

UST Permit Name: Sejis LLC UST Permit #: 16807
Date Release Reported: 2/5/2021 Project Manager: Claire Matta
Priority Class: 4AA County: Laurens

Date of Last Sampling: 9/3/2024 Contractor: Bunnell-Lammons Engineering

Date of Assessment Activities Completed: 8/10/2023

of Sampling Events Completed: 4

Groundwater Velocity (ft/yr): 22.15 Groundwater Flow Direction: SW

Depth to Groundwater: 32.73 Soil Lithology: Saprolite

Distance to the Nearest Receptor 200 ft

Type of Receptor? Property Boundary

Zoning Info Commercial **Estimated** Time to RBSL 1

Is the CoC Plume Defined (Yes/No)? Yes

Is the CoC Plume Stable (Yes/No)? Yes

Additional Comments:

MNA

The following items are attached: Table with current CoC concentrations, Table with SSTLs, Site Map, Tax Map, Tax Map Table, Current zoning information

Project Manager: Claire Matta Date: 6/26/2025

UST Facility Name: Sejis LLC
UST Permit #: 16807

Table of CoC Concentrations in Groundwater at time of ICAP Development

CoC concentrations in parts per billion (µg/l) based on (9/3/2024) sampling:

Well	Benzene	MtBE	TAA	DIPE	Ethanol
MW-1	9.6	126	3,970	442	<500
MW-4	9.1	<1	3,650	3.6	<200
MW-6	<4	73.2	7,160	593	<800
MW-7	1.8	10.7	2,150	8.1	<200
MW-8	<1	6.9	468	3.3	<200

NOTE: CoC concentrations may vary due to seasonal fluctuations in the groundwater

Table of SSTLs

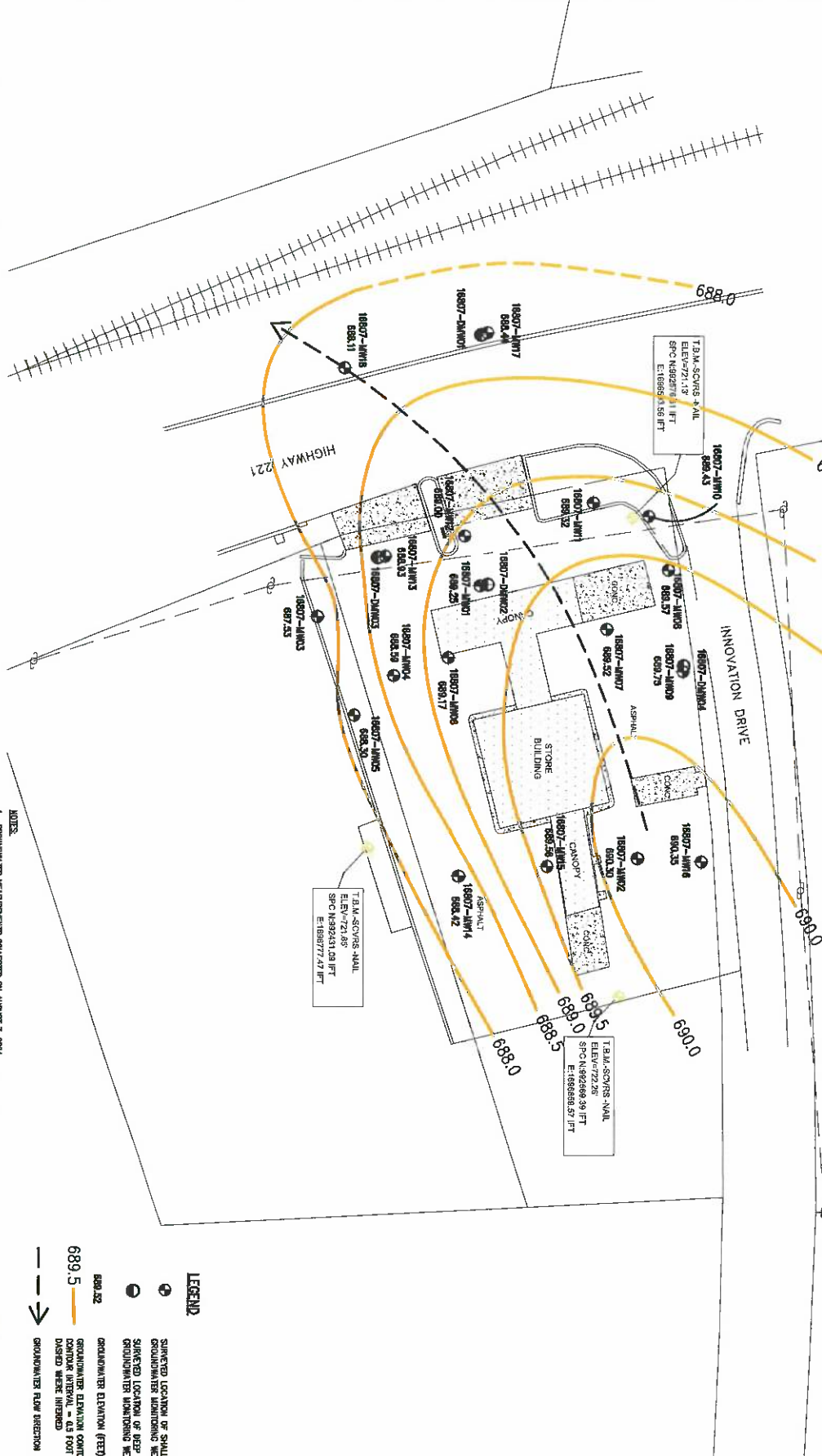
Site-specific target levels (SSTLs) in parts per billion (µg/l):

Well	Benzene	MtBE	TAA	DIPE	Ethanol
MW-1	868	21,222	128,460	80,643	1,324,381
MW-4	1661	47,136	285,659	179,432	2,444,666
MW-6	1765	50,783	307,796	193,347	2,588,526
MW-7	2293	70,106	425,115	267,106	3,314,673
MW-8	1595	44,850	271,786	170,711	2,353,169

* SSTLs set equal to effective solubility for gasoline from reported literature values and statistical analysis of UST Management Division CoC data.

Tax Map Number	Property Owner Name	Property Owner Address
411-00-00-017	Sejis LLC	21500 Hwy 221 N, Laurens, SC 29360
411-00-00-016 and 411-00-00-010	Bhula Bipin	21550 Hwy 221 N, Laurens, SC 29360
411-00-00-011	Tax Department and Box USA Group Inc.	6400 Poplar Avenue T3 7-128, Memphis, TN 38197
411-00-00-018	Kuraray America Inc.	3700 Bay Area Blvd Sut 680, Houston, TX 77058
411-00-00-013	PTCF-CAM LLC	620 N Emeralds Rd., Greenwood, SC, 29646
906-24-01-020	Ad Valore Tax Store #40608 and SCH Laurens LLC	PO Box 711, Dallas, TX 75221

Properties listed are: a) Currently impacted by petroleum; b) May become impacted by petroleum; c) Has monitoring wells on it; or d) Adjoins to a property in category a, b, or c.



REFERENCE:
DRAWING TITLED "SITE SURVEY" BY SOUTHERN
LAND SURVEYING DATED JUNE 27, 2023.

LEGEND

-  SELECTED LOCATION OF SHALLOW GROUNDWATER MONITORING WELL
-  SITUATED LOCATION OF DEEP GROUNDWATER MONITORING WELL
-  GROUNDWATER ELEVATION (FEET)
-  GROUNDWATER ELEVATION CONTOUR (FOOT)
-  DIRECTION OF FLOW

GROUNDWATER FLOW DIRECTION

B-I-E
BUNNELL
LAMMONS
ENGINEERS

8004 Ponders Court, Greenville, SC 29615
Phone: (864) 299-1255 Fax: (864) 299-4438

SEIS, LLC
UST PERMIT #16807
21500 HIGHWAY 221 NORTH
LAURENS, SOUTH CAROLINA

FIGURE NO.	2A
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REVISIONS					
No.	DESCRIPTION	BY	CHECKED:	DATE:	
			ACE	08-15-24	
			CLM	CAD FILE:	SEALSLD-Q4SWMM
			APPROVED:	JDR NO:	J24-16248-D4
			TJB		

Laurens County GIS

Parcel Number: 411-00-00-017

OWNER INFORMATION

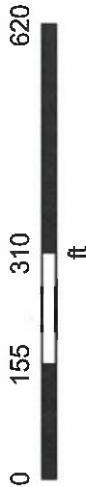
Name: SEJIS LLC
Mailing Address: 21550 HWY 221 NORTH
Mailing City, State, ZIP: LAURENS SC 29360

LEGAL INFORMATION

Sale Price: \$2,500
Sale Date: 20140211
Deed Book: 1153
Deed Page: 1
Plat Book: A347
Plat Page: 1

PROPERTY INFORMATION

Parcel TMS: 411-00-00-017
Property Address: n/a
Neighborhood: n/a
School District: 55X
Town Code: n/a
Fire Code: D711
Acres / Lots: .00 / 1



Printed On: 6/27/2025



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.