

NOTICE OF PUBLIC SALE

MARION STREET HIGHRISE

NOTICE PUBLISHED: May 24, 2022

BID DUE DATE: June 9, 2:00 PM Local Time

ADDENDUM #1

Posted June 9, 2023

EXTENSION OF DUE DATE

The due date for bids under this Notice of Public Sale has been extended to:

June 23, 2022, 2:00 PM Local Time

REQUEST FOR ENVIRONMENTAL PHASE I REPORT

Attached is the most recent Phase I Environmental Report for the Marion Street Highrise.

ADDITIONAL PROPERTY INSPECTIONS

Interested parties may arrange for a property inspection by contacting Julia Gibbs, Procurement Coordinator, jgibbs@columbiahousingsc.org

END OF ADENDUM #1



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
MARION STREET HIGHRISE
1930 MARION STREET
COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA**

**D3G PROJECT NUMBER:
2020 - 0581**


**FINAL REPORT ISSUE DATE:
JULY 23, 2020**

**INSPECTION DATE:
JANUARY 14, 2020**

**PROJECT START DATE:
MARCH 19, 2020**

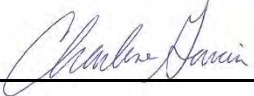
**PREPARED FOR:
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA
1917 HARDEN STREET
COLUMBIA, SOUTH CAROLINA 29204**

Shawn Hughes, BPI-MFBA
Site Assessor



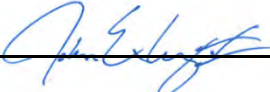
Signature

Charlene Garcia
Project Manager



Signature

John Exley
Environmental Professional



Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Marion Street Highrise
1930 Marion Street
Columbia, Richland County, South Carolina

Site Description: The subject property consists of one (1) sixteen-story age-restricted apartment structure constructed in 1975. The subject property structure contains a total of one-hundred forty-six (146) residential dwelling units and is situated on approximately 1.57 acres of land. The subject property contains a gross building area of approximately 94,700 square feet. Located within the apartment structure are a lobby, laundry facilities, a community room, community kitchen, a leasing office, maintenance and mechanical areas. Exterior property improvements include patios, picnic areas, landscaped regions, and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer. The Sponsor is submitting this project to the HUD Special Applications Center (SAC), for the proposed demolition of the existing structures.



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1.0 EXECUTIVE SUMMARY

The following table summarizes the conclusions and opinions representing Dominion Due Diligence Group's (D3G's) best professional judgment based on information accessed during the course of this investigation. D3G performed a Phase I Environmental Site Assessment that included subject property observations of the Marion Street Highrise on January 14, 2020 located at 1930 Marion Street in Columbia, Richland County, South Carolina (subject property).

EVALUATED CONDITIONS	SECTION REFERENCE	ACCEPTABLE	RECOMMENDED RESPONSE ACTION
STANDARD ENVIRONMENTAL RECORDS REVIEW	5.1	√	
UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)	6.3	√	
PAST INDUSTRIAL/DETRIMENTAL OPERATIONS	5.4 5.5	√	
VAPOR ENCROACHMENT CONDITION	5.6	√	
STORED HAZARDOUS MATERIALS	6.3 6.4	√	
POLYCHLORINATED BIPHENYLS (PCBS)	6.3 6.4	√	
ABOVEGROUND STORAGE TANK(S) (AST)	6.3 6.4	√	
DUMPING, LANDFILLS	6.3	√	
HAZARDOUS RUN-OFF	6.3	√	
ASBESTOS-CONTAINING MATERIALS	8.1		(1)
LEAD-BASED PAINT	8.2	√	
RADON GAS	8.3	√	
OTHER: MOISTURE INTRUSION AND MOLD	8.4		(2)

(√) = there are no environmental concerns associated with the evaluated condition

- (1) Upon SAC approval and prior to subsequent demolition activities, a comprehensive asbestos survey is required to be conducted in accordance with 40 CFR 61 Subpart M and State of South Carolina asbestos regulations. Identified ACMs should be removed by a licensed asbestos abatement contractor in accordance with applicable regulations prior to demolition activities.
- (2) Upon SAC approval, the subsequent demolition activities will effectively mitigate the safety concerns associated with the moisture intrusion and mold at the subject property. If the intended future use of the subject property involves residential housing, then mitigation measures related to the moisture intrusion and mold may be required to be implemented.



2.0 INTRODUCTION

2.1 Purpose

The Housing Authority of the City of Columbia, South Carolina contracted Dominion Due Diligence Group (D3G) to perform a Phase I Environmental Site Assessment (ESA) of the Marion Street Highrise located at 1930 Marion Street in Columbia, Richland County, South Carolina (subject property). As such, The Housing Authority of the City of Columbia, South Carolina is considered the “User” of this report as defined under ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13 (ASTM E 1527-13). HUD is an authorized user of this Phase I ESA.

The purpose of the Phase I ESA is to provide all appropriate inquiry into the previous ownership and uses of the subject property and to identify recognized environmental conditions (RECs), which are 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. In addition, the Phase I ESA includes the identification of controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and de minimis conditions. CRECs are RECs 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 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). HRECs involve a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. For the purposes of this reporting, D3G defines “environmental concerns” as de minimis conditions and non-scope considerations for which further action is recommended.

As per the U.S. Housing and Urban Development (HUD) Multifamily Accelerated Processing Guide, as amended, the Phase I ESA provides an initial determination of the overall Department’s environmental responsibilities pursuant to 24 CFR 50.3(i). In addition, this report assesses non-scope considerations as directed by the client. Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete.



This investigation was conducted in accordance with ASTM E 1527-13 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, U.S. Housing and Urban Development (HUD) Multifamily Accelerated Processing Guide, as amended, and accepted Phase I ESA industry standards.

2.2 Detailed Scope of Services

The ASTM E 1527-13 scope of work for this Phase I ESA consisted of the following:

- site reconnaissance of the subject property and a visual survey of the adjacent properties to evaluate the potential for RECs;
- review of applicable and reasonably ascertainable information about the subject property, including aerial photography, USGS topographic map, state and federal databases, Sanborn maps, property assessment information and other governmental sources that are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints;
- interviews with selected individuals knowledgeable about the subject property and vicinity properties; and
- if provided, a review of existing environmental reports documenting previous assessment and remediation efforts completed at the subject property.

D3G also evaluated the following ASTM Non-Scope Considerations in accordance with the U.S. HUD Multifamily Accelerated Processing (MAP) Guide, as amended, including, but not limited to, Tier 1 Vapor Encroachment Screening in general compliance with ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation: E 2600-15, asbestos-containing materials, lead-based paint, and radon gas. In addition, it should be noted that the HUD Environmental Review Record Related Federal Laws and Authorities Worksheets are included under separate cover.

This Phase I ESA did not include the collection or analysis of soil or groundwater samples.

2.3 Significant Assumptions

Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete. D3G assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, its representatives, public information officials or any authority consulted in connection with the compilation of this report.

D3G assumes that all information provided by Environmental Data Resources Inc. (EDR) regarding the regulatory status of facilities within the approximate minimum search distance is complete, accurate and current.



2.4 Limitations and Exceptions

D3G encountered the following limitations, exceptions, and/or data gaps during the performance of this Phase I ESA:

- Our on-site observations pertain only to specific locations at specific times on specific dates. This report and conclusions herein are based upon data collection between January 14, 2020 and April 22, 2020. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the subject property, or at times other than those represented by our observations.
- In order for the prospective purchaser to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, the acquisition of the subject property should be completed within 180 days after the subject property inspection date.
- According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.
- This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA, Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements in 101(35)(B) of CERCLA (42 U.S.C. 9601(35)) of the Federal Register.
- No significant data gaps in historical information were identified that would impact D3G's ability to identify RECs. Collectively the sources considered and consulted during the course of this assessment allowed D3G to adequately determine the subject property history. Therefore, these data gaps are not considered to be significant.
- Historical information was not reasonably ascertainable to the subject property's first developed use. D3G obtained historical information to 1904 at which time the subject property was developed with a grocery store, a cobbler, and residential dwellings with associated structures. Due to the age of any development activities previous to 1904, this limitation is not significant.

2.5 Special Terms and Conditions

This investigation was conducted in accordance with ASTM E 1527-13 published guidelines and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule. In addition, Non-Scope items are addressed in accordance with the U.S. HUD Multifamily Accelerated Processing (MAP) Guide, as amended.



2.6 User Reliance

This report has been prepared for, and can be relied upon by the Client, The Housing Authority of the City of Columbia, South Carolina, and the United States Department of Housing and Urban Development (HUD). This report is not to be relied upon or reproduced, either in whole or in part, without written consent from D3G.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 1930 Marion Street in Columbia, Richland County, South Carolina and contains a total of approximately 1.57 acres of land. The subject property is situated at an elevation of approximately 290 feet above mean sea level and is located at Latitude, 34.012773 and Longitude, -81.034513.

SUBJECT PROPERTY MUNICIPAL IDENTIFICATION	
PARCEL NUMBER	R09015-05-01
SOURCE - Richland County assessment documents	

A copy of the tax card and a map illustrating the legal property boundary is included in Appendix A of this report.

3.2 Site and Vicinity General Characteristics

The subject property is located in an area of residential and light commercial development.

3.3 Current Use of the Subject Property

The subject property is currently utilized as an age-restricted apartment complex.



3.4 Description of Structures, Roads, and Other Improvements

The following section describes general conditions and features as noted during D3G's inspection:

GENERAL SUBJECT PROPERTY DESCRIPTION AND IMPROVEMENTS	
SUBJECT PROPERTY ACREAGE	Approximately 1.57 acres
BUILDING(S) DESCRIPTION	One (1) sixteen-story age-restricted apartment structure
ADJOINING ROADS	Marion Street, Calhoun Street. And Richland Street
CONSTRUCTION DATE(S)	1975
EXTERIOR IMPROVEMENTS	Patios, picnic areas, landscaped regions, and asphalt parking areas
UNIMPROVED AREAS	None

D3G was provided an As-Built Site Plan prepared by Lafaye, Lafaye & Associates dated June 28, 1974 which depicts the subject property boundaries, existing and proposed structures, existing and proposed exterior improvements, easements, legal description, and general vicinity characteristics. A copy of the As-Built Site Plan is included in Appendix B.

3.4.1 Subject Property Utilities

SUBJECT PROPERTY UTILITIES	
ELECTRICITY	Dominion Energy
NATURAL GAS	Dominion Energy
WATER	City of Columbia
SANITARY SEWER	City of Columbia
INDUSTRIAL WASTEWATER	NA
SOLID WASTE	City of Columbia

HEATING SOURCE	AGE
Natural Gas/Electricity	2015 - current

COOLING SOURCE	AGE
Electricity	2015 - current



3.5 Current Uses of Adjoining Properties

DIRECTION	LAND USAGE
NORTH	Calhoun Street, Beauty Art, Carolina Health Care, Life in Balance Counseling Center, Prudential, McCartha Cobb & Associates, The Allen Building, and Peterman Thomas Attorney
SOUTH	Richland Street, Mann Simmons Site, Atlantic Coast Mortgage Group, Gerald Law Firm, and Korean Presbyterian Church
EAST	Barry D. Oliver, M.D., P.A. Orthopedic Surgery
WEST	Marion Street, Foundation Mortgage Corporation, ServCo Janitorial, Ebenezer Lutheran Church, Ebenezer Lutheran Chapel, Milliken Republican Center, Law Office of Adam T. Silvernal, and Law Offices.

See Appendix B for a copy of the Site Plan, which identifies subject property structure(s) and general vicinity characteristics.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

OWNER	PURCHASE DATE	DEED BOOK/PAGE
Housing Authority of the City of Columbia South Carolina	1972	Unknown
SOURCE – User Questionnaire and Richland County assessment documents		

Due to the nature of the tax assessment documents and deed records, a thorough chain-of-title was not reasonably ascertainable.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

It is the User’s responsibility to provide D3G with information pertaining to environmental liens or AULs. According to information provided in the completed User Questionnaire, there are no environmental liens or AULs associated with the subject property.

4.3 Specialized Knowledge

According to the completed User Questionnaire, the Current Landowner Representative did not indicate to D3G that they were aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property. The Current Landowner Representative was unaware of any environmental liens or activity use limitations (AULs) encumbering the property or in connection with the subject property.



4.4 Commonly Known or Reasonably Ascertainable Information

The Current Landowner Representative did not indicate to D3G, in the completed User Questionnaire, that they were aware of commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property.

4.5 Valuation Reduction for Environmental Issues

D3G has not been provided any knowledge of valuation reduction for environmental issues pertaining to the subject property by the User or Current Landowner Representative.

4.6 Owner, Property Manager, and Occupant Information

The subject property is currently owned by Housing Authority of the City of Columbia South Carolina and the Current Landowner questionnaire is discussed further in Section 7.2. Mr. Adam Dalenburg, Capital Assets with The Housing Authority of the City of Columbia, South Carolina, is the current Key Site Manager and the questionnaire is discussed further in Section 7.4.

4.7 Reason for Performing Phase I ESA

The user informed D3G that the Phase I ESA is being performed because the subject property is being submitted to the HUD Special Applications Center (SAC), for the proposed demolition of the existing structures.

4.8 Previous Environmental Reports

D3G was not provided additional information from the user.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

5.1.1 State Regulatory Records

According to ASTM E 1527-13, Section 8.1.2.1, the search radius may be reduced due to the urban nature of the subject property and surrounding area. Therefore, the concern attributed to leaking underground storage tank (LUST) sites, underground storage tank (UST) sites, and State Hazardous Waste Sites (SHWS) is minimized to the immediate vicinity of the subject property.

DATABASE	SEARCH DISTANCE
STATE AND TRIBAL LEAKING STORAGE TANK DATA (LUST/LAST)	0.50 Mile
STATE AND TRIBAL STORAGE TANK DATA (UST/AST)	0.25 Mile
STATE AND TRIBAL VOLUNTARY CLEANUP PROGRAM SITES (VCP)	0.50 Mile
STATE AND TRIBAL BROWNFIELD SITES (BROWNFIELDS)	0.50 Mile
STATE AND TRIBAL HAZARDOUS WASTE SITES (SHWS)	1.00 Mile
STATE AND TRIBAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)	0.125 Mile
STATE AND TRIBAL REGISTERED SOLID WASTE LANDFILLS (SWL)	0.75 Mile
Source - State of South Carolina governmental records accessed by Environmental Data Resources Inc. (EDR)	

The SHWS facilities, LUST incidents, UST facilities, IC/EC records, and BROWNFIELDS facilities are not located on-site or adjacent and are not of environmental concern to the subject property. The closest record is located approximately 0.05 miles north-northeast and presumed hydrogeologically cross-gradient from the subject property. Based on the listed distances, presumed hydrogeologic relationships, and/or current regulatory statuses, the vicinity state-regulated facilities are not suspected to present environmental concerns to the subject property.

Please note that D3G additionally performed a Tier 1 Vapor Encroachment Screen (VES) in compliance with ASTM E 2600-15 "ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" as amended, which is discussed in further detail in Section 5.6 and supported by the Non-Invasive Tier 1 VES located in Appendix F. Regulatory database listings that require further evaluation are discussed as necessary.



5.1.2 Federal Regulatory Records

DATABASE	SEARCH DISTANCE
EPA NATIONAL PRIORITIES LISTING (NPL – SUPERFUND)	1.00 Mile
EPA NATIONAL PRIORITIES LISTING (NPL – DELISTED SITES)	0.50 Mile
EPA SUPERFUND ENTERPRISE MANAGEMENT SYSTEM (SEMS)	0.50 Mile
EPA SEMS ARCHIVED SITES (SEMS-ARCHIVE)	0.50 Mile
EPA RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)	0.25 Mile
EPA RCRA TREATMENT, STORAGE, AND DISPOSAL (TSD)	0.50 Mile
FEDERAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)	0.125 Mile
EPA EMERGENCY RESPONSE NOTIFICATION-SITES (ERNS)	0.15 Mile
EPA RCRA CORRECTIVE ACTION REPORT (CORRACTS)	1.00 Mile
EPA BROWNFIELDS SITES (US BROWNFIELDS)	0.50 Mile
SOURCE – Environmental Protection Agency records accessed by Environmental Data Resources Inc. (EDR)	

The RCRA and US BROWNFIELDS facilities are not located on-site or adjacent and are not of environmental concern to the subject property. The closest record is located approximately 0.05 miles north-northeast and presumed hydrogeologically cross-gradient from the subject property. Based on the listed distances, presumed hydrogeologic relationship, and/or current regulatory status, the vicinity federally-regulated facilities are not suspected to present environmental concerns to the subject property.

Please note that D3G additionally performed a Tier 1 Vapor Encroachment Screen (VES) in compliance with ASTM E 2600-15 “ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” as amended, which is discussed in further detail in Section 5.6 and supported by the Non-Invasive Tier 1 VES located in Appendix F. Regulatory database listings that require further evaluation are discussed as necessary.

5.1.3 Non-Geocoded Sites

No non-geocoded sites were determined to be located within the applicable search radius for ASTM E 1527-13.

5.2 Additional Environmental Record Sources

Six (6) additional environmental records were identified in the EDR Report. The additional environmental records were not located on-site, adjacent and are not of environmental concern to the subject property. Based on the listed distances, topographic relationships, and/or current regulatory statuses, the vicinity additional environmental records are not suspected to present environmental concerns to the subject property.



5.3 Physical Setting Sources

5.3.1 Topography and Regional Surface Water

TOPOGRAPHY AND REGIONAL SURFACE WATER	
ELEVATION (feet above mean sea level)	740
SLOPE	North
APPROXIMATE GROUNDWATER FLOW	West
REGIONAL SURFACE WATER	Smith Branch is located approximately 3,650 feet to the north of the subject property. An intermitted tributary of Broad River is located approximately 3,680 feet to the northwest of the subject property. Columbia Canal is located approximately 1.30 miles to the west of the subject property. Broad River is located approximately 1.37 miles to the west of the subject property.
SOURCE - USGS Topographic Quadrangle – <i>Columbia North, South Carolina</i> 2017	

Located in Appendix A is a topographic map depicting subject property elevations and drainage patterns. Depth to groundwater fluctuates depending on hydrological and weather conditions.

On-site drainage at the subject property is suspected to consist of flow along the asphalt parking areas to strategically located storm drains and surface percolation in the unpaved areas.

5.3.2 Soil Characteristics

SOIL CHARACTERISTICS	
SOIL TYPES	<i>Urban land (Ur)</i> : This map unit consists of nearly level to moderately sloping areas where more than 85 percent of the surface is covered by asphalt, concrete, buildings, or other impervious surfaces. The Urban land is a miscellaneous area.
SOURCE - Web Soil Survey accessed at http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx	



5.4 Historical Use Information on the Subject Property

5.4.1 Review of Aerial Photographs

D3G reviewed aerial photographs from 1938, 1943, 1951, 1955, 1964, 1966, 1971, 1981, 1983, 1994, 2006, 2009, 2013, 2017, and 2018. According to the reviewed information, the subject property was originally depicted as residential and light commercial structures since at least 1938. The structures were demolished between 1966 and 1971, prior to the construction of the current facility between 1971 and 1981. No environmental concerns were identified on the subject property based upon a review of the aerial photography. A copy of the aerial photography is included in Appendix D of this report.

5.4.2 Fire Insurance Maps

D3G reviewed Sanborn Fire Insurance Maps from 1888, 1893, 1898, 1904, 1910, 1919, 1950, 1956, and 1969. According to the reviewed information, the subject property was developed with residential properties or stores. No environmental concerns were identified on the subject property based upon a review of the Sanborn Fire Insurance Maps, with the exception of the following:

A paints store was depicted on the southern portion of the subject property in the 1969 Sanborn Map; however, the structure was demolished prior to site redevelopment in 1975. The previous paint store was located approximately 230 feet to the south-southeast and presumed hydrogeologically cross-gradient from the current facility structure. The critical distance is equal to one hundred (100) feet for chemical(s) of concern (COC) or thirty (30) feet for dissolved petroleum hydrocarbon COCs. Based on the date of use, the small scale of the paint store's operations, time elapsed since operations, and distance from the subject property structure, the former on-site paint store is not suspected to have negatively impacted the environmental integrity of the subject property.

A copy of the Certified Sanborn Map Report is included in Appendix D.

5.4.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.



5.4.4 Summary of Subject Property History

According to the reviewed subject property historical information, various potentially detrimental activities have previously been located on the subject property, including, but not limited to a paints store. The paints store is only depicted in the 1969 Sanborn Map, prior to the demolition of the previous on-site structures between 1969 and 1971 and construction of the current on-site facility in 1975. Based on the likely hazardous material usage associated with this store activities and lack of regulatory oversight, the previous subject property usage is considered a REC and is

None of the accessed data depicts underground storage tanks (USTs) at the former structures; however, there exists the possibility that the former structures utilized underground or aboveground storage tanks (USTs/ASTs). No visual evidence of USTs (fill ports/vent pipes) or ASTs was observed during the subject property inspection. If ASTs or USTs were formerly located at the subject property, they should have been removed during the demolition of the structures.

5.5 Historical Use Information on Adjoining Properties

5.5.1 Review of Aerial Photographs

D3G reviewed aerial photographs from 1938, 1943, 1951, 1955, 1964, 1966, 1971, 1981, 1983, 1994, 2006, 2009, 2013, 2017, and 2018. According to the reviewed information, the adjacent properties have consisted of residential properties and/or commercial properties. No environmental concerns were identified on the adjacent properties based upon a review of the aerial photography. A copy of the aerial photography is included in Appendix D of this report.

5.5.2 Fire Insurance Maps

D3G reviewed Sanborn Fire Insurance Maps from 1888, 1893, 1898, 1904, 1910, 1919, 1950, 1956, and 1969. According to the reviewed information, the adjacent properties have consisted of vacant land, residential properties, and/or commercial properties. No environmental concerns were identified on the adjacent properties based upon a review of the Sanborn Fire Insurance Maps. A copy of the Certified Sanborn Map Report is included in Appendix D.

5.5.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.



5.6 Tier 1 Vapor Encroachment Screening

D3G performed a Tier 1 Vapor Encroachment Screen (VES) in compliance with ASTM E 2600-15 “ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” as amended. The purpose of the Tier 1 VES is to conduct an initial screen to determine if a Vapor Encroachment Condition (VEC) exists in connection with the subject property. A VEC is defined as the presence or likely presence of chemical(s) of concern (COC) vapors in the subsurface (vadose zone) of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier I and/or Tier II procedures.

The VES process is a two (2)-tiered screening process. The Tier 1 VES is based upon information typically collected during an ASTM Standard E 1527 Phase I ESA and is typically focused on known or suspected contaminated properties that may exist within the area of concern (AOC). D3G reviewed standard environmental record sources including, but not limited to, local, state, tribal and/or federal (LSTF) government records, as reported in the regulatory database report; chemical use and historical records of prior uses on the subject property and within proximity of the subject property; soil characteristics; geological characteristics; contaminant characteristics and plume migration data (if this data is readily available); significant conduits that that might provide preferential pathways for vapor migration; and groundwater depth and groundwater flow data to identify known or suspected sources of contamination within the AOC.

According to ASTM E 2600-15, the AOC is defined by the approximate minimum search distance which is based upon the chemical of concern (i.e. petroleum hydrocarbons vs. non-petroleum hydrocarbons) and the location of a known or suspected source of contamination with respect to the subject property. The Tier 1 screening includes: (1) a search distance test to determine whether there are any known or suspect contaminated properties within the AOC; and (2) COC Test to determine for those known or suspect contaminated properties within the AOC whether COCs are likely to be present in order to evaluate the likelihood that a VEC exists at the subject property. If information related to the boundaries of a contaminant plume from known contaminated properties is available, a critical distance test may be conducted. The critical distance is defined as the lineal distance between the nearest edge of the contaminant plume and the nearest subject property boundary. The critical distance is equal to one hundred (100) feet for COC or thirty (30) feet for dissolved petroleum hydrocarbon COCs. The critical distance for petroleum hydrocarbon COCs as light non-aqueous phase liquid (LNAPL), such as gasoline product(s), is one hundred (100) feet. If groundwater flow direction can be estimated, the AOC in the down-gradient direction may be reduced to the area within the critical distance during the Tier 1 screening. Additionally, the cross-gradient direction may be reduced to the critical distance plus one half of a reasonable estimation of the contaminated plume width or three hundred sixty-five (365) feet. It is not necessary to obtain information regarding the contaminant plume dimensions for down-gradient and cross-gradient contaminated properties, as the critical distance is measured from the nearest subject property boundary directly to the source on the off-site down-gradient property that is the origin of the contamination (with the contamination migrating away from the subject property).



For a contaminated property located up-gradient of the subject property, the critical distance determination requires knowledge of the length and depth of the groundwater contaminant plume. Such information is required to determine the lineal distance from the groundwater contaminant plume edge to the nearest existing or planned structure on the subject property, or the nearest subject property boundary if there are no existing or planned structures on the subject property. Data related to contaminant plume characteristics and dimensions associated with off-site contaminated properties is not typically available during the Tier 1 screening process and is typically obtained during the Tier 2 screening process. If it is not possible to conservatively estimate contaminant plume dimensions, then the AOC cannot be reduced in up-gradient directions during the Tier 1 screening process. Data regarding site-specific soil characteristics may also be used to adjust the AOC. Low permeability cohesive soils, such as soils high in clay and/or silt percentage content, generally tends to restrict soil gas movement, as may soil with high moisture content. Conversely, high porosity in soil tends to enhance soil gas movement. If known, this data may be utilized as a basis to either expand or reduce the AOC by the environmental professional.

The conclusions from the Tier 1 screening is: (1) a VEC exists or (2) a VEC does not exist. If a VEC does not exist, then the VES process is considered complete in accordance with the guidelines set forth under ASTM Standard E 2600-15. If a VEC exists at the subject property, the environmental professional should determine if the VEC represents a Recognized Environmental Condition (REC). If the VEC represents a REC, then further action or investigation may be recommended, including but not limited to a Tier 2 (invasive and/or non-invasive) screening and/or mitigation. If a VEC exists as determined by the Tier 1 screening process, then a more refined Tier 2 VES (non-invasive) may be completed in order to further evaluate the VEC. Tier 2 (non-invasive) focuses on characteristics of the contaminant plume associated with contaminated properties and the proximity of said contaminant plume to the subject property. This data is not typically available during the Tier 1 screening process and is typically obtained from state regulatory files and may also be obtained from other available documents and/or may be collected via sampling. Tier 2 (invasive) applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to further evaluate and/or validate the potential VEC.

Subject Property

Based on a review of the EDR Report, the subject property is not identified in the State or Federal Records Search. According to a review of subject property historical use information that is reasonably ascertainable, various potentially detrimental activities have previously been located on the subject property, including, but not limited to a paints store. The paints store was depicted on the southern portion of the subject property in the 1969 Sanborn Map; however, the structure was demolished prior to site redevelopment in 1975. The previous paint store was located approximately 230 feet to the south-southeast and presumed hydrogeologically cross-gradient from the current facility structure. The critical distance is equal to one hundred (100) feet for chemical(s) of concern (COC) or thirty (30) feet for dissolved petroleum hydrocarbon COCs. Based on the date of use, the small scale of the paint store's operations, time elapsed since operations, and distance from the subject property structure, the former on-site paint store is not suspected to have negatively impacted the environmental



integrity of the subject property. Therefore, a Vapor Encroachment Condition (VEC) does not exist at the subject property.

Contaminated Properties within the Area of Concern

Based on a review of the EDR Report and a review of adjacent historical use information that is reasonably ascertainable, there are no records identified within the area of concern. Therefore, a Vapor Encroachment Condition (VEC) does not exist at the subject property from an off-site source.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

D3G's subject property inspection consisted of visual observations along boundaries and various transects throughout the subject property. On the interior, common areas such as lobbies, hallways, utility rooms, recreation areas, maintenance and repair areas, and a representative sample of occupant spaces were observed. The adjacent properties were observed from the subject property and the boundaries of the subject property and public right-of-ways.

6.2 General Site Setting

The subject property consists of one (1) sixteen-story age-restricted apartment structure constructed in 1975. The subject property structure contains a total of one-hundred forty-six (146) residential dwelling units and is situated on approximately 1.57 acres of land. The subject property contains a gross building area of approximately 94,700 square feet. Located within the apartment structure are a lobby, laundry facilities, a community room, community kitchen, a leasing office, maintenance and mechanical areas. Exterior property improvements include patios, picnic areas, landscaped regions, and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer. The Sponsor is submitting this project to the HUD Special Applications Center (SAC), for the proposed demolition of the existing structures.



6.3 Exterior Observations

EXTERIOR OBSERVATIONS	OBSERVED	NOT OBSERVED
HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS		√
POLYCHLORINATED BIPHENYLS (PCBS)	(1)	
SUBJECT PROPERTY DUMPED MATERIALS/LANDFILLS		√
SOLID WASTE DISPOSAL	(2)	√
SPILLS/STAINED SOILS/STAINED PAVEMENT/STRESSED VEGETATION		√
STORAGE TANKS NOT PREVIOUSLY LISTED		√
WELLS NOT PREVIOUSLY LISTED		√
HAZARDOUS RUNOFF		√
PITS, PONDS, OR LAGOONS*		√
ODORS		√

*Excludes stormwater drainage features

- (1) Located at an exterior location of the property is one (1) pad-mounted electrical transformer, which is owned and maintained by Dominion Energy. The on-site electrical transformer was not affixed with a “Non-PCB” sticker and is therefore assumed to contain regulated levels of PCBs. However, leakage was not visually observed on or around the transformer and in its current physical condition it is not believed to present environmental concerns to the subject property.
- (2) Located in designated areas of the property are several solid waste dumpsters. No staining and/or visual signs of spillage were observed in the vicinity of the dumpsters during the subject property visit.

6.4 Interior Observations

INTERIOR OBSERVATIONS	OBSERVED	NOT OBSERVED
HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS	(1)	
POLYCHLORINATED BIPHENYLS (PCBS)	(2)	
STORAGE TANKS NOT PREVIOUSLY LISTED		√
ODORS		√
DRAINS AND/OR SUMPS		√
POOLS OF LIQUID		√

- (1) No bulk storage of hazardous materials or petroleum products was identified at the subject property. However, paints and cleaning products are stored in the maintenance areas. None of the stored materials were observed to be leaking or to have had signs of major spillage. No floor drains or other potential receptors for the release of hazardous materials were observed within the areas of material storage. The on-site chemicals are commercially available, stored in limited quantities, and are not believed to present an environmental concern to the subject property.



(2) One (1) hydraulic trash compactor is located at the subject property. It is not known whether the hydraulic trash compactor oil contains regulated levels of PCBs. In addition, leakage was not observed at the time of the subject property visit. Therefore, the trash compactor is not believed to present environmental concerns to the subject property.

7.0 INTERVIEWS

7.1 Prospective Landowner/User Questionnaire

A Property Questionnaire was completed by Mr. Adam Dalenburg, Capital Assets with The Housing Authority of the City of Columbia, South Carolina and the Current Landowner Representative, and returned to D3G. Mr. Dalenburg indicated that the subject property is going to be sold or demolished and that the subject property had been purchased in 1972. Mr. Dalenburg also indicated that he has been associated with the subject property for two (2) years. A copy of the completed Property Questionnaire is included in Appendix F.

7.2 Current Landowner Questionnaire

A User Property Questionnaire was completed by Mr. Adam Dalenburg, Capital Assets with The Housing Authority of the City of Columbia, South Carolina and the Current Landowner Representative; therefore, an additional questionnaire is not warranted.

7.3 Previous Landowner Questionnaire

The current landowner has owned the property for more than two (2) years; therefore, a previous landowner questionnaire is not required.

7.4 Key Site Manager Questionnaire

A Property Questionnaire was completed by Mr. Adam Dalenburg, Capital Assets with The Housing Authority of the City of Columbia, South Carolina and the Key Site Manager, and returned to D3G. Mr. Dalenburg indicated that he has been associated with the subject property for two (2) years. A copy of the completed Property Questionnaire is included in Appendix F.

7.5 Occupant Questionnaire

The subject property is currently utilized for residential purposes; therefore, an Occupant Questionnaire is not necessary for this investigation pursuant to ASTM E 1527 13 Section 10.5.2.1.



7.6 Local Agencies Contacted

D3G contacted the City of Columbia FOIA Office (803-737-0000) on March 26, 2020 for a review of their environmental records (i.e. USTs, hazardous materials storage, and spills) for the subject property. According to Ms. Sammy J. Shiver, the fire marshal's office has no open fire code violations associated with the subject property. D3G contacted the City of Columbia FOIA Office on April 7, 2020 to follow-up about any current or recent (w/in the past year) permits issued for thermal/explosive hazards (ASTs > 100 gallons) located within a one (1) mile radius of the subject property. As of the date of this report, D3G has not received a response to this inquiry. Upon receipt of the agency response, D3G will forward this information as an addendum to this report. If no response is received or no material information is identified, our report will not be modified. A copy of the correspondence is located in Appendix F of this report.

