

**VOLUNTARY CLEANUP CONTRACT
24-7802-RP**

**IN THE MATTER OF
US FIBERS SITE, EDGEFIELD COUNTY
and
PAC TELL GROUP, INC.**

This Contract is entered into by the South Carolina Department of ~~Health and~~^{Environmental} ~~Environmental Control~~^{Services} and Pac Tell Group, Inc., pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710 through 760, as amended, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601 to 9675, as amended, and the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-200, with respect to the facility known as the US Fibers Site ("Site"). The Pac Tell Group, Inc. property is located at 30 Pine House Road, Trenton, South Carolina ("Property"). The Property includes approximately 21.26 acres and is bounded generally by undeveloped land to the north, Pine House Road to the south, Augusta Road to the east, and undeveloped land to the west. The Property is identified by the County of Edgefield as Tax Map Serial Numbers 173-01-01-009-000 and 173-01-01-012-000. A legal description of the Property is attached to this Contract as Appendix A.

DEFINITIONS

1. Unless otherwise expressly provided, terms used in this Contract 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 CERCLA, the HWMA, and in regulations promulgated under these statutes.

- A. "Pac Tell" shall mean Pac Tell Group, Inc., which is a South Carolina corporation with its principal place of business located at 30 Pine House Road, Trenton, South Carolina 29847.
- B. "Contamination" shall mean impact by a Contaminant or Hazardous Substance.

- C. "Contract" shall mean this Responsible Party Voluntary Cleanup Contract.
- D. "Department" shall mean the South Carolina Department of ~~Health~~ ^{Environmental} ~~and Environmental Control~~ or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract. ^{services}
- E. "Hazardous Substance" shall have the same meaning as defined under subparagraphs (A) through (F) of Paragraph (14) of CERCLA § 101, 42 U.S.C. § 9601(14).
- F. "Pollutant" or "Contaminant" includes, but is not limited to, any element, substance, compound, or mixture, including disease-causing agents, which after release into the environment and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions, including malfunctions in reproduction, or physical deformations, in organisms or their offspring; "contaminant" does not include petroleum, including crude oil or any fraction of crude oil, which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of paragraph (14) of CERCLA § 101, 42 U.S.C. §§ 9601, et seq. and does not include natural gas, liquefied natural gas, or synthetic gas of pipeline quality or mixtures of natural gas and such synthetic gas.
- G. "Property" as described in the legal description attached as Appendix A, shall mean that portion of the Site, which is subject to ownership, prospective ownership, or possessory or contractual interest of Pac Tell.
- H. "Response Action" shall mean any assessment, cleanup, inspection, or closure of a site as necessary to remedy actual or potential damage to public health, public welfare, or the environment.

- I. "Site" shall mean all areas where a Hazardous Substance, Pollutant or Contaminant 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, as defined in CERCLA.
- J. "Voluntary Cleanup" shall mean a Response Action taken under and in compliance with the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710 to 760, as amended.
- K. "Work Plan" shall mean the plan for additional Response Actions to be conducted at the Site as described in Paragraph 3 of this Contract.

FINDINGS

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

A. Property Ownership Information:

Tax Map Serial Numbers 173-01-01-009-000

Martin Color-Fi, Inