		**City 1:**	MANNING
Street:	1793 HASELDEN DR	**St 1:**	SC
Tank Owner City:	MANNING	**Zip 1:**	29102-2517

Tank No:	5	**Tank Owner State:**	SC
Capacity Gal:	12000	**Tank Owner Zip:**	29102
Status Code:	CIU	**Tank Owner Phone:**	864-490-2881
Status:	Currently in Use	**Facility:**	MINUTE MAN MARKET
Chemical:	MP	**Contact 1:**	
Age at Notif. Years:	0	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST
Tank Owner Contact:		**City 1:**	MANNING
Street:	1793 HASELDEN DR	**St 1:**	SC
Tank Owner City:	MANNING	**Zip 1:**	29102-2517

Tank No:	2	**Tank Owner State:**	SC
Capacity Gal:	5000	**Tank Owner Zip:**	29102
Status Code:	ABD	**Tank Owner Phone:**	864-490-2881
Status:	Abandoned	**Facility:**	MINUTE MAN MARKET
Chemical:	GN	**Contact 1:**	
Age at Notif. Years:	5	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST
Tank Owner Contact:		**City 1:**	MANNING
Street:	1793 HASELDEN DR	**St 1:**	SC
Tank Owner City:	MANNING	**Zip 1:**	29102-2517

Tank No:	1	**Tank Owner State:**	SC
Capacity Gal:	6000	**Tank Owner Zip:**	29102
Status Code:	ABD	**Tank Owner Phone:**	864-490-2881
Status:	Abandoned	**Facility:**	MINUTE MAN MARKET
Chemical:	GN	**Contact 1:**	
Age at Notif. Years:	5	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST
Tank Owner Contact:		**City 1:**	MANNING
Street:	1793 HASELDEN DR	**St 1:**	SC
Tank Owner City:	MANNING	**Zip 1:**	29102-2517

Tank No:	6	**Tank Owner State:**	SC
Capacity Gal:	2000	**Tank Owner Zip:**	29102
Status Code:	ABD	**Tank Owner Phone:**	864-490-2881
Status:	Abandoned	**Facility:**	MINUTE MAN MARKET
Chemical:	KN	**Contact 1:**	
Age at Notif. Years:	0	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST
Tank Owner Contact:		**City 1:**	MANNING
Street:	1793 HASELDEN DR	**St 1:**	SC
Tank Owner City:	MANNING	**Zip 1:**	29102-2517

Tank No:	3	**Tank Owner State:**	SC
Capacity Gal:	4000	**Tank Owner Zip:**	29102
Status Code:	ABD	**Tank Owner Phone:**	864-490-2881
Status:	Abandoned	**Facility:**	MINUTE MAN MARKET
Chemical:	GN	**Contact 1:**	
Age at Notif. Years:	5	**Phone 1:**	
Owner:	VRATPUR LLC	**Facility Address:**	307 W HUGGINS ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Owner Contact: ***City 1:*** MANNING
Street: 1793 HASELDEN DR ***St 1:*** SC
Tank Owner City: MANNING ***Zip 1:*** 29102-2517

Tank Information - Financial Responsibility

Financial Mechanism: Self Insurance 280.101
Expiration Date:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of1	W	0.18 / 959.80	127.36 / 1	MANNING HEADSTART BUILDING WEST HUGGINS ST MANNING SC 29102	RCRA NON GEN

Handler ID: SCD987595758
Generator Status: N
Recycler Activity?: NO
Recycler Activity Note: This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note: NO RECORDS: As of Nov 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer:	No	***Used Oil Transpor:***	No
Mixed Waste Gen:	No	***Used Oil Trans Fac:***	No
Transporter:	No	***Used Oil Processor:***	No
Transfer Facility:	No	***Used Oil Refiner:***	No
Recycler:	No	***Used Oil Burner:***	No
Onsite Burner Exem:	No	***Commercial TSD:***	No
Furnace Exemption:	No	***Recycl Nonstorage:***	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	***NAIC 1:***	
Seq No:	2	***NAIC 2:***	
Non Notifier:		***NAIC 3:***	
Receive Date:	19981116	***NAIC 4:***	
Active Site:	-----	***State:***	SC
Land Type:	C	***Location Latitude:***	33.690864
In Handler Univ:	N	***Location Longitude:***	-80.227901
In A Universe:	N	***Loc GIS Primary:***	N
Gen Status:	N	***Loc GIS Origin:***	AG
Report Cycle:		***State District Owner:***	SC
Accessibility:		***State District:***	WT
Region:	04		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	SC		
State Waste Generator:	4		
Short Term Generator:	N		
Uni Waste:	N		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	N		
As Federally Regulated Tsdf:	------		
As Converter Tsdf:	------		
As State Regulated Tsdf:	------		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		

Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20150414
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	MANNING HEADSTART BUILDING
Location Street No:	
Location Street1:	WEST HUGGINS ST
Location Street2:	
Location City:	MANNING
Location State:	SC
Location Zip:	29102
Location County Code:	SC027
Location County Name:	CLARENDON
Location Country:	US
Contact Name:	SHIRLEY LEVY
Contact Street No:	
Contact Street1:	WEST HUGGINS ST
Contact Street2:	
Contact City:	MANNING
Contact State:	SC
Contact Zip:	29102
Contact Country:	US
Contact Phone & Ext:	803-478-4930
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	CLARENDON COUNTY
Owner Type:	C
Owner Seq:	1
Operator Name:	
Operator Type:	
Operator Seq:	
Public Notes:	

Hazardous Waste Handler Details

Seq No:	1
Receive Date:	19921231
Handler Name:	MANNING HEADSTART BUILDING
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Source Type: Notification
TSD Activity: N

Hazardous Waste Handler Details

Seq No: 2
Receive Date: 19981116
Handler Name: MANNING HEADSTART BUILDING
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification
TSD Activity: N

Waste Code Details

Waste Code: D008
Waste Code Desc: LEAD

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: County
Name: CLARENDON COUNTY
Dt Became Current:
Dt Ended Current:
Phone: 803-435-8203
Source Type: Notification
Street No:
Street1: WEST HUGGINS
Street2:
City: MANNING
State: SC
Country:
Zip: 29102

Historical Handler Details

Receive Dt: 19921231
Generator Code Description: Very Small Quantity Generator
Handler Name: MANNING HEADSTART BUILDING

4	1 of1	SSE	0.18 / 969.31	126.62 / 0	CLARENDON COUNTY 411 SUNSET DR MANNING SC 29102-2423	LUST

Permit (Web):
Category (Web):
No of Tanks (Web):
Billable (Web):
Abandoned (Web):
Other (Web):
Last Inspec (Web):
Facility:
Facility Street:
Facilit City:
Facility State :
Facility Zip:
Fac County:
Tank Owner Ph (Web):
Phone (Web):
Land Owner Ph (Web):
Operator Phone (Web):
Business Addr (Web):
Tank Owner Bus Addr (Web):
Land Owner Bus Addr (Web):
Operator Bus Addr (Web):
Tank Owner (Web):
Facility Link (Web):
Site No (EFIS): UST-12031
Facility Name (EFIS): CLARENDON COUNTY
Fac Address (EFIS): 411 SUNSET DR
Facility City (EFIS): MANNING
Facility State (EFIS): SC
Facility Zip (EFIS): 29102-2423
Facility (Web):
Address (Web):
City (Web):
Zip Code (Web):
County (Web):
County 1 (Web):
Data Source: DHEC LUST Data (EFIS) (as of 5 Sep 2017)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

DHEC EFIS Data Details (Revised 9/5/2017)

Release No:	1
Release Date:	3/29/1993
Project Mgr:	WS
Confirmed Date:	5/25/1993
Cleanup Comp Date:	
Cleanup Comp Mcl Dt:	
RP Name:	CLARENDON COUNTY
RP Address:	411 SUNSET DR
RP City:	MANNING
RP State:	SC
RP Zip:	29102-2423
SSTL Estab Cd:	MR
SCRBCA Class Cd:	CLASS2BB
Depth to GW:	6
GW Flow Dir Cod:	E
Receptor Type Cd:	THRASH, ASHLEIGH M
Rel Fin Type Cd:	DEPT
CoC Concentrate Cd:	

5	***1 of1***	***SSE***	***0.24 / 1,266.95***	***122.93 / -4***	***CLARENDON COUNTY 411 SUNSET DR MANNING SC 29102-2423***	***DELISTED LST***

Delisted Leaking Underground Storage Tanks

Site ID:	012031
Permit:	
Facility Link:	
Facility FOI:	
Facility St FOI:	
Fac Street FOI:	
Facility City FOI:	
Fac County FOI:	
Facility Zip FOI:	
Site No (EFIS):	UST-12031
Facil Name (EFIS):	CLARENDON COUNTY
Facil Address (EFIS):	411 SUNSET DR
Facil City (EFIS):	MANNING
Facil State (EFIS):	SC
Facil Zip (EFIS):	29102-2423
Abandoned:	
Billable:	
Category:	
Other:	
Phone:	
Last Inspection:	
Business Address:	
No of Tanks:	
Tank Owner Phone:	
Tank Owner Business Addr:	
Land Owner Business Addr:	
Land Owner Phone:	
Operator Business Addr:	
Operator Phone:	
Search County:	
County Code:	
Data Source:	DHEC LUST Data (EFIS)
Original Source:	LUST
Record Date:	08-MAY-2023

6	***1 of1***	***SSE***	***0.28 / 1,455.88***	***119.41 / -7***	***FORMER CONVENIENCE STORE PROP 402 SUNSET DR***	***LUST***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					MANNING SC 29102	

Permit (Web): UST16450
Category (Web): Pre-1974 Facility
No of Tanks (Web): 0
Billable (Web): 0
Abandoned (Web): 0
Other (Web): 0
Last Inspec (Web): Not Available
Facility: FORMER CONVENIENCE STORE PROP
Facility Street: 402 SUNSET DR
Facilit City: MANNING
Facility State : SC
Facility Zip: 29102
Fac County:

Site No (EFIS):
Facility Name (EFIS):
Fac Address (EFIS):
Facility City (EFIS):
Facility State (EFIS):
Facility Zip (EFIS):
Facility (Web): FORMER CONVENIENCE STORE PROP
Address (Web): 402 SUNSET DR
City (Web): MANNING
Zip Code (Web): 29102
County (Web): Clarendon
County 1 (Web): Clarendon

Tank Owner Ph (Web): 000-000-0000
Phone (Web): Not Available
Land Owner Ph (Web): Not Available
Operator Phone (Web): Not Available
Business Addr (Web): 402 SUNSET DR MANNING SC 29102
Tank Owner Bus Addr (Web): Not Available
Land Owner Bus Addr (Web): Not Available
Operator Bus Addr (Web): Not Available
Tank Owner (Web): UNKNOWN
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST16450
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024)

DHEC Online Registry - Release Report

Release No: 1
Source: UST
Reported: 6/1/1993
Confirmed: 6/1/1993
RBCA/ Score: Not Available
Responsible Party: UNKNOWN
Product: Petroleum
Emergency Resp: Not Available
Superb Qualified: Not Available
Superb Determ Date: Not Available
Transferred: Not Available

Project Manager: Dale W Stoudemire
Compliance Req: False
Compliance Met: False
Compliance Date: Not Available
Abatement Met: Not Available
NFA: 5/16/1994
Fin Type: Unknown
Fin Res Mechanism: Not Available
Cleanup MCL: Not Available
Cleanup Initiated: 6/1/1993
Cleanup Complete: 6/1/1993

DHEC Confirmed Release Report

Release No: 1
NFA: 5/16/1994
Product: PETRO
Proj Mgr: STOUDEDW
Status:
Reported: 6/1/1993
Rank Desc:
Facility: FORMER CONVENIENCE STORE PROP
Facility Street: 402 SUNSET DR
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC

Confirmed: 6/1/1993
Tank Owner: UNKNOWN
Status Desc:
Score:
Rank:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of2	NNE	0.30 / 1,588.77	121.61 / -5	RHAME BROTHERS GROCERY 312 W BOYCE ST MANNING SC 29102	LUST

Permit (Web): UST02445
Category (Web): Retail Sales
No of Tanks (Web): 3

Site No (EFIS): UST-02445
Facility Name (EFIS): RHAME BROTHERS GROCERY
Fac Address (EFIS): 312 W BOYCE ST

Billable (Web):	0	**Facility City (EFIS):**	MANNING
Abandoned (Web):	3	**Facility State (EFIS):**	SC
Other (Web):	0	**Facility Zip (EFIS):**	29102
Last Inspec (Web):	Not Available	**Facility (Web):**	RHAME BROTHERS GROCERY
Facility:	RHAME BROTHERS GROCERY	**Address (Web):**	312 W BOYCE ST
Facility Street:	312 W BOYCE ST	**City (Web):**	MANNING
Facilit City:	MANNING	**Zip Code (Web):**	29102
Facility State :	SC	**County (Web):**	Clarendon
Facility Zip:	29102	**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web): 803-485-3666
Phone (Web): Not Available
Land Owner Ph (Web): Not Available
Operator Phone (Web): Not Available
Business Addr (Web): 312 W BOYCE ST MANNING SC 29102
Tank Owner Bus Addr (Web): H&S PETROLEUM CO
217 HAYNESWORTH ST
SC SUMTER 29150
Land Owner Bus Addr (Web): Not Available
Operator Bus Addr (Web): Not Available
Tank Owner (Web): H&S PETROLEUM CO
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02445
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No:	1	**Project Manager:**	Joel P Padgett
Source:	UST	**Compliance Req:**	False
Reported:	10/12/1990	**Compliance Met:**	False
Confirmed:	5/17/1994	**Compliance Date:**	Not Available
RBCA/ Score:	4BC - GW < 15 feet in silt or clay / 3 - Monitored Natural Attenuation	**Abatement Met:**	9/13/1990
Responsible Party:	H&S PETROLEUM CO	**NFA:**	7/1/2009
Product:	Petroleum	**Fin Type:**	With SUPERB
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	True	**Cleanup MCL:**	7/1/2009
Superb Determ Date:	4/29/1994	**Cleanup Initiated:**	6/6/1996
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Release No:	1	**Confirmed:**	5/17/1994
NFA:	7/1/2009	**Tank Owner:**	H&S PETROLEUM CO
Product:	PETRO	**Status Desc:**	Active Corrective Action
Proj Mgr:	PADGETJP	**Score:**	
Status:	3	**Rank:**	4BC
Reported:	10/12/1990		

Rank Desc: GW < 15 feet in silt or clay
Facility: RHAME BROTHERS GROCERY
Facility Street: 312 W BOYCE ST
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC

DHEC EFIS Data Details (Revised 9/5/2017)

Release No: 1
Release Date: 10/12/1990
Project Mgr: WS
Confirmed Date: 5/17/1994
Cleanup Comp Date:
Cleanup Comp Mcl Dt: 7/1/2009
RP Name: H&S PETROLEUM CO
RP Address: PO BOX 266

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RP City:		SUMMERTON				
RP State:		SC				
RP Zip:		29148				
SSTL Estab Cd:		MR				
SCRBCA Class Cd:		CLASS4BC				
Depth to GW:		6				
GW Flow Dir Cod:		NE				
Receptor Type Cd:		PADGETT, JOEL P				
Rel Fin Type Cd:		DEPT				
CoC Concentrate Cd:						
7	2 of2	NNE	0.30 / 1,588.77	121.61 / -5	02445 - RHAME BROTHERS GROCERY 312 W BOYCE ST MANNING SC 29102	RCR
Site ID:		02445				
Tax Map ID:		169-10-03-015				
Latitude:		33.6959				
Longitude:		-80.2192				
Detail						
Reported Date:		10/12/1990				
CU>MCL:		7/1/2009				
8	1 of2	NE	0.33 / 1,749.82	121.81 / -5	HODGE PROPERTY WEINBERG & HWY 261 MANNING SC	DELISTED LST

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	02685
Release No:	1
Project Manager:	ADAMSSD
Status:	CLOSED
Impacted Code:	NO
Type:	F
Release Date:	08/16/04
Confirmed:	
NFA Dt:	09/13/04
Transfer:	
Product:	
Source:	
Tier:	
Truncated Note:	NOTE: many records provided by the department have a truncated company name and address field.
Soil Impact Code:	
User Name:	
Release Xfer Date:	
Suspect NFA Date:	
Release Source Code:	
Cleanup Complete Dt:	
Local Fac Last Name:	
Local Fac First Name:	
Address 2:	
State Code:	
County:	Clarendon
Zip Code:	
Local Fac County:	
District Code:	
Rp Identifier 1:	
Rp Identifier 2:	
Product 2:	
Product 3:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Product 4:						
Source 2:						
Source 3:						
Source 4:						
Original Source:		LAST				
Record Date:		06-MAR-2020				
8	***2 of2***	***NE***	***0.33 / 1,749.82***	***121.81 / -5***	***HODGE PROPERTY WEINBERG & HWY 261 MANNING SC***	***DELISTED LST***

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	02685
Release No:	1
Project Manager:	ADAMSSD
Status:	CLOSED
Impacted Code:	NO
Type:	F
Release Date:	08/16/04
Confirmed:	
NFA Dt:	09/13/04
Transfer:	
Product:	
Source:	
Tier:	
Truncated Note:	
Soil Impact Code:	
User Name:	
Release Xfer Date:	
Suspect NFA Date:	
Release Source Code:	
Cleanup Complete Dt:	
Local Fac Last Name:	
Local Fac First Name:	
Address 2:	
State Code:	
County:	Clarendon
Zip Code:	
Local Fac County:	
District Code:	
Rp Identifier 1:	
Rp Identifier 2:	
Product 2:	
Product 3:	
Product 4:	
Source 2:	
Source 3:	
Source 4:	
Original Source:	LAST
Record Date:	12-JAN-2021

9	***1 of1***	***N***	***0.37 / 1,935.27***	***121.27 / -5***	***LOWES HOME CENTER INC 471 W BOYCE ST MANNING SC***	***DELISTED LST***

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	4058
Release No:	1
Project Manager:	MCINNIS JONATHAN G
Status:	TRANSFER
Impacted Code:	NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type:	
Release Date:	9/22/2008
Confirmed:	
NFA Dt:	
Transfer:	
Product:	
Source:	
Tier:	
Truncated Note:	
Soil Impact Code:	
User Name:	MCINNIJG
Release Xfer Date:	
Suspect NFA Date:	
Release Source Code:	
Cleanup Complete Dt:	
Local Fac Last Name:	LOWES HOME CENTER INC
Local Fac First Name:	
Address 2:	
State Code:	SC
County:	Clarendon
Zip Code:	29102
Local Fac County:	14
District Code:	12
Rp Identifier 1:	NEZAR PROPERTIES CMM REALTY
Rp Identifier 2:	
Product 2:	
Product 3:	
Product 4:	
Source 2:	
Source 3:	
Source 4:	
Original Source:	LAST
Record Date:	02-DEC-2019

10	***1 of1***	***NW***	***0.38 / 2,012.96***	***125.07 / -2***	***2037 PAXVILLE HWY 2037 PAXVILLE HWY MANNING SC***	***DELISTED LST***

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	3829
Release No:	1
Project Manager:	TRENT JAN C
Status:	CLOSED
Impacted Code:	NO
Type:	
Release Date:	3/13/2008
Confirmed:	
NFA Dt:	
Transfer:	5/5/2008
Product:	
Source:	
Tier:	
Truncated Note:	
Soil Impact Code:	
User Name:	TRENTJC
Release Xfer Date:	5/5/2008
Suspect NFA Date:	
Release Source Code:	
Cleanup Complete Dt:	
Local Fac Last Name:	2037 PAXVILLE HWY
Local Fac First Name:	
Address 2:	
State Code:	SC
County:	Clarendon
Zip Code:	29

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Local Fac County:	14
District Code:	12
Rp Identifier 1:	WANDERMAN
Rp Identifier 2:	GREG
Product 2:	
Product 3:	
Product 4:	
Source 2:	
Source 3:	
Source 4:	
Original Source:	LAST
Record Date:	02-DEC-2019

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of1	ENE	0.41 / 2,146.77	126.68 / 0	MADHURAS REALTY LLC 117 S BOUNDARY ST MANNING SC 29102	LUST

