

# Phase I Environmental Site Assessment

Old Greenville Highway Apartments

602 Old Greenville Highway

Clemson, Pickens County, SC

March 19, 2025 | Terracon Project No. 86257021

## Prepared for:

Mercy Housing Southeast  
260 W Peachtree St Ste 1800  
Atlanta, GA

## Prepared by:

Terracon Consultants, Inc.  
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March 19, 2025

Mercy Housing Southeast  
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Attn: Ronit Hoffer  
P: (404) 492-5816  
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Re: Phase I Environmental Site Assessment  
Old Greenville Highway Apartments  
602 Old Greenville Highway  
Clemson, Pickens County, South Carolina  
Terracon Project No. 86257021

Dear Mr. Hoffer:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced subject property (hereinafter known as the 'site'). This assessment was performed in accordance with our proposal No. P86257021, dated February 19, 2025.

We appreciate the opportunity to be of service to you on this project. In addition to ESA services, our professionals provide other environmental, geotechnical, construction materials, and facilities services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

**Terracon Consultants, Inc.**

A handwritten signature in black ink, appearing to read "N. Margo".

Nicholas C. Margo  
Field Geologist  
Attachments

A handwritten signature in blue ink, appearing to read "Norman E. Partin Jr.".

Norman E. Partin Jr., CHMM  
Department Manager

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## Executive Summary

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our proposal No. P86257021, dated February 19, 2025, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. The ESA was conducted under the supervision or responsible charge of Nicholas C. Margo, Environmental Professional. Nicholas C. Margo performed the site reconnaissance on March 10, 2025.

## Findings and Opinions

A summary of the findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

## Site Description and Use

According to information obtained from the Pickens County Geographic information system, the approximate 11-acre site is identified as Pickens County Parcel Nos. 4054-11-75-1928, 4054-11-75-2837, 4054-11-66-9099, 4054-11-65-8807, 4054-11-75-1713, 4054-11-65-6587, 4054-11-65-7410 and is located at 602 Old Greenville Highway in Liberty, South Carolina. The site is currently undeveloped grass/wooded land with a powerline easement.

## Historical Information

Based on a review of historical information, the site consisted of a residence, powerline easement, and grass/wooded land from the 1930s until the residence was removed in the late 2010s. An additional residence was located near the northeast site corner in the 1940s until its removal in the 2000s.

Properties to the north consisted of agricultural/wooded land and a powerline easement from the 1930s until the 2010s when a residential neighborhood was constructed.

Properties to the east consist of Old Greenville Highway followed by agricultural/wooded land and residences since the 1930s. A community center was constructed in the 1980s followed by an adjoining residence near the center of the site in the 1990s.

Properties to the south consisted of Old Greenville Highway followed by agricultural/wooded land from the 1930s until construction of residences began in the 1950s. Several businesses along Old Greenville Highway were constructed in the 2000s.

Properties to the west consist of grass/wooded land and residences since the 1930s. A residential neighborhood was constructed in the 2010s.

### Records Review

Based on a review of regulatory information obtained from an environmental regulatory database report provided by Environmental Risk Information Services (ERIS), the subject property is listed in a regulatory database; however, it is Terracon's opinion this database listing is improperly geocoded and is discussed further in Section 4.0. Nearby facilities were identified; however, based on regulatory status, apparent topographic gradient, and/or distance from the subject property, the facilities are not identified as RECs to the subject property.

### Site Reconnaissance

Based on observations made during the site reconnaissance, the site is currently undeveloped grass/wooded land. A stream was observed along the northern site boundary. Indications of RECs were not identified during the site reconnaissance. c

### Adjoining Properties

The site is bordered by the following: Wooded land and a residence followed by Clemson Dentist to the north; a residence and Old Greenville Highway followed by residences to the east; Old Greenville Highway, Lincoln Drive, wooded land, and residences to the south; and Wooded land followed by The Collective at Clemson Apartments to the west

### Significant Data Gaps

Significant data gaps (SDGs) were not identified.

### Additional Services

Per the agreed scope of services, additional services as outlined in the proposal, including items described in Section 13.0 (Non-Scope Considerations) of ASTM E1527-21, were not conducted.

### Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-21 at 579 Old Greenville Highway, Clemson, Pickens County, South Carolina, the site. RECs, Controlled RECs (CRECs) and/or SDGs were not identified in connection with the site.

## Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs, CRECs, or SDGs in connection with the site. As such, no additional investigation is warranted at this time.

## 1.0 Introduction

### 1.1 Site Description

Site Name	Old Greenville Highway Apartments
Site Location/Address	602 Old Greenville Highway, Clemson, Pickens County, South Carolina
Parcel Number	Parcel #4054-11-75-1928, 4054-11-75-2837, 4054-11-66-9099, 4054-11-65-8807, 4054-11-75-1713, 4054-11-65-6587, and 4054-11-65-7410
Land Area	Approximately 11-acres
Site Improvements	None
Anticipated Future Site Use	Three story apartment building with 168 units
Reason for the ESA	Acquisition

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the United States Geological Survey (USGS) 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A.

### 1.2 Scope of Services

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our proposal No. P86257021, dated February 19, 2025, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.” This ESA includes consideration of the movement of hazardous substances and petroleum products in any form, including migration of vapor in the subsurface. A de minimis condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (including local government



inquiries, as applicable), and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

### Review of Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

PFAS are a family of compounds which are considered emerging contaminants of concern due to their mobility and longevity in the environment. PFAS has been used in many products, including but not limited to fire-fighting foam, anti-stick coatings, stain and water-repellent coatings, electroplating, and paper products, among others. On July 8, 2024, US EPA designated two PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), including their salts and structural isomers, as hazardous substances under CERCLA; accordingly, PFOA and PFOS was evaluated within the scope of E1527-21. Please note that PFAS compounds are ubiquitous in the environment and this limited review is not to be construed as confirmation that PFAS compounds are not present in, at or under the site.

### 1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

## 1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, the information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- The client did not provide the requested User's Information as of the issuance date of this report, which represents a data gap. Terracon assumes the client is evaluating the questionnaire information outside the context of Terracon's Phase I ESA scope of work and report.
- Reasonable attempts were made to contact the site owner; however, at the issuance of this report, interviews with the site owner were not performed.
- At the issuance of this report, a response has not been received from the Clemson Fire Department.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products

or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

## 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Mercy Housing Southeast. Use or reliance by any other party is prohibited without the written authorization of Mercy Housing Southeast and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

## 1.6 Client Provided Information

Prior to the site visit the client's representative was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response		
		N/A*	Yes	No
Actual Knowledge of Environmental Liens that may encumber the site.	X			
Actual Knowledge of Activity Use Limitations (AULs) that may encumber the site.	X			
Specialized Knowledge or Experience that is material to a REC in connection with the site.	X			
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.	X			
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with	X			

Client Questionnaire Item	Client Did Not Respond	Client's Response		
		N/A*	Yes	No
the site.				
Obvious Indicators of Releases at the site.	X			

The client did not provide the requested User's information as of the issuance date of the report, which represents a data gap. Terracon assumes the client is evaluating the questionnaire information outside the context of Terracon's Phase I ESA scope of work and report.

## 2.0 Physical Setting

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 840 to 760	USGS Topographic Map, Clemson, SC Quadrangle, 2020 Map
Topographic Gradient	Sloping towards the north	
Closest Surface Water	Unnamed creek onsite	
Soil Characteristics		
Soil Type	Pacolet clay loam	ERIS – Physical Setting Report, dated March 6, 2025
Description	Well-drained soils with moderately low runoff potential. Water transmission through the soil is unimpeded	
Geology/Hydrogeology		
Formation	Biotite-plagioclase-quartz gneiss and biotite-muscovite schist	ERIS – Physical Setting Report, dated March 6, 2025
Description	Variably interlayered, containing subordinate layers of amphibolite and sillimanite-mica schist	
Estimated Depth to First Occurrence of Groundwater	Approximately 15 to 20 feet below ground surface	Terracon Geotechnical Report, Dated March 28
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the north).	

Physical Setting Information	Source
<p>* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.</p>	

## 3.0 Historical Use Information

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area. Copies of selected historical documents are included in Appendix C.

### 3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10-to-15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs, and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. Sanborn maps were not available for the site.