D3G contacted the South Carolina Department of Health and Environmental Control (803-898-1420) on March 26, 2020 for a review of their environmental records including regional environmental health issues, on-site wells and/or septic system records for the subject property. According to Ms. Jennifer Barrier, Senior Coordinator with the Freedom of Information Office, there are only asbestos records associated with the subject property. Ms. Barrier provided that documentation which is discussed in Section 8.1 of this report. A copy of the correspondence is located in Appendix F of this report.

7.7 Additional Persons Interviewed

INTERVIEWED PERSON	POSITION/RELATION TO PROPERTY	INTERVIEW DATE	CONTENT OF DISCUSSION
Troy Wages	Capital Improvements Administrator	01/14/2020	Provided tour of facility, discussed operations and maintenance

8.0 INVESTIGATION FOR NON-SCOPE CONSIDERATIONS

8.1 Asbestos-Containing Materials

The facility was constructed in 1975, during a time of asbestos-containing building material usage. D3G was provided with a Limited Asbestos Inspection Report prepared by Environmental Consulting Services, Inc. (ECS) dated December 15, 2009. According to the report, Travis Williams, a State of South Carolina licensed Asbestos Inspector (license #00713) with ECS performed inspection services on December 8, 2009. The scope of the inspection involved sampling of the walls and ceilings of the elevator hallways of the structure as well as the first floor arts and crafts room, the 9th floor laundry/break room and the 4th floor break room prior to renovation activities impacting these areas. No apartments were evaluated as part of the inspection. A total of forty-nine (49) samples were collected during the inspection. Sampled materials included ceiling tiles, drywall, joint compound, textured ceiling materials and



fireproofing materials. Samples were analyzed via Polarized Light Microscopy (PLM). An asbestos-containing material is defined as containing greater than 1% asbestos. The following materials were identified as ACMs:

- Joint compound – The joint compound was identified to contain 2% chrysotile in all samples. In addition, the drywall/joint compound composite sample from the 14th floor hallway was identified to contain 1.5% chrysotile asbestos, verified by point count analysis. All other composite wall samples (drywall and joint compound) were identified to contain < 1% asbestos but were not further analyzed via point count.

The ceiling texture was identified to contain < 1% asbestos but was not further analyzed via point count analysis. Although a material may contain asbestos at <1%, it **DOES NOT** relieve contractors from performing exposure assessments (personal air monitoring) on their employees per the OSHA Asbestos Standard (29 CFR 1926.1101) and should not be interpreted as asbestos is not present. Although laboratory analysis may indicate “<1%”, airborne asbestos concentrations still may exceed the OSHA Permissible Exposure Limit (PEL) depending on the work activity.

The ceiling tiles and fireproofing materials were not identified to contain asbestos. The inspection was not comprehensive and was not intended to fully characterize all ACMs at the subject property.

In addition, D3G was provided with an Asbestos Abatement Project License (license #N0608274 – issued on August 14, 2006 and amended on September 13, 2006) from the South Carolina Department of Health & Environmental Control (SCDHEC) for the authorization to remove 1,000 square feet of sheetrock. Removal activities were authorized to occur from August 24-25, 2006. No further documentation was available from the SCDHEC.

The provided Limited Asbestos Inspection Report is included in Appendix J and the documentation from the SCDHEC is included in Appendix F.

Recommendations are listed in Section 11.0 of this report.

8.2 Lead-Based Paint

The facility was originally constructed in 1975, prior to the 1978 ban on lead-based paint (LBP). Therefore, lead-based paint may be present. Lead-based paint is presumed to have been used on interior and exterior surfaces of the facility. No peeling or flaking paint was observed at the subject property at the time of the subject property inspection. Applicable protocols do not typically regulate facilities that are occupied by senior citizens and/or disabled individuals.

Components identified as containing lead in any concentration are required be handled in accordance with 29 CFR 1926.62, the OSHA “Lead Exposure in Construction” Standard (OSHA does not define LBP). All generated debris containing lead-based paint is to be appropriately disposed of in accordance with applicable EPA RCRA requirements.



8.3 Radon Gas

U.S. EPA RADON DATA	
ZONE	3
ZONE DEFINITION	Average reading less than 2 picocuries/liter (pCi/L)
SOURCE - U.S. EPA Radon Map	

Testing for radon gas was not included in D3G’s scope of work. Depending on the end financing and/or continued use of the property, radon testing may be required to be conducted in accordance with HUD and the state of South Carolina radon regulations.

8.4 Moisture Intrusion and Mold

The subject property was visually inspected for the presence of mold growth during the site investigation. During the site visit on January 14, 2020 evidence of moisture intrusion and/or mold was observed throughout the structure as a result of the frequent plumbing leaks and exterior water infiltration. An inspection of exterior areas of the property did not identify evidence of standing water, or improper site drainage characteristics.

Recommendations are listed in Section 11.0 of this report.



9.0 FINDINGS

This Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13, 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule, U.S. Housing and Urban Development (HUD) Multifamily Accelerated Processing Guide, as amended, and accepted Phase I ESA industry standards. This assessment has revealed the following findings, consisting of RECs, CRECs, HRECs, and environmental concerns, based on the subject property inspection, interviews, and review of available records:

EVALUATED CONDITIONS	ON-SITE	ADJACENT
STANDARD ENVIRONMENTAL RECORDS REVIEW	No	No
UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)	No	No
PAST INDUSTRIAL/DETRIMENTAL OPERATIONS	Yes	No
VAPOR ENCROACHMENT CONDITION	Yes	No
STORED HAZARDOUS MATERIALS	No	NA
POLYCHLORINATED BIPHENYLS (PCBS)	No	NA
ABOVEGROUND STORAGE TANK(S) (AST)	No	No
DUMPING, LANDFILLS	No	No
HAZARDOUS RUN-OFF	No	No
ASBESTOS-CONTAINING MATERIALS	Yes	NA
LEAD-BASED PAINT	No	NA
RADON GAS	No	NA
OTHER: MOISTURE INTRUSION AND MOLD	Yes	NA

NA = Not Applicable

10.0 OPINION

Recognized Environmental Conditions (RECs)

As defined in ASTM E 1527 13, RECs are 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. **Based on the findings of this Phase I ESA, no RECs were identified.**

Controlled Recognized Environmental Conditions (CRECs)

As defined in ASTM E 1527 13, CRECs are RECs 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 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). **Based on the findings of this Phase I ESA, no CRECs were identified.**



Historical Recognized Environmental Conditions (HRECs)

As defined in ASTM E 1527 13, HRECs involve a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. **Based on the findings of this Phase I ESA, no HRECs were identified.**

Environmental Concerns

D3G defines “environmental concerns” as de minimis conditions and non-scope considerations for which further action is recommended. As defined in ASTM E 1527 13, de minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Non-scope considerations include assessed environmental issues or conditions beyond the scope of ASTM E 1527 13 as stated in Section 2.2 and/or discussed below.

Based on the findings of this Phase I ESA, no environmental concerns were identified, except for the following:

- **Asbestos-Containing Materials (ACMs)**

The facility was constructed in 1975, during a time of asbestos-containing building material usage. D3G was provided with a Limited Asbestos Inspection Report prepared by Environmental Consulting Services, Inc. (ECS) dated December 15, 2009. According to the report, Travis Williams, a State of South Carolina licensed Asbestos Inspector (license #00713) with ECS performed inspection services on December 8, 2009. The scope of the inspection involved sampling of the walls and ceilings of the elevator hallways of the structure as well as the first floor arts and crafts room, the 9th floor laundry/break room and the 4th floor break room prior to renovation activities impacting these areas. No apartments were evaluated as part of the inspection. A total of forty-nine (49) samples were collected during the inspection. Sampled materials included ceiling tiles, drywall, joint compound, textured ceiling materials and fireproofing materials. Samples were analyzed via Polarized Light Microscopy (PLM). An asbestos-containing material is defined as containing greater than 1% asbestos. The following materials were identified as ACMs:

- Joint compound – The joint compound was identified to contain 2% chrysotile in all samples. In addition, the drywall/joint compound composite sample from the 14th floor hallway was identified to contain 1.5% chrysotile asbestos, verified by point count analysis. All other composite wall samples (drywall and joint compound) were identified to contain < 1% asbestos but were not further analyzed via point count.

The ceiling texture was identified to contain < 1% asbestos but was not further analyzed via point count analysis. Although a material may contain asbestos at <1%, it **DOES NOT** relieve contractors from performing exposure assessments (personal air monitoring) on their employees per the OSHA Asbestos Standard (29 CFR 1926.1101) and should not be interpreted as asbestos is not present. Although laboratory analysis may indicate “<1%”, airborne asbestos concentrations still may exceed the OSHA Permissible Exposure Limit (PEL) depending on the work activity.



The ceiling tiles and fireproofing materials were not identified to contain asbestos. The inspection was not comprehensive and was not intended to fully characterize all ACMs at the subject property.

In addition, D3G was provided with an Asbestos Abatement Project License (license #N0608274 – issued on August 14, 2006 and amended on September 13, 2006) from the South Carolina Department of Health & Environmental Control (SCDHEC) for the authorization to remove 1,000 square feet of sheetrock. Removal activities were authorized to occur from August 24-25, 2006. No further documentation was available from the SCDHEC.

- Moisture Intrusion and Mold

The subject property was visually inspected for the presence of mold growth during the site investigation. During the site visit on January 14, 2020 evidence of moisture intrusion and/or mold was observed throughout the structure as a result of the frequent plumbing leaks and exterior water infiltration. An inspection of exterior areas of the property did not identify evidence of standing water, or improper site drainage characteristics.

11.0 CONCLUSIONS

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Marion Street Highrise located at 1930 Marion Street in Columbia, Richland County, South Carolina (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) in connection with the subject property.

D3G has performed a Phase I ESA at the subject property. Based on the identified environmental concerns discussed in Section 10.0, D3G recommends the following:

- Asbestos-Containing Materials (ACMs)

Upon SAC approval and prior to subsequent demolition activities, a comprehensive asbestos survey is required to be conducted in accordance with 40 CFR 61 Subpart M and State of South Carolina asbestos regulations. Identified ACMs should be removed by a licensed asbestos abatement contractor in accordance with applicable regulations prior to demolition activities.

- Moisture Intrusion and Mold

Upon SAC approval, the subsequent demolition activities will effectively mitigate the safety concerns associated with the moisture intrusion and mold at the subject property. If the intended future use of the subject property involves residential housing, then mitigation measures related to the moisture intrusion and mold may be required to be implemented.



12.0 DEVIATIONS

There are no deviations from the ASTM standard Phase I ESA except for those outlined in Section 2.4 of this report.

13.0 ADDITIONAL SERVICES

No additional services were contracted between the User and D3G.

14.0 REFERENCE MATERIALS

- City of Columbia FOIA Office
- Richland County Assessor
- South Carolina Department of Health and Environmental Control
- Web Soil Survey accessed at <http://websoilsurvey.nrcs.usda.gov/app/>
- USGS Topographic Quadrangle – *Columbia North, South Carolina* 2017
- Environmental Data Resources Inc. (EDR) Report, dated March 31, 2020
- Delorme Street Atlas USA® 2015
- Google Earth and EDR Inc. – aerial photographs
- EDR Certified Sanborn Map Report
- EPA Radon Map
- As-Built Site Plan prepared by Lafaye, Lafaye & Associates dated June 28, 1974



15.0 SIGNATURE OF ENVIRONMENTAL PERSONNEL

Data presented in this report is factual to the best of our knowledge. Available sources of data were comprehensively researched to provide a complete Phase I ESA of the subject property. The Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation E 1527-13), 40 CFR Part 312 Standards and Practices for All Appropriate Inquiry: Final Rule, and portions of the U.S. Department of HUD MAP Guide protocols, as amended. In addition, it should be noted that the HUD Environmental Review Record Related Federal Laws and Authorities Worksheets are included under separate cover.

D3G understands that this Phase I ESA will be used by the User to document to the U.S. Department of HUD that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD MAP requirements. D3G certifies that the review was in accordance with the HUD MAP requirements applicable on the date of the review and that D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

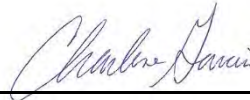
D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

Shawn Hughes, BPI-MFBA
Site Assessor



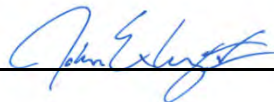
Signature

Charlene Garcia
Project Manager



Signature

John Exley
Environmental Professional



Signature

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.



16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

John Exley qualifies as an **Environmental Professional** as defined in 40 CFR Part 312.10(b). Mr. Exley has numerous years of extensive training and experience with regards to environmental issues. He received an undergraduate B.S. degree in Geography and Urban Planning as well as a minor in Environmental Studies from Virginia Commonwealth University and has inspected, managed and designed numerous environmental projects throughout the United States. Mr. Exley also has extensive knowledge of the ASTM E 1527 Phase I Environmental Site Assessment regulations as well as the EPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries regulations. Mr. Exley qualifies as an Environmental Professional as defined under ASTM E 1527 Section 4.3 and Appendix X2 with over ten (10) years of experience performing investigations of surface and subsurface environmental conditions. Mr. Exley's duties as a Team Manager for Dominion Due Diligence Group include coordinating, conducting, writing, and reviewing Phase I/II Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, and ASTM E 1527) throughout the United States as well as coordinating, conducting and reviewing comprehensive lead-based paint and asbestos-containing material investigation/remediation projects. Mr. Exley has additionally performed numerous HUD noise assessments and assisting with HUD 8-Step Processes throughout the United States.

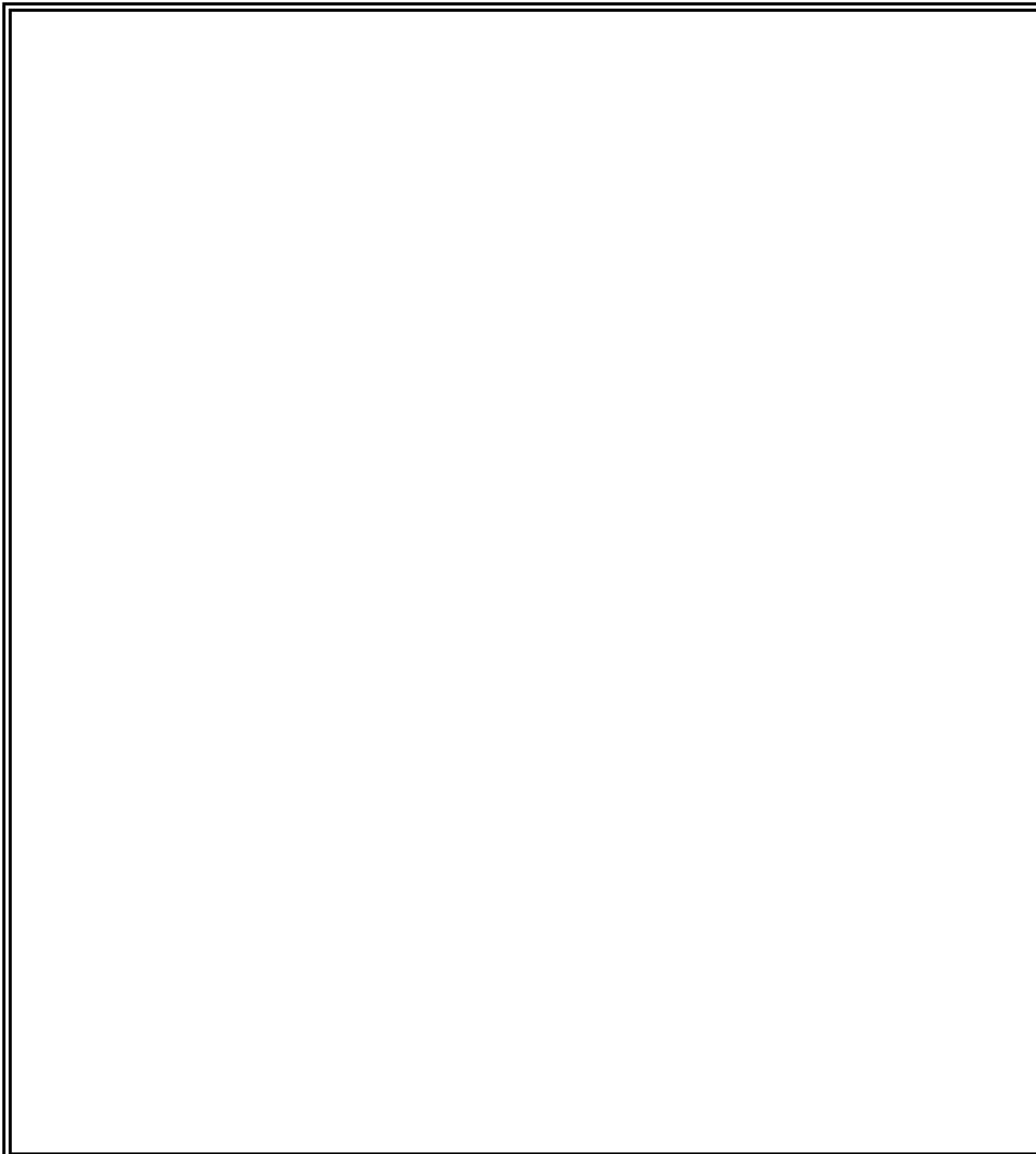


17.0 APPENDICES

Appendix A:	Site (Vicinity) Maps
Appendix B:	Site Plan
Appendix C:	Site Photographs
Appendix D:	Historical Research Documents
Appendix E:	Regulatory Records Documentation
Appendix F:	Interview Documentation
Appendix G:	Special Contractual Conditions Between User and Environmental Professional
Appendix H:	Qualifications of the Environmental Professionals
Appendix I:	Certificate of Liability Insurance
Appendix J:	2009 Limited Asbestos Inspection Report







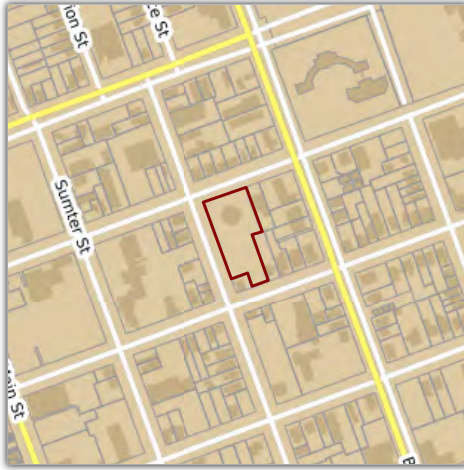
Appendix A
Tax Map

↑
N

**DOMINION
DUE DILIGENCE
GROUP**

1407 RICHLAND ST | R09015-05-01

Print



Address

Address	1407 RICHLAND ST
Municipality	Columbia
School District	Richland School District 1
Garbage Coll. Day	No Pickup
Recycling Coll. Day	No Pickup
Yard Trash Coll. Day	No Pickup
Latitude	34.01244
Longitude	-81.03428
Elevation	293 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$21,750	\$10,306	\$6,471
Avg Home Value	\$9,999	\$0	\$57,500
Pop. Density (/sqmi)	17,874	17,470	17,890

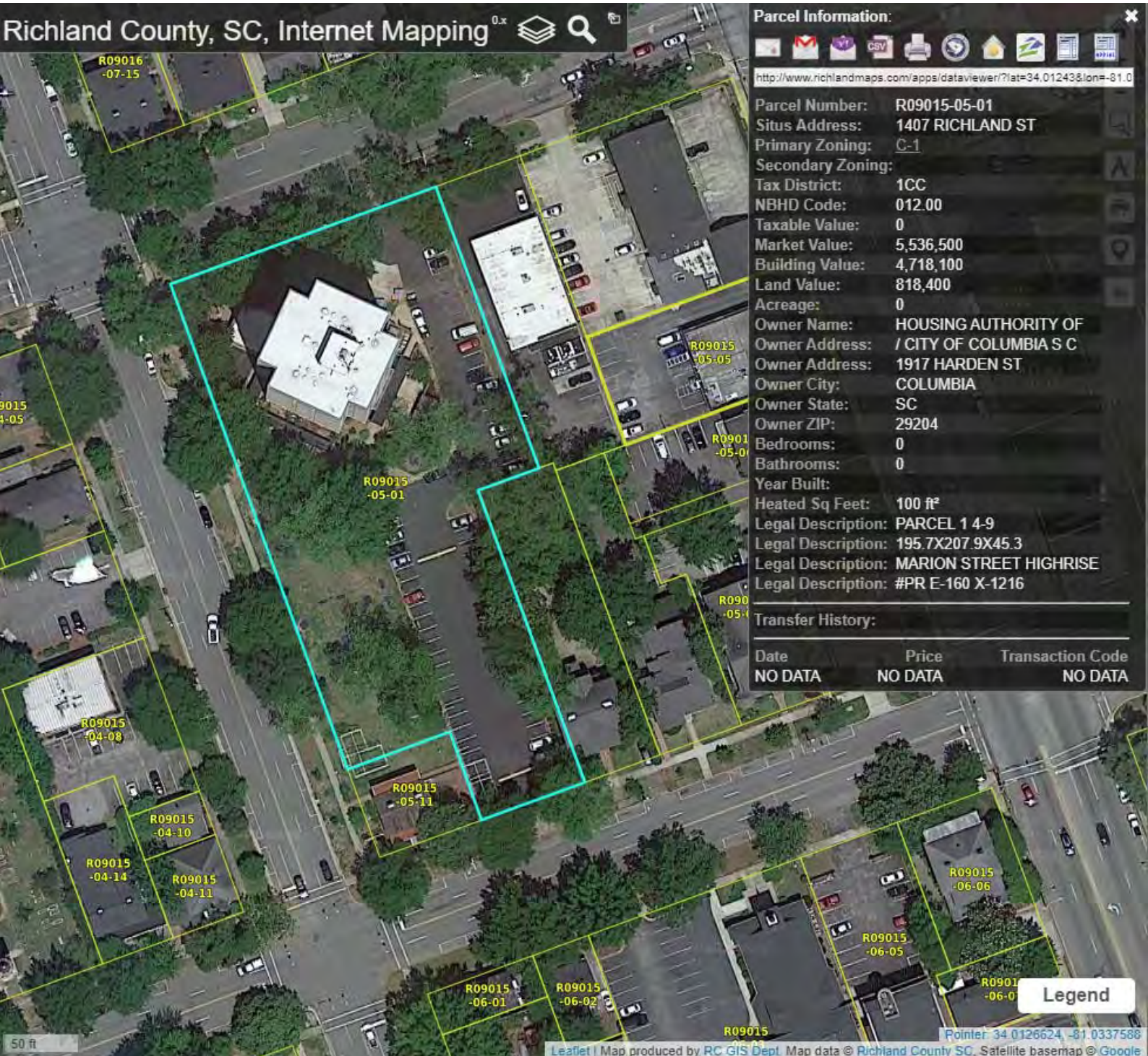
Property

TMS	R09015-05-01
Owner	HOUSING AUTHORITY OF
Beds	0.0
Baths	0.0
Heated Sqft	100
Year Built	
Tax District	1CC
Land Value	\$818,400
Building Value	\$4,718,100
Taxable Value	\$0
Market Value	\$5,536,500
Last Sale	\$0 (00/00/1970)
Zoning	C-1
Secondary Zoning	
Owner Occupied	Exempt

Political

Voting Precinct	Ward 2
Voting Location	Marion Street Apartments
County Council Dist.	4
County Council Rep.	Paul Livingston
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	74
SC House Rep.	J. Todd Rutherford
County Magistrate Dist.	COLUMBIA
County Magistrate	JUDGE STEPHANIE BESS
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.



Parcel Information:

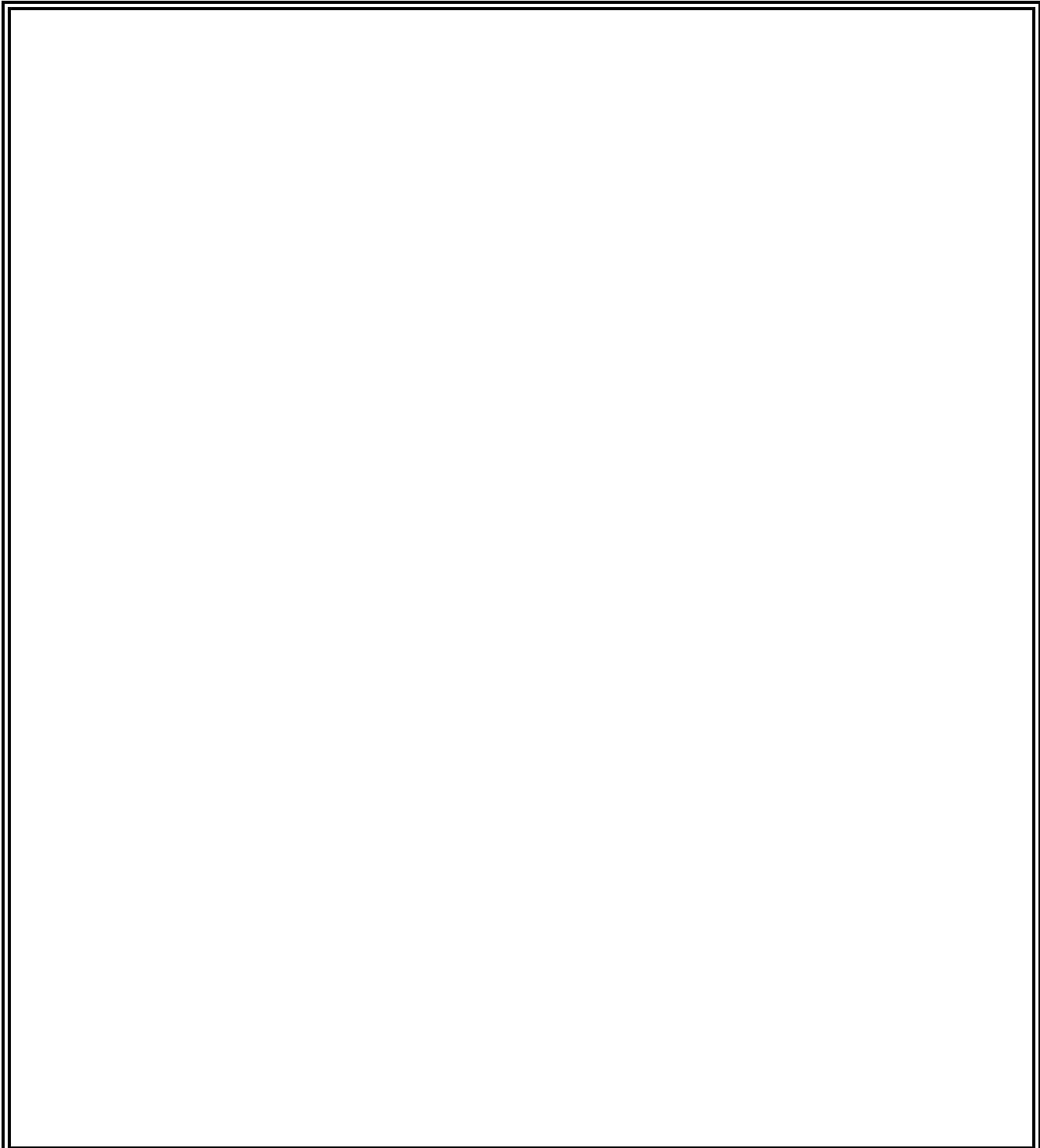
<http://www.richlandmaps.com/apps/dataviewer/?lat=34.01243&lon=-81.0>

Parcel Number: R09015-05-01
Situs Address: 1407 RICHLAND ST
Primary Zoning: C-1
Secondary Zoning:
Tax District: 1CC
NBHD Code: 012.00
Taxable Value: 0
Market Value: 5,536,500
Building Value: 4,718,100
Land Value: 818,400
Acreage: 0
Owner Name: HOUSING AUTHORITY OF
Owner Address: / CITY OF COLUMBIA S C
Owner Address: 1917 HARDEN ST
Owner City: COLUMBIA
Owner State: SC
Owner ZIP: 29204
Bedrooms: 0
Bathrooms: 0
Year Built:
Heated Sq Feet: 100 ft²
Legal Description: PARCEL 1 4-9
Legal Description: 195.7X207.9X45.3
Legal Description: MARION STREET HIGHRISE
Legal Description: #PR E-160 X-1216

Transfer History:

Date	Price	Transaction Code
NO DATA	NO DATA	NO DATA

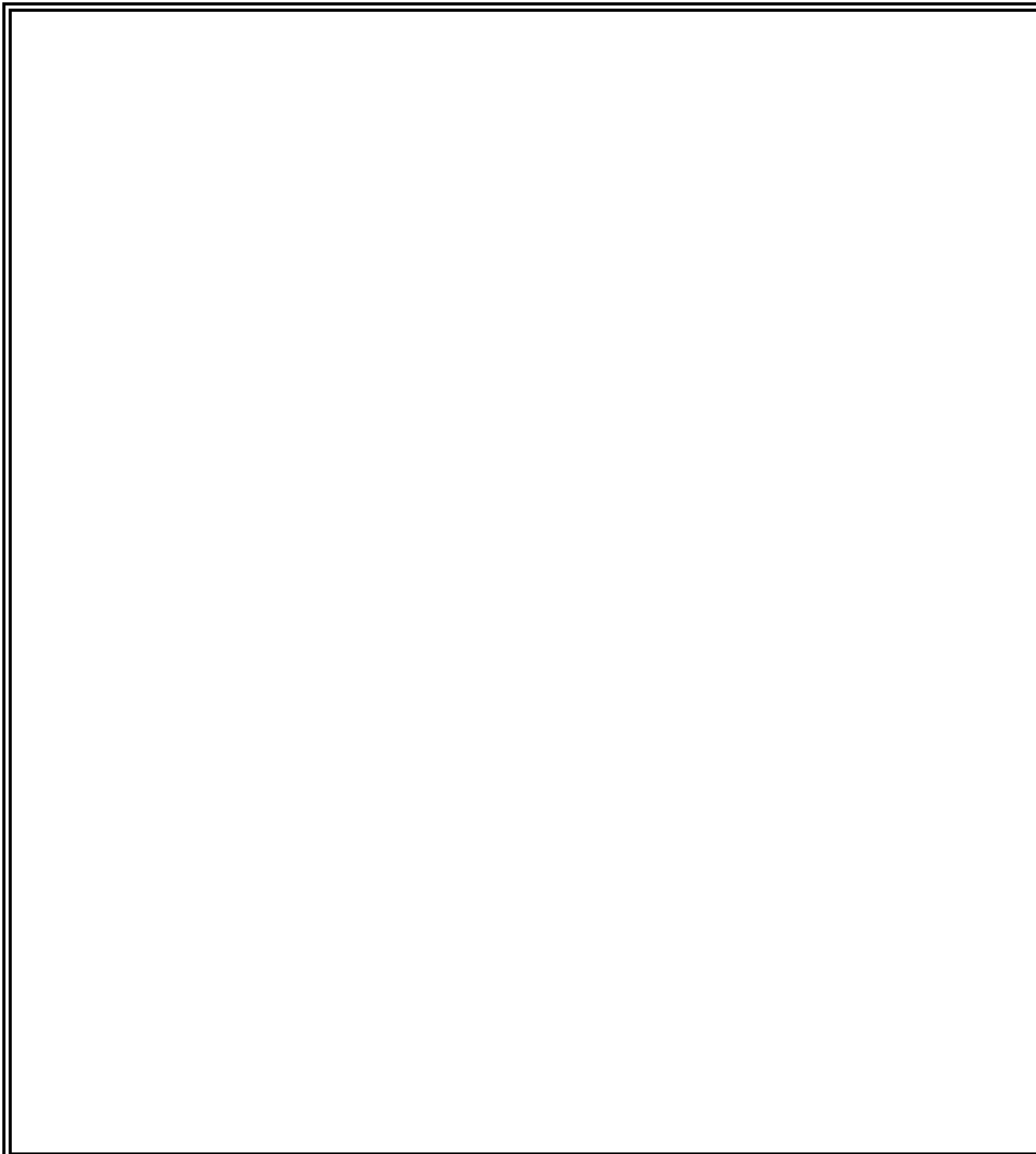
Legend



Appendix A
Site
Topographic
Map

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N

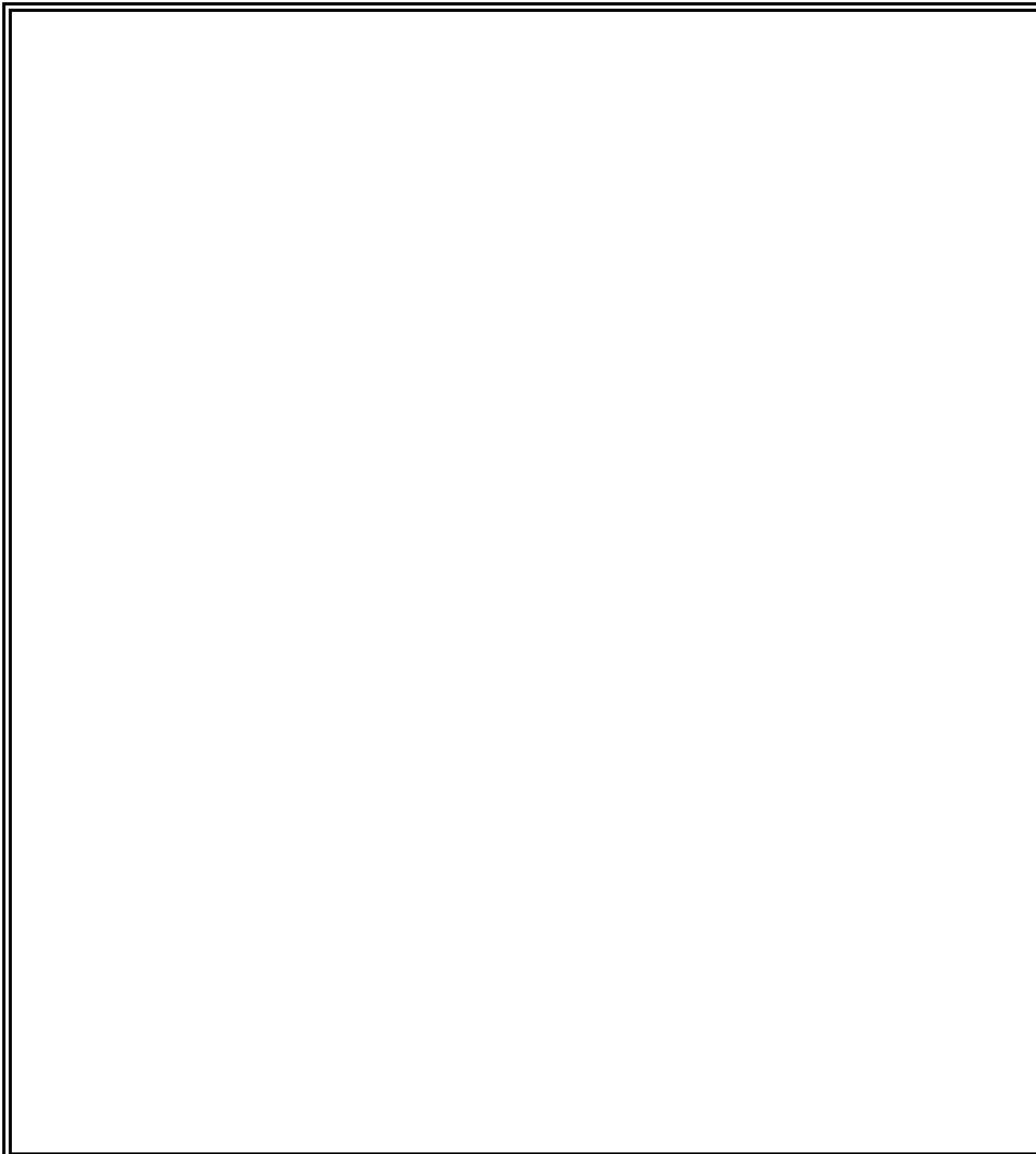
**DOMINION
DUE DILIGENCE
GROUP**



Appendix A
Site Locator
Map

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N

**DOMINION
DUE DILIGENCE
GROUP**

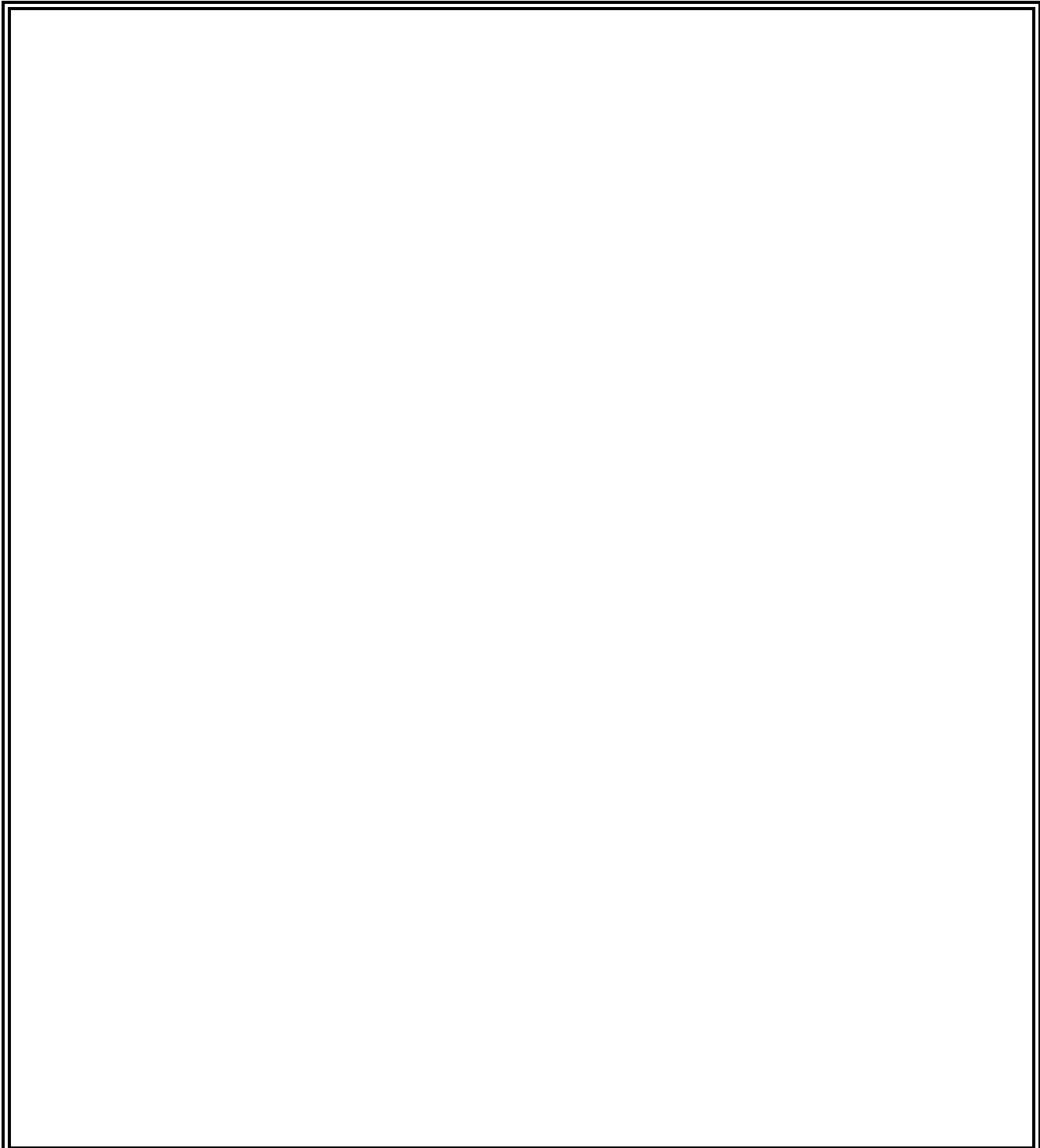


Appendix A
Site Soils Map

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N

**DOMINION
DUE DILIGENCE
GROUP**

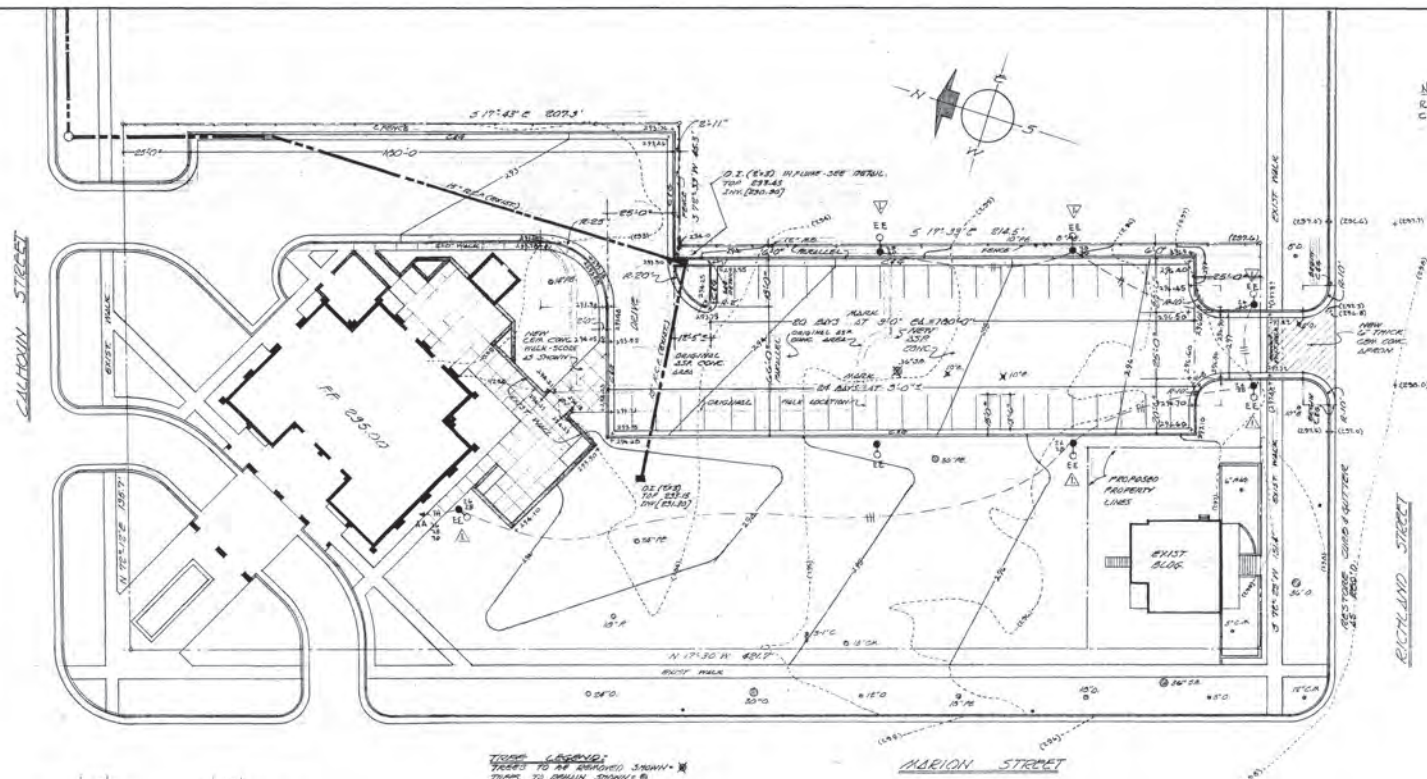




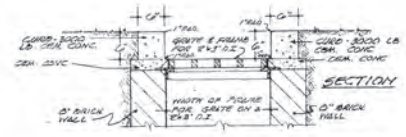
Appendix B
Site Plan

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N

**DOMINION
DUE DILIGENCE
GROUP**



NOTE:
 RELOCATED FEATURES ON
 CKTS. AA & B: ALL OTHER PICTURE
 LOCATIONS AND DATA,
 AS ORIGINALLY SPECIFIED



FLUME BETWEEN CURBS WITH
2\"/>
 NO SCALE
 CONSTRUCT DROP INLET SAME AS SHOWN BY
 SPEC'S & DETAIL OF CONTRACT DWG'S, SHEET L-4.

TREE LEGEND:
 TREES TO BE REMOVED SHOWN *
 TREES TO REMAIN SHOWN @
 CIRCLES @ C
 CROWN POINTS = CM
 DBH = D
 HAZARDOUS = HAZ
 HAZARDOUS = HA
 CMX = C
 HAZARD = H
 PINE = P
 SUGARPINE = SP

REVISION NOTE:
 ORIGINAL LINES OF DRIVE, PARKING AREA AND WALK
 ON CONTRACT DRAWINGS (DATED NOV 02, 1976) SHOWN BY
 DASHED OUTLINE.

MATERIALS:

- * THIS PLAN IS BASED UPON TOPOGRAPHICAL AND UTILITY MAP BY WILLIAM WENTWORTH, INC., SALEM, MISSISSIPPI, DATED APRIL 14, 1969, AND CONTRACT DRAWINGS BY LAFAYE, LAFAYE AND ASSOCIATES, ARCHITECTS, COLUMBIA, S. C.
- * THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF ALL HIS WORK AND HE SHALL FURNISH HIS OWN LIME AND GRAVEL.
- * THE CONTRACTOR SHALL OBTAIN PRIOR PERMISSION FROM THE PROPER AUTHORITIES BEFORE BEGINNING ANY WORK TO THE RIGHT-OF-WAY.
- * KEEPING CURBSIDE SHOULDER: 1805
- * PROPOSED CURBSIDE SHOULDER: 796
- * EXISTING DRIVE DRAINS SHOWN: (255.0)
- * PROPOSED DRIVE DRAINS SHOWN: (253.2)
- * CURB AND GUTTER SHOWN: C & G
- * EXPANSION JOINTS SHOWN: E-J
- * THE AREA OF OPERATIONS INCLUDING THE EXISTING SITE PLAN AND AREAS SURROUNDING THEREIN CONSTITUTE OPERATIONS INCLUDING THE RIGHT-OF-WAY.
- * ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- * EXISTING CURB AND GUTTER AND WALKS WHERE INDICATED.
- * 4" THICK CON. CONC. ASPHALT WITH 6" 4000 LBS./SQ. YD. SAND//|||||
- * CORRELATE THIS PLAN WITH KEEPING CONTRACT DRAWINGS, SHEETS T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-10, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-19, T-20, T-21, T-22, T-23, T-24, T-25, T-26, T-27, T-28, T-29, T-30, T-31, T-32, T-33, T-34, T-35, T-36, T-37, T-38, T-39, T-40, T-41, T-42, T-43, T-44, T-45, T-46, T-47, T-48, T-49, T-50, T-51, T-52, T-53, T-54, T-55, T-56, T-57, T-58, T-59, T-60, T-61, T-62, T-63, T-64, T-65, T-66, T-67, T-68, T-69, T-70, T-71, T-72, T-73, T-74, T-75, T-76, T-77, T-78, T-79, T-80, T-81, T-82, T-83, T-84, T-85, T-86, T-87, T-88, T-89, T-90, T-91, T-92, T-93, T-94, T-95, T-96, T-97, T-98, T-99, T-100, T-101, T-102, T-103, T-104, T-105, T-106, T-107, T-108, T-109, T-110, T-111, T-112, T-113, T-114, T-115, T-116, T-117, T-118, T-119, T-120, T-121, T-122, T-123, T-124, T-125, T-126, T-127, T-128, T-129, T-130, T-131, T-132, T-133, T-134, T-135, T-136, T-137, T-138, T-139, T-140, T-141, T-142, T-143, T-144, T-145, T-146, T-147, T-148, T-149, 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Marion Street Highrise
Columbia, South Carolina

PHOTO #1



View of the subject property

PHOTO #2



View of the subject property

Marion Street Highrise
Columbia, South Carolina

PHOTO #3



View of the subject property

PHOTO #4



View of the subject property

Marion Street Highrise
Columbia, South Carolina

PHOTO #5



View of a typical residential unit living room

PHOTO #6



View of a typical residential unit kitchen

Marion Street Highrise
Columbia, South Carolina

PHOTO #7



View of a typical residential unit bathroom

PHOTO #8



View of a typical residential unit bedroom

Marion Street Highrise
Columbia, South Carolina

PHOTO #9



View of the lobby

PHOTO #10



View of the laundry facilities

Marion Street Highrise
Columbia, South Carolina

PHOTO #11



View of the community room

PHOTO #12



View of the community kitchen

Marion Street Highrise
Columbia, South Carolina

PHOTO #13



View of typical moisture intrusion in Unit 2E

PHOTO #14



View of typical moisture intrusion in Unit 10F

Marion Street Highrise
Columbia, South Carolina

PHOTO #15



View of typical moisture intrusion in Unit 8E

PHOTO #16



View of typical moisture intrusion in Unit 11F

Marion Street Highrise
Columbia, South Carolina

PHOTO #17



View of typical moisture intrusion in Unit 4E

PHOTO #18



View of the hydraulic trash compactor

Marion Street Highrise
Columbia, South Carolina

PHOTO #19



View of the mold near the hydraulic trash compactor

PHOTO #20



View of the electrical equipment area

Marion Street Highrise
Columbia, South Carolina

PHOTO #21



View of typical elevator equipment

PHOTO #22



View of the pump house equipment at the subject property

Marion Street Highrise
Columbia, South Carolina

PHOTO #23



View of the natural gas generator at the subject property

PHOTO #24



View of the pad-mounted electrical transformer at the subject property

Marion Street Highrise
Columbia, South Carolina

PHOTO #25



View of typical solid waste dumpsters at the subject property

PHOTO #26



View of the patio at the subject property

Marion Street Highrise
Columbia, South Carolina

PHOTO #27



View of the picnic area at the subject property

PHOTO #28



View of the northern adjacent Beauty Art

Marion Street Highrise

Columbia, South Carolina

PHOTO #29



View of the northern adjacent Carolina Health Care and Life in Balance Counseling Center, Prudential, and McCartha Cobb & Associates

PHOTO #30



View of the northern adjacent McCartha Cobb & Associates and The Allen Building

Marion Street Highrise
Columbia, South Carolina

PHOTO #31



View of the eastern adjacent Barry D. Oliver, M.D., P.A. Orthopaedic Surgery

PHOTO #32



View of the eastern adjacent Law Offices of Jackson & Jackson, Paul A. Meding, P.A., and Catherine S. Hendrix, and P. Spencer Financial

Marion Street Highrise
Columbia, South Carolina

PHOTO #33



View of the southern adjacent Mann-Simmons Site

PHOTO #34



View of the southern adjacent Korean Presbyterian Church

Marion Street Highrise

Columbia, South Carolina

PHOTO #35



View of the western adjacent Law Offices

PHOTO #36



View of the western adjacent Law Office of Adam T. Silvernal

Marion Street Highrise
Columbia, South Carolina

PHOTO #37



View of the western adjacent Milliken Republican Center

PHOTO #38



View of the western adjacent Ebenezer Lutheran Church and Ebenezer Lutheran Chapel

Marion Street Highrise

Columbia, South Carolina

PHOTO #39



View of the western adjacent ServCo Janitorial

PHOTO #40



View of the western adjacent Foundation Mortgage Corporation



Marion Street Highrise

1930 Marion Street

Columbia, SC 29201

Inquiry Number: 6027986.3

March 31, 2020

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/31/20

Site Name:

Marion Street Highrise
1930 Marion Street
Columbia, SC 29201
EDR Inquiry # 6027986.3

Client Name:

Dominion Environmental Group, Inc
201 Wylderose Drive
Midlothian, VA 23113
Contact: Charlene Garcia



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Certification # F24D-4708-8508
PO # Team 3
Project 2020-000581

Maps Provided:

1969	1888
1956	
1950	
1919	
1910	
1904	
1898	
1893	



Sanborn® Library search results

Certification #: F24D-4708-8508

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Sanborn Sheet Key

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1969 Source Sheets



Volume 1, Sheet 8
1969



Volume 1, Sheet 10
1969

1956 Source Sheets

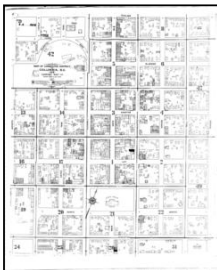


Volume 1, Sheet 10
1956



Volume 1, Sheet 8
1956

1950 Source Sheets



Volume 1, Sheet xxxx
1950



Volume 1, Sheet 10
1950

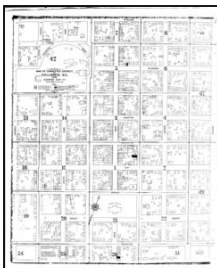


Volume 1, Sheet 8
1950

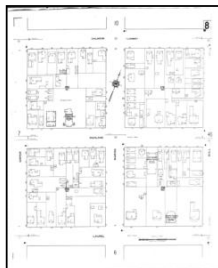


Volume 1, Sheet 45
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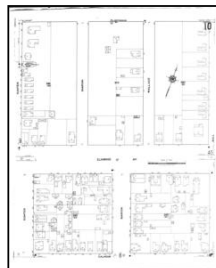
1919 Source Sheets



Volume 1, Sheet xxxx
1919



Volume 1, Sheet 8
1919



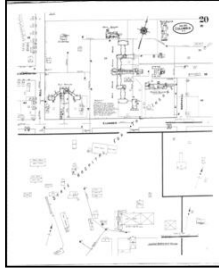
Volume 1, Sheet 10
1919

Sanborn Sheet Key

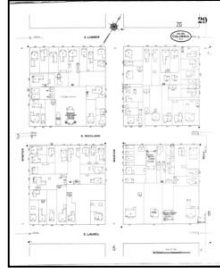
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1910 Source Sheets

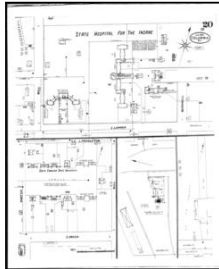


Volume 1, Sheet 20
1910



Volume 1, Sheet 29
1910

1904 Source Sheets

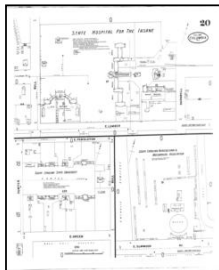


Volume 1, Sheet 20
1904

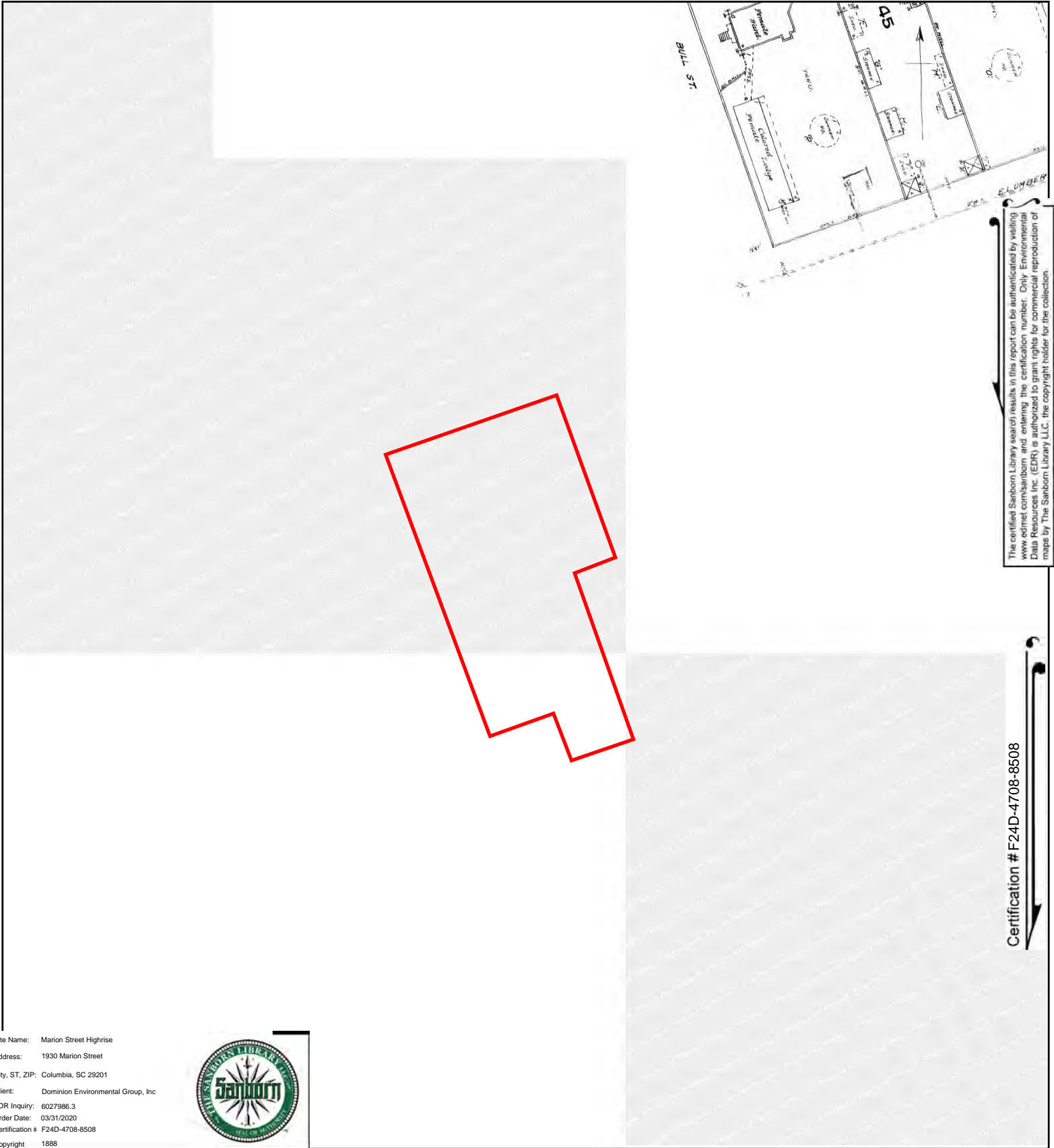


Volume 1, Sheet 29
1904

1898 Source Sheets



Volume 1, Sheet 20
1898



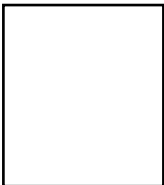
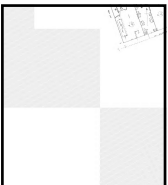
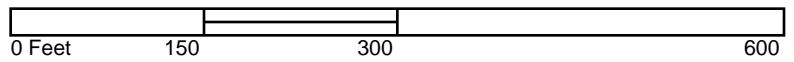
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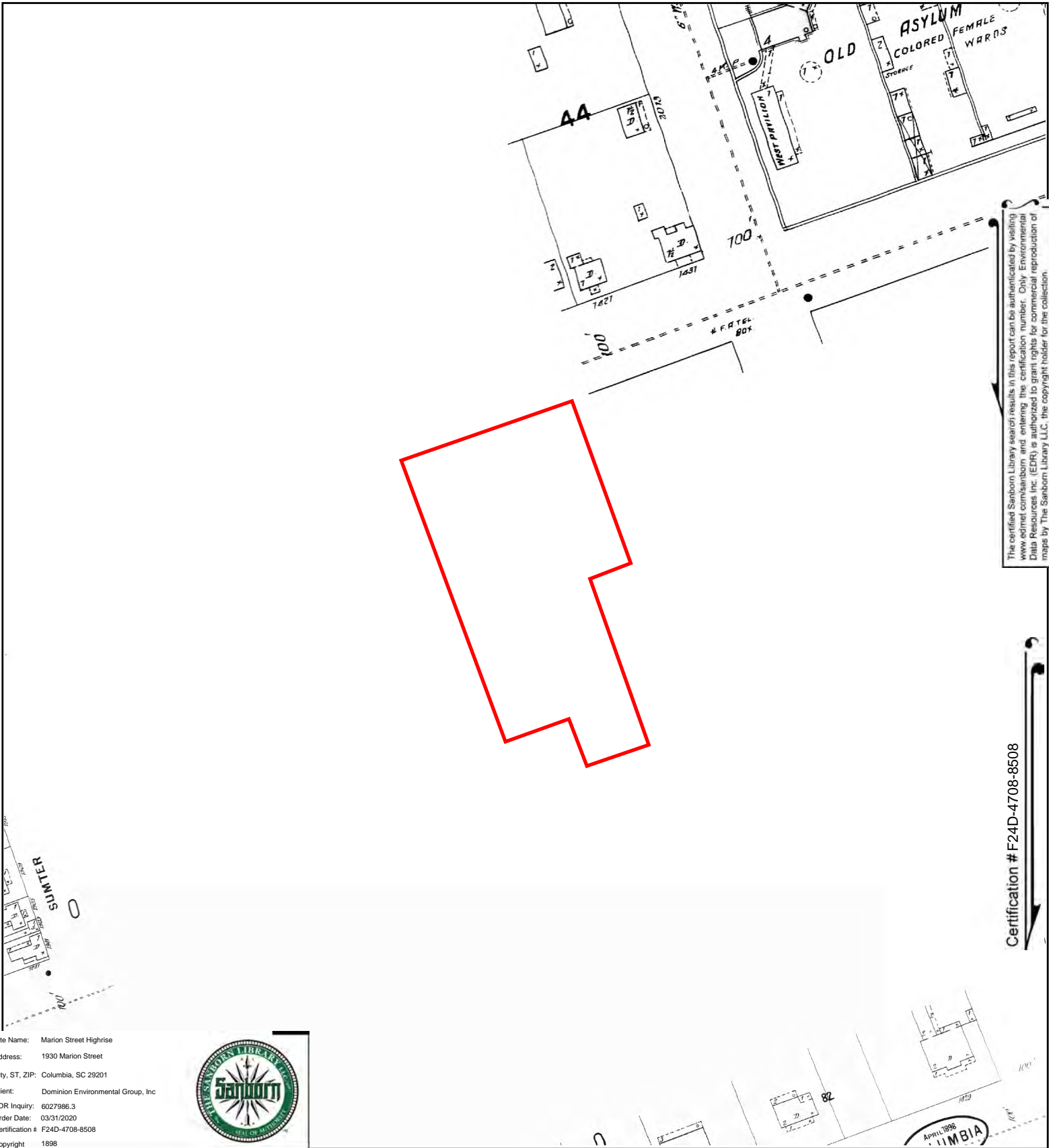
Certification # F24D-4708-8508

Site Name: Marion Street Highrise
 Address: 1930 Marion Street
 City, ST, ZIP: Columbia, SC 29201
 Client: Dominion Environmental Group, Inc
 EDR Inquiry: 6027986.3
 Order Date: 03/31/2020
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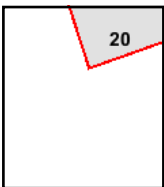
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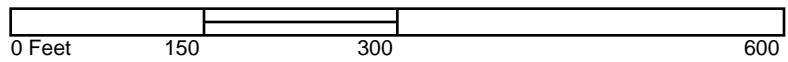
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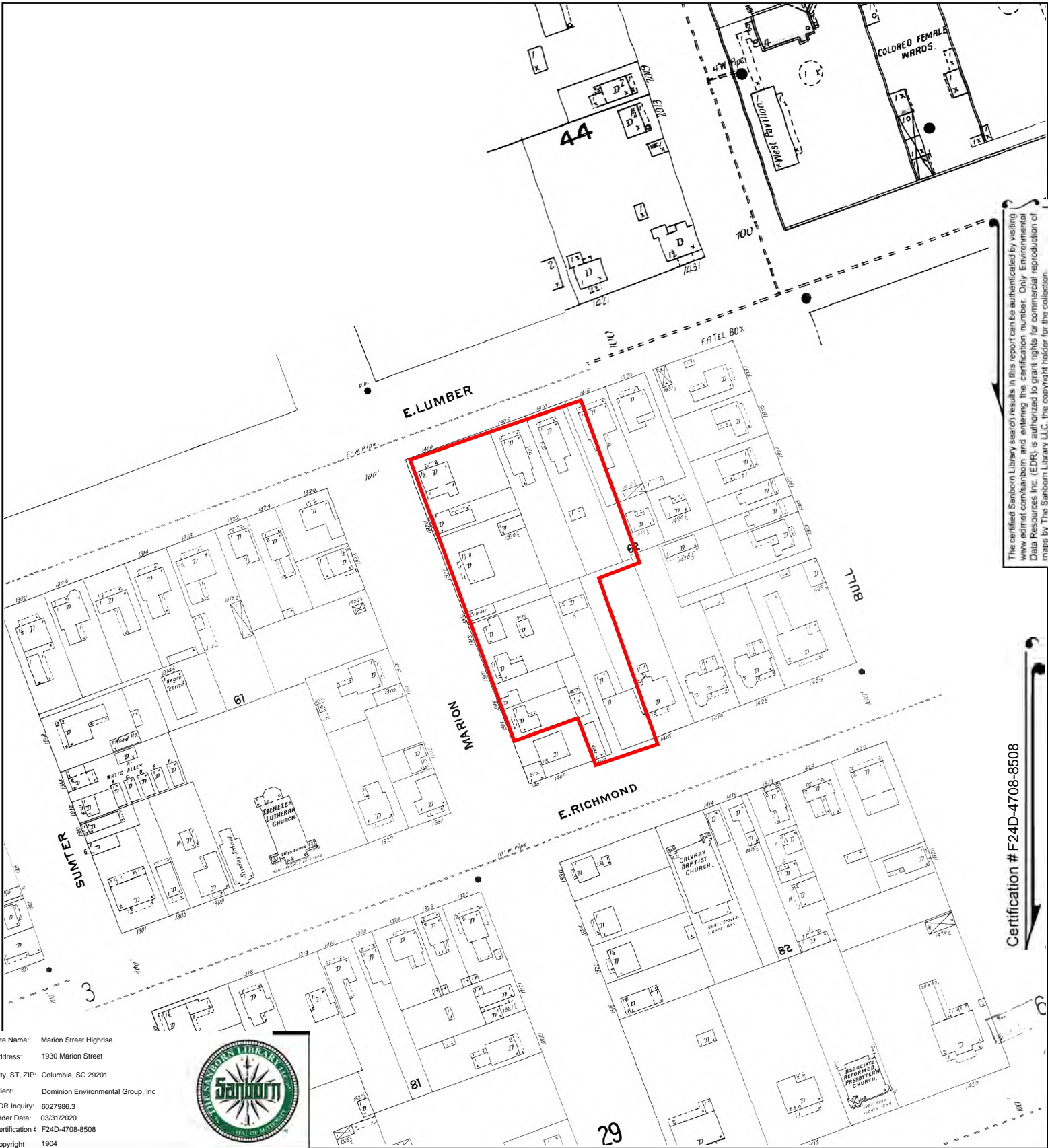


