April 14, 2026

GILL GROUP

American Community Developers, Inc.
20250 Harper Avenue
Detroit, MI 48225

Attention: Chad Nelson

Subject: Phase I Environmental Site Assessment of:

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730
TCE6032A1839

Dear Mr. Nelson:

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,

Natalie Callison
Staff Geologist

Caroline Patterson, E.P.
Project Geologist

Phase I Environmental Site Assessment

GG PROJECT NO.: TCE6032A1839

REPORT DATE: April 14, 2026
SITE VISIT DATE: April 1, 2026

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

PREPARED FOR:
American Community Developers, Inc.
20250 Harper Avenue
Detroit, MI 48225



GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

PROJECT SUMMARY TABLE

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina, 29730
Assessor's Parcel Number(s): 6001602009

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 Properties Database Records of Concern	✔						
6.5	Additional Environmental Records Sources	✔						
7.0	INTERVIEWS	✔						
8.0	Non-Scope Considerations					✔		Presence of Lead-Based Paints
8.1	Wetlands	✔						
8.2	Lead-Based Paint					✔		Presence of Lead-Based Paints

Table of Contents

EXECUTIVE SUMMARY i

1.0 INTRODUCTION 6

1.1 Purpose 6

1.2 Scope of Work 6

1.3 Limitations, Optional Services, and Summary Findings 7

1.4 Exceptions & Deviations 8

1.5 Significant Assumptions 9

1.6 Terms & Conditions 9

1.7 Reliance 10

2.0 USER-PROVIDED DOCUMENTATION 11

3.0 SITE INFORMATION 13

3.1 Subject Property 13

3.2 Building Information 13

3.3 Adjacent Properties 14

4.0 SITE RECONNAISSANCE 15

4.1 Site Reconnaissance Findings 15

5.0 HISTORICAL RECORDS REVIEW 17

5.1 Historical Records Sources and Availability 17

5.2 Subject Property Historical Images Review 18

5.2.1 Past Uses of Subject Property 18

5.2.2 Property Tax Files 18

5.2.3 City Directories 18

5.2.4 Recorded Land Title Records 19

5.2.5 Building Department Records 20

5.2.6 Zoning/Land Use Records 20

5.2.7 Other Historical Sources 20

5.3 Adjoining and Surrounding Properties Historical Images Review 20

5.3.1 Past Uses of Adjoining and Surrounding Properties 20

5.3.2 City Directories 21

5.4 Cumulative Summary of Historical Uses 21

6.0 RECORDS REVIEW 22

6.1 Physical Setting Findings 22

6.2 Subject Property Database Records of Concern 23

6.3	Adjacent Properties Database Records of Concern	24
6.4	Orphan Summary	24
6.5	Additional Environmental Records Sources	24
7.0	INTERVIEWS	30
7.1	Past Owners and/or Operators	30
7.2	Present Owners, Occupants and/or Key Personnel	30
7.3	State and/or Local Government Officials	30
8.0	NON-SCOPE CONSIDERATIONS	32
8.1	Wetlands	32
8.2	Lead-Based Paint	32
9.0	FINDINGS, OPINIONS AND CONCLUSIONS	33
9.1	Subject Property	2
9.2	Adjoining and Surrounding Properties	3
9.3	Data Gaps	4
9.4	Conclusions	5
9.5	Recommendations	5
10.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	38
11.0	REFERENCES	39

TABLE OF APPENDICES

Appendix: A: Figures
Appendix: B: User Provided Documents/Additional Property Information
Appendix: C: Photographs
Appendix: D: Database Report with Physical Setting Report
Appendix: E: Fire Insurance Maps
Appendix: F: Historical Aerial Photographs
Appendix: G: Historical Topographic Maps
Appendix: H: City Directories
Appendix: I: Non-Scope Considerations
Appendix: J: Resumes

EXECUTIVE SUMMARY

Gill Group, Inc completed this Phase I Environmental Site Assessment (ESA) for the property located at 1333 Coronet Court, Rock Hill, South Carolina (the Subject Property). This report is intended for the sole use of American Community Developers, Inc. (the User) and assumes that observed items were in good or serviceable condition unless otherwise noted.

The Subject Property, known as Market Place Apartments, is located at 1333 Coronet Court, in Rock Hill, South Carolina, 29730. The site is comprised of one parcel totaling approximately 5.69 acres. The Subject Property was constructed in 1972. The property is improved with 14 apartment buildings, each two-stories in height and a single story office/maintenance building, containing a total of 68 residential units and approximately 62,939 gross square feet of building area.

Vehicular access is provided via a single asphalt-paved entry drive from South Heckle Boulevard along the northeastern 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	Market Place Apartments
Property Address	1333 Coronet Court Rock Hill, South Carolina 29730
Report Issuance	April 14, 2026
Date of Environmental Database	March 25, 2026
Report Viability Date	September 28, 2026
Visual inspection of Subject Property and Adjoining Properties	April 1, 2026
Interviews with owners, operators, and occupants	April 1, 2026
Search for Environmental Liens	N/A
Declaration by the Environmental Professional	April 14, 2026

FINDING, OPINIONS AND CONCLUSIONS

Subject Property

Based on review of historical site data, the Subject Property was undeveloped land prior to 1977. A review of the York County Appraisal District's website indicated the current multifamily apartments were constructed in 1977. Aerial images from 1976 show the Subject Property developed with fourteen two-story multifamily apartment buildings and a single-story office and community-use building on the southeastern portion of the Subject Property. Access to the site is from South Heckle Boulevard to the east. 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 appeared in a similar configuration during the site reconnaissance.

Further, the Subject Property was not listed in any of the databases searched by ERIS. The Subject Property was originally constructed in 1977 and developed for multifamily housing, which was before the Consumer Product Safety Commission lead ban in 1978. As such, the Subject Property is not in compliance with this section.

Further, Partner Engineering and Science, Inc. conducted a Lead Based Paint Report on March 31, 2021. A total of 1314 XRF readings (including 31 calibration readings) were collected throughout the Subject Property. Of the readings taken, 31 contained a lead content greater than or equal to 0.7 mg/cm2 as assessed using an XRF instrument. A LBP Operations and Maintenance (O&M) Plan was recommended by Partner to be implemented in order to safely manage the identified LBP located at the Subject Property.

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 a review of historical record sources, the surrounding properties appear to have been undeveloped prior to 1937. Single family homes are visible to the northeast and southwest by the early 1940s. McCullough Street is located to the east of the Subject Property in 1965, with the vicinity continuing residential development. South Heckle Boulevard is located to the northeast of the Subject Property in 1979. Multifamily apartments are adjacent to the northeast across South Heckle Boulevard in aerial images from 1994. The surrounding properties appeared in a similar configuration as identified during site reconnaissance.

Several surrounding sites were identified in the database report. Based on the discussions 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 Historical 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.

A Business Environmental Risks (BERs) was identified in connection with the Subject Property.

- The possible use of Lead Based Paint is a BER for 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 an 1937 Aerial Image. Through a review of historical record sources, the use of the Subject Property could not be independently evaluated on 5-year increments back to a time where 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 1333 Coronet Court, Rock Hill, 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, and/or significant data gaps in connection with the Subject Property. However, Business Environmental Risks were identified associated with the presence of Lead-Based Paint.

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 Market Place Apartments and located at 1333 Coronet Court, Rock Hill, South Carolina. This assessment has revealed no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, and/or significant data gaps in connection with the Subject Property. However, Business Environmental Risks were identified.

Conclusions	Recommendations
Lead Based Paint	Any renovation activities involving the potential disturbance of the LBP coated components shall be performed using properly trained lead workers and control methods listed in accordance with the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing", 2012 Revision, EPA's RRP Rule and the OSHA Construction Standard for Lead.

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 1333 Coronet Court in Rock Hill, South Carolina 29730 and can be further described as being located at 34.91021378 and -81.04132599. 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 American Community Developers, Inc. 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.
- Non-scope items were included as part of the assessment of this report and discussed in detail in pertinent sections throughout this report.

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 American Community Developers, Inc., the User. 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 User Questionnaire was completed by Chad Nelson (on behalf of the User) to assist the environmental professional in evaluating the Subject Property.
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 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 Market Place Housing Partners LP and is assigned parcel number 6001602009.
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.
Other	A survey was provided to Gill Group for help locating the property. The survey indicates access to the Subject Property is along the northern property line from Heckle Boulevard and to the east from McCullough Street. Fourteen multifamily apartments are on site with one office/ community-use building, located in the southeast corner. The multifamily residential site is 5.6231 acres with a gross building area of 62,939 square feet. There are 115 parking spaces with 6 handicapped spaces available. Dumpsters are located throughout the site with concrete pedestrian walkways.

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	1333 Coronet Court Rock Hill, South Carolina 29730
County	York
Subject Property Acreage	5.69
Current Owner	Market Place Housing Partners LP
Number of Buildings	14
Current Occupant(s)	Residential
Number of Parcels	One
Tax ID / Parcel #(s)	6001602009
Current Zoning/Primary Land Use	MF-15, Multi-family
Total Square Footage of Building(s)	62,939
Number of Floors	Two
Construction Date	1972
Current Use	Multi-Family

3.2 Building Information

Currently, the property consists of 15 two-story building utilized as multi-family apartments, with a one-story building utilized as an office, community use area, and related paved parking areas. The property is accessed via South Heckle Boulevard to the northeast.

Utilities	
Electrical	Electricity is provided by Black Iron.
Natural Gas	Natural gas is provided by City of Rock Hill.
Potable Water	Potable water is provided by City of Rock Hill.
Wastewater/Sewer	Sewage service is provided by City of Rock Hill.

3.3 Adjacent Properties

Direction From Subject Property	Discussion
North	The adjoining properties to the northwest, north, and northeast are densely forested land. The adjoining properties to the northeast are developed as multifamily residential property across South Heckle Boulevard. No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.
South	The adjoining properties to the southeast are developed as single family homes. The southwest adjoining property is densely forested land. 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 as single family homes across McCullough Street. 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 densely forested land. 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 A provided in this report.

Gill Group personnel (Briton Smith) conducted a visual reconnaissance of the Subject Property on April 1, 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	For maintenance of property purposes. None in greater than di minimis quantities.
Underground Storage Tanks (UST)	No	No	
Aboveground Storage Tanks (AST)	No	Yes	
Odors	No	No	
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No	No	
Drums, Totes, and Intermediate Bulk Containers	No	No	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses	No	No	
Unidentified Substance Containers	No	No	
Transformers or PCB-Containing Equipment/Items	Yes	Yes	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	Yes	No	Water damage and mold were observed in interior units throughout the Subject Property.
Drains and Sumps	No	No	
Pits, Ponds, or Lagoons	No	No	
Stained Soil or Pavement	No	No	
Stressed Vegetation	No	No	
Solid Waste	Yes	No	Solid waste receptacles were observed throughout the Subject Property. Scatted trash and debris were observed along the property boundaries. No signs of leaks or staining were observed.
Water/Wastewater Discharge	Yes	No	Storm water drains were observed throughout the Subject Property.
Wells	No	No	
Septic Systems or Cesspools	Yes	No	

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**
1937 - 1970	The Subject Property appears to be undeveloped.	Aerial Photograph Aerial Photograph Topographic Map City Directory
1979 - Present Day	The Subject Property appears to be developed in the current configuration. Fourteen two-story multifamily apartment buildings are located on the property. A single-story office and community-use building is located in the southeastern portion of the Subject Property. The site appeared in a similar configuration during the site reconnaissance.	Aerial Photograph Topographic Map City Directory

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 historical street directories, it appears that the Subject Property has been developed for residential use since at least 1976. The historical street directories are provided in Appendix H and summaries for the subject property are provided below:

Date	Address	Use
350 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008	Multi-tenant residential
352 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008	Multi-tenant residential
354 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008	Multi-tenant residential
356 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2016, 2020	Multi-tenant residential
362 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008, 2016, 2020, 2024	Multi-tenant residential
364 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008, 2016, 2020, 2024	Multi-tenant residential
366 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008	Multi-tenant residential
368 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008	Multi-tenant residential
372 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008, 2016, 2020	Multi-tenant residential
376 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008, 2016, 2020, 2024	Multi-tenant residential
380 South Heckle Boulevard	1976, 1981, 1986, 1991, 1996, 2008, 2024	Multi-tenant residential
1333 Coronet Court	1996, 2000, 2003, 2008, 2012, 2016, 2020, 2024	Multi-tenant residential/Market Place Apartments, Friendship Prospect Apartments
1333 South Heckle Boulevard	1976, 1981, 1986, 1991	Multi-tenant residential
1351 Coronet Court	2008, 2012, 2016, 2020, 2024	Multi-tenant residential
1351 South Heckle Boulevard	1986, 1991	Multi-tenant residential
1353 Coronet Court	2008	Multi-tenant residential
1354 Coronet Court	1996, 2016, 2020, 2024	Multi-tenant residential/Counselor/Family Services

5.2.4 Recorded Land Title Records

Land Title Records files obtained via the county website were reviewed as part of the Phase I ESA. 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.

Deed Date	Grantor	Grantee
8/12/2021	FFAH Market Place LLC	
6/16/2017	Market Place Apartments LP	FFAH Market Place LLC
7/15/1999	Friendship Prospect LTD A PTR	Market Place Apartments LP

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 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.

5.2.7 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**
1937	Surrounding properties appear to be undeveloped or developed for agricultural uses.	Aerial Photograph
1941 - 1954	The vicinity is developed with rural single-family homes and undeveloped/ agricultural land.	Aerial Photograph Topographic Map
1959 - 1970	McCullough Street is located to the southeast of the Subject Property with a residential community developed beyond. Residential dwellings are observed north and west of the Subject Property.	Aerial Photograph
1979 - 1984	South Heckle Boulevard is observed along the eastern boundary of the Subject Property. Commercial development is observed northwest at the intersection of South Heckle Blvd and Crawford Road.	Aerial Photograph Topographic Map City Directory
1994 - Present Day	Multifamily apartments are adjacent to the northeast across South Heckle Boulevard. This brings the vicinity to its present day configuration.	Aerial Photograph Topographic Map City Directory

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.

Although not adjoining/adjacent appears in the city directories, the surrounding properties have been developed for primarily residential use since at least 1976. 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 historical records, the site was undeveloped until the current multi-family apartments were constructed in 1972. No RECs were identified.
Summary of Historical Surrounding Property Uses
The surrounding sites began residential development in the early 1940s. The area continued to be developed for residential use to the east, south and southwest until 1994. The north-northwest, western, and southern properties have remained undeveloped wooded land. No RECS were identified.

6.0 RECORDS REVIEW

6.1 Physical Setting Findings

Physical Settings	
Setting	**Description**
Topography	
Elevation	480
Slope	Northwest
Nearest Body of Water	Tributary of Wildcat Creek
Soil	
Soil Component Name / Classification	Urban land-Brewback complex; silt loam Brewback Unit; fine sandy loam
Soil Description	The Urban land-Brewback complex is a fine sandy loam that is somewhat poorly drained. The unit has a slope of zero to ten percent. The Brewback Unit is a fine sandy loam that is somewhat poorly drained. Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted. The unit has a slope of zero to two percent. This unit composes approximately two percent of the northwestern portion of the Subject Property.
Geology	
Formation	The site consists of the Gabbro - Rock Hill South pluton Formation.
Description	The Gabbro - Rock Hill South pluton Formation is Devonian to Silurian aged gabbro.

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 west-northwest.
Estimated Depth to Groundwater	N/A

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 25, 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
REMEDIATION	1.0	0	0	0	0	1	1
LUST	0.5	0	0	0	1	-	1
DELISTED LST	0.5	0	0	0	3	-	3

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 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. Upon further review, both sites were determined to be located on Highway 901 which is located greater than 11 miles to the south in a downgradient direction relative to the Subject Property. As such, these sites are not interpreted to represent Recognized Environmental Conditions.

6.5 Additional Environmental Records Sources

Partner Engineering and Science, Inc., 26 June 2025, "Phase I Environmental Site Assessment Report of Market Place Apartments"

Partner conducted a Phase I ESA on June 26, 2025, in accordance with ASTM Practice E 1527-21. The assessment did not identify any RECs, HRECS, or CRECs in connection to the Subject Property. However, the 2025 ESA did identify several BERs.

- A previous Limited Pre-Renovation Asbestos Survey Report issued by Partner (December 2023), identified ACM present within drywall/joint compound systems and white ceiling textures present throughout the onsite buildings.
- A previous Limited Moisture and Suspect Visible Microbial Growth Assessment Report issued by Partner (October 2024), identified active moisture infiltration within several units with previously repaired ground floor living room, hallway, and bedroom ceilings. The source of the active water leak appeared to be from cast iron pipe leaks associated with second floor bathrooms. Suspect visible microbial growth was observed along the walls around bathtubs, bathtub caulks, living room walls and ceilings, and beneath a kitchen sink. Additionally, during Partner's site reconnaissance, suspect microbial growth was observed in the shower surrounds in the majority of the apartment units. Water damage and staining were observed in the first floor living rooms below the majority of the second-story bathrooms.
- According to a previous Multi-Family Radon Survey Report - Follow-Up Short Term Testing report, issued by Partner (January 2024), elevated radon concentrations in Unit C of Building 352 (5.2 pCi/L) and Unit A of Building 1354 (5.5 pCi/L) were identified.

Partner recommended a continuation of the current O&M Plan to manage ACM and LBP at the Subject Property. A mold assessment and remediation was recommended to be conducted, including the replacement of the impacted shower areas.

Partner Engineering and Science, Inc., 19 June 2025, "Desktop Wetland Assessment of Market Place Apartments"

The purpose of the Wetland Desktop Assessment was to review readily available information and site conditions from previous environmental reports to identify areas of interest on the Subject Property that pertain to hydric soils, wetland vegetation, and wetland hydrology. Partner concluded that the Subject Property does not contain any wetlands nor wetland areas.

However, the evaluation of wetlands was outside the scope of work for this assessment and was not taken into consideration in the findings and opinions of this report.

Partner Engineering and Science, Inc., 21 October 2024, "Limited Moisture and Suspect Visible Microbial Growth Assessment Report of Market Place Apartments"

The purpose of the assessment was to inform the client of the approximate quantities of suspect visible microbial growth (SVMG) present during the assessment, and to evaluate the potential source of any observed water intrusion.

Partner performed a visual inspection and moisture assessment of accessible areas of 20% of the multi-family apartment complex. Suspect Visible Microbial Growth was observed: on air vents, bathtub ceramic tile/caulk, walls above bathtubs, living room ceilings/walls, and under one kitchen sink. The noted areas generally were more prevalent near plumbing sources or related to previous roof leaks. Signs of Water Intrusion included staining, bubbling, peeling, damage, and previous water intrusion repair was observed on walls and ceilings throughout the units assessed.

It was concluded that some building materials were wet at the time of the assessment, including living room/stairwell ceiling wallboard and ceiling texture. Also, SVMG was observed during the assessment in the following areas: air vent in one-bathroom, ceramic wall tile around bathtubs, wall above one bathtub, bathtub caulk, living room walls/ceilings, and under one kitchen sink. No sampling was performed as part of the assessment.

According to the Maintenance Supervisor 60 of the 68 units have had living room ceiling repair in the past two years. The Maintenance Supervisor stated that there is an ongoing issue with cast iron piping associated with bathtubs leaking above the living rooms. The roofs at this site were replaced at the beginning of October 2024.

Partner recommended the following:

- Units not included in the survey should be assessed to determine if the ongoing cast iron piping leaks associated with bathtubs above the living room are consistent throughout the property.
- Hire a certified plumbing contractor to repair leaks or replace cast iron piping.
- Once the water intrusion sources are corrected; contract a certified mold remediation contractor to remove water/microbial impacted substrates.
- Removal of impacted materials should be done within containment's to reduce the spread of spores. High-efficiency particulate air (HEPA) air scrubbing machines should also be utilized to reduce airborne levels of spores. in areas where remediation occurs. Microbial-impacted materials should be removed. Wet building materials should be dried. A site-specific microbial remediation work plan is to be performed.
- Following completion of correction of the source of moisture intrusion, and the completion of remediation, Partner recommends pre-occupancy inspection with IR camera and moisture meter.
- Continue regular maintenance of the subject space and monitor for moisture in the future.

Further, Gill observed evidence of mold and water damage during the site reconnaissance completed for the most recent evaluation of the Subject Property. However, the evaluation of mold assessment was outside the scope of work for this assessment and was not taken into consideration in the findings and opinions of this report.

Partner Engineering and Science, Inc., 10 January 2024, "Multifamily Radon Survey Report of Market Place Apartments"

Radon testing at the Subject Property was conducted by a nationally certified Radon Measurement Professional in general accordance with American National Standards Institute and American Association of Radon Scientist and Technologists (ANSI/AARST) Standard: Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily Buildings (ANSI/ AARST MAMF-Rev -2021) or successor ANSI/AARST standards. Follow-up testing was conducted in accordance with MAMF-Rev -2021 based on initial testing results. Testing locations were placed in the same area(s) in which the initial short-term test was conducted.

Short-term radon testing was conducted at the Subject Property between November 20, 2023, and November 22, 2023. A total of 73 charcoal radon devices were deployed throughout the Subject Property. According to the analytical data, radon was detected at or above the US EPA recommended action level of 4.0 pCi/L in one of the apartment units tested.

- Building 352, Unit C

The following units were determined to be invalid.

- Building 368, Unit C
- Building 376, Unit A
- Building 380, Unit B
- Building 1354, Unit A

On December 26 to 28, 2023, follow up testing was conducted. A total of eight devices were placed in Units 352C, 368C, 380B, and 1354A all locations contained a duplicate device.

- Building 1354, Unit A was concluded to have an average Radon concentration of 5.5 pCi/L.
- Unit 352C was averaged from the elevated level and new result. It was determined that the average of the two tests were not in agreement and the unit should be retested or proceed with mitigation according to the ANSI/AARST section 7.2.2.
- Building 376 Unit A was inaccessible due to a bed bug infestation. Additional testing of this location is warranted.

It was recommended that additional testing is to be performed on Building 376A and Building 352C should either be retested or proceed with mitigation. Mitigation was warranted for Building 1354A.

However, the evaluation of Radon testing was outside the scope of work for this assessment and was not taken into consideration in the findings and opinions of this report.

Partner Engineering and Science, Inc., 8 December 2023, "Asbestos Inspection Report of Market Place Apartments"

The purpose of the survey was to identify suspect asbestos-containing materials (ACMs) per ASTM E 2356-18 due to proposed renovation of the interior and exterior of the Subject Property.

Standard Practice for Comprehensive Building Asbestos Surveys (the Practice), §6: Baseline Surveys, and to provide general information for the Subject Property regarding the presence, condition, and quantity of accessible and/or exposed friable and non-friable materials suspected to contain asbestos. The survey of the Subject Property was conducted in general accordance with the EPA AHERA and the NESHAP sampling guidelines to determine the presence and general locations of exposed and/or physically accessible suspect ACM.

A total of 180 suspect ACM samples were obtained over fourteen (14) buildings, consisting of two units per building as well as the leasing office, and common areas. The report determined that the following material at the Subject Property contains ACM:

- Drywall/Joint Compound positive sample locations include the leasing office as well as Buildings 354, 352, 350, 362, 364, 366, 368, 372, 376, 380, 1351, and 1354.
- White textured Ceiling Paint positive sample locations include Buildings 356, 354, 352, 350, 362, 366, 368, 372, 380, 1354, 1351, and 1353.
- Category I ACM was assumed to be located in Asphalt Shingles in good condition.
- Category I non-friable ACM was identified containing less than 1% ACM in Drywall/Joint Compound in Building 356 and 1351.

If additional suspect materials not documented in the report are encountered during work activities, Partner recommended a site-specific O&M Plan to manage the identified and assumed ACMs in place prior to disturbance as well as confirmed ACMs removed by a licensed abetment contractor in accordance with state and federal regulations. Partner recommended that all RACM be removed prior to disturbance according local, state and federal regulations.

However, the evaluation of ACM was outside the scope of work for this assessment and was not taken into consideration in the findings and opinions of this report.

Partner Engineering and Science, Inc., 31 March 2021, "Lead-Based Paint Inspection Report of Market Place Apartments"

The purpose of the lead-based paint inspection was to sample and analyze suspect lead-based paint, that could present an exposure risk to occupants or during potential demolition or renovation activities.

Per HUD guidelines, a lead reading by XRF of 1.0 mg/cm2 or above is considered positive for the presence of LBP. The state of South Carolina utilizes an action level of 0.7 mg/cm2.

From March 8 to 10, 2021, Partner performed a Lead-Based Paint Inspection of 23 of the 68 possible units, as well as all common areas. All surfaces were found to be intact and not needing further stabilization but should continue to be monitored.

XRF testing was conducted using a VIKEN XRF lead paint analyzer. A surface-by-surface visual assessment of the painted and/or finished surfaces was conducted to determine which lead-coated surfaces/components are deteriorated at or above de minimis levels. XRF testing was performed on at least one location per testing combination, excluding exterior walls where four readings were taken.

A total of 1314 XRF readings (including 31 calibration readings) were collected throughout the subject property. Of the readings taken, 31 contained a lead content greater than or equal to 0.7 mg/cm2 as assessed using an XRF instrument. Partner determined that the following painted surfaces had a result equal to or greater than 0.7 mg/cm2 of lead, which is considered above de minimis LBP levels per South Carolina regulations.

- Bathroom tub locations located in Units 1354, 1352, 380, 376, 372, 368, 1351, 366, 364, 362, 350, 352, 354, 356, 354, 352, 364, and 362.
- Wall tile locations located in Units 1354, 1352, 1353, 376, 362, 350, 354, 356, 354, 352, 364, and 362.
- The exterior wall in Building 354 was above de minimis levels.

A LBP O&M Operations and Maintenance (O&M) Plan in accordance with 24 CFR 35.1355(a) was recommended to be implemented in order to safely manage the identified LBP located at the Subject Property.

A copy of these reports can be provided upon request.

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	04/01/26	✔	Gill Group interviewed Shayla Flemming on April 1, 2026. Ms. Flemming has been affiliated with the site for approximately three years. Ms. Flemming was unaware of the previous uses of the site. There are no hazardous materials or petroleum products stored on site, as well as no ASTs or UST. A fire occurred on site on October 25th. To the best of her knowledge, there have been no spills or environmental incidents or responses on the Subject Property.

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	3/27/2026		As of the date of this report, a response has not been received.
City Clerk	Jimmy Bagley, Deputy City Manager, City of Rock Hill	3/27/2026		As of the date of this report, a response has not been received.
Fire Department	Kimberly Andrews, Office Manager, City of Rock Hill Fire Department	3/27/2026	✔	Kimberly Andrews responded indicating the Fire Marshall's Office inspected the property in June 2025, and all violations were corrected by September 2025.
Building Department	Housing and Community Development, City of Rock Hill	3/27/2026		As of the date of this report, a response has not been received.
County Office	County Manager, York County	3/27/2026	✔	York County responded indicating no documents pertaining to the Subject Property or surroundings were available.
County Office	Emergency Management, York County	3/27/2026		As of the date of this report, a response has not been received.
Fire Department	Matt Davis, Fire Services Director, York County	3/27/2026		As of the date of this report, a response has not been received.
County Office	Sarah Pratt, Permit Technician, Planning and Development Services, York County	3/27/2026	✔	Sarah Pratt responded indicating no documents pertaining to the Subject Property or surroundings were available.
County Office	Jennifer Rosiek, Administrative Assistance, Public Works, York County	3/27/2026	✔	Jennifer Rosiek responded indicating no documents pertaining to the Subject Property or surroundings were available.
County Office	Michael Fernandez, Director of Public Safety, York County	3/27/2026		As of the date of this report, a response has not been received.

8.0 NON-SCOPE CONSIDERATIONS

In accordance with Gill Group, Inc's scope of work for this project, the below-listed "non-scope considerations," as defined in ASTM E1527-21, were evaluated as part of this Phase I ESA.

8.1 Wetlands

According to the US Fish and Wildlife Service Wetlands Mapper, the Subject Property does not indicate the presence of wetlands on the Subject Property. Further, the Subject Property is currently developed as a multifamily housing complex with maintained lawns and parking areas and will not involve any new construction or ground disturbance.

A National Wetlands Inventory Map and Hydric Rating Map are provided inAppendix A.

8.2 Lead-Based Paint

Lead-based paint (LBP), as defined by HUD, is any paint, varnish, stain, or other applied coating that has 0.5% weight or more of lead (5,000 mg/kg). According to EPA, LBP is characterized as paint containing lead in concentrations greater than or equal to 1-milligram per square centimeter (mg/cm2). The use of LBP was banned in residential and consumer applications in 1978.

The Subject Property was originally constructed in 1977 and developed for multifamily housing, which was before the Consumer Product Safety Commission lead ban in 1978. As such, the Subject Property is not in compliance with this section.

Partner Engineering and Science, Inc. conducted a Lead Based Paint Report on March 31, 2021. A total of 1314 XRF readings (including 31 calibration readings) were collected throughout the Subject Property. Of the readings taken, 31 contained a lead content greater than or equal to 0.7 mg/cm2 as assessed using an XRF instrument. A LBP Operations and Maintenance (O&M) Plan in accordance with 24 CFR 35.1355(a) was recommended by Partner to be implemented in order to safely manage the identified LBP located at the Subject Property.

This is considered a Business Environmental Risk for the Subject Property. Supporting documents are provided in Appendix I.

9.0 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.

9.1 Subject Property

Based on review of historical site data, the Subject Property was undeveloped land prior to 1977. A review of the York County Appraisal District's website indicated the current multifamily apartments were constructed in 1977. Aerial images from 1976 show the Subject Property developed with fourteen two-story multifamily apartment buildings and a single-story office and community-use building on the southeastern portion of the Subject Property. Access to the site is from South Heckle Boulevard to the east. 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 appeared in a similar configuration during the site reconnaissance.

Further, the Subject Property was not listed in any of the databases searched by ERIS. The Subject Property was originally constructed in 1977 and developed for multifamily housing, which was before the Consumer Product Safety Commission lead ban in 1978. As such, the Subject Property is not in compliance with this section.

Further, Partner Engineering and Science, Inc. conducted a Lead Based Paint Report on March 31, 2021. A total of 1314 XRF readings (including 31 calibration readings) were collected throughout the Subject Property. Of the readings taken, 31 contained a lead content greater than or equal to 0.7 mg/cm2 as assessed using an XRF instrument. A LBP Operations and Maintenance (O&M) Plan was recommended by Partner to be implemented in order to safely manage the identified LBP located at the Subject Property.

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.

9.2 Adjoining and Surrounding Properties

Based on a review of historical record sources, the surrounding properties appear to have been undeveloped prior to 1937. Single family homes are visible to the northeast and southwest by the early 1940s. McCullough Street is located to the east of the Subject Property in 1965, with the vicinity continuing residential development. South Heckle Boulevard is located to the northeast of the Subject Property in 1979. Multifamily apartments are adjacent to the northeast across South Heckle Boulevard in aerial images from 1994. The surrounding properties appeared in a similar configuration as identified during site reconnaissance.

