

**VOLUNTARY CLEANUP CONTRACT
25-8801-NRP**

**IN THE MATTER OF
DIMARE JOHNS ISLAND (FORMER), CHARLESTON COUNTY
and
OREP OWNER 860 MAIN LLC**

This Contract is entered into by the South Carolina Department of Environmental Services and OREP Owner 860 Main LLC, with respect to the Property located at 860 Main Road, Johns Island, South Carolina. The Property includes approximately 15.75 acres identified by Tax Map Serial Number 250-00-00-002. In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of March 11, 2025, and any amendments thereto, by OREP Owner 860 Main LLC, which is incorporated into this Contract and attached as Appendix A.

AUTHORITY

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710 et seq.; the South Carolina Hazardous Waste Management Act (SCHWMA), S.C. Code Ann. §§ 44-56-10 et seq.; the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601 et seq.; the State Underground Petroleum Environmental Response Bank Act, (SUPERB Act), S.C. Code Ann. §§ 44-2-10 et seq.; and the Pollution Control Act (PCA), S.C. Code Ann. §§ 48-1-10 et seq.

DEFINITIONS

1. Unless otherwise expressly provided in this Contract, terms used herein shall have the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, and if not set forth therein, shall have the meaning assigned to them pursuant to the SCHWMA, the PCA, the SUPERB Act, or CERCLA.

- A. "OREP" means OREP Owner 860 Main LLC.
- B. "Beneficiaries" means OREP's Non-Responsible Party lenders, signatories, parents, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.
- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.
- D. "Contract" means this Voluntary Cleanup Contract.
- E. "Department" means the South Carolina Department of Environmental Services, or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract.
- F. "Existing Contamination" shall mean any Contamination present on, or under, the Site as of the execution date of this Contract.
- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is subject to the ownership, prospective ownership, or possessory or contractual interest of OREP or its Beneficiaries.
- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the environment.
- I. "Site" means all areas where a contaminant, petroleum, or petroleum product has been released, deposited, stored, disposed of, or placed or otherwise comes

to be located; "Site" does not include any consumer product in consumer use or any vessel.

- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

FINDINGS

2. Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

- A. Owners and Operators: The owners and operators of the Property include the following:

Dimare Johns Island Inc.

May 18, 1978 to December 16, 2022

GHP Main LLC

December 16, 2022 to Present

- B. Property and Surrounding Areas: The Property is bounded generally to the north by undeveloped wooded land, single-family residential development, agricultural land, and Belvedere Road, with commercial and residential development beyond; to the northeast by Belvedere Road, with Stono Market and Tomato Shed Cafe beyond; to the east by Main Road, with The Tree House – Johns Island, Inc., undeveloped cleared land, and undeveloped wooded land beyond; to the south by R.M. Buck Builders/Island Cabinet and undeveloped wooded land, with commercial and single-family residential development beyond; and to the west by undeveloped wooded lands, ponds, and single-family residential development.

The Property is located in a generally commercial and low-density residential area of Johns Island. The Property is currently vacant. Current improvements to

the Property include an approximately 24,500-square-foot former refrigeration warehouse, an approximately 75,125-square-foot warehouse building, an approximately 1,190-square-foot former service garage structure, an approximately 800-square-foot portable office shed building, an approximately 250-square-foot former scale house structure, and an approximately 250-square-foot former water pressure tanks structure. Additional improvements to the Property include paved storage lots, paved driveways, maintained grass, and undeveloped cleared land.

Terracon performed a Phase I Environmental Site Assessment (ESA), with a report dated November 11, 2024, and the site reconnaissance noted several observations. Two (2) potential former Aboveground Storage Tank (AST) basins were observed on the western portion of the Property – one (1) near the northeast exterior of the warehouse and one (1) near the southeast exterior of the warehouse. Two (2) open-ended steel 55-gallon drums were observed near the western exterior of the former refrigeration warehouse on the northern portion of the Property. A trash and debris pile, consisting of an open-ended plastic drum, furniture, wood, plastic bags, buckets, insulation, and pipes, was observed near the northwestern corner of the Property. Another trash and debris pile, consisting of mattresses, wood, insulation, and rubber hoses, was observed in the central interior of the former refrigeration warehouse.