Permit (Web):	UST02403	**Site No (EFIS):**	UST-02403
Category (Web):	Retail Sales	**Facility Name (EFIS):**	MADHURAS REALTY LLC
No of Tanks (Web):	3	**Fac Address (EFIS):**	117 S BOUNDARY ST
Billable (Web):	2	**Facility City (EFIS):**	MANNING
Abandoned (Web):	0	**Facility State (EFIS):**	SC
Other (Web):	0	**Facility Zip (EFIS):**	29102
Last Inspec (Web):	7/2/2024	**Facility (Web):**	MADHURAS REALTY LLC
Facility:	MADHURAS REALTY LLC	**Address (Web):**	117 S BOUNDARY ST
Facility Street:	117 S BOUNDARY ST	**City (Web):**	MANNING
Facilit City:	MANNING	**Zip Code (Web):**	29102
Facility State :	SC	**County (Web):**	Clarendon
Facility Zip:	29102	**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web):	803-435-4147
Phone (Web):	000-000-0000
Land Owner Ph (Web):	803-435-4147
Operator Phone (Web):	941-807-6625
Business Addr (Web):	117 S BOUNDARY ST MANNING SC 29102
Tank Owner Bus Addr (Web):	MADHURAS REALTY LLC 117 S BOUNDARY ST SC MANNING 29102
Land Owner Bus Addr (Web):	MADHURAS REALTY LLC 117 S BOUNDARY ST SC MANNING 29102
Operator Bus Addr (Web):	Raj K Patel 134 GIBBONS ST SC MANNING 29102-2802
Tank Owner (Web):	MADHURAS REALTY LLC
Facility Link (Web):	https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02403
Data Source:	SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No:	1	**Project Manager:**	Xavier N Kinard
Source:	UST	**Compliance Req:**	False
Reported:	12/23/1991	**Compliance Met:**	False
Confirmed:	3/2/1992	**Compliance Date:**	Not Available
RBCA/ Score:	2BB - Watersupply wells < 1000 feet downgrade / 3 - Monitored Natural Attenuation	**Abatement Met:**	7/16/1992
Responsible Party:	MADHURAS REALTY LLC	**NFA:**	Not Available
Product:	Petroleum	**Fin Type:**	With SUPERB
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	True	**Cleanup MCL:**	Not Available
Superb Determ Date:	3/20/1992	**Cleanup Initiated:**	1/6/1993
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Release No: 1
NFA:
Product: PETRO
Proj Mgr: KINARDXN
Status: 3
Reported: 12/23/1991
Rank Desc: Watersupply wells < 1000 feet downgrade
Facility: MADHURAS REALTY LLC
Facility Street: 117 S BOUNDARY ST
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC
Confirmed: 3/2/1992
Tank Owner: MADHURAS REALTY LLC
Status Desc: Free Product Recovery Only
Score:
Rank: 2BB

DHEC EFIS Data Details (Revised 9/5/2017)

Release No: 1
Release Date: 12/23/1991
Project Mgr: WS
Confirmed Date: 3/2/1992
Cleanup Comp Date:
Cleanup Comp Mcl Dt:
RP Name: YOUNGS FOOD STORES INC
RP Address: 5 BROAD ST
RP City: SUMTER
RP State: SC
RP Zip: 29150
SSTL Estab Cd: MR
SCRBCA Class Cd: CLASS2BB
Depth to GW: 12
GW Flow Dir Cod: RAD
Receptor Type Cd: THRASH, ASHLEIGH M
Rel Fin Type Cd: DEPT
CoC Concentrate Cd:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of1	E	0.42 / 2,224.57	124.96 / -2	PARTY WORLD 45 SUNSET DR MANNING SC 29102	LUST

Permit (Web): UST02408
Category (Web): Retail Sales
No of Tanks (Web): 3
Billable (Web): 1
Abandoned (Web): 0
Other (Web): 0
Last Inspec (Web): 8/8/2025
Facility: PARTY WORLD
Facility Street: 45 SUNSET DR
Facilit City: MANNING
Facility State : SC
Facility Zip: 29102
Fac County:
Site No (EFIS): UST-02408
Facility Name (EFIS): PARTY WORLD
Fac Address (EFIS): 45 SUNSET DR
Facility City (EFIS): MANNING
Facility State (EFIS): SC
Facility Zip (EFIS): 29102
Facility (Web): PARTY WORLD
Address (Web): 45 SUNSET DR
City (Web): MANNING
Zip Code (Web): 29102
County (Web): Clarendon
County 1 (Web): Clarendon
Tank Owner Ph (Web): 803-825-1560
Phone (Web): 000-000-0000
Land Owner Ph (Web): 803-825-1560
Operator Phone (Web): 803-825-1560
Business Addr (Web): 45 SUNSET DR MANNING SC 29102
Tank Owner Bus Addr (Web): JS PATEL LLC
45 SUNSET DR
SC MANNING 29102
Land Owner Bus Addr (Web): JS PATEL LLC
45 SUNSET DR
SC MANNING 29102
Operator Bus Addr (Web): BHAVISHA PATEL LLC
45 SUNSET DR
SC MANNING 29102
Tank Owner (Web): JS PATEL LLC

Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02408
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No: 2
Source: UST
Reported: 4/13/2007
Confirmed: 4/24/2007
RBCA/ Score: 3BA - Free product > 0.01 foot thick / 1 - Conduct Invest/Risk Assessment
Responsible Party: MARGI REALTY LLC
Product: Petroleum
Emergency Resp: Not Available
Superb Qualified: True
Superb Determ Date: Not Available
Transferred: Not Available
Project Manager: Jeymaris Sample-Hilerio
Compliance Req: True
Compliance Met: True
Compliance Date: Not Available
Abatement Met: Not Available
NFA: Not Available
Fin Type: With SUPERB
Fin Res Mechanism: Environmental Insurance
Cleanup MCL: Not Available
Cleanup Initiated: 1/7/2008
Cleanup Complete: Not Available

Release No: 1
Source: UST
Reported: 6/22/1993
Confirmed: 6/22/1993
RBCA/ Score: Not Available
Responsible Party: Richard T Avant
Product: Petroleum
Emergency Resp: Not Available
Superb Qualified: Not Available
Superb Determ Date: Not Available
Transferred: Not Available
Project Manager: Dale W Stoudemire
Compliance Req: False
Compliance Met: False
Compliance Date: Not Available
Abatement Met: Not Available
NFA: 6/23/1993
Fin Type: Unknown
Fin Res Mechanism: Not Available
Cleanup MCL: Not Available
Cleanup Initiated: 6/22/1993
Cleanup Complete: 6/22/1993

DHEC Confirmed Release Report

Release No: 1
NFA: 6/23/1993
Product: PETRO
Proj Mgr: STOUDEDW
Status:
Reported: 6/22/1993
Rank Desc:
Facility: PARTY WORLD
Facility Street: 45 SUNSET DR
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC
Confirmed: 6/22/1993
Tank Owner: JS PATEL LLC
Status Desc:
Score:
Rank:

Release No: 2
NFA:
Product: PETROL
Proj Mgr: SAMPLEJ
Status: 1
Reported: 4/13/2007
Rank Desc: Free product > 0.01 foot thick
Facility: PARTY WORLD
Facility Street: 45 SUNSET DR
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC
Confirmed: 4/24/2007
Tank Owner: JS PATEL LLC
Status Desc: Monitored Natural Attenuation
Score:
Rank: 3BA

DHEC EFIS Data Details (Revised 9/5/2017)

Release No: 2
Release Date: 4/13/2007
Project Mgr: W25

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Confirmed Date: 4/24/2007
Cleanup Comp Date:
Cleanup Comp Mcl Dt:
RP Name: MARGI REALTY LLC
RP Address: 211 S MILL ST
RP City: MANNING
RP State: SC
RP Zip: 29102
SSTL Estab Cd: TIER 1
SCRBCA Class Cd: CLASS4BC
Depth to GW: 8.47
GW Flow Dir Cod: SW
Receptor Type Cd: HORNOSKY, MINDA S
Rel Fin Type Cd:
CoC Concentrate Cd:

13	1 of1	ENE	0.45 / 2,383.55	123.15 / -4	Robert A Jenkins 15 S BOUNDARY ST MANNING SC 29102	LUST

Permit (Web): UST16300
Category (Web): Pre-1974 Facility
No of Tanks (Web): 2
Billable (Web): 0
Abandoned (Web): 0
Other (Web): 2
Last Inspec (Web): Not Available
Facility:
Facility Street:
Facilit City:
Facility State :
Facility Zip:
Fac County:

Site No (EFIS):
Facility Name (EFIS):
Fac Address (EFIS):
Facility City (EFIS):
Facility State (EFIS):
Facility Zip (EFIS):
Facility (Web): Robert A Jenkins
Address (Web): 15 S BOUNDARY ST
City (Web): MANNING
Zip Code (Web): 29102
County (Web): Clarendon
County 1 (Web): Clarendon

Tank Owner Ph (Web): 803-485-8721
Phone (Web): Not Available
Land Owner Ph (Web): Not Available
Operator Phone (Web): Not Available
Business Addr (Web): 15 S BOUNDARY ST MANNING SC 29102
Tank Owner Bus Addr (Web): Robert Jenkins
PO BOX 165
SC MANNING 29102
Land Owner Bus Addr (Web): Not Available
Operator Bus Addr (Web): Not Available
Tank Owner (Web): Robert Jenkins
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST16300
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025)

DHEC Online Registry - Release Report

Release No: 0
Source: Not Available
Reported: 6/25/1993
Confirmed: Not Available
RBCA/ Score: Not Available
Responsible Party: Not Available
Product: Not Available
Emergency Resp: Not Available
Superb Qualified: Not Available
Superb Determ Date: Not Available
Transferred: Not Available

Project Manager: John E Kneece
Compliance Req: False
Compliance Met: False
Compliance Date: Not Available
Abatement Met: Not Available
NFA: 7/31/1995
Fin Type: Not Available
Fin Res Mechanism: Not Available
Cleanup MCL: Not Available
Cleanup Initiated: Not Available
Cleanup Complete: Not Available

14	1 of1	NNW	0.45 / 2,384.89	126.33 / 0	B&B MINI MART 1993 PAXVILLE HWY MANNING SC 29102	LUST

Permit (Web): UST02430
Site No (EFIS): UST-02430

Category (Web):	Retail Sales	**Facility Name (EFIS):**	B&B MINI MART
No of Tanks (Web):	2	**Fac Address (EFIS):**	510 W BOYCE ST
Billable (Web):	0	**Facility City (EFIS):**	MANNING
Abandoned (Web):	2	**Facility State (EFIS):**	SC
Other (Web):	0	**Facility Zip (EFIS):**	29102
Last Inspec (Web):	8/31/1993	**Facility (Web):**	B&B MINI MART
Facility:	B&B MINI MART	**Address (Web):**	1993 PAXVILLE HWY
Facility Street:	1993 PAXVILLE HWY	**City (Web):**	MANNING
Facilit City:	MANNING	**Zip Code (Web):**	29102
Facility State :	SC	**County (Web):**	Clarendon
Facility Zip:	29102	**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web): 803-435-2224
Phone (Web): Not Available
Land Owner Ph (Web): Not Available
Operator Phone (Web): Not Available
Business Addr (Web): 1993 PAXVILLE HWY MANNING SC 29102
Tank Owner Bus Addr (Web): S H RIGBY OIL CO INC
PO BOX 337
SC MANNING 29102-0337
Land Owner Bus Addr (Web): Not Available
Operator Bus Addr (Web): Not Available
Tank Owner (Web): S H RIGBY OIL CO INC
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02430
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No:	1	**Project Manager:**	Xavier N Kinard
Source:	UST	**Compliance Req:**	False
Reported:	12/29/1989	**Compliance Met:**	False
Confirmed:	4/9/1991	**Compliance Date:**	Not Available
RBCA/ Score:	3BA - Free product > 0.01 foot thick / 1 - Conduct Invest/Risk Assessment	**Abatement Met:**	12/15/1994
Responsible Party:	RIGBY OIL COMPANY	**NFA:**	Not Available
Product:	Petroleum	**Fin Type:**	With SUPERB
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	True	**Cleanup MCL:**	Not Available
Superb Determ Date:	2/1/1995	**Cleanup Initiated:**	6/6/1996
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Release No:	1	**Confirmed:**	4/9/1991
NFA:		**Tank Owner:**	S H RIGBY OIL CO INC
Product:	PETRO	**Status Desc:**	Monitored Natural Attenuation
Proj Mgr:	KINARDXN	**Score:**	
Status:	1	**Rank:**	3BA
Reported:	12/29/1989		

Rank Desc: Free product > 0.01 foot thick
Facility: B&B MINI MART
Facility Street: 1993 PAXVILLE HWY
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC

DHEC EFIS Data Details (Revised 9/5/2017)

Release No: 1
Release Date: 12/29/1989
Project Mgr: WS
Confirmed Date: 4/9/1991
Cleanup Comp Date:
Cleanup Comp Mcl Dt:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

RP Name:	RIGBY OIL COMPANY
RP Address:	PO BOX 337
RP City:	MANNING
RP State:	SC
RP Zip:	29102-0337
SSTL Estab Cd:	MR
SCRBCA Class Cd:	CLASS2BB
Depth to GW:	9
GW Flow Dir Cod:	NW
Receptor Type Cd:	THRASH, ASHLEIGH M
Rel Fin Type Cd:	DEPT
CoC Concentrate Cd:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of1	E	0.49 / 2,568.97	126.08 / -1	EL CHEAPO 211 S MILL ST MANNING SC 29102	LUST

Permit (Web):	UST02423	**Site No (EFIS):**	UST-02423
Category (Web):	Retail Sales	**Facility Name (EFIS):**	EL CHEAPO
No of Tanks (Web):	5	**Fac Address (EFIS):**	211 S MILL ST
Billable (Web):	2	**Facility City (EFIS):**	MANNING
Abandoned (Web):	3	**Facility State (EFIS):**	SC
Other (Web):	0	**Facility Zip (EFIS):**	29102
Last Inspec (Web):	6/28/2024	**Facility (Web):**	EL CHEAPO
Facility:	EL CHEAPO	**Address (Web):**	211 S MILL ST
Facility Street:	211 S MILL ST	**City (Web):**	MANNING
Facilit City:	MANNING	**Zip Code (Web):**	29102
Facility State :	SC	**County (Web):**	Clarendon
Facility Zip:	29102	**County 1 (Web):**	Clarendon
Fac County:			

Tank Owner Ph (Web):	973-452-6022
Phone (Web):	Not Available
Land Owner Ph (Web):	000-000-0000
Operator Phone (Web):	Not Available
Business Addr (Web):	211 S MILL ST MANNING SC 29102
Tank Owner Bus Addr (Web):	YESHA REALTY LLC 211 S MILL ST SC MANNING 29102
Land Owner Bus Addr (Web):	MADHURAS REALTY LLC 117 S BOUNDARY ST SC MANNING 29102
Operator Bus Addr (Web):	YESHA TIRTH LLC 117 S BOUNDARY ST SC MANNING 29102
Tank Owner (Web):	YESHA REALTY LLC
Facility Link (Web):	https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02423
Data Source:	SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024); DHEC LUST Data (EFIS) (as of 5 Sep 2017)

DHEC Online Registry - Release Report

Release No:	1	**Project Manager:**	Xavier N Kinard
Source:	UST	**Compliance Req:**	False
Reported:	11/22/1989	**Compliance Met:**	False
Confirmed:	12/6/1989	**Compliance Date:**	Not Available
RBCA/ Score:	2BB - Watersupply wells < 1000 feet downgrade / 1 - Conduct Invest/Risk Assessment	**Abatement Met:**	11/16/1989
Responsible Party:	MOORE OIL CO INC	**NFA:**	Not Available
Product:	Petroleum	**Fin Type:**	Recoverable SUPERB deductible
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Not Available
Superb Qualified:	True	**Cleanup MCL:**	Not Available
Superb Determ Date:	4/12/1991	**Cleanup Initiated:**	11/7/1990
Transferred:	Not Available	**Cleanup Complete:**	Not Available
Release No:	2	**Project Manager:**	Xavier N Kinard
Source:	UST	**Compliance Req:**	True

Reported:	3/29/2019	**Compliance Met:**	True
Confirmed:	4/4/2019	**Compliance Date:**	4/3/2019
RBCA/ Score:	2BA - Free product > 1 foot / 1 - Conduct Invest/Risk Assessment	**Abatement Met:**	3/29/2019
Responsible Party:	YESHA REALTY LLC	**NFA:**	Not Available
Product:	Petroleum	**Fin Type:**	With SUPERB 25K deductible
Emergency Resp:	Not Available	**Fin Res Mechanism:**	Self Insurance 280.101
Superb Qualified:	True	**Cleanup MCL:**	Not Available
Superb Determ Date:	9/30/2019	**Cleanup Initiated:**	2/12/2020
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Release No:	1	**Confirmed:**	12/6/1989
NFA:		**Tank Owner:**	YESHA REALTY LLC
Product:	PETRO	**Status Desc:**	Free Product Recovery Only
Proj Mgr:	KINARDXN	**Score:**	
Status:	1	**Rank:**	2BB
Reported:	11/22/1989		
Rank Desc:	Watersupply wells < 1000 feet downgrade		
Facility:	EL CHEAPO		
Facility Street:	211 S MILL ST		
Facility City:	MANNING		
Fac County:	Clarendon		
Facility Zip:	29102		
Facility State:	SC		

Release No:	2	**Confirmed:**	4/4/2019
NFA:		**Tank Owner:**	YESHA REALTY LLC
Product:	PETROL	**Status Desc:**	Free Product Recovery Only
Proj Mgr:	KINARDXN	**Score:**	
Status:	1	**Rank:**	2BA
Reported:	3/29/2019		
Rank Desc:	Free product > 1 foot		
Facility:	EL CHEAPO		
Facility Street:	211 S MILL ST		
Facility City:	MANNING		
Fac County:	Clarendon		
Facility Zip:	29102		
Facility State:	SC		

DHEC EFIS Data Details (Revised 9/5/2017)

Release No:	1
Release Date:	11/22/1989
Project Mgr:	WS
Confirmed Date:	12/6/1989
Cleanup Comp Date:	
Cleanup Comp Mcl Dt:	
RP Name:	MOORE OIL CO INC
RP Address:	PO BOX 16
RP City:	MANNING
RP State:	SC
RP Zip:	29102
SSTL Estab Cd:	MR
SCRBCA Class Cd:	CLASS2BB
Depth to GW:	9
GW Flow Dir Cod:	NE
Receptor Type Cd:	THRASH, ASHLEIGH M
Rel Fin Type Cd:	
CoC Concentrate Cd:	

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	MANNING LANE APARTMENTS	***Registry ID:*** 110019933740	SC		815814030
LUST	THRIFTY MART	HOSPITAL ST ***Permit (Web):*** UST02451 ***NFA:*** 4/7/1995	MANNING SC	29102	822812937

Unplottable Report

Site: ***MANNING LANE APARTMENTS***
SC

FINDS/FRS

Registry ID:	110019933740
FIPS Code:	45027
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	06-DEC-04
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	04
County Name:	CLARENDON
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Frs Facility Detail Report URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110019933740
Program Acronyms:	

SC-EFIS:SC0000202975

Site: ***THRIFTY MART***
HOSPITAL ST MANNING SC 29102

LUST

Permit (Web):	UST02451	***Site No (EFIS):***	
Category (Web):	Retail Sales	***Facility Name (EFIS):***	
No of Tanks (Web):	1	***Fac Address (EFIS):***	
Billable (Web):	0	***Facility City (EFIS):***	
Abandoned (Web):	1	***Facility State (EFIS):***	
Other (Web):	0	***Facility Zip (EFIS):***	
Last Inspec (Web):	Not Available	***Facility (Web):***	THRIFTY MART
Facility:	THRIFTY MART	***Address (Web):***	HOSPITAL ST
Facility Street:	HOSPITAL ST	***City (Web):***	MANNING
Facilit City:	MANNING	***Zip Code (Web):***	29102
Facility State :	SC	***County (Web):***	Clarendon
Facility Zip:	29102	***County 1 (Web):***	Clarendon
Fac County:			
Tank Owner Ph (Web):	803-485-3666		
Phone (Web):	Not Available		
Land Owner Ph (Web):	Not Available		
Operator Phone (Web):	Not Available		
Business Addr (Web):	HOSPITAL ST MANNING SC 29102		

Tank Owner Bus Addr (Web): H&S PETROLEUM CO
217 HAYNESWORTH ST
SC SUMTER 29150
Land Owner Bus Addr (Web): Not Available
Operator Bus Addr (Web): Not Available
Tank Owner (Web): H&S PETROLEUM CO
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST02451
Data Source: SCDES Underground Storage Tank Registry (Web) (as of 28 Aug 2025); DHEC Confirmed Release Report (LUST) (as of 11 Dec 2024)

DHEC Online Registry - Release Report

Release No: 1
Source: UST
Reported: 7/5/1991
Confirmed: 4/7/1995
RBCA/ Score: Not Available
Responsible Party: H&S PETROLEUM CO
Product: Petroleum
Emergency Resp: Not Available
Superb Qualified: Not Available
Superb Determ Date: Not Available
Transferred: Not Available

Project Manager: Doug C Pasley
Compliance Req: False
Compliance Met: False
Compliance Date: Not Available
Abatement Met: Not Available
NFA: 4/7/1995
Fin Type: Unknown
Fin Res Mechanism: Not Available
Cleanup MCL: Not Available
Cleanup Initiated: 4/7/1995
Cleanup Complete: 4/7/1995

DHEC Confirmed Release Report

Release No: 1
NFA: 4/7/1995
Product: PETRO
Proj Mgr: PASLEYDC
Status:
Reported: 7/5/1991
Rank Desc:
Facility: THRIFTY MART
Facility Street: HOSPITAL ST
Facility City: MANNING
Fac County: Clarendon
Facility Zip: 29102
Facility State: SC

Confirmed: 4/7/1995
Tank Owner: H&S PETROLEUM CO
Status Desc:
Score:
Rank:

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 18, 2026

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 18, 2026

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 18, 2026

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. 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. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)' , 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Dec 26, 2025

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) 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. This data includes sites from the List 8R Archived site file. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)' , 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Dec 26, 2025

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

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

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. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Nov 30, 2025

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Nov 30, 2025

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Nov 30, 2025

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Nov 30, 2025

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Nov 30, 2025

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Nov 30, 2025

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Nov 30, 2025

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jan 30, 2026

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jan 30, 2026

Land Use Controls Information System: LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Jan 18, 2026

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Nov 30, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 8, 2025

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. The list includes FRP facilities sourced from the EPA FOIA office and from previously available Homeland Infrastructure Foundation-Level Data (HIFLD) file/s. Disclaimer: Per the EPA FOIA Office, the verification process for current requested FRP data is undergoing review and revision, and any similar reporting will be made public in Fiscal Year 2026. For this reason, the latest available FOIA file may be incomplete.