Several surrounding sites were identified in the database report. Based on the discussions 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.

9.3 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 an 1937 Aerial Image. Through a review of historical record sources, the use of the Subject Property could not be independently evaluated on 5-year increments back to a time where 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.

9.4 Conclusions

Gill has performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of ASTM Practice E1527-21 of 1333 Coronet Court, Rock Hill, 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, and/or significant data gaps in connection with the Subject Property. However, Business Environmental Risks were identified associated with the presence of Lead-Based Paint.

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 Historical 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.

A Business Environmental Risks (BERs) was identified in connection with the Subject Property.

- The possible use of Lead Based Paint is a BER for the Subject Property.

9.5 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 Market Place Apartments and located at 1333 Coronet Court, Rock Hill, South Carolina. This assessment has revealed no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, and/or significant data gaps in connection with the Subject Property. However, Business Environmental Risks were identified.

Conclusions	Recommendations
Lead Based Paint	Any renovation activities involving the potential disturbance of the LBP coated components shall be performed using properly trained lead workers and control methods listed in accordance with the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing", 2012 Revision, EPA's RRP Rule and the OSHA Construction Standard for Lead.

10.0 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.



Caroline Patterson, E.P.
Project Geologist



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

11.0 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, 25 March 2026, The Environmental Risk Information Services Database Report – Market Place Apartments"

Historical Resources

Environmental Risk Information Services, 24 March 2026, *"Historical Aerial Report,"* Market Place Apartments"

Environmental Risk Information Services, 25 March 2026, *"City Directory Report,"* Market Place Apartments

Environmental Risk Information Services, 24 March 2026, *"Fire Insurance Map Report,"* Market Place Apartments

Environmental Risk Information Services, 24 March 2026, *"Historical Topographic Map Report,"* Market Place Apartments"

Physical Setting Information Sources

Environmental Risk Information Services, 24 March 2026, *"Physical Settings Report,"* Market Place Apartments"

Previous Reports

Partner Engineering and Science, Inc., 26 June 2025, "Phase I Environmental Site Assessment Report of Market Place Apartments"

Partner Engineering and Science, Inc., 19 June 2025, "Desktop Wetland Assessment of Market Place Apartments"

Partner Engineering and Science, Inc., 21 October 2024, "Limited Moisture and Suspect Visible Microbial Growth Assessment Report of Market Place Apartments"

Partner Engineering and Science, Inc., 10 January 2024, "Multifamily Radon Survey Report of Market Place Apartments"

Partner Engineering and Science, Inc., 8 December 2023, "Asbestos Inspection Report of Market Place Apartments"

Partner Engineering and Science, Inc., 31 March 2021, "Lead-Based Paint Inspection Report of Market Place Apartments"

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



N
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E
S

Figure 1: Site Location Map

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

GILL GROUP

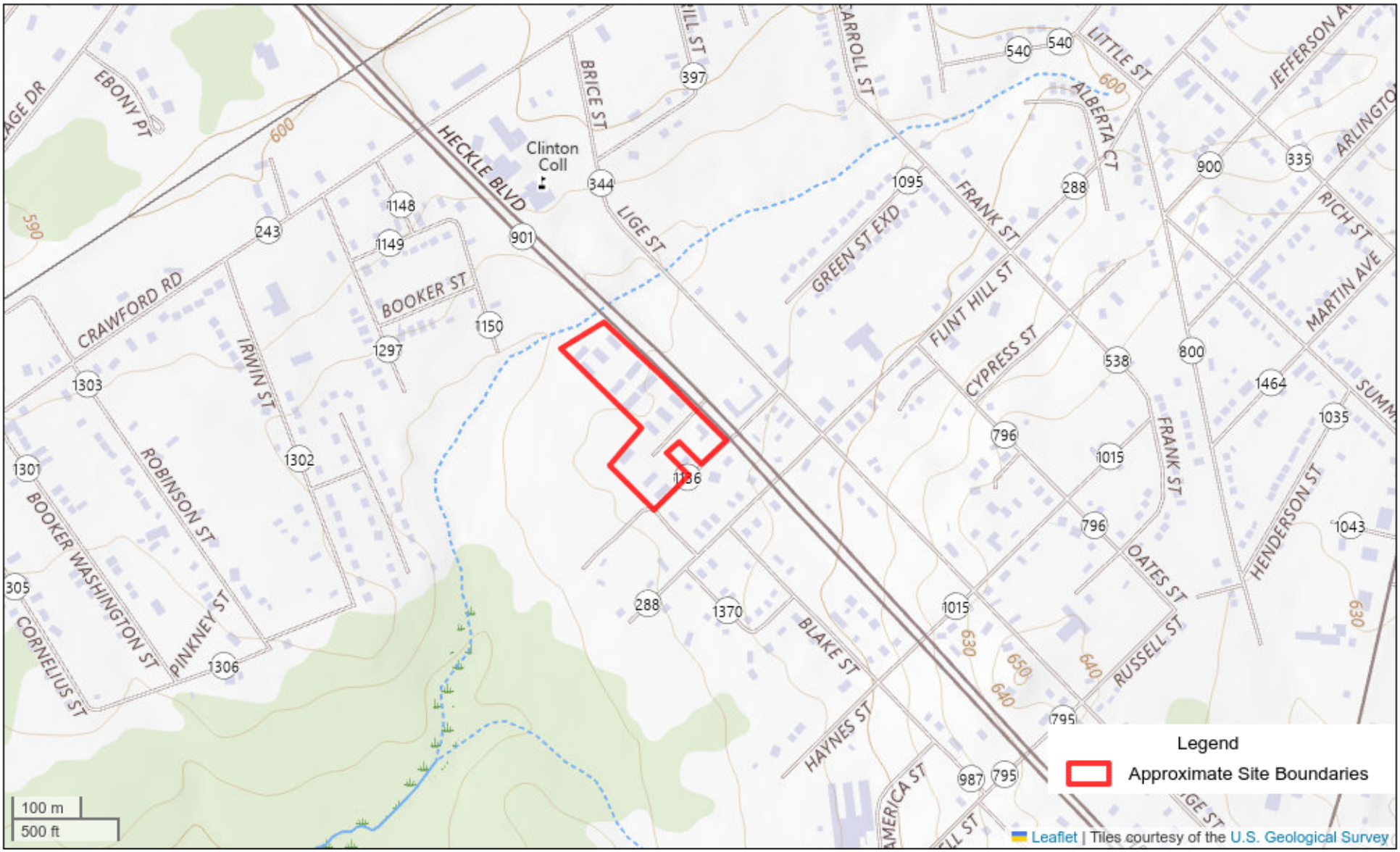
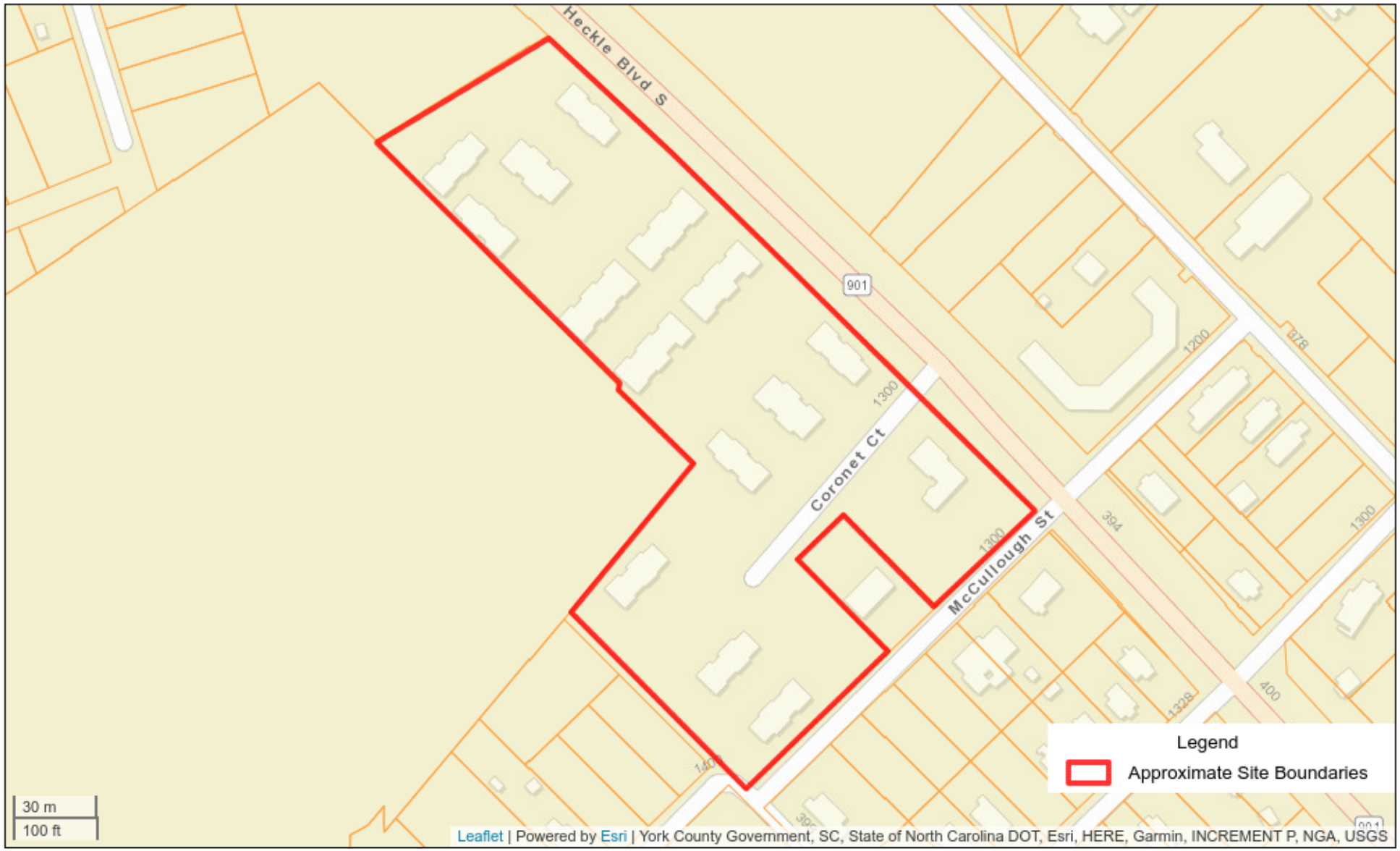


Figure 2: Topographic Map

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

GILL GROUP



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Figure 3: Tax Map

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

GILL GROUP



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Figure 4: Areas of Potential Concern

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

GILL GROUP

Appendix B

User Provided Documents/ Additional Property Information

Phase I ESA- ASTM 1527-21 User Questionnaire

To qualify for one of the *Landowner Liability Protections (LLPs)*[247] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),[248] the *user* must conduct the following inquiries required by 40 C.F.R. §§ 312.25, 312.28, 312.29, 312.30, and 312.31. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

	Yes	No	N/A
(1.) Environmental liens that are filed or recorded against the *subject property* (40 C.F.R. § 312.25).			
Did a search of *land title records* (or judicial records where appropriate) identify any *environmental liens* filed or recorded against the *subject property* under federal, tribal, state, or local law?		X	
(2.) *Activity and use limitations* that are in place on the *subject property* or that have been filed or recorded against the *subject property*.			
Did a search of *land title records* (or judicial records where appropriate) identify any *AULs*, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *subject property* and/or have been filed or recorded against the *subject property* under federal, tribal, state or local law?		X	
(3.) Specialized knowledge or experience of the person seeking to qualify for the *LLP* (40 C.F.R. § 312.28).			
Do you have any specialized knowledge or experience related to the *subject property* or nearby *properties*? For example, are you involved in the same line of business as the current or former *occupants* of the *subject property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?	X		
(4.) Relationship of the purchase price to the fair market value of the *subject property* if it were not contaminated (40 C.F.R. § 312.29).			
Does the purchase price being paid for this *subject property* reasonably reflect the fair market value of the *property*?	X		
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *subject property*?			X
(5.) Commonly known or *reasonably ascertainable* information about the *subject property* (40 C.F.R. § 312.30).			
Are you aware of commonly known or *reasonably ascertainable* information about the *subject property* that would help the *environmental professional* to identify conditions indicative of *releases* or threatened *releases*? For example			
(a.) Do you know the past uses of the *subject property*?		X	
(b.) Do you know of specific chemicals that are present or once were present at the *subject property*?		X	
(c.) Do you know of spills or other chemical *releases* that have taken place at the *subject property*?		X	
(d.) Do you know of any environmental cleanups that have taken place at the *subject property*?		X	
(6.) The degree of obviousness of the presence or likely presence of contamination at the *subject property*, and the ability to detect the contamination by appropriate investigation (40 C.F.R. § 312.31).			
Based on your knowledge and experience related to the *subject property*, are there any *obvious* indicators that point to the presence or likely presence of *releases* at the *subject property*?		X	

User Signature	User Title (Relationship to property)	Date Signed	User Phone Number
	Development Partner at American Community Developers, Inc., Manager of MCFAH South Carolina L.L.C., Managing Member	4-10-2026	(313) 881-8150

User Printed Name	Project Name
Chad Nelson	Market Place Apartments

ZONING INFORMATION

ZONING REPORT PREPARED 3/18/2021 BY PARTNER ENGINEERING AND SCIENCE WAS PROVIDED TO SURVEYOR BY CLIENT.

DETAILED ZONING INFORMATION PRESENTED ON SHEET 2.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450196 0001–0008 & 450196 0007 C EFFECTIVE ON 09/26/2008 AND IS PARTIALLY IN A FLOOD ZONE AREA AS INDICATED ON SURVEY. BY GRAPHIC SCALE, FEMA SPILLWAY DOES NOT APPEAR TO PROJECT UNTO SUBJECT PROPERTY.
NOTE: BUILDINGS A, B, C & D REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA LETTER OF MAP AMENDMENT CASE NO. 10–04–4220A, DATED 8/31/2010.

MISCELLANEOUS NOTES

N1 A BEARING OF S46°23'12"E AS SHOWN HEREON ALONG THE NORTHEASTERLY BOUNDARY LINE OF PLAT PREPARED FOR MARKET PLACE APARTMENTS, LP RECORDED IN PLAT BOOK B383 AT PAGE 1 OF THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, BASED ON STATE PLANE COORDINATE (SPC) GRID BEARINGS, SOUTH CAROLINA (3900). ALL UNITS OF MEASUREMENT ARE INTERNATIONAL FEET (GROUND). DEVIATION FROM THE RECORD BEARING OF S43°50'34"E AS SHOWN ON THE AFOREMENTIONED PLAT IS –02°32'38".

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
115	6			121

N3 AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF HECKLE BOULEVARD AND McCULLOUGH STREET.

N6
Raymond Bruce Dawber
Professional Land Surveyor
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443–0378
Email: raydawber@gmail.com

SURVEY PREPARED FOR:
Ponderosa Professional Cooperative, LLC
5830 E 2ND STREET, BOX 93736
CASPER, WY 82609
307–247–6215
EMAIL: COMMENTS@PONDEROSA.PRO
SURVEY NO. 21–062–01A

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST.

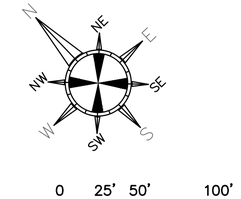
The source of utility markings observed were by an unknown entity.

LEGEND

A.C. PAD	GROUND LIGHT	RCP HEADWALL	
AIR VALVE	GROUND ROD	ROAD SIGN	
AUTO–SPRINKLER	GUARD POST	SANITARY SEWER MH	
BENCHMARK	GUY ANCHOR	STORM SEWER MH	
BORE HOLE	HANDICAPPED PARKING	UNDERGROUND TANK ACCESS	
BUSH	IRON GRATE	TELE. MH	
CLEAN OUT	LIGHT POLE	TELE. PED.	
ELEC. METER	MAIL BOX	TRAFFIC SIGNAL LIGHT	
ELEC. PED.	METER RACK	TRAFFIC CONTROL BOX	
ELEC. TRANS.	MONITOR WELL	TREE	
FIRE HYDRANT	MON. FOUND AS DESCRIBED	UNDR. TELE. MARKER	
FIRE RISER	MON. SET AS DESCRIBED	T.V. PED.	
FLAG POLE	PIPELINE MARKER	UTILITY CABINET	
GAS METER	POWER MH	UTILITY POLE	
GAS VALVE	POWER POLE	WATER METER	
GATE	PROPANE TANK	WATER MH	
GENERATOR	PULL BOX	WATER VALVE	
BARBED WIRE FENCE	CHAINLINK FENCE	ADJ./PLAT LINE	
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	EASEMENT LINE	
STOCKADE FENCE	SUBJECT BOUNDARY LINE	SECTION LINE	
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	TRAIN TRACKS	
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER	UNDER. GAS	
		OIL PIPE LINE	
		UNDER. WATER	

LIST OF ABBREVIATIONS

FND – FOUND
IP – IRON PIN
B/L – BUILDING LINE SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F. – FINISHED FLOOR
FCE. – FENCE
FL – FLOW LINE
GEN – GENERATOR
G/R – GAS REGULATOR
HC – HANDICAPPED
M – MEASURED DIMENSION
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W – RIGHT–OF–WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W/UGS – WITH UNDERGROUND SERVICE



VICINITY MAP

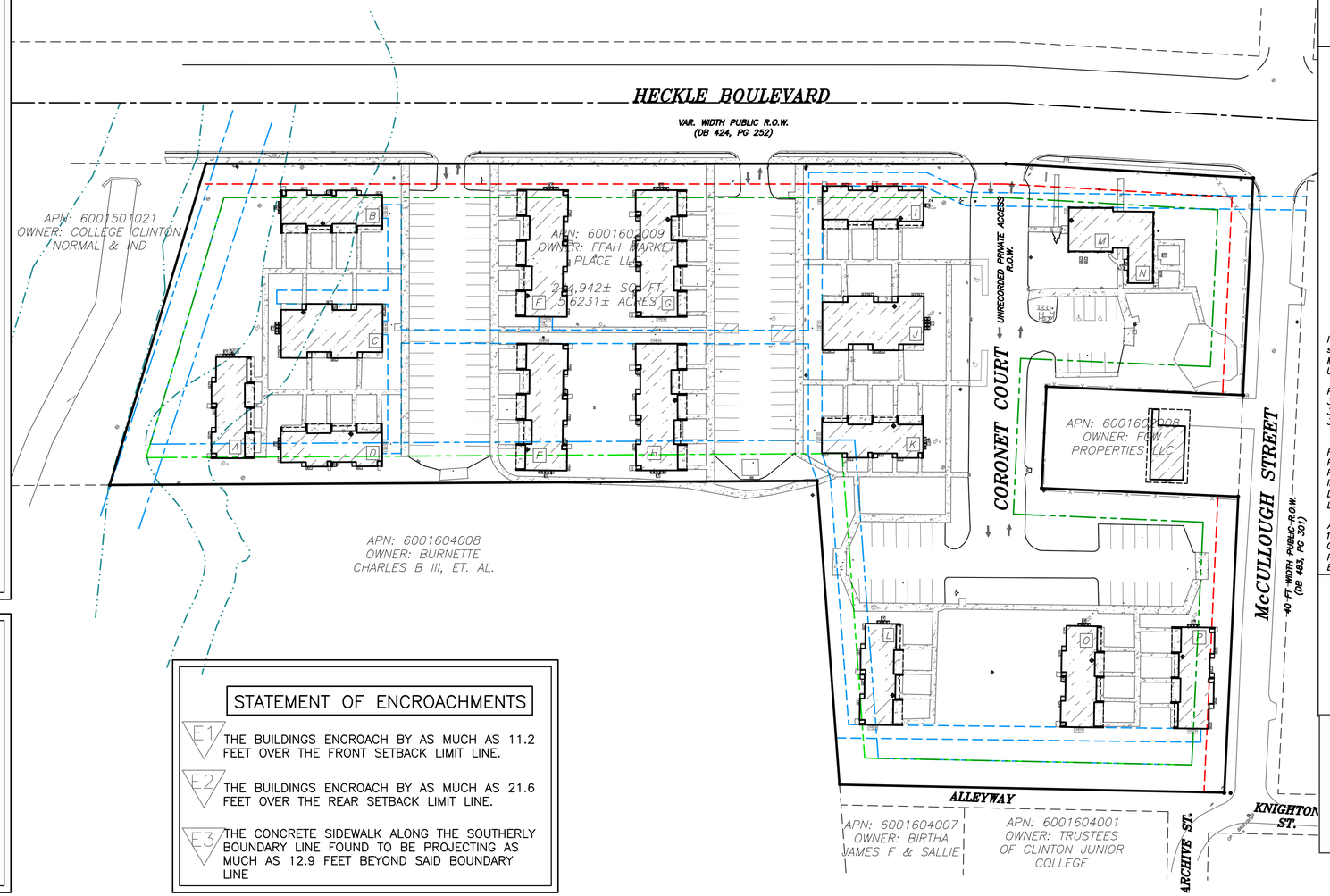
SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

12. Grants of Rights of Way to the City of Rock Hill, S.C. as recorded in Book 421, Page 573 and Book 397, Page 82, and Book 397, Page 75, all of the York County Registry, reference being made to the records thereof for the full particulars. AFFECTS, PLOTTED AS DESCRIBED.

13. General Permit to Rock Hill Telephone Company as recorded in Book 428, Page 355 of the York County Registry, reference being made to the records thereof for the full particulars. AFFECTS, PLOTTED AS INTERPRETTED AND DESCRIBED BY PLAT BOOK B383, PAGE 1.

14. Grants of Rights of Way for Street unto the City of Rock Hill as recorded in Book 424, Page 252 and Book 483, Page 301, of the York County Registry, reference being made to the records thereof for the full particulars. DOES NOT AFFECT, SUPERCEDED BY MORE RECENT WIDENINGS

18. Easements, Setback Lines and any other facts shown on that Plat recorded in Plat Book B383, Page 1 of the York County Registry, reference being made to the records thereof for the full particulars. AFFECTS PROPERTY. ALL PLOTTABLE MATTERS ARE INDICATED ON THIS SURVEY.



STATEMENT OF ENCROACHMENTS

E1 THE BUILDINGS ENCROACH BY AS MUCH AS 11.2 FEET OVER THE FRONT SETBACK LIMIT LINE.

E2 THE BUILDINGS ENCROACH BY AS MUCH AS 21.6 FEET OVER THE REAR SETBACK LIMIT LINE.

E3 THE CONCRETE SIDEWALK ALONG THE SOUTHERLY BOUNDARY LINE FOUND TO BE PROJECTING AS MUCH AS 12.9 FEET BEYOND SAID BOUNDARY LINE

TITLE LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Rock Hill, County of York, State of South Carolina, containing 5.623 Acres, and being more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by Cox and Dinkins, Inc., dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B–383 at Page 1, and shown thereon as having the following boundaries and measurements, to–wit:
Beginning at a "X" on the concrete gutter, The Point Of Beginning, (P.O.B.), where the southern right–of–way margin of Heckle Boulevard and the western right–of–way margin of McCullough Street intersect;
thence along the western right–of–way margin of McCullough Street S 48° 53' 30" W for a distance of 160.60 feet to a 1" pipe;
thence turning and running along property now or formerly Thomas L. Richmond for the following bearings and distances: N 41° 21' 35" W for a distance of 145.25 feet to a 1" pipe;
thence S 48° 49' 37" W for a distance of 75.07 feet to a 1" pipe;
thence S 41° 23' 08" E for a distance of 145.32 feet to a 1/2" rebar located on the western right–of–way margin of McCullough Street;
thence running with the western right–of–way margin of McCullough Street S 48° 51' 17" W for a distance of 218.88 feet to a 1/2" rebar located on the northern margin of a 15' alleyway,
thence turning and running along the northern margin of the 15' alleyway N 42° 39' 00" W for a distance of 284.34 feet to a 1" pipe;
thence turning and running along property now or formerly James D. Steel and Company and A.F. Fenrell for the following bearings and distances: N 41° 55' 00" E for a distance of 225.02 feet to a "x" on concrete sidewalk;
thence N 44° 10' 56" W for a distance of 522.55 feet to a 5/8" rebar; thence turning and running along property now or formerly Clinton Institute N 62° 49' 10" E for a distance of 247.70 feet to a 1/2" rebar located on the southern right–of–way margin of Heckle Boulevard;
thence turning and running along the southern right–of–way margin of Heckle Boulevard S 43° 50' 34" E for a distance of 590.79 feet to a nail and cap in asphalt;
thence continuing along the southern right–of–way margin of Heckle Boulevard S 40° 32' 50" E for a distance of 183.33 feet to the "X" on the concrete gutter, the point of beginning.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 2012–2058, February 10, 2021 at 08:00 AM Date Issued: July 21, 2021

ALTA/NSPS LAND TITLE SURVEY

FOR
Market Place Apartments
PARTNER PROJECT NUMBER 21–309966.9
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE COMPANY
TITLE COMMITMENT, NUMBER 2102–2058,
CONTAINING AN EFFECTIVE DATE AND
TIME OF FEBRUARY 10, 2021 AT 08:00 AM

CERTIFICATION

TO COLLIERS FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; MARKET PLACE HOUSING PARTNERS, LP, A SOUTH CAROLINA LIMITED PARTNERSHIP; HUD; VITUS DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, and 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 3/1/2021.

DATE OF PLAT OR MAP: 3/10/2021

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements of a "Class A" Urban Survey.

PROPERTY ADDRESSES: 1333 Coronet Ct.; 1351 Coronet Ct.; 1353 Coronet Ct.; 1354 Coronet Ct.; 350 Heckle Blvd.; 352 Heckle Blvd.; 354 Heckle Blvd.; 356 Heckle Blvd.; 362 Heckle Blvd.; 364 Heckle Blvd.; 366 Heckle Blvd.; 368 Heckle Blvd.; 372 Heckle Blvd.; 376 Heckle Blvd.; 380 Heckle Blvd.; All in Rock Hill, SC 29730.

Raymond Bruce Dawber
Professional Land Surveyor
PLS NO.: 24270
IN THE STATE OF: South Carolina
DATE OF SURVEY: 03/01/2021
LAST REVISED: 08/10/2021

Address:
105 Sumac Drive
Goose Creek, SC 29445
Ph: (910) 443–0378
Email: raydawber@gmail.com

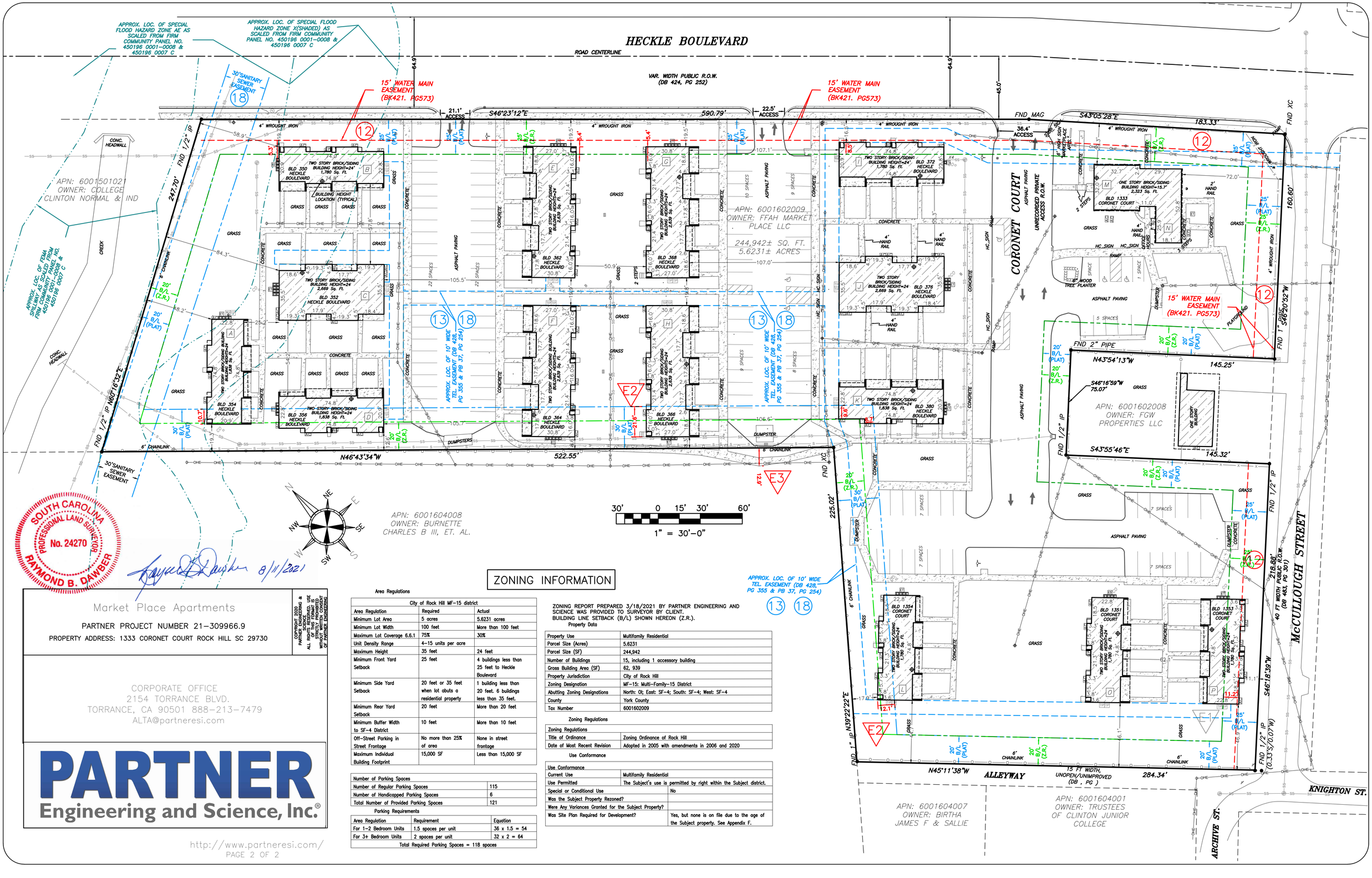
8/11/2021

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 24270 RAYMOND B. DAWBER

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2154 TORRANCE BLVD.
TORRANCE, CA 90501 888–213–7479
ALTA@partneresi.com

PARTNER Engineering and Science, Inc.®



SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 24270 RAYMOND B. DAWBER

8/11/2021

Market Place Apartments

PARTNER PROJECT NUMBER 21-309966.9

PROPERTY ADDRESS: 1333 CORONET COURT ROCK HILL SC 29730

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PARTNER
Engineering and Science, Inc.®

http://www.partneresi.com/

ZONING INFORMATION

ZONING REPORT PREPARED 3/18/2021 BY PARTNER ENGINEERING AND SCIENCE WAS PROVIDED TO SURVEYOR BY CLIENT.
BUILDING LINE SETBACK (B/L) SHOWN HEREON (Z.R.).

