

## 1.0 EXECUTIVE SUMMARY

ECS Carolinas, LLP (ECS) was contracted by Mr. Joe Dillard to perform an ASTM Standard E-1527-05, Phase I Environmental Site Assessment (ESA) of an approximately 0.846 acre site located at 15 Century Drive in Greenville, Greenville County, South Carolina. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. In accordance with Section 4.6 of ASTM E 1527-05, this Phase I ESA is viable for a period of 180 days from the date the report is issued.

According to the Greenville County Tax Assessor's Office, the site is a single tax parcel identified by Greenville County Parcel ID # 0193030200903. The subject site measures approximately 0.846 acres, and is currently owned by Mr. Joe V. Dillard.

The site is located at 15 Century Drive, Greenville, Greenville County, South Carolina. The property is currently developed commercial office property. The property is developed with a one-story office building in the southwestern region of the site. The remainder of the parcel is developed with asphalt paved parking and driveway, with grass-covered and landscaped areas. Access to the site is via Century Drive from the southeast of the subject site. Overhead electrical power lines are located along the southeastern property boundary.

The site appears to have been graded to aid construction. The site slopes mildly downward to the southwestern property boundaries. Surface runoff of the site is generally to the southwest toward a topographic drainage feature located southwest of the subject site. The drainage feature drains into an unnamed tributary to Richland Creek located approximately 1,000 feet northwest of the site. Shallow groundwater at the subject site would be expected to flow to the northwest beneath the site toward the unnamed tributary to Richland Creek. Actual site groundwater flow direction cannot be determined without site-specific groundwater information determined through the installation of groundwater monitoring wells.

The site is in the service area for Duke Energy electric services and in the service area for the Greenville Water System for water and sanitary sewer services.

Overhead electrical power lines were observed along the southeastern boundary of the site. Pole-mounted transformers were not observed on the power lines on the site. A pad-mounted transformer was observed on the adjacent, up-gradient property to the northeast of the site. Staining, indicative of leakage, was not observed on the transformer, the pad or the ground beneath the transformer. ECS does not consider the transformer on the adjacent site to be a recognized environmental condition (REC) of the subject site.

ECS reviewed historical aerial photographs for the subject site and surrounding areas. The subject site was historically undeveloped until approximately 1995. Since approximately 1995, the subject site has been developed with a commercial office building. The surrounding area has been historically undeveloped, and residentially and commercially developed.

ECS considers the lack of the historical aerial photographs prior to 1959 to be a data gap. ECS considers the lack of Fire Department information and the absence of Sanborn Fire Insurance Maps to be data gaps. However, based on the historical information presented, ECS considers these data gaps to be non-significant. These data gaps have not affected ECS' ability to identify RECs relative to the site.

The site is located in a primarily residential and commercial area of Greenville. A file search of ASTM standard and supplemental databases was prepared for the site by FirstSearch Technology Corporation (FirstSearch), and the report was dated May 18, 2007. The FirstSearch report identified several facilities within the search radii. ECS does not consider these facilities to be of environmental concern with respect to the subject site, based on distance from the subject site, regulatory status and/or gradient considerations based on topographic information.

Please note, several properties with either no address or incomplete addresses were identified on the Site Summary List prepared by First Search. During the reconnaissance of the site area, ECS looked for evidence of the unmappable sites listed which may have a potential to impact the subject site; however, none were identified during the limited reconnaissance.

As documented and qualified by this report, this assessment has revealed no evidence of RECs in connection with the property:

On-Site:

- ECS identified no on-site RECs associated with the property.

Off-Site:

- ECS identified no off-site RECs associated with the property.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.