Government Publication Date: Jun 1, 2025

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jun 1, 2025

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 5, 2025

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Dec 26, 2025

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Jan 30, 2026

State

State Remediation Projects: REMEDIATION

This list of State Remediation Projects is maintained by the South Carolina Department of Environmental Services (SCDES) Clean Up Projects in Progress/Superfund Program. This SCDES Program aims to protect the environment through assessing, remediating, and cleaning up applicable polluted sites.

Government Publication Date: Mar 5, 2026

Permitted Landfills List: SWF/LF

The South Carolina Department of Environmental Services (SCDES) maintains a list of permitted solid waste and landfill facilities in South Carolina.

Government Publication Date: Nov 24, 2025

Site Assessment Section Project List: SASPL

The South Carolina Department of Environmental Services (SCDES) Bureau of Land & Waste Management keeps record of the state hazardous waste sites in their Site Assessment Section Project List. Includes sites that have had or have ongoing assessment and/or remediation; sites assessed under CERCLA and state authority, as well as federal and state Superfund sites; sites within the Drycleaning Restoration Trust Fund; and state voluntary cleanups sites and Brownfields sites.

Government Publication Date: Aug 14, 2024

Delisted Site Assessment Section Project List: DELISTED SHWS

List of sites that once appeared on – and have since been removed from – the list of hazardous waste sites made available by South Carolina Department of Environmental Services (SCDES), previously known as the South Carolina Department of Health and Environmental Control (DHEC), Bureau of Land & Waste Management Site Assessment Section.

Government Publication Date: Mar 5, 2026

Leaking Underground Storage Tank List: LUST

List of incidents involving releases from underground storage tanks. Includes records from the SCDES Confirmed Release Report (LUST), and tank sites from the Underground Storage Tank Division's UST Registry Search with confirmed or unconfirmed releases. Data made available by the South Carolina Department of Environmental Services (SCDES).

Government Publication Date: Aug 28, 2025

Release Incidents - Groundwater Tracking: LAST

A listing of incidents involving petroleum releases from unregulated sources such as aboveground storage tanks, heating oil tanks and spills during transport reported to the South Carolina Department of Environmental Services (SCDES).

Government Publication Date: Dec 23, 2025

Delisted Leaking Storage Tanks: DELISTED LST

List of sites that once appeared on – and have since been removed from – leaking aboveground storage tank listings and/or leaking underground storage tank listings made available by the South Carolina Department of Environmental Services (SCDES), previously known as the South Carolina Department of Health and Environmental Control (DHEC).

Government Publication Date: Dec 23, 2025

Underground Storage Tank List: UST

List of permitted underground storage tank sites. Includes records from the SCDES UST List, and tank sites from the Underground Storage Tank Division's UST Registry Search. Data made available by the Underground Storage Tank Division of the South Carolina Department of Environmental Services (SCDES).

Government Publication Date: Sep 18, 2025

Aboveground Storage Tanks (SCDA): AST

A list of aboveground storage tanks made available by South Carolina Department of Agriculture (SCDA).

Government Publication Date: Jan 8, 2026

Aboveground Storage Tanks (SC State Fire): AST SFM

A list of aboveground storage tanks known to South Carolina Department of Labor, Licensing and Regulation's Office of State Fire Marshal. The status of tanks on this list is unknown, as State Fire approves plans for ASTs prior to construction.

Government Publication Date: Sep 19, 2017

Delisted Storage Tanks: DELISTED TANKS

List of sites that once appeared on – and have since been removed from – underground storage tank site listings made available by the South Carolina Department of Environmental Services (SCDES), previously known as the South Carolina Department of Health and Environmental Control (DHEC), and/or aboveground storage tank listings made available from the South Carolina Department of Agriculture (SCDA).
Government Publication Date: Jan 8, 2026

Registry of Conditional Remedies: RCR
A Conditional Remedy is an environmental remedy that includes certain qualifications. These qualifications are divided into two major categories: Remedies requiring Land Use Controls and Conditional No Further Actions (CNFA). This registry is managed by the South Carolina Department of Environmental Services (SCDES) and does not include UST sites where a No Further Action (NFA) letter was issued.
Government Publication Date: Feb 23, 2026

Site Assessment and Remediation Public Record Database: VCP
The Voluntary Cleanup Program Public Record Tool identifies brownfield sites for potential redevelopment and sites undergoing cleanup activities and assessment. Data made available by the South Carolina Department of Environmental Services (SCDES). SCDES has found inconsistencies within their reports, so this may not be a comprehensive list. SCDES is not providing an updated list to the public at this time until they have corrected their data.
Government Publication Date: Dec 17, 2025

Brownfields Sites Listing: BROWNFIELDS
List of sites that have enrolled in the Brownfields Program, maintained by the South Carolina Department of Environmental Services (SCDES) Bureau of Land & Waste Management (LWM) SARR (Division of Site Assessment, Remediation and Revitalization). SCDES has found inconsistencies within their reports, so this may not be a comprehensive list. SCDES is not providing an updated list to the public at this time until they have corrected their data.
Government Publication Date: Jul 9, 2025

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes South Carolina, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Oct 14, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes South Carolina, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Oct 14, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: Mar 2, 2026

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Oct 8, 2025

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Jan 1, 2026

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Dec 29, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: May 30, 2025

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Aug 1, 2025

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Feb 16, 2026

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Feb 2, 2026

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest: PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Feb 14, 2026

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The dataset was developed from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors, based on the North American Industry Classification System (NAICS) Codes and Standard Industrial Classification (SIC) Codes associated federal regulatory programs (e.g., Clean Water Act, Clean Air Act, and Resource Conservation and Recovery Act) at the facility level; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Feb 16, 2026

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Jan 29, 2026

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).
Government Publication Date: Dec 26, 2025

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.
Government Publication Date: Oct 18, 2025

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Jan 24, 2026

Delisted Drycleaner Facilities: DELISTED FED DRY
List of sites which once appeared on - and have since been removed from - the list of drycleaner facilities included in Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Jan 24, 2026

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Oct 30, 2025

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). The intent of the site location is to provide a general reference point to the site on a national scale. The coordinates of each site point can be the location of a site monument, the centroid of the site boundary, or a general location of the site. This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Nov 6, 2025

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the U.S. Department of Energy's (DOE) Alternative Fuels Data Center (AFDC) and National Renewable Energy Laboratory (NREL). The DOE's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Dec 16, 2025

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Dec 30, 2025

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 26, 2025

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Aug 12, 2025

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk: HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

NPDES Biosolids Program Permit Holders: NPDES BIOSOLIDS

This Water National Pollutant Discharge Elimination System (NPDES) Biosolids Permits list is sourced from the U.S. Environmental Protection Agency's (EPA) Enforcement and Compliance History Online data. EPA's Integrated Compliance Information System (ICIS) for NPDES includes facility and compliance information for NPDES permits in the ECHO Biosolids facility universe. Per the EPA, when sewage from households and businesses (and sometimes wastewater from industrial dischargers) is sent to a wastewater treatment plant, the liquids are separated from the solids, producing a semi-solid, nutrient-rich product known as "sewage sludge" or "biosolids". The EPA typically uses the term "biosolids" to mean sewage sludge that has been treated to meet the agency's regulatory requirements and is intended to be land applied as a soil conditioner or fertilizer.

Government Publication Date: Feb 7, 2026

State

Spills List: SPILLS

A list of spills and releases managed by the South Carolina Department of Environmental Services (SCDES).

Government Publication Date: Sep 24, 2024

Drycleaning Facility Restoration Trust Fund Database: DRYCLEAN FUND

This Priorities list of Drycleaning Facility Restoration Trust Fund (DFRTF) facilities is provided by South Carolina Department of Environmental Services (SCDES) Bureau of Land and Waste Management. The SCDES is responsible for administering the DFRTF to manage the assessment and remediation of drycleaning facilities statewide by prioritizing sites for future funding based on available assessment information. The Funding Priority system categorizes sites into one of five groups and is designed to identify sites that require immediate action to eliminate the risk of human exposure, prevent imminent exposure to environmental contamination, or indicate no funded activity planned when applicable.

Government Publication Date: Apr 16, 2024

Dry Cleaners: DRY CLEANERS

A list of dry cleaners provided by the former South Carolina Department of Health and Environmental Control (DHEC), now known as the South Carolina Department of Environmental Services (SCDES). The SCDES no longer maintains this list of dry cleaners. Please refer to the Priorities list of Drycleaning Facility Restoration Trust Fund facilities as the currently available listing.

Government Publication Date: Jan 9, 2019

Delisted Drycleaning Facilities: DELISTED DRYCLEANERS

List of sites that once appeared on – and have since been removed from – drycleaner listings made available by the South Carolina Department of Revenue (SCDOR) and the South Carolina Department of Environmental Services (SCDES), previously known as the South Carolina Department of Health and Environmental Control (DHEC).

Government Publication Date: Feb 4, 2026

Air Permitted Facilities: AIR PERMIT

The South Carolina Department of Environmental Services (SCDES) Bureau of Air Quality (BAQ) issues permits limiting the amount of regulated air contaminants emitted at a facility. According to the BAQ, an air permit is a legal document that lists what a source must do in order to comply with the state and federal air pollution laws. The facility's potential to emit emissions determines if a facility is classified as major or minor or if the facility has to undergo a major modification. The BAQ issues construction permit, operating permits, general permits, and registration permits. Some permits may be exempted, such as: construction permit exemptions specified in Regulation 61-62.1, Section II (B)(1)(a) through (c), Regulation 61-62.70.2(r), and Regulation 61-62.1, Section II (B)(2)(a) through (h); source- specific exemptions; and emission-level exemptions specified in Regulation 61-62.5 - Standard No. 8, Toxic Air Pollutants.

Government Publication Date: Nov 10, 2025

Underground Injection Control Wells: UIC

This list of Underground Injection Control Class V Wells is provided by the South Carolina Department of Environmental Services (SCDES). The majority of Class V Wells are aquifer remediation injection wells, and the remaining are Aquifer Storage and Recovery Wells (storage of potable water in the subsurface).

Government Publication Date: Jan 14, 2026

Agricultural Facilities: AGRI FAC

A list of permitted agricultural facilities (livestock operations) provided by the former South Carolina Department of Health and Environmental Control (DHEC), now known as the South Carolina Department of Environmental Services (SCDES). The list was supplied by the SCDES Bureau of Water. The SCDES provides no warranty, expressed or implied, as to the accuracy, reliability, or completeness of the data.

Government Publication Date: Dec 19, 2025

Department of Revenue Dry Cleaners: DRYCLEAN FEE

A list of dry cleaners provided by the South Carolina Department of Revenue (SCDOR). Includes facilities with Dry Cleaning Facility Fee (DCFF) and Dry Cleaning Surcharge Fee (DCSF) accounts. Locations that use solvents are required to obtain a Dry Cleaning Facility Fee account, join the Dry Cleaning Restoration Fund, and obtain a certificate of registration from the SCDOR. A wholesaler solvent supply facility that supplies or sells solvent in South Carolina is required to obtain a Solvent Surcharge account.

Government Publication Date: Feb 4, 2026

Surface Water PFAS Sampling: PFAS SAMPLING

The South Carolina Department of Environmental Services (SCDES) has implemented the Ambient Surface Water PFAS Strategy to monitor Per- and Polyfluoroalkyl Substances (PFAS) levels in surface water and associated biota. The Ambient Surface Water Strategy includes analysis of samples from lakes, rivers, and streams across South Carolina, as well as samples from fish, oyster, and blue crab. This summary data includes concentrations each time the site was sampled for six individual PFAS: PFOA, PFOS, PFNA, HFPO-DA or Gen-X, PFHxS, and PFBS. Concentrations identified with a dash (-) indicate the compound was analyzed for but not detected. The SCDES provides this data for general reference purposes only and provides no warranty as to its accuracy, reliability or completeness.

Government Publication Date: Mar 1, 2025

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

VAPOR SCREENING

Project Property:	*Manning Gardens* *214 Alfred Henry Street* *Manning SC 29102*
Project No:	*E842O2860*
Report Type:	*Vapor Report*
Order No:	*26032700191v*
Requested by:	*Gill Group*
Date Completed:	*April 7, 2026*

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT INFORMATION:

Service: Client has used a service offered by ERIS Information Inc. ("**ERIS**") to generate this report based upon certain search parameters set by Client, or in the case of ERIS's Vapor Encroachment Screening Tool and Checklist, certain search parameters set by ERIS and modified by Client (the "**Service**"). This report contains the results of a search conducted by ERIS of environmental records maintained by third parties. ERIS does not maintain, and has no responsibility for the accuracy or completeness of, such records.

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Reliance on Report: This report (1) applies only to the address and the date specified on the cover page of this report and (2) is not a substitute for a Phase I Environmental Site Assessment, a Vapor Encroachment Assessment or any other similar assessment. It is solely intended to be used as a database search of current environmental records maintained by third parties, and Client should not rely on this report for any purpose for which it is not intended. Client may, in Client's discretion, modify search parameters within some of the tools of the Service that may affect the results for which ERIS is not responsible.

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Executive Summary

This Report was produced through the ERIS Vapor Screening Tool. The ERIS Vapor Screening Tool and this report output are designed to help those in conducting a Vapor Encroachment Screening on a Property Involved in Real Estate Transactions under the ASTM Standard Designation E2600-22.

The following table lists the data sources searched and any hits in the Area of Concern (AOC) that have been included in the report. The search distances listed are based on search distances used in the Database Report and the search results are grouped based on the minimum default search distances for Chemicals of Concern (COCs) and Petroleum Hydrocarbon Chemicals of Concern (PHCOCs) as outlined in E2600-22. The default AOC may be expanded or reduced by the environmental professional (adjusted AOC) using experience and professional judgment.

Standard Environmental Sources	***Search Distance (miles)****	***Project Property***	***Within 1/10***	***1/10 plus***	***Total***
Federal NPL site list	1.0	0	0	0	0
Federal Delisted NPL site list	0.5	0	0	0	0
Federal CERCLIS list	0.5	0	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0	0
Federal RCRA generators list	0.25	0	0	0	0
Federal institutional control/engineering control registries	0.5	0	0	0	0
Federal ERNS list	PO	0	0	0	0
State and tribal equivalent NPL	1.0	0	0	0	0
State and tribal equivalent CERCLIS	1.0	0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0	0
State and Tribal registered storage tank lists	0.25	0	0	0	0
State and tribal institutional control/engineering control registries	0.5	0	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0	0
State and tribal Brownfield sites	0.5	0	0	0	0
Others	0.5	0	0	0	0
Non Standard Environmental Sources					
Federal Spill sites list	0.125	0	0	0	0
Federal Drycleaner Facilities	0.5	0	0	0	0
State and Tribal Spill sites list	0.125	0	0	0	0
State and Tribal Dry Cleaner Facilities	0.5	0	0	0	0
Others	1.0	0	0	0	0
Federal PFAS sites list	0.5	0	0	0	0
State and Tribal PFAS site list	0.5	0	0	0	0

** Please refer to the Appendix of this report to view specific databases searched within each category. Search distances within each category may vary by database - the largest search radius per category will be displayed.*

Executive Summary: Report Summary

Project Property:	Manning Gardens 214 Alfred Henry Street Manning SC 29102	**PO No:**	E842O2860
		Order No:	26032700191v
Coordinates:	33.69069289, -80.22311984	**Elevation:**	126.77 ft

Project Property - Results

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number

No records for the project property.

Surrounding Properties - Results

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number

No records for the surrounding properties.



Address: 214 Alfred Henry Street,Manning,SC

Order No: 26032700191v

Up-gradient
Down-gradient
Cross-gradients
Sites with Lower Elevation
Sites with Same Elevation
Sites with Higher Elevation

© ERIS Information Inc.



Address: 214 Alfred Henry Street,Manning,SC

Order No: 26032700191v

- Sites with Lower Elevation
- Sites with Same Elevation
- Sites with Higher Elevation

© ERIS Information Inc.

Detail Report

No details.

Appendix: Database Descriptions

The following are data source listings found in the attached report. For full descriptions, please refer to the associated ERIS Database Report.

DB	Database Name	Publication Date	Source	Classification	ASTM Category

Appendix E
Fire Insurance Maps

FIRE INSURANCE MAPS

Project Property: Manning Gardens
214 Alfred Henry Street Manning SC 29102
Project No: E842O2860
Requested By: Gill Group
Order No: 26032700191
Date Completed: March 28, 2026

Please note that no information was found for your site or adjacent properties.