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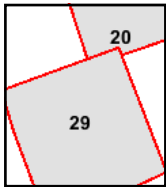
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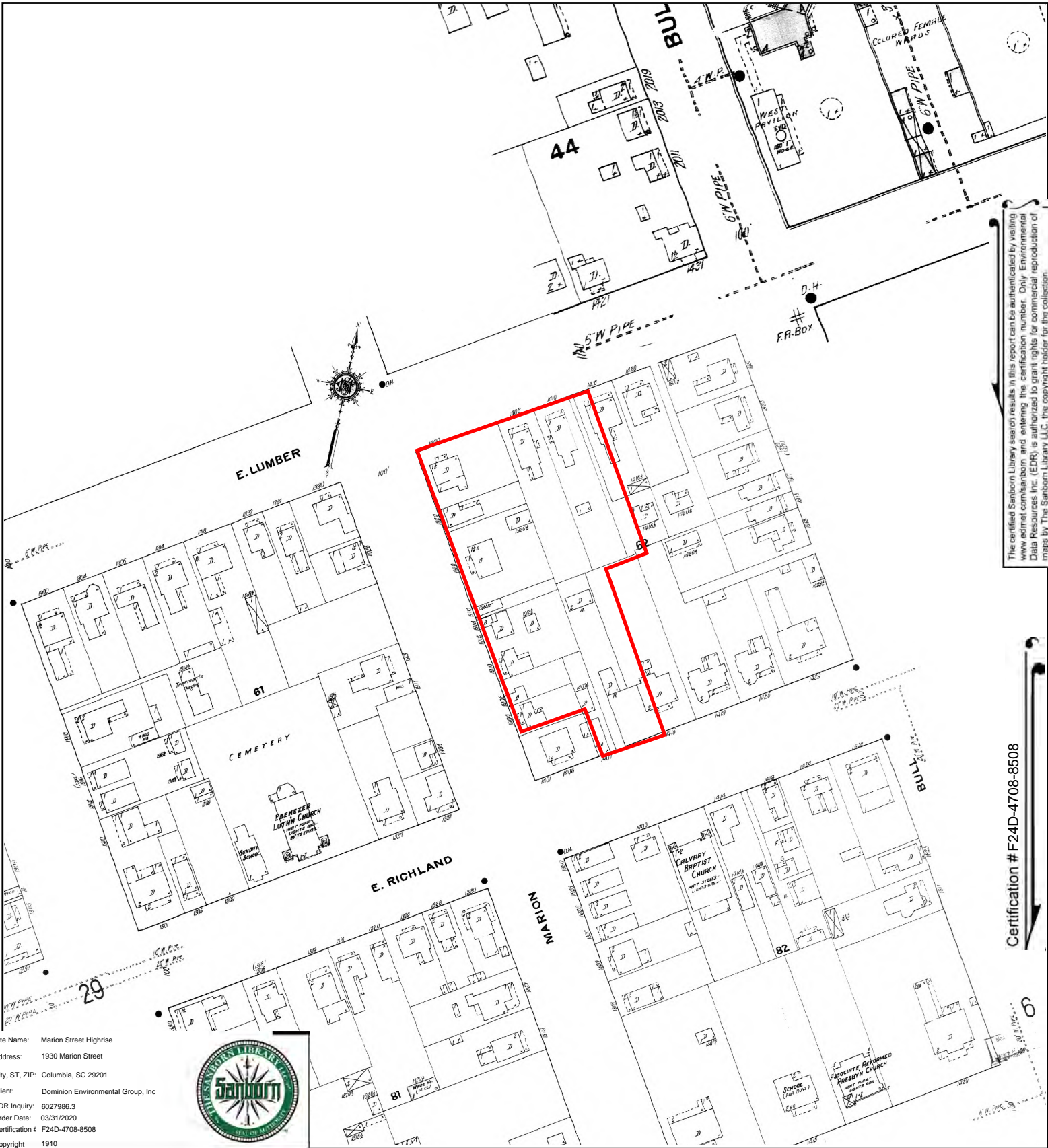


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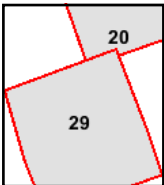
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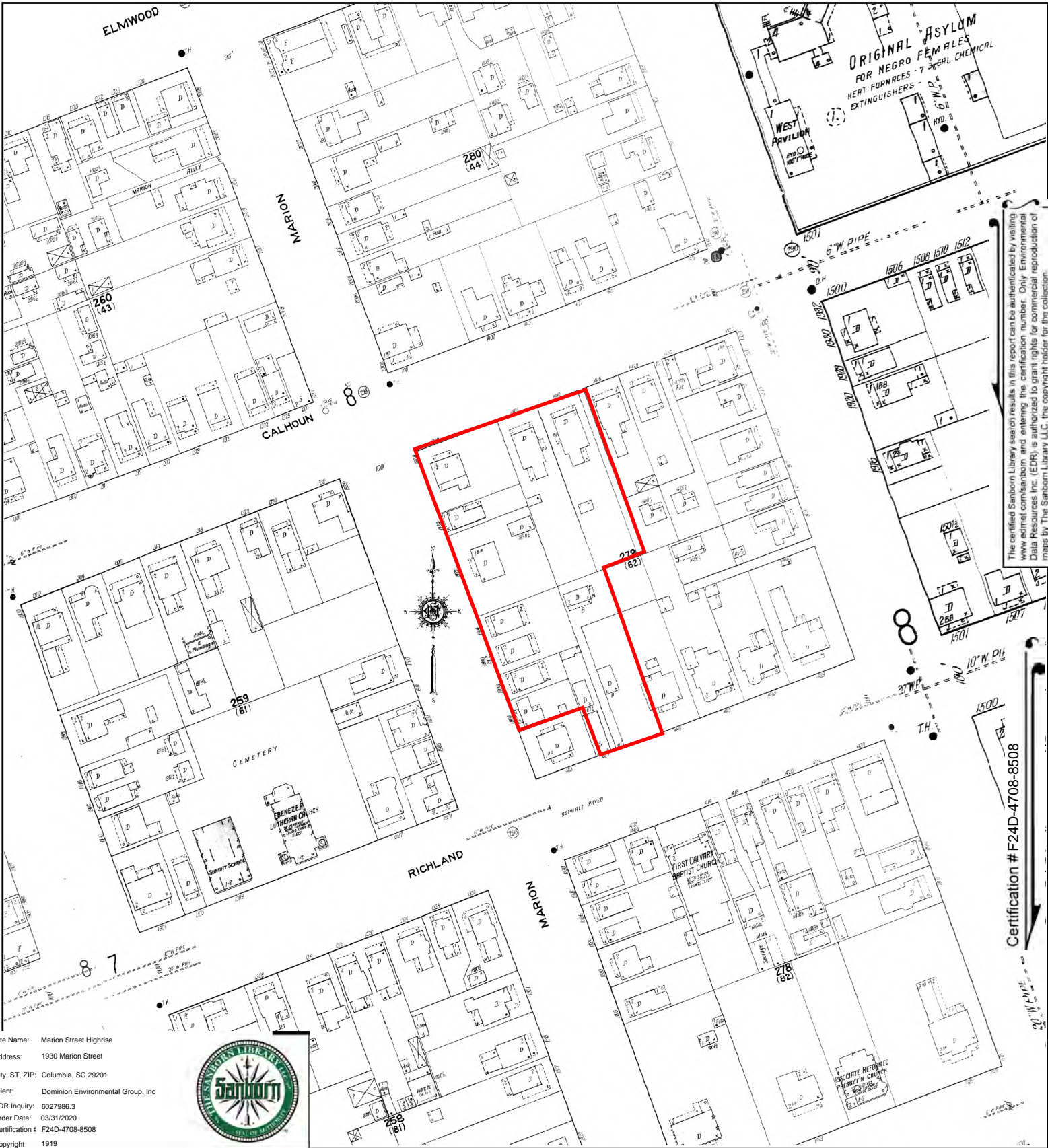


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Volume 1, Sheet 29
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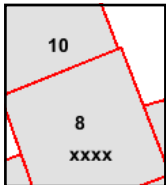
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Certification # F24D-4708-8508

Site Name: Marion Street Highrise
 Address: 1930 Marion Street
 City, ST, ZIP: Columbia, SC 29201
 Client: Dominion Environmental Group, Inc
 EDR Inquiry: 6027986.3
 Order Date: 03/31/2020
 Certification # F24D-4708-8508
 Copyright 1919

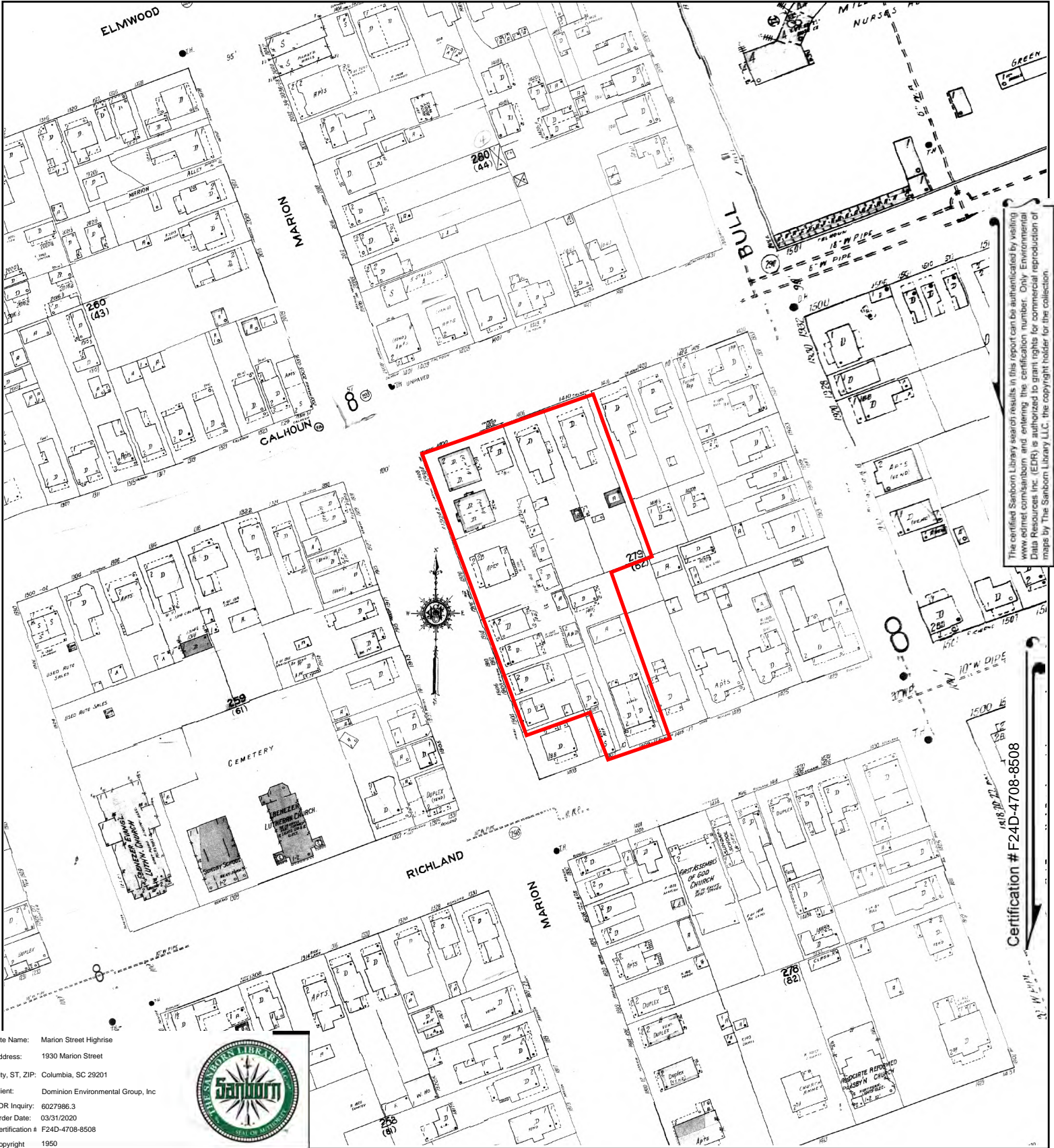


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 10
 Volume 1, Sheet 8
 Volume 1, Sheet xxxx



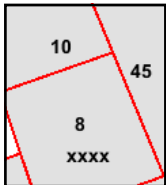
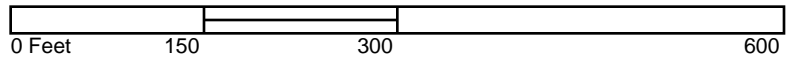


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Site Name: Marion Street Highrise
 Address: 1930 Marion Street
 City, ST, ZIP: Columbia, SC 29201
 Client: Dominion Environmental Group, Inc
 EDR Inquiry: 6027986.3
 Order Date: 03/31/2020
 Certification # F24D-4708-8508
 Copyright 1950

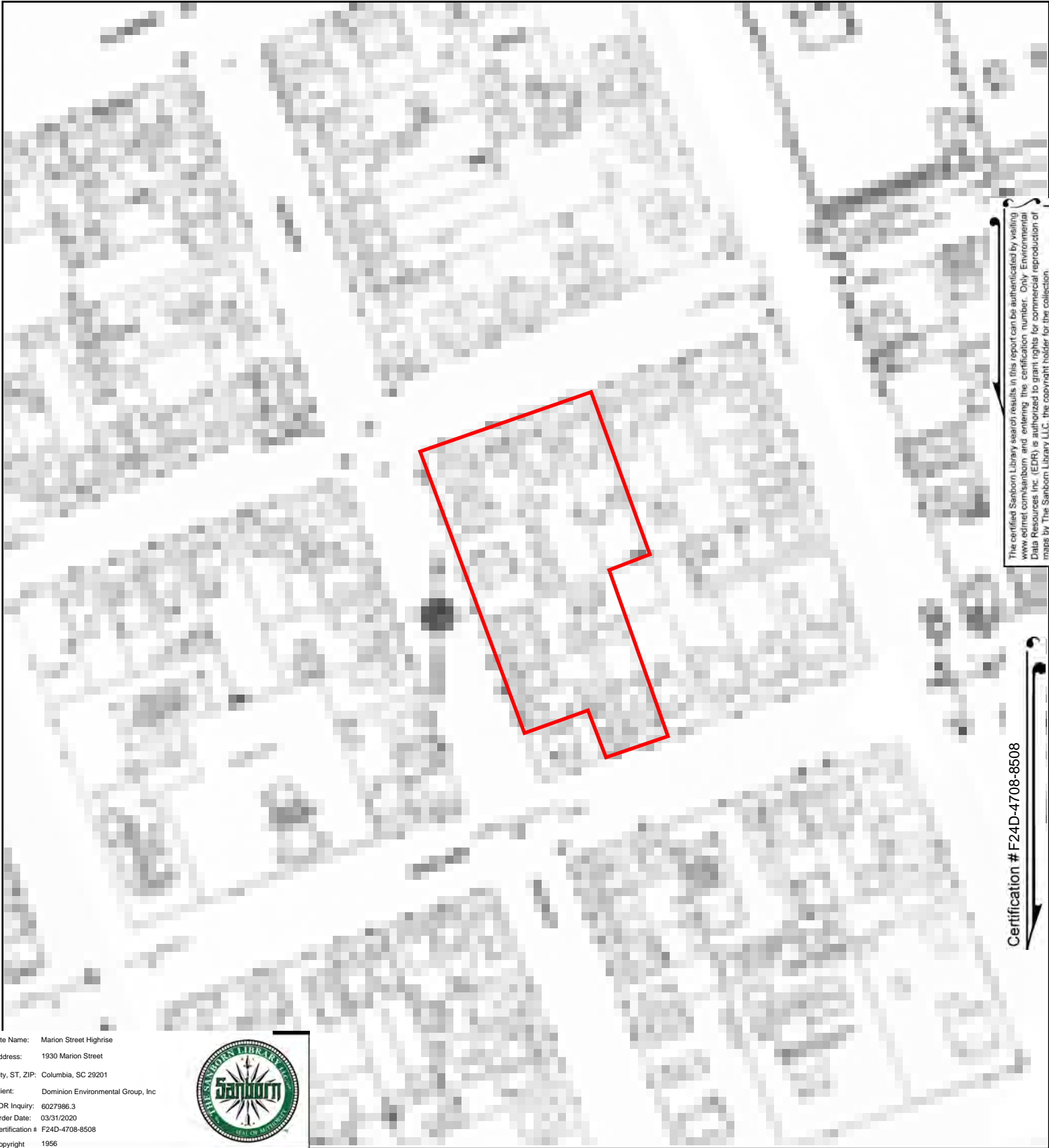


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Volume 1, Sheet 45
 Volume 1, Sheet 8
 Volume 1, Sheet 10
 Volume 1, Sheet xxx





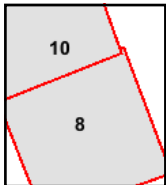
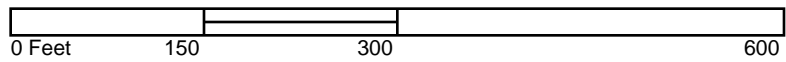
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Certification # F24D-4708-8508

Site Name: Marion Street Highrise
 Address: 1930 Marion Street
 City, ST, ZIP: Columbia, SC 29201
 Client: Dominion Environmental Group, Inc
 EDR Inquiry: 6027986.3
 Order Date: 03/31/2020
 Certification # F24D-4708-8508
 Copyright 1956



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 8
 Volume 1, Sheet 10





Marion Street Highrise

1930 Marion Street

Columbia, SC 29201

Inquiry Number: 6027986.5

March 31, 2020

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/31/20

Site Name:

Marion Street Highrise
1930 Marion Street
Columbia, SC 29201
EDR Inquiry # 6027986.5

Client Name:

Dominion Environmental Group, Inc
201 Wylderose Drive
Midlothian, VA 23113
Contact: Charlene Garcia



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: January 22, 1994	USGS/DOQQ
1983	1"=500'	Flight Date: March 03, 1983	USDA
1981	1"=500'	Flight Date: February 05, 1981	USDA
1971	1"=500'	Flight Date: March 21, 1971	USGS
1966	1"=500'	Flight Date: February 19, 1966	USDA
1964	1"=500'	Flight Date: October 07, 1964	USGS
1955	1"=500'	Flight Date: March 29, 1955	USDA
1951	1"=500'	Flight Date: May 15, 1951	USDA
1943	1"=500'	Flight Date: April 29, 1943	USDA
1938	1"=500'	Flight Date: April 25, 1938	USDA

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INQUIRY #: 6027986.5

YEAR: 1938

— = 500'





INQUIRY #: 6027986.5

YEAR: 1943

— = 500'





INQUIRY #: 6027986.5

YEAR: 1951

— = 500'





INQUIRY #: 6027986.5

YEAR: 1955

— = 500'





INQUIRY #: 6027986.5

YEAR: 1964

— = 500'





INQUIRY #: 6027986.5

YEAR: 1966

— = 500'





INQUIRY #: 6027986.5

YEAR: 1971

— = 500'





INQUIRY #: 6027986.5

YEAR: 1981

— = 500'





INQUIRY #: 6027986.5

YEAR: 1983

— = 500'





INQUIRY #: 6027986.5

YEAR: 1994

— = 500'



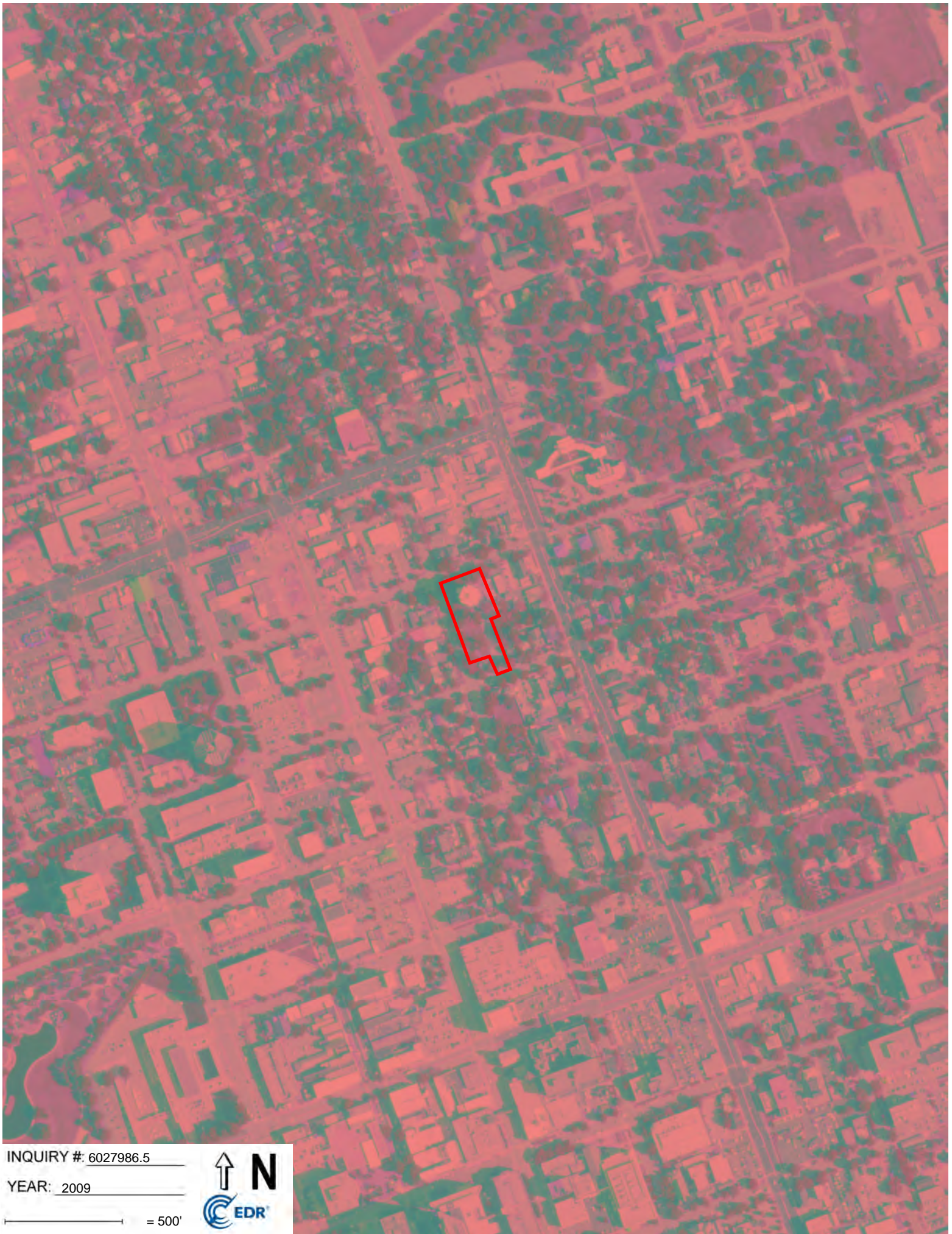


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YEAR: 2006

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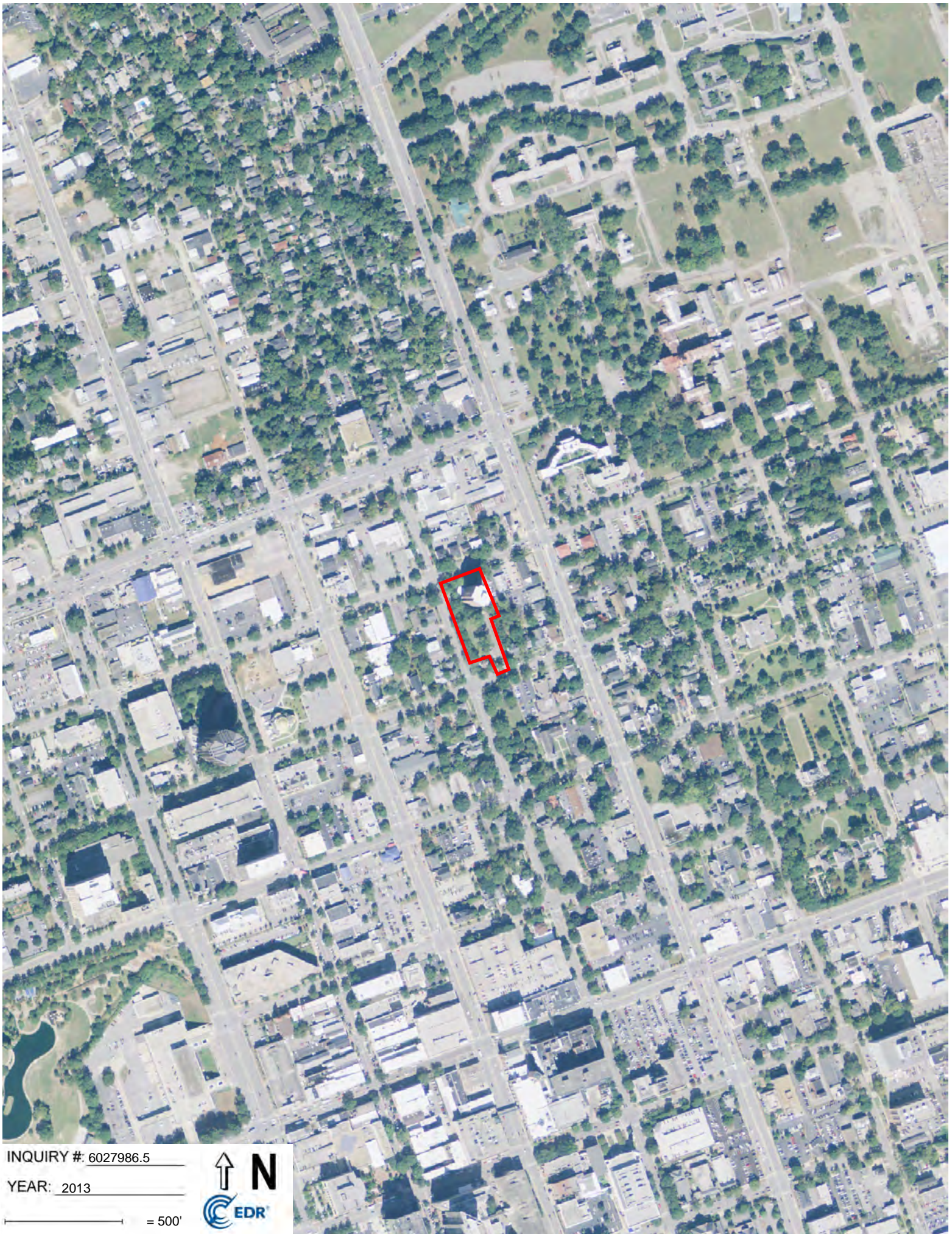


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YEAR: 2009

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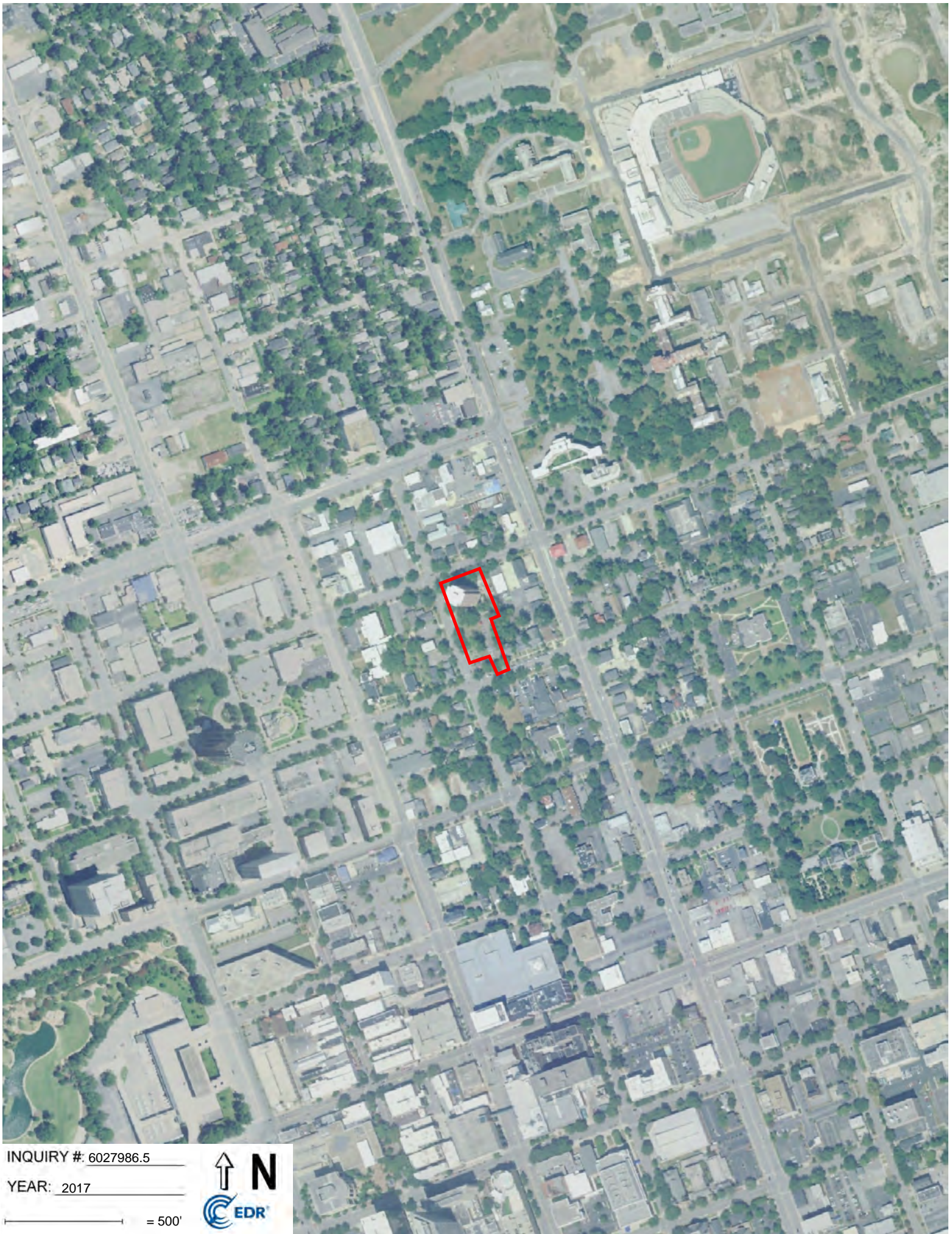


INQUIRY # 6027986.5

YEAR: 2013

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INQUIRY #: 6027986.5

YEAR: 2017

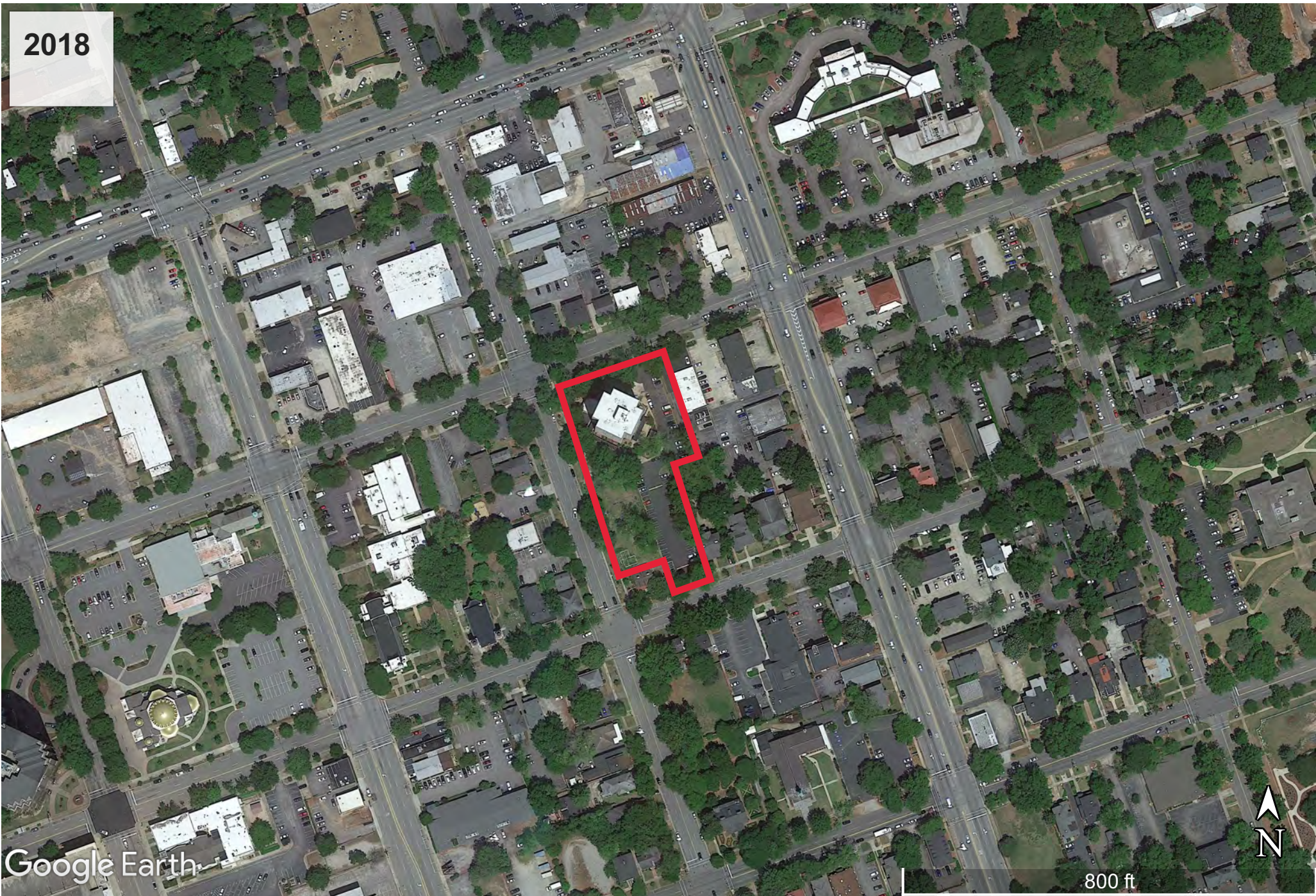
— = 500'