Area Regulations

City of Rock Hill MF-15 district		
Area Regulation	Required	Actual
Minimum Lot Area	5 acres	5.6231 acres
Minimum Lot Width	100 feet	More than 100 feet
Maximum Lot Coverage 6.6.1	75%	30%
Unit Density Range	4-15 units per acre	
Maximum Height	35 feet	24 feet
Minimum Front Yard Setback	25 feet	4 buildings less than 25 feet to Heckle Boulevard
Minimum Side Yard Setback	20 feet or 35 feet when lot abuts a residential property	1 building less than 20 feet, 6 buildings less than 35 feet.
Minimum Rear Yard Setback	20 feet	More than 20 feet
Minimum Buffer Width to SF-4 District	10 feet	More than 10 feet
Off-Street Parking in Street Frontage	No more than 25% of area	None in street frontage
Maximum Individual Building Footprint	15,000 SF	Less than 15,000 SF

Number of Parking Spaces	
Number of Regular Parking Spaces	115
Number of Handicapped Parking Spaces	6
Total Number of Provided Parking Spaces	121

Parking Requirements

Area Regulation	Requirement	Equation
For 1-2 Bedroom Units	1.5 spaces per unit	36 x 1.5 = 54
For 3+ Bedroom Units	2 spaces per unit	32 x 2 = 64
Total Required Parking Spaces = 118 spaces		

Property Data

Property Use	Multifamily Residential
Parcel Size (Acres)	5.6231
Parcel Size (SF)	244,942
Number of Buildings	15, including 1 accessory building
Gross Building Area (SF)	62, 939
Property Jurisdiction	City of Rock Hill
Zoning Designation	MF-15: Multi-Family-15 District
Abutting Zoning Designations	North: OI; East: SF-4; South: SF-4; West: SF-4
County	York County
Tax Number	6001602009

Zoning Regulations

Zoning Regulations	
Title of Ordinance	Zoning Ordinance of Rock Hill
Date of Most Recent Revision	Adopted in 2005 with amendments in 2006 and 2020

Use Conformance

Use Conformance	
Current Use	Multifamily Residential
Use Permitted	The Subject's use is permitted by right within the Subject district.
Special or Conditional Use	No
Was the Subject Property Rezoned?	
Were Any Variances Granted for the Subject Property?	
Was Site Plan Required for Development?	Yes, but none is on file due to the age of the Subject property. See Appendix F.

York County, SC

Summary

Parcel Number	6001602009
Account #	14703
Location Address	368 HECKLE BLVD S C
Tax District	ROCK HILL DISTRICT 3 - ROCK HILL
Land Use Classification	EXEMPT IMP (EI) (Note: Not Zoning Info)
Acres/Lot	5.620
Legal Description	OFF LIGE ST (Note: Not to be used on legal documents.)
Neighborhood	Commercial Land

View Map

Scanned Property Card

Property cards are edited to 12/31/2019 and no longer updated.

Property Card

Owners

MARKET PLACE HOUSING PARTNERS LP
2607 2ND AVE SUITE 300
SEATTLE WA 98121

Valuation

		2025	2024	2023	2022
	Market Land Value	$0	$0	$0	$0
+	Market Improvement Value	$0	$11,606,233	$11,606,233	$11,606,233
+	Market Misc Value	$0	$0	$0	$0
=	**Total Market Value**	**$0**	**$11,606,233**	**$11,606,233**	**$11,606,233**
	Taxable Land Value	$0	$0	$0	$0
+	Taxable Improvement Value	$0	$11,606,233	$11,606,233	$11,606,233
+	Taxable Misc Value	$0	$0	$0	$0
-	Ag Credit Value	$0	$0	$0	$0
=	**Total Taxable Value**	**$0**	**$11,606,233**	**$11,606,233**	**$11,606,233**
	Assessed Land Value	$0	$0	$0	$0
+	Assessed Improvement Value	$0	$0	$0	$0
+	Assessed Misc Value	$0	$0	$0	$0
=	**Total Assessed Value**	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Land Type
EXEMPT IMP (EI)	5.62	Acres	Site

Buildings

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories		**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	

Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	

Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls	Class D	**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5380	**Roof Coverage**	
Finished Sq Ft	5380	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,380	5,380
TOTAL		**5,380**	**5,380**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5380	**Roof Coverage**	
Finished Sq Ft	5380	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,380	5,380
TOTAL		**5,380**	**5,380**

Style	OFFICE / 344	**Roof Type**	
Gross Sq Ft	2408	**Roof Coverage**	
Finished Sq Ft	2096	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	312	0
COM	Commercial Area	2,096	2,096
TOTAL		**2,408**	**2,096**

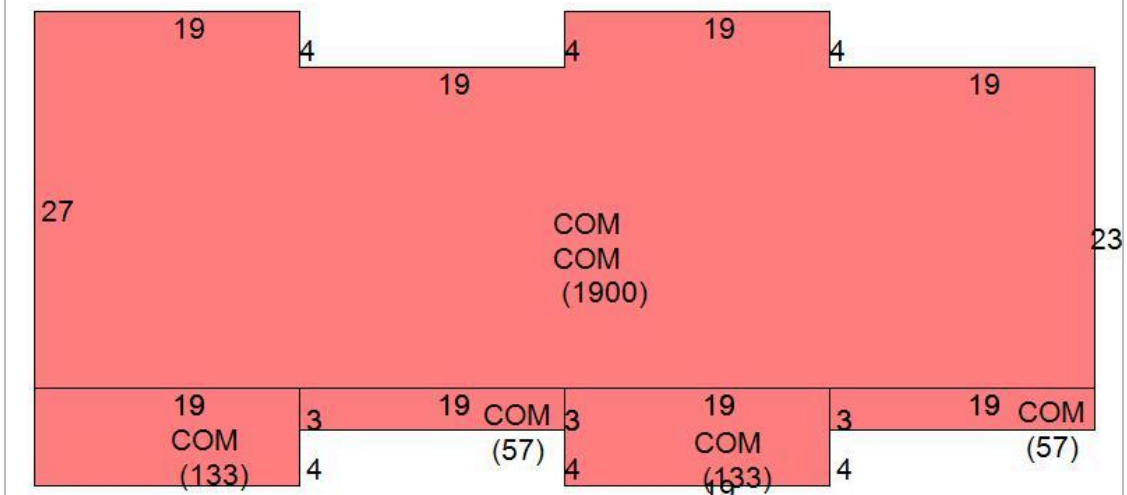
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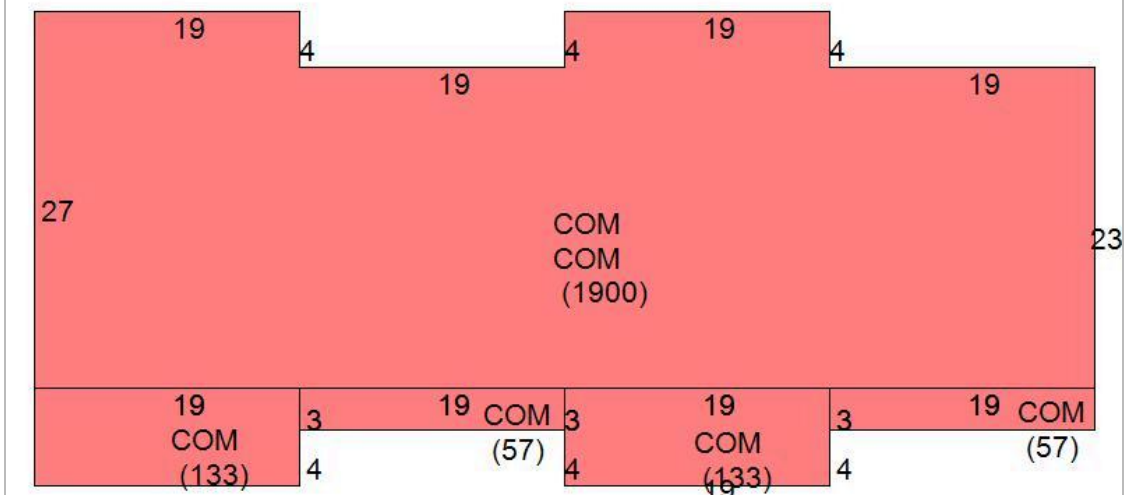
Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Miscellaneous	0	CR	0 x 0	1	5092 EA	
Asphalt Paving 2"	0	Asphalt/Concrete add on	0 x 0	1	52200 SF	
Concrete Paving 3"	0	Asphalt/Concrete add on	0 x 0	1	9500 SF	
Miscellaneous	0	15	0 x 0	1	1 EA	

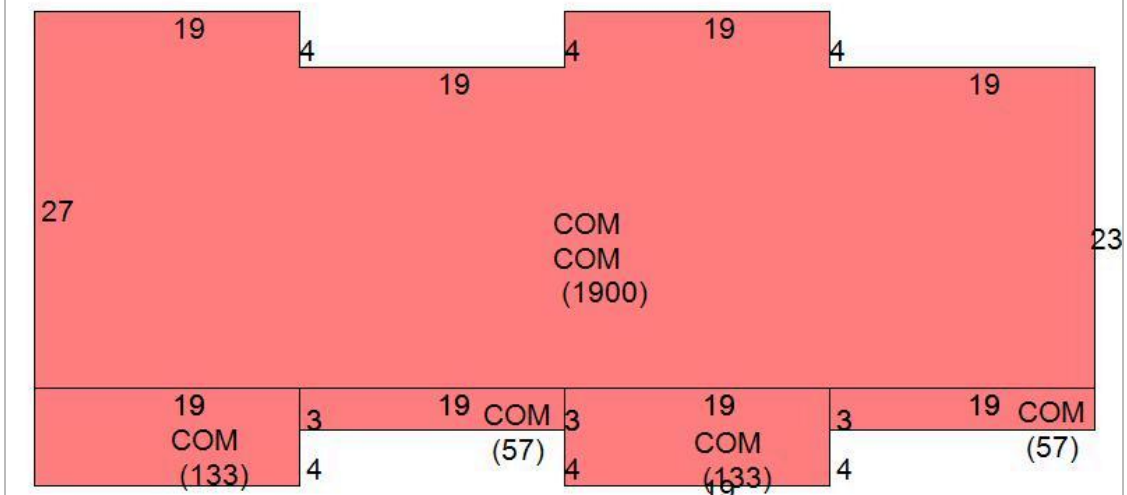
Sales

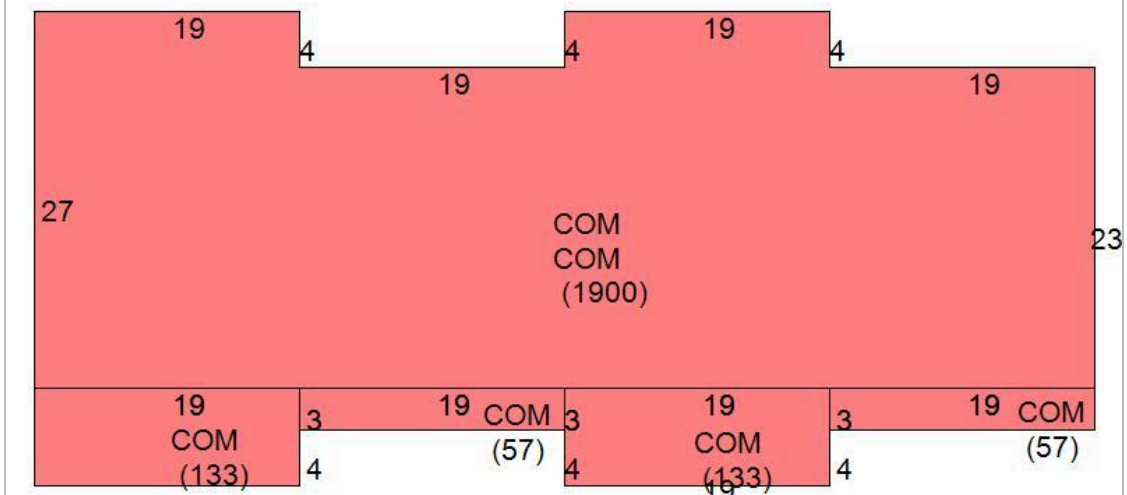
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Grantor	Grantee
8/12/2021	$13,000,000		19506	271	FFAH MARKET PLACE LLC	
6/16/2017	$5,950,000		16429	250	MARKET PLACE APARTMENTS LP	FFAH MARKET PLACE LLC
7/15/1999	$1,564,000		2781	154	FRIENDSHIP PROSPECT LTD A PTR	MARKET PLACE APARTMENTS LP

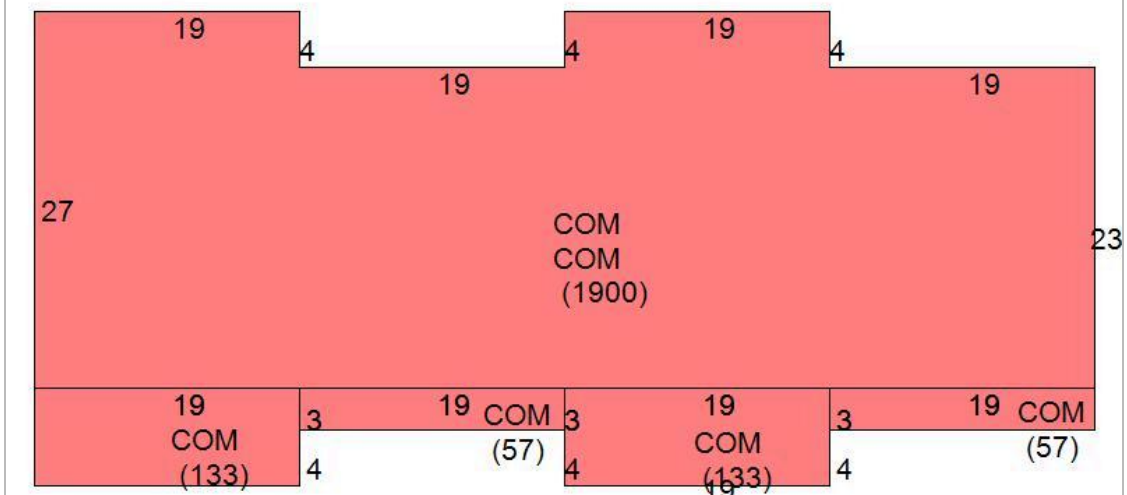
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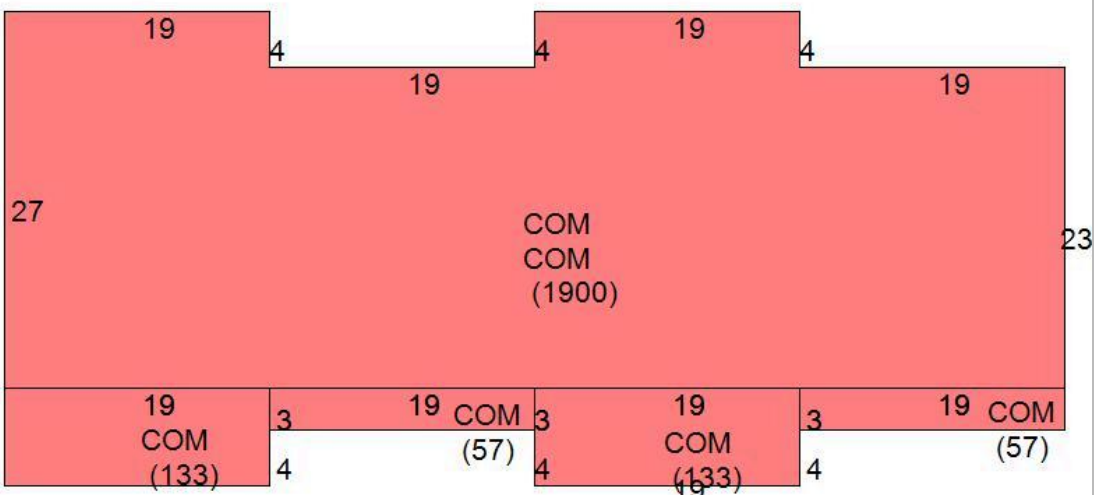

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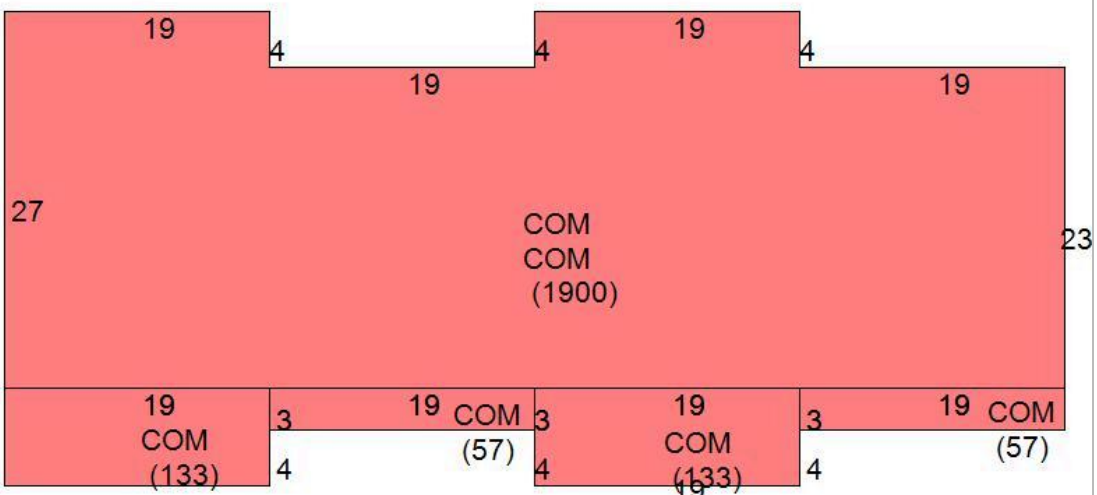

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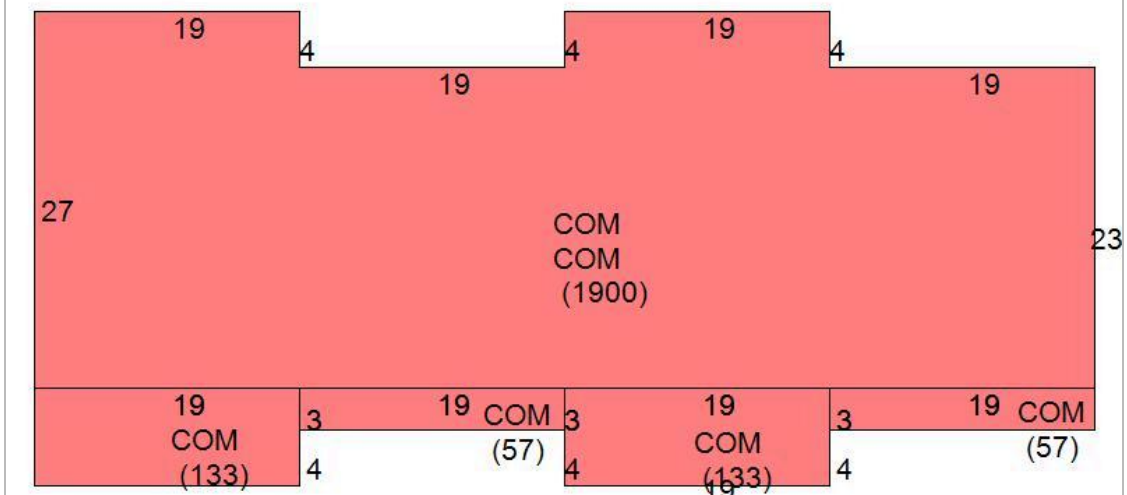

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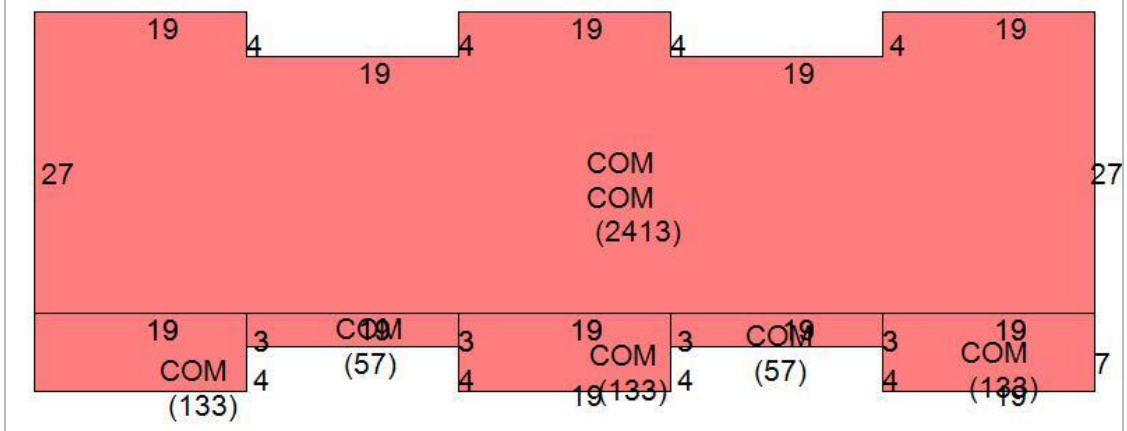

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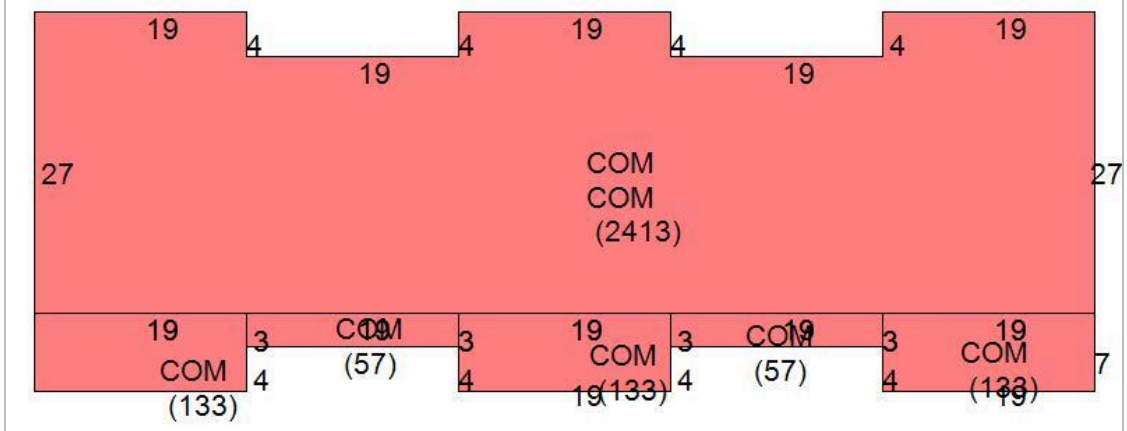

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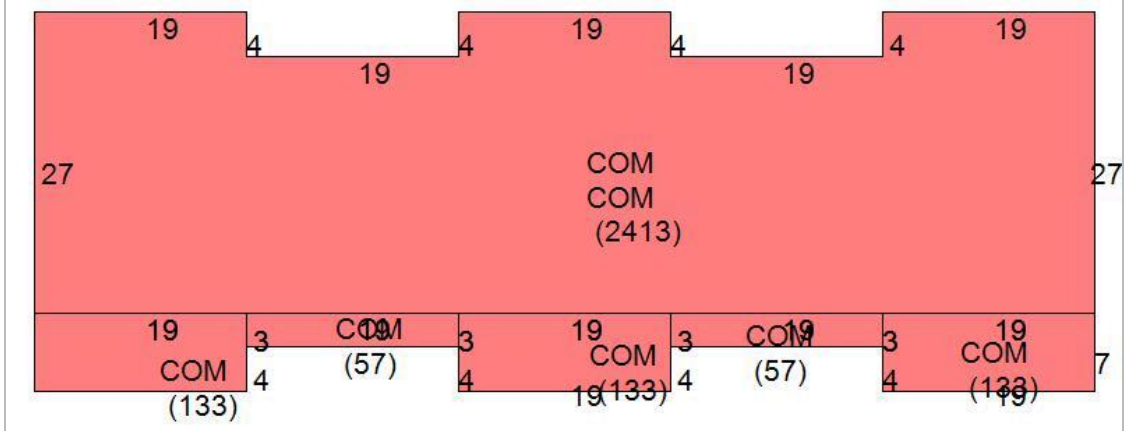

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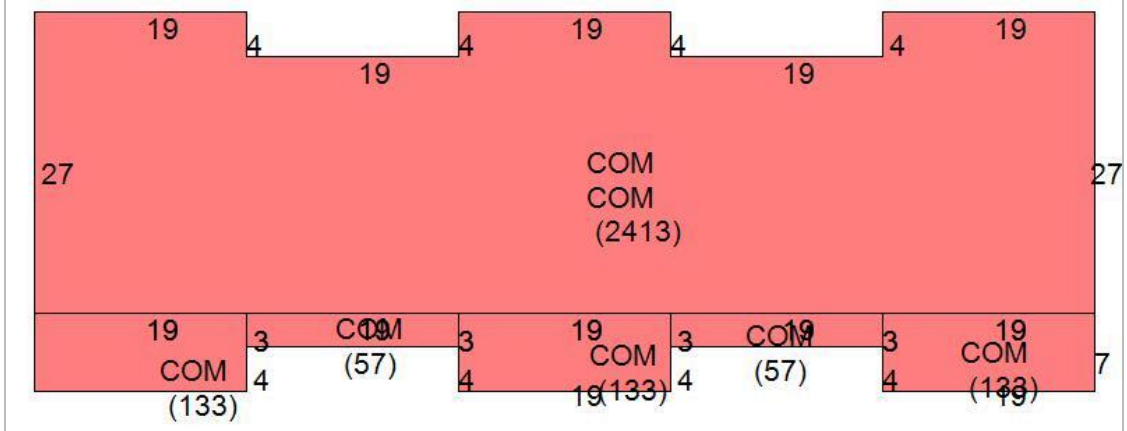

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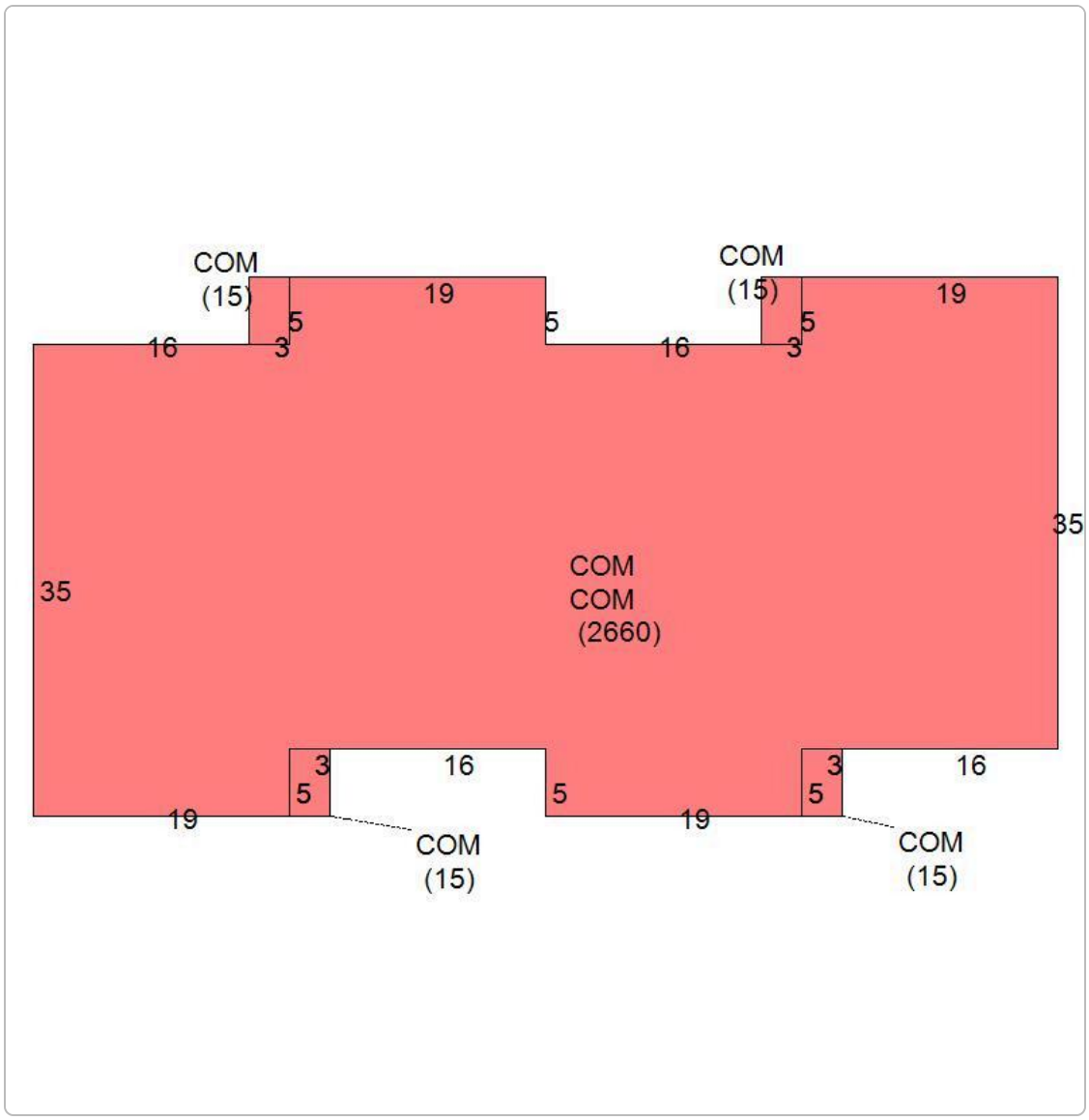

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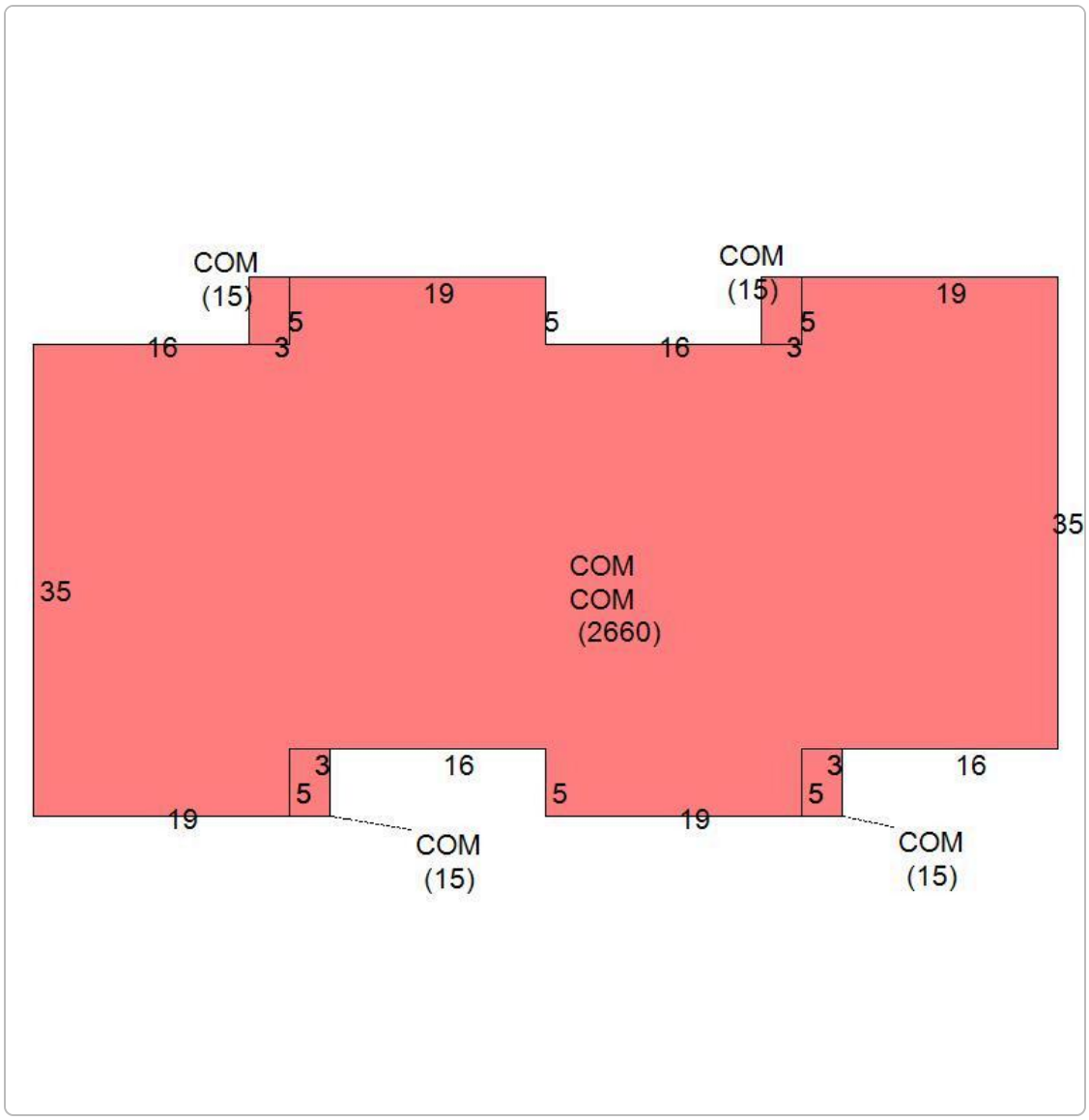

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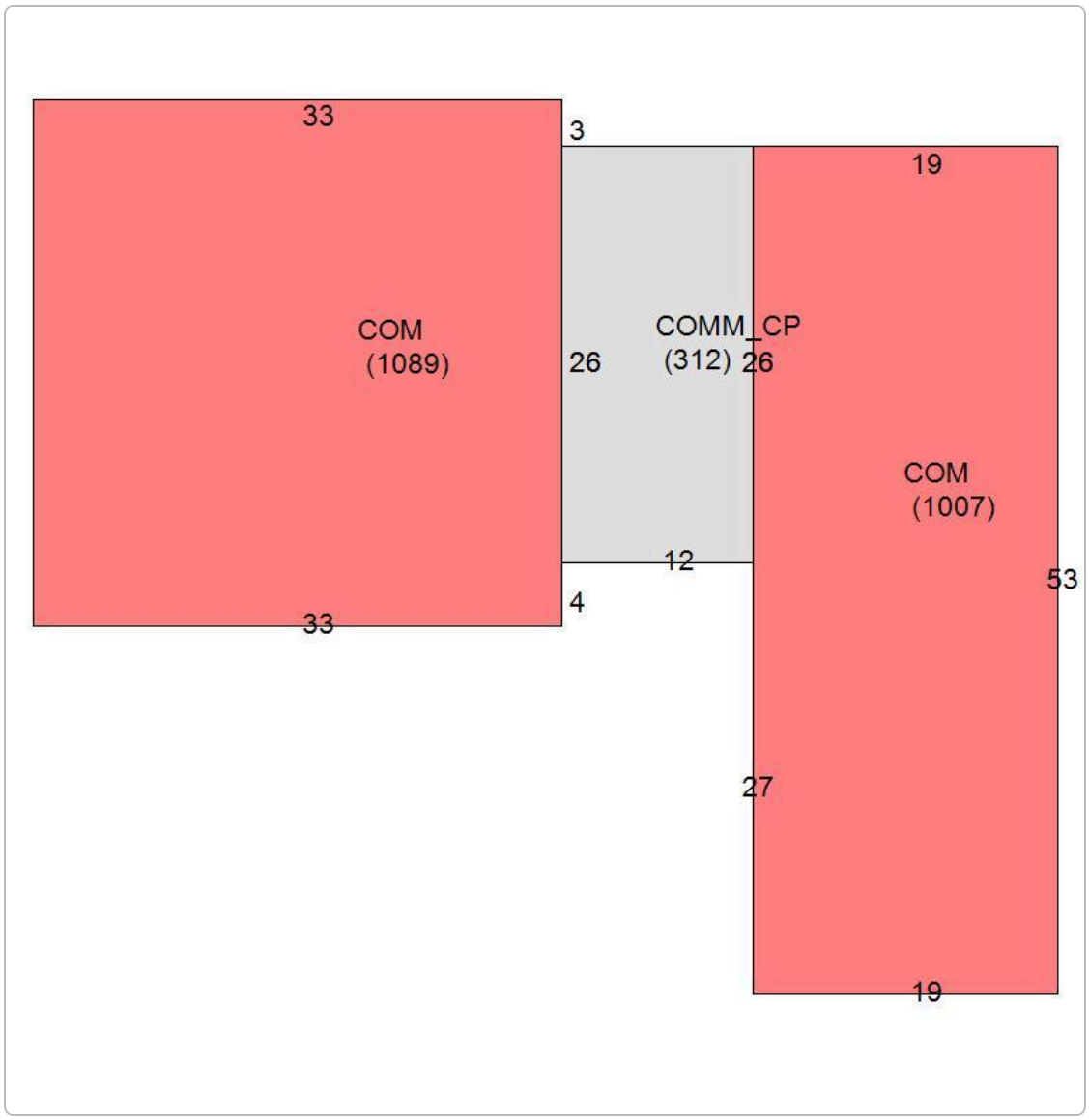

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No data available for the following modules: Exemptions, Commercial Buildings.

The York County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/13/2026, 12:19:45 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Appendix C
Photographs



Entrance to Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



Interior view of Subject Property.



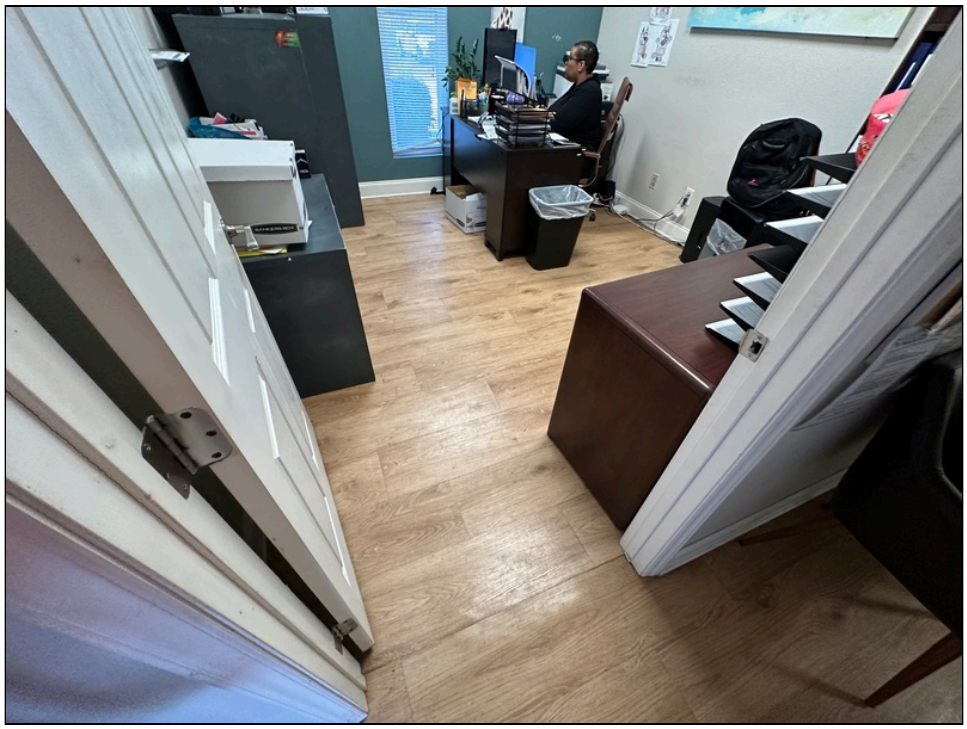
Interior view of Subject Property.



Interior view of Subject Property.



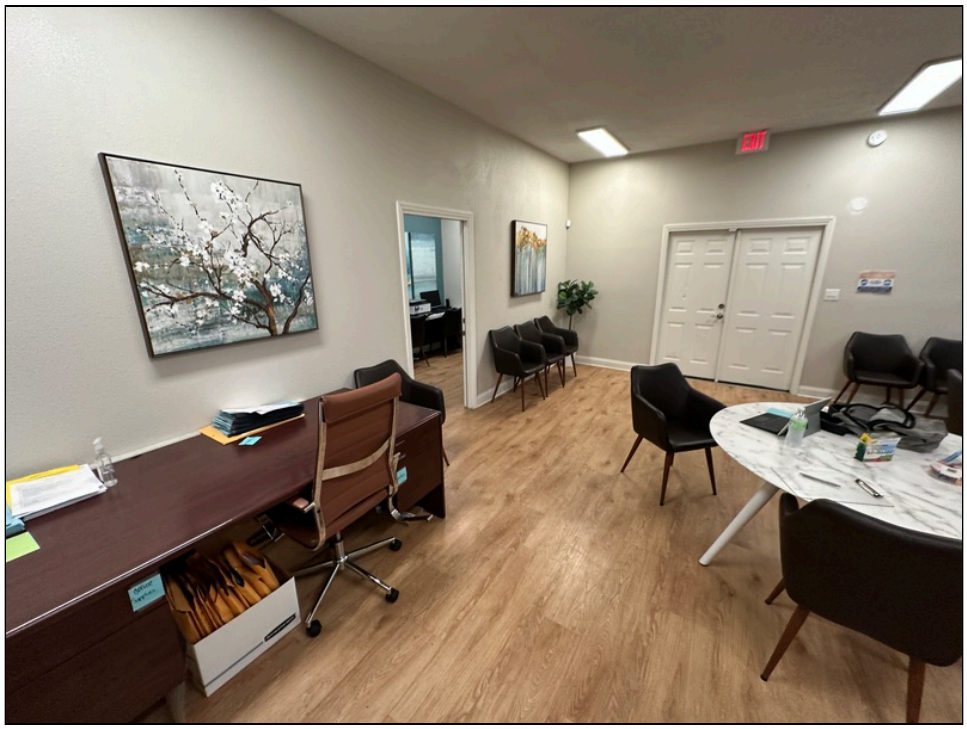
View of the leasing office on the northeastern portion of the Subject Property.



Interior view of the leasing office on the Subject Property.



Interior view of the leasing office on the Subject Property.



Interior view of the leasing office on the Subject Property.



Interior view of the leasing office on the Subject Property.



View of a maintenance area of the Subject Property.



View of a maintenance area of the Subject Property.



Interior view of a maintenance area of the Subject Property.



View of chemical storage in a maintenance area of the Subject Property.



Interior view of the community use area on the Subject Property.



Interior view of the community use area on the Subject Property.



Interior view of the Subject Property.



View of a storage area on the Subject Property.



View of one of six solid waste areas on the Subject Property.



Exterior view of the Subject Property.



View of a storm drain on the Subject Property.



View of vacant land on the southern portion of the Subject Property.



View of a playground on the Subject Property.



View of the northeastern adjoining vacant land across South Heckle Boulevard.



View of the southeastern adjoining multifamily property across South Heckle Boulevard.



View of the eastern adjoining residential properties McCullough Street.



View of southeastern adjoining residential property across McCullough Street.



View of southern adjoining residential property across McCullough Street and Archive Street/Knighton Street.



View of western adjoining vacant land.

Appendix D

Database Report with Physical Setting Report

DATABASE REPORT

Project Property:	*Market Place Apartments* *1333 Coronet Court* *Rock Hill SC 29730*
Project No:	*TCE6032A1839*
Report Type:	*Database Report*
Order No:	*26032300959*
Requested by:	*Gill Group*
Date Completed:	*March 25, 2026*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....8
Executive Summary: Site Report Summary - Surrounding Properties.....9
Executive Summary: Summary by Data Source.....10
Map.....11
Aerial.....14
Topographic Map.....15
Detail Report.....16
Unplottable Summary.....20
Unplottable Report.....21
Appendix: Database Descriptions.....25
Definitions.....40

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property:		*Market Place Apartments* *1333 Coronet Court Rock Hill SC 29730*
Project No:		*TCE6032A1839*
Coordinates:		
	Latitude:	*34.91021378*
	Longitude:	*-81.04132599*
	UTM Northing:	*3,863,086.97*
	UTM Easting:	*496,224.82*
	UTM Zone:	*17S*
Elevation:		*580 FT*

Order Information:

Order No:	*26032300959*
Date Requested:	*March 23, 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	0	-	-	0
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	**1**	**1**
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	0	**1**	-	**1**
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	**3**	-	**3**
UST	Y	0.25	0	0	0	-	-	0
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	0	-	0
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	0	**4**	**1**	**5**

**** 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	DELISTED LST	EDGEWOOD SCHOOL	1446 RUSSELL ST ROCK HILL SC	SSE	0.34 / 1,774.19	13	16
1	DELISTED LST	EDGEWOOD SCHOOL	1446 RUSSELL ST ROCK HILL SC	SSE	0.34 / 1,774.19	13	16
1	LUST	EDGEWOOD PLACE APARTMENTS	1446 RUSSELL ST ROCK HILL SC 29730 ***Permit (Web):*** UST20263 ***NFA:*** Not Available	SSE	0.34 / 1,774.19	13	17
2	DELISTED LST	EMMETT SCOTT CENTER	803 CRAWFORD AVE ROCK HILL SC	NNE	0.49 / 2,577.64	36	18
3	REMEDIATION	Edison Mall/745 Saluda St	745 Saluda Street Rock Hill SC	ENE	0.81 / 4,287.91	43	19

Executive Summary: Summary by Data Source

Standard

State

REMEDIATION - State Remediation Projects

A search of the REMEDIATION database, dated Mar 5, 2026 has found that there are 1 REMEDIATION site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Edison Mall/745 Saluda St	745 Saluda Street Rock Hill SC	ENE	0.81 / 4,287.91	3

LUST - Leaking Underground Storage Tank List

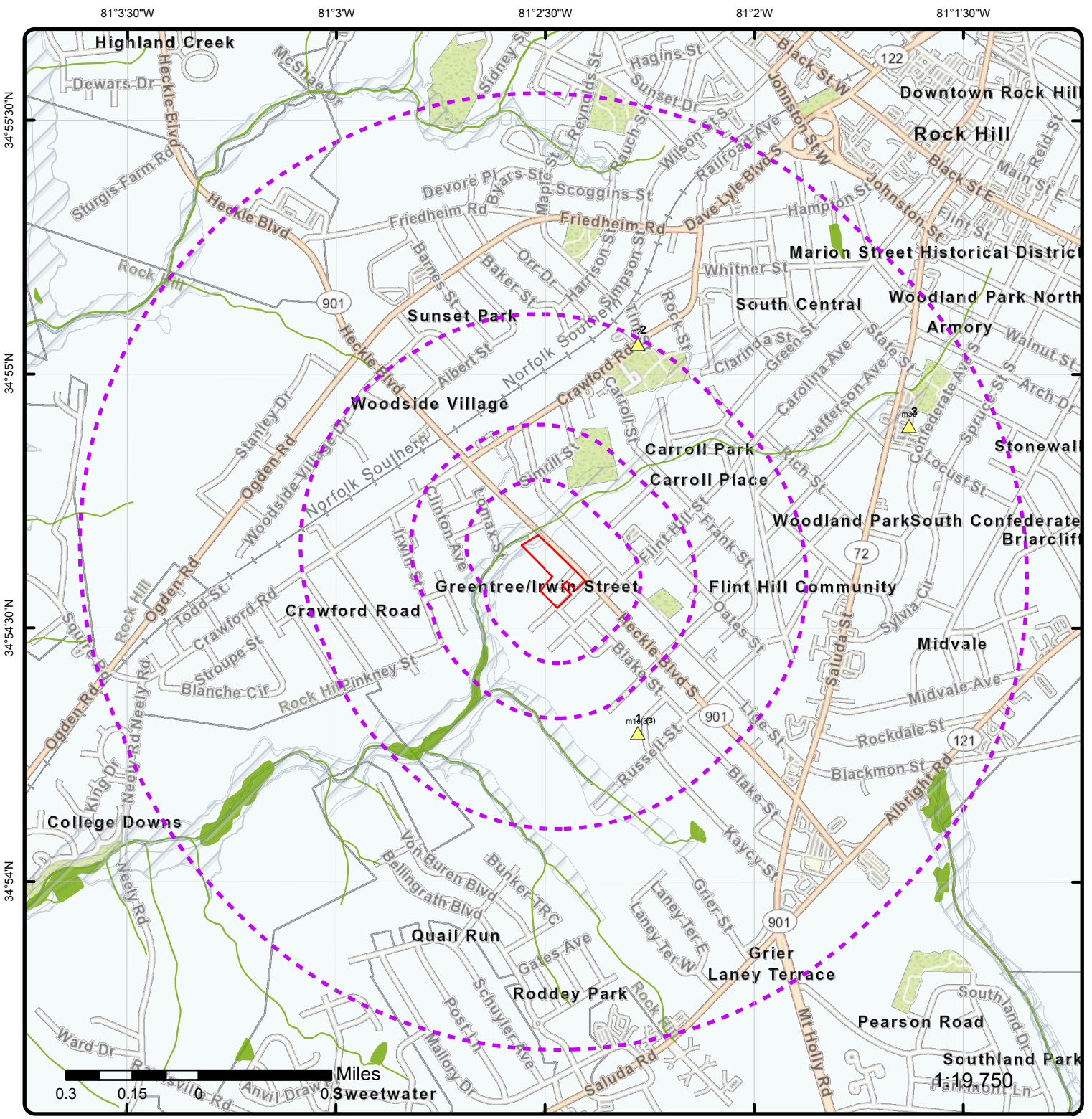
A search of the LUST database, dated Aug 28, 2025 has found that there are 1 LUST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EDGEWOOD PLACE APARTMENTS	1446 RUSSELL ST ROCK HILL SC 29730 ***Permit (Web)**: UST20263* ***NFA**: Not Available*	SSE	0.34 / 1,774.19	1

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Dec 23, 2025 has found that there are 3 DELISTED LST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EDGEWOOD SCHOOL	1446 RUSSELL ST ROCK HILL SC	SSE	0.34 / 1,774.19	1
EDGEWOOD SCHOOL	1446 RUSSELL ST ROCK HILL SC	SSE	0.34 / 1,774.19	1
EMMETT SCOTT CENTER	803 CRAWFORD AVE ROCK HILL SC	NNE	0.49 / 2,577.64	2



Map: 1.0 Mile Radius

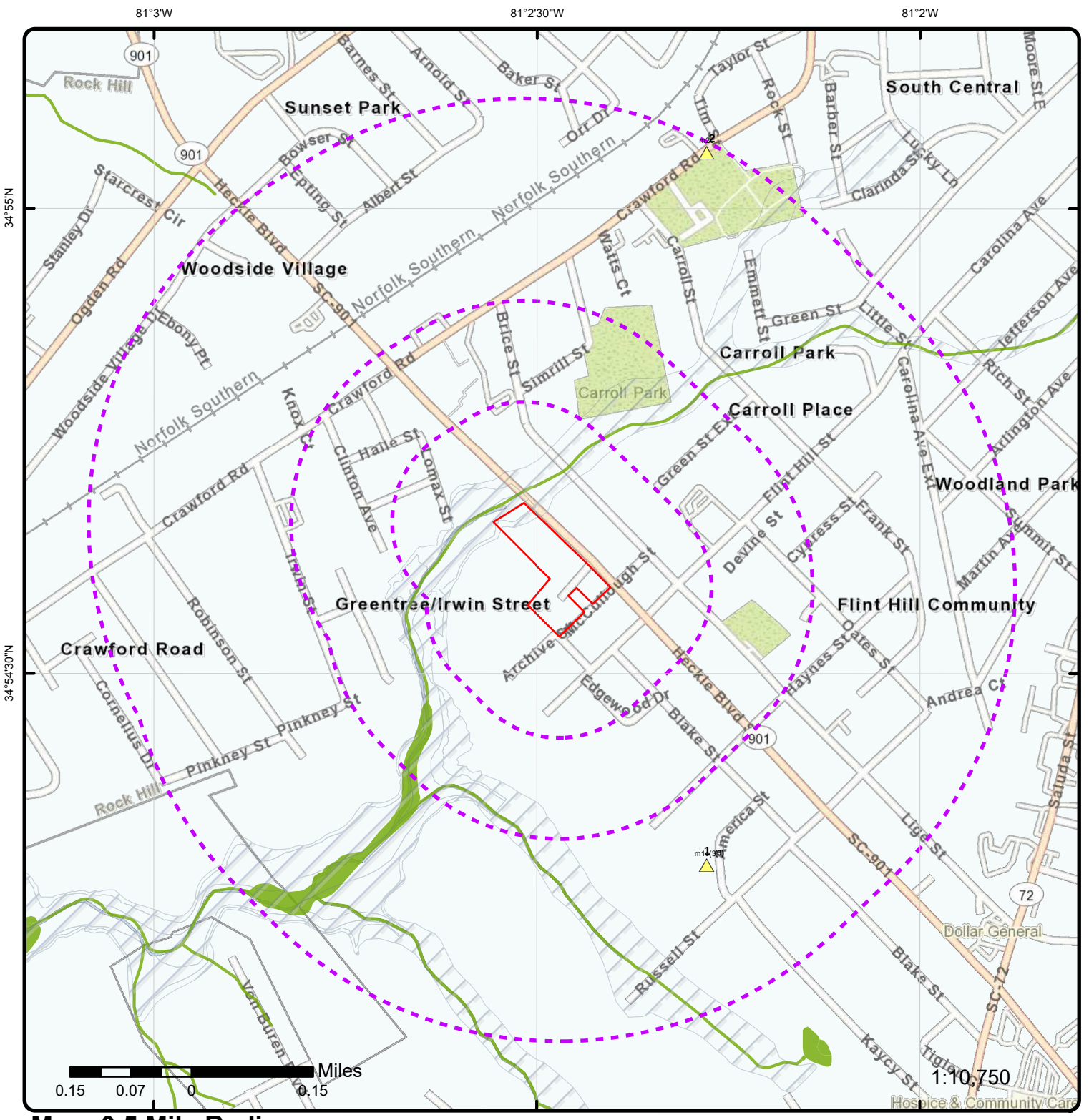
Order Number: 26032300959

Address: 1333 Coronet Court, Rock Hill, 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

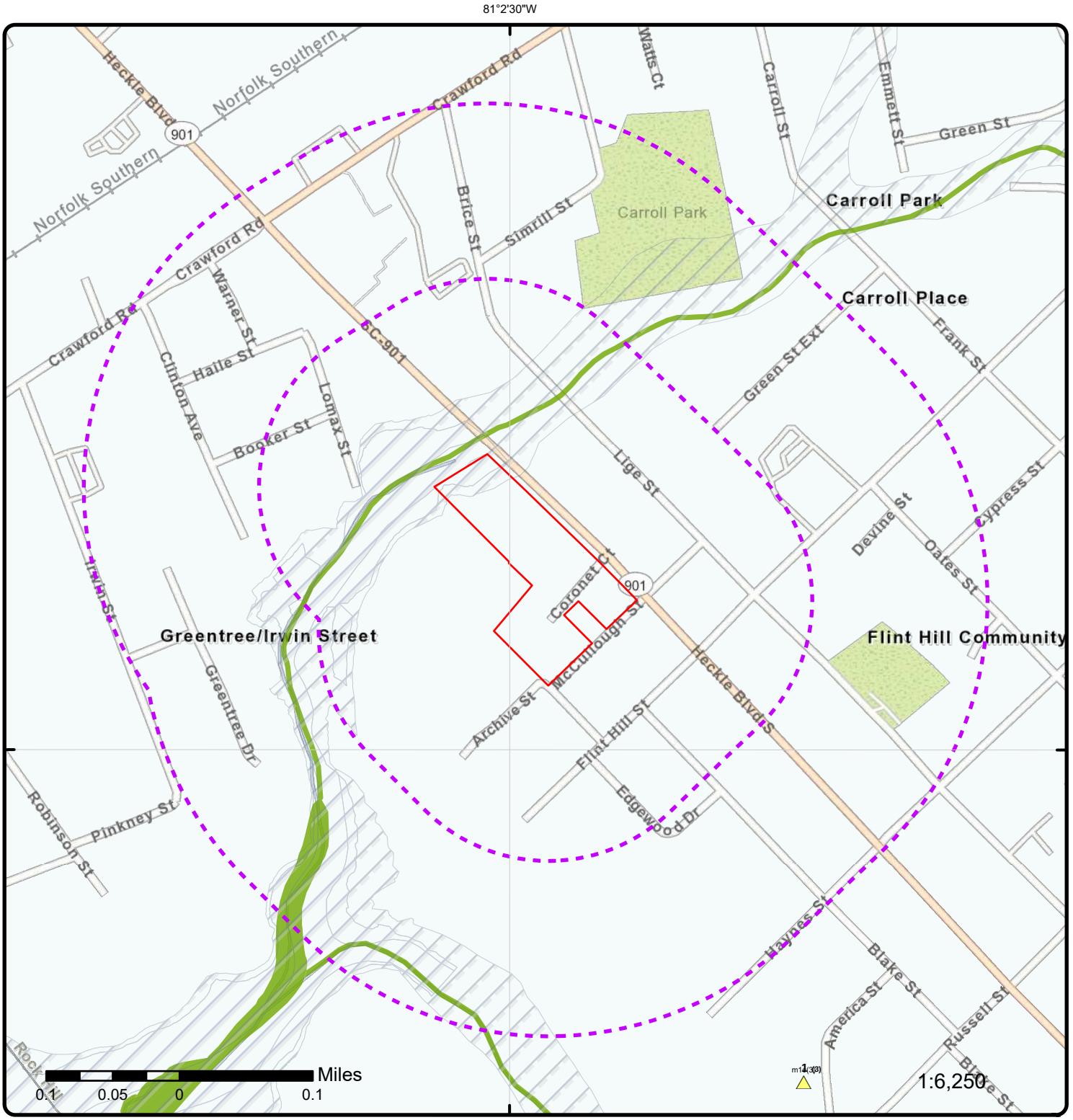
Order Number: 26032300959

Address: 1333 Coronet Court, Rock Hill, 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

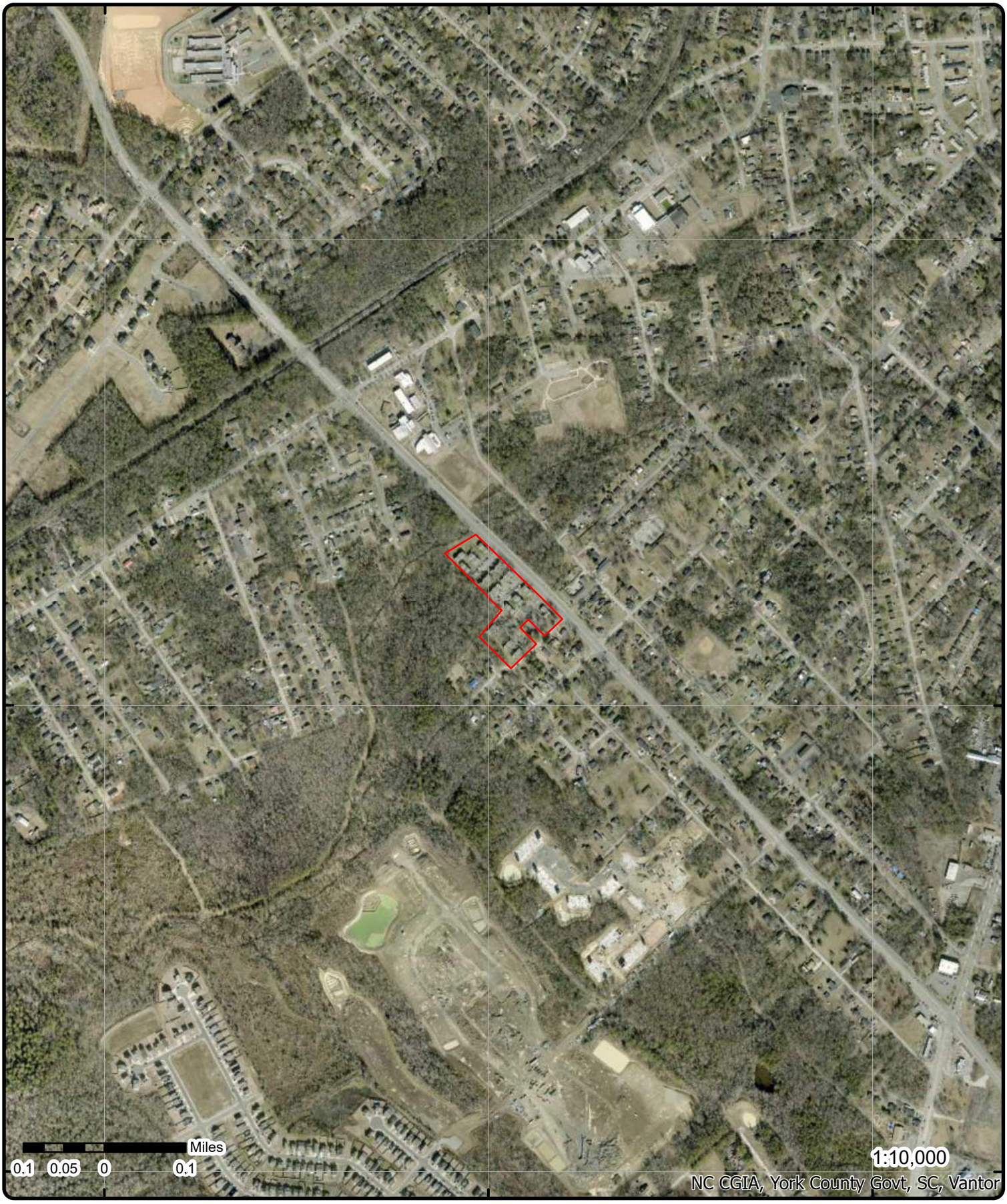
Order Number: 26032300959

Address: 1333 Coronet Court, Rock Hill, 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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Aerial