Review of historical maps and aerial photographs indicates that the Property was undeveloped wooded land and swamp land from at least 1919 until 1954. By 1977, the Property appeared to be undeveloped cleared land with an industrial structure on the northern portion of the Property. By 1979, a second industrial structure was constructed on the northern portion of the Property. Aerial photographs from 1983 depict three (3) industrial structures, asphalt-paved storage lots and drives, and undeveloped cleared land on the Property. Two (2) mobile homes appear to have been added to the Property between 1994 and

2014. One (1) of the mobile homes was removed between 2015 and 2020. Historical operations on the Property include a tomato processing plant.

The Property has one (1) facility listed on the Department's Underground Storage Tank (UST) registry as Dimare Johns Island, Inc. (UST Permit # 20156) for one (1) 2,000-gallon steel gasoline UST that was likely installed in 1978 and used for landscaping equipment and company vehicles associated with the tomato packing operations. The UST was removed on November 22, 2022. A petroleum release was reported on December 8, 2022 and the Department's predecessor agency issued a No Further Action (NFA) letter on January 17, 2023.

The east adjacent property (849 Main Road) is listed on the Department's UST registry as the Former Waterway Woodworks facility (UST Permit # 19248) for two (2) 1,200-gallon gasoline USTs that were removed on September 20, 2006. One (1) release associated with the tanks was reported on October 18, 2006 and the Department's predecessor agency issued a NFA letter on May 17, 2011.

C. Investigations / Reports; Regulatory Issues:

The most recent Phase I ESA performed by Terracon did not identify any recognized environmental conditions on the Property. The following significant data gaps were identified:

- i. The on-site Dimare Johns Island, Inc. UST facility and the lack of groundwater assessment data in the area of the former UST.
- ii. The lack of assessment data in the vicinity of the potential former AST basins.

A UST Closure Report dated November 22, 2022 for the on-site Dimare Johns Island, Inc. UST facility was prepared by SCS Engineers. Two (2) soil samples, collected from each wall and the bottom of the UST excavation, were analyzed for benzene, toluene, ethyl-benzene, xylene, naphthalene, and polycyclic

aromatic hydrocarbons (PAHs). No contaminants of concern (COC) were detected above the Department's Risk-based Screening Levels (RBSLs).

The most recent groundwater monitoring report for the Former Waterway Woodworks UST facility was prepared by Midlands Environmental Consultants, Inc. and dated February 28, 2011. Eleven (11) shallow monitoring wells, including two (2) wells located on the Property (MW-11 and MW-12), and two (2) deep monitoring wells were sampled. Benzene and naphthalene were detected above the Department's RBSLs in MW-1, located near the western side of the 849 Main Road property. No COC were detected in MW-11 or MW-12.

A previous Phase I ESA of the Property, with a report dated December 15, 2022, was prepared by SCS Engineers. The report stated that Seaboard Air Line Railroad tracks were previously located along the northern edge of the Property. Railroad ties were not observed on the ground surface. SCS Engineers conducted a limited surface soil assessment of the area. Four (4) composite surface soil samples were collected and analyzed for PAHs. Benzo(a)pyrene was detected in two (2) soil samples above the United States Environmental Protection Agency (USEPA) residential Regional Screening Level (RSL) but below the industrial RSL for this contaminant.

- D. Applicant Identification: OREP is a Delaware limited liability company with its principal place of business located at 888 Seventh Avenue, 37th Floor, New York, New York 10106.
- E. Proposed Redevelopment: OREP will acquire the Property and intends to redevelop the current buildings for use as commercial warehouses, as well as construct additional commercial buildings for multi-tenant uses, including tile providers, plumbers, HVAC companies, and other similar enterprises that service the development and ongoing maintenance of nearby neighborhoods.

CERTIFICATIONS

3. OREP has certified upon application that: 1) OREP is not a Responsible Party at the Site, or a parent, successor, or subsidiary of a Responsible Party at the Site and has not had any involvement with the Property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program; 2) its activities will not aggravate or contribute to Existing Contamination on the Site or pose significant human health or environmental risks; and 3) it is financially viable to meet the obligations under this Contract.

RESPONSE ACTION

4. OREP agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by OREP, or its designee, within thirty (30) days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A report of the assessment results shall be submitted by OREP, or its designee, in accordance with the schedule provided in the initial Work Plan. OREP acknowledges that the assessment may find distributions of Existing Contamination requiring additional assessment and/or corrective action on the Property that cannot be anticipated with this Contract. OREP agrees to perform the additional assessment and/or corrective action consistent with the intended uses of the Property under the purview of this Contract; however, OREP may seek an amendment of this Contract to clarify its further responsibilities. OREP shall perform all actions required by this Contract, and any related actions of OREP's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and corrective action activities detailed herein.

- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with South Carolina statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). OREP shall identify and obtain the applicable permits before beginning any action.
- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures activities consistent with the following:
 - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
 - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with Well Standards, S.C. Code Ann. Regs. 61-71. The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.
 - c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:
 - i. the full EPA Target Analyte List with chromium speciation to analyze for hexavalent chromium (TAL);
 - i). EPA Target Analyte List excluding cyanide but with chromium speciation to analyze for hexavalent chromium (TAL-Metals);
 - ii. the full EPA Target Compound List (TCL);
 - i). EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);

- ii). EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
 - iii). EPA Target Compound List Pesticides (TCL-Pesticides);
 - iv). EPA Target Compound List Polychlorinated Biphenyls (TCL-PCBs).
- d). All analytical methods shall be capable of achieving appropriate reporting levels to allow comparison to the media-specific screening criteria listed in the "United States Environmental Protection Agency Regional Screening Levels for Chemical Contaminants at Superfund Sites" (EPA RSLs) in effect at the time of sampling. The applicable Protection of Groundwater Soil Screening Level (SSL) shall be the "MCL-Based SSL," if listed. If the applicable screening criteria are lower than achievable detection levels, the analytical method shall use the lowest achievable detection levels.
- 6). The Work Plan shall include the names, addresses, and telephone numbers of OREP's consulting firm(s), analytical laboratories, and OREP's contact person for matters relating to this Contract and the Work Plan.
 - a). The analytical laboratory shall possess applicable Certification defined in the State Environmental Laboratory Certification Program, S.C. Code Ann. Regs. 61-81, for the test method(s) and parameters specified in the Work Plan.
 - b). OREP shall notify the Department in writing of any changes concerning the consulting firm(s), contact person(s), or laboratory identified in the Work Plan.
- 7). The Department will notify OREP in writing of approvals or deficiencies in the Work Plan.
- 8). OREP, or its designee, shall respond in writing within thirty (30) days of receipt of any comments on the Work Plan by the Department.
- 9). OREP shall begin implementation of the Work Plan as soon as reasonably possible after receipt of written approval of the Work Plan by the Department.

- 10). OREP shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of any samples if desired.
- 11). OREP shall preserve items on the Property that may: 1) provide evidence of a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. OREP shall notify the Department of the location of any such items and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

B. Report Logistics

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly licensed in South Carolina.
- 2). The report(s) of assessment and/or corrective measures activities shall include a discussion of investigation methods and any deviations from the Department approved Work Plan. Report(s) shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.
- 3). All report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire report on a compact disk (in .pdf format).

C. Assess Waste Materials and Segregated Sources:

- 1). OREP shall characterize for disposal any Waste Material and Segregated Sources that may be discovered on the Property at any time during assessment, corrective action, or development activities in accordance with applicable regulations.
- 2). Upon discovery of any Segregated Source that has not yet released all of its contents to the environment, OREP shall expeditiously stabilize or remove the Segregated Source from the Property.
- 3). OREP shall immediately notify the Department if a release of Contamination occurs as a result of its assessment, stabilization, or removal actions. OREP shall assess the impact of the release and take necessary action in accordance with a Department approved plan.

D. Conduct a well survey:

- 1). OREP shall map all public and private wells used for drinking water supply within a one-half mile radius of the Property boundary, and wells used for irrigation or other non-drinking water use within a one-quarter mile radius of the Property boundary.
- 2). OREP shall report sufficient information to the Department to allow the Department to secure permission to sample the wells. At a minimum, this information shall include the: 1) Location of the well; 2) Identity and mailing address of the well owner; and 3) Telephone number, if publicly available or otherwise known to OREP, of the well owner or an occupant of the residence served by the well.

E. Assess soil quality across the Property:

- 1). OREP shall collect and analyze a minimum of eighteen (18) soil samples from nine (9) locations on the Property. OREP shall collect one (1) surface soil sample (0-1 foot below ground surface) and one (1) subsurface soil sample (2-foot minimum depth) from each of the following locations:

- a). One (1) location near the potential former refueling area adjacent to the loading docks on the southern exterior of the refrigeration warehouse.
 - b). Two (2) locations along the northern boundary of the Property in the vicinity of the former rail line.
 - c). One (1) location in the vicinity of the former UST.
 - d). One (1) location near the western exterior of the warehouse.
 - e). One (1) location near the eastern exterior of the warehouse.
 - f). One (1) location near the potential former washroom on the southwestern exterior corner of the warehouse.
 - g). One (1) location in the vicinity of the potential former AST basin near the northern exterior of the warehouse.
 - h). One (1) location in the vicinity of the potential former AST basin near the southeast exterior of the warehouse.
- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals (with chromium speciation to analyze for hexavalent chromium) and TCL-SVOCs. Each subsurface sample shall be analyzed for TAL-Metals (with chromium speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs. A minimum of two (2) surface and two (2) subsurface sample from a.) near the potential former refueling area adjacent to the loading docks on the southern exterior of the refrigeration warehouse and b.) in the vicinity of the former UST shall be analyzed for the full EPA-TAL (includes cyanide) and EPA-TCL.
- 3). Soil quality results shall be compared to the EPA RSL Resident and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.
- 4). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.

F. Assess groundwater quality:

- 1). OREP shall assess groundwater quality and flow direction across the Property. Assessment shall include samples from a minimum of five (5) monitoring wells screened to bracket the water table. Specific locations shall be as follows:
 - a). One (1) location near the potential former refueling area adjacent to the loading docks on the southern exterior of the refrigeration warehouse.
 - b). One (1) down-gradient location on the western edge of the Property.
 - c). One (1) location in the vicinity of the potential former AST basin near the northern exterior of the warehouse
 - d). One (1) location in the vicinity of the potential former AST basin near the southeast exterior of the warehouse.
 - e). One (1) location in the vicinity of the former UST.
- 2). Samples from all groundwater monitoring wells shall be analyzed for TAL-Metals (with chromium speciation to analyze for hexavalent chromium), TCL-VOCs, and TCL-SVOCs. In addition, two (2) wells located a.) near the potential former refueling area adjacent to the loading docks on the southern exterior of the refrigeration warehouse and b.) in the vicinity of the former UST shall have their samples analyzed for the full EPA-TAL (includes cyanide), with chromium speciation to analyze for hexavalent chromium, and EPA-TCL.
- 3). Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the State Primary Drinking Water Regulations, S.C. Code Ann. Regs. 61-58, or, if not specified in R.61-58, to the EPA RSL for "Tapwater."
- 4). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.

G. Assess surface water and sediment quality:

- 1). OREP shall collect and analyze three (3) sediment and three (3) water samples from standing water on the Property, if water is present. The samples shall be collected as:
 - a. One (1) sediment and corresponding water sample from standing water to the north of the refrigeration warehouse.
 - b. One (1) sediment and corresponding water sample from standing water to the west of the refrigeration warehouse.
 - c. One (1) sediment and corresponding water sample from standing water to the south of the refrigeration warehouse.
- 2). All surface water and sediment samples shall be analyzed for the TAL-Metals, TCL-VOCs, TCL-SVOCs, TCL-Pesticides, and TCL-PCBs. Sediment samples from the standing water to the west of the refrigeration warehouse shall be analyzed for the full EPA TAL (includes cyanide) and EPA-TCL.
- 3). Surface water quality results shall be compared to the values in the Water Classifications and Standards, S.C. Code Ann. Regs. 61-68, based on consumption of either “water and organisms” or “organisms only” as applicable for the water body. Sediment samples shall be compared to the Ecological Screening Values in EPA Region 4 Ecological Risk Assessment – Supplement to Risk Assessment Guidance for Superfund (RAGS).
- 4). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.

H. Evaluate and control potential impacts to indoor air:

- 1). OREP shall evaluate potential impacts to indoor air if the Department determines that the concentrations of VOCs present in the subsurface pose a threat to indoor air quality based on EPA “OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air” dated June 2015 and supplemental EPA guidance (“Vapor Intrusion Technical Guide”). The Department’s decision will

be constrained towards predicting commercial exposures consistent with the building construction that is proposed to be used on the Property.

- 2). If a vapor intrusion assessment is required, OREP shall submit a Vapor Intrusion Assessment Work Plan followed by a report of the results.
 - a). For future buildings, OREP's evaluation of vapor intrusion risk shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of soil gas samples from the proposed footprint of buildings to be constructed on the Property over areas potentially subject to vapor intrusion.
 - b). For existing buildings, OREP's evaluation of vapor intrusion risk shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of indoor air, soil gas, and sub-slab soil gas samples over areas potentially subject to vapor intrusion. Assessment activities shall also include evaluation of other factors that may affect vapor intrusion as discussed in the Vapor Intrusion Technical Guide.
 - c). Indoor air samples shall be collected from within the building during a minimum of two (2) separate sampling events approximately six (6) months apart. One sampling event shall be in the winter. The samples collected for laboratory analysis may use either active or passive collection methods provided the same protocol is used for both sampling events.
 - d). All indoor air, soil gas, and sub-slab soil gas samples shall be analyzed for all site related volatile compounds by appropriate methods capable of detecting concentrations at screening levels indicative of a 10^{-6} cancer risk or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens and using appropriate attenuation factors for soil gas and sub-slab soil gas.
 - e). Indoor air quality results shall be compared to the current EPA RSL Resident Air and Industrial Air Screening Levels. The Department shall give reasonable consideration of data or other demonstration that shows

unacceptable exposures inside the building do not result from the subsurface conditions.

- f). Soil gas and sub-slab soil gas sampling results shall be compared to screening levels indicative of a 10^{-6} cancer risk or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens for the proposed use of the Property. Comparison criteria shall be based on the Vapor Intrusion Technical Guide.
- 3). All analytical methods shall be capable of achieving appropriate reporting levels as specified in Paragraph 4.A.5.d. of this Contract.
- 4). Should the results of the Vapor Intrusion Assessment indicate that contaminant concentrations exceed levels indicative of a 10^{-6} cancer risk or a hazard quotient/hazard index of 1 for non-carcinogens for the proposed use of the Property, OREP shall evaluate options for corrective measures and engineering controls to ensure acceptable indoor air quality. At a minimum, OREP shall propose and implement engineering controls to mitigate contaminant vapor intrusion to meet acceptable levels in accordance with Paragraph 4.I of this Contract.
- 5). The Department may allow OREP to implement pre-emptive vapor intrusion mitigation measures in lieu of the above Vapor Intrusion Assessment. Vapor intrusion mitigation measures shall be completed and evaluated in accordance with Paragraph 4.I of this Contract.

I. Institute reasonable Contamination control measures:

- 1). OREP shall remove from the Property and properly dispose of all Waste Materials and Segregated Sources of Contamination in accordance with applicable regulations based on characterization results.
 - a). OREP shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any material from the Property.

- b). Subject to Department approval, buried Waste Materials, if present, may be stabilized in place on the Property in a manner that will effectively limit or prevent human exposure and release of contaminants to the environment. If any Waste Materials are to be stabilized in place, OREP shall propose plans for stabilization of the Waste Materials in a Corrective Measures Plan in accordance with Paragraph 4.1.2 below. OREP shall also enter into a Declaration of Covenants and Restrictions to document the area of stabilization, and to maintain the stabilization measures in accordance with Paragraph 9 of this Contract.
- 2). OREP shall take reasonable measures to effectively limit or prevent human exposure to Existing Contamination in any media on the Property. OREP shall evaluate options for corrective measures in an Analysis of Brownfields Cleanup Alternatives (ABCA). Upon Department approval of the corrective measures selected in the ABCA, OREP shall prepare a Corrective Measures Plan. The Corrective Measures Plan shall be approved by the Department prior to implementation and shall be consistent with the intended future use of the Property.
- a). Corrective measures shall be required for Contamination present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards with plausibly complete routes of exposure.
 - b). OREP may request Department approval to conduct a site-specific risk assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, OREP shall submit for Department approval, an overview of risk assessment assumptions including identification of Contamination exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.

- c). Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination. Subject to Department approval, corrective measures may include a land use restriction in accordance with Paragraph 9 (Declaration of Covenants and Restrictions) of this Contract.
 - d). If required, vapor intrusion control measures shall be designed and certified by a Professional Engineer duly-licensed in South Carolina to effectively mitigate vapor intrusion risk to a 10^{-6} risk for carcinogens and a hazard quotient/hazard index of 1 for non-carcinogens based on current EPA RSLs and guidance on vapor intrusion. All vapor intrusion control measures shall include monitoring to confirm that the vapor mitigation system is effective, and procedures to ensure and document proper and effective operation and maintenance of the vapor intrusion mitigation system for as long as it is required at the Property. The Department shall give reasonable consideration of data or other demonstration that shows any unacceptable indoor air contaminant concentrations do not result from the subsurface conditions.
 - e). Upon completion of any corrective measures, OREP shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.
- 3). In the event that development of the Property will require disturbance of contaminants in soil or groundwater, OREP shall propose a Media Management Plan. The Media Management Plan shall address procedures for management of contaminated media when disturbed, characterization of any soil or groundwater that is to be removed from the Property, and offsite disposal of any contaminated soil and groundwater that is to be removed from the Property at a permitted waste disposal facility. Upon completion of Property development and soil disturbance, a report of the soil management activities shall be submitted to the Department documenting the areas and

depths of soil removal, all soil and groundwater sampling results, quantities of contaminated soil and groundwater removed from the Property, their disposal locations, and disposal manifests.

- 4). In the event that corrective measures include engineering controls that must be maintained and monitored for future use of the Property, a Stewardship Plan may be required by the Department. If required, the Stewardship Plan shall identify procedures for routine inspection and monitoring of the engineering controls; repair or replacement of the engineering controls as necessary; and management of contaminated media that may be encountered as a result of any disturbance of the engineering controls.

J. Monitor and/or abandon the monitoring wells:

- 1). OREP shall implement a groundwater-monitoring program if required by the Department. Continued monitoring requirements will be based on the Department's determination of potential adverse effects on nearby receptors, i.e., individuals that are presently or potentially exposed to Contamination.
- 2). The Department will determine the frequency and duration of the monitoring program on a case-specific basis.
- 3). OREP shall abandon the monitoring well(s) when the Department determines there are no further needs for wells. The wells shall be abandoned in accordance with Well Standards, S.C. Code Ann. Regs. 61-71.

HEALTH AND SAFETY PLAN

5. OREP shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one electronic copy on compact disk (in .pdf format). OREP agrees that the Health and Safety Plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by OREP.

PUBLIC PARTICIPATION

6. OREP and the Department will encourage public participation to implement this Contract as follows:
 - A. The Department will provide notice, seek public comment, and initiate a thirty (30) day claim contribution notification period in accordance with established procedures consistent with S.C. Code Ann. § 44-56-750 upon signature of this Contract by OREP.
 - B. OREP shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one (1) day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.
 - 1). The sign(s) will state "Voluntary Cleanup Project by OREP Owner 860 Main LLC under Voluntary Cleanup Contract 25-8801-NRP with the South Carolina Department of Environmental Services." The sign(s) shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of OREP. Contact information for the Department shall state "TOLL-FREE TELEPHONE: 1-866-576-3432."
 - 2). All sign lettering must be of sufficient size to be legible with un-aided normal eyesight from the point where the public will normally pass by the Property without intruding onto the Property.
 - 3). OREP shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the sign(s). The photographs shall be submitted to the Department within ten (10) days of erecting the sign(s).
 - 4). OREP agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.

- 5). OREP shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, OREP shall restore the sign(s) within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

PROGRESS UPDATES

7. OREP shall submit periodic written updates to the Department's project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within thirty (30) days of the execution date of this Contract and semi-annually thereafter.
 - A. The updates may be in summary letter format, but should include information about:
 - 1). The actions taken under this Contract during the previous reporting period;
 - 2). Actions scheduled to be taken in the next reporting period;
 - 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected pursuant to this Contract; and
 - 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.
 - B. The Department's project manager may allow an extended schedule between updates based on case-specific conditions.

SCHEDULE

8. OREP shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in implementation of the response actions, the Department may require

implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. OREP shall implement the interim measures in accordance with a Department-approved plan.

DECLARATION OF COVENANTS AND RESTRICTIONS

9. OREP or its Beneficiaries shall enter, and record, a Declaration of Covenants and Restrictions (Declaration) to restrict future use of the Property such that the Property shall not be used for the following purposes: single family residences including patio homes, townhomes, or any other residential developments that include individually owned or controlled land. Additional restrictions may be required based on the response actions completed under this Contract and as may be required per Paragraph 4.I.1.b or 4.I.2.c of this Contract. The recorded Declaration shall be incorporated into this Contract as an Appendix and shall be implemented as follows:
 - A. The Department shall prepare and sign the Declaration prior to providing it to OREP. An authorized representative of OREP or its Beneficiaries shall sign the Declaration within ten (10) days of receipt. All signatures shall be witnessed and signed and sealed by a notary public.
 - B. OREP or its Beneficiaries shall record the executed Declaration with the Register of Deeds for the county where the Property is located.
 - C. OREP or its Beneficiaries shall provide a copy of the recorded Declaration to the Department within sixty (60) days of the Department's execution. The copy shall show the date and Book and Page number where the Declaration has been recorded.
 - D. In the event that Contamination exceeds levels acceptable for unrestricted use (EPA RSLs for residential use and/or MCLs) on a portion of the Property, OREP

or its Beneficiaries may create a new parcel of that portion of the property that will be subject to the Declaration.