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Appendix F
Historical Aerial Photographs

HISTORICAL AERIALS

Project Property: Manning Gardens
214 Alfred Henry Street
Manning SC 29102

Project No: E842O2860

Requested By: Gill Group

Order No: 26032700191

Date Completed: March 30,2026

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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Date	Source	Scale	Comments
1941	Agricultural Stabilization & Conserv. Service	1" = 500'	
1948	Agricultural Stabilization & Conserv. Service	1" = 500'	
1957	United States Geological Survey	1" = 500'	
1964	United States Air Force	1" = 500'	
1972	United States Geological Survey	1" = 500'	
1975	Agricultural Stabilization & Conserv. Service	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
2003	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2011	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2023	United States Department of Agriculture	1" = 500'	
2025	United States Department of Agriculture	1" = 500'	

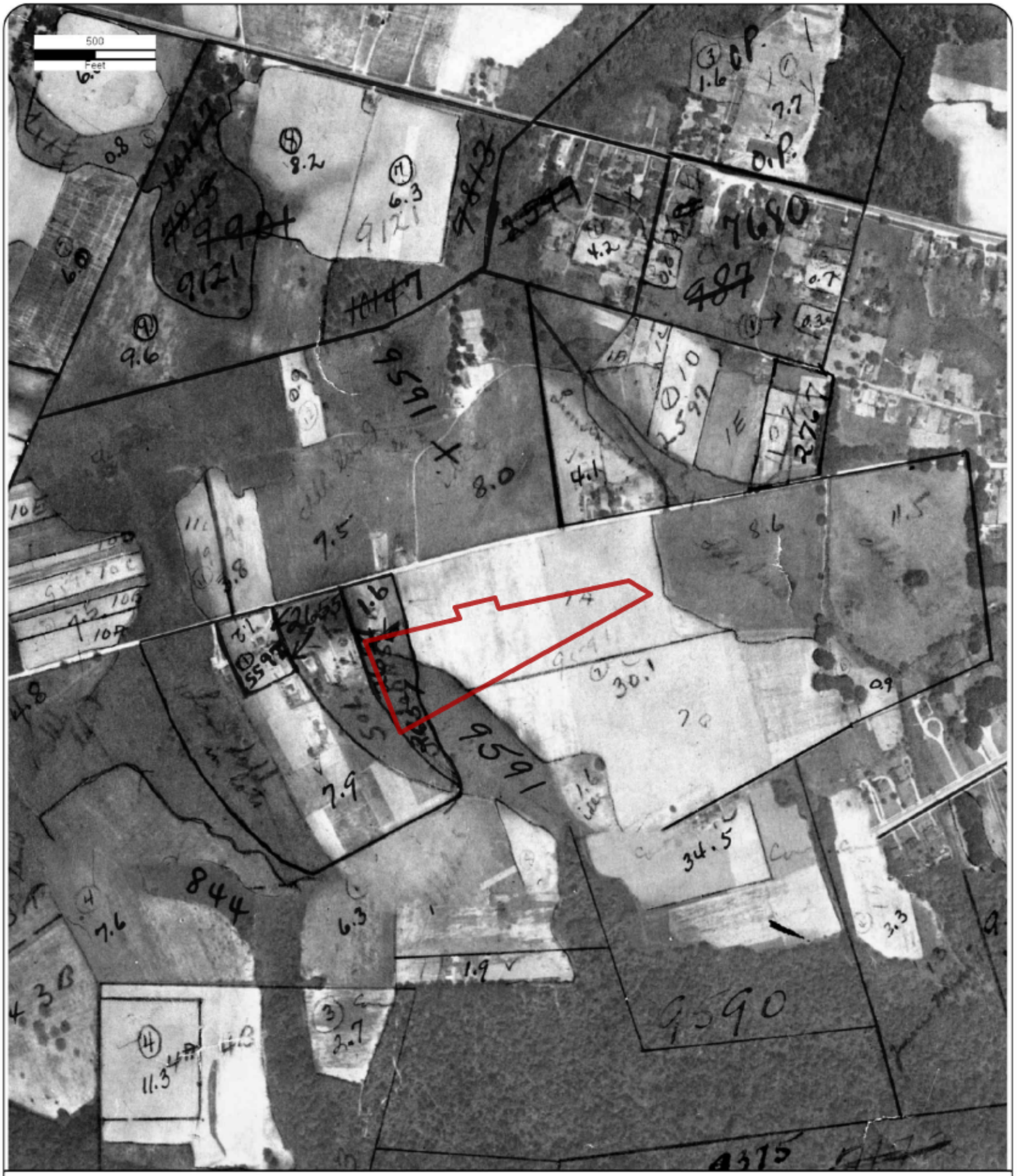


Year: 1941
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

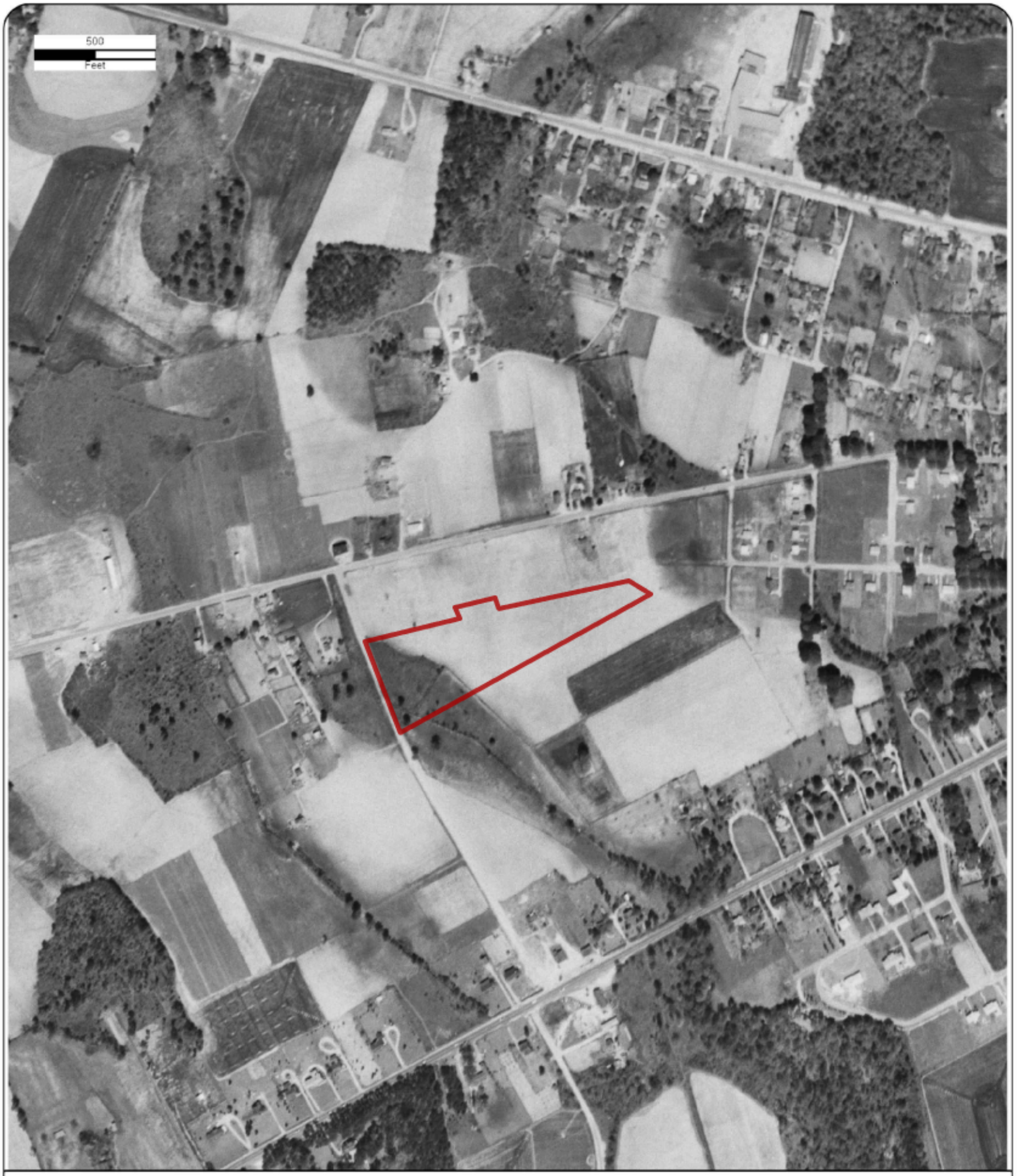


Year: 1948
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

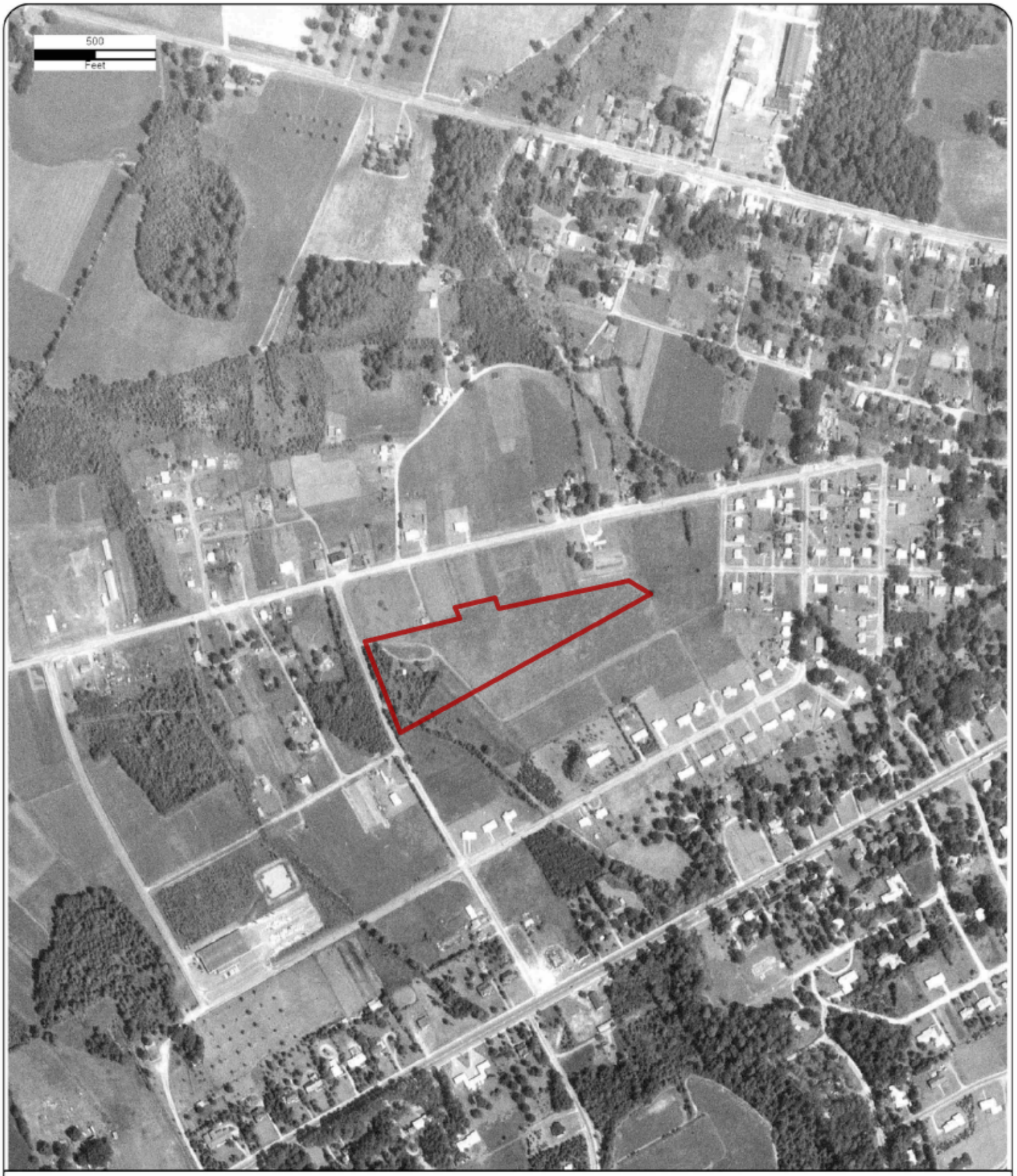


Year: 1957
Source: USGS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1964
Source: USAF
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1975
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1983
Source: USGS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2003
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

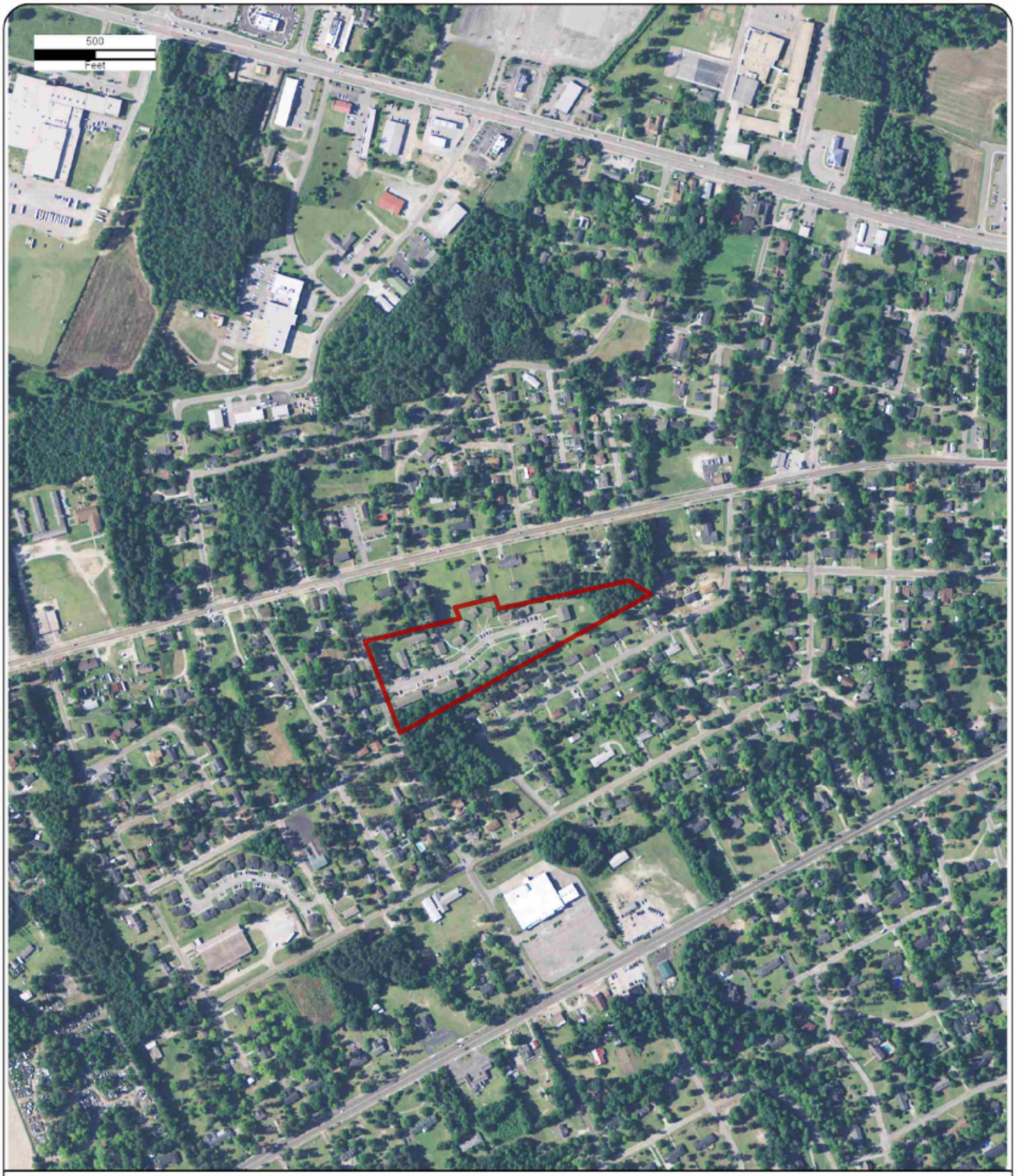


Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2023
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2025
Source: USDA
Scale: 1" = 500'
Comment:

Address: 214 Alfred Henry Street, Manning, SC
Approx Center: -80.22311984,33.69069289

Order No: 26032700191

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Appendix G
Historical Topographic Maps

TOPOGRAPHIC MAPS

Project Property:	Manning Gardens
	214 Alfred Henry Street
	Manning SC 29102
Project No:	E842O2860
Requested By:	Gill Group
Order No:	26032700191
Date Completed:	March 28, 2026

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We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1920	15
1921	15
1944	15
1980	7.5
2011	7.5
2014	7.5
2017	7.5
2020	7.5
2024	7.5

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

Page 223 of 1918 Topographic Instructions

Page 130 of 1928 Topographic Instructions

1947-2009

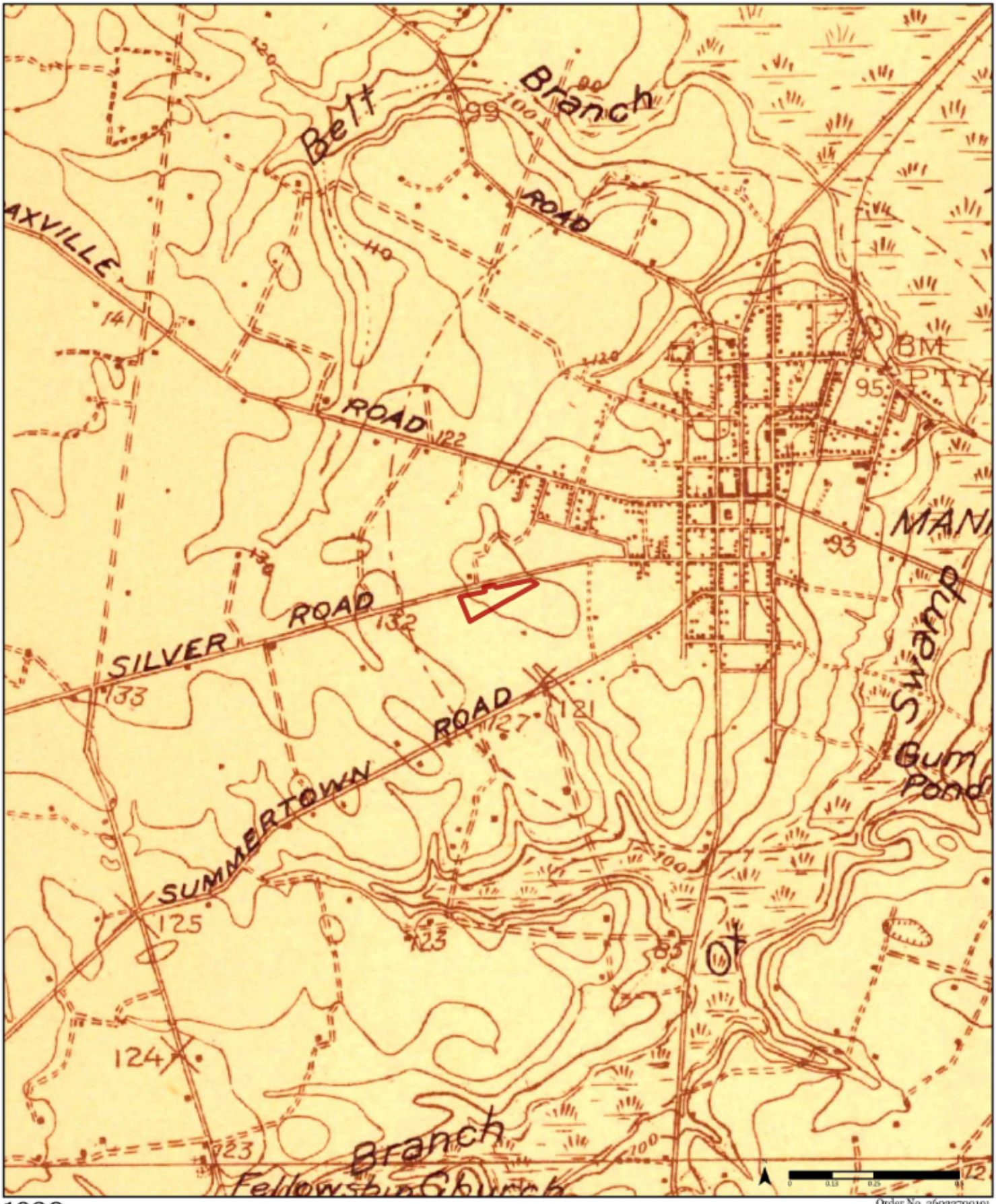
Topographic Map Symbols

2009-present

US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

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1920

Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 15 Minute Topographic Map

GILL GROUP



1921

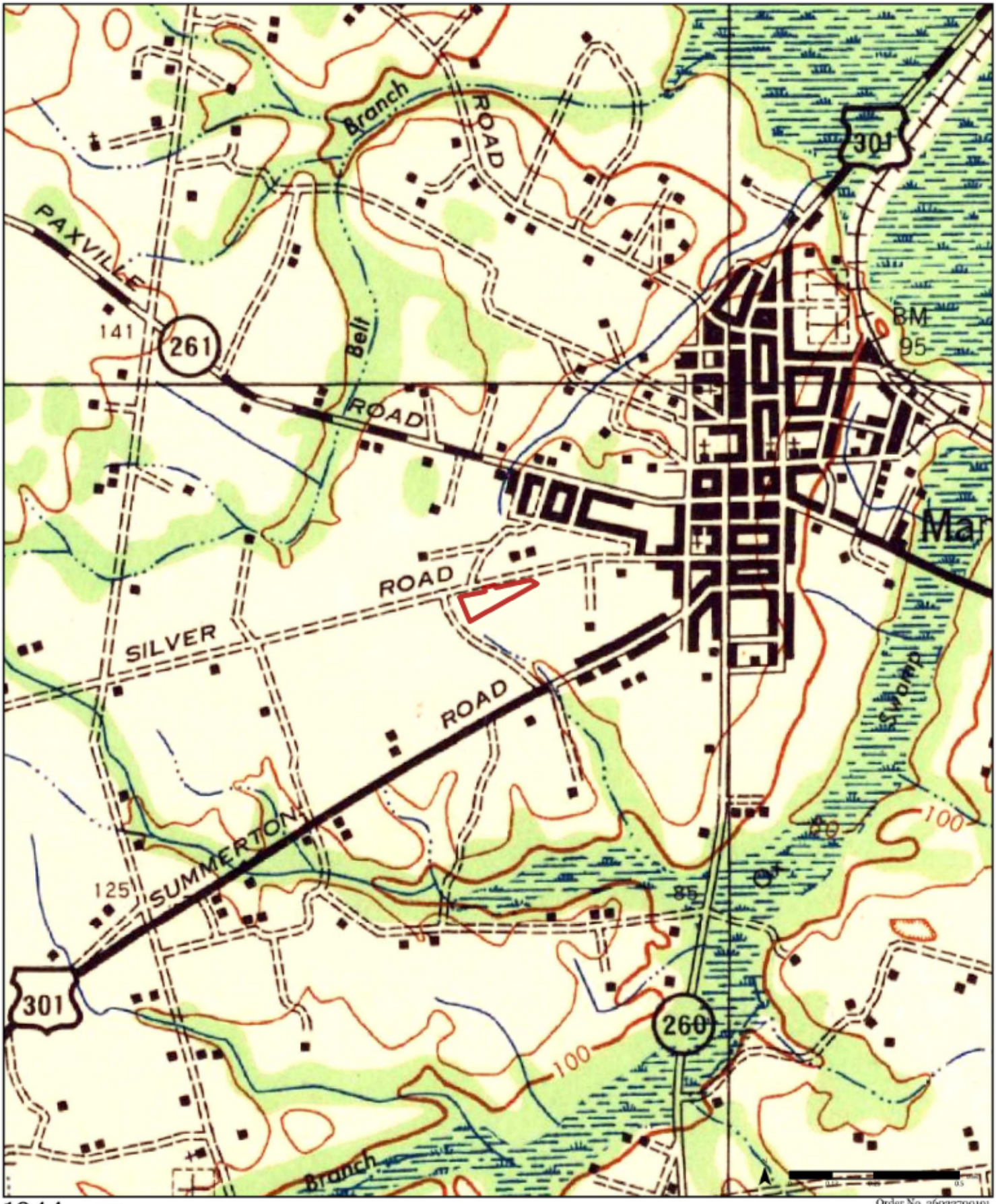
Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 15 Minute Topographic Map