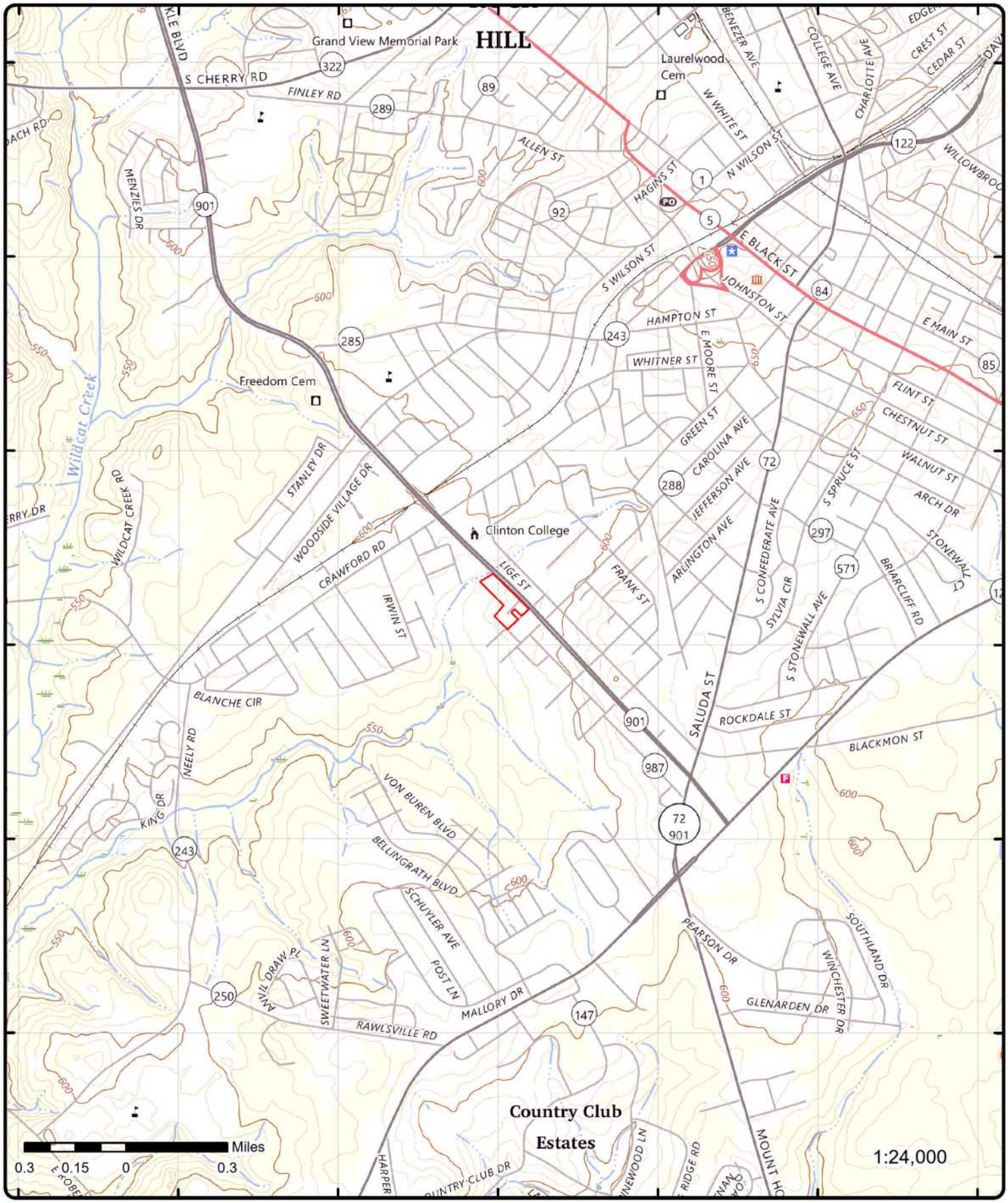
Year: 2025

Order Number: 26032300959

Address: 1333 Coronet Court, Rock Hill, SC

Source: ESRI World Imagery

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Topographic Map

Year: 2024

Order Number: 26032300959

Address: 1333 Coronet Court, SC

Quadrangle(s): Rock Hill West 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 of3	SSE	0.34 / 1,774.19	593.47 / 13	EDGEWOOD SCHOOL 1446 RUSSELL ST ROCK HILL SC	DELISTED LST

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	01457
Release No:	1
Project Manager:	ADAMSSD
Status:	CLOSED
Impacted Code:	NO
Type:	F
Release Date:	02/17/00
Confirmed:	
NFA Dt:	02/17/00
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:	York
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:	06-MAR-2020

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of3	SSE	0.34 / 1,774.19	593.47 / 13	EDGEWOOD SCHOOL 1446 RUSSELL ST ROCK HILL SC	DELISTED LST

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	01457
Release No:	1
Project Manager:	ADAMSSD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status:	CLOSED
Impacted Code:	NO
Type:	F
Release Date:	02/17/00
Confirmed:	
NFA Dt:	02/17/00
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:	York
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of3	SSE	0.34 / 1,774.19	593.47 / 13	EDGEWOOD PLACE APARTMENTS 1446 RUSSELL ST ROCK HILL SC 29730	LUST

Permit (Web):	UST20263	**Site No (EFIS):**	
Category (Web):	Non-Retail Operation (fleet, farm, industrial, etc.)	**Facility Name (EFIS):**	
No of Tanks (Web):	1	**Fac Address (EFIS):**	
Billable (Web):	0	**Facility City (EFIS):**	
Abandoned (Web):	0	**Facility State (EFIS):**	
Other (Web):	0	**Facility Zip (EFIS):**	
Last Inspec (Web):	Not Available	**Facility (Web):**	EDGEWOOD PLACE APARTMENTS
Facility:	EDGEWOOD PLACE APARTMENTS	**Address (Web):**	1446 RUSSELL ST
Facility Street:	1446 RUSSELL ST	**City (Web):**	ROCK HILL
Facilit City:	ROCK HILL	**Zip Code (Web):**	29730
Facility State :	SC	**County (Web):**	York
Facility Zip:	29730	**County 1 (Web):**	York
Fac County:			

Tank Owner Ph (Web):	843-696-1541
Phone (Web):	Not Available
Land Owner Ph (Web):	Not Available
Operator Phone (Web):	Not Available
Business Addr (Web):	1446 RUSSELL ST ROCK HILL SC 29730
Tank Owner Bus Addr (Web):	EDGEWOOD PLACE SC LLC 1515 MOCKINGBIRD LN NC CHARLOTTE 28209
Land Owner Bus Addr (Web):	Not Available
Operator Bus Addr (Web):	FITCH IRICK PARTNERS 1515 MOCKINGBIRD LN STE 1010 NC CHARLOTTE 28209
Tank Owner (Web):	EDGEWOOD PLACE SC LLC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST20263
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	**Project Manager:**	Nicolette L Hill
Source:	UST	**Compliance Req:**	True
Reported:	10/10/2024	**Compliance Met:**	True
Confirmed:	11/4/2024	**Compliance Date:**	11/4/2024
RBCA/ Score:	5B - Assessment data NOT conclusive / 1 - Conduct Invest/Risk Assessment	**Abatement Met:**	8/13/2024
Responsible Party:	EDGEWOOD PLACE SC LLC	**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:	3/14/2025	**Cleanup Initiated:**	Not Available
Transferred:	Not Available	**Cleanup Complete:**	Not Available

DHEC Confirmed Release Report

Release No:	1	**Confirmed:**	11/4/2024
NFA:		**Tank Owner:**	EDGEWOOD PLACE SC LLC
Product:	PETROL	**Status Desc:**	Currently Inactive
Proj Mgr:	HILLNL	**Score:**	
Status:	1	**Rank:**	5B
Reported:	10/10/2024		
Rank Desc:	Assessment data NOT conclusive		
Facility:	EDGEWOOD PLACE APARTMENTS		
Facility Street:	1446 RUSSELL ST		
Facility City:	ROCK HILL		
Fac County:	York		
Facility Zip:	29730		
Facility State:	SC		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of1	NNE	0.49 / 2,577.64	616.09 / 36	EMMETT SCOTT CENTER 803 CRAWFORD AVE ROCK HILL SC	DELISTED LST

Delisted Leaking Above Ground Storage Tanks Details

Site ID:	16447
Release No:	1
Project Manager:	LANDMEYER DOLORES C
Status:	CLOSED
Impacted Code:	NO
Type:	
Release Date:	12/14/1993
Confirmed:	
NFA Dt:	1/11/1996
Transfer:	
Product:	PETRO
Source:	
Tier:	
Truncated Note:	
Soil Impact Code:	
User Name:	LANDMEDC
Release Xfer Date:	
Suspect NFA Date:	1/11/1996
Release Source Code:	
Cleanup Complete Dt:	
Local Fac Last Name:	EMMETT SCOTT CENTER
Local Fac First Name:	
Address 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

State Code:	SC
County:	York
Zip Code:	29730
Local Fac County:	46
District Code:	4
Rp Identifier 1:	ROCK HILL CITY OF
Rp Identifier 2:	
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
3	**1 of1**	**ENE**	**0.81 / 4,287.91**	**623.29 / 43**	**Edison Mall/745 Saluda St 745 Saluda Street Rock Hill SC**	**REMEDIATION**

LWM File No:	57708	**Lead Proj Mngr:**	Tim Hornosky
Date:	11/12/2013	**Lead Proj Mngr Email:**	Tim.Hornosky@des.sc.gov
County:	York		
Tax Map Serial No:	6251001008		
Location:			
Document Title:	Administrative Settlement		
Attachments URL:			
Document URL:			

https://des.sc.gov/sites/des/files/media/document/New/CR-5824-01.pdf

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
HMIRS		HWY 901	ROCK HILL SC		818138629
UST	WHITE PINETUCK	HWY 901	ROCK HILL SC	29730	820419813

Site No: 9329
Tank No | Status: 2 | Abandoned, 1 | Abandoned, 3 | Abandoned

Unplottable Report

Site:

HWY 901 ROCK HILL SC

HMIRS

Incident County: YORK

HMIR Historical Reports

Report No:	I-1997100776	***Fed DOT Agency Nm:***	
Report Type:	A hazardous material incident	***Fed DOT Report No:***	
Date of Incident:	1997-09-12	***Report Submit Src:***	Paper
Time of Incident:	0300	***Inc Multiple Rows:***	No
Haz Class Code:		***Inc Non US State:***	
Hazardous Class:	3	***Mode Transport:***	Highway
Commodity Short Nm:	FLAMMABLE LIQUIDS, N.O.S.	***Transport Phase:***	In Transit
Commodity Long Nm:	FLAMMABLE LIQUIDS, N.O.S.	***Incident Occrrnce:***	
Trade Name:	WASTE	***Mat Ship Approval?:***	No
ID No:	UN1993	***Mat Ship Approv No:***	
Haz Waste Ind:	Yes	***Undecl Hazmat Ship?:***	No
Haz Waste EPA No:		***Packaging Type:***	Non-Bulk
HMIS Tox Inhalation?:	No	***Packing Group:***	
TIH Hazard Zone:		***Carrier Reporter:***	TRI-STATE MOTOR TRANSIT CO
Qty Released:	1	***CR Street Name:***	P O BOX 113
Unit of Measure:	Liquid - Gallon	***CR City:***	JOPLIN
What Failed:	103	***CR State:***	MO
What Failed Desc:	Basic Material	***CR Postal Code:***	64802
How Failed Code:	309	***CR Non US State:***	
How Failed Desc:	Punctured	***CR Fed DOT ID:***	1007292
Failure Cause Code:		***CR Hazmat Reg ID:***	
Failure Cause Desc:		***CR Country:***	US
Ident. Markings:		***Shipper Name:***	SAFETY KLEEN CORP
Cont1 Pkging Type:		***Shipper Street Name:***	130 A FRONTAGE RD
Cont1 Const Mat:		***Shipper City:***	LEXINGTON
Cont1 Head Type:		***Shipper State:***	SC
Cont1 Pkg Capacity:	55	***Shipper Postal:***	29073
C1 Capacity UOM:	LGA	***Shipper Non US St:***	
Cont1 Pkg Amt:	0	***Shipper Country:***	US
C1 Pkg Amt UOM:		***Shipper Waybill:***	98253
Cont1 Pkg No:	62	***Ship Hazmat Reg ID:***	
C1 Pkg NO Failed:	1	***Origin City:***	
Cont1 Pkg Mnfctr:	NOT REPORTED BY CARRIER	***Origin State:***	
Cont1 Pkg Mnfct Dt:	0-00-00 00:00:00	***Origin Postal:***	
Cont1 Pkg Serial NO:		***Origin Non US St:***	
C1 Pkg Last Test Dt:	0-00-00 00:00:00	***Origin Country:***	US
C1 Test Const Mat:		***Destination City:***	SMITHFIELD
C1 Pkg Dsign Pres.:	0	***Destination State:***	KENTUCKY
C1 Dsign Press UOM:		***Destination Postal:***	40068
C1 Pkg Shell Thick:	0	***Destination Non US:***	
C1 Shell Thick UOM:		***Destination Country:***	US
C1 Head Thickness:	0	***Cont2 Package Type:***	
C1 Head Thick UOM:		***Cont2 Const Mat:***	
C1 Pkg Srvc Pres.:	0	***Cont2 Pkg Capacity:***	0
C1 Srvc Press UOM:		***Cont2 Capacity UOM:***	
C1 Valve/Device Fail?:	No	***Cont2 Pkg Amount:***	0
C1 Device Type:		***Cont2 Pkg Amt UOM:***	
C1 Device Mnfctr:		***Cont2 Pkg No:***	0
C1 Device Model:		***Cont2 Pkg No Failed:***	0
NRC No:			
RAM Pkg Category:		***Haz NonHosp Public:***	0
RAM Pkg Cert.:	FALSE	***Haz NonHosp Old:***	

RAM Pkg Cert. NBR:		***Tot Haz Non Hosp Inj:***	
RAM Nuclide S:		***Total Hazmat Injuries:***	0
RAM Transport Index:		***Evacuation Indicator:***	No
RAM UOM:		***Public Evacuated:***	0
RAM Activity Rpted:	0	***Employees Evac:***	0
RAM UOM Rpted:		***Total Evacuated:***	0
RAM Activity:	0	***Total Evacuation Hrs:***	0
RAM Activity UOM:		***Major Artery Closed:***	No
RAM Mat Safety:		***Mjr Artery Hrs Closed:***	0
Spillage Result:	Yes	***Material Involved:***	No
Fire Result:	No	***Estimated Speed:***	0
Explosion Result:	No	***Weather Conditions:***	
Water Sewer Result:	No	***Vehicle Overturn:***	No
Gas Dispersion:	No	***Vehicle Left Roadway:***	No
Environment Damage:	No	***Passenger Aircraft:***	No
No Release Result:	No	***Cargo Baggage:***	
Fire EMS Report:	No	***Ship Non Transport:***	No
Fire EMS EMS Report:		***Ship Air First Flight:***	No
Police Report:	No	***Ship Air Subflight:***	No
Police Report No:		***Ship Init Transport:***	No
In House Cleanup:	No	***Ship Phase Transfer:***	No
Other Cleanup:	No	***Contact Name:***	JEFF COONEY
Damage > 500:	No	***Contact Title:***	SAFETY MANAGER
Material Loss:	0	***Contact Business:***	
Carrier Damage:	0	***Contact Street:***	
Property Damage:	0	***Contact City:***	
Response Cost:	0	***Contact State:***	
Remediation Cost:	0	***Contact Postal:***	
Damage Old Form:	0	***Contact Non US St:***	
Total Damages Amt:	0	***Contact Country:***	US
Hazmat Fatality:	No	***Inc. Report Prepared:***	
Haz Fatal Employees:	0	***HMIS Serious Incidnt:***	No
Haz Fatal Respndrs:	0	***HMIS Serious Fatality:***	No
Haz Fatal Gen Public:	0	***HMIS Serious Injury:***	No
Tot Hazmat Fatalities:	0	***HMIS Flight Plan:***	No
Non Hazmat Fatality:	No	***HMIS Serious Evacs:***	No
Non Hazmat Fatals:	0	***HMIS Major Artery:***	No
Hazmat Injury:	No	***HMIS Bulk Release:***	No
Haz Hospital Empl:	0	***HMIS Marine Pollutnt:***	No
Haz Hospital Resp:	0	***HMIS Radioactive:***	No
Haz Hosp Gen Public:	0	***HMIS Gen Pkg Type:***	DRUM METAL
Haz Hosp Old Form:	0	***HMIS Container Code:***	1A1
Total Haz Hosp Inj:	0	***HMIS Container Desc:***	Non-removable head steel drum
Haz Non Hosp Empl:	0	***HMIS Bulk Incident:***	No
Haz Non Hosp Resp:	0	***Undeclared Shipment:***	No

Description of Events: WHILE INSPECTING CARGO, DRIVER DISCOVERED ONE DRUM HAD DEVELOPED A PINHOLE IN ITS SIDE AN UNKNOWN SOURCE. DRIVER TURNED DRUM ON ITS SIDE AND APPLIED SILICONE TO AREA. DRUM WAS SEWARD IN PLACE AND LOAD PROCEEDED ON TO DESTINATION WITH NO FURTHER PROBLEM . SPILLED LIQUID CONSISTED OF LESS THAN ONE GALLON AND WAS CONTAINED INSIDE TRAILER

Recommend Actions Taken:

Site: ***WHITE PINETUCK***
HWY 901 ROCK HILL SC 29730

UST

Site No:	9329	***Facility ID (Prohib):***	
Permit:	UST09329	***Fac Name (Prohib):***	
Category:	Retail Sales	***Fac Addr (Prohib):***	
No of Tanks:	3	***Fac City (Prohib):***	
Billable:	0	***Facility Name (Web):***	WHITE PINETUCK
Abandoned:	3	***Facility Addr (Web):***	HWY 901
Other:	0	***Facility City (Web):***	ROCK HILL
Last Inspection:	Not Available	***Zip Code (Web):***	29730
Facility Name:	WHITE PINETUCK	***County (Web):***	York
Facility Address:	HWY 901	***Phone (Web):***	Not Available
Facility Zip:	29730	***Tank Owner Phone:***	803-324-4080
Facility Phone:		***Land Owner Phone:***	Not Available
Facility State:	SC	***Operator Phone:***	Not Available
Facility City:	ROCK HILL	***Facility Contact:***	THOMAS GWYNN
County 1 (Web):	York		
Business Address:	HWY 901 ROCK HILL SC 29730		

Tank Owner Business Address: WILKERSON FUEL CO INC
PO BOX 2835
SC ROCK HILL 29732-4835
Land Owner Business Address: Not Available
Operator Business Address: Not Available
Tank Owner (Web): WILKERSON FUEL CO INC
Facility Link (Web): https://apps.des.sc.gov/USTRegistry/Home/siteDetails?permitNumber=UST09329
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: 2
Case No: Not Available
Class: N
Status: Abandoned
Capacity: 550
Variance: Not Available
Product: Gasoline
Overfill Type: Not Available
Verified: Not Available
Constr Date: Not Available
Operat Date: Not Available
Notify: Not Available
Spill Prevention: Not Available
Compliance: Not Available
Comp Status: Not Available
Age at Notif: Not Available
Dist to Well (ft): Not Available
Tank Leak Det: Not Available
Pipe Leak Det: Not Available
Misc Test Checks: Not Available
Chem: Not Available
Left Gal: Not Available
Owner at ABD: Wilkerson Fuel Co Inc
Last Use: Not Available
Aband: 8/7/1990
Method: Removed
Under Dispnr Cont: False
Drop Tube: False
Tank Const: Steel
Tank Protect: Not Available
Tank Tested: Not Available
Tank Cont Meth: Single Wall
Pipe Cont Meth: Single Wall
Pipe Protect: Not Available
Pipe Tested: Not Available
Pipe Const: Steel
Piping Type: Not Available

Tank No: 1
Case No: Not Available
Class: N
Status: Abandoned
Capacity: 1000
Variance: Not Available
Product: Gasoline
Overfill Type: Not Available
Verified: Not Available
Constr Date: Not Available
Operat Date: Not Available
Notify: Not Available
Spill Prevention: Not Available
Compliance: Not Available
Comp Status: Not Available
Age at Notif: Not Available
Dist to Well (ft): Not Available
Tank Leak Det: Not Available
Pipe Leak Det: Not Available
Misc Test Checks: Not Available
Chem: Not Available
Left Gal: Not Available
Owner at ABD: Wilkerson Fuel Co Inc
Last Use: Not Available
Aband: 8/7/1990
Method: Removed
Under Dispnr Cont: False
Drop Tube: False
Tank Const: Steel
Tank Protect: Not Available
Tank Tested: Not Available
Tank Cont Meth: Single Wall
Pipe Cont Meth: Single Wall
Pipe Protect: Not Available
Pipe Tested: Not Available
Pipe Const: Steel
Piping Type: Not Available

Tank No: 3
Case No: Not Available
Class: N
Status: Abandoned
Capacity: 2000
Variance: Not Available
Product: Gasoline
Overfill Type: Not Available
Verified: Not Available
Constr Date: Not Available
Operat Date: Not Available
Notify: Not Available
Spill Prevention: Not Available
Compliance: Not Available
Comp Status: Not Available
Age at Notif: Not Available
Chem: Not Available
Left Gal: Not Available
Owner at ABD: Wilkerson Fuel Co Inc
Last Use: Not Available
Aband: 8/7/1990
Method: Removed
Under Dispnr Cont: False
Drop Tube: False
Tank Const: Steel
Tank Protect: Not Available
Tank Tested: Not Available
Tank Cont Meth: Single Wall
Pipe Cont Meth: Single Wall
Pipe Protect: Not Available
Pipe Tested: Not Available
Pipe Const: Steel

Dist to Well (ft): Not Available
Tank Leak Det: Not Available
Pipe Leak Det: Not Available
Misc Test Checks: Not Available
Piping Type: Not Available

Tank Information - UST 'C' List

Tank No: 1
Capacity Gal: 1000
Status Code: ABD
Status: Abandoned
Chemical: GN
Age at Notif. Years:
Owner: WILKERSON FUEL CO INC
Tank Owner Contact: THOMAS GWYNN
Street: 534 PENDLETON ST
Tank Owner City: ROCK HILL
Tank Owner State: SC
Tank Owner Zip: 29730
Tank Owner Phone: 803-324-4080
Facility: WHITE PINETUCK
Contact 1: THOMAS GWYNN
Phone 1:
Facility Address: HWY 901
City 1: ROCK HILL
St 1: SC
Zip 1: 29730

Tank No: 3
Capacity Gal: 2000
Status Code: ABD
Status: Abandoned
Chemical: GN
Age at Notif. Years:
Owner: WILKERSON FUEL CO INC
Tank Owner Contact: THOMAS GWYNN
Street: 534 PENDLETON ST
Tank Owner City: ROCK HILL
Tank Owner State: SC
Tank Owner Zip: 29730
Tank Owner Phone: 803-324-4080
Facility: WHITE PINETUCK
Contact 1: THOMAS GWYNN
Phone 1:
Facility Address: HWY 901
City 1: ROCK HILL
St 1: SC
Zip 1: 29730

Tank No: 2
Capacity Gal: 550
Status Code: ABD
Status: Abandoned
Chemical: GN
Age at Notif. Years:
Owner: WILKERSON FUEL CO INC
Tank Owner Contact: THOMAS GWYNN
Street: 534 PENDLETON ST
Tank Owner City: ROCK HILL
Tank Owner State: SC
Tank Owner Zip: 29730
Tank Owner Phone: 803-324-4080
Facility: WHITE PINETUCK
Contact 1: THOMAS GWYNN
Phone 1:
Facility Address: HWY 901
City 1: ROCK HILL
St 1: SC
Zip 1: 29730

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: May 28, 2025

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.

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:	26032300959p
Date Completed:	March 24, 2026
Project Number:	TCE6032A1839
Project Property:	Market Place Apartments 1333 Coronet Court Rock Hill SC 29730
Coordinates:	
Latitude:	34.91021378
Longitude:	-81.04132599
UTM Northing:	3863086.9665 Meters
UTM Easting:	496224.82 Meters
UTM Zone:	UTM Zone 17S
Elevation:	580.06 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....22
Appendix....23
Liability Notice....25

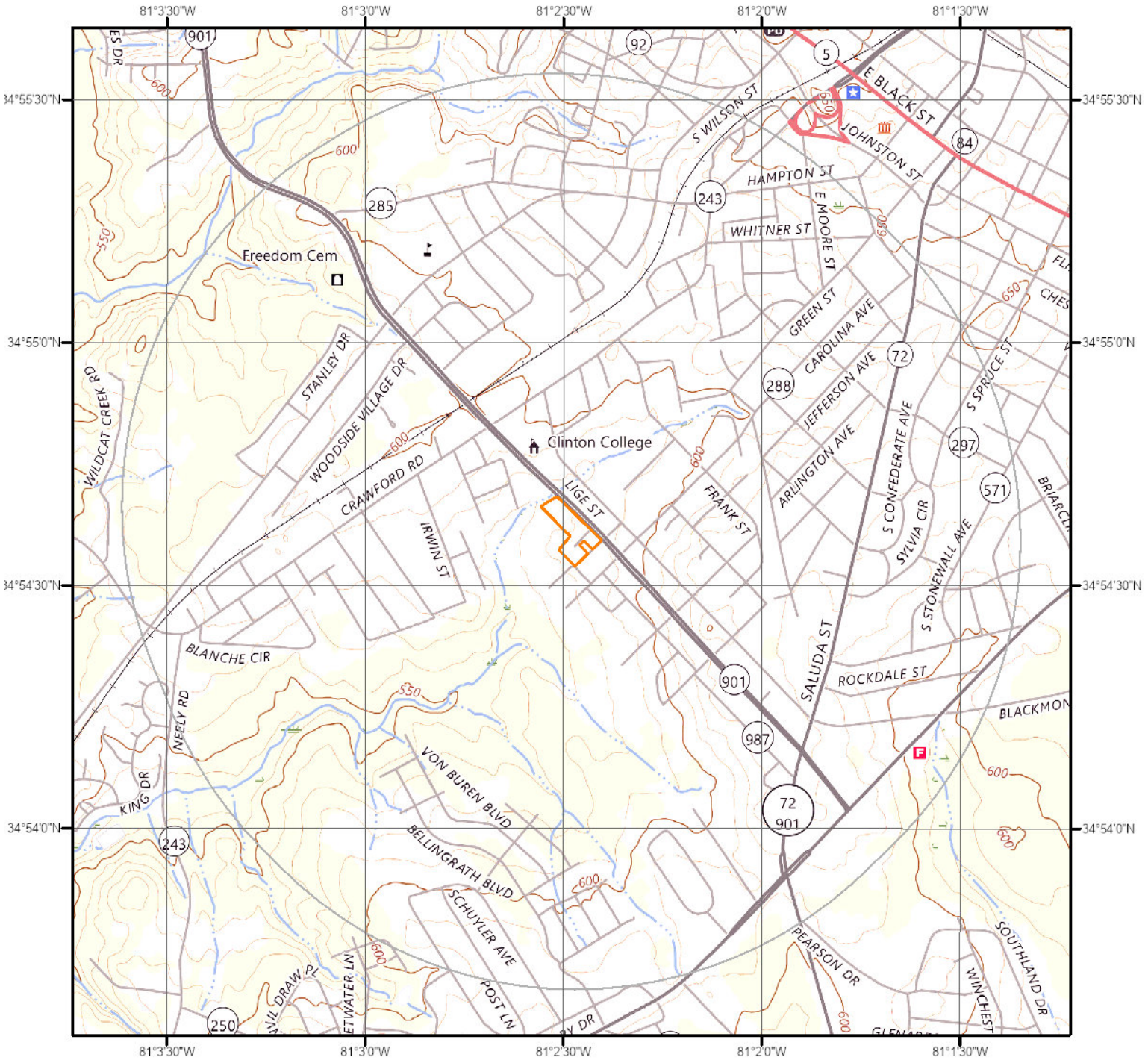
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas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