2018

Google Earth

800 ft





Search Summary Report

TARGET SITE 1930 MARION STREET
COLUMBIA, SC 29201

Marion Street Highrise
1930 Marion Street
Columbia, SC 29201

Inquiry Number: 6027986.2s
March 31, 2020

FirstSearch Report

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	-	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	2	0	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	-	-	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	1	2	4	-	0	7
<i>State/Tribal SWL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal LTANKS</i>	Y	0	3	1	10	-	0	14
<i>State/Tribal Tanks</i>	Y	0	9	-	-	-	0	9
<i>State/Tribal IC / EC</i>	Y	0	1	0	5	-	0	6
<i>State/Tribal VCP</i>	Y	0	1	2	1	-	0	4
<i>ST/Tribal Brownfields</i>	Y	0	1	2	1	-	0	4
<i>US Brownfields</i>	Y	0	0	0	10	-	0	10
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	1	-	-	-	0	1
<i>Other</i>	Y	0	1	3	-	-	0	4
<i>EDR Exclusive</i>	Y	0	0	0	0	1	0	1
- Totals --		0	20	10	31	1	0	62

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Shelton, CT 06484
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Search Summary Report

TARGET SITE: 1930 MARION STREET
COLUMBIA, SC 29201

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	01/30/2020	1.000	0	0	0	0	0	0	0
	Proposed NPL	01/30/2020	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	01/30/2020	0.500	0	0	0	0	-	0	0
CERCLIS	SEMS	01/30/2020	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	01/30/2020	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/16/2019	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/16/2019	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	12/16/2019	0.250	0	2	0	-	-	0	2
Federal IC / EC	US ENG CONTROLS	11/22/2019	0.125	0	0	-	-	-	0	0
	US INST CONTROL	11/22/2019	0.125	0	0	-	-	-	0	0
ERNS	ERNS	12/16/2019	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	01/06/2020	0.375	0	1	2	4	-	0	7
State/Tribal SWL	SWF/LF	12/10/2019	0.750	0	0	0	0	0	0	0
State/Tribal LTANKS	LUST	10/23/2019	0.375	0	3	1	10	-	0	14
	INDIAN LUST	10/01/2019	0.375	0	0	0	0	-	0	0
State/Tribal Tanks	UST	11/09/2019	0.125	0	9	-	-	-	0	9
	AST	03/25/2004	1.000	0	0	0	0	0	0	0
	INDIAN UST	10/01/2019	0.125	0	0	-	-	-	0	0
State/Tribal IC / EC	RCR	01/07/2020	0.500	0	0	0	5	-	0	5
	AUL	12/09/2019	0.125	0	1	-	-	-	0	1
State/Tribal VCP	VCP	10/01/2019	0.500	0	1	2	1	-	0	4
ST/Tribal Brownfields	BROWNFIELDS	10/01/2019	0.500	0	1	2	1	-	0	4

Search Summary Report

TARGET SITE: 1930 MARION STREET
COLUMBIA, SC 29201

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS	
US Brownfields	US BROWNFIELDS	12/02/2019	0.500	0	0	0	10	-	0	10	
Other Haz Sites	US CDL	06/11/2019	TP	0	-	-	-	-	0	0	
Spills	HMIRS	12/05/2019	TP	0	-	-	-	-	0	0	
	SPILLS	11/27/2019	0.125	0	1	-	-	-	0	1	
	SPILLS 90	10/25/2012	TP	0	-	-	-	-	0	0	
	SPILLS 80	03/26/2001	TP	0	-	-	-	-	0	0	
Other	RCRA NonGen / NLR	12/16/2019	0.250	0	1	3	-	-	0	4	
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0	
	TRIS	12/31/2017	TP	0	-	-	-	-	0	0	
	SSTS	05/01/2019	TP	0	-	-	-	-	0	0	
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0	
	PRP	01/30/2020	TP	0	-	-	-	-	0	0	
	PADS	10/09/2019	TP	0	-	-	-	-	0	0	
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0	
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0	
	MLTS	10/25/2019	TP	0	-	-	-	-	0	0	
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0	
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0	
	LEAD SMELTERS	01/30/2020	TP	0	-	-	-	-	0	0	
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0	
FINDS	11/22/2019	TP	0	-	-	-	-	0	0		
AIRS	11/25/2019	TP	0	-	-	-	-	0	0		
DRYCLEANERS	01/08/2018	0.250	0	0	0	-	-	0	0		
EDR Exclusive	EDR MGP	08/28/2009	1.000	0	0	0	0	1	0	1	
- Totals --					0	20	10	31	1	0	62

Site Information Report

Request Date: MARCH 31, 2020 Search Type: COORD
 Request Name: CHARLENE GARCIA Job Number: TEAM 3

Target Site: 1930 MARION STREET
 COLUMBIA, SC 29201

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs
Longitude:	81.034513	81.0345130 - 81° 2' 4.24"	Easting: 496813.2
Latitude:	34.012773	34.0127730 - 34° 0' 45.98"	Northing: 3763378.2
Elevation:	295 ft. above sea level		Zone: Zone 17

Demographics

Sites: 62 Non-Geocoded: 0 Population: N/A

RADON

Federal EPA Radon Zone for RICHLAND County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 29201

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.680 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for RICHLAND COUNTY, SC

Number of sites tested: 83

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.610 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.345 pCi/L	89%	11%	0%

Site Information Report

RADON

State Database: SC Radon

Radon Test Results

Zipcode	Average	Num Tests	Minimum	Maximum	% > 4 pCi/L
29201	1.0	36	0.3	3.7	0.0

Target Site Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201

JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201

JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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A1	UST --07678	MAXI KLEEN	2001 BULL ST COLUMBIA, SC	0.05 NNE	- 3	1
A2	RCRA-VSQG --SCR000767764	D'S AUTO	2011 BULL ST COLUMBIA, SC 29201	0.05 NNE	- 4	3
3	SPILLS --201101039 --73402931		1819 MARION ST COLUMBIA, SC	0.06 South	+ 5	6
4	UST --15557	UST - UNKNOWN 15557	2000 SUMTER ST COLUMBIA, SC	0.09 West	+ 1	7
4	LUST --03/16/1999 --15557 --PETRO	UST - UNKNOWN 15557	2000 SUMTER ST COLUMBIA, SC	0.09 West	+ 1	9
B5	UST --16240	EL CHEAPO 6	2031 BULL ST COLUMBIA, SC	0.09 North	- 7	10
B6	UST --16960	BULL ST AMOCO	2031 BULL ST COLUMBIA, SC	0.09 North	- 7	11
B6	LUST --08/13/1997 --16960 --PETRO	BULL ST AMOCO	2031 BULL ST COLUMBIA, SC	0.09 North	- 7	12
7	RCRA NonGen / NLR DRUG ENFORCEMENT ADMINISTRATIO --SCR000778738		1410 LAUREL STREET COLUMBIA, SC 29201	0.12 SSE	+ 9	13
C8	UST --17190	LIEBER BUILDING	2100 BULL ST COLUMBIA, SC	0.12 NE	- 5	15
C9	UST --19418	GROUNDS SHED	2100 BULL ST COLUMBIA, SC	0.12 NE	- 5	16

Sites Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201 JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C10	UST --19417	CLEAN LINEN BUILDING	2100 BULL ST COLUMBIA, SC	0.12 NE	- 5	17
C11	UST --19479	FORMER STEAM PLANT	2100 BULL ST COLUMBIA, SC	0.12 NE	- 5	18
C11	LUST --02/08/2010 --19479 --PETROL	FORMER STEAM PLANT	2100 BULL ST COLUMBIA, SC	0.12 NE	- 5	19
C12	RCRA-VSQQ --SCD003369295	SLOAN CONSTRUCTION CO INC	GRANBY LANE COLUMBIA, SC 29202	0.12 NE	- 5	20
C13	BROWNFIELDS --ACTIVE --57572	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST COLUMBIA, SC 29201	0.12 NE	- 5	23
C13	VCP	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST COLUMBIA, SC 29201	0.12 NE	- 5	30
C13	AUL	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST COLUMBIA, SC 29201	0.12 NE	- 5	38
C13	SHWS --SCS123457147	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST COLUMBIA, SC 29201	0.12 NE	- 5	39
D14	UST --13849	CLARKS AUTO CLINIC INC	2032 SUMTER ST COLUMBIA, SC	0.12 WNW	- 5	40
D15	RCRA NonGen / NLR PREMIER PAINT & BODY SHOP, INC --SCD987570785		2109 SUMPTER STREET COLUMBIA, SC 29201	0.17 WNW	- 6	41
E16	RCRA NonGen / NLR JOHN HARRIS PAINT & BODY SHOP --SCD987595386		1215 CALHOUN ST COLUMBIA, SC 29201	0.18 WSW	+ 4	43
E17	RCRA NonGen / NLR HAMPTON PONTIAC JAGUAR INC --SCD036113983		2000 MAIN STREET COLUMBIA, SC 29202	0.19 WSW	+ 4	46

Sites Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201 JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E18	LUST --10/14/1998 --07419 --PETRO	HAMPTON PONTIAC JAGUAR INC	2024 MAIN ST COLUMBIA, SC	0.19 West	+ 2	49
19	BROWNFIELDS --ACTIVE --58066	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1 COLUMBIA, SC 29201	0.21 WSW	+ 14	50
19	VCP	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1 COLUMBIA, SC 29201	0.21 WSW	+ 14	53
19	SHWS --SCS123457486	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1 COLUMBIA, SC 29201	0.21 WSW	+ 14	56
20	BROWNFIELDS --INCOMP --57665	SALVATION ARMY PROPERTY	2025 MAIN ST COLUMBIA, SC 29201	0.23 West	+ 3	57
20	VCP	SALVATION ARMY PROPERTY	2025 MAIN ST COLUMBIA, SC 29201	0.23 West	+ 3	58
20	SHWS --SCS123457160	SALVATION ARMY PROPERTY	2025 MAIN ST COLUMBIA, SC 29201	0.23 West	+ 3	59
21	LUST --02/20/2003 --07537 --PETRO	OLIVER MOTOR CO	2101 MAIN ST COLUMBIA, SC	0.26 WNW	- 1	60
F22	BROWNFIELDS --COMP --57921	1712 MAIN STREET	1712 MAIN ST COLUMBIA, SC 29201	0.26 SSW	+ 19	61
F22	VCP	1712 MAIN STREET	1712 MAIN ST COLUMBIA, SC 29201	0.26 SSW	+ 19	62
F22	SHWS --SCS123457327	1712 MAIN STREET	1712 MAIN ST COLUMBIA, SC 29201	0.26 SSW	+ 19	63
F23	US BROWNFIELDS --123225 ---	LAW RANGE BUILDING	1712-1716 MAIN STREET COLUMBIA, SC 29201	0.26 SSW	+ 19	64

Sites Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201 JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
24	LUST --07609 --PETRO	PHILLIPS 66 CO 010437	1703 LAUREL ST COLUMBIA, SC	0.29 East	- 1	68
G25	RCR	BERRY PROPERTY	1601 SUMTER & 1225 TAY COLUMBIA, SC 29201	0.30 South	+ 14	69
H26	LUST --07555 --PETROL	JIM MOORE CADILLAC INC	2222 MAIN ST COLUMBIA, SC	0.31 WNW	- 9	70
H27	US BROWNFIELDS --217661 ---	2222 MAIN STREET	2222 MAIN STREET COLUMBIA, SC 29201	0.31 WNW	- 9	71
H28	SHWS --SCS123457748	JIM MOORE CADILLAC	2222 MAIN ST COLUMBIA, SC 29201	0.31 WNW	- 9	75
G29	LUST --08/13/2001 --07804 --PETRO	BUSHS	1600 SUMTER & 1301 TAYLOR COLUMBIA, SC	0.32 South	+ 15	76
G30	LUST --01/12/2006 --14677 --PETRO	BERRY PROPERTY	1601 SUMTER & 1225 TAYLOR COLUMBIA, SC	0.32 South	+ 15	77
31	LUST --06/09/2000 --18560 --PETRO	HAWTHORNE PHARMACIES	1500 TAYLOR ST COLUMBIA, SC	0.33 SE	+ 11	78
I32	SHWS --SCD077995488	250 CLEANERS	1637 MAIN ST COLUMBIA, SC 29201	0.33 SSW	+ 15	79
G33	US BROWNFIELDS --111151 ---	BETHEL AME CHURCH/RENAISSANCE	1528 SUMTER ST. COLUMBIA, SC 29201	0.33 South	+ 15	80
I34	US BROWNFIELDS --111158 ---	MAIN & TAYLOR SHOE STORE	1614 MAIN ST. COLUMBIA, SC 29201	0.34 SSW	+ 15	84

Sites Summary Report

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201 JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
I35	US BROWNFIELDS --229343 ---	FORMER MAIN AND TAYLOR SHOES S	1614 MAIN STREET COLUMBIA, SC 29201	0.34 SSW	+ 15	88
G36	US BROWNFIELDS --104421 ---	TAYLOR ST. PARKING LOT	1221 TAYLOR ST. COLUMBIA, SC 29201	0.34 South	+ 15	92
H37	SHWS --SCDRY0056169	FMR ED ROBINSON LAUNDRY & DRY	2231 MAIN ST COLUMBIA, SC 29201	0.34 WNW	- 6	102
38	LUST --09/17/1999 --07519 --PETRO	HANCOCK BUICK COMPANY OF CLOUM	1750 LAUREL ST COLUMBIA, SC	0.35 East	- 1	103
J39	LUST --12/03/2009 --07726 --PETROL	MARKET EXPRESS 704	1027 ELMWOOD AVE COLUMBIA, SC	0.35 West	+ 2	104
40	LUST --07705 --PETROL	GREEN ELECTRIC CO	2248 SUMTER ST COLUMBIA, SC	0.35 NW	- 30	108
J41	RCR	MCDONALDS RESTAURANT	1024 ELMWOOD AVE COLUMBIA, SC	0.35 West	+ 3	109
J41	LUST --05/23/2005 --18317 --PETROL	MCDONALDS RESTAURANT	1024 ELMWOOD AVE COLUMBIA, SC	0.35 West	+ 3	110
I42	US BROWNFIELDS --114221 --229342 ---	FORMER FOX THEATER (NICKLODEON)	1607 MAIN STREET COLUMBIA, SC 29201	0.36 SSW	+ 15	111
K43	US BROWNFIELDS --111145 ---	LOURIES BLDG	1601 MAIN ST. COLUMBIA, SC 29201	0.37 SSW	+ 15	118

Sites Summary Report

Database Descriptions

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201

JOB: TEAM 3

TOTAL: 62 GEOCODED: 62 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K44	US BROWNFIELDS --129581 --229341 ---	FORMER MCCORYS STORE BUILDING	1556 MAIN STREET COLUMBIA, SC 29201	0.38 South	+ 16	125
45	US BROWNFIELDS --229361 ---	1209 FRANKLIN STREET	1209 FRANKLIN STREET COLUMBIA, SC 29201	0.40 NW	- 26	132
46	RCR	USPS VEHICLE MAINT FAC COLUMBI	1601 ASSEMBLY ST COLUMBIA, SC	0.42 SSW	- 6	136
47	RCR	SC DEPT OF MENTAL HEALTH	BYRNES BUILDING COLUMBIA, SC 29201	0.43 NNE	- 40	137
48	RCR	AT&T COMMUNICATIONS SC1880	1645 HAMPTON ST COLUMBIA, SC	0.45 SE	+ 11	138
49	EDR MGP	UNITED IMPROVEMENT CO GAS WORK	SWC LADY AND LINCOLN COLUMBIA, SC 29201	0.82 SSW	- 42	139

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted 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. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Site Assessment Section Project List

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Permitted Landfills List

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank List INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Comprehensive Underground Storage Tanks AST - Aboveground Storage Tank List. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: RCR The Bureau of Land and Waste Management established this Registry to help monitor and maintain sites that have conditional remedies. 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. RCR - Registry of Conditional Remedies AUL - Land Use Controls.

State/Tribal VCP: VCP Sites participating in the Voluntary Cleanup Program. Once staff and a non-responsible party have agreed upon an approved scope of work for a site investigation and/or remediation, the party enters into a voluntary cleanup contract. Staff oversees the cleanup efforts to ensure that activities are performed to our satisfaction. Upon completion of the negotiated work in the voluntary cleanup contract, the non-responsible party receives State Superfund liability protection. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BROWNFIELDS The Brownfields component of the Voluntary Cleanup Program allows a non-responsible party to acquire a contaminated property with State Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation. BROWNFIELDS - Brownfields Sites Listing

US Brownfields: US 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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Spill List. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. AIRS - Permitted Airs Facility Listing. DRYCLEANERS - Drycleaner Database. MINES MRDS - Mineral Resources Data System.

EDR Exclusive: EDR MGP The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. EDR MGP - EDR Proprietary Manufactured Gas Plants

Database Sources

NPL: EPA
Updated Quarterly

NPL Delisted: EPA
Updated Quarterly

CERCLIS: EPA
Updated Quarterly

NFRAP: EPA
Updated Quarterly

RCRA COR ACT: EPA
Updated Quarterly

RCRA TSD: Environmental Protection Agency
Updated Quarterly

RCRA GEN: Environmental Protection Agency
Updated Quarterly

Federal IC / EC: Environmental Protection Agency
Varies

ERNS: National Response Center, United States Coast Guard
Updated Quarterly

State/Tribal CERCLIS: Department of Health and Environmental Control
Updated Semi-Annually

State/Tribal SWL: Department of Health and Environmental Control
Updated Semi-Annually

State/Tribal LTANKS: Department of Health and Environmental Control
Updated Quarterly

State/Tribal Tanks: Department of Health and Environmental Control
Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Health & Environmental Control
Varies

State/Tribal VCP: Department of Health and Environmental Control
Varies

ST/Tribal Brownfields: Department of Health & Environmental Control
Varies

US Brownfields: Environmental Protection Agency
Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration
Updated Quarterly

Spills: U.S. Department of Transportation
Updated Quarterly

Other: Environmental Protection Agency
Updated Quarterly

EDR Exclusive: EDR, Inc.
No Update Planned

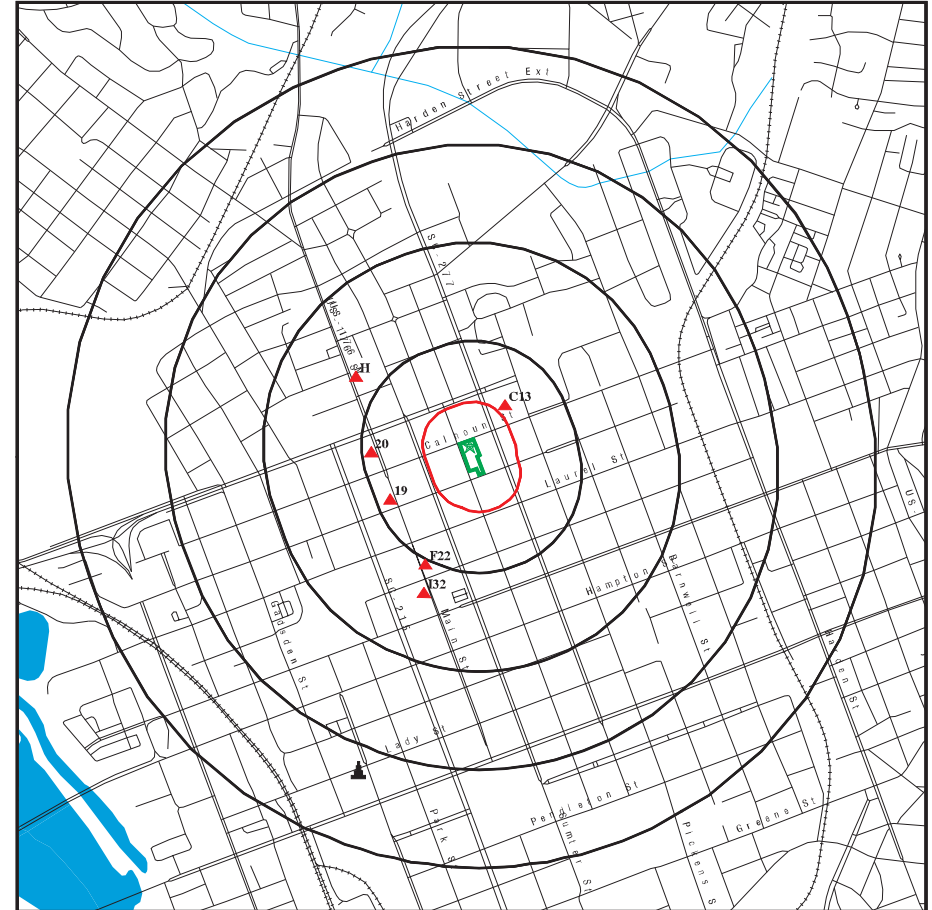
Street Name Report for Streets near the Target Property

Target Property: 1930 MARION STREET
COLUMBIA, SC 29201

JOB: TEAM 3

1930 MARION STREET COLUMBIA, SC 29201

Street Name	Dist/Dir	Street Name	Dist/Dir
Bull St	0.14 North		
Calhoun St	0.02 NNW		
Dix Dr	0.24 North		
Elmwood Ave	0.14 North		
Laurel St	0.17 SSE		
Main St	0.22 WSW		
Marion St	0.03 WSW		
Mills Dr	0.17 ENE		
Pickens St	0.17 ENE		
Richland St	0.08 SSE		
SC-277	0.15 North		
Sumter St	0.12 WSW		
US-76 E	0.07 ENE		
US-76 W	0.07 ENE		
Wallace St	0.12 NNW		

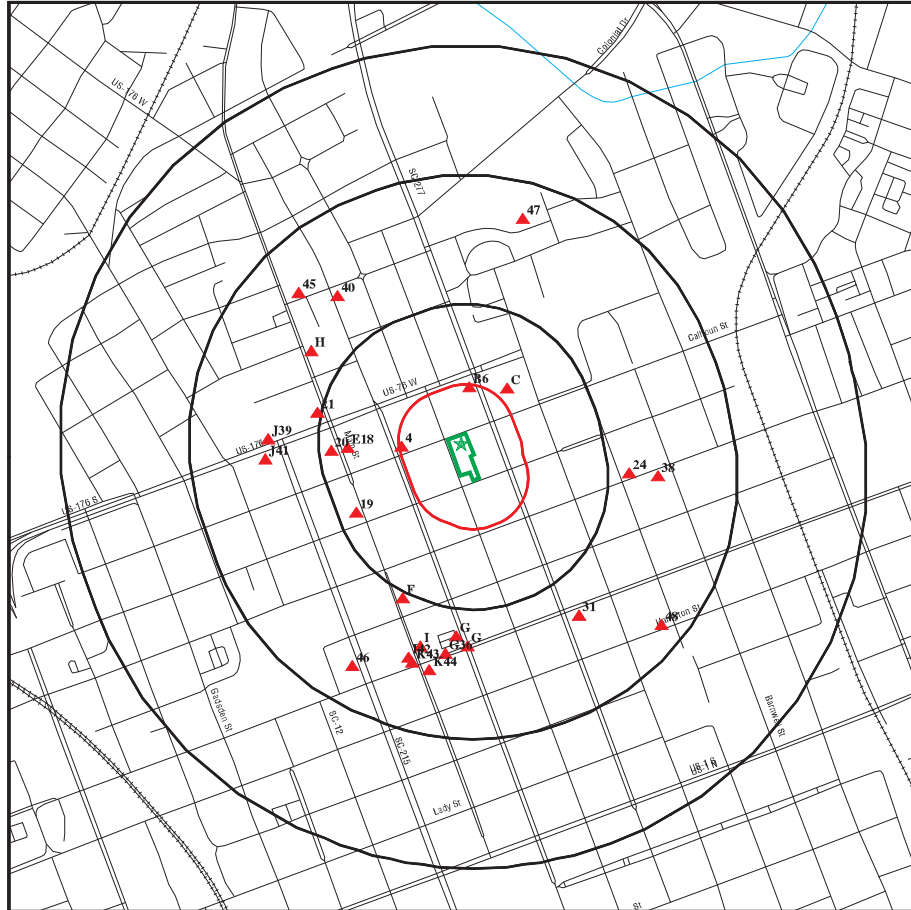


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.012773 Longitude: 81.034513)
- ▲ Identified Sites
- 🏠 National Priority List Sites
- 🏠 Indian Reservations BIA



1930 MARION STREET COLUMBIA, SC 29201

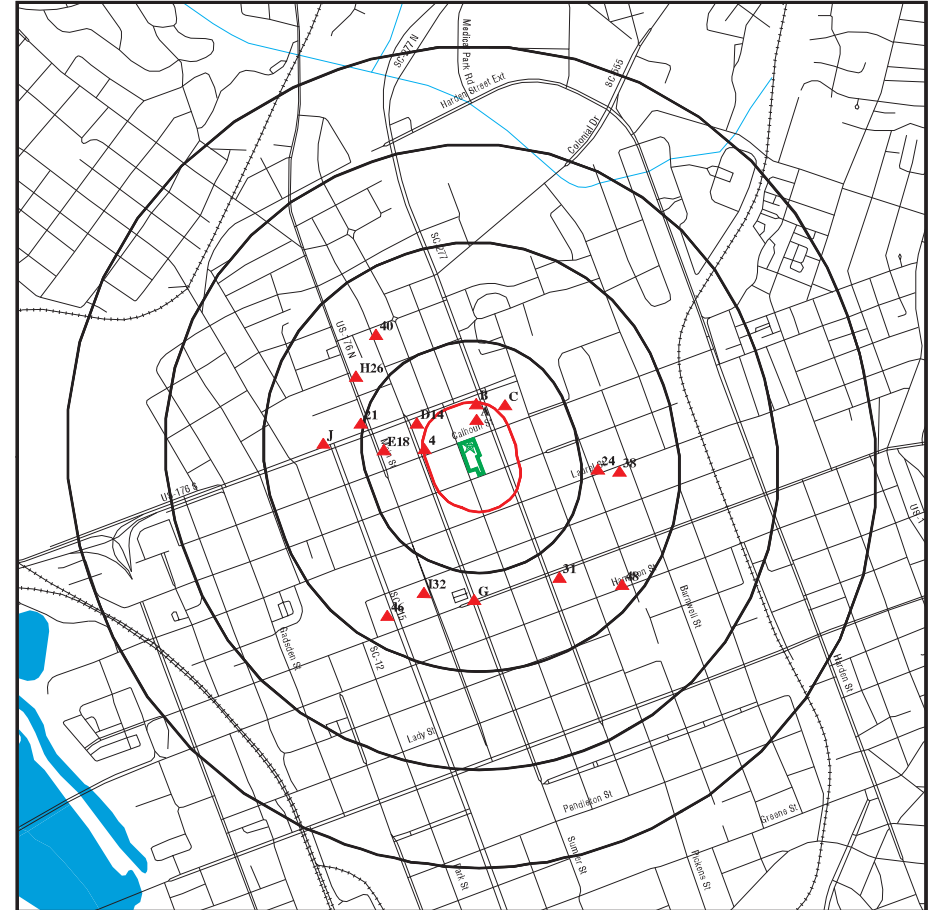


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.012773 Longitude: 81.034513)
- ▲ Identified Sites
- ☐ Indian Reservations BIA
- ☑ National Priority List Sites



1930 MARION STREET COLUMBIA, SC 29201



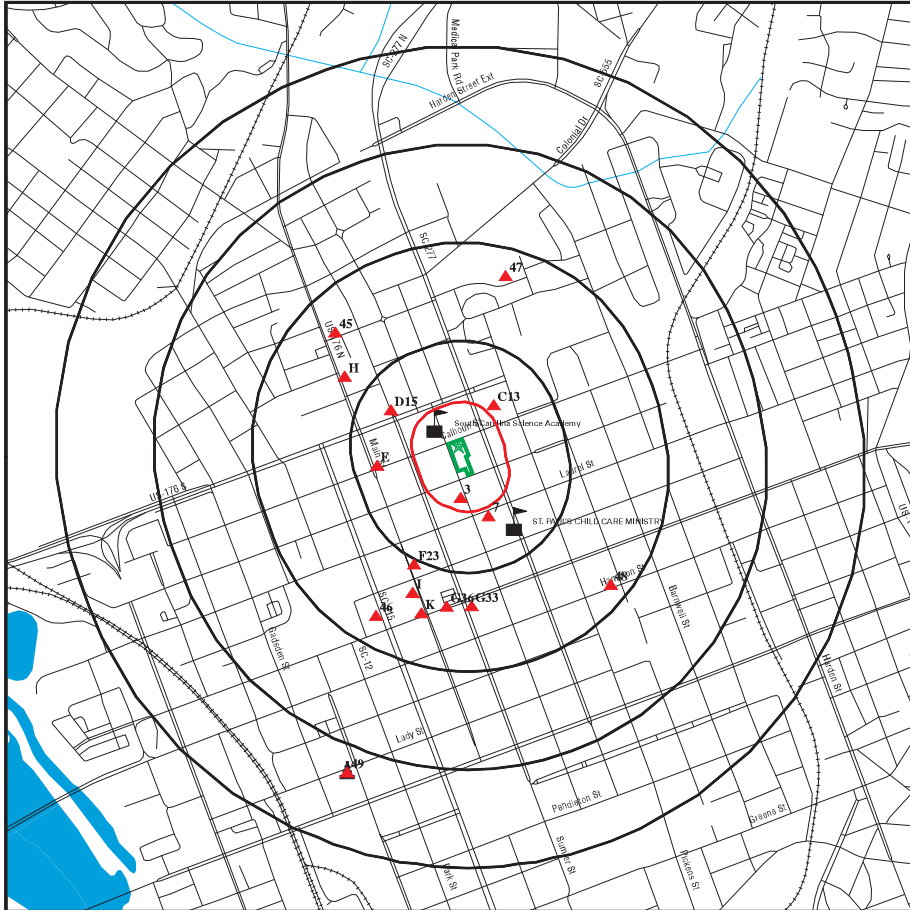
Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.012773 Longitude: 81.034513)
- ▲ Identified Sites
- ☐ Indian Reservations BIA
- ☑ National Priority List Sites

Environmental FirstSearch
1,000 Mile Radius
Non ASTM Map, Spills, FINDS



1930 MARION STREET COLUMBIA, SC 29201



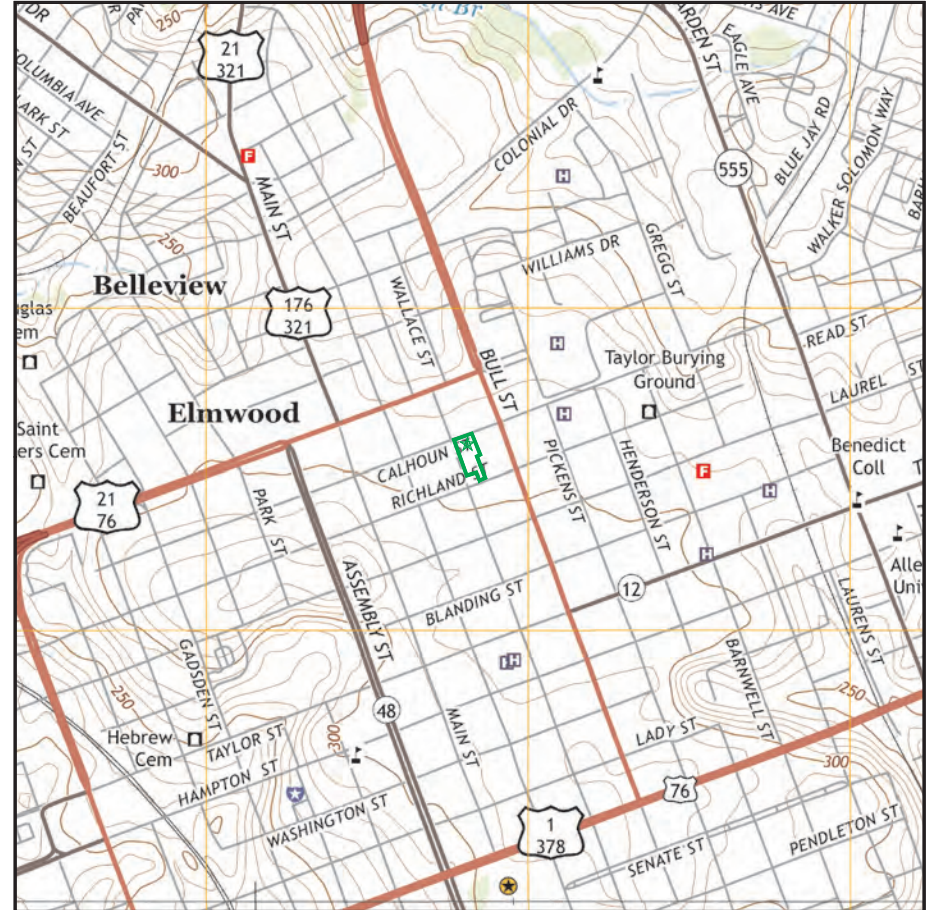
Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.012773 Longitude: 81.034513)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

Site location Map
Topo: 0.75 Mile Radius



1930 MARION STREET COLUMBIA, SC 29201



Map Image Position: TP
Map Reference Code & Name: 6068324 Columbia North
Map State(s): SC
Version Date: 2014
Map Image Position: S
Map Reference Code & Name: 6064001 Southwest Columbia
Map State(s): SC
Version Date: 2014

Non-Invasive Tier 1 Vapor Encroachment Screening - Database Review Worksheet

Marion Street Highrise

Area of Concern	Up-gradient		Down-gradient		Cross-gradient		Notes
	COC : .33 mile	Petroleum: .10 mile	COC : .02 mile	Petroleum: .02 mile	COC: .07 mile	Petroleum: .03 mile	

State Standard Environmental Record Sources

Database	Site Name	Site Address	Distance	Direction	Gradient	
LUST	UST - UNKNOWN 15557	2000 SUMTER ST	0.09	W	down-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	BULL ST AMOCO	2031 BULL ST	0.09	N	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	FORMER STEAM PLANT	2100 BULL ST	0.12	NE	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
BROWNFIELDS	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST	0.12	NE	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
VCP	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST	0.12	NE	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	SC DEPARTMENT OF MENTAL HEALTH	2100 BULL ST	0.12	NE	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	HAMPTON PONTIAC JAGUAR INC	2024 MAIN ST	0.19	W	down-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
BROWNFIELDS	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1	0.21	WSW	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
VCP	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1	0.21	WSW	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	BANK OF AMERICA PLAZA AND PARK	1901 MAIN ST FL 1	0.21	WSW	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
BROWNFIELDS	SALVATOIN ARMY PROPERTY	2025 MAIN ST	0.23	W	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
VCP	SALVATOIN ARMY PROPERTY	2025 MAIN ST	0.23	W	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	SALVATOIN ARMY PROPERTY	2025 MAIN ST	0.23	W	down-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	OLIVER MOTOR CO	2101 MAIN ST	0.26	WNW	down-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
BROWNFIELDS	1712 MAIN STREET	1712 MAINT ST	0.26	SSW	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
VCP	1712 MAIN STREET	1712 MAINT ST	0.26	SSW	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	1712 MAIN STREET	1712 MAINT ST	0.26	SSW	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	PHILLIPS 66 CO 010437	1730 LAUREL ST	0.29	E	up-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	JIM MOORE CADILLAC INC	2222 MAIN ST	0.31	WNW	down-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	JIM MOORE CADILLAC INC	2222 MAIN ST	0.31	WNW	down-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	BUSHS	1600 SUMPTER & 1301 TAYLOR	0.32	S	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	BERRY PROPERTY	1601 SUMPTER & 1225 TAYLOR	0.32	S	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
LUST	HAWTHORNE PHARMACIES	1500 TAYLOR ST	0.33	SE	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
SHWS	250 CLEANERS	1637 MAIN ST	0.33	SSW	cross-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.