- Topographic map:
  - Clemson, SC: 1951, 1980, 2014, 2017, 2020 (1:24,000)
- Aerial photograph:
  - ASCS: 1938, 1943, 1959, 1965, 1970 (1"=500')
  - USGS: 1947, 1982, 1994 (1"=500')
  - AMS: 1951, 1964 (1"=500')
  - USDA: 2005, 2006, 2009, 2011, 2013, 2015, 2017, 2019, 2021 (1"=500')
  - MAXAR TECH: 2023 (1"=500')

### Historical Maps and Aerial Photographs

Direction	Description
Site	Residence, powerline easement, and grass/wooded land (1938-2023); residence removed (2005); additional residence located near the northeast (1947-2009)
North	Agricultural/wooded land and a powerline easement (1938-2011); residential neighborhood (2013-2023)
East	Old Greenville Highway followed by agricultural/wooded land and residences (1938-2023); community center (1982-2023); residence near the center of the site (1994-2023)
South	Old Greenville Highway followed by agricultural/wooded land (1938-1947); residences (1959-2023); businesses along Old Greenville Highway (2005-2023)
West	Grass/wooded land and residences (1938-2023); residential neighborhood (2013-2023)

Terracon reviewed the above historical sources for indications of RECs associated with the site. RECs associated with the site were not identified through a review of available historical resources.

## 3.2 Historical City Directories

The Digital Business Directory and Polks city directories used in this study were made available through ERIS (selected years reviewed: 1996-2023) and were reviewed at approximate five-year intervals, if readily available. The current street address for the site was identified as 602 Old Greenville Highway.

### Historical City Directories

Direction	Description
Site	No listings
North	<u>621 Old Greenville Highway</u> Residential (1996-2003) <u>635 Old Greenville Highway</u> Dentist office (2000-2023)

Direction	Description
East	<u>599 Old Greenville Highway</u> Residential (1996-2023) <u>612 Old Greenville Highway</u> Residential (1996-2023) <u>644 Old Greenville Highway</u> Little John Community Center (2000-2023) <u>655 Old Greenville Highway</u> Residential (2007)
South	<u>104-105 Lincoln Dr</u> Residential (1996-2023) <u>550 Old Greenville Highway</u> Valvoline Instant Oil Change (2000-2023) <u>553 Old Greenville Highway</u> Clemson Gun & Pawn (1996-2023) <u>559 Old Greenville Highway</u> Focus Realty (2020-2023) <u>580 Old Greenville Highway</u> Residential (1996-2003) <u>584 Old Greenville Highway</u> Residential (1996-2012)
West	<u>106-119 Lincoln Dr</u> Residential (1996-2023)

Terracon reviewed the above historical city directories for indications of RECs associated with the site. RECs associated with the site were not identified through a review of available historical city directories.

### 3.3 Site Ownership

Based on a review of information obtained from the Pickens County assessor's records, the current site owner is JSCI Burke Property LLC (2012-2025). In addition, previous owners identified included Cox James Samuel (1960-2012).

### 3.4 Title Search

At the direction of the client, performance of a review of environmental liens and activity and use limitations was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.



### **3.5 Environmental Liens and Activity and Use Limitations**

At the direction of the client, performance of a review of environmental liens and activity and use limitations was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### **3.6 Interviews Regarding Current and Historical Site Uses**

At the issuance of this report, a reply has not been received from the site owner. No additional contact information for the property owner was provided to Terracon. As such, an interview with the property owner was not conducted. Based on information obtained from other historical resources, the lack of a property owner interview is not anticipated to alter the conclusions of this report.

### **3.7 Prior Report Review**

Terracon requested the client provide any previous Report Types selection they are aware of for the site. Previous reports were / were not provided by the client to Terracon for review.

## **4.0 Records Review**

Regulatory database information was provided by ERIS, a contract information services company in a report dated Database Report Date. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient, and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### **4.1 Federal and State/Tribal Databases**

Terracon reviewed standard federal, state, and tribal environmental record sources within the approximate minimum search distances as required by ASTM E1527-21 and presented in Table 2 of Section 8.0 of The Standard (Types of Government Records to be



Reviewed). Further, to enhance and supplement the standard environmental record sources, Terracon reviewed additional federal, state, tribal, local, and proprietary environmental record sources, provided by the database firm, if potentially useful and reasonably ascertainable. Please refer to Appendix D (the environmental regulatory database report) for the number of listings within each database reviewed and database definitions and descriptions.