- E. The Declaration shall be noted on the master deed of any planned development for the Property and noted, or referenced thereafter, on each individual deed of property subdivided from the Property and subject to the Declaration.
- F. The Declaration shall reserve a right of entry and inspection for OREP or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.
 - 1). OREP or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.
 - 2). OREP or its Beneficiaries shall create a procedure to provide
 - 3). Provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department before it is implemented.
- G. The Declaration shall provide that the Department has an irrevocable right of access to the Property after OREP acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.
- H. OREP or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with the Declaration to the Department. The report shall be submitted by May 31st of each year in a manner and form prescribed by the Department.

- I. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the EPA RSL Summary Table in effect at that time; however, the Department shall not impose a more restrictive condition based solely on changes in the EPA RSL Summary Table. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

NOTIFICATION

10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or at such place or to such agent as the parties may from time to time designate in writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or 4) hand delivery to the other party.

- A. All correspondence, notices, work plans, and reports shall be submitted to:

Nicholas W. Hammond
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201

- B. All correspondence and notices to OREP shall be submitted to OREP's designated contact person who as of the effective date of this Contract shall be:

Aaron Lazovik, Managing Principal
OREP Owner 860 Main LLC
888 Seventh Avenue, 37th Floor
New York, New York 10106

FINANCIAL REIMBURSEMENT

11. OREP or its Beneficiaries shall reimburse the Department as set forth below.

- A. OREP or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C. Code Ann. § 44-56-750(D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior to execution of this Contract. Invoices for oversight costs will be sent to OREP on a quarterly basis. All costs are payable to the Department within thirty (30) days of the Department's invoice submitted to:

Aaron Lazovik, Managing Principal
OREP Owner 860 Main LLC
888 Seventh Avenue, 37th Floor
New York, New York 10106

- 1). Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to Paragraph 16 herein.
- 2). Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to Paragraph 16 herein.

ACCESS TO THE PROPERTY

12. OREP agrees the Department has an irrevocable right of access to the Property for environmental response matters after OREP acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

13. A Certificate of Completion shall be issued to OREP or its Beneficiaries for the Property under this Contract as follows:
 - A. OREP or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed and any required Declarations are recorded pursuant to this Contract. The request shall be in writing and shall report 1) the amount of soil that was removed or remediated on the Property and 2) the cost of all environmental work conducted pursuant to this Contract.
 - B. Pursuant to S.C. Code Ann. § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that OREP or its Beneficiaries has successfully and completely complied with the

Contract and the voluntary cleanup approved under S.C. Code Ann. §§ 44-56-710 through 760.

C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been recorded but all actions under this Contract have not been completed due to Property-specific circumstances.

- 1). A Provisional Certificate of Completion will include specific performance standards that OREP or its Beneficiaries shall continue to meet.
- 2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if OREP or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

ECONOMIC BENEFITS REPORTING

14. OREP or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. OREP shall summarize the new operations at the Property, the number of jobs created, the amount of property taxes paid, and the total amount invested in the Property for property acquisition and capital improvements.

CONTRACT OBLIGATIONS AND PROTECTIONS INURE

15. The terms, conditions, obligations, and protections of this Contract apply to and inure to the benefit of the Department, OREP, and its Beneficiaries as set forth below. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:

- A. OREP or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any Successor. Transmittal of the Contract copy may be through any commonly accepted mechanism.
- B. OREP and its Beneficiaries shall not allow residential occupancy on any portion of the Property prior to obtaining the Certificate of Completion or a Provisional Certificate of Completion specific to that portion of the Property allowing residential occupancy.
- C. If the Certificate of Completion has not been issued, OREP or its Beneficiaries shall request approval from the Department prior to transferring the obligations and protections of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of a Non Responsible Party Application for Voluntary Cleanup Contract documenting that the new person or entity:
- 1). Is not a Responsible Party for the Site;
 - 2). Has sufficient resources to complete the activities of this Contract;
 - 3). Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract;
 - 4). Will assume the protections and all obligations of this Contract; and
 - 5). Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.
- D. If the Certificate of Completion has been issued and the portion of the Property is subject to a Declaration or other ongoing obligation pursuant to this Contract, OREP or its Beneficiaries shall provide written notification to the Department identifying the new individual or entity within thirty (30) days after the effective date of the ownership change or other possessory transfer of the Property.

- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing obligations and protections of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual residential or commercial use provided the Declaration is noted on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

E. If a Certificate of Completion has been issued and the Property is not subject to a Declaration or other continuing obligation pursuant to this Contract, no notification is required.

CONTRACT TERMINATION

16. OREP, its Beneficiaries, and the Department each reserve the right to unilaterally terminate this Contract by giving thirty (30) days advance written notice to the other party. Termination shall be subject to the following:

- A. The Department may not terminate this Contract without cause and before termination shall provide OREP or its Beneficiaries an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:
- 1). Failure to complete the terms and conditions of this Contract;
 - 2). Change in OREP's or its Beneficiaries' business activities on the Property or use of the Property that are inconsistent with the terms and conditions of this Contract;
 - 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;

- 4). Failure of OREP or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by OREP or its Beneficiaries;
- 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
- 6). Failure by OREP or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or
- 7). Failure by OREP or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of OREP's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.

B. Should OREP or its Beneficiaries elect to terminate this Contract, that party shall certify to the Department's satisfaction that any environmental or physical hazards caused or contributed by OREP or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment.

C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.

D. Termination of this Contract by any party does not end the obligations of OREP or its Beneficiaries to pay costs incurred by the Department pursuant to this Contract. Upon termination of this Contract, payment for such costs shall become immediately due.

E. Upon termination of this Contract, the protections provided under this Contract shall be null and void as to any party who participated in actions giving rise to

termination of the Contract. Revocation of protections shall also apply to that party's lenders, parents, subsidiaries, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the Contract. The protections will continue for any party who has received protections through a Certificate of Completion for this Contract, and who did not participate in the actions giving rise to the termination.

ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. OREP and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

A. Effective on the date this Contract is first executed by the Department:

- 1). Protection from contribution claims under CERCLA § 113, 42 U.S.C. § 9613 and S.C. Code Ann. § 44-56-200.
- 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-750(H).
- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to the Income Tax Act, S.C. Code Ann. § 12-6-3550.

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue OREP and its Beneficiaries for Existing Contamination but not for any Contamination, releases, and consequences caused or contributed by OREP or its Beneficiaries.
- 2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and consequences caused or contributed by OREP or its Beneficiaries. The Department retains all rights under State and Federal laws to compel OREP and

its Beneficiaries to perform or pay for response activity for any Contamination, releases, and consequences caused or contributed by OREP or its Beneficiaries.

RESERVATION OF RIGHTS BY THE DEPARTMENT

18. Nothing in this Contract is intended to be, or shall be construed as, a release or covenant not to sue for any claim or cause of action, past or future, that the Department may have against any person, firm, or corporation other than OREP and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than OREP and its Beneficiaries, to perform or pay for response actions at the Site. Nothing in this Contract shall in any way restrict or limit the nature or scope of response actions that may be taken or be required by the Department in exercising its authority under State and Federal law.

RESERVATION OF RIGHTS BY OREP

19. OREP retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. OREP and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute. However, OREP and its Beneficiaries agree to undertake the requirements of this Contract.

BURDEN OF PROOF

20. OREP and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused or contributed by OREP or its Beneficiaries. OREP and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously

identified at the Property or substantially higher concentrations of Existing Contamination.

LIMITATION OF CLAIMS BY OREP AND ITS BENEFICIARIES

21. In consideration of the protections from the Department under this Contract, OREP and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

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SIGNATORIES

22. The signatories below hereby represent that they are authorized to and do enter into this Contract on behalf of their respective parties.

THE SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES

BY:

DATE:

Juli E. Blalock, Chief
Bureau of Land and Waste
Management

DATE:

Reviewed by Office of General Counsel

OREP OWNER 860 MAIN LLC

BY:

DATE:

Printed Name and Title

APPENDIX A

Application for Non Responsible Party Voluntary Cleanup Contract

OREP Owner 860 Main LLC

March 11, 2025