Federal Standard Environmental Record Sources

Database	Site Name	Site Address	Distance	Direction	Gradient	
US BROWNFIELDS	LAW RANGE BUILDING	1712-1716 MAIN STREET	0.26	SSW	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
US BROWNFIELDS	2222 MAIN STREET	2222 MAIN STREET	0.31	WNW	cross-gradient	The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
US BROWNFIELDS	BETHEL AME CHURCH/RENAISSANCE	1528 SUMPTER ST.	0.33	S	cross-gradient	The record source is associated with non-petroleum contamination and is outside of the area of concern and is therefore not a VEC.

Sites outside of the maximum area of concern (1/3 mile) for both State and Federal Environmental Record Sources are not a VEC and are therefore not included in this worksheet.

Total Sources of Vapor Encroachment	0	0	0	0	0	0
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USER QUESTIONNAIRE

SUBJECT PROPERTY NAME:	Marion St Towers		
SUBJECT PROPERTY ADDRESS:	1930 Marion St Columbia, SC 29201		
QUESTION	YES	NO	UNK
1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Do you know the past uses of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do you know specific chemicals that are present or once were present at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Do you know of spills or other chemical releases that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Do you know of environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are there existing or proposed stationary tanks containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are there monitoring wells at the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16b. 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 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Has a title search been performed? If yes, please attach.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. What type of property transaction is being performed? i.e. sale, purchase, transfer, refinance?	Sale or Demo		
19. If you are also the current landowner, in what year did you purchase the subject property?	1972		
Please return to D3G: fax 804-358-3003 or mail it to 201 Wylderose Drive, Midlothian, VA 23113			
Adam Dalenburg	AJD	March 26, 2020	
PRINT NAME	SIGNATURE	DATE	
Capital Assets	2		
TITLE/COMPANY	YEARS WITH PROPERTY		



KEY SITE MANAGER QUESTIONNAIRE

SUBJECT PROPERTY NAME:	Marion St Towers		
SUBJECT PROPERTY ADDRESS:	1930 Marion St Columbia, SC 29201		
QUESTION	YES	NO	UNK
1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Do you know the past uses of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do you know specific chemicals that are present or once were present at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Do you know of spills or other chemical releases that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Do you know of environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are there existing or proposed stationary tanks containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are there monitoring wells at the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the subject property served by a private well and or a private septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please return to D3G: fax 804-358-3003 or mail it to 201 Wylderoose Drive, Midlothian, Virginia 23113			
Adam Dalenburg	AJD	March 26, 2020	
PRINT NAME	SIGNATURE	DATE	
Capital Asstes		2	
TITLE/COMPANY		YEARS WITH PROPERTY	



Charlene Garcia

From: Charlene Garcia
Sent: Tuesday, April 7, 2020 11:47 AM
To: Sammy.Shiver@columbiasc.gov
Cc: Jane Goins
Subject: RE: Freedom of Information Act (FOIA) Response 19-20-1136
Attachments: Fire Response Marion Street Highrise.pdf

Good Morning Ms. Shiver,

Our firm has been contracted to perform a U.S Department of Housing and Urban Development (HUD) Environmental Review for:

Marion Street Highrise
1930 Marion Street
Columbia, SC 29201
Parcel ID: R09015-05-01

Your department provided the attached response from the fire marshal's office about fire code violations associated with the subject property today after we submitted our request on last month. See attached. However, the initial request form we sent also asked for information about current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks > 100-gallons) within one (1) mile of the subject property. I wanted to confirm that the city has no records for aboveground storage tanks (ASTs) within one (1) mile of the subject property. The U.S Department of Housing and Urban Development (HUD) requires that we evaluate any ASTs (greater than 100-gallons) within one (1) mile of the subject property that may pose an explosive or flammable hazard.

Please let me know if you have any other questions or concerns. Thank you again for your assistance.

Jane Goins

From: Shiver, Sammy J <Sammy.Shiver@columbiasc.gov>
Sent: Tuesday, April 7, 2020 10:44 AM
To: Jane Goins
Cc: FOIA; Thye, Dana
Subject: RE: Freedom of Information Act (FOIA) Response 19-20-1136
Attachments: 34941.pdf

Dear Ms.Goins

Your request for information pursuant to the Freedom of Information Act, S.C. Code 30-4-10 Ct. seq., concerning the above-referenced matter was received in the Office of the City Attorney on March 3, 2020 and forwarded to the City of Columbia Fire Department for response. [According to our fire marshal's office there are currently no open fire code violations for this property.](#)

Please find enclosed documents which contain information regarding the abovementioned request.

Feel free to contact me at (803) 737-0000 if you have any questions.

Sincerely,

Sammy Shiver

Public Information Officer

Enclosures



CITY OF COLUMBIA
FOIA Office
PO Box 667
Columbia, SC 29202
FOIA@columbiasc.net
(P) (803) 737-0000
(F) (803) 737-4250

FREEDOM OF INFORMATION ACT REQUEST FORM

TO: CITY OF COLUMBIA

YOUR NAME: Jane Goins, Compliance Manager

YOUR ADDRESS: D3G, 201 Wylderose Drive, Midlothian, Virginia 23113

YOUR E-MAIL: j.goins@d3g.com

YOUR PHONE NUMBER (S) (DAYTIME): 804-665-2912

PLEASE STATE WHAT PUBLIC RECORDS YOU ARE REQUESTING AND INCLUDE THE FOLLOWING: ADDRESSES, SPECIFIC DATES AND TIMES OR A DATE RANGE, AND/OR NAME(S), ETC.

I REQUEST THE FOLLOWING INFORMATION UNDER THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT:

Marion Street Highrise, 1930 Marion Street, Columbia, SC 29201

~~I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. - IF THERE ARE NO AST/UST - THIS NEXT QUESTION DOES NOT APPLY -Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks>100 gallons) located within a one (1) mile radius of the subject property? *If yes, please attach a copy of all available information* ** Please confirm if there are any records of open fire code violations**~~

COPY FEE SCHEDULE:

\$20.00 per hour for search, retrieval and redaction time
\$ 5.00 per disc
\$.30 per page B/W- Letter size
\$.75 per page Color- Letter size
\$.40 per page B/W - Legal
\$ 1.00 per page Color - Legal

Non-standard sizes will be billed at the actual cost to the City

The City bills only for its costs to fulfill each request. Invoices will be sent to you and payment is required in full before the public records are released to you.

If the request is deemed to be of a large volume, requesters will be notified and given an opportunity to narrow their request or will be required to pay a deposit of 25% in advance before the request will be fulfilled.

****Effective May 19, 2017, it is a crime to knowingly obtain or use personal information from a public body for commercial solicitation. S.C. Code §30-2-50. ****

03/26/2020

SIGNATURE

DATE

Kim Dingledine

From: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Sent: Monday, April 6, 2020 3:59 PM
To: Kim Dingledine; Jane Goins
Subject: Re: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC
Attachments: Asbestos 1.pdf; Asbestos 2.pdf

Please find the asbestos documents we have. This request is now closed.

kindest Regards,

Jennifer Barrier
Senior Coordinator
Freedom of Information Office
S.C. Dept. of Health & Environmental Control
Office: (803) 898-1420
Fax: (803) 898-3816
Connect: www.scdhec.gov [Facebook](#) [Twitter](#)



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From: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Sent: Monday, April 6, 2020 2:44 PM
To: Kim Dingledine <k.dingledine@d3g.com>; Jane Goins <j.goins@d3g.com>
Subject: Re: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

I will check.

kindest Regards,

Jennifer Barrier
Senior Coordinator

Freedom of Information Office
S.C. Dept. of Health & Environmental Control
Office: (803) 898-1420
Fax: (803) 898-3816
Connect: www.scdhec.gov [Facebook](#) [Twitter](#)



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From: Kim Dingledine <k.dingledine@d3g.com>
Sent: Monday, April 6, 2020 1:39 PM
To: Jane Goins <j.goins@d3g.com>
Cc: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Subject: RE: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

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Yes please we would like them. I understand it may take a little time, are they only in hard copy format at this time?



Kim Dingledine,
Hazardous Materials Manager, Dominion Due Diligence Group

O: (804) 339-1187 | **F:** (804) 897-6404
E: k.dingledine@d3g.com
A: 201 Wylderose Drive Midlothian, Va. 23113



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Celebrating 25 years of supporting workforce housing development and affordable housing preservation across the country. Click our logo to learn more about the services we offer.

From: Jane Goins <j.goins@d3g.com>
Sent: Monday, April 6, 2020 1:22 PM
To: Kim Dingledine <k.dingledine@d3g.com>
Cc: Barrier, Jennifer A. <barrieja@dhec.sc.gov>

Subject: RE: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

Kim –

Do you need the Asbestos reports for this project? Please advise.

Thanks,



Jane Goins,
Compliance Manager EXT 277

Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, Va. 23113

Office: (804) 665-2912 EXT 277

From: Barrier, Jennifer A. <barrieja@dhec.sc.gov>

Sent: Monday, April 6, 2020 11:41 AM

To: Jane Goins <j.goins@d3g.com>

Subject: Re: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

Since we are working from home, I am not sure how long it will be before I am able to get the asbest documents. Do you still need them?

Kindest Regards,

Jennifer Barrier

Senior Coordinator
Freedom of Information Office

S.C. Dept. of Health & Environmental Control

Office: (803) 898-1420

Fax: (803) 898-3816

Connect: www.scdhec.gov [Facebook](#) [Twitter](#)



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message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete the information without retaining any copies. Thank you.

From: Jane Goins <j.goins@d3g.com>
Sent: Saturday, April 4, 2020 11:09 AM
To: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Subject: RE: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

*** Caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Thank you Jennifer - is there any way that you can send me the Asbestos information? Then, you can close the request.

Thanks again,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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From: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Sent: Friday, April 3, 2020 3:19 PM
To: Jane Goins <j.goins@d3g.com>
Subject: Re: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

All we located was asbestos. Can I close this request out?

Kindest Regards,

Jennifer Barrier
Senior Coordinator
Freedom of Information Office
S.C. Dept. of Health & Environmental Control
Office: (803) 898-1420
Fax: (803) 898-3816
Connect: www.scdhec.gov [Facebook](#) [Twitter](#)



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From: Jane Goins <j.goins@d3g.com>
Sent: Friday, April 3, 2020 3:16 PM
To: Barrier, Jennifer A. <barrieja@dhec.sc.gov>
Subject: Freedom of Information Request #823172 Marion Street Highrise located at 1930 Marion Street, Columbia, SC

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Hi Jennifer -

Please send me the information for this request and the fee schedule as I was not able to view the one that was attached to the previous email from you.

Thanks,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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ASBESTOS ABATEMENT PROJECT LICENSE

License Number: N0608274

RANDALL D FIELDS
R&R ASSOCIATES ENVIRONMENTAL CO INC
PO BOX 6954
COLUMBIA, SC 29206

803-738-2969

SITE: MARION STREET HIGH RISE
LOCATION: 1930 MARION ST, COLUMBIA
AMOUNT: 1000 SF SHEETROCK

This license is issued on the basis of information provided in your asbestos abatement notification postmarked August 14, 2006. Please refer to the license number above whenever you communicate with DHEC about this project. Use of this license indicates your agreement that the information herein is accurate. This license is non-transferable and is issued subject to the following conditions.

I. Removal or other abatement activities which have the potential to disturb regulated asbestos shall begin August 24, 2006, and shall complete August 25, 2006. If there is any change in these dates, you must notify DHEC in accordance with applicable State and Federal regulations.

II. Based on the information you have provided, the license fee is \$100.00 for this project. You will be billed for any amount due. If the amount of asbestos material abated increases after the project has begun, you must amend your notification and pay any additional fees.

III. You are hereby authorized to dispose of asbestos waste from this project at the Wmi Richland Co Landfill (Former Chambers) - 402400-1101. Authorization is valid only for the amount of asbestos indicated above, and for a reasonable amount of other asbestos-contaminated materials generated during this project. You must obtain prior approval for disposal from the landfill operator. There shall be no leakage or spillage during transport. Authorization for disposal shall expire forty-five (45) days after August 25, 2006 in condition I. above.

IV. At the conclusion of this project, you must submit a completed copy of your Waste Shipment Record to DHEC in Columbia.

The SCDHEC Division of Solid Waste Planning & Recycling also has rules governing the disposal of materials that have come in contact with lead-based paint. Please contact the Bureau of Land and Waste Management at (803) 896-4000 for additional information.

For further information about asbestos abatement and disposal requirements, please contact the Asbestos Section at (803) 898-4289.

Issued: August 16, 2006

Asbestos Section
Bureau of Air Quality

cc: Administrator of Wmi Richland Co Landfill (Former Chambers)

ASBESTOS ABATEMENT PROJECT LICENSE

Revised

License Number: N0608274

RANDALL D FIELDS
R&R ASSOCIATES ENVIRONMENTAL CO INC
PO BOX 6954
COLUMBIA, SC 29206

803-738-2969

SITE: MARION STREET HIGH RISE
LOCATION: 1930 MARION ST, COLUMBIA
AMOUNT: 1000 SF SHEETROCK

This license is issued on the basis of information provided in your asbestos abatement notification postmarked September 13, 2006. Please refer to the license number above whenever you communicate with DHEC about this project. Use of this license indicates your agreement that the information herein is accurate. This license is non-transferable and is issued subject to the following conditions.

I. Removal or other abatement activities which have the potential to disturb regulated asbestos shall begin August 24, 2006, and shall complete August 25, 2006. If there is any change in these dates, you must notify DHEC in accordance with applicable State and Federal regulations.

II. Based on the information you have provided, the license fee is \$100.00 for this project. You will be billed for any amount due. If the amount of asbestos material abated increases after the project has begun, you must amend your notification and pay any additional fees.

III. You are hereby authorized to dispose of asbestos waste from this project at the Wmi Richland Co Landfill (Former Chambers) - 402400-1101. Authorization is valid only for the amount of asbestos indicated above, and for a reasonable amount of other asbestos-contaminated materials generated during this project. You must obtain prior approval for disposal from the landfill operator. There shall be no leakage or spillage during transport. Authorization for disposal shall expire forty-five (45) days after August 25, 2006 in condition I. above.

IV. At the conclusion of this project, you must submit a completed copy of your Waste Shipment Record to DHEC in Columbia.

The SCDHEC Division of Solid Waste Planning & Recycling also has rules governing the disposal of materials that have come in contact with lead-based paint. Please contact the Bureau of Land and Waste Management at (803) 896-4000 for additional information.

For further information about asbestos abatement and disposal requirements, please contact the Asbestos Section at (803) 898-4289.

Issued: September 18, 2006

Asbestos Section
Bureau of Air Quality

cc: Administrator of Wmi Richland Co Landfill (Former Chambers)
JOB COMPLETED LETTER DATED 9/13/06



To: Richland County Environmental Health Department
 Attn: Administration/Environmental Health Division
 Date: March 26, 2020
 Re: Project: Marion Street Highrise
 Address: 1930 Marion Street, Columbia, SC 29201
 PIN: R09015-05-01

As part of the real estate screening that we are performing at the above-listed property, I am requesting assistance to locate any environmental-related permits and information associated with the property.

Please answer the following questions:

Is any information for former or current wells or septic tanks available for the property?

- Yes If yes, please attach all related information
- No

Are there any known Regional Health issues associated with this property?

- Yes If yes, please attach all related information
- No

Comments:

Signature

Printed Name, Title

Thank you for your time and effort in completing the above request for information. If any more information is needed from our company regarding the screening that we are performing on the above property, please contact me at **(804) 665-2912**. I will follow up directly due to the timeliness of need for this information. Please fax this form and any additional information to me at **(804) 588-5758**.

Thanks for your time,

Jane Goins
 Compliance Manager
j.goins@d3g.com





There are no special contractual conditions between the User and Environmental Professional:

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the Lender or others in connection with this transaction.



SHAWN HUGHES, BPI MFBA

DEMOLITION-DISPOSITION SPECIALIST



EDUCATION

Spotsylvania Technical Education Center
ECPI of Richmond – Computer Electronics
Germanna Community College – Business and Economics
Virginia Army National Guard

CERTIFICATIONS/REGISTRATIONS/TRAINING

Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
HUD Multi-Family Accelerated Processing (MAP) Training (Cleveland, OH)
Master Electrician License (VA License # 2710016117)
Environmental Site Assessment (D3G Internal Training)
Fair Housing Act Accessibility Training (D3G Internal Training)
OSHA 10 and 30-hour Construction Safety
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

SUMMARY OF EXPERIENCE

Mr. Hughes is a Construction Inspector for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. Mr. Hughes has extensive experience with regards to commercial and residential construction and design issues, as well as state and federal contracts. Mr. Hughes has greater than 25 years experience in the construction and electrical field. Prior to joining Dominion Due Diligence Group, as a Construction Inspector, he was a General Superintendent for Gilbane Building Company. During his former employment he was responsible for design and planning, managing, training, inspecting, ordering materials, organizing and completing multiple projects throughout the State of Virginia. Mr. Hughes has attended specialized building and electrical code classes and has in depth understanding in regards to building construction and electrical concerns. The following sites are examples of multi-family and healthcare facility inspections in which Mr. Hughes has participated:

MULTIFAMILY INTRUSIVE PCNA

- Taunton Gardens - Taunton, MA
- The Villas Apartment Homes - Ypsilanti, MI
- Spring Chase Apartments - Stone Mountain, GA
- Buena Vista Tower - Elgin, IL
- Christopher Court - Bronx, NY
- Riva Apartment Homes - Orlando, FL
- Marble Hall Apartments - Tuckahoe, NY
- Campus Manor - Snyder, NY
- El Jardin Apartments - Hollywood, FL
- El Dorado Apartments - Orlando, FL
- Manchester Knolls Cooperative - North Chicago, IL
- Huntington Tower - Providence, RI
- Rockdale Commons - Northbridge, MA

HUD MAP 223(f)(a7)

- Villa Bella Senior Housing – Clinton Township, MI
- Cranbrook Tower – Ann Arbor, MI
- Bear Arbor Apartments – Burlington, WI
- Stonegate Apartments – Kenosha, WI

SHAWN HUGHES, BPI MFBA

DEMOLITION-DISPOSITION SPECIALIST



- Fieldcrest Apartments – Tuscaloosa, AL
- Perry Payne Apartments – Cleveland, OH
- Castlebury Apartments – Greencastle, IN
- Park Oak Apartments – Cleveland, TN
- Park Crest Apartments – Athens, TN
- Chasewood Downs Apartments – Blacksburg, VA
- Manati Plaza Apartments – Manati, Puerto Rico
- Eastland Village Apartments – Harper Woods, MI
- Cherokee Bend Apartments – Huntsville, AL
- Westlake Apartments – Huntsville, AL
- Woods of Eagle Creek Apartments Phase I – Indianapolis, IN
- 7500 York Cooperative – Edina, MN
- Independence Place Cooperative – Willmar, MN
- Eskaton Lincoln Manor – Placerville, CA
- Eskaton Wilson Manor – West Sacramento, CA
- Esperanza Village Apartments – Bronx, NY

HUD MAP LEAN 232/223(f)

- Douglas Nursing Home – Milan, TN
- Feridean Commons – Westerville, OH
- The Villas at Saint Therese – Columbus, OH
- Walton Manor Healthcare – Walton Hills, OH
- Via Christe Assisted Living Community – Omaha, NE
- Whispering Pines Lodge – Longview, TX
- Windermere Park Senior Community – Warren, MI
- Riverview Health and Rehabilitation Center – Detroit, MI
- Arch Plaza Nursing and Rehab Center – Miami, FL
- Jackson Plaza Nursing and Rehab Center – Miami, FL
- Regency Heights Rehabilitation Center – Norwich, CT
- Shoreland Healthcare and Retirement Center – Whiteville, NC

LIHTC

- Woodside Village Apartments – McKinney, TX
- Tarrant House Apartments – Plainville, CT
- Coweta Apartments – Coweta, OK

FREDDIE MAC

- Taylor Pointe Apartments – Chesapeake, VA

ASTM/AAI COMPLIANT

- Childhood Development Center – Lebanon, IN
- Community Action of Greater Indianapolis – Indianapolis, IN

CONSTRUCTION MONITORING

- Riverway Apartments – Brooklyn, NY
- Kingsport Apartments – Port Chester, NY
- Oakmeade Apartments – Highland Springs, VA

CHARLENE GARCIA

ENVIRONMENTAL PROJECT MANAGER



EDUCATION

Mary Washington College, B.S. Biology, May 2005

George Mason University, M.S. Environmental Science and Policy, May 2012

CERTIFICATIONS/REGISTRATIONS/TRAINING

HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)

Principles of Environmental Site Assessments - ASTM E 1527-13

SUMMARY OF EXPERIENCE

Charlene Garcia is an Environmental Project Manager for Dominion Due Diligence Group. Ms. Garcia is directly responsible for coordinating, conducting and preparing Phase I Environmental Site Assessments (HUD, NEPA, tax credit and ASTM E 1527-13) throughout the United States. Additionally, Ms. Garcia is responsible for performance and management of field projects, client contact and comprehensive report writing. The following sites are examples of projects in which Ms. Garcia has participated:

HUD MAP 221(d)(4) NC

- Proposed Sundance Meadows – Brownsville, TX
- Proposed Baldwin Trace – Foley, AL
- Proposed 1015 Apartments – Weslaco, TX
- Proposed The Village at Centennial – Englewood, CO
- Proposed Carrino Plaza Apartments – Newark, NJ

HUD MAP 221 (d)(4) SR

- Carver Park – Cleveland, OH
- Brookhollow Apartments – Kerrville, TX
- Saraland Manor Retirement Apartments – Gulfport, MS
- North Ridge Crossing – Knoxville, TN
- The Vista at Summit Hill – Knoxville, TN

HUD MAP 223(f)

- Good Samaritan Manor – Arlington, OH
- Ivy Club Apartments – Landover, MD
- Oaks of Apple Valley – Apple Valley, MN
- Copper Creek Apartments – Las Vegas, NV
- Summer Ridge Apartments – Landover, MD
- South Oaks Crossing Apartments – Charlotte, NC
- Cottages of Anderson – Anderson, IN

HUD LEAN 232/223(f)

- Brookneal-Heritage Hall – Brookneal, VA
- Front Royal-Heritage Hall – Front Royal, VA
- Victoria Gardens of Allen – Allen TX,
- Victoria Gardens of Frisco – Frisco TX,
- Bloom at Eagle Creek – Indianapolis IN,
- Amber Manor Care Center – Petersburg IN

ASTM/AAI COMPLIANT

- Northwood Trailer Park – Charlottesville, VA
- 1200 Emmet Street – Charlottesville, VA
- Cherry Grove Apartments – Altoona, PA
- Waterford Park LLC – Midlothian, VA
- 2194 and 2196 Lanier Lane – Rockville, VA
- Sarah’s Circle – Washington, DC

CHARLENE GARCIA

ENVIRONMENTAL PROJECT MANAGER



OTHER

- The Colonnade at Rocktown – Harrisonburg, VA (VHDA)
- Proposed Cedar Terrace – Hendersonville, NC (Freddie Mac)
- Proposed Lake Manassas Retirement & Assisted Living Center – Gainesville, VA (HUD LEAN 232 NC)
- Pine Street Apartments – Onancock, VA (VHDA/USDA RD)
- Golden Keys Apartments – Jackson, MS (RAD)
- Newman Village Apartments – Richmond, VA (Fannie Mae)
- Sir Walter Apartments – Raleigh, NC (HUD General)
- John Guy Prindle Apartments – Iliion, NY (Tax Credit Pilot Program)

JOHN EXLEY, EP

ENVIRONMENTAL TEAM MANAGER



EDUCATION

Virginia Commonwealth University – B.S. in Urban Planning and Geography (Minor, Environmental Science)

CERTIFICATIONS/REGISTRATIONS/TRAINING

ASTM Phase I and II Environmental Site Assessments for Commercial Real Estate

Screening for Potential Vapor Intrusion Problems under the ASTM E 2600 Standard – Presented by Anthony J

Buonicore, P.E., BCEE, QEP

HUD Multi-Family Accelerated Processing (MAP) Training

WISER Modules Completion

Virginia Asbestos Inspector License #3303 003628

RMD LPA-1 Lead Paint Inspection System

Virginia Lead Inspector License #3355 000727

DOT Hazmat Training in accordance with 49 CFR Part 172, Subpart H

SUMMARY OF EXPERIENCE

John Exley is an Environmental Team Manager for Dominion Due Diligence Group (D3G). Mr. Exley is directly responsible for coordinating, conducting, preparing, and reviewing Phase I Environmental Site Assessments (ASTM, HUD, and State Housing Tax Credit Programs) and HUD Environmental Reviews throughout the United States. Additionally, Mr. Exley is responsible for performance and management of field projects, client contact and comprehensive report writing. He has also worked as a professional environmental scientist/environmental consultant which included fieldwork and report writing involving wetland delineation, hydric soil identification/classification, wetland mitigation monitoring, monitoring well installation and monitoring, environmental site assessments, delineation submittals, and DEQ permit applications. He has also been employed as a well driller with experience in the drilling of multiple deep hole wells. Mr. Exley qualifies as an Environmental Professional as defined under ASTM E 1527-13 Section 4.3 and Appendix X2 with over nine (9) years of experience performing investigations of surface and subsurface environmental conditions. The following sites are examples of projects in which he has participated:

HUD MAP 223(f)

- Horizon Square Apartments – Cleveland, TN
- Pendleton Place Apartments – Memphis, TN
- Stone Oak Townhome Community – Harlingen, TX
- Carmel City Center I – Carmel, IN
- Westwood Village Apartments – Shreveport, LA

HUD MAP 221 (d)(4) NC

- Proposed Osprey Point Apartments – Bluffton, SC
- Proposed The Point on Fall Creek – Indianapolis, IN
- Proposed Mount Pleasant Apartments – Zachary, LA
- Proposed Ingleside Plantation Phase II – North Charleston, SC
- Proposed Bailes Ridge Apartments – Fort Mill, SC

HUD LEAN 232/223(f)

- Madison Health Care – Madison, OH
- The Bridges at Bent Creek – Mechanicsburg, PA
- Tendercare of Ludington – Ludington, MI
- Heritage Pointe – Cookeville, TN

JOHN EXLEY, EP

ENVIRONMENTAL TEAM MANAGER



HUD LEAN 232

- Discovery Nursing – Vancouver, WA
- Molalla SNF – Molalla, OR
- Harbor Care – Portland, OR

HUD LEAN 232 NC

- Proposed Sunnyside Manor – Manasquan, NJ
- Autumn Leaves of Oswego – Oswego, IL
- Proposed South Hill at Orland Hills – Orland Hills, IL

HUD LEAN 232 SR

- Hillcrest Assisted Living Facility – West Palm Beach, FL
- Hannah Duston Healthcare Center – Haverhill, MA

HUD MAP 220 NC

- The Villages at Odenton Station – Odenton, MD
- Proposed Summerhouse Apartments – Virginia Beach, VA

HUD MAP 202/223(f)

- Harrah Senior Apartments – Harrah, OK
- Hobart Jackson Estates – Reidsville, NC
- Luther Meadows – Tipton, PA

HUD MAP 221 (d)(4) SR

- Mayslake Manor – Oak Brook, IL
- Crescent Landing Apartments – Greenville, SC
- C. Bruce Rose & E.B. Jordan – Wilson, NC

ASTM/AAI COMPLIANT

- 1400 Spring Garden – Philadelphia, PA
- Proposed Reynolds Plant 64 – Winston-Salem, NC
- Glenwood Square Shopping Center – Chesapeake, VA
- Jiffy Lube – Forest, VA
- Pitt Plastics – Morrow, GA
- LoneStar Plastics – Prattville, AL

OTHER

- Twin Canal Village – Virginia Beach, VA (TCAP NEPA)
- Proposed Rich Creek ALF – Rich Creek, VA (HOME)
- Holland Homes – Winston-Salem, NC (HUD MAP 221 (d)(3) SR)
- Proposed Sonata Senior Living – Melbourne, FL (HUD MAP 232 NC)
- Mayslake Center – Oak Brook, IL (HUD MAP 202/231 SR)
- Casa Grande Regional Medical Center – Casa Grande, AZ (HUD LEAN 242 NC)
- Oakmeade Apartments – Highland Springs, VA (Freddie Mac)
- Hillside Apartments – Pearisburg, VA (VHDA/USDA)
- Clayton's Mark – Grand Prairie, TX (Fannie Mae)
- Clary Crossing Senior Villas – Greenwood, IN (Fannie Mae)
- Arbor Place Apartment Homes – Jacksonville, FL (Standard & Poor)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Riggs, Counselman, Michaels & Downes, Inc. 4200 Innslake Drive, Suite 303 Glen Allen VA 23060	CONTACT NAME: Marion Caldwell PHONE (A/C, No, Ext): 804-237-5921 E-MAIL ADDRESS: mcaldwell@rcmd.com		FAX (A/C, No): 804-237-5901
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Dominion Environmental Group, Inc dba Dominion Due 201 Wylderose Drive Midlothian VA 23113	INSURER A : Nautilus Insurance Company		17370
	INSURER B : American Casualty Company of Reading, PA		20427
	INSURER C : The Cincinnati Insurance Company		10677
	INSURER D : Continental Casualty Company		20443
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER: 552352627

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	ECPO152054119	9/1/2019	9/1/2020	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	BUA5099549028	9/1/2019	9/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	EXS0503127	9/1/2019	9/1/2020	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC599549045	9/1/2019	9/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liab Contractors Poll Liab			ECPO152054119	9/1/2019	9/1/2020	Each Claim \$5,000,000 Each Pollution Condit \$5,000,000 Aggregate Limit \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Proof of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Dominion Environmental Group Inc
 201 Wylderose Drive
 Midlothian VA 23113

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Environmental Consulting Services, Inc.

