

Phase I Environmental Site Assessment Summary

Property Address:	1359 Whittaker Pkwy, Orangeburg, SC
Parcel Size:	12.3 acres
Parcel ID:	0182-13-13-001.000
Prepared By:	Terracon Consultants, Inc.
Report Date:	April 18, 2025
Intended Use:	Redevelopment for Industrial Use

Key Findings:

- The property is currently undeveloped wooded land.
- Historical use includes a small used car business (1970s–1980s); otherwise vacant.
- No recognized environmental conditions (RECs) or controlled RECs identified.
- Nearby regulated facilities (Classic Collision, Superior Motors) had past underground storage tanks but all received regulatory No Further Action determinations.
- Site reconnaissance found only surface debris and trash, not considered environmental concerns.
- No significant data gaps identified.
- Conclusion: The site is clear of environmental concerns. No further investigation recommended.

✓ **The property is suitable for redevelopment with no further environmental investigation required.**