

Memo

To: South Carolina State Housing Finance & Development Authority

From: Parkside Commons, LP

Date: 4/17/26

Re: Phase I Report & Underground Storage Tank

As per the Phase I Environmental Site Assessment dated April 15, 2026, prepared by S&ME Inc., for the proposed Parkside Commons development in Dillon, SC there appears to be an underground storage tank at the site. Section 9.0 Conclusions states as follows:

There is an apparent vent pipe and fill port for a presumed heating oil non-regulated underground storage tank (UST) located on the west side of the subject property. The presence of a heating oil UST is considered a recognized environmental condition and vapor encroachment condition.

Based on the information obtained and the findings of this assessment, it is the opinion of the Environmental Professional that further assessment may be warranted.

In talking through the issue with Jason McCann, Project Manager for SM&E, it appears from the site observation that the vent pipe is connected to an old heating and oil tank from the 1920s. The tank is not regulated or permitted by the SC Department of Environmental Services (SC DES) due to its age so SC DES would not be involved in investigating the issue. The fact that a tank exists does not create the need for a Phase II environmental review but as part of the construction process the tank should be removed.

Therefore, should the Parkside Commons development be awarded tax credits and move forward, Connelly Construction will determine if there is any remaining liquid in the tank. If there is a specialty company will be contracted to vacuum and clean the tank before it is removed from the site. Proper disposal of the tank will be completed and a receipt for the tank disposal kept on file. The entire process will be documented for Connelly Construction file records only.

If there appears to be any leaks or discolored soil around the tank area, Connelly Construction may have the soil tested and any contaminated soil removed as part of the site work process. If, however, no liquid is found in the tank then the tank will be removed and disposed of properly.