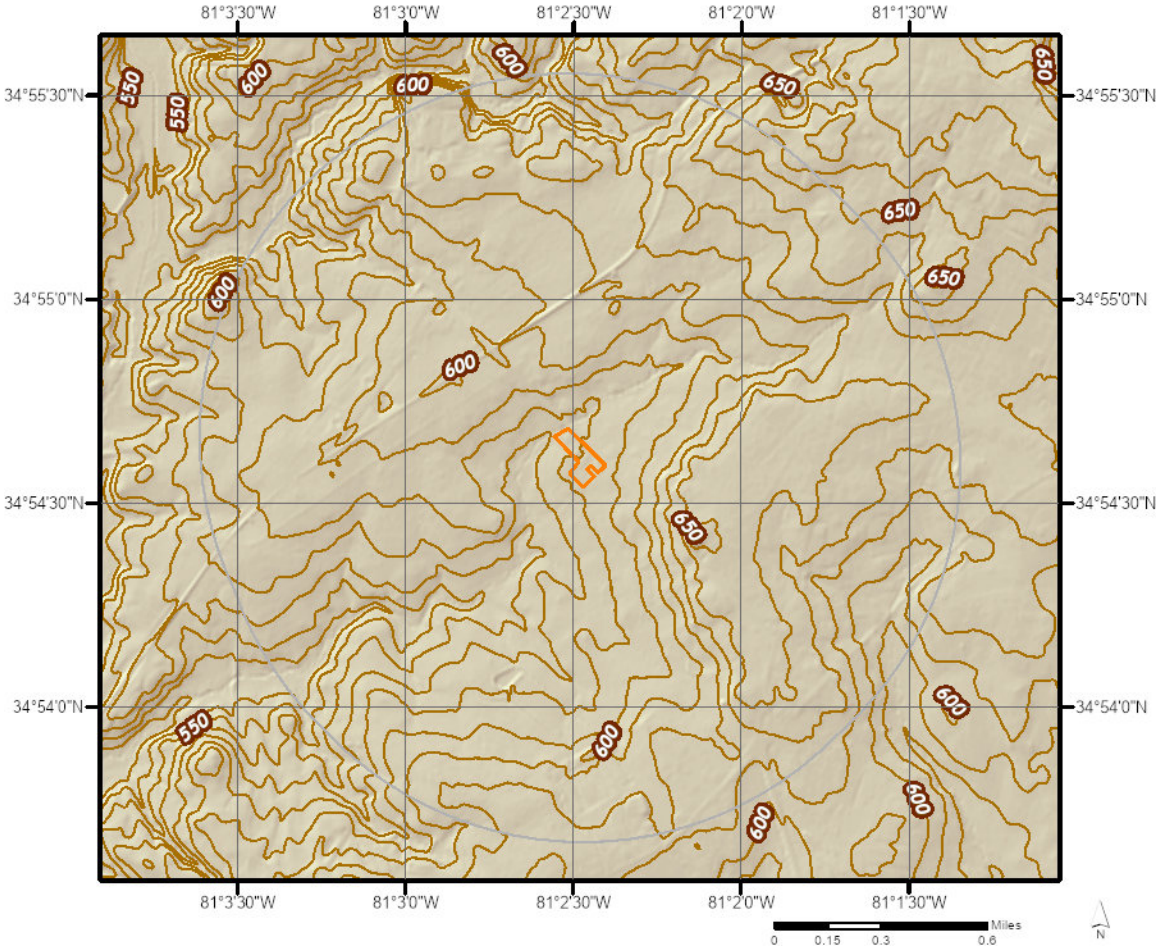


Topographic Information

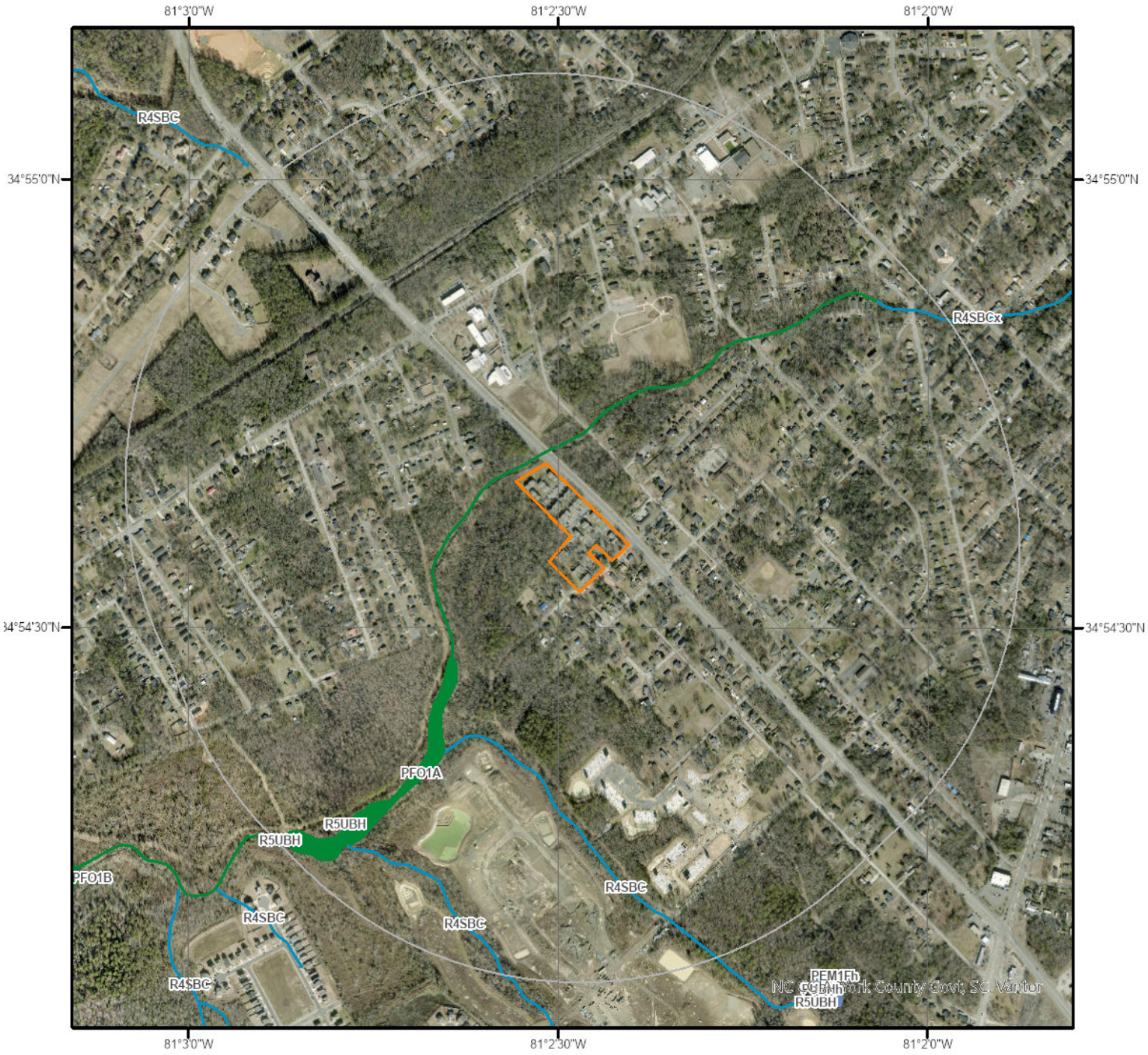
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	580.06 ft
Slope Direction:	NW



Hydrologic Information



Wetland

Miles
0 0.15 0.3

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): Rock Hill West,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:	45091C0316E(effective:2008-09-26) 45091C0318E(effective:2008-09-26)

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone AE-11

Zone:	AE
Zone subtype:	FLOODWAY

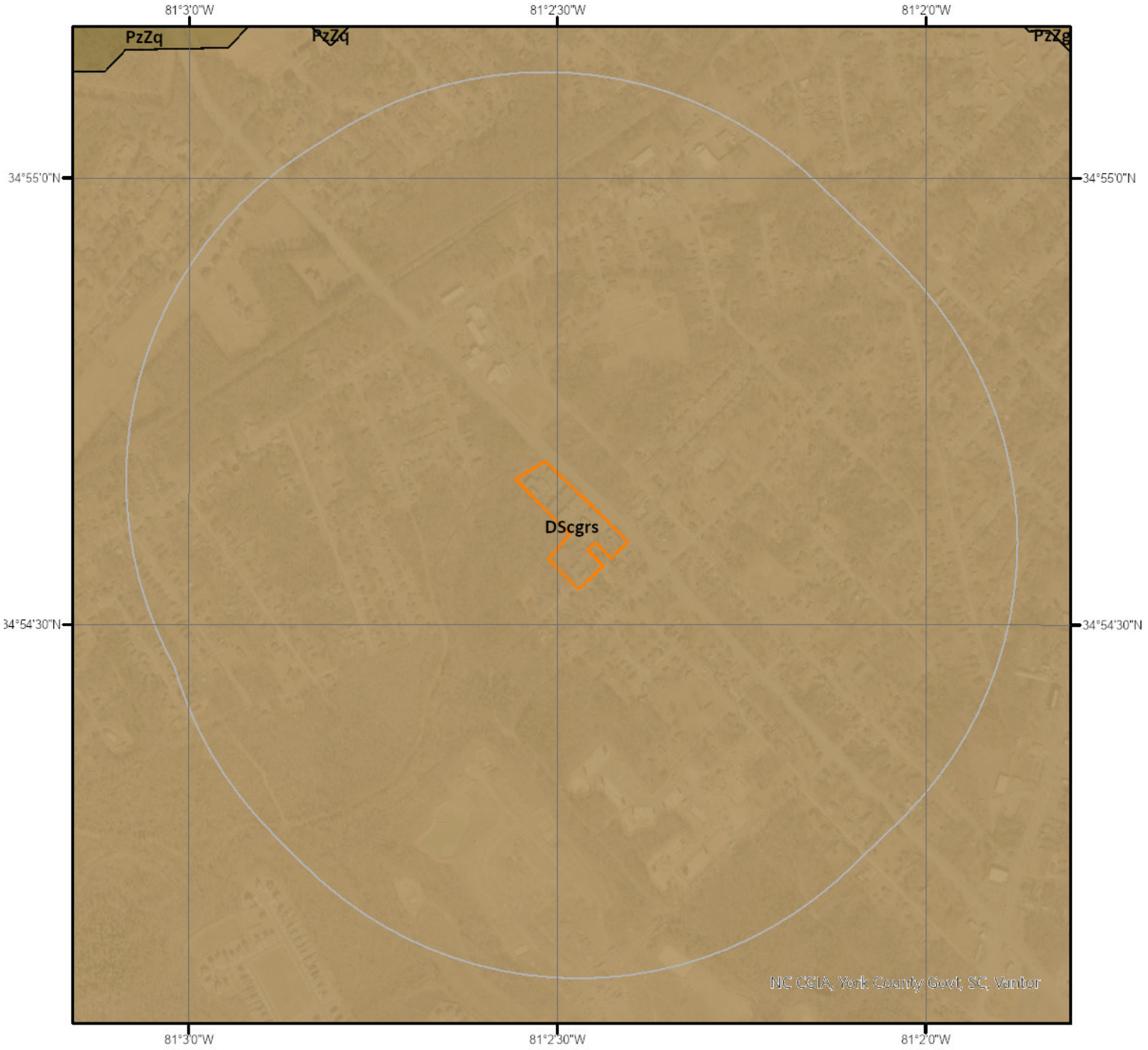
Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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

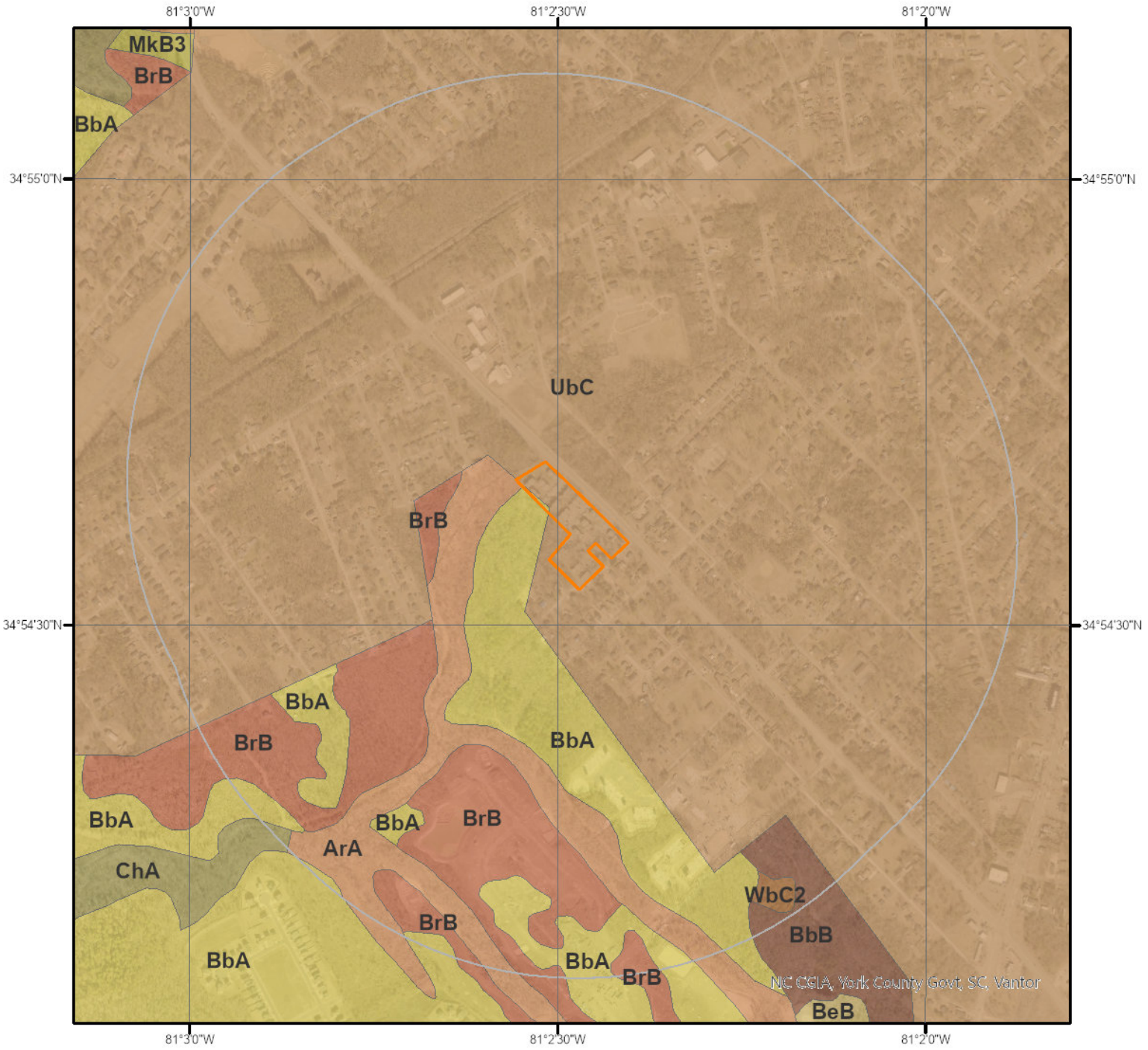
Geologic Information

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

Geologic Unit DScgrs

Unit Name:	Gabbro - Rock Hill South pluton
Unit Age:	Devonian to Silurian
Primary Rock Type:	Gabbro
Secondary Rock Type:	
Unit Description:	Gabbro - Rock Hill South pluton

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 ArA (5.42%)

Map Unit Name:	Armenia loam, 0 to 2 percent slopes, occasionally flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	20cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Armenia(86%)

horizon A(0cm to 10cm)	Loam
horizon BA(10cm to 20cm)	Clay loam
horizon B1(20cm to 130cm)	Clay
horizon B2(130cm to 203cm)	Clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: ArA - Armenia loam, 0 to 2 percent slopes, occasionally flooded

Component: Armenia (86%)
The Armenia, occasionally flooded component makes up 86 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on southern piedmonts. The parent material consists of alluvium derived from diabase and/or alluvium derived from gabbro and/or alluvium derived from diorite. 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 low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is very high. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 8 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Component: Worsham (14%)
Generated brief soil descriptions are created for major soil components. The Worsham, occasionally flooded soil is a minor component.

Map Unit BbA (8.92%)

Map Unit Name:	Brewback fine sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	91cm
Watertable Depth - Annual Min:	23cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Brewback(80%)

horizon A(0cm to 10cm)	Fine sandy loam
horizon BE(10cm to 25cm)	Sandy clay loam
horizon B(25cm to 76cm)	Clay
horizon BC(76cm to 91cm)	Clay
horizon Cr(91cm to 203cm)	Weathered bedrock

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: BbA - Brewback fine sandy loam, 0 to 2 percent slopes

Component: Brewback (80%)
The Brewback component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from gabbro and/or residuum weathered from diorite and/or residuum weathered from diabase. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Iredell (20%)
Generated brief soil descriptions are created for major soil components. The Iredell soil is a minor component.

Map Unit BbB (0.78%)

Map Unit Name:	Brewback fine sandy loam, 2 to 6 percent slopes
Bedrock Depth - Min:	91cm
Watertable Depth - Annual Min:	23cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Brewback(80%)

horizon A(0cm to 10cm)	Fine sandy loam
horizon BE(10cm to 25cm)	Sandy clay loam
horizon B(25cm to 76cm)	Clay
horizon BC(76cm to 91cm)	Clay
horizon Cr(91cm to 203cm)	Weathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: BbB - Brewback fine sandy loam, 2 to 6 percent slopes

Component: Brewback (80%)
The Brewback component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from gabbro and/or residuum weathered from diorite and/or residuum weathered from diabase. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Iredell (20%)
Generated brief soil descriptions are created for major soil components. The Iredell soil is a minor component.

Map Unit BrB (8.3%)

Map Unit Name:	Brewback very cobbly loam, 2 to 6 percent slopes
Bedrock Depth - Min:	84cm
Watertable Depth - Annual Min:	23cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Soil Information

Major components are printed below

Brewback(80%)

horizon A(0cm to 10cm)	Very cobbly loam
horizon B(10cm to 46cm)	Clay
horizon C(46cm to 84cm)	Sandy loam
horizon Cr(84cm to 203cm)	Weathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: BrB - Brewback very cobbly loam, 2 to 6 percent slopes

Component: Brewback (80%)
The Brewback, very cobbly component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from gabbro and/or residuum weathered from diorite and/or residuum weathered from diabase. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Iredell (20%)
Generated brief soil descriptions are created for major soil components. The Iredell, very cobbly soil is a minor component.

Map Unit ChA (0.05%)

Map Unit Name:	Chewacla loam, 0 to 2 percent slopes, frequently flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	25cm
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

Chewacla(80%)

horizon A(0cm to 25cm)	Loam
horizon Bw(25cm to 203cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: ChA - Chewacla loam, 0 to 2 percent slopes, frequently flooded

Component: Chewacla (80%)
The Chewacla, frequently flooded component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on southern piedmonts. The parent material consists of alluvium. 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 high. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Component: Toccoa (15%)
Generated brief soil descriptions are created for major soil components. The Toccoa, frequently flooded soil is a minor component.

Component: Wehadkee (5%)
Generated brief soil descriptions are created for major soil components. The Wehadkee, ponded soil is a minor component.

Soil Information

Map Unit UbC (76.33%)

Map Unit Name:	Urban land-Brewback complex, 0 to 10% slopes
Bedrock Depth - Min:	91cm
Watertable Depth - Annual Min:	23cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	null

Major components are printed below

Brewback(40%)

horizon A(0cm to 10cm)	Fine sandy loam
horizon BE(10cm to 25cm)	Sandy clay loam
horizon B(25cm to 76cm)	Clay
horizon BC(76cm to 91cm)	Clay
horizon Cr(91cm to 203cm)	Weathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: UbC - Urban land-Brewback complex, 0 to 10% slopes

Component: Urban land (50%)
Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Brewback (40%)
The Brewback component makes up 40 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from gabbro and/or residuum weathered from diorite and/or residuum weathered from diabase. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Chewacla (10%)
Generated brief soil descriptions are created for major soil components. The Chewacla, frequently flooded soil is a minor component.

Map Unit WbC2 (0.2%)

Map Unit Name:	Wynott-Brewback complex, 6 to 10 percent slopes, moderately eroded
Bedrock Depth - Min:	74cm
Watertable Depth - Annual Min:	25cm
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Wynott(45%)

horizon A(0cm to 13cm)	Sandy loam
horizon B(13cm to 53cm)	Clay
horizon BC(53cm to 74cm)	Sandy clay loam
horizon Cr(74cm to 203cm)	Weathered bedrock

Brewback(35%)

horizon A(0cm to 5cm)	Sandy loam
horizon BE(5cm to 23cm)	Sandy clay loam
horizon B(23cm to 91cm)	Clay
horizon BC(91cm to 97cm)	Sandy clay loam
horizon Cr(97cm to 203cm)	Weathered bedrock

Component Description:

Soil Information

Minor map unit components are excluded from this report.

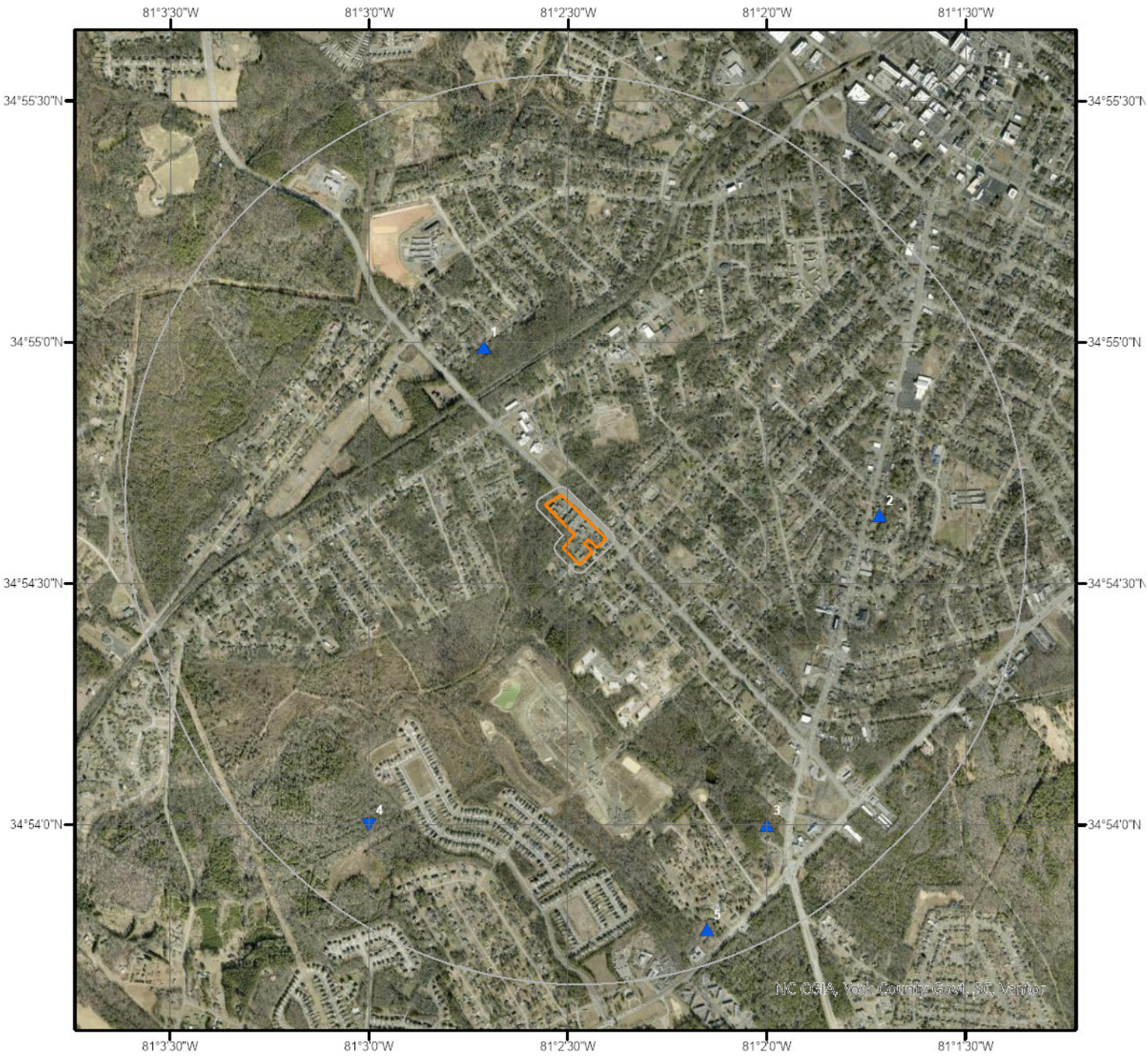
Map Unit: WbC2 - Wynott-Brewback complex, 6 to 10 percent slopes, moderately eroded

Component: Wynott (45%)
The Wynott, moderately eroded component makes up 45 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Brewback (35%)
The Brewback, moderately eroded component makes up 35 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Winnsboro (20%)
Generated brief soil descriptions are created for major soil components. The Winnsboro, moderately eroded soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.3 0.6 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	ID	Distance (ft)	Direction
	No records found		

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
1	SC4660028	2099.17	NNW
2	SC4660069	3446.94	E

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Coastal Plain Well Records

Map Key	ID	Distance (ft)	Direction
	No records found		

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Underground Injection Control Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Wells

Map Key	SCWRC	Distance (ft)	Direction
3	31E--cz01	4030.91	SSE
4	31E--dz02	4207.16	SW

Wells and Additional Sources Summary

5	31E--h001	4859.16	SSE

Wells and Additional Sources Detail Report

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.40	2,099.17	597.58	SDWIS

PWS ID:	SC4660028
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:	01/01/1994
Phone No:	803-328-2568
Phone Ext No:	
Admin Name:	SB ADAMS MOTEL
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	5
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:	2
Submission Yr Qtr:	2025Q2

Wells and Additional Sources Detail Report

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:	York

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	E	0.65	3,446.94	630.13	SDWIS

PWS ID:	SC4660069
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:	09/23/2005
Phone No:	
Phone Ext No:	
Admin Name:	JOHNSONS MHP
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	24
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:	06/30/2025
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:	10
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:	York

Water Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	SSE	0.76	4,030.91	627.14	WATER WELLS

SCWRC:	31E--cz01	Own ID:	
SCWRC Tran:	31E--cz01	DHEC Permit NO:	
SCWRC Orig:	31E--cz1	Locattion:	SW of Rock Hill
Dr Dpth:	105	Loc Accuracy:	
Com Dpth:		Quad:	Rock Hill W
Elev:		Quadno:	51
Elevr:		Lat:	345499
Topog:		Long:	810299
Aquifer:		Utmn:	
Basin:		Utme:	
Water Use:	DO	Owner:	Rosa Blake
Sorctp:	W	Contact:	
Yield:	8	Address:	521 Green St.
Headtab Updated:	6/23/2000	City:	Rock Hill
Parcel ID:		State:	SC
Remarks:		Zip:	29730
CONO:	YRK-1266	Phone:	684-2343
URID:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SW	0.80	4,207.16	580.06	WATER WELLS

Wells and Additional Sources Detail Report

SCWRC:	31E--dz02	Own ID:	
SCWRC Tran:		DHEC Permit NO:	
SCWRC Orig:		Locattion:	SW of Rock Hill
Dr Dpth:	85	Loc Accuracy:	
Com Dpth:		Quad:	Rock Hill W
Elev:		Quadno:	51
Elevr:		Lat:	345499
Topog:		Long:	810399
Aquifer:		Utmn:	
Basin:		Utme:	
Water Use:	DO	Owner:	Robert W. Durham
Sorctp:	W	Contact:	
Yield:		Address:	2092 Wildcat Creek
Headtab Updated:	10/10/2002	City:	Rock Hill
Parcel ID:		State:	SC
Remarks:	Hit water at 65'	Zip:	
CONO:	YRK-3243	Phone:	327-6966
URID:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SSE	0.92	4,859.16	612.77	WATER WELLS

SCWRC:	31E--h001	Own ID:	
SCWRC Tran:	31E--hz02	DHEC Permit NO:	
SCWRC Orig:	31E--hz2	Locattion:	SW of Rock Hill
Dr Dpth:	75	Loc Accuracy:	
Com Dpth:		Quad:	Rock Hill W
Elev:	615	Quadno:	51
Elevr:	T	Lat:	345347
Topog:	FLAT	Long:	810209
Aquifer:		Utmn:	3861367
Basin:		Utme:	496732
Water Use:	DO	Owner:	John L Miller
Sorctp:	W	Contact:	
Yield:		Address:	790 Laney Terrace
Headtab Updated:	6/25/2003	City:	Rock Hill
Parcel ID:		State:	SC
Remarks:	Rock well, under car port, is covered. No qw problems.	Zip:	29730
CONO:	YRK-0200	Phone:	803/328-2111
URID:			

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *YORK* County: **2**

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 *YORK* County

No Measures/Homes:	44
Geometric Mean:	0.6
Arithmetic Mean:	1.4
Median:	0.7
Standard Deviation:	1.8
Maximum:	8.6
% >4 pCi/L:	9
% >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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Appendix E
Fire Insurance Maps

FIRE INSURANCE MAPS

Project Property: Market Place Apartments
1333 Coronet Court Rock Hill SC 29730
Project No: TCE6032A1839
Requested By: Gill Group
Order No: 26032300959
Date Completed: March 24, 2026

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Appendix F
Historical Aerial Photographs

HISTORICAL AERIALS

Project Property: Market Place Apartments
1333 Coronet Court
Rock Hill SC 29730

Project No: TCE6032A1839

Requested By: Gill Group

Order No: 26032300959

Date Completed: March 24,2026

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Date	Source	Scale	Comments
1937	Agricultural Stabilization & Conserv. Service	1" = 500'	
1941	Agricultural Stabilization & Conserv. Service	1" = 500'	
1949	Agricultural Stabilization & Conserv. Service	1" = 500'	
1959	Agricultural Stabilization & Conserv. Service	1" = 500'	
1965	United States Geological Survey	1" = 500'	
1970	Agricultural Stabilization & Conserv. Service	1" = 500'	
1979	United States Department of Agriculture	1" = 500'	
1984	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	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: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1941
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

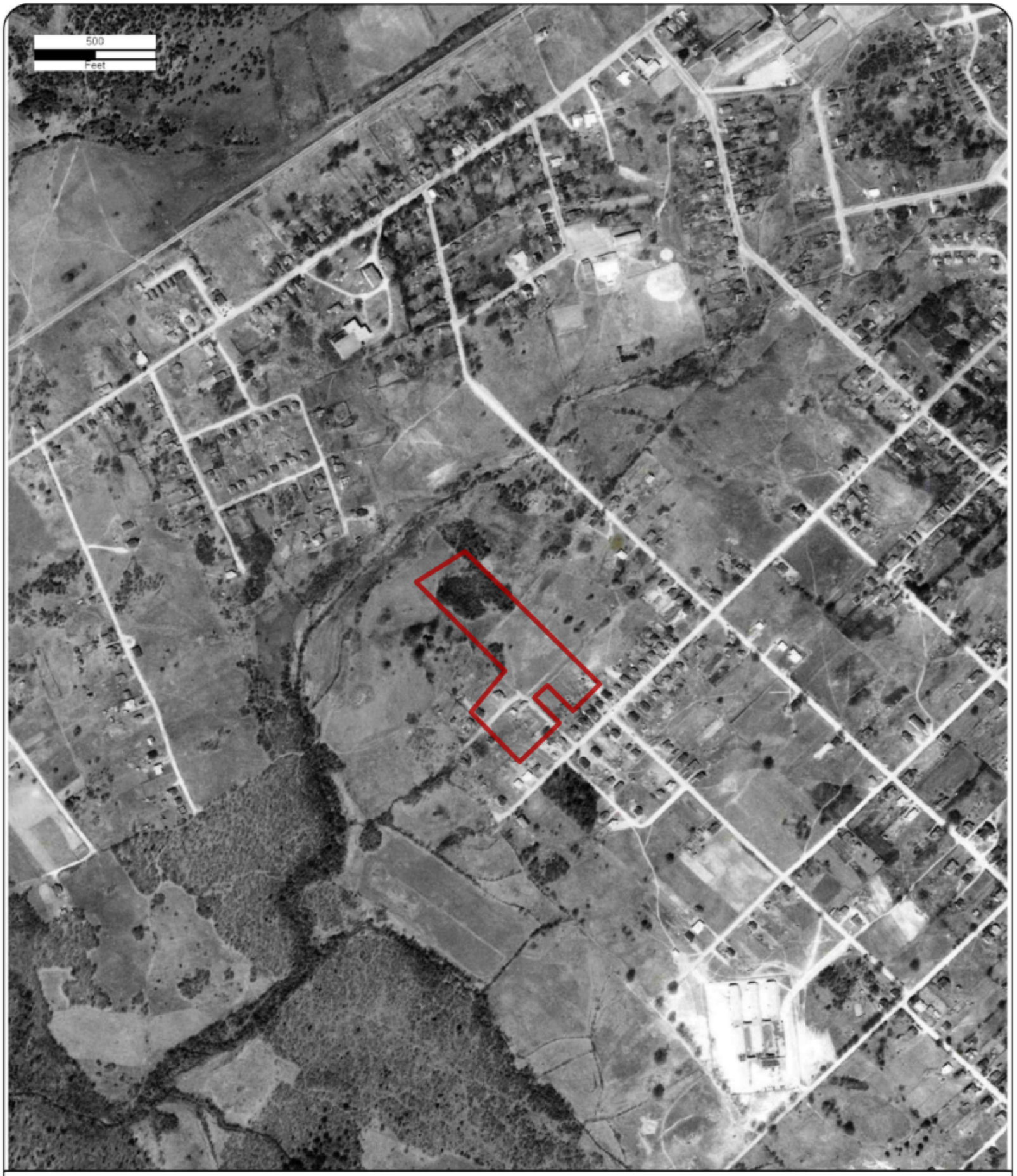


Year: 1949
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1959
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