December 15, 2009

Columbia Housing Authority
1917 Harden Street
Columbia, SC 29204
Attn: Aaron Middleton

RE: Limited Asbestos Inspection: Walls & Ceilings of Elevator Hallways of
Marion Street Highrise: Columbia, South Carolina

Dear Aaron:

Per your request, Travis Williams (SCDHEC Licensed Inspector # 00713) visited the Marion Street Highrise apartment facility located at 1930 Marion Street in Columbia, South Carolina on December 8, 2009. This site visit was to collect suspect asbestos containing wall and ceiling samples from the elevator hallways (public areas) concerning this facility. Other areas where sampling occurred were the first floor arts and crafts room, the 9th floor laundry/break room, and the 4th floor break room. Suspect asbestos containing material samples collected during this visit were then forwarded to a NVLAP rated laboratory for analysis.

This is a 17 story apartment building located in downtown Columbia, South Carolina. No 13th floor existed. The first and sixth floor hallways had drop ceilings with two types of ceiling tiles. All other hallway areas consisted of sheetrock walls and ceilings with a textured spray applied material on the sheetrock ceilings. Fireproofing was shown to the inspector above the drop ceilings on floors 1 and 6 and was included in this limited inspection. This fireproofing on these two levels appeared homogeneous. The inspector noted that all sheetrock/drywall joint compound wall systems observed appeared to be homogeneous. All textured ceiling material on sheetrock/drywall joint compound ceilings observed also appeared to be homogeneous. Since apartments were not inspected during this investigation, it cannot be stated that all materials in the apartments are homogeneous with these materials observed in the hallways.

The suspect asbestos containing materials analyzed by PLM analysis from this facility included the textured ceiling material on sheetrock ceilings in the 17th floor hallway near apartment A, the sheetrock/drywall joint compound (DJC) wall material in the 17th floor hallway near apartment A; the textured ceiling on sheetrock/DJC ceilings in the 16th floor hallway; the sheetrock/DJC wall material in the sixteenth floor hallway by the elevator; the sheetrock/DJC ceiling material in the 15th floor laundry room; the sheetrock/DJC wall material in the 15th floor laundry room; the textured ceiling on sheetrock/DJC ceiling in the hallway near the stairs of the 14th floor; the sheetrock/DJC wall material in the 14th floor hallway (at apartment J and I); the textured ceiling on sheetrock/DJC ceiling in the hallway near Apartment I (12th floor); the sheetrock/DJC wall material in the 12th floor hallway near apartment I; the textured ceiling on sheetrock/DJC ceiling in the 11th floor hallway near apartment C; the sheetrock/DJC in the 11th floor hallway (near apartment A and stairs); the textured ceiling on sheetrock/DJC ceiling material in the 10th floor hallway at elevator; the sheetrock/DJC wall material in the 10th floor hallway by elevator;

Page Two – ECS, Inc.
Marion Street Highrise Hallways
December 15, 2009

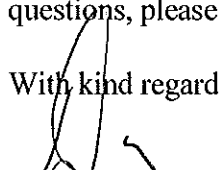
the textured ceiling in the 9th floor laundry room; the sheetrock/DJC wall material in the 9th floor laundry/break room; the textured ceiling on sheetrock/DJC in the hallway near apartment I (8th floor); the sheetrock/DJC wall material on the 8th floor (in the hallway by apartment H); the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment C on the 7th floor; the sheetrock/DJC wall in hallway by apartment C & D (7th floor); the sheetrock/DJC wall material in hallway by elevator (6th floor); the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment B, 5th floor; the sheetrock/DJC in 5th floor hallway (near apartment A and B); the textured ceiling on the sheetrock/DJC ceiling in the 4th floor break room; the sheetrock/DJC wall material in the break room hallway, 4th floor; the textured ceiling on the sheetrock/DJC ceiling in the hallway near apartment H, 3rd floor; the sheetrock/DJC wall material, in hallway by apartment I, 3rd floor; the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment C, 2nd floor; the sheetrock/DJC wall material in 2nd floor hallway by apartment A and stairs; the sheetrock/DJC wall material in corner of first floor arts and crafts room; the gray fireproofing above the ceiling on the first and sixth floors; the 2' X 4' small hole tan ceiling tiles in the art room on the first floor, the 2' X 2' hole/streaked ceiling tiles in the hallways of the first and sixth floors,

All materials analyzed by PLM analysis yielded a “trace, <1% Chrysotile asbestos” except for sample #8 (sheetrock/DJC wall material in the hallway by apartment J and I, 14th floor). This sample yielded a 2% Chrysotile asbestos content through PLM analysis. Point counting of the sample yielded a 1.50% Chrysotile asbestos content. All materials sampled except for the material represented in sample # 8 can be considered as conventional construction debris, for renovation or demolition purposes. Should work be performed in the hallway of the 14th floor, further sampling would be required prior to that work being performed to delineate what is considered to be asbestos containing material. If further sampling is not performed, then the wall material in that hallway must be considered as an asbestos containing material.

A detailed listing of samples, along with the EHS, Inc. laboratory analysis report is included in this report for your review. While all asbestos containing materials have been detailed by approximate analysis, the square footages for any abatement must be confirmed by the bidding asbestos abatement contractors. The square or linear footages of all materials sampled, condition of the materials (“good” or “damaged”), and potential for disturbance (“significant potential for disturbance” or “spd”), can be found on the enclosed “Executive Summary List of Suspect Materials form”.

It is always a pleasure assisting the Columbia Housing Authority with projects. If you have any questions, please contact me at 803/772-1070 or page me at 803/214-8035.

With kind regards,



G. Donald Cobb
1837-I

Index

- PLM Report of Suspect Asbestos Samples
(includes Point count of sample #8)
- Project Drawing Detailing Suspect Asbestos Sample Locations
- Copy of Management Planner's SCDHEC License

PLM Report of Suspect Asbestos Samples

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY
 736-D St. Andrews Road #196 Columbia, SC. 29210 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: T. Wellenar LICENSE #: BI-00713 SUBMITTED TO: EHS
 # OF SAMPLES: 49 E-MAIL RESULTS: YES FAX RESULTS: YES DATE SENT TO LAB: 12-8-09

EGS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Aron Middleton
 PROJECT NAME: Marion St. Highrise PROJ #: 1837-I

PHYSICAL ADDRESS: 1930 Marion St. Columbia
 TYPE OF ANALYSIS: PCM TEM LEAD AIR LEAD BK OTHER: IF ASBESTOS BULK

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	COND.	IFD
01	Textured ceiling, DJC, 17th floor, Apt A	> 5000 sqft	INF	Good
02	sheetrock wall DJC, 17th floor, next to Apt. A in Hall	"	"	"
03	Textured ceiling, DJC, 16th floor, Elev. - Hall	"	"	"
04	sheetrock wall DJC, 16th floor, AT Elevator - Hall	"	"	"
05	Ceiling DJC, 15th floor, in Laundry Rm.	"	"	"
06	sheetrock wall DJC, 15th floor, in Laundry Rm. by stairs	"	"	"
07	Textured ceiling, DJC, 14th floor, Hall	"	"	"
08	sheetrock wall DJC, 14th floor, Apt I	"	"	"
09	Textured ceiling, DJC, 12th floor, Apt I	"	"	"
10	sheetrock wall DJC, 12th floor, in Hall	"	"	"
11	Textured ceiling, DJC, 11th floor, near stair Hall	"	"	"
12	sheetrock wall DJC, 11th floor, At Apt. A and stairs	"	"	"
	IN Hallway -			

09-12-01113



Due Date: 12/10/2009 (Thursday)

Signature: [Handwritten]

Relinquished by: [Signature] Received by: [Signature] PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
 Relinquished by: [Signature] Received by: [Signature] INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 736-D St. Andrews Road #196 Columbia, SC 29210 phone: 803 772 1070 FAX 803 216 9908 CHAIN OF CUSTODY

CONSULTANT: T. Williams LICENSE #: BI-00713 SUBMITTED TO: EHS

OF SAMPLES: 49 E-MAIL RESULTS: YES ecsim@sc.it.com DATE SENT TO LAB: 12-8-09

CLIENT: Columbia Housing Authority CLIENT CONTACT: Aron Middleton PROJECT #: 1837-I

PROJECT NAME: Maryland St. Highrise

PHYSICAL ADDRESS: 1930 Marion St. Columbia

SAMPLE #	TYPE OF ANALYSIS			MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD	TURN TIME:
	PCM	PLM	TEM			LEAD AIR	LEAD BK			
13				Hallway	> 5000 sq ft			IINF	Good	Mod.
14				TEXTURED Ceiling, DJC, 10th floor, AT Elev. sheetrock wall DJC / 10th floor, outside of Elevator - in Hall "				"	"	"
15				TEXTURED Ceiling, 9th floor, Laundry Rm sheetrock wall DJC / 9th floor, Laundry / Break room.				"	"	"
16				TEXTURED Ceiling, DJC, 8th floor, Apt I - (1 st Hall)				"	"	"
17				TEXTURED Ceiling, DJC, 8th floor, Apt I - (1 st Hall)				"	"	"
18				TEXTURED Ceiling, DJC, 8th floor, Apt I - (1 st Hall)				"	"	"
19				TEXTURED Ceiling, DJC, 7th floor, near sheetrock wall DJC, Apt C - Hall "				"	"	"
20				TEXTURED Ceiling, DJC, 7th floor, Apt C - Hall "				"	"	"
21				TEXTURED Ceiling, DJC, 6th floor, outside of Elevator m/Hall "				"	"	"
22				TEXTURED Ceiling, DJC, 5th floor, Apt. B - in Hallway sheetrock wall DJC, 5th floor, Apt. B - in Hallway "				"	"	"
23				TEXTURED Ceiling, DJC, 5th floor, Apt. B - in Hallway sheetrock wall DJC, 5th floor, Apt. B - in Hallway "				"	"	"
24				TEXTURED Ceiling, DJC, 4th floor, Break Rm sheetrock wall DJC, 4th floor, Break Rm "				"	"	"

Reinquished by: Paul Williams Received by: DLR PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!

Reinquished by: DLR Received by: DLR INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. 736-D St. Andrews Road #196 Columbia, SC 29210 phone: 803 772 1070 FAX 803 216 9908		EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY		
CONSULTANT: T. Williams		LICENSE #: BI-00813		
E-MAIL RESULTS: YES		SUBMITTED TO: EHS		
# OF SAMPLES: 49		DATE SENT TO LAB: 12-8-09		
ECS INC. CLIENT: Columbia Housing Authority		CLIENT CONTACT: Axon Middlestos		
PROJECT NAME: Marew St Highrise		PROJ.#: 1837-I		
PHYSICAL ADDRESS: 1930 Marion St. Columbia, SC		TURN TIME: 24 hr		
TYPE OF ANALYSIS: PCM		IF ASBESTOS BULK		
PERM		AMOUNT		
TEM		COND.		
LEAD AIR		COND.		
OTHER:		PFD		
SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	COND.	PFD
25-	Sheetrock wall DJC, 4th floor, Break Rm Hall	> 5000 sqft	II NF	Good
26	Textured Ceiling, DJC, 3rd floor, Hall	near	"	"
27	Sheetrock wall DJC / 3rd floor, At Apt. I - in Hall	1' x 1' x 1' / 1' x 1' x 1'	"	"
28	Textured Ceiling, DJC, 2nd floor, Apt. C	near	"	"
29	Sheetrock wall DJC / 2nd floor, At Apt. A & stairs - in	Hall	"	"
30	Sheetrock wall DJC / 1st floor, in corner of Arts & Crafts Rm	"	"	"
31	Grey, Fire proof, 6th floor, Above Ceiling	> 5000 sqft	F	Good Sig
32	Grey, Fire proof, 6th floor	" 1' x 1' Hall	F	Good Sig
33	Grey, Fire proof, 6th floor	" in Hall	F	Good Sig
34	Grey, Fire proof, 6th floor	" in Hall	F	Good Sig
35-	Grey, Fire proof, 1st floor	" in Hall	F	Good Sig
36	Grey, Fire proof, 1st floor	" on carpets	F	Good Sig

Relinquished by: *[Signature]*
 Received by: *[Signature]*
 Relinquished by: *[Signature]*
 Received by: *[Signature]*

PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
 12-9-09
 INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 736-D St. Andrews Road #196 Columbia, SC 29210 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: T. Williams LICENSE # BF-00713 SUBMITTED TO: EHS
 # OF SAMPLES: 49 E-MAIL RESULTS: YES E-MAIL RESULTS: YES
 DATE SENT TO LAB: 12-8-09

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Aaron Middleton
 PROJECT NAME: Marion St Highrise PROJ.#: 1837-F
 PHYSICAL ADDRESS: 1930 Marion St Columbia

TYPE OF ANALYSIS: PCM TEM LEAD AIR LEAD BK OTHER: IF ASBESTOS BULK
 TURN TIME: 24 hr

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD
			LI-NF	F		
37	Grey, fire proof, 1st floor - in hall (near apt D)	> 5000 sq ft	F		Good	Sig
38	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	mod.
39	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	"
40	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	"
41	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
42	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
43	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
44	2'x2' ceiling tile, hole/streak 1st fl. - Hall near	> 3000 sq ft	F		Good	"
45	2'x2' ceiling tile, hole/streak 6th fl. - Hall	> 3000 sq ft	F		Good	"
46	2'x2' ceiling tile, hole/streak 6th fl. - Hall	> 3000 sq ft	F		Good	"
47	2'x2' ceiling tile, small hole 1st fl. - Hall	> 3000 sq ft	F		Good	"
48	2'x2' ceiling tile, small hole 6th fl. - Hall	> 3000 sq ft	F		Good	"
49	2'x2' ceiling tile, small hole 6th fl. - Hall	> 3000 sq ft	F		Good	"

Relinquished by: *Aaron Middleton* Received by:
 Relinquished by: Received by: INSPECT-1



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Client: Environmental Consulting Svcs
736 D St. Andrews Rd., #196
Columbia, SC 29210

Report Number: 09-12-01113

Received Date: 12/09/2009

Analyzed Date: 12/09/2009

Reported Date: 12/10/2009

Project/Test Address: 1837-l; Marion St. Highrise

Client Number:

42-1931

Laboratory Results

Fax Number:

803-216-9908 F

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-001	01		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 2% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-002	02		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 2% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-003	03		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-004	04		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	17% Cellulose 1% Fibrous Glass 82% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-005	05		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 2% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Report Number: 09-12-01113

Client Number: 42-1931

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-006	06		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-007	07		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-008	08		White Brittle; Off-White Pliable	2% Chrysotile	2% Cellulose 96% Non-Fibrous
Total Asbestos: 2%					
Chrysotile present in the joint compound (main) layer.					
09-12-01113-009	09		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 5% Fibrous Glass 77% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-010	10		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-011	11		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-012	12		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 1837-J, Marion St. Highrise

Report Number: 09-12-01113

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-013	13		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-014	14		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-015	15		White/Off-White Brittle; Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 5% Fibrous Glass 77% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-016	16		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-017	17		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-018	18		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-019	19		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 1837-J; Marion St. Highrise

Report Number: 09-12-01113

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-020	20		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-021	21		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-022	22		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-023	23		Off-White Brittle; Tan Fib.; Off-White Pliable	NAD	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
09-12-01113-024	24		Off-White/White Brittle; Pale Beige/Tan Fib.	Trace <1% Chrysotile	25% Cellulose 3% Fibrous Glass 72% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-025	25		Off-White/White Brittle; Pale Beige/Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-026	26		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	25% Cellulose 1% Fibrous Glass 74% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-027	27		Off-White/White Brittle; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 09-12-01113

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-028	28		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-029	29		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 4% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-030	30		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 1% Fibrous Glass 79% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-031	31		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-032	32		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-033	33		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-034	34		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 09-12-01113

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-035	35		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-036	36		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-037	37		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-038	38		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-039	39		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-040	40		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-041	41		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 1837-I; Marion St. Highrise

Report Number: 09-12-01113

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-042	42		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-043	43		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-044	44		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-045	45		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-046	46		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-047	47		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-048	48		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous

Environmental Hazards Services, L.L.C

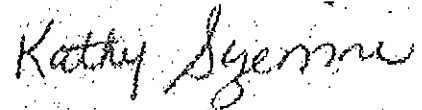
Client Number: 42-1931
 Project/Test Address: 1837-I; Marion St. Highrise

Report Number: 09-12-01113.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-049	49		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous

QC Sample: 33-M1-1995-2
 QC Blank: SRM 1866 Fiberglass
 Reporting Limit: 1% Asbestos
 Method: EPA Method 600/R-93/116
 Analyst: Mark Case

Reviewed By Authorized Signatory:



Kathy Sizemore
 Asbestos Supervisor

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos 400 Point Count Analysis Report

Client: Environmental Consulting Svcs
736 D St. Andrews Rd., #196
Columbia, SC 29210

Report Number: 09-12-01365

Received Date: 12/10/2009

Analyzed Date: 12/11/2009

Reported Date: 12/14/2009

Project/Test Address: Marion St Highrise; EHS# 09-12-01113

Client Number:
42-1931

Laboratory Results

Fax Number:
803-216-9908 F

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
09-12-01365-001	8	White Gran.	1.50 % Chrysotile	

Reporting Limit: 0.25 % Asbestos

Method: EPA Method 600/R-93/116

Analyst: Vickie Holmes

Reviewed By Authorized Signatory:

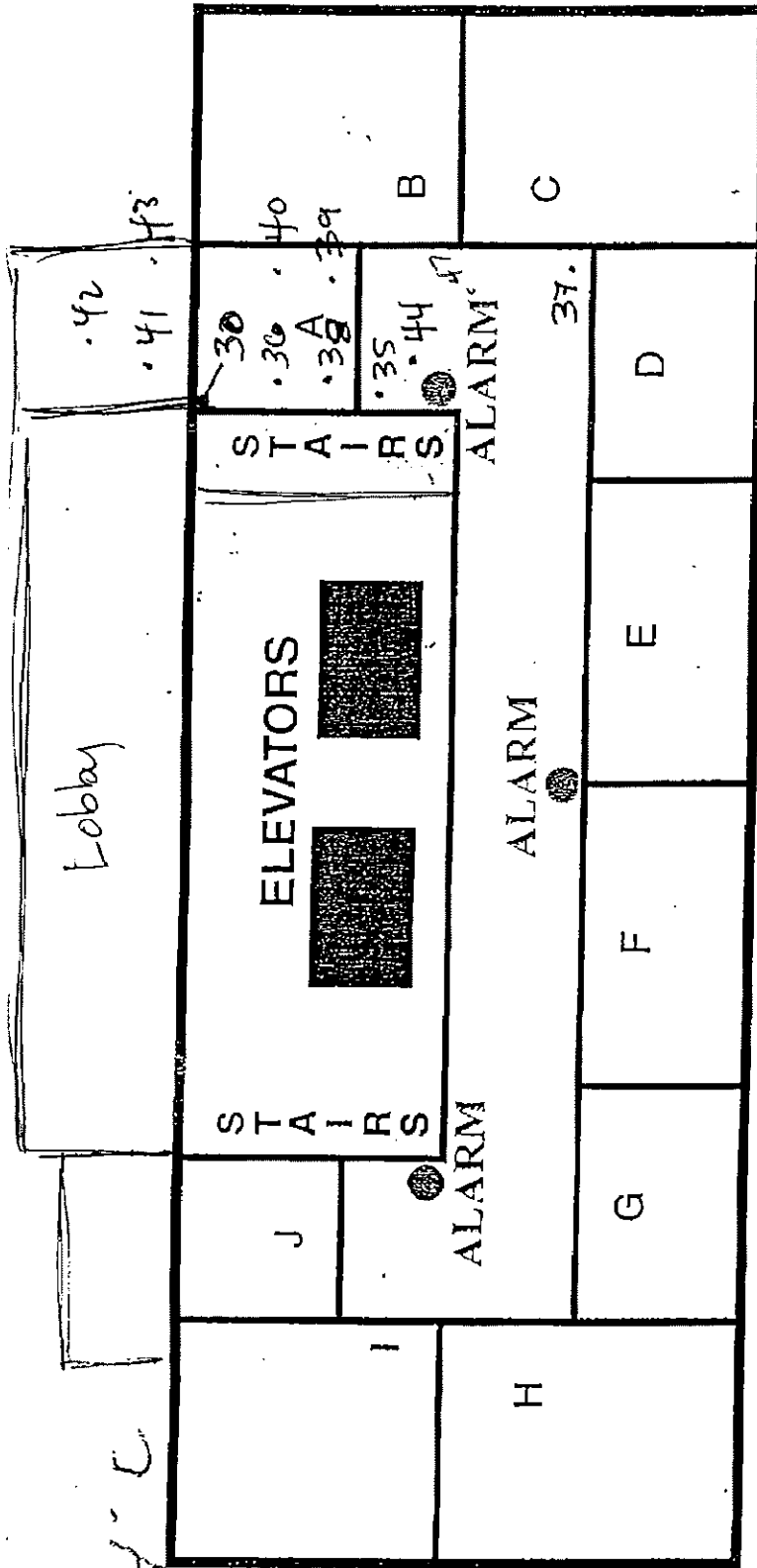
Howard Varner
General Manager

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND NAD = No Asbestos Detected

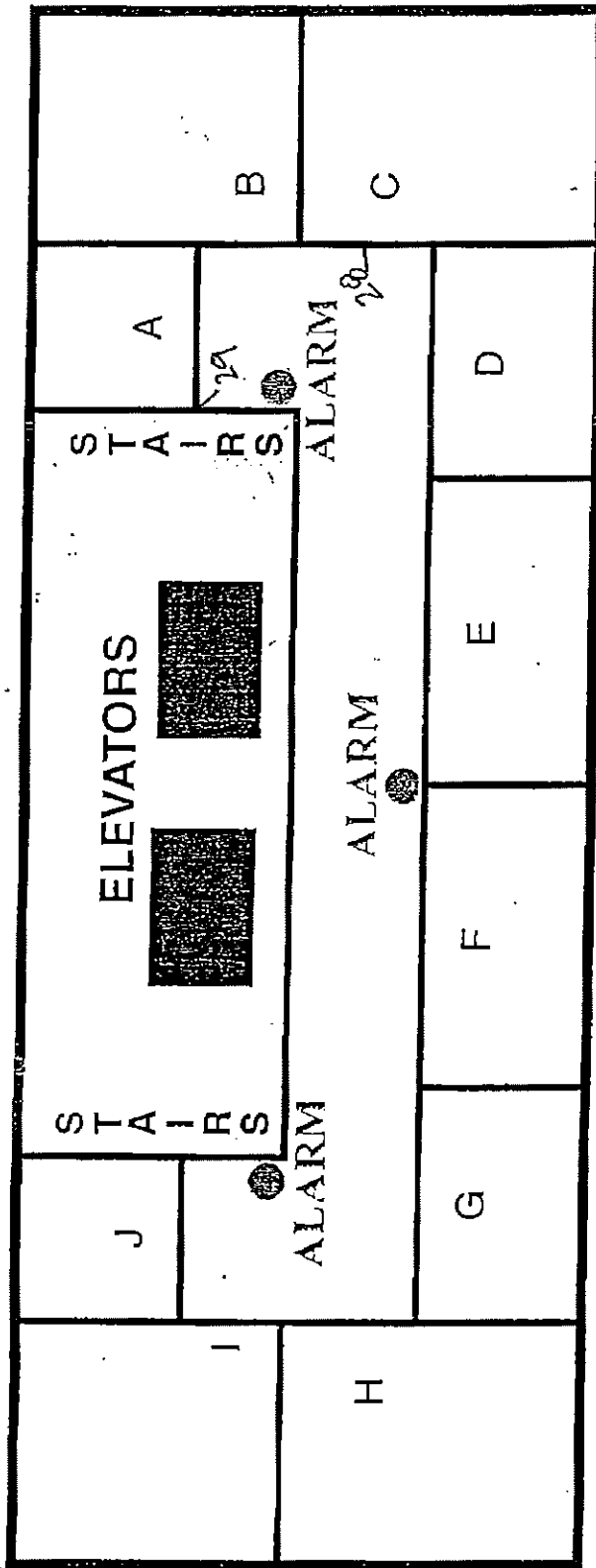
Project Drawing Detailing Suspect Asbestos Sample Locations

Floor 1



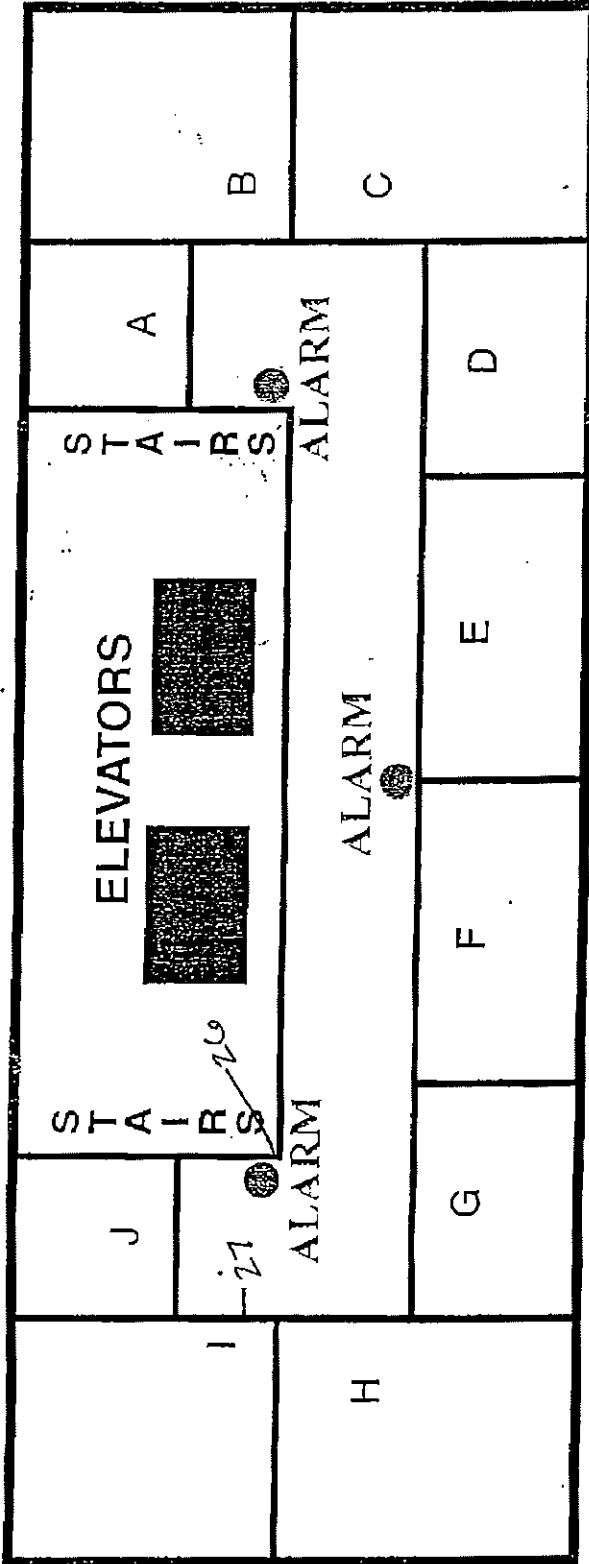
Floor 2

4-C



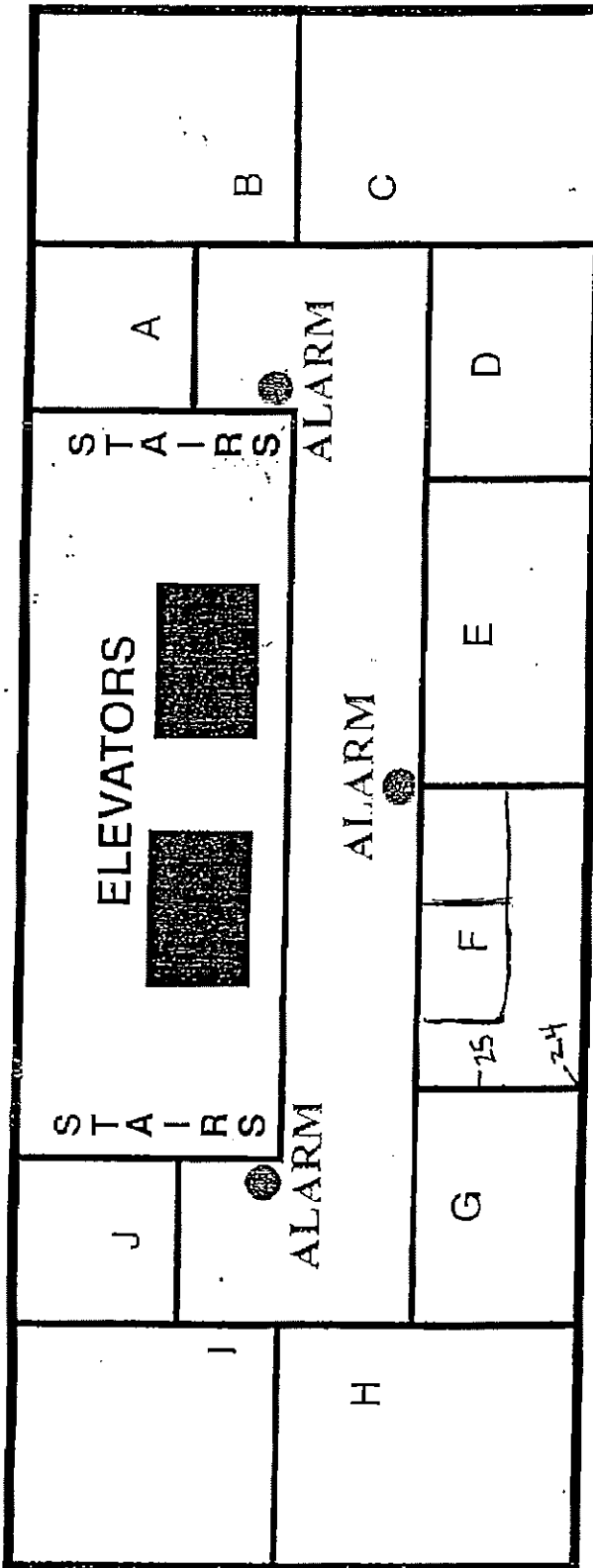
Floor 3

4-6



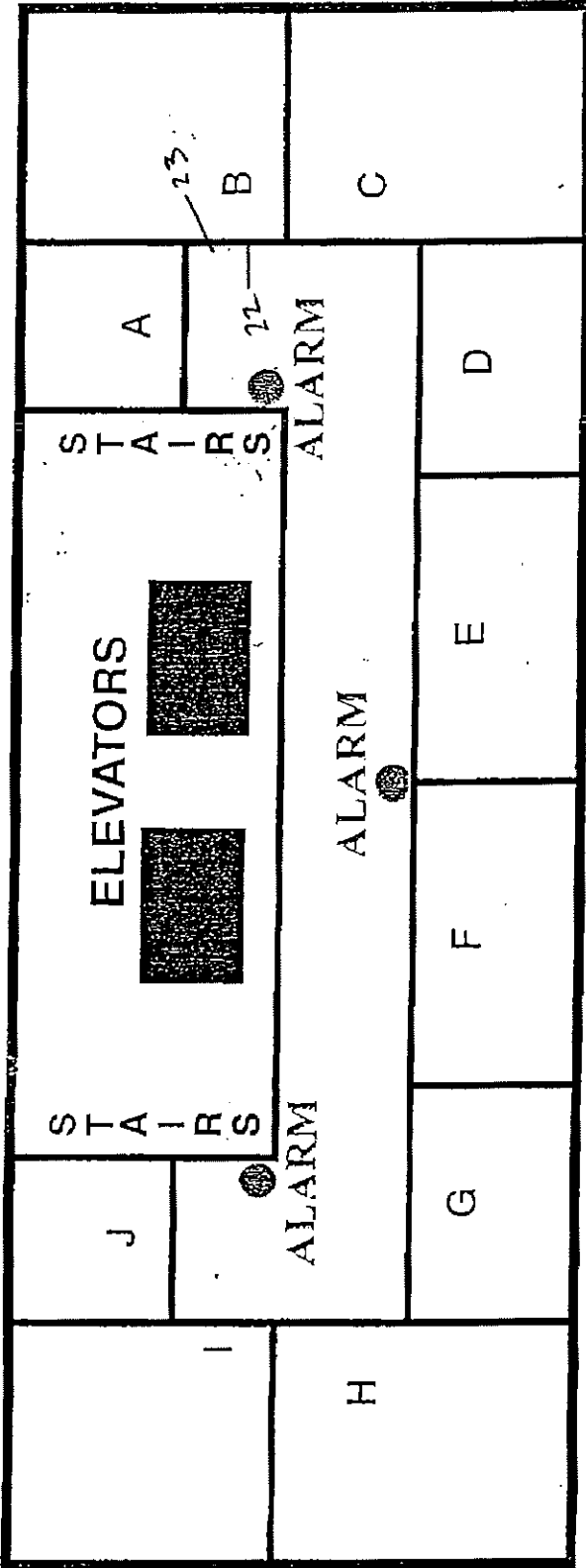
Floor 4

4-C



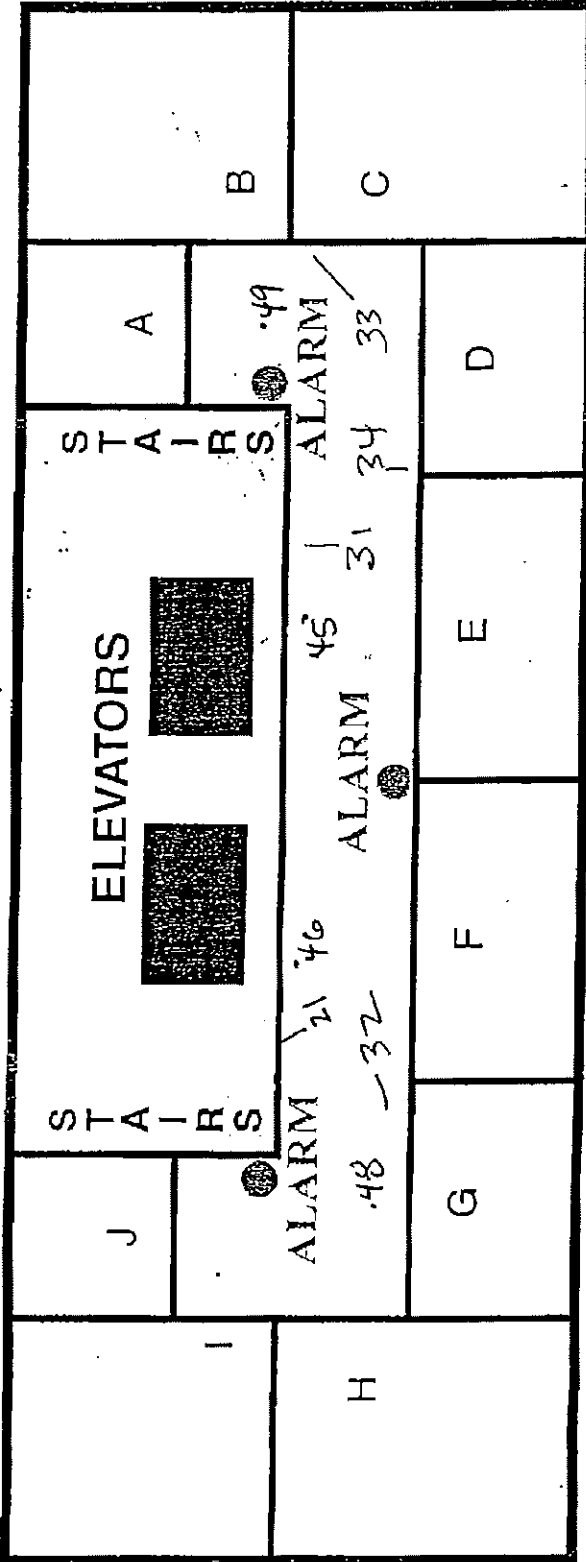
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4-C



