

Phase I Environmental Site Assessment

**1335 King Street Extension
Charleston, South Carolina
Charleston County TMS No. 464-14-00-079**

1.0 SUMMARY

This Phase I Environmental Site Assessment (Phase I ESA) was conducted to identify recognized environmental conditions (RECs), controlled RECs, historical RECs, and de minimis conditions associated with an approximate 0.37-acre parcel located at 1335 King Street Extension in Charleston, Charleston County, South Carolina. Its intent is to fulfill certain due diligence requirements of the innocent landowner defense, contiguous owner defense, and bona fide prospective purchaser clause of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The Property consists of a single 0.37-acre parcel (Charleston County Tax Map Series Numbers 464-14-00-079).

The requested Phase I ESA revealed the following:

- The Property is developed with three commercial structures, a main office, paint and body shop, and a former auto repair facility. The Property also contains a metal storage container.
- The Property is generally bound to the north by a gentleman's club, International Longshoremen's Association, and Courtland Avenue; to the south by a vacant lot, Montford Avenue, and a fenced vacant parcel; to the east by King Street Extension, an abandoned railroad, and Meeting Street Road; and to the west by residences and Cottonwood Street.
- The following was identified on the Property:
 - Singletons Paint and Body Shop was identified as the Property and is listed in EDR's Historical Auto Stations database which identifies historical service stations, automobile paint and body shops. Based on the information provided, Singletons Paint and Body Shop has been operational since 1999. Based on the chemicals used in auto repair and paint and body shop activities and the general poor housekeeping noted on the property, the current use of the property as Singletons Paint and Body Shop is considered an onsite REC.
 - The review of City Directories and Sanborn Fire Insurance maps were reviewed to determine past uses of the Property. The following facilities were identified on the Property: Superior Laundry (1944, 1951, 1955, 1964, and 1973 map) and a portion of an auto repair facility (1944 and 1951 map).

- The maps also identified a buried solvent tank on the Property. The former presence of a drycleaners and associated buried solvent tank, and portion of an auto repair facility located on the Property represent onsite RECs.
- Two unknown pipes were observed entering the ground along the southwestern corner of the Singletons Paint and Body facility. Additional investigation would be required to evaluate the nature of these pipes. The lack of knowledge regarding these pipes constitutes a data gap.
 - Minimal staining was observed on the concrete on the Property. The staining did not appear indicative of a major release and is considered a de minimis condition.
 - Miscellaneous trash was observed throughout the Property and is considered a de minimis condition.
- The following facilities were identified on offsite properties:
 - The UST-Unknown 14877 was identified on the northern adjacent property and is listed in the Leaking Underground Storage Tank (LUST) and Underground Storage Tank (UST) databases. Based on the EDR report, a release was reported on December 27, 1991 and was issued a No Further Action (NFA) letter on August 12, 1993. The facility previously operated a 1,000-gallon hazardous substance UST and a 550-gallon gasoline UST that have been abandoned. Based on its location and current regulatory status, the former UST-Unknown14877 is considered an offsite historical REC.
 - The review of City Directories and Sanborn Fire Insurance Maps identified the following facilities: the former Bees Mattress Factory/Graysin Rose Transmission Service at 1333 King Street Extension, which is located immediately south of the Property; the Southern States Oil Co., The Texas Co., Charleston Oil Co. facilities were identified approximately 500-ft south of the Property; and a fuel oil and kerosene bulk plant was identified as Johnson WM Solomon Oil/Minshew Oil Co. at 1354 Meeting Street Road is located approximately 400-ft northeast of the Property. No information was available about the operation of the former mattress factory, three oil companies, or fuel oil and kerosene bulk plant. Due to their proximity to the Property, the former mattress factory/transmission service facility, three oil companies, and fuel oil and kerosene bulk plant are considered offsite RECs.
 - Three onsite RECs, five offsite RECs, one offsite historical REC, and two de minimis condition were identified during the completion of this Phase I ESA. Based on the chemicals of concern that may have been used at the onsite and offsite facilities, the potential exists for vapor migration at the Property.