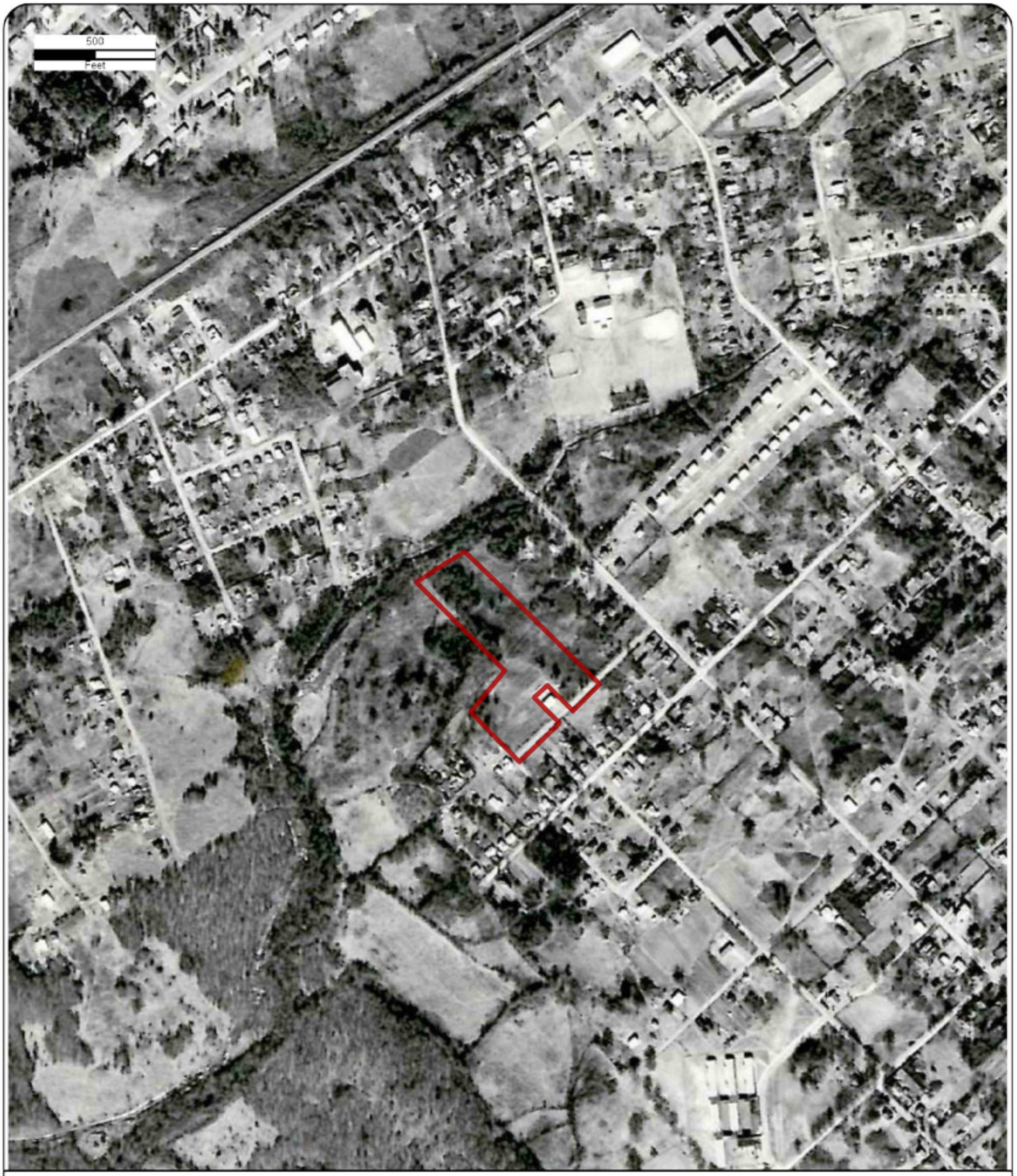


Year: 1965
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1970
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1979
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1984
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

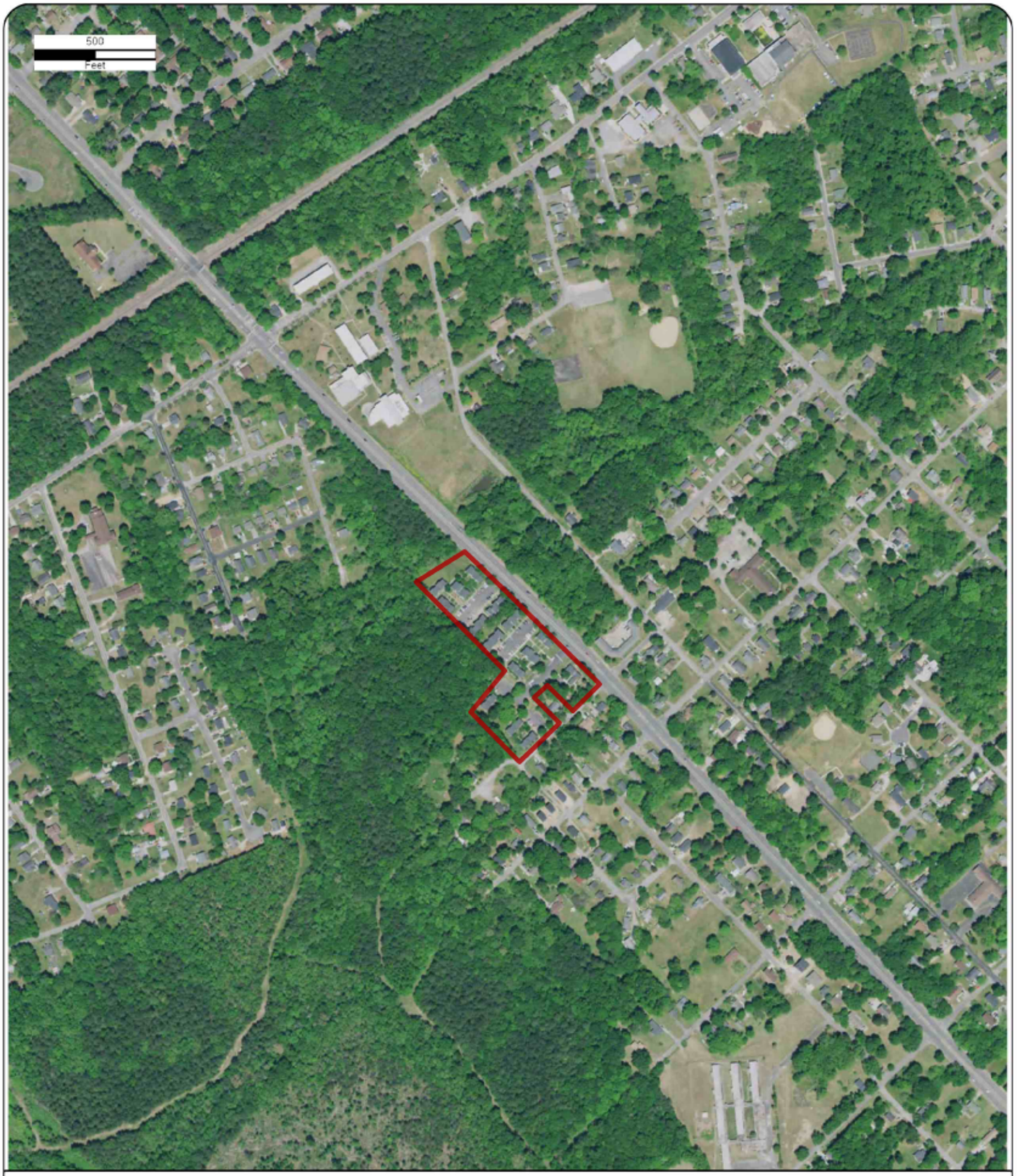


Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

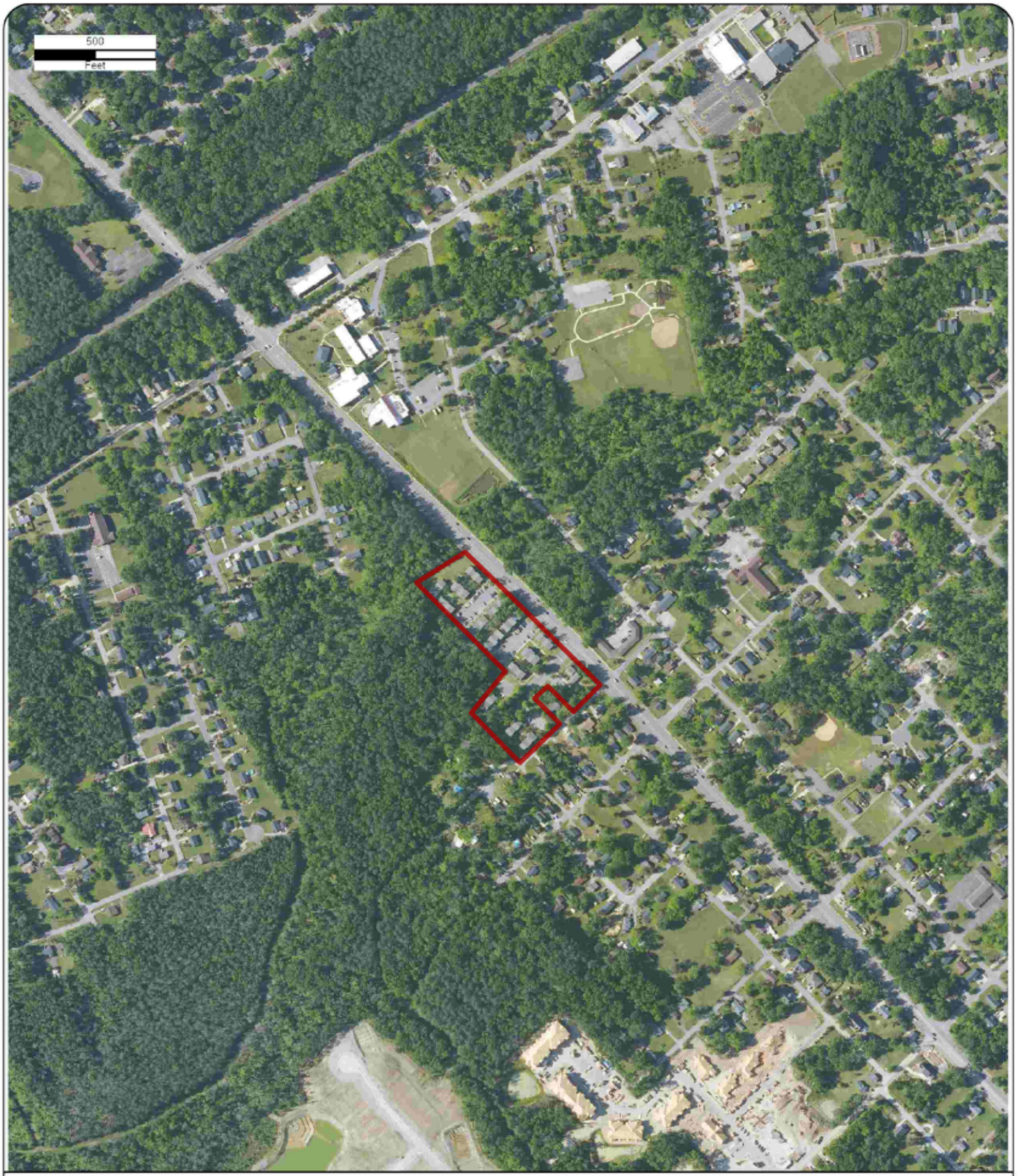


Year: 2023
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS



Year: 2025
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1333 Coronet Court, Rock Hill, SC
Approx Center: -81.04132599,34.91021378

Order No: 26032300959

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Appendix G
Historical Topographic Maps

TOPOGRAPHIC MAPS

Project Property:	Market Place Apartments
	1333 Coronet Court
	Rock Hill SC 29730
Project No:	TCE6032A1839
Requested By:	Gill Group
Order No:	26032300959
Date Completed:	March 24, 2026

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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
1949	15
1984	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

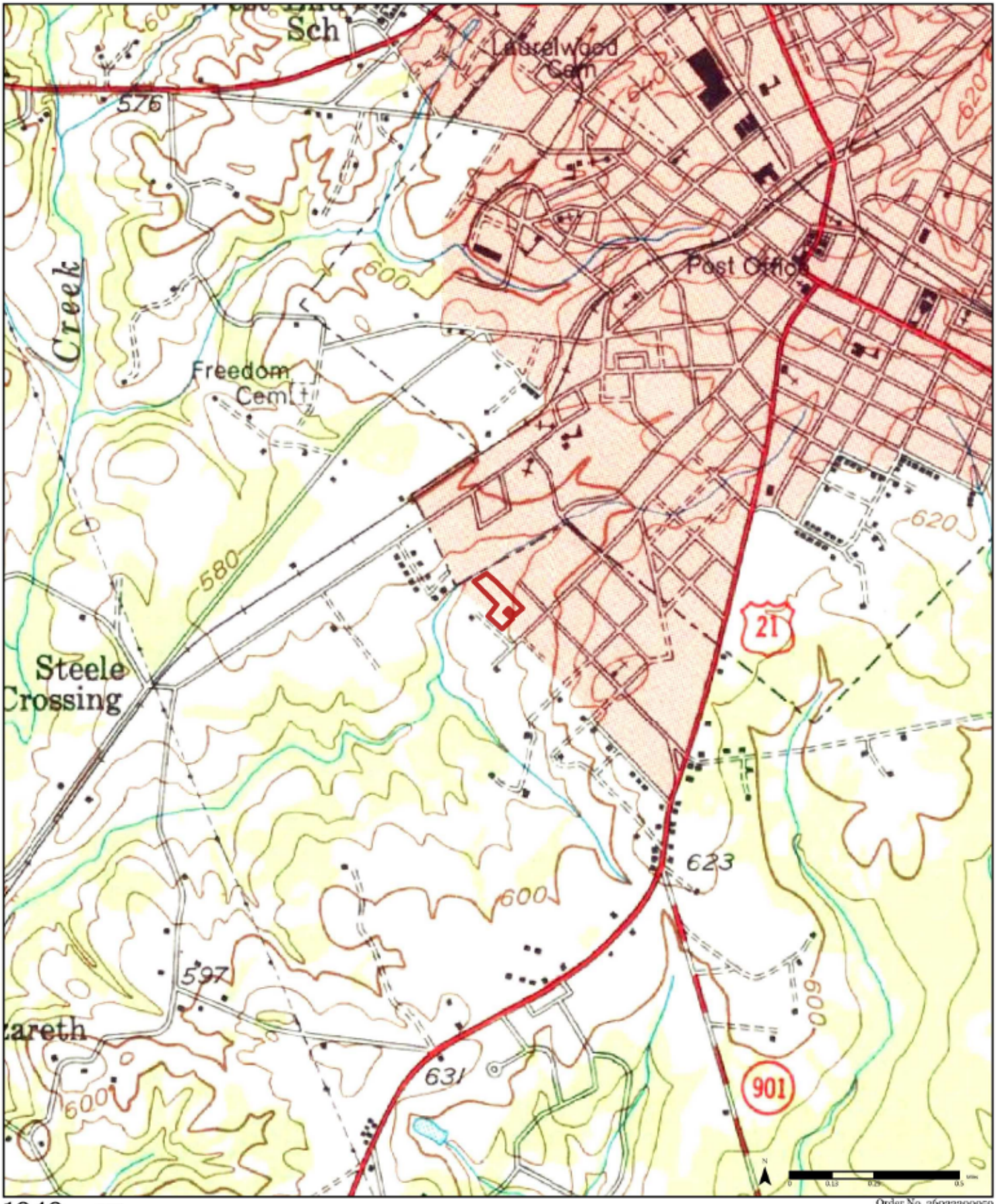
Topographic Map Symbols

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.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with 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.



1949 (1-1949)
Aerial Photo Year: 1941

Order No. 26032300959

Available Quadrangle(s): Rock Hill, SC(1-1949)

Rock Hill

Source: USGS 15 Minute Topographic Map

GILL GROUP



1984 (1:24K)
Aerial Photo Year: 1979

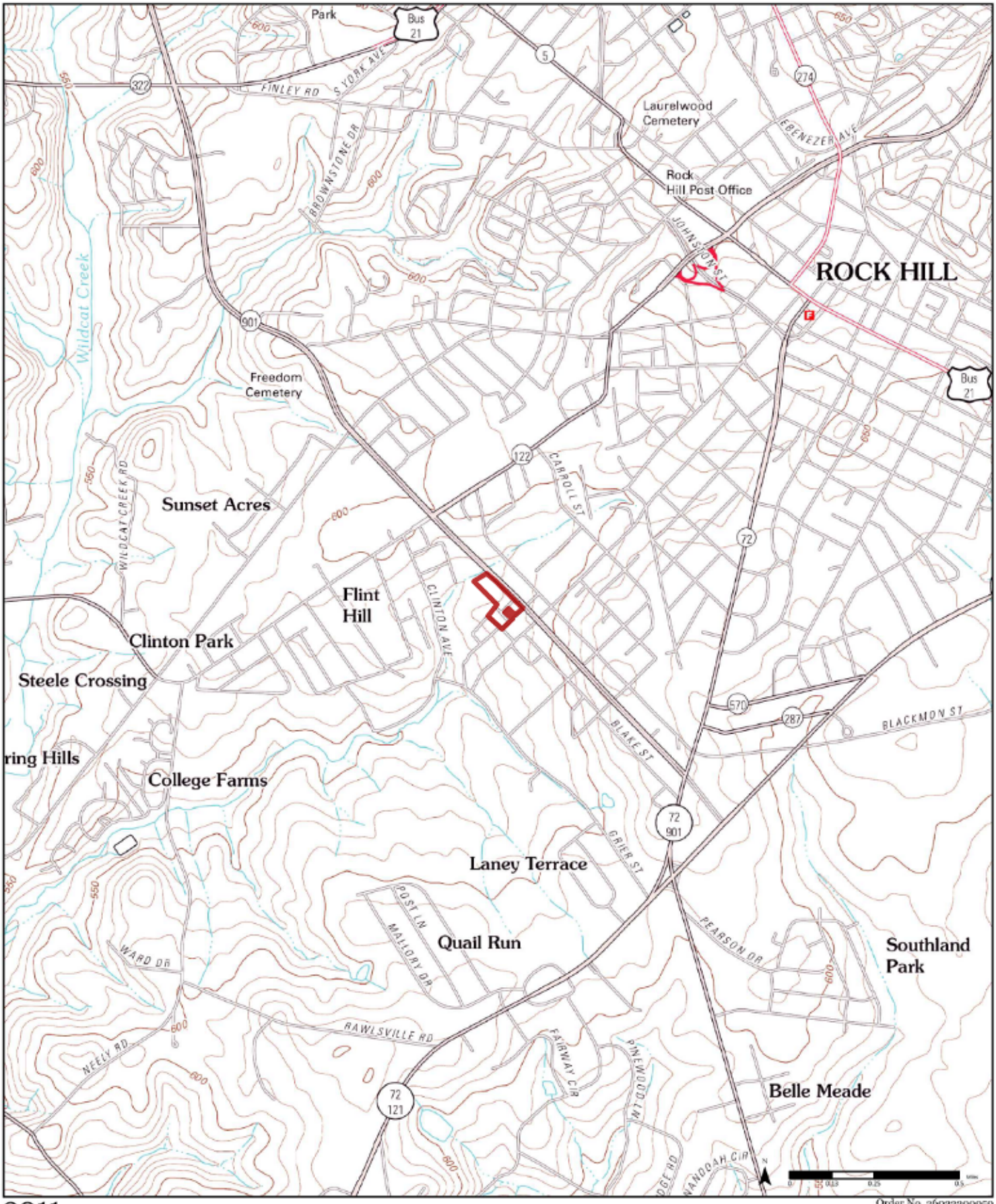
Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC(1-1984)



Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2011

Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC

Rock Hill West

Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2014

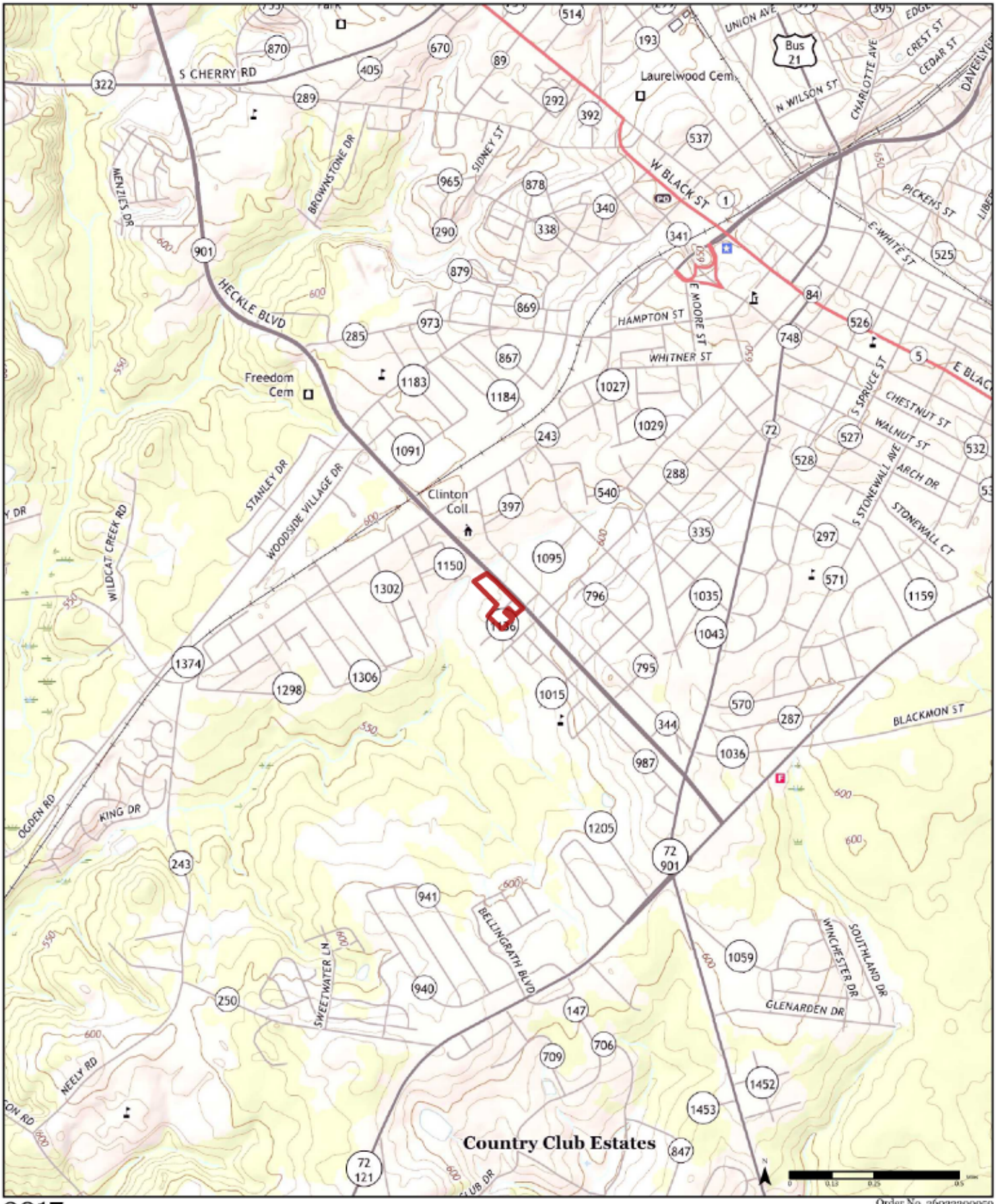
Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC

Rock Hill West

Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2017

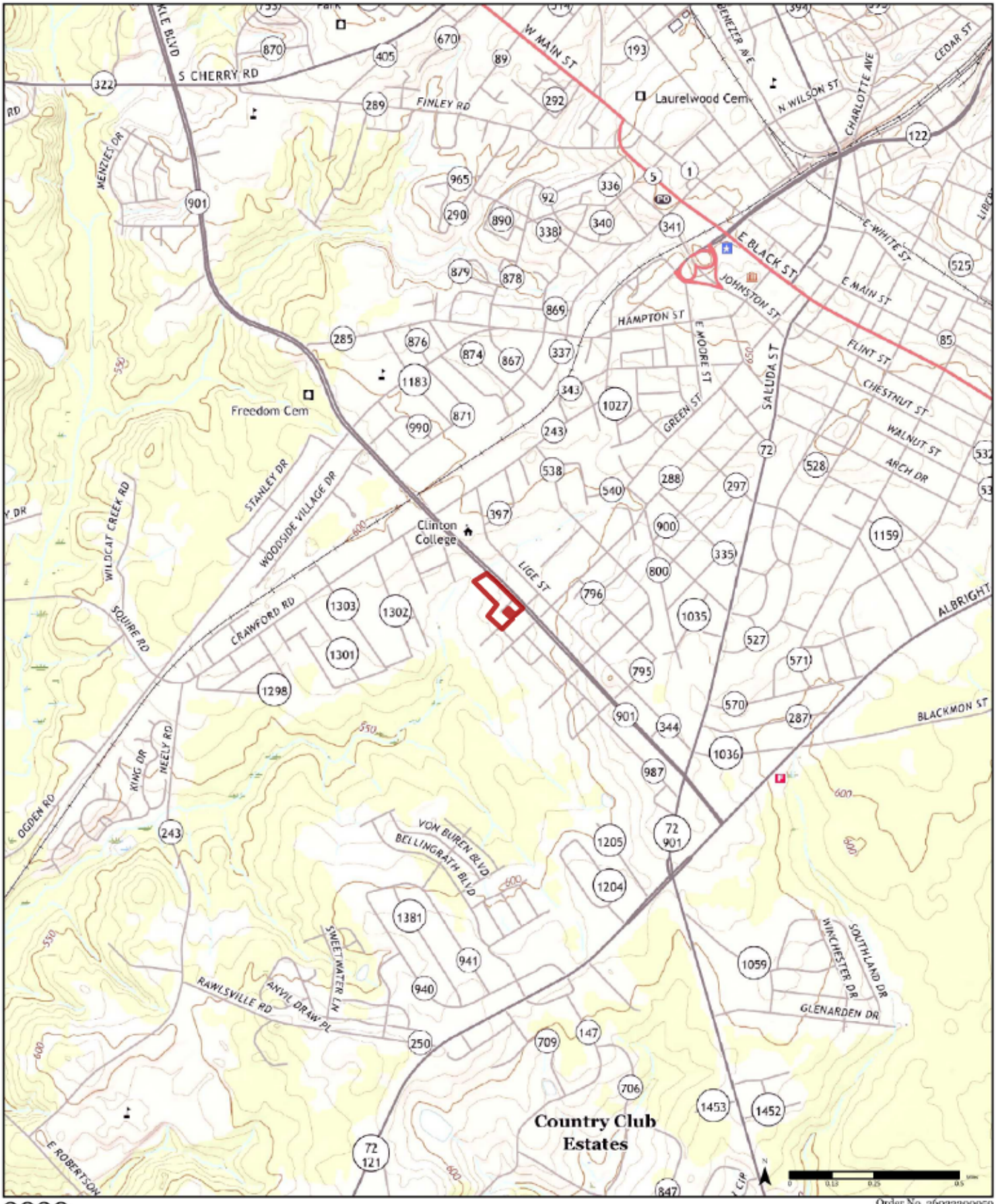
Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC

Rock Hill West

Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2020

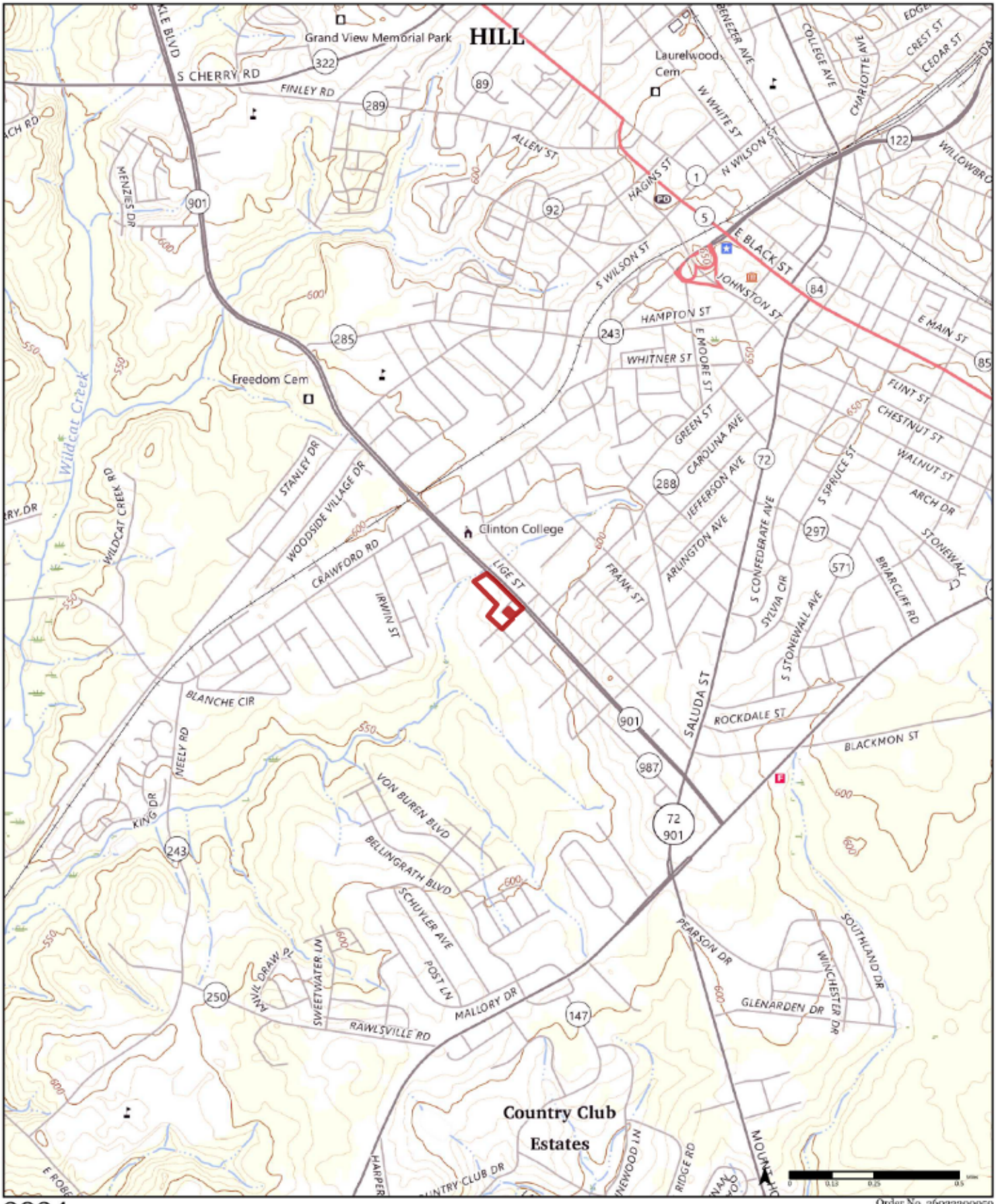
Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC

Rock Hill West

Source: USGS 7.5 Minute Topographic Map

GILL GROUP



2024

Order No. 26032300959

Available Quadrangle(s): Rock Hill West, SC



Source: USGS 7.5 Minute Topographic Map

GILL GROUP

Appendix H
City Directories

CITY DIRECTORY

Project Property:	*Market Place Apartments* *1333 Coronet Court* *Rock Hill,SC 29730*
Project No:	*TCE6032A1839*
Requested By:	*Gill Group*
Order No:	*26032300959*
Date Completed:	*March 25, 2026*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

March 25, 2026
RE: CITY DIRECTORY RESEARCH
1333 Coronet Court
Rock Hill,SC 29730

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 Coronet Court
200-500 of South Heckle Boulevard
Search Notes:
South Heckle Boulevard is also known as 200-500 Heckle Bypass in Rock Hill.

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	
1996	POLKS	
1991	POLKS	
1986	POLKS	
1981	HILLS	
1976	HILLS	
1971	HILLS	
1968	HILLS	
1964-65	HILLS	
1959	HILLS	
1956	HILLS	
1951	HILLS	
1946	HILLS	

2024 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **MARKET PLACE APARTMENTS**...*APARTMENTS*
1351 **BARBARA MOBLEY**...*RESIDENTIAL*
1354 **TRAVIS MCCOY**...*RESIDENTIAL*

2024 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

107 **HERMON PRESBYTERIAN CHURCH**...*CHURCHES*
160 **LORRAINE MICKEL**...*RESIDENTIAL*
168 **VIOLA PHILLIPS**...*RESIDENTIAL*
362 **JASEMINE-AQURIE LEWIS**...*RESIDENTIAL*
362 **ROBERT WILLIAMS**...*RESIDENTIAL*
364 **ANGELA DAVIS**...*RESIDENTIAL*
376 **MARION BROWN**...*RESIDENTIAL*
380 **COURTNEY HOPE**...*RESIDENTIAL*
452 **CHARLES GLENN**...*RESIDENTIAL*
458 **BEULAH PETERSON**...*RESIDENTIAL*
511 **PATRICIA PEDUZZI**...*RESIDENTIAL*

2020 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **MARKET PLACE APARTMENTS**...*APARTMENTS*
1351 **BARBARA MOBLEY**...*RESIDENTIAL*
1351 **ERICA BRADLEY**...*RESIDENTIAL*
1351 **LATOYA ALLEN**...*RESIDENTIAL*
1354 **MURRAY, SHANNON**...*OTHER INDIVIDUAL & FAMILY SERVICES*
1354 **MURRAY, SHANNON**...*COUNSELORSCOUPLES*

2020 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

107 **HERMON PRESBYTERIAN CHURCH**...*CHURCHES*
160 **FREDERICK WILLIAMS**...*RESIDENTIAL*
160 **LORRAINE MICKEL**...*RESIDENTIAL*
356 **DEMARQUIS EDWARDS**...*RESIDENTIAL*
362 **ARMOND JONES**...*RESIDENTIAL*
372 **SAMANTHA MOORE**...*RESIDENTIAL*
376 **KATHRYN JOHNSON**...*RESIDENTIAL*
421 **ANGELA RHINEHART**...*RESIDENTIAL*
452 **ANTOINE DAVIS**...*RESIDENTIAL*
458 **BEULAH PETERSON**...*RESIDENTIAL*
511 **PATRICIA PEDUZZI**...*RESIDENTIAL*
540 **BRIAN BECKHAM**...*RESIDENTIAL*
558 **DINK'S PRODUCE MARKET MEATS**...*FRUITS & VEGETABLES & PRODUCE-RETAIL*

2016 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **MARKET PLACE APARTMENTS**...*APARTMENTS*
1351 **BARBARA MOBLEY**...*RESIDENTIAL*
1351 **ERICA BRADLEY**...*RESIDENTIAL*
1354 **MURRAY, SHANNON**...*OTHER INDIVIDUAL & FAMILY SERVICES*

2016 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

107 **HERMON PRESBYTERIAN CHURCH**...*CHURCHES*
160 **LORRAINE MICKEL**...*RESIDENTIAL*
160 **THORNE MICKEL**...*RESIDENTIAL*
356 **DEMARQUIS EDWARDS**...*RESIDENTIAL*
362 **ARMOND JONES**...*RESIDENTIAL*
364 **KAMI REID**...*RESIDENTIAL*
372 **SAMANTHA MOORE**...*RESIDENTIAL*
376 **KATHRYN JOHNSON**...*RESIDENTIAL*
452 **ANTOINE DAVIS**...*RESIDENTIAL*
452 **HELEN DAVIS**...*RESIDENTIAL*
458 **BEULAH PETERSON**...*RESIDENTIAL*
462 **HANSEL KNOX**...*RESIDENTIAL*
511 **PATRICIA PEDUZZI**...*RESIDENTIAL*
540 **BRIAN BECKHAM**...*RESIDENTIAL*
540 **CRYSTAL BECKHAM**...*RESIDENTIAL*

2012 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **MARKET PLACE APARTMENTS**...*APARTMENTS*

2012 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

107 **HERMON PRESBYTERIAN CHURCH**...*CHURCHES*
160 **LORRAINE MICKEL**...*RESIDENTIAL*
160 **THORNE MICKEL**...*RESIDENTIAL*
421 **ANGELA RHINEHART**...*RESIDENTIAL*
421 **MARCINE RHINEHART**...*RESIDENTIAL*
421 **ONEAL RHINEHART**...*RESIDENTIAL*
421 **QUINTON RHINEHART**...*RESIDENTIAL*
421 **RHINEHART ONEAL**...*RESIDENTIAL*
452 **ANTOINE DAVIS**...*RESIDENTIAL*
458 **BEULAH PETERSON**...*RESIDENTIAL*
462 **CYNTHIA KNOX**...*RESIDENTIAL*

2008 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **FRIENDSHIP PROSPECT APTS**...*REAL ESTATE AGENT/MANAGER*
1333 **MARKET PLACE APARTMENTS**...*APARTMENTS*
1351 **EMMA M ROBINSON**...*RESIDENTIAL*
1353 **REBECCA ARNOLD**...*RESIDENTIAL*

2008 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

160 **THORNE E MICKEL**...*RESIDENTIAL*
350 **F MOORE**...*RESIDENTIAL*
352 **ELLAREE HEATH**...*RESIDENTIAL*
352 **JEANETTE B MCCULLOUGH**...*RESIDENTIAL*
352 **KIMBERLY L WALTON**...*RESIDENTIAL*
354 **BESSIE CLIFTON**...*RESIDENTIAL*
354 **BEVERLY J MANN**...*RESIDENTIAL*
354 **JOHNNIE M MCCOY**...*RESIDENTIAL*
362 **MONIQUE A MCCLINTON**...*RESIDENTIAL*
364 **GWEN D MOORE**...*RESIDENTIAL*
366 **S T PAGE**...*RESIDENTIAL*
368 **EVETTE GUIN**...*RESIDENTIAL*
372 **B J ANTHONY**...*RESIDENTIAL*
372 **CARNETTA MCNEIL**...*RESIDENTIAL*
376 **CARL P CRAWFORD**...*RESIDENTIAL*
380 **CHRISTINE CALDWELL**...*RESIDENTIAL*
421 **O'NEAL RHINEHART**...*RESIDENTIAL*

2003 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **FRIENDSHIP PROSPECT APTS**

2003 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

107 **HERMON PRESBYTERIAN CHURCH**

2000 CORONET COURT

SOURCE: DIGITAL BUSINESS DIRECTORY

1333 **FRIENDSHIP PROSPECT APTS**

2000 SOUTH HECKLE BOULEVARD

SOURCE: DIGITAL BUSINESS DIRECTORY

251 **FOOD LION INC**

1996 CORONET COURT

SOURCE: POLKS

1333	**FRIENDSHIP APARTMENTS INC**
1354	**NOT VERIFIED**

1996 SOUTH HECKLE BOULEVARD

SOURCE: POLKS

350	**- 350 NOT VERIFIED (2 HSES) (A-B)**
350	**GRIER EUGENE (C)**
350	**NOT VERIFIED (D)**
352	**MULTI TENANT RESIDENTIAL**
354	**MULTI TENANT RESIDENTIAL**
356	**MULTI TENANT RESIDENTIAL**
362	**MULTI TENANT RESIDENTIAL**
364	**MULTI TENANT RESIDENTIAL**
366	**MULTI TENANT RESIDENTIAL**
368	**MULTI TENANT RESIDENTIAL**
372	**MULTI TENANT RESIDENTIAL**
376	**MULTI TENANT RESIDENTIAL**
380	**MULTI TENANT RESIDENTIAL**
754	**DOLLAR GENERAL STORE**
766	**VACANT**
771	**SHRIMP BOAT**
776	**VACANT**
784	**RITE AID DISCOUNT PHARMACY**

1991 CORONET COURT

SOURCE: POLKS

STREET NOT LISTED

1991 SOUTH HECKLE BOULEVARD

SOURCE: POLKS

350	MULTI TENANT RESIDENTIAL
352	FRIENDSHIP PROSPECT APARTMENTS
352	MULTI TENANT RESIDENTIAL
354	MULTI TENANT RESIDENTIAL
356	MULTI TENANT RESIDENTIAL
362	MULTI TENANT RESIDENTIAL
364	MULTI TENANT RESIDENTIAL
366	MULTI TENANT RESIDENTIAL
368	MULTI TENANT RESIDENTIAL
372	MULTI TENANT RESIDENTIAL
376	MULTI TENANT RESIDENTIAL
380	MULTI TENANT RESIDENTIAL
462	ROBINSON EDWARD L JR
750	QUALITY MERCHANDISE
754	GENERAL DOLLAR STORE
776	HOME WAY FURNITURE
776	SOUTHGATE SHOPPING CENTER
784	RITE AID DISCOUNT PHARMACY
1333	FRIENDSHIP PROSPECT APARTMENTS (OFC)
1351	MULTI TENANT RESIDENTIAL

1986 CORONET COURT

SOURCE: POLKS

STREET NOT LISTED

1986 SOUTH HECKLE BOULEVARD

SOURCE: POLKS

350	MULTI TENANT RESIDENTIAL
352	FRIENDSHIP BEAUITE PROSPECT APARTMENTS
352	MULTI TENANT RESIDENTIAL
354	MULTI TENANT RESIDENTIAL
356	MULTI TENANT RESIDENTIAL
362	MULTI TENANT RESIDENTIAL
364	MULTI TENANT RESIDENTIAL
366	MULTI TENANT RESIDENTIAL
368	MULTI TENANT RESIDENTIAL
372	MULTI TENANT RESIDENTIAL
376	MULTI TENANT RESIDENTIAL
380	MULTI TENANT RESIDENTIAL
462	ROBINSON EDWARD L JR
637	NO RETURN
1333	FRIENDSHIP PROSPECT APARTMENTS (OFC)
1351	MULTI TENANT RESIDENTIAL
4154	ROBINSON WALTER

1981 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1981 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

350	**MULTI TENANT RESIDENTIAL**
352	**FRIENDSHIP PROJECT APARTMENTS**
352	**MULTI TENANT RESIDENTIAL**
354	**MULTI TENANT RESIDENTIAL**
356	**MULTI TENANT RESIDENTIAL**
362	**MULTI TENANT RESIDENTIAL**
364	**MULTI TENANT RESIDENTIAL**
366	**MULTI TENANT RESIDENTIAL**
368	**MULTI TENANT RESIDENTIAL**
372	**MULTI TENANT RESIDENTIAL**
376	**MULTI TENANT RESIDENTIAL**
380	**MULTI TENANT RESIDENTIAL**
1333	**FRIENDSHIP PROJECT APTS (OFC)**

1976 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1976 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

350	**MULTI TENANT RESIDENTIAL**
352	**FRIENDSHIP PROJECT APTS**
352	**MULTI TENANT RESIDENTIAL**
354	**MULTI TENANT RESIDENTIAL**
356	**MULTI TENANT RESIDENTIAL**
362	**MULTI TENANT RESIDENTIAL**
364	**MULTI TENANT RESIDENTIAL**
366	**MULTI TENANT RESIDENTIAL**
368	**MULTI TENANT RESIDENTIAL**
372	**MULTI TENANT RESIDENTIAL**
376	**MULTI TENANT RESIDENTIAL**
380	**MULTI TENANT RESIDENTIAL**
1333	**FRIENDSHIP PROJECT APTS OFC**

1971 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1971 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1968 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1968 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1964-65 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1964-65 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1959 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1959 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1956 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1956 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1951 CORONET COURT

SOURCE: HILLS

STREET NOT LISTED

1951 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

STREET NOT LISTED

1946 CORONET COURT

SOURCE: HILLS

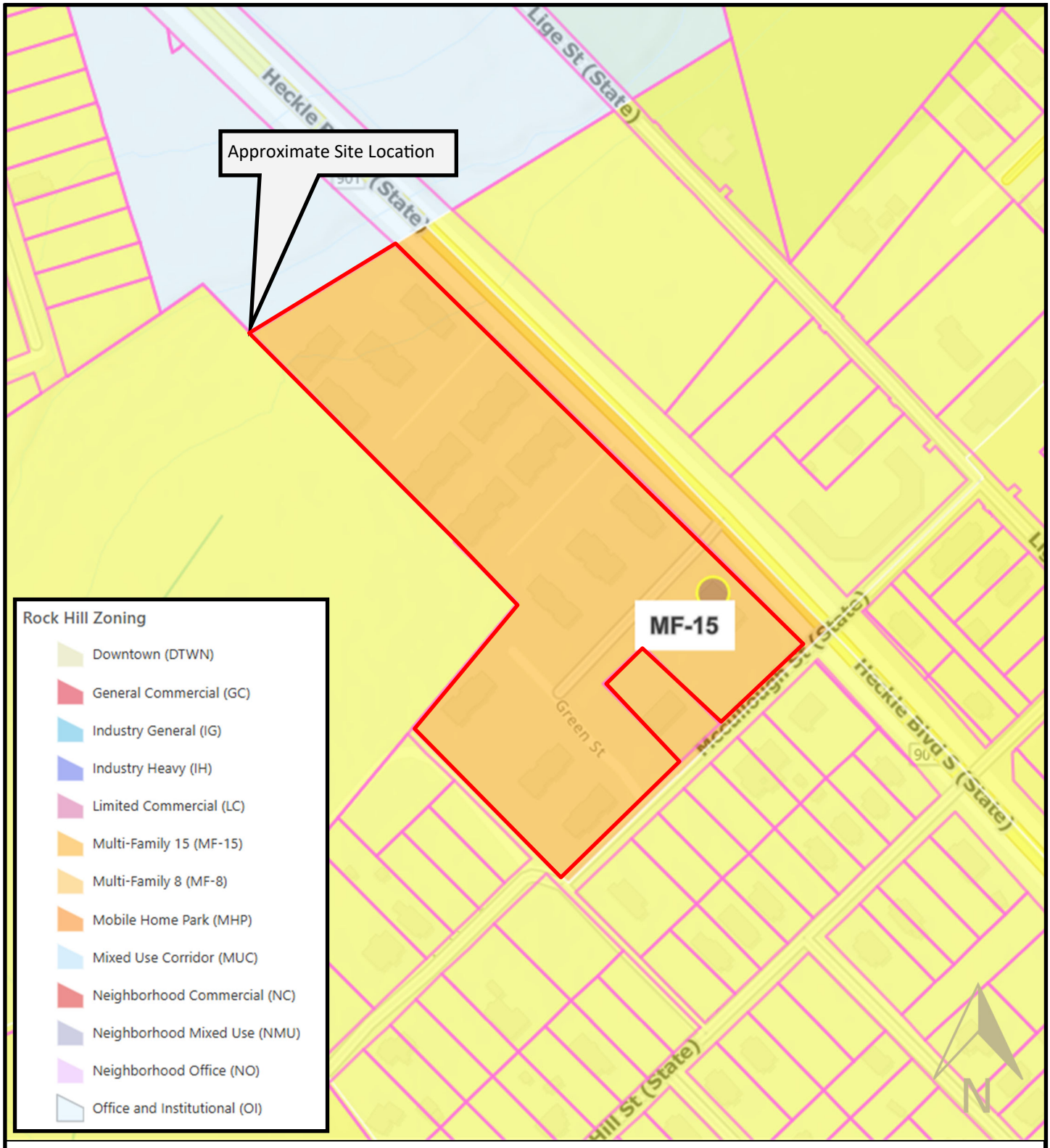
STREET NOT LISTED

1946 SOUTH HECKLE BOULEVARD

SOURCE: HILLS

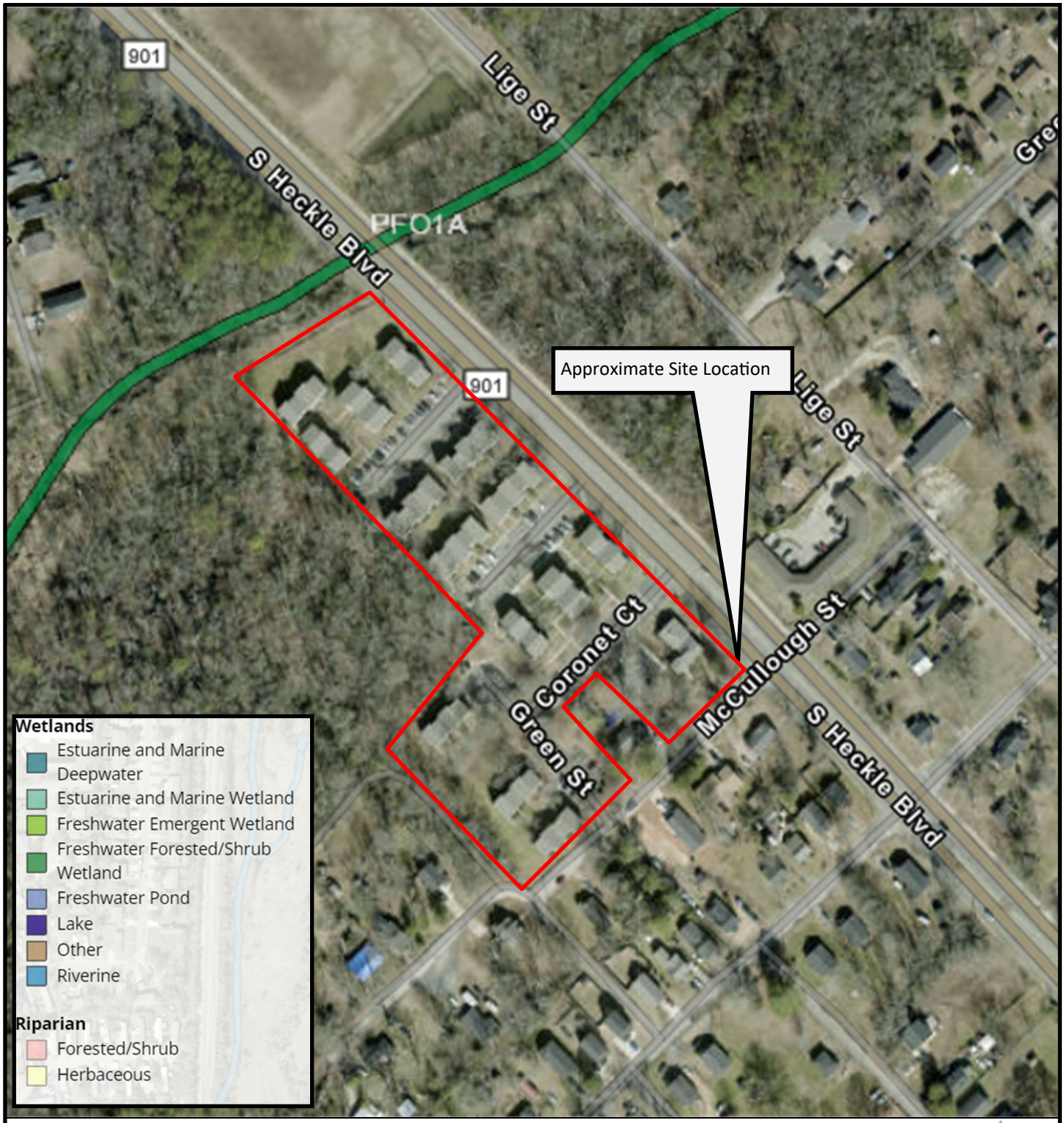
STREET NOT LISTED

Appendix I
Non-Scope Considerations



Source: Image provided courtesy of the City of Rock Hill.

Zoning Map	Project Number: TCE6032A1839	GILL GROUP
Market Place Apartments	Date Drawn: 3/31/2026	
1333 Coronet Court	Drawn By: NC	
Rock Hill, SC 29730	Checked By: CP	



Source: Image provided courtesy of U.S. Fish & Wildlife Service-National Wetlands Inventory Mapper.

N

NWI Map Market Place Apartments 1333 Coronet Court Rock Hill, SC 29730	Project Number: TCE6032A1839 Date Drawn: 3/31/2026 Drawn By: NC Checked By: CP	GILL GROUP



Tables — Hydric Rating by Map Unit — Summary By Map Unit

Summary by Map Unit — York County, South Carolina (SC091)

Summary by Map Unit — York County, South Carolina (SC091)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArA	Armenia loam, 0 to 2 percent slopes, occasionally flooded	100	0.0	0.4%
BbA	Brewback fine sandy loam, 0 to 2 percent slopes	0	0.1	2.3%
UbC	Urban land-Brewback complex, 0 to 10% slopes	0	5.9	97.3%
Totals for Area of Interest			**6.0**	**100.0%**

Source: Image provided courtesy of Web Soil Survey

N

Hydric Rating Map

Market Place Apartments

1333 Coronet Court

Rock Hill, SC 29730

Project Number: TCE6032A1839

Date Drawn: 3/31/2026

Drawn By: NC

Checked By: CP

GILL GROUP

Appendix J
Resumes

Jacob G. Epperson, P.G.

DIRECTOR OF ENVIRONMENTAL SERVICES

CONTACT

(251) 360-9514

Jake.epperson@gillgroup.com

Fairhope, Alabama, USA

www.gillgroup.com

EDUCATION

Bachelor of Science in Geology
University of Alabama 2014

SKILLS

Analytical Thinking
Risk Assessment
Strategic Planning
Leadership
Financial Analysis
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making

VOLUNTEER EXPERIENCE

Historic Blakeley State Park Authority
Board of Directors
Spanish Fort, AL, 2019-Presnt

University of Alabama Geological Sciences Advisory Board
Board of Directors
Scholarship Chair
2022-Present

Professional Summary

Experienced Environmental Professional with over 12 years of field and project management experience in environmental consulting, specializing in contaminant assessment, remediation, and environmental due diligence services for a broad range of clients, including commercial developers, industrial operators, and government agencies. Proven expertise in the execution of Phase I and Phase II Environmental Site Assessments (ESAs), soil and groundwater investigations, and remedial action implementation across various property types and environmental conditions.

Since earning a Bachelor of Science degree in Geology from the University of Alabama in 2014, has served as a key contributor on multidisciplinary project teams, with responsibilities spanning project planning and coordination, fieldwork execution, subcontractor oversight, data interpretation, and technical reporting. Demonstrates strong client-facing skills, including budget management, regulatory communication, and proposal development. Well-versed in navigating state and federal environmental regulations, with a consistent record of delivering technically sound, timely, and cost-effective solutions.

Environmental Site Assessments (ESAs)

- Extensive experience in environmental due diligence and regulatory compliance, with a strong focus on Phase I and Phase II 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.
- Performed ACM and LBP surveys, Legionella sampling, and evaluations for other hazardous materials including mold, PCBs, radon, USTs/ASTs.
- Managed and conducted subsurface investigations to determine the extent of soil and groundwater contamination.
- Supported and oversaw environmental remediation projects, including UST closures and soil/groundwater treatment.
- Prepared and implemented various environmental compliance documents, including BMPs, CBMPs, SPCC plans, and stormwater construction permits (NPDES and SID).
- Provided geologic evaluations, soil classification, and sampling during site investigations and remediation.
- Authored and reviewed thousands of ESA reports, ensuring technical accuracy, regulatory compliance, and timely submission to clients.
- Provided oversight and mentorship to junior environmental professionals, maintaining quality control and ensuring high standards across all project deliverables.

Certifications & Qualifications

- Alabama Professional Geologist License Number 1527
- Georgia Professional Geologist License Number 2496
- Alabama Petroleum Equipment Contractor- USTID160719-EPPJAK-9779
- Asbestos Inspector- Environmental Institute Certificate Number 5027
- Lead Inspector- Environmental Institute Certificate Number 2392
- National Radon Proficiency Program Number 111714RT
- 40-Hour Hazardous Waste Operations and Emergency Response
- Certified legionella pnuemophila Water Sampling Technician
- OSHA 30-hr General Industry Safety & Health
- Mine Safety and Health Administration
- National Incident Management Systems

Caroline Patterson

PROJECT GEOLOGIST

CONTACT

(256) 585-4050
caroline.patterson@gillgroup.com
Cleveland, OH, USA
www.gillgroup.com

EDUCATION

BS in Geology
University of South Alabama
2016

SKILLS

Analytical Thinking
Technical Writing
Risk Assessment
Strategic Planning
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making
Collaboration

Professional Summary

Experienced Environmental Consultant with over 9 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) across a wide range of property types, including multifamily, commercial, and industrial.

Since 2016, has served as a core team member, contributing to all phases of the project lifecycle, including initial planning, on-site fieldwork, subcontractor oversight, data interpretation, and the development of comprehensive technical reports. Since 2024, has held the Project Geologist role within the Gill Group, providing coordination of remediations projects and ESAs. Primary duties/responsibilities include task coordination, project staffing, project preparation, data management, and reporting while 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.
- Led the review and delivery of ESA reports, ensuring technical accuracy, regulatory compliance, and timely submission to clients.
- Authored and reviewed hundreds 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.
- Coordinated subsurface investigations to determine the extent of soil and groundwater contamination and reviewed associated reports.
- Provided oversight for environmental remediation projects.
- Managed and conducted subsurface investigations to determine the extent of soil and groundwater contamination.
- Provided geologic evaluations, soil classification, and sampling during site investigations and remediation.

Certifications & Qualifications

- Phase I ESAs
- ESA Experience – 5+ years (2+ years in multifamily properties)
- HAZWOPER

Natalie Callison

STAFF GEOLOGIST

CONTACT

(832) 832-3742
natalie.callison@gillgroup.com
Houston, TX, USA
www.gillgroup.com

EDUCATION

BS in Geology
Sam Houston State University
2017

SKILLS

Analytical Thinking
Risk Assessment
Communication
Attention to Detail
Legal & Regulatory Knowledge
Technical Writing
Due Diligence
Phase I and II
Remediation

VOLUNTEER EXPERIENCE

Adopt-A-Beach
Galveston, TX, 2010-Present
Padre Island National Seashore
Corpus Christi-2017-Present

Professional Summary

Experienced Environmental Consultant with nationwide experience delivering high-quality due diligence services. Diverse client base, including government agencies, financial institutions, law firms, and private property owners. Proven expertise in conducting Environmental Site Assessments (ESAs), across a wide range of property types, including multifamily, commercial, industrial, and hospitality.

Environmental Site Assessments (ESAs)

- Phase I ESA report preparation and delivery in accordance with ASTM E1527-21, USEPA All Appropriate Inquiry, and client-specific scopes.
- Evaluated environmental risks related to hazardous materials, USTs/ASTs, PCBs, asbestos-containing materials (ACM), lead-based paint (LBP), mold, radon, and PFAs.
- Reviewed global Phase I Environmental Site Assessment reports for regulatory compliance. Summarized reports with environmental interpretations for clients pertaining to each country based on due diligence regulations.
- Performed subsurface investigations to determine the extent of soil and groundwater contamination.
- Soil and groundwater sampling associated with Phase II ESAs as well as large scale remediation projects.
- Asbestos building assessments inspecting homogenous areas for mold and lead based paint with field sampling including report delivery.
- Indoor air quality monitoring and sample collection.

Certifications & Qualifications

- Residential Mold Inspector
- Commercial Mold Inspector
- Texas Risk Reduction Program; 30 TAC 350
- Asbestos Building Inspector
- NRPP Certified Radon Measurement Professional, Texas
- 40-Hour and 8-Hour Refresher OSHA Hazardous Waste Operations and Emergency Response
- Transportation Worker Identification Credential
- Phase I, and II Environmental Site Assessments
- Site Remediation

BRITON SMITH

Education

Fire Science Program, North Central Texas College, Gainesville, TX | 2016 – 2017

Relevant Experience

Specific project experience includes the following:

Gill Group 2025 – Present Experienced Environmental and Property Condition Consultant with a strong background in conducting Property Condition Assessments (PCAs) in accordance with ASTM E2018-15 across a wide variety of structure types, including industrial, manufacturing, single-family, multifamily, commercial, high-rise, and registered national historic landmarks.

Over one year of nationwide experience delivering comprehensive due diligence services for government agencies, financial institutions, and private property owners. Proven expertise in Property Condition Needs Assessments (PCNAs), construction monitoring, and reporting for multifamily, commercial, industrial, and hospitality properties. Recognized for providing high-quality, detail-oriented assessments that support informed decision-making for diverse clients.

Lightning Protection System Installations, Texas – Installed Class I and Class II lightning protection systems on commercial, industrial, and residential structures. Responsible for air terminal placement, conductor routing, grounding, bonding, surge protection, and final inspections.

Commercial & Residential Generator Installations, North Texas – Managed standby generator projects from customer consultation through installation and inspection. Coordinated electricians, plumbers, and inspectors while supervising crews and ensuring safety compliance.

Commercial Restoration & Structural Repair Projects, Texas – Led crews on concrete repair, core drilling, epoxy injection, and high-rise exterior waterproofing projects. Maintained strict safety standards while working at elevation.

Natural Gas Pipeline Construction Support, Texas – Supervised pipeline construction activities, operated heavy equipment, coordinated pipe deliveries, and directed crews to ensure compliance with project specifications and safety regulations.

Industry Tenure

Construction / Electrical Systems: 2018 – Present

Related Experience

Lightning Protection System Installation & Inspection

Electrical Bonding & Grounding

Surge Protection Systems

Standby Generator Installation & Repair

Natural Gas Plumbing

Heavy Equipment & Aerial Lift Operation

High-Rise & Elevated Work

OSHA Safety Compliance

Industry Experience

Commercial / Medical Office

Industrial Warehouse & Manufacturing

Residential Housing

Hospitality

Telecommunications

Active Licenses / Certifications

Firefighter I & II – Texas Commission on Fire Protection

EMT – Basic & Advanced – Texas Department of State Health Services

Generac Air-Cooled Generator Certification

Regional Location

Fort Worth, Texas