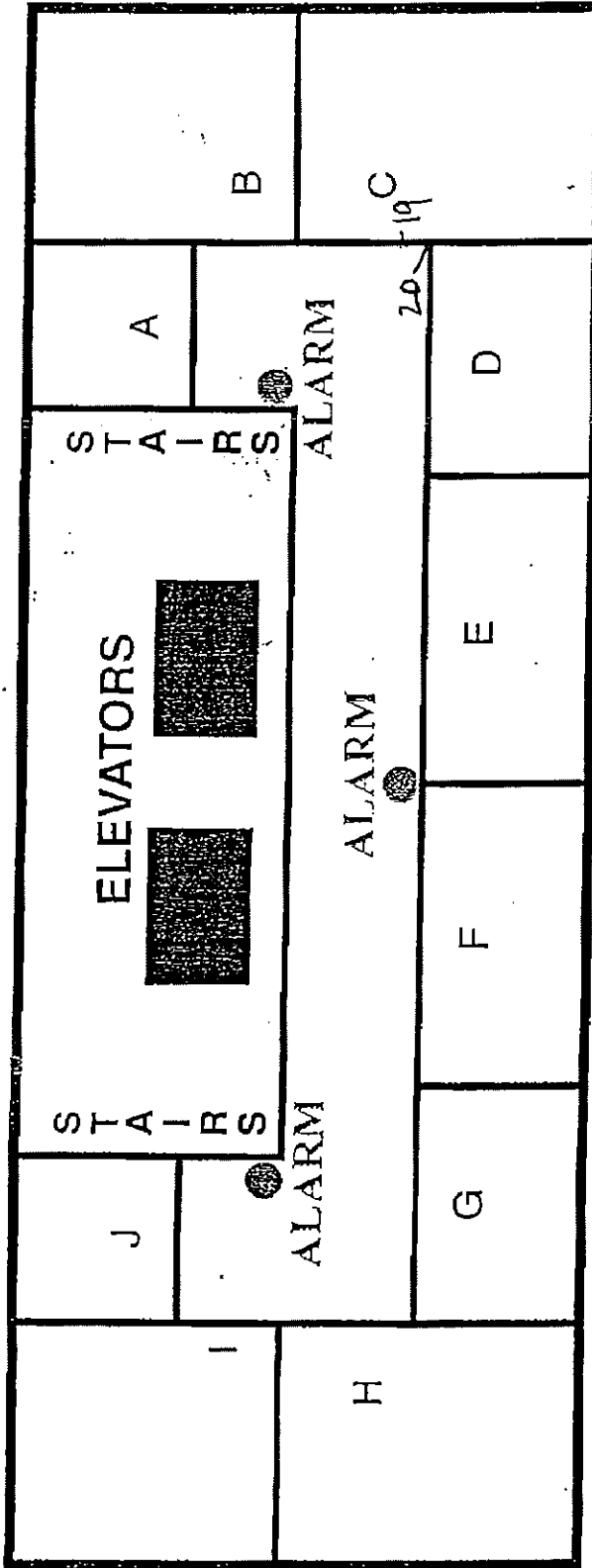
Floor 6

4-c



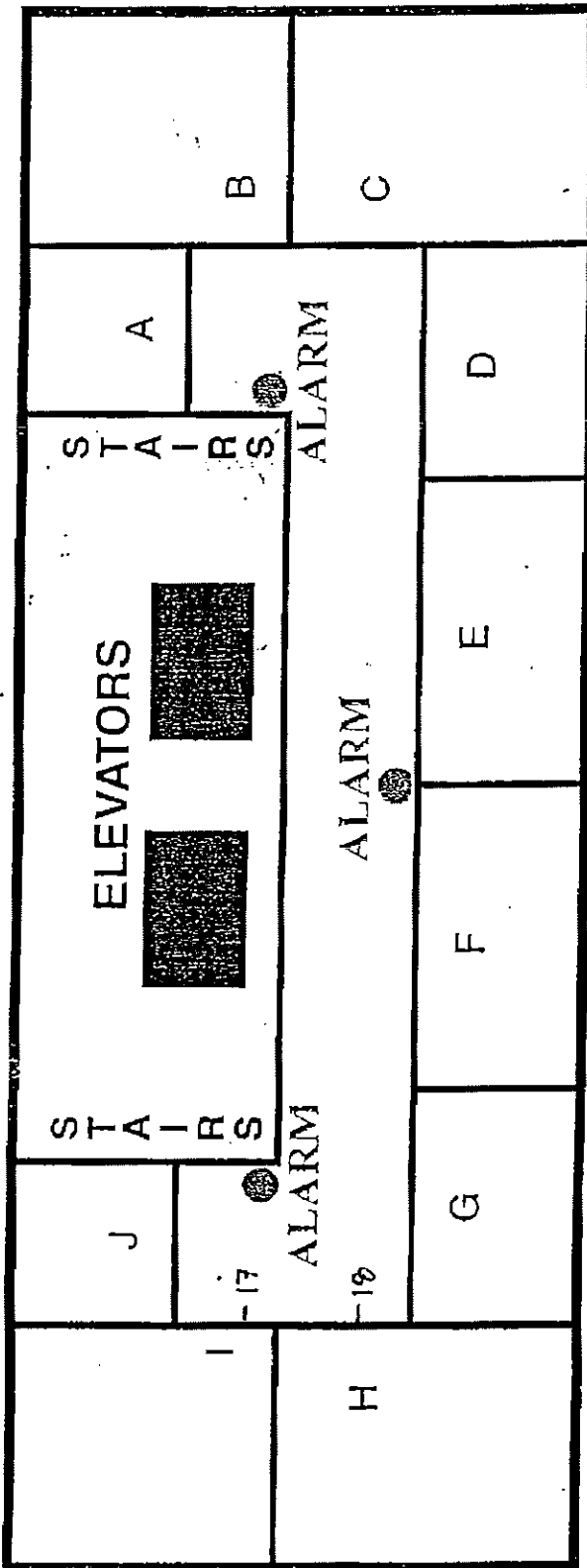
Floor 7

y-c



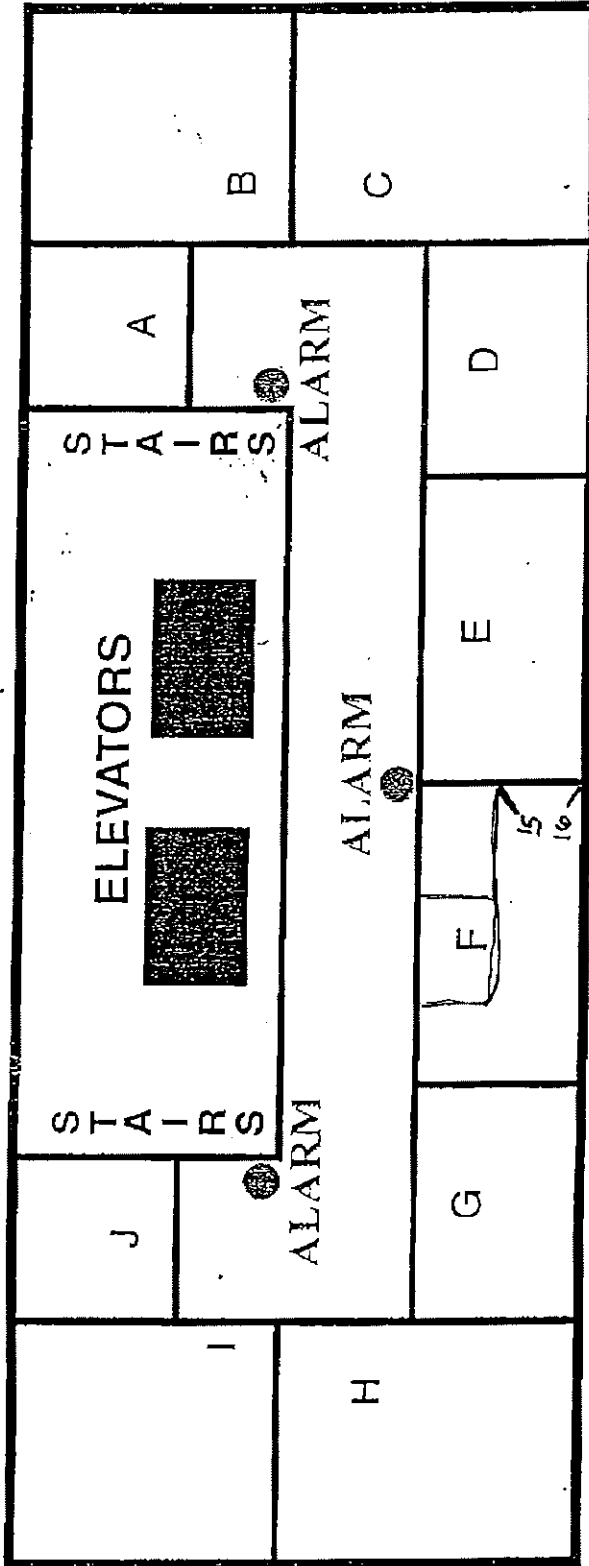
Floor 8

4-C



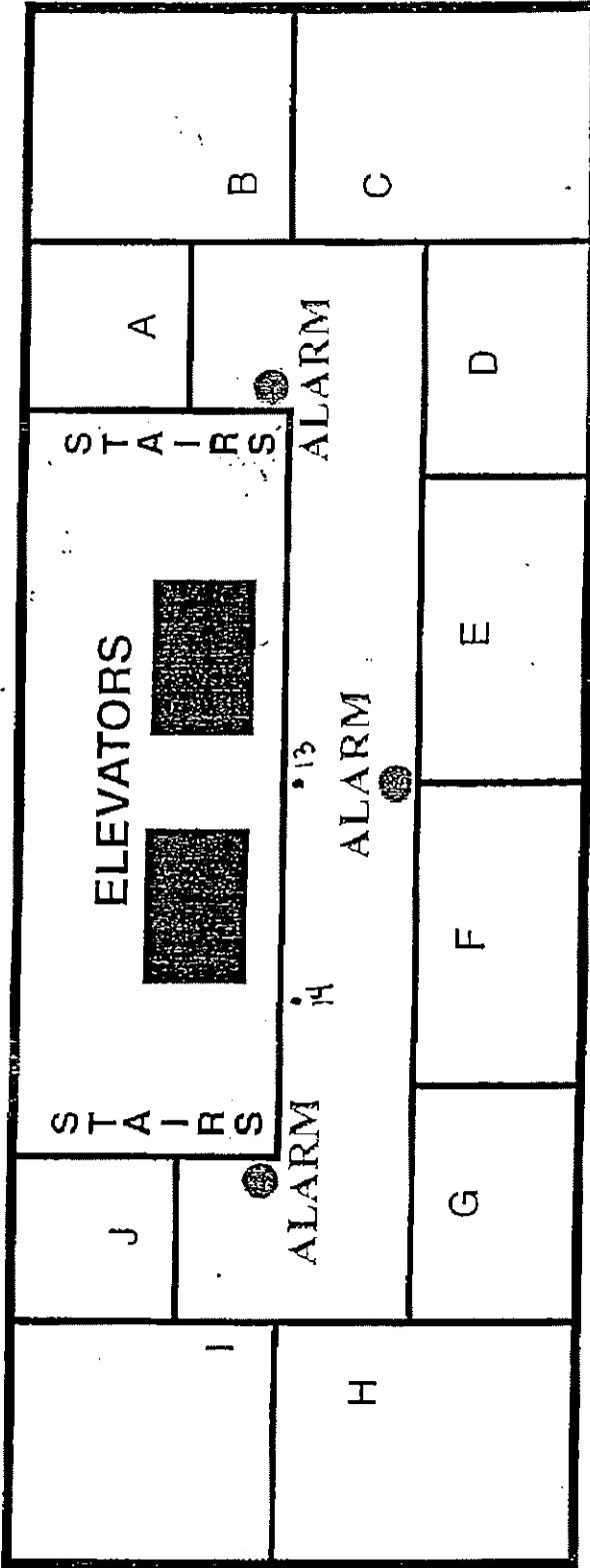
Floor 9

4-C



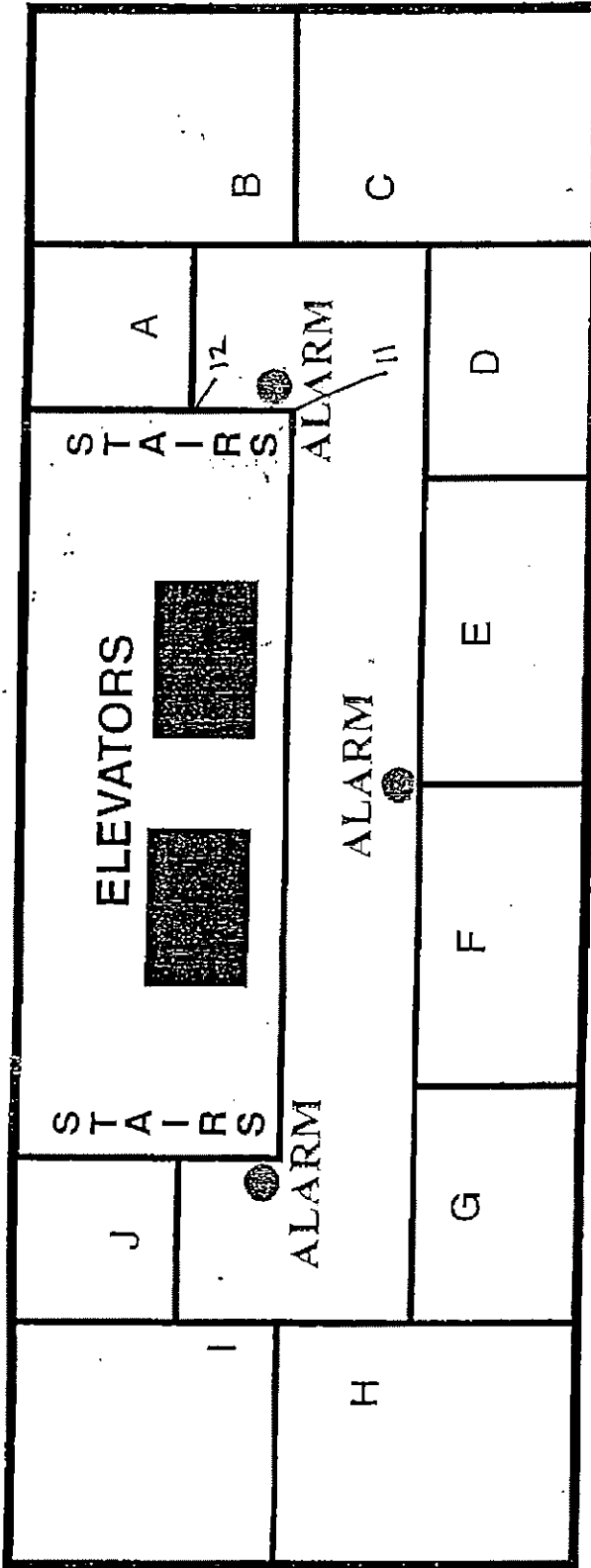
Floor 10

Y-C



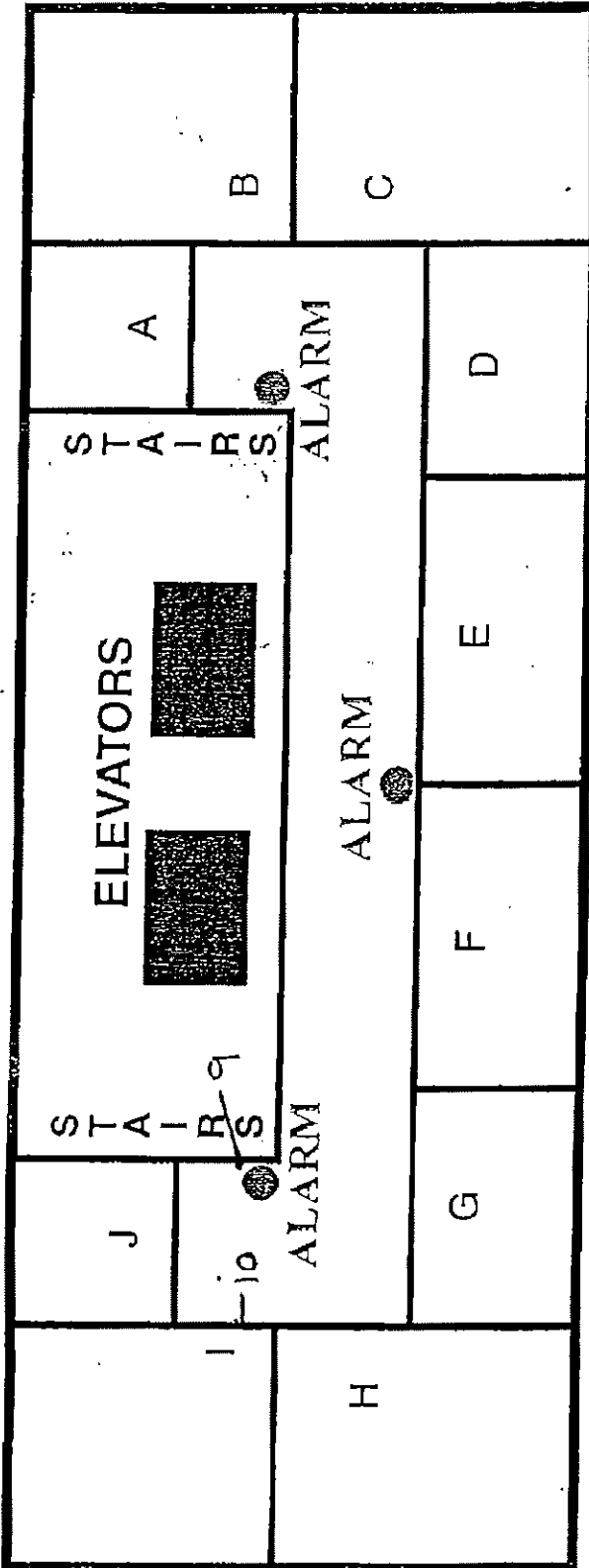
Floor 11

4-C



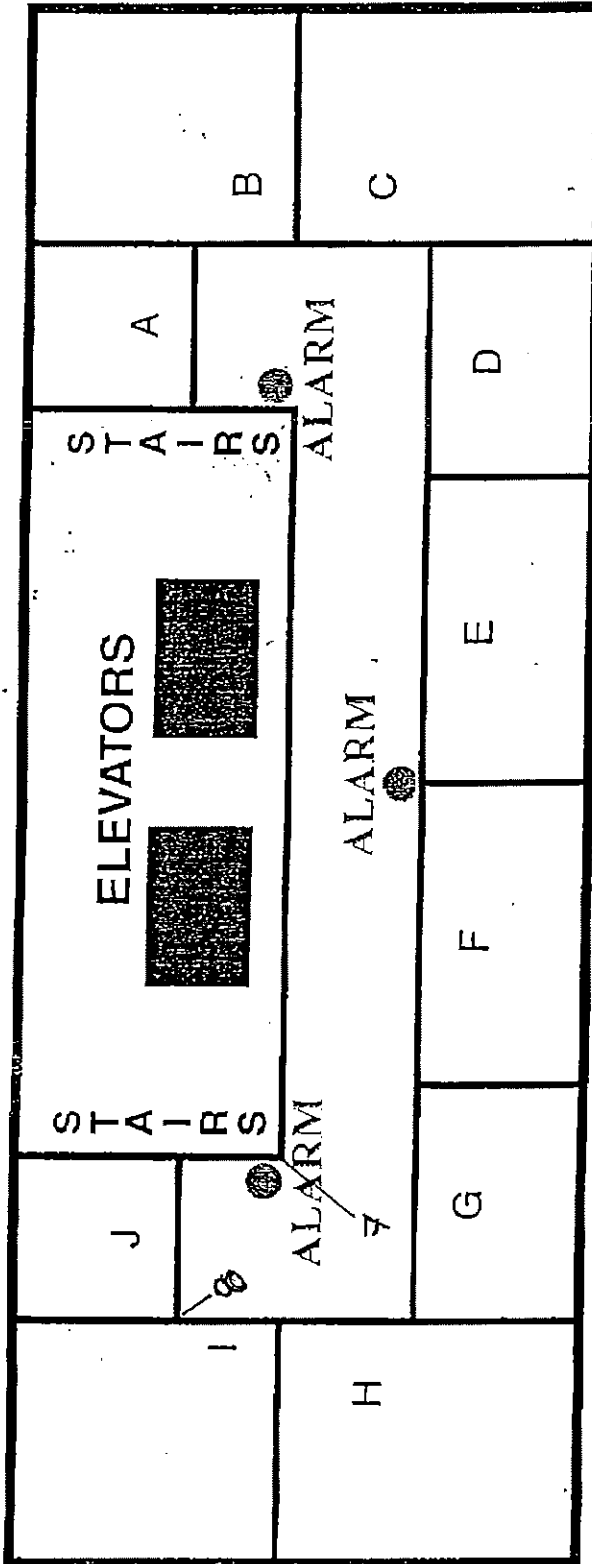
Floor 12

4-6



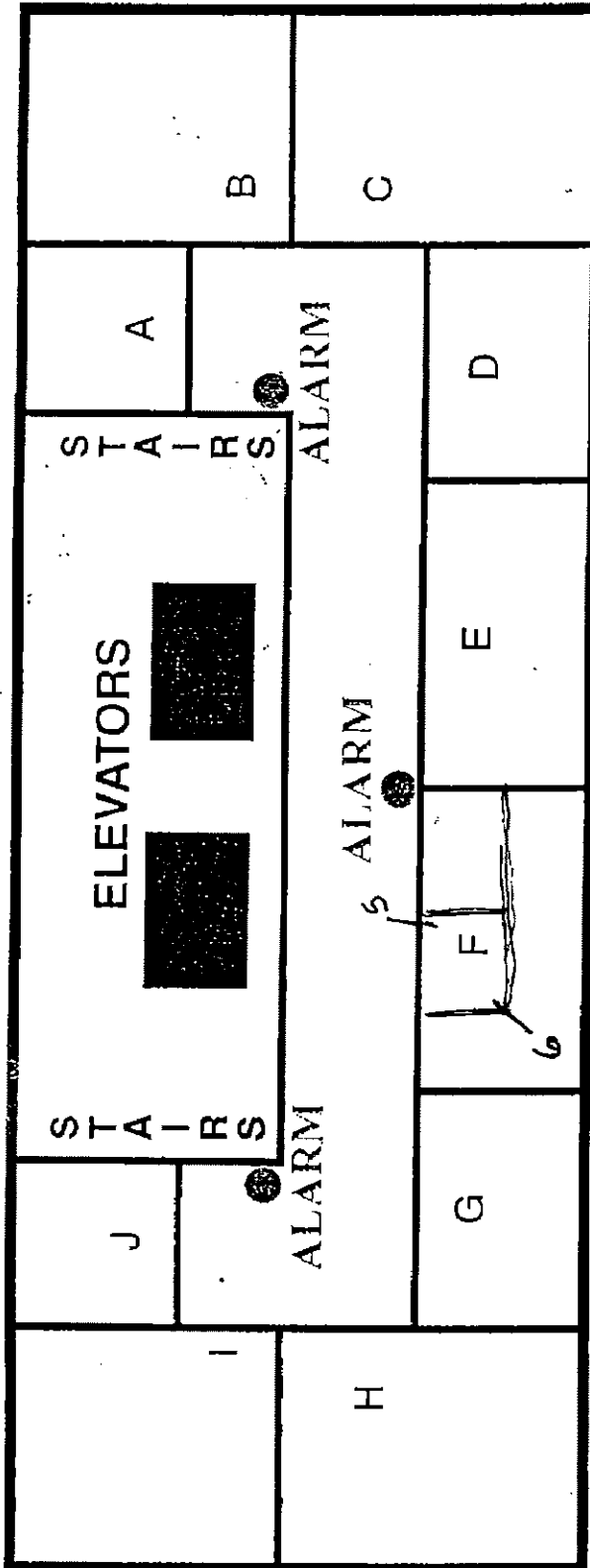
Floor 14

Y-C



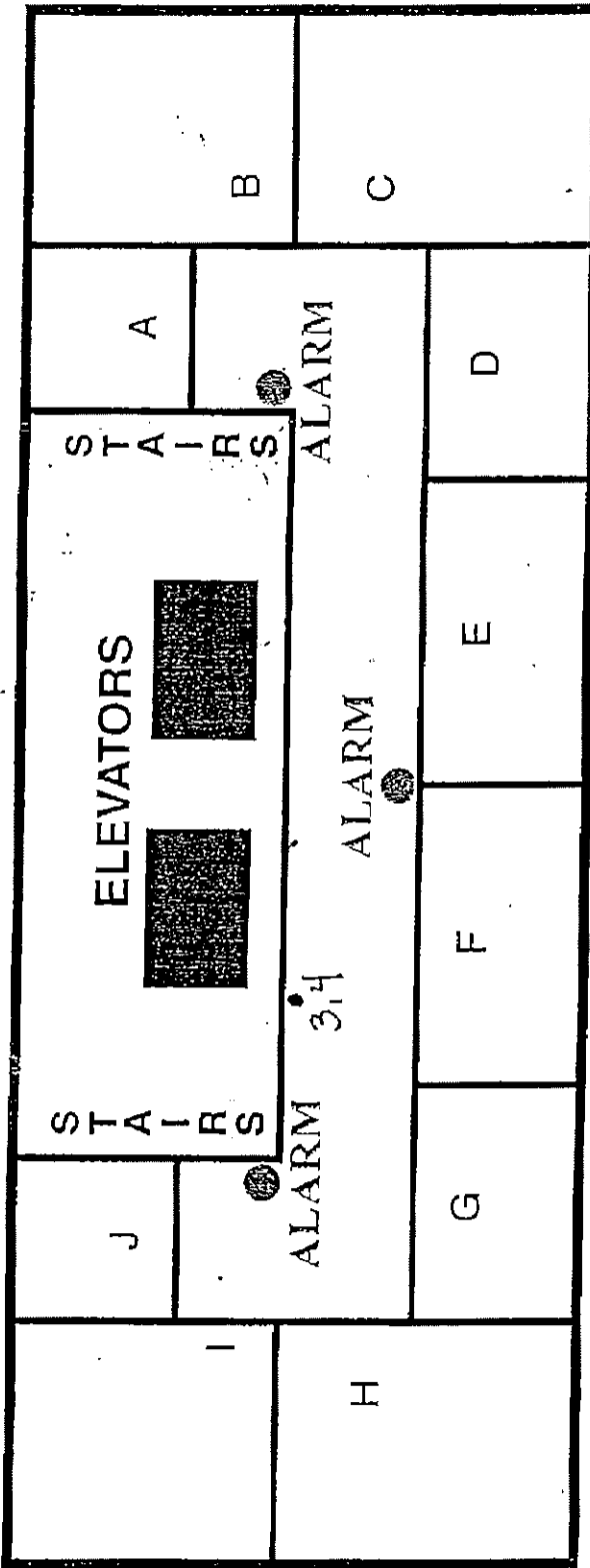
Floor 15

4-6



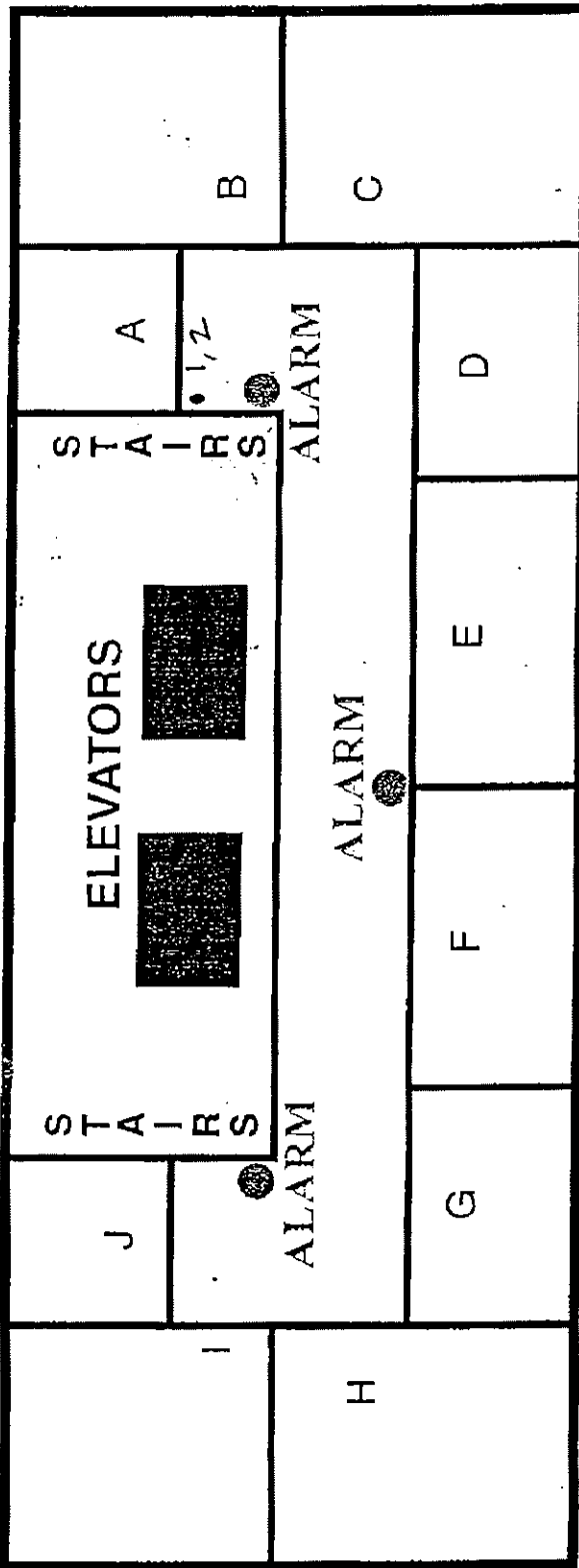
Floor 16

4-C



Floor 17

4-c



Copy of Management Planner's SCDHEC License

SCDHEC ISSUED Asbestos ID Card

Travis Williams



AIR SAMPLER AS-00171
CONSULTANT BI-00713

Expires

05/27/10

10/01/10