Due to conversion of address data to location coordinates and the accuracy of government records, the facility locations depicted in the environmental regulatory database report may not match actual physical locations. As such, Terracon attempted to field-verify the actual distances of facilities of concern from the site.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

#### Listed Facilities

Facility Name and Location	Estimated Distance / Direction / Gradient	Database Listings	Findings Summary
Sangamo Weston, Inc / Twelve-Mile Creek / Lake Hartwell PCB Contamination (Sangamo Road, Pickens, SC 29671)	Site	NPL and SUPERFUND ROD	Not identified as a REC. See summary below.
Derick Jordan SF	52 feet / northeast / downgradient	SWF/LF	Not identified as a REC. See summary below.
Thrift Development, Inc. LCD&YT LF	58 feet / south / upgradient	SWF/LF	Not identified as a REC. See summary below.

#### Sangamo Weston Inc / Twelve-Mile Creek / Lake Hartwell PCB Contamination – Sangamo Road, Pickens, SC 29671

The polychlorinated biphenyl (PCB) contamination associated with Sangamo Weston Inc, Twelve-Mile Creek, and Lake Hartwell is listed in the National Priority List (NPL) and Superfund Decision Document (SUPERFUND ROD) databases. The U.S. Environmental Protection Agency (EPA) listed the site due to PCB contamination in the Twelve-Mile Creek watershed from former operations at a capacitors manufacturing plant, Sangamo Weston. However, the Sangamo Weston facility is located approximately 14 miles to the

south. Based upon distance to the site, the PCB contamination from Sangamo Weston is not identified as a REC.

#### Derick Jordan SF

Derick Jordan SF, located approximately 52 feet downgradient to the northeast, is listed on the Permitted Land Fills List (SWF/LF) database. According to the database report, the site is listed on the SWF/LF database due to structural fill, and its permit status is no longer active. Based upon database listing and gradient, this facility is not identified as a REC.

#### Thrift Development, Inc. LCD&YT LF

Thrift Development, Inc. LCD&YT LF, located approximately 58 feet upgradient to the south, is listed on the SWF/LF database. According to the database report, the site is listed on the SWF/LF database due to construction and demolition debris, and its permit status is no longer active. Based upon database listing, this facility is not identified as a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 28 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Clemson Fire Station #2 / (864) 656-2242	At the issuance of this report, a response had not been received from the Clemson Fire Station #2

## 5.0 Site Reconnaissance

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram,

which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

### General Site Information

Site Reconnaissance	
Field Personnel	Kalli Williams
Reconnaissance Date	March 7, 2025
Weather Conditions	Sunny – 50s
Site Contact/Title	NA

## 5.2 Overview of Current Site Occupants

There are currently no site occupants.

## 5.3 Overview of Current Site Operations

There are currently no site operations.

## 5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	

Category	Item or Feature	Observed or Identified
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas, or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels, and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins, and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris, and/or other waste materials	
	Dumping or disposal areas	

Category	Item or Feature	Observed or Identified
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	
	Wastewater lagoons	
	Wells	

### Other Notable Site Features

#### Surface water bodies

A stream was observed on the northern part of the site. No evidence of vegetation stress or noxious odors was noted.

## 6.0 Adjoining Property Reconnaissance

Visual observations of adjoining properties (from site boundaries) are summarized below.

#### Adjoining Properties

Direction	Description
North	Wooded land and a residence followed by Clemson Dentist (635 Old Greenville Highway)
East	A residence and Old Greenville Highway followed by residences
South	Old Greenville Highway, Lincoln Drive, wooded land, and residences
West	Wooded land followed by The Collective at Clemson Apartments (673 Old Greenville Highway)

RECs associated with the site originating from current off-site operations were not identified.

## 7.0 Additional Services

Per the agreed scope of services specified in the proposal, additional services (asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

## 8.0 Declaration

I, Thomas H. Tripp, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in blue ink, appearing to read 'TH. Tripp', is positioned above a horizontal line.

Thomas H. Tripp  
Project Manager