GILL GROUP



1944 (1:24K)
Aerial Photo Year: 1941

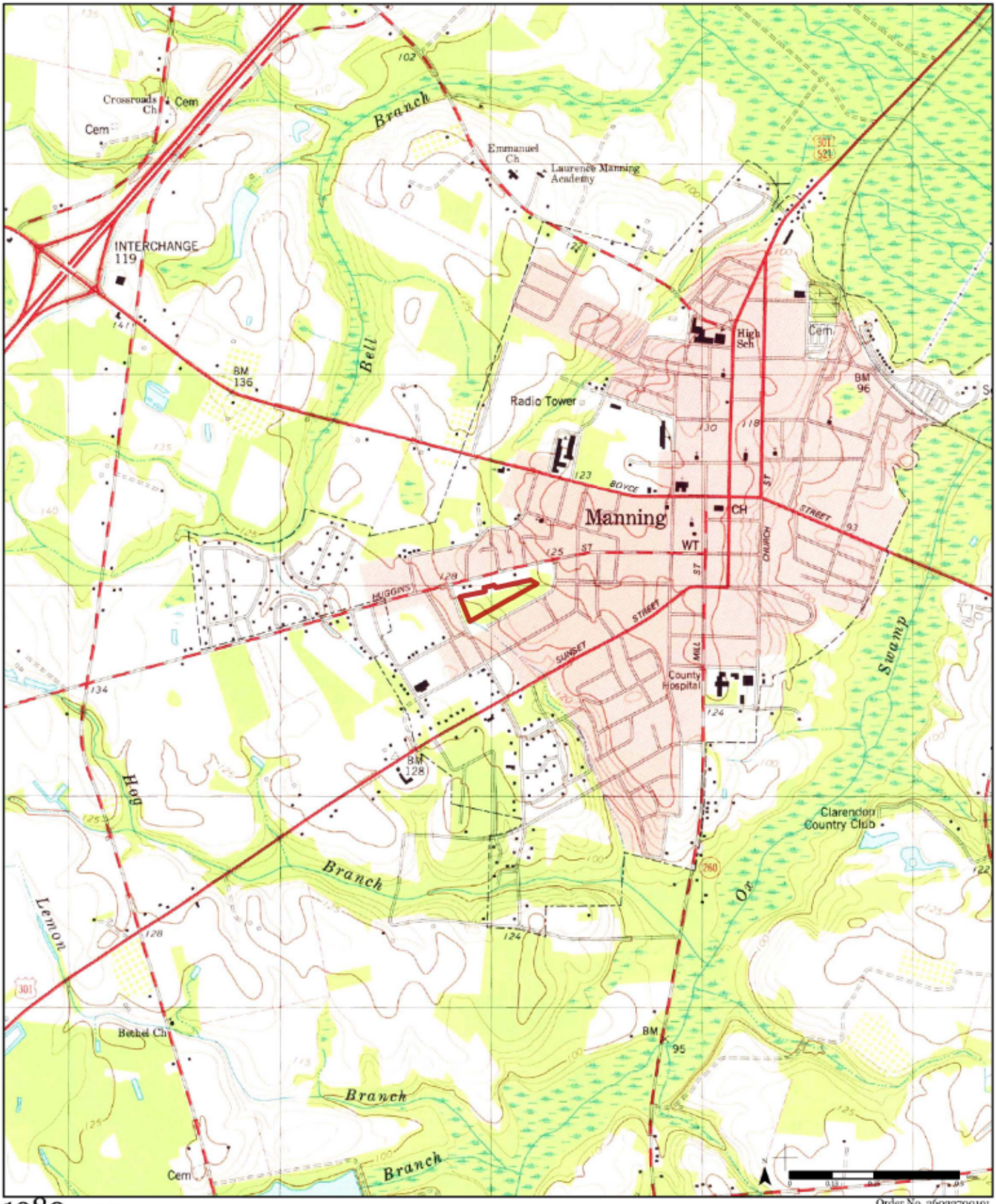
Order No. 26032700191

Available Quadrangle(s): Manning, SC(1-1944)



Source: USGS 15 Minute Topographic Map

GILL GROUP



1980

Aerial Photo Year: 1972

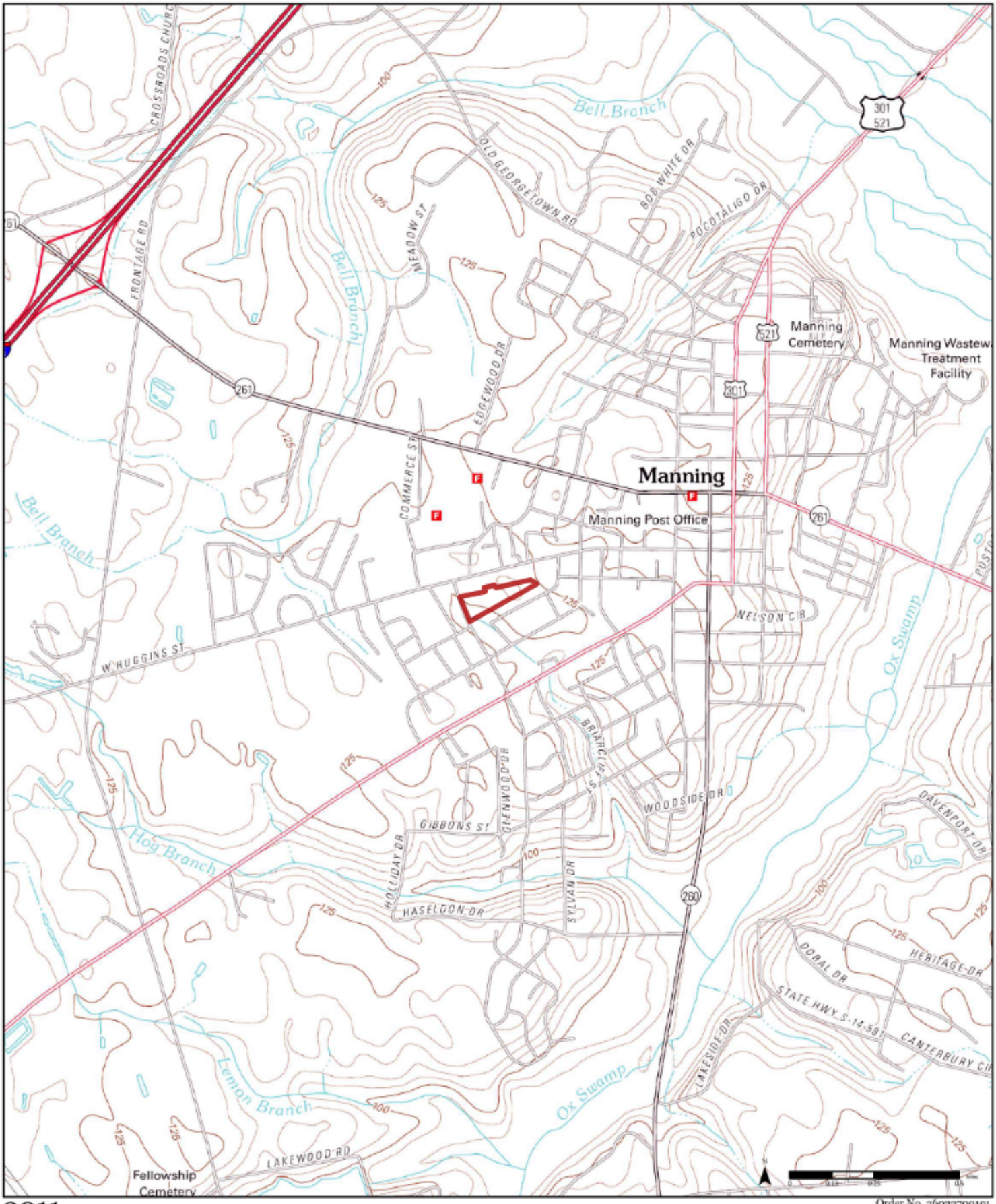
Order No. 26032700191

Available Quadrangle(s): Manning, SC(1-1980)



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2011

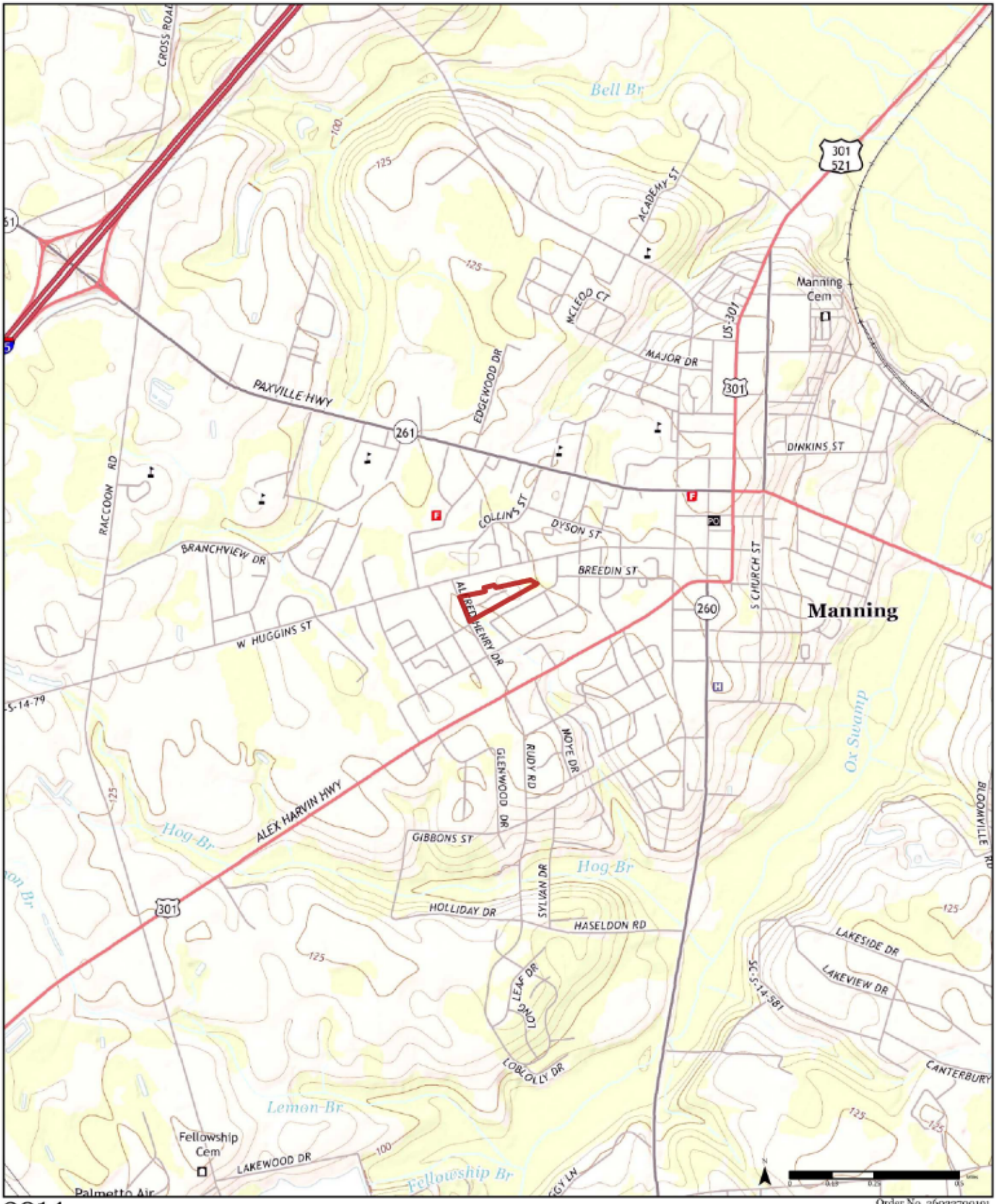
Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2014

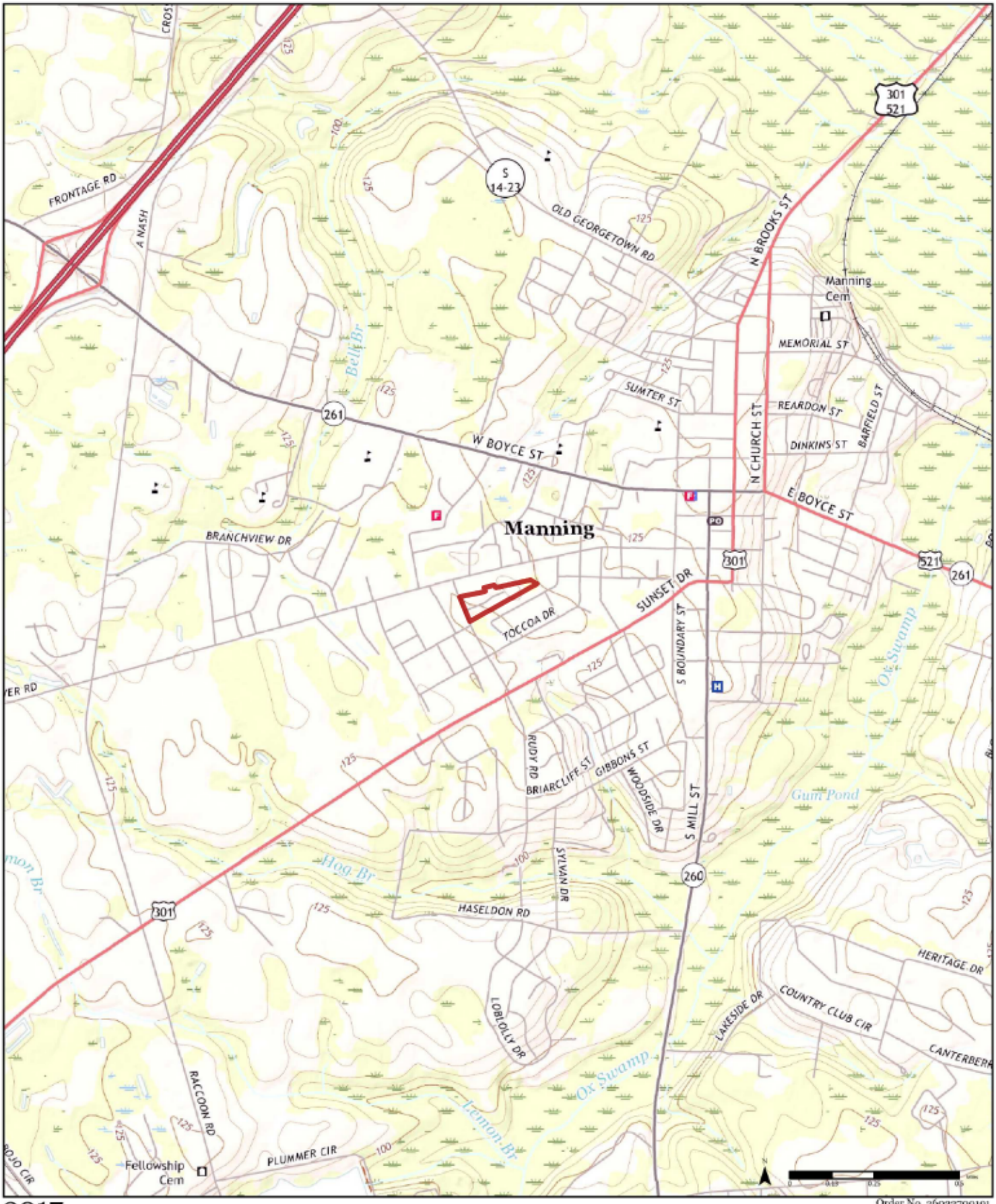
Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2017

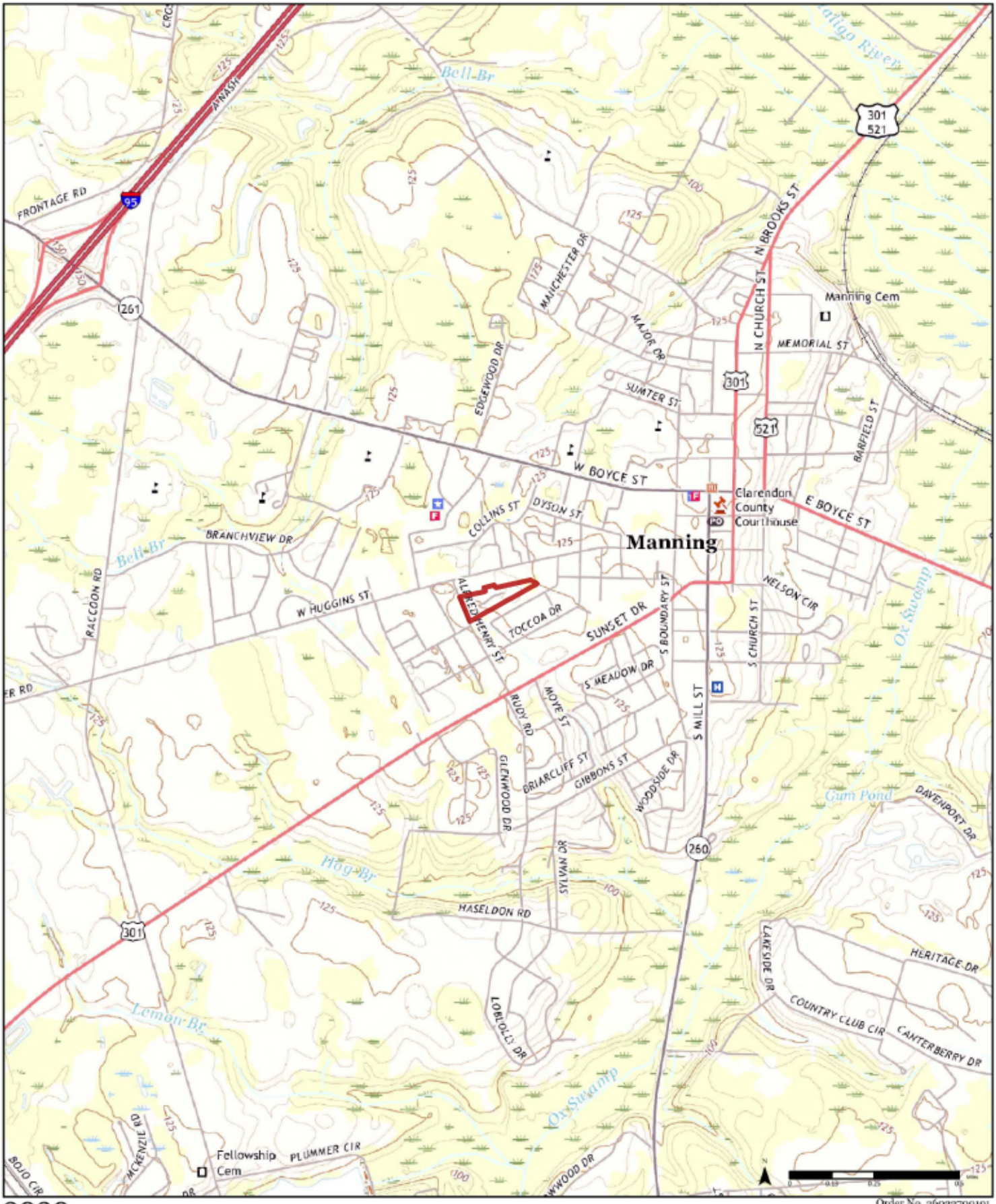
Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2020

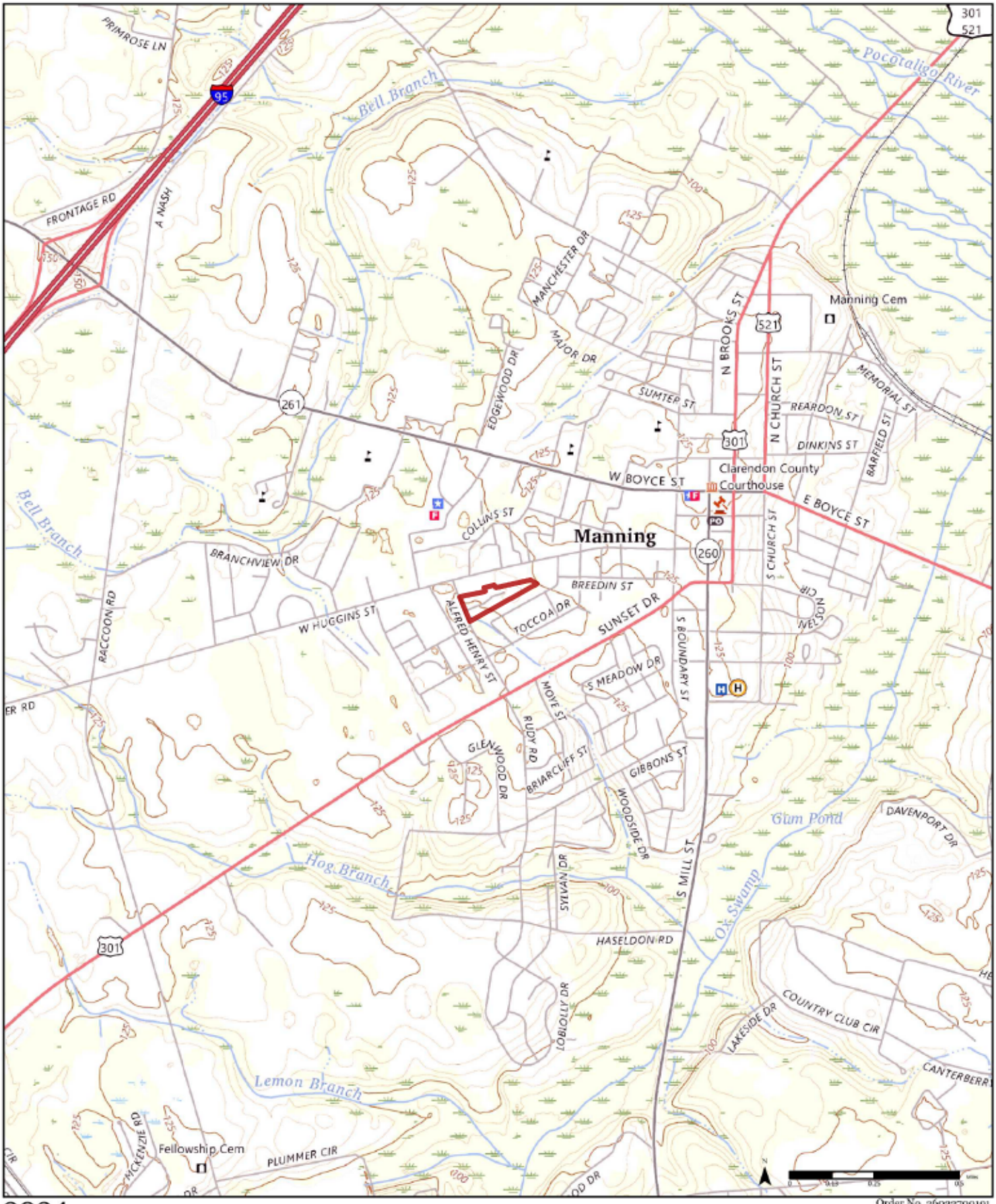
Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2024

Order No. 26032700191

Available Quadrangle(s): Manning, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP

Appendix H
City Directories

ERIS

CITY DIRECTORY

Project Property:	*Manning Gardens* *214 Alfred Henry Street* *Manning,SC 29102*
Project No:	*E842O2860*
Requested By:	*Gill Group*
Order No:	*26032700191*
Date Completed:	*March 31, 2026*

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March 31, 2026
RE: CITY DIRECTORY RESEARCH
214 Alfred Henry Street
Manning,SC 29102

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
ALL of Alfred Henry St
ALL of Drayton St
150-END of W Huggins St
Search Notes:

Search Results Summary

Date	Source	Comment
2024	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1994	POLKS	
1960	HILLS	

2024 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

209 **ANTHONY WILLIAMS**...*RESIDENTIAL*
209 **JOAN BURNO**...*RESIDENTIAL*
209 **JONATHAN CALDWELL**...*RESIDENTIAL*
214 **BRITTA BLANDING**...*RESIDENTIAL*
214 **CANDACE SCOTT**...*RESIDENTIAL*
214 **DAWN HOMAN**...*RESIDENTIAL*
214 **EUGENE SWEAT**...*RESIDENTIAL*
214 **EVELYN NELSON**...*RESIDENTIAL*
214 **GEORGIA CONYERS**...*RESIDENTIAL*
214 **LEROY RICHBURG**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**...*APARTMENTS*
214 **RON CLAVON**...*RESIDENTIAL*
214 **SARAH THAMES**...*RESIDENTIAL*
214 **SHIRLEY JOHNSON**...*RESIDENTIAL*
214 **TASHA THAMES**...*RESIDENTIAL*
214 **VERONICA NELSON**...*RESIDENTIAL*
217 **MARGARET MILLER**...*RESIDENTIAL*
223 **TONEY YOUNG JR**...*RESIDENTIAL*
225 **ELLEN BILLUPS**...*RESIDENTIAL*
225 **JOHN BILLUPS**...*RESIDENTIAL*
305 **MARY GAMBLE**...*RESIDENTIAL*
309 **CANDICE ELMS**...*RESIDENTIAL*
309 **JOHN ELMS**...*RESIDENTIAL*
313 **JUDY RIDGEWAY**...*RESIDENTIAL*
317 **DIANNE COKER**...*RESIDENTIAL*
323 **SECOND BAPTIST CHURCH**...*CHURCHES*

2024 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

202 **JOYCE BENNETT**...*RESIDENTIAL*
204 **LEYTOYA KINLAW**...*RESIDENTIAL*
206 **ROSE HARDY**...*RESIDENTIAL*
208 **CRYSTAL MACK**...*RESIDENTIAL*
393 **ANTHONEY BROWN**...*RESIDENTIAL*
401 **ANNESHIA COUSAR**...*RESIDENTIAL*
402 **LAUREN HILTON**...*RESIDENTIAL*
402 **LEMUEL JOHNSON**...*RESIDENTIAL*
404 **REGINALD YOUNG**...*RESIDENTIAL*
405 **SLYVIA LEVERN CONYERS**...*RESIDENTIAL*
414 **CAROLYN SHAW**...*RESIDENTIAL*
415 **CALESIA SPANN**...*RESIDENTIAL*
415 **JAIVEAN SPANN**...*RESIDENTIAL*
417 **JANIE WILLIAMS**...*RESIDENTIAL*
420 **KEVIN JOHNSON**...*RESIDENTIAL*
421 **FRANCINA BETHEA**...*RESIDENTIAL*
421 **MARIA MOBLEY**...*RESIDENTIAL*
421 **TIMESHA THAMES**...*RESIDENTIAL*
424 **JUSTIN BOSIER**...*RESIDENTIAL*
427 **CEDRIC BOZIER**...*RESIDENTIAL*
428 **MARY WRIGHT**...*RESIDENTIAL*
433 **CHRISTOPHER MACK**...*RESIDENTIAL*
433 **TIMOTHY MACK**...*RESIDENTIAL*

2024 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

219 **AYEISHA JONES**...*RESIDENTIAL*
307 **ATM**...*AUTOMATED TELLER MACHINES*
307 **MINUTE MAN MARKET**...*SERVICE STATIONS-GASOLINE & OIL*
314 **MARANATHA 7TH DAY ADV CHURCH**...*CHURCHES*
315 **TERMINIX**...*PEST CONTROL*
315 **TIME WARNER CABLE**...*TELEVISION-CABLE & CATV*
329 **ANTHONY MITCHELL**...*RESIDENTIAL*
333 **JESSIE CALDWELL**...*RESIDENTIAL*
402 **CLYDE GIBSON**...*RESIDENTIAL*
405 **DAVID NESBITT**...*RESIDENTIAL*
405 **MARTHA JOHNSON**...*RESIDENTIAL*
410 **RANDALL MARTIN**...*RESIDENTIAL*
415 **HARRIETT THAMES**...*RESIDENTIAL*
421 **VIOLA DINGLE**...*RESIDENTIAL*
430 **ANNIE SHANNON**...*RESIDENTIAL*
505 **ERNESTINE ROBINSON**...*RESIDENTIAL*
511 **RALPH DAVIS**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**...*BEAUTY SALONS*
514 **LEMON'S RADIO & TV SHOP**...*TELEVISION & RADIO-SERVICE REPAIR*
523 **IPOCK PLACE APARTMENTS**...*APARTMENTS*
528 **ARTHUR PETERSON**...*RESIDENTIAL*
530 **CASSIE CONYERS**...*RESIDENTIAL*
530 **DAISY GRAHAM**...*RESIDENTIAL*
600 **JANET HILTON**...*RESIDENTIAL*
600 **LILLIAN WRIGHT**...*RESIDENTIAL*
601 **HELEN MCCRAY**...*RESIDENTIAL*
603 **MONIQUE DUPREE**...*RESIDENTIAL*
603 **VIRBRIA CONYERS**...*RESIDENTIAL*
604 **MOSES DINGLE**...*RESIDENTIAL*
606 **THELMA DUPREE**...*RESIDENTIAL*
621 **EAST COAST MIGRANT HEADSTART**...*CHILD CARE SERVICE*
623 **WATEREE COMMUNITY ACTIONS INC**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
625 **CHURCH OF SALVATION**...*CHURCHES*
625 **WEE ACADEMY LEARNING CTR**...*CHILD CARE SERVICE*
704 **CHRISTIE CONYERS**...*RESIDENTIAL*
704 **KEITH ESKRIDGE**...*RESIDENTIAL*
705 **FELLOWSHIP BAPTIST CHURCH**...*CHURCHES*
706 **WILLIE LLOYD**...*RESIDENTIAL*
714 **DYNASHA WILLIAMS**...*RESIDENTIAL*
726 **BENJAMIN BENNETT**...*RESIDENTIAL*
805 **MONICA WILSON**...*RESIDENTIAL*
809 **BOBBIE FRIERSON**...*RESIDENTIAL*
809 **TERRY FRIERSON**...*RESIDENTIAL*
817 **ABRAHAM KING**...*RESIDENTIAL*
825 **ELIZABETH HEYWARD**...*RESIDENTIAL*
849 **BETRAND FREIDA**...*NONCLASSIFIED ESTABLISHMENTS*
931 **ELEANOR DUPREE**...*RESIDENTIAL*
1738 **GERALD ALSBROOK**...*RESIDENTIAL*

2020 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

209 **ANTHONY WILLIAMS**...*RESIDENTIAL*
214 **BRITTA BLANDING**...*RESIDENTIAL*
214 **CANDACE SCOTT**...*RESIDENTIAL*
214 **CAROLYN CLAVON**...*RESIDENTIAL*
214 **DAWN HOMAN**...*RESIDENTIAL*
214 **ELAINE MURRAY**...*RESIDENTIAL*
214 **EUGENE SWEAT**...*RESIDENTIAL*
214 **GEORGIA CONYERS**...*RESIDENTIAL*
214 **HESTER MORANT**...*RESIDENTIAL*
214 **JERMAINE NELSON**...*RESIDENTIAL*
214 **LARRY CAPERS**...*RESIDENTIAL*
214 **LEROY RICHBURG**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**...*APARTMENTS*
214 **MARGURITE DUKES**...*RESIDENTIAL*
214 **MARY BROWN**...*RESIDENTIAL*
214 **SOFIE EVANS**...*RESIDENTIAL*
214 **TANESHA MARTIN**...*RESIDENTIAL*
214 **TIERRA HILTON**...*RESIDENTIAL*
214 **VERONICA NELSON**...*RESIDENTIAL*
217 **MARGARET MILLER**...*RESIDENTIAL*
221 **BRITNEY PETERSON**...*RESIDENTIAL*
221 **ROSETTA SHERIOD**...*RESIDENTIAL*
223 **TONEY YOUNG JR**...*RESIDENTIAL*
225 **ELLEN BILLUPS**...*RESIDENTIAL*
305 **MARY GAMBLE**...*RESIDENTIAL*
309 **LINDA ELMS**...*RESIDENTIAL*
313 **JUDY RIDGEWAY**...*RESIDENTIAL*
317 **CHARLIE LELAND COKER**...*RESIDENTIAL*
323 **MANNING SECOND BAPTIST CHURCH**...*CHURCHES*
331 **DONALD GWARTNEY**...*RESIDENTIAL*
331 **ELIZABETH PIERSON**...*RESIDENTIAL*

2020 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

204 **LEYTOYA KINLAW**...*RESIDENTIAL*
208 **CRYSTAL MACK**...*RESIDENTIAL*
387 **P AVANT**...*RESIDENTIAL*
397 **LISA FITTS**...*RESIDENTIAL*
401 **ANNESHIA COUSAR**...*RESIDENTIAL*
402 **KAREN JOHNSON**...*RESIDENTIAL*
404 **LEVY YOUNG**...*RESIDENTIAL*
405 **SLYVIA LEVERN CONYERS**...*RESIDENTIAL*
406 **IDA MAE TRAMMELL**...*RESIDENTIAL*
406 **JIMMIE TRAMMELL**...*RESIDENTIAL*
410 **OLIVIA THAMES**...*RESIDENTIAL*
417 **JANIE WILLIAMS**...*RESIDENTIAL*
418 **SALLIE JOHNSON**...*RESIDENTIAL*
420 **KEVIN JOHNSON**...*RESIDENTIAL*
421 **FRANCINA BETHEA**...*RESIDENTIAL*
424 **LATONYA BOSIER**...*RESIDENTIAL*
427 **CEDRIC BOZIER**...*RESIDENTIAL*
427 **LATONIA BROCK**...*RESIDENTIAL*
428 **MARY WRIGHT**...*RESIDENTIAL*
433 **CLIFTON MACK**...*RESIDENTIAL*
433 **CRYSTAL MACK**...*RESIDENTIAL*
433 **SHIRLEY MACK**...*RESIDENTIAL*
435 **TIERRA BELLOW**...*RESIDENTIAL*

2020 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

219 **AYEISHA JONES**...*RESIDENTIAL*
307 **MINUTE MAN MARKET**...*ALTERNATIVE FUELS*
307 **MINUTE MAN MARKET**...*CONVENIENCE STORES*
307 **MINUTE MAN MARKET**...*SERVICE STATIONS-GASOLINE & OIL*
314 **MANNING-MARANATHA SEVENTH-DAY**...*CHURCHES*
315 **TERMINIX**...*PEST CONTROL*
329 **ANTHONY MITCHELL**...*RESIDENTIAL*
333 **JESSIE CALDWELL**...*RESIDENTIAL*
402 **CLYDE GIBSON**...*RESIDENTIAL*
405 **ROBERT JOHNSON**...*RESIDENTIAL*
410 **LILLIAN MARTIN**...*RESIDENTIAL*
415 **HARRIETT THAMES**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
430 **ANNIE SHANNON**...*RESIDENTIAL*
511 **RALPH DAVIS**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**...*HEALTH SPAS*
514 **ETHEL'S BEAUTY ARAMA**...*BEAUTY SALONS*
514 **LEMON'S RADIO TV SHOP**...*TELEVISION & RADIO-SERVICE/REPAIR*
521 **BERTHA MCKINNEY**...*RESIDENTIAL*
523 **IPOCK PLACE APARTMENTS**...*APARTMENTS*
523 **IPOCK PLACE APARTMENTS**...*FEDERAL GOVERNMENT CONTRACTORS*
525 **ROXIE WHACK**...*RESIDENTIAL*
528 **ARTHUR PETERSON**...*RESIDENTIAL*
530 **DAISY GRAHAM**...*RESIDENTIAL*
600 **DAVID WRIGHT**...*RESIDENTIAL*
600 **JANET HILTON**...*RESIDENTIAL*
601 **LYDIA MCCRAY**...*RESIDENTIAL*
603 **VIRBRIA CONYERS**...*RESIDENTIAL*
606 **THELMA DUPREE**...*RESIDENTIAL*
616 **JENNIFER MCCRAY**...*RESIDENTIAL*
621 **EAST COAST MIGRANT HEADSTART**...*CHILD DAY CARE SERVICES*
621 **MANNING MIGRANT HEAD START CTR**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
625 **CHURCH OF SALVATION**...*CHURCHES*
625 **WEE ACADEMY LEARNING CTR**...*CHILD DAY CARE SERVICES*
704 **CHRISTIE CONYERS**...*RESIDENTIAL*
705 **FELLOWSHIP BAPTIST CHURCH**...*CHURCHES*
706 **WILLIE LLOYD**...*RESIDENTIAL*
714 **DYNASHA WILLIAMS**...*RESIDENTIAL*
726 **BENJAMIN BENNETT**...*RESIDENTIAL*
801 **ANITRA HAMMETT**...*RESIDENTIAL*
801 **PEARL BILLIE**...*RESIDENTIAL*
805 **KEONA WILSON**...*RESIDENTIAL*
809 **BOBBIE FRIERSON**...*RESIDENTIAL*
813 **STEPHANIE LEE**...*RESIDENTIAL*
817 **ABRAHAM KING**...*RESIDENTIAL*
825 **ELIZABETH HEYWARD**...*RESIDENTIAL*
825 **ELLA BOWMAN**...*RESIDENTIAL*
849 **BETRAND FREIDA**...*NONCLASSIFIED ESTABLISHMENTS*
931 **ELEANOR DUPREE**...*RESIDENTIAL*
1253 **LATOYA DONNELL**...*RESIDENTIAL*

2016 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

209 **ANTHONY WILLIAMS**...*RESIDENTIAL*
209 **JOAN WILLIAMS JR**...*RESIDENTIAL*
214 **BRITTA BLANDING**...*RESIDENTIAL*
214 **EUGENE SWEAT**...*RESIDENTIAL*
214 **GEORGIA CONYERS**...*RESIDENTIAL*
214 **JERMAINE NELSON**...*RESIDENTIAL*
214 **LARRY CAPERS**...*RESIDENTIAL*
214 **LEROY RICHBURG**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**...*APARTMENTS*
214 **MARY BROWN**...*RESIDENTIAL*
214 **SOFIE EVANS**...*RESIDENTIAL*
214 **TANESHA MARTIN**...*RESIDENTIAL*
214 **TASHA EVANS**...*RESIDENTIAL*
214 **VERONICA NELSON**...*RESIDENTIAL*
217 **MARGARET MILLER**...*RESIDENTIAL*
221 **ROSETTA SHERIOD**...*RESIDENTIAL*
223 **CATHERINE YOUNG**...*RESIDENTIAL*
223 **TONEY YOUNG JR**...*RESIDENTIAL*
225 **ELLEN BILLUPS**...*RESIDENTIAL*
225 **JOHN BILLUPS**...*RESIDENTIAL*
225 **TAMEKIA BILLUPS**...*RESIDENTIAL*
305 **MARY GAMBLE**...*RESIDENTIAL*
309 **LINDA ELMS**...*RESIDENTIAL*
313 **JUDY RIDGEWAY**...*RESIDENTIAL*
317 **CHARLIE LELAND COKER**...*RESIDENTIAL*
317 **DIANNE COKER**...*RESIDENTIAL*
323 **MANNING SECOND BAPTIST CHURCH**...*CHURCHES*
331 **DONALD GWARTNEY**...*RESIDENTIAL*

2016 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

204 **TERESA KINLAW**...*RESIDENTIAL*
208 **CRYSTAL MACK**...*RESIDENTIAL*
387 **P AVANT**...*RESIDENTIAL*
401 **ANNESHIA COUSAR**...*RESIDENTIAL*
401 **ANNETTE COUSAR**...*RESIDENTIAL*
401 **LAWANDA COUSAR**...*RESIDENTIAL*
401 **RONEY COUSAR**...*RESIDENTIAL*
404 **LEVY YOUNG**...*RESIDENTIAL*
417 **JANIE WILLIAMS**...*RESIDENTIAL*
418 **SALLIE JOHNSON**...*RESIDENTIAL*
420 **KEVIN JOHNSON**...*RESIDENTIAL*
420 **KIMBERLY JOHNSON**...*RESIDENTIAL*
420 **KYNDRA JOHNSON**...*RESIDENTIAL*
421 **FRANCINA BETHEA**...*RESIDENTIAL*
421 **JAMES BETHEA**...*RESIDENTIAL*
424 **LATONYA BOSIER**...*RESIDENTIAL*
427 **ISAAC HOUSE**...*RESIDENTIAL*
428 **MARY WRIGHT**...*RESIDENTIAL*
428 **MOSES WRIGHT**...*RESIDENTIAL*
433 **CLIFTON MACK**...*RESIDENTIAL*
433 **CRYSTAL MACK**...*RESIDENTIAL*
433 **ERICA MACK**...*RESIDENTIAL*
433 **SHIRLEY MACK**...*RESIDENTIAL*
433 **TIMOTHY MACK**...*RESIDENTIAL*

2016 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

219 **AYEISHA JONES**...*RESIDENTIAL*
219 **MICHAEL JONES**...*RESIDENTIAL*
307 **ATM**...*AUTOMATED TELLER MACHINES*
307 **MINUTE MAN MARKET**...*CONVENIENCE STORES*
314 **MANNING-MARANATHA SEVENTH-DAY**...*CHURCHES*
315 **ELLIOTT DUVALLE W SURVEYOR**...*SURVEYORS-LAND*
315 **ELLIOTT, DUVALLE W**...*SURVEYORS-LAND*
315 **TIME WARNER CABLE**...*TELEVISION-CABLE & CATV*
329 **ANTHONY MITCHELL**...*RESIDENTIAL*
329 **ASLEE MITCHELL**...*RESIDENTIAL*
329 **HENRY MITCHELL**...*RESIDENTIAL*
333 **JESSIE CALDWELL**...*RESIDENTIAL*
333 **TINNIE CALDWELL**...*RESIDENTIAL*
402 **CLYDE GIBSON**...*RESIDENTIAL*
402 **SUSIE GIBSON**...*RESIDENTIAL*
410 **LILLIAN MARTIN**...*RESIDENTIAL*
410 **RANDALL MARTIN**...*RESIDENTIAL*
410 **RICHARD MARTIN**...*RESIDENTIAL*
415 **HARRIETT THAMES**...*RESIDENTIAL*
415 **HURE THAMES**...*RESIDENTIAL*
415 **LUCILE THAMES**...*RESIDENTIAL*
415 **RICKY THAMES**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
430 **ANNIE SHANNON**...*RESIDENTIAL*
511 **RALPH DAVIS**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**...*BEAUTY SALONS*
514 **LEMON'S RADIO TV SHOP**...*TELEVISION & RADIO-SERVICE/REPAIR*
523 **IPOCK PLACE APARTMENTS**...*FEDERAL GOVERNMENT CONTRACTORS*
528 **ARTHUR PETERSON**...*RESIDENTIAL*
528 **JOHNNY PETERSON**...*RESIDENTIAL*
600 **DAVID WRIGHT**...*RESIDENTIAL*
600 **JANET HILTON**...*RESIDENTIAL*
600 **LILLIAN WRIGHT**...*RESIDENTIAL*
600 **MICHAEL WRIGHT**...*RESIDENTIAL*
600 **REGINA WRIGHT**...*RESIDENTIAL*
600 **WENDY WRIGHT**...*RESIDENTIAL*
603 **VIRBRIA CONYERS**...*RESIDENTIAL*
616 **JENNIFER MCCRAY**...*RESIDENTIAL*
616 **JOHN MCCRAY**...*RESIDENTIAL*
616 **ROD MCCRAY**...*RESIDENTIAL*
621 **EAST COAST MIGRANT HEADSTART**...*CHILD DAY CARE SERVICES*
621 **MANNING MIGRANT HEAD START CTR**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
622 **LEE MCCRAY**...*RESIDENTIAL*
622 **LUELLA MCCRAY**...*RESIDENTIAL*
623 **WATEREE COMMUNITY ACTIONS INC**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
625 **CHURCH OF SALVATION**...*CHURCHES*
625 **WEE ACADEMY LEARNING CTR**...*CHILD DAY CARE SERVICES*
704 **LEROY CONYERS**...*RESIDENTIAL*
705 **FELLOWSHIP BAPTIST CHURCH**...*CHURCHES*
706 **WILLIE LLOYD**...*RESIDENTIAL*
714 **DYNASHA WILLIAMS**...*RESIDENTIAL*
726 **BENJAMIN BENNETT**...*RESIDENTIAL*
726 **LAURENCE BENNETT**...*RESIDENTIAL*
726 **LOUISE BENNETT**...*RESIDENTIAL*
726 **NICHOLE BENNETT**...*RESIDENTIAL*
801 **PEARL BILLIE**...*RESIDENTIAL*
809 **BOBBIE FRIERSON**...*RESIDENTIAL*
809 **DEMETRIS FRIERSON**...*RESIDENTIAL*
813 **STEPHANIE LEE**...*RESIDENTIAL*
817 **ABRAHAM KING**...*RESIDENTIAL*
817 **ED KING**...*RESIDENTIAL*
817 **JOSEPHINE KING**...*RESIDENTIAL*
825 **ELLA BOWMAN**...*RESIDENTIAL*
931 **ELEANOR DUPREE**...*RESIDENTIAL*
931 **LAWRENCE DUPREE**...*RESIDENTIAL*
931 **TERENCE DUPREE**...*RESIDENTIAL*
1253 **LATOYA DONNELL**...*RESIDENTIAL*

2012 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

214 **MANNING GARDEN APARTMENTS**...*APARTMENTS*
217 **MARGARET MILLER**...*RESIDENTIAL*
221 **ROSETTA SHERIOD**...*RESIDENTIAL*
223 **CATHERINE YOUNG**...*RESIDENTIAL*
223 **TONEY YOUNG**...*RESIDENTIAL*
309 **LINDA ELMS**...*RESIDENTIAL*
309 **RICK ELMS**...*RESIDENTIAL*
309 **RYAN ELMS**...*RESIDENTIAL*
313 **JUDY RIDGEWAY**...*RESIDENTIAL*
313 **ROBERT RIDGEWAY**...*RESIDENTIAL*
317 **DIANNE COKER**...*RESIDENTIAL*
317 **KAREN COKER**...*RESIDENTIAL*

2012 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

401 **ANNETTE COUSAR**...*RESIDENTIAL*
401 **COUSAR RONNIE**...*RESIDENTIAL*
401 **ERICA COUSAR**...*RESIDENTIAL*
401 **LAWANDA COUSAR**...*RESIDENTIAL*
402 **KAREN HILTON**...*RESIDENTIAL*
410 **OLIVIA THAMES**...*RESIDENTIAL*
420 **GLORIA JOHNSON**...*RESIDENTIAL*
420 **KEVIN JOHNSON**...*RESIDENTIAL*
420 **KIMBERLY JOHNSON**...*RESIDENTIAL*

2012 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

202 **MARY HATFIELD**...*RESIDENTIAL*
307 **MINUTE MAN MARKET**...*SERVICE STATIONS-GASOLINE & OIL*
314 **MARANATHA 7TH DAY ADV CHURCH**...*CHURCHES*
315 **TERMINIX**...*PEST CONTROL*
333 **BETTY CALDWELL**...*RESIDENTIAL*
333 **JESSIE CALDWELL**...*RESIDENTIAL*
333 **LILLIE CALDWELL**...*RESIDENTIAL*
405 **BRANDY JOHNSON**...*RESIDENTIAL*
405 **MARTHA JOHNSON**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
421 **VIOLA DINGLE**...*RESIDENTIAL*
429 **DESMA STEVENS**...*RESIDENTIAL*
513 **JAMES MCCRAY**...*RESIDENTIAL*
514 **ETHEL LEMON**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**...*BEAUTY SALONS*
514 **JEHOVAH'S WITNESSES OF MANNING**...*CHURCHES*
514 **LEMON'S RADIO & TV SHOP**...*TELEVISION & RADIO-SERVICE/REPAIR*
514 **WILBERT LEMON**...*RESIDENTIAL*
523 **IPOCK PLACE APARTMENTS**...*APARTMENTS*
530 **DAISY GRAHAM**...*RESIDENTIAL*
621 **MANNING MIGRANT HEAD START CTR**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
622 **LEE MCCRAY**...*RESIDENTIAL*
622 **LUELLA MCCRAY**...*RESIDENTIAL*
623 **AMERICAN LEGION**...*VETERANS' & MILITARY ORGANIZATIONS*
705 **FELLOWSHIP BAPTIST CHURCH**...*CHURCHES*
706 **QUINCY LLOYD**...*RESIDENTIAL*
726 **BENJAMIN BENNETT**...*RESIDENTIAL*
726 **LAWERENCE BENNETT**...*RESIDENTIAL*
809 **BOBBIE FRIERSON**...*RESIDENTIAL*
809 **LESLIE HEYWARD**...*RESIDENTIAL*
817 **ABRAHAM KING**...*RESIDENTIAL*
817 **ED KING**...*RESIDENTIAL*
817 **J KING**...*RESIDENTIAL*
817 **JOSEPHINE KING**...*RESIDENTIAL*
817 **MARTHA KING**...*RESIDENTIAL*
817 **SHERYL KING**...*RESIDENTIAL*
825 **ELIZABETH HEYWARD**...*RESIDENTIAL*
931 **ELEANOR DUPREE**...*RESIDENTIAL*
931 **LAWRENCE DUPREE**...*RESIDENTIAL*
931 **TERENCE DUPREE**...*RESIDENTIAL*

2008 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

209 **SUE E THOMPSON**...*RESIDENTIAL*
213 **DOROTHY M DUKES**...*RESIDENTIAL*
214 **ANGELA MARTIN**...*RESIDENTIAL*
214 **AYESHA UPCHURCH**...*RESIDENTIAL*
214 **BESSIE FELDER**...*RESIDENTIAL*
214 **CASSANDRA DENNIS**...*RESIDENTIAL*
214 **CHAMIQUE SMITH**...*RESIDENTIAL*
214 **CLIFFORD JOE**...*RESIDENTIAL*
214 **DAWN HOMAN**...*RESIDENTIAL*
214 **ERTHA BLANDING**...*RESIDENTIAL*
214 **EUGENE SWEAT**...*RESIDENTIAL*
214 **EVELYN NELSON**...*RESIDENTIAL*
214 **GEORGIA A NELSON**...*RESIDENTIAL*
214 **JOSEPH MILLER**...*RESIDENTIAL*
214 **LATONYA RIVERS**...*RESIDENTIAL*
214 **LIZZIE ADDISON**...*RESIDENTIAL*
214 **MAMIE REED**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**...*APARTMENTS*
214 **MARGARET RICHBURG**...*RESIDENTIAL*
214 **MARGURITTE DUKES**...*RESIDENTIAL*
214 **MARY BROWN**...*RESIDENTIAL*
214 **MIRIAM SPENCER**...*RESIDENTIAL*
214 **SIMONE TINDAL**...*RESIDENTIAL*
214 **STACIE MORRIS**...*RESIDENTIAL*
217 **MARGARET MILLER**...*RESIDENTIAL*
221 **MARY L SHEROD**...*RESIDENTIAL*
223 **TONY JR YOUNG**...*RESIDENTIAL*
305 **R H BARRETT**...*RESIDENTIAL*
309 **B R ELMS**...*RESIDENTIAL*
310 **E L JR BARRETT**...*RESIDENTIAL*
313 **ROBERT RIDGEWAY**...*RESIDENTIAL*
317 **C & W AUTO SALES**...*RET USED AUTOMOBILES*
317 **CHARLES COKER**...*RESIDENTIAL*
323 **SECOND BAPTIST CHURCH**...*CHURCHES*
331 **OPHELIA SCARBOROUGH**...*RESIDENTIAL*

2008 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

204 **TYRONE & GAIL MEACHEM**...*RESIDENTIAL*
206 **MARSHA ADGER**...*RESIDENTIAL*
208 **LITTLE J THAMES**...*RESIDENTIAL*
404 **BRIAN & REGGIE YOUNG**...*RESIDENTIAL*
404 **LEVY & DOROTHY YOUNG**...*RESIDENTIAL*
405 **JOSEPHINE CONYERS**...*RESIDENTIAL*
410 **OLIVIA THAMES**...*RESIDENTIAL*
417 **ALTON HOLLIDAY**...*RESIDENTIAL*
418 **SALLY JOHNSON**...*RESIDENTIAL*
424 **MARTHA MELLETTE**...*RESIDENTIAL*
427 **M T WITHERSPOON**...*RESIDENTIAL*
428 **MOSES WRIGHT**...*RESIDENTIAL*
433 **CLIFTON SR MACK**...*RESIDENTIAL*

2008 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

217 **ANNIE M PRINGLE**...*RESIDENTIAL*
219 **DENISE BURGESS**...*RESIDENTIAL*
221 **SAVES JESUS**...*RESIDENTIAL*
307 **MINUTE MAN MARKET**...*CONVENIENCE STORES*
314 **MARANATHA 7TH DAY ADV CHURCH**...*CHURCHES*
315 **TIME WARNER CABLE**...*CABLE/WIRE-INSTALLATION-VOICE/DATA SYST*
329 **ASLEE W MITCHELL**...*RESIDENTIAL*
333 **BETTY J CALDWELL**...*RESIDENTIAL*
333 **L CALDWELL**...*RESIDENTIAL*
405 **MARTHA L JOHNSON**...*RESIDENTIAL*
410 **J J MARTIN**...*RESIDENTIAL*
411 **JONATHAN MOUZON**...*RESIDENTIAL*
415 **HUGHIE THAMES**...*RESIDENTIAL*
420 **W G JR WHITE**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
429 **ROBERT W BURKE**...*RESIDENTIAL*
504 **EVELYN S KEITH**...*RESIDENTIAL*
513 **ALTEE HICKS**...*RESIDENTIAL*
514 **ETHELS BEAUTY ARAMA**...*BEAUTY SALONS*
517 **HESSIE W RANTIN**...*RESIDENTIAL*
517 **HESTER RANTIN**...*RESIDENTIAL*
517 **KATRINA LEMON**...*RESIDENTIAL*
521 **JOE MCKINNEY**...*RESIDENTIAL*
528 **JOHNNY J PETERSON**...*RESIDENTIAL*
600 **SHARON PEDICAN**...*RESIDENTIAL*
606 **THELMA DUPREE**...*RESIDENTIAL*
608 **MOSES DINGLE**...*RESIDENTIAL*
616 **JOHN & ROBERTA MCCRAY**...*RESIDENTIAL*
620 **C GARCIA**...*RESIDENTIAL*
621 **CLARENDON COUNTY HEAD START**...*SCHOOLS*
621 **MANNING MIGRANT HEAD START CTR**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
622 **LEE MCCRAY**...*RESIDENTIAL*
625 **WEE ACADEMY LEARNING CTR**...*CHILD CARE SERVICE*
704 **SARAH CONYERS**...*RESIDENTIAL*
714 **DIANE BLANDING**...*RESIDENTIAL*
732 **GERALD ALSBROOK**...*RESIDENTIAL*
732 **MARTHA SWEAT**...*RESIDENTIAL*
801 **PEARL BILLIE**...*RESIDENTIAL*
809 **QUINCY FRIERSON**...*RESIDENTIAL*
817 **ED L KING**...*RESIDENTIAL*
825 **ELIZABETH HEYWARD**...*RESIDENTIAL*
931 **LAWRENCE DUPREE**...*RESIDENTIAL*

2003 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

0 **BESSIE LLOYD**...*RESIDENTIAL*
0 **CAROLYN FULTON**...*RESIDENTIAL*
0 **GERTHA JOHNSON**...*RESIDENTIAL*
0 **MATTIE ROLLERSON**...*RESIDENTIAL*
3 **ELIZABETH GREEN**...*RESIDENTIAL*
20 **JAMES LEDWELL**...*RESIDENTIAL*
213 **DOROTHY M DUKES**...*RESIDENTIAL*
214 **FLOREE MCCANTS**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**
214 **S SCOTT**...*RESIDENTIAL*
214 **SUSANNAH SMITH**...*RESIDENTIAL*
217 **M MILLER**...*RESIDENTIAL*
221 **MARY L SHEROD**...*RESIDENTIAL*
223 **TONY YOUNG**...*RESIDENTIAL*
305 **JAMES H BARRETT**...*RESIDENTIAL*
309 **BILLY R ELMS**...*RESIDENTIAL*
309 **WESTBEND BEAUTY SHOP**
310 **E L BARRETT**...*RESIDENTIAL*
313 **ROBERT RIDGEWAY**...*RESIDENTIAL*
317 **CHARLES COKER**...*RESIDENTIAL*
323 **SECOND BAPTIST CHURCH**
331 **OPHELIA SCARBOROUGH**...*RESIDENTIAL*

2003 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

0 **KEVIN JOHNSON**...*RESIDENTIAL*
206 **MABLE FLEMING**...*RESIDENTIAL*
402 **KAREN HILTON**...*RESIDENTIAL*
404 **BRIAN & REGGIE YOUNG**...*RESIDENTIAL*
404 **LEVY & DOROTHY YOUNG**...*RESIDENTIAL*
405 **ISHAM CANTY**...*RESIDENTIAL*
410 **OLIVIA THAMES**...*RESIDENTIAL*
414 **WILLIAM BOWMAN**...*RESIDENTIAL*
415 **ANTONINETTE MCDUFFIE**...*RESIDENTIAL*
417 **ALTON HOLLIDAY**...*RESIDENTIAL*
418 **SALLY JOHNSON**...*RESIDENTIAL*
424 **MARTHA MELLETTE**...*RESIDENTIAL*
427 **M T WITHERSPOON**...*RESIDENTIAL*
431 **THELMA CANTEY**...*RESIDENTIAL*

2003 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

221 **NEW BEGINNING DELIVERANCE**
306 **JOHN A BOWMAN**...*RESIDENTIAL*
307 **MINUTE MAN MARKET**
314 **MARANATHA 7TH DAY ADV CHURCH**
329 **ETHEL THOMPSON**...*RESIDENTIAL*
333 **BETTY J CALDWELL**...*RESIDENTIAL*
405 **MARTHA L JOHNSON**...*RESIDENTIAL*
410 **J J MARTIN**...*RESIDENTIAL*
411 **J MOUZON**...*RESIDENTIAL*
415 **HUGIE THAMES**...*RESIDENTIAL*
420 **WILFORD G WHITE**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
429 **ROBERT W BURKE**...*RESIDENTIAL*
504 **EVELYN S KEITH**...*RESIDENTIAL*
513 **ALTEE SR HICKS**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**
514 **LEMON'S RADIO & TV SHOP**...*RADIO REPAIR AND INSTALLATION*
517 **HESSIE W & RICHARD A RANTIN**...*RESIDENTIAL*
517 **HESTER RANTIN**...*RESIDENTIAL*
521 **JOE MCKINNEY**...*RESIDENTIAL*
528 **JOHNNY J PETERSON**...*RESIDENTIAL*
600 **MICHAEL & REGINA WRIGHT**...*RESIDENTIAL*
606 **THELMA DUPREE**...*RESIDENTIAL*
608 **MOSES DINGLE**...*RESIDENTIAL*
616 **JOHN & ROBERTA MCCRAY**...*RESIDENTIAL*
621 **CLARENDON COUNTY HEAD START**...*PUBLIC ELEMENTARY AND SECONDARY SCHOOLS*
622 **BARBARA HUGGINS**...*RESIDENTIAL*
622 **LEE MCRAE**...*RESIDENTIAL*
623 **MANNING MIGRANT HEAD START CTR**
625 **WEE ACADEMY LEARNING CTR**
704 **GEORGE B MONCRIEFFE**...*RESIDENTIAL*
714 **J BLACKWELL**...*RESIDENTIAL*
732 **GERALD ALSBROOK**...*RESIDENTIAL*
809 **QUINCY FRIERSON**...*RESIDENTIAL*
817 **ED L KING**...*RESIDENTIAL*
825 **LESLIE HEYWARD**...*RESIDENTIAL*
901 **MOISE WOODS**...*RESIDENTIAL*
931 **L DUPREE**...*RESIDENTIAL*

2000 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

0 **BESSIE LLOYD**...*RESIDENTIAL*
0 **CAROLYN FULTON**...*RESIDENTIAL*
0 **GERTHA JOHNSON**...*RESIDENTIAL*
0 **MATTIE ROLLERSON**...*RESIDENTIAL*
3 **ELIZABETH GREEN**...*RESIDENTIAL*
20 **JAMES LEDWELL**...*RESIDENTIAL*
213 **DOROTHY M DUKES**...*RESIDENTIAL*
214 **FLOREE MCCANTS**...*RESIDENTIAL*
214 **MANNING GARDEN APARTMENTS**
214 **S SCOTT**...*RESIDENTIAL*
214 **SUSANNAH SMITH**...*RESIDENTIAL*
217 **M MILLER**...*RESIDENTIAL*
221 **MARY L SHEROD**...*RESIDENTIAL*
223 **TONY YOUNG**...*RESIDENTIAL*
305 **JAMES H BARRETT**...*RESIDENTIAL*
309 **BILLY R ELMS**...*RESIDENTIAL*
309 **WESTBEND BEAUTY SHOP**
310 **E L BARRETT**...*RESIDENTIAL*
313 **ROBERT RIDGEWAY**...*RESIDENTIAL*
317 **CHARLES COKER**...*RESIDENTIAL*
323 **SECOND BAPTIST CHURCH**
331 **OPHELIA SCARBOROUGH**...*RESIDENTIAL*

2000 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

0 **KEVIN JOHNSON**...*RESIDENTIAL*
206 **MABLE FLEMING**...*RESIDENTIAL*
402 **KAREN HILTON**...*RESIDENTIAL*
404 **BRIAN & REGGIE YOUNG**...*RESIDENTIAL*
404 **LEVY & DOROTHY YOUNG**...*RESIDENTIAL*
405 **ISHAM CANTY**...*RESIDENTIAL*
410 **OLIVIA THAMES**...*RESIDENTIAL*
414 **WILLIAM BOWMAN**...*RESIDENTIAL*
415 **ANTONINETTE MCDUFFIE**...*RESIDENTIAL*
417 **ALTON HOLLIDAY**...*RESIDENTIAL*
418 **SALLY JOHNSON**...*RESIDENTIAL*
424 **MARTHA MELLETTE**...*RESIDENTIAL*
427 **M T WITHERSPOON**...*RESIDENTIAL*
431 **THELMA CANTEY**...*RESIDENTIAL*

2000 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

221 **NEW BEGINNING DELIVERANCE**
306 **JOHN A BOWMAN**...*RESIDENTIAL*
307 **MINUTE MAN MARKET**
314 **MARANATHA 7TH DAY ADV CHURCH**
329 **ETHEL THOMPSON**...*RESIDENTIAL*
333 **BETTY J CALDWELL**...*RESIDENTIAL*
405 **MARTHA L JOHNSON**...*RESIDENTIAL*
410 **J J MARTIN**...*RESIDENTIAL*
411 **J MOUZON**...*RESIDENTIAL*
415 **HUGIE THAMES**...*RESIDENTIAL*
420 **WILFORD G WHITE**...*RESIDENTIAL*
421 **JAMES DINGLE**...*RESIDENTIAL*
429 **ROBERT W BURKE**...*RESIDENTIAL*
504 **EVELYN S KEITH**...*RESIDENTIAL*
513 **ALTEE SR HICKS**...*RESIDENTIAL*
514 **ETHEL'S BEAUTY ARAMA**
514 **LEMON'S RADIO & TV SHOP**...*RADIO REPAIR AND INSTALLATION*
517 **HESSIE W & RICHARD A RANTIN**...*RESIDENTIAL*
517 **HESTER RANTIN**...*RESIDENTIAL*
521 **JOE MCKINNEY**...*RESIDENTIAL*
528 **JOHNNY J PETERSON**...*RESIDENTIAL*
529 **DISTINGUISHED GENTLEMEN**
600 **MICHAEL & REGINA WRIGHT**...*RESIDENTIAL*
606 **THELMA DUPREE**...*RESIDENTIAL*
608 **MOSES DINGLE**...*RESIDENTIAL*
616 **JOHN & ROBERTA MCCRAY**...*RESIDENTIAL*
621 **FLEMING FELDER HEAD START**...*PUBLIC ELEMENTARY AND SECONDARY SCHOOLS*
622 **BARBARA HUGGINS**...*RESIDENTIAL*
622 **LEE MCRAE**...*RESIDENTIAL*
625 **WEE ACADEMY LEARNING CTR**
704 **GEORGE B MONCRIEFFE**...*RESIDENTIAL*
714 **J BLACKWELL**...*RESIDENTIAL*
732 **GERALD ALSBROOK**...*RESIDENTIAL*
809 **QUINCY FRIERSON**...*RESIDENTIAL*
817 **ED L KING**...*RESIDENTIAL*
825 **LESLIE HEYWARD**...*RESIDENTIAL*
901 **MOISE WOODS**...*RESIDENTIAL*
931 **L DUPREE**...*RESIDENTIAL*

1998 ALFRED HENRY ST

SOURCE: DIGITAL BUSINESS DIRECTORY

0 **MANNING GARDEN APTS**...*APARTMENT BUILDING OPERATORS*
323 **SECOND BAPTIST CHURCH**...*RELIGIOUS ORGANIZATIONS*

1998 DRAYTON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

1998 W HUGGINS ST

SOURCE: DIGITAL BUSINESS DIRECTORY

307 **MINUTE MAN MARKET**...*GROCERY STORES*

314 **MARANATHA 7TH DAY ADV CHURCH**...*RELIGIOUS ORGANIZATIONS*

514 **LEMONS RADIO & TV SHOP**...*RADIO AND TELEVISION REPAIR*

621 **WATEREE COMMUNITY ACTIONS INC HEAD START CHILD**...*GENERAL GOVERNMENT, NEC*

621 **WATEREE COMMUNITY ACTIONS INC WATEREE HEAD START CHILD DEVELOPM**...*GENERAL GOVERNMENT, NEC*

1994 ALFRED HENRY ST

SOURCE: POLKS

0	DINGLE EARTHA COARD
0	FULTON CAROLYN
0	JOHNSON GERTHA
0	LLOYD BESSIE
0	MANNING GARDEN APTS
0	ROLLERSON MATTIE
0	SWEAT EUGENE
3	LEONARD PRESTON
20	LEDWELL JAMES & ANNIE
213	DUKES DOROTHY MAE
214	MCCANTS FLOREE
217	MILLER MARGARET
221	SHEROD MARY L
223	YOUNG TONY JR
225	BILLUPS JANICE
305	BARRETT JAMES H
309	ELMS BR
310	BARRETT E L
313	RIDGEWAY ROBERT
317	COKER CHARLES
323	SECOND BAPTIST CHURCH
331	SCARBOROUGH OPHELIA

1994 DRAYTON ST

SOURCE: POLKS

0	YOUNG LEVY & DOROTHY
204	COUSAR COREEN
206	FLEMMING MABLE
402	HILTON KAREN
405	CANTY ISHAM
414	BOWMAN WILLIAM
415	MCDUFFIE ANTONINETTE
417	HOLLIDAY ALTON
417	JOHNSON SALLY
424	MELLETTE MARTHA
427	WITHERSPOON MT
431	CANTEY THELMA

1994 W HUGGINS ST

SOURCE: POLKS

114	CUMMINS S C
116	WITHERSPOON GREGORY
122	JAMES HELEN M
123	JUNE HATTIE
126	JAMES EMMA
221	BARGAIN CORNER
306	BOWMAN JOHN A
307	MINUTE MAN MARKET
329	THOMPSON ETHEL
405	JOHNSON MARTHA L
411	MUOZON JONATHAN
415	THAMES HUGIE
420	WHITE W G JR
421	DINGLE JAMES
429	BURKE ROBERT W
504	KEITH EVELYN S
514	LEMON'S RADIO & TV
517	RANTIN HAETER
517	RANTIN RICHARD A
521	MCKINNEY JOE
528	PETERSON JOHNNY J
600	WRIGHT MICHAEL & REGINA
606	DUPREE THELMA
608	DINGLE MOSES
616	MCCRAY CHRISTOPHER
616	MCCRAY JOHN & ROBERTA
621	WATEREE COMMUNIT
622	MCRAE LEE
622	SHEROD BURNETTE
623	MIGRANT HEAD START CENTER
704	MONCRIEFFE GEORGE B
732	ALSBROOK GERALD
809	FRIERSON QUINCY
817	KING ED LOUISE
901	WOODS MOISE
931	DUPREE LAWRENCE

1960 ALFRED HENRY ST

SOURCE: HILLS

0	JONES TOMMIE L
0	WELCH HAGARD JR .

1960 DRAYTON ST

SOURCE: HILLS

0	EVANS WILSON
0	KENNEDY WM TO 47831
0	LOWDER ISABELL D MRS
0	RYALS OLLIE W MRS

1960 W HUGGINS ST

SOURCE: HILLS

0	A & E STORE THE GRO 4
0	ALFRED HENRY ENDS
0	ANDERSON LEON T O A7631
0	BROTHERLY LOVE LODGE NO 99
0	BURKE ROBT WO47754
0	COUNTY FAIRGROUNDS
0	FLEMING'S GRO
0	JOHNSON CHAS BO 47814
0	JUSTICE WADE H47683
0	MATHIS L DERON O 47812
0	MCCRAY'S GARAGE AUTO REPR
0	MIMS DAN J 47634
0	RICHBURG MATT E O GRO
0	RIDGEWAY WM E O 47682
0	WADE'S GROCERY
00	MCCRAY LEE EA7753
104	COPELAND ROBT OO 45015
104	CRAFT BILLIE JOA4871
104	GIBBONS THADDEUS P 47154
104	HOLLIDAY LOUIS A REV 4
104	MITCHUM FURMAN L 49152
104	VACANT
114	BOUNDARY INTERSECTS
114	HARRINGTON WM K 45192
114	HOLLADAY JAMES NO 44872
203	VACANT
204	MANN CHAS C
205	HILTON PINCKNEY
206	VACANT
207	VACANT
208	ATKINSON VIOLA C MRS O A
209	HATFIELD'S BEAUTY SALON
210	GIBBONS BANNIE A
212	CRAFT WM M
214	RIDGEWAY HESTER MRS O
216	VEASON EDW S 45341
305	JUNE GILVIE R O
307	ANDERSON CECILIA J MRS
308	CUTTER CHAS H
309	JOHNSON MARY G MRS A
310	HAMPTON AV INTERSECTS
310	KAY CHAS JOA7943
310	KAY'S RADIO - ELEC & TELE- VISION SERV REPR 47943
401	DRAYTON ENDS
401	MCFADDEN SWINT
401	SIMMONS GRANT
405	WEBSTER RICHD GO

Appendix I
Resumes

KRISTIN TATE

DIRECTOR OF HUD SERVICES

CONTACT

(832) 541-4487

kristin.tate@gillgroup.com

Franklin, TX, USA

www.gillgroup.com

EDUCATION

Bachelor of Architecture
University of Houston
2004

SKILLS

Analytical Thinking
Risk Assessment
Strategic Planning
Leadership
Financial Analysis
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making

VOLUNTEER EXPERIENCE

B.E. Blessed
Board of Directors
Spring, TX, 2015

Professional Summary

Experienced Environmental and Property Condition Consultant with over 19 years of nationwide experience delivering high-quality due diligence services for a diverse client base, including government agencies, financial institutions, law firms, and private property owners. Proven expertise in conducting Environmental Site Assessments (ESAs), Property Condition Needs Assessments (PCNAs), and construction monitoring across a wide range of property types, including multifamily, commercial, industrial, and hospitality.

Since 2016, has held the Vice President/Director role within the HUD Group, providing technical oversight, quality assurance, and team mentorship for HUD MAP and LEAN projects. Adept at navigating complex regulatory frameworks and client-specific requirements, with a strong track record of managing environmental risks, supporting remediation efforts, and ensuring compliance with federal and agency guidelines.

Environmental Site Assessments (ESAs)

- Conducted hundreds of Phase I ESAs in accordance with ASTM E1527-21, USEPA All Appropriate Inquiry, and client-specific scopes including Fannie Mae, Freddie Mac, and HUD (MAP and LEAN) guidelines.
- Evaluated environmental risks related to hazardous materials, USTs/ASTs, PCBs, asbestos-containing materials (ACM), lead-based paint (LBP), mold, and radon.
- Managed subsurface investigations to determine the extent of soil and groundwater contamination.
- Provided oversight for environmental remediation projects.
- Led the review and delivery of thousands of ESA reports, ensuring technical accuracy, regulatory compliance, and timely submission to clients.
- Oversaw a team of environmental professionals, providing mentorship, quality control, and strategic guidance to maintain high standards across all deliverables.

Property Condition Assessments (PCAs)

- Performed hundreds of PCAs in line with ASTM E2018-24 and agency-specific standards (Fannie Mae, Freddie Mac, HUD).
- Assessed site improvements, building structures, envelopes, and MEP systems for deferred maintenance and material deficiencies.
- Estimated Immediate Needs and On-Going Reserves through detailed inspections and stakeholder interviews.
- Collaborated directly with clients to develop renovation budgets, aligning capital planning with property condition findings and long-term investment goals.
- Led the HUD division since 2016, overseeing the production and delivery of thousands of reports to clients nationwide.
- Managed a team of assessors and reviewers, ensuring timely, accurate, and compliant reporting for HUD MAP and LEAN programs.

Certifications & Qualifications

- Environmental Professional (EP) – In accordance with ASTM E1527-13
- Certified Mold Assessment Consultant – State of Texas
- Certified Multifamily Accelerated Processing (MAP) – HUD
- Environmental Site Assessment (ESA) On-the-Job Training
- Property Condition Assessment (PCA) On-the-Job Training
- Termites and Other Wood-Destroying Pests Training
- ESA Experience – 19+ years (18+ years in multifamily properties)
- PCA Experience – 19+ years (18+ years in multifamily properties)

PAUL R. LADD

ENVIRONMENTAL PROFESSIONAL

CONTACT

(207) 351-6966
paulrladdiii@gmail.com
York, ME, USA
www.gillgroup.com

EDUCATION

Bachelor of Arts, Geology
University of Rhode Island
1983

SKILLS

HUD Protocols
FNMA/Freddie Protocols
Environmental Site Assessments
Property Condition Assessments
Risk Assessments
Energy Assessments
Project Management
Diverse Environmental Knowledge

VOLUNTEER EXPERIENCE

York Schools Mentoring Program,
York, ME
2010 to Present

Professional Summary

Paul Ladd is an Environmental Professional specializing in Environmental Assessments for the commercial real estate industry. Mr. Ladd also has extensive and broad-based experience in all aspects of environmental consulting, including Phase II Environmental Assessments, Energy/Green Assessments, Cost Estimation, Quality Assurance, and Storage Tank Management.

Relevant Project Experience

Commercial Real Estate Due Diligence – Proficient in all aspects of property condition assessments and environmental site assessments, including HUD MAP, HUD Lean, Fannie Mae and Freddy Mac inspection and reporting protocols. Well versed in the HUD HEROS system. Routinely conducted nationwide inspections of multi-family and senior housing as part of acquisition or refinance activities. Property-types include multi-family residential, senior assisted living and skilled nursing facilities, and high-rise buildings. Managed environmental and geotechnical investigations for CVS Pharmacy for approximately 75 new store locations throughout New England, New York, and New Jersey.

Quality Assurance – At American Residential Properties (ARPI) developed and implemented protocols for the renovation and turns at single- and multi-family assets in 13 markets. Also provided inspections in person and through staff in regional offices throughout the United States. Started at ARPI before going public, with deployment of ~1.5 billion in capital and acquisition of approximately 10,000 properties. Instrumental in developing systems within both acquisitions and field operations to satisfy compliance and reporting requirements.

Construction Management – Provided program level management of gas station development program including design, permitting and construction of 60+ locations for BJ's Wholesale Club throughout the East Coast. Oversaw construction of ~100 single-family homes throughout the Midwest and Southeast for ARPI.

Energy/Green Assessments - Provided Green Retrofit Property Condition Assessments (GRPCAs) under the American Recovery and Reinvestment Act of 2009, for multi-family properties throughout the eastern United States. Proficient at energy modelling, and evaluation of energy conservation measures and green building technologies. Knowledgeable with utility usage evaluation in the development of Portfolio Manager ratings, and green certification protocols. Reviewed and completed submittals under the 2023 GRRP Program.

Environmental Remediation – Managed the installation, permitting, and O&M of groundwater and soil treatment systems for BP Oil Company throughout Pennsylvania and New Jersey. Managed investigation, installation, and O&M of a chlorinated solvent – impacted groundwater (in fractured granite) treatment system in Massachusetts. Completed a Risk Assessment in support of revised cleanup standards under the Massachusetts Contingency Plan.

Storage Tank Management – Program management for the evaluation, upgrade and replacement of aboveground and underground storage tanks for Verizon at ~100 facilities throughout New England. Provided tank compliance services and Phase II ESAs for GE Capital at ~350 gas station locations for their workout group.

Quincy Taylor

PROJECT MANAGER – HUD SERVICES

CONTACT

(651) 395-0404

Quincy.taylor@gillgroup.com

St. Paul, MN, USA

www.gillgroup.com

EDUCATION

Bachelor of Arts
Environmental Studies
St. John's University

SKILLS

Analysis and Compliance
Project Management
Qualitative and Field Research
Data Management
Technical Writing
Team Management
Contractor Management
Logistics Management
Interpersonal Relationships
Template Building

VOLUNTEER EXPERIENCE

Sustainability Committee
Member
Collegeville, MN, 2019

Professional Summary

Environmental Project Manager with over six years of nationwide experience providing thorough due diligence services for a broad range of stakeholders, including government entities, financial institutions, legal professionals, and private property owners. Demonstrated proficiency in performing Environmental Site Assessments (ESAs) across varied property types such as multifamily, commercial, industrial, and hospitality.

Since 2020, has held the Environmental Project Manager role and has conducted most of the work within the HUD Group, providing field analysis, data management and computation, and technical report writing for HUD MAP and LEAN projects. Skilled in interpreting intricate regulatory structures and tailoring solutions to client needs, consistently managing environmental risks while upholding compliance with federal and agency standards.

Environmental Site Assessments (ESAs)

- Conducted hundreds of Phase I ESAs in accordance with ASTM E1527-21, USEPA All Appropriate Inquiry, and client-specific scopes including Fannie Mae, Freddie Mac, and HUD (MAP and LEAN) guidelines.
- Compiled hundreds HEROS Summary Reports in accordance with the requirements outlined in 24 CFR Part 50/58.
- Evaluated environmental risks related to hazardous materials, USTs/ASTs, PCBs, asbestos-containing materials (ACM), lead-based paint (LBP), mold, and radon.

Hazardous Materials Group Environmental Specialist

- Oversaw Asbestos Abatement Air Monitoring projects in accordance with the appropriate requirements of the EPA and OSHA.
- Conducted Comprehensive Asbestos Building Surveys of various types of commercial structures.
- Conducted Indoor Air Quality Assessments.
- Conducted Emergency Covid Cleanup and Confirmatory Sampling.
- Kept required certifications of multiple states up to date.

Certifications & Qualifications

- Environmental Professional (EP) – In accordance with ASTM E1527-13
- Minnesota Asbestos Contractor Supervisor
- Minnesota Asbestos Building Inspector
- Environmental Site Assessment (ESA) On-the-Job Training
- ESA Experience – 5+ years

Quincy Taylor

PROJECT MANAGER – HUD SERVICES

CONTACT

(651) 395-0404

Quincy.taylor@gillgroup.com

St. Paul, MN, USA

www.gillgroup.com

EDUCATION

Bachelor of Arts
Environmental Studies
St. John's University

SKILLS

Analysis and Compliance
Project Management
Qualitative and Field Research
Data Management
Technical Writing
Team Management
Contractor Management
Logistics Management
Interpersonal Relationships
Template Building

VOLUNTEER EXPERIENCE

Sustainability Committee
Member
Collegeville, MN, 2019

Professional Summary

Environmental Project Manager with over six years of nationwide experience providing thorough due diligence services for a broad range of stakeholders, including government entities, financial institutions, legal professionals, and private property owners. Demonstrated proficiency in performing Environmental Site Assessments (ESAs) across varied property types such as multifamily, commercial, industrial, and hospitality.

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Hazardous Materials Group Environmental Specialist

- Oversaw Asbestos Abatement Air Monitoring projects in accordance with the appropriate requirements of the EPA and OSHA.
- Conducted Comprehensive Asbestos Building Surveys of various types of commercial structures.
- Conducted Indoor Air Quality Assessments.
- Conducted Emergency Covid Cleanup and Confirmatory Sampling.
- Kept required certifications of multiple states up to date.

Certifications & Qualifications

- Environmental Professional (EP) – In accordance with ASTM E1527-13
- Minnesota Asbestos Contractor Supervisor
- Minnesota Asbestos Building Inspector
- Environmental Site Assessment (ESA) On-the-Job Training
- ESA Experience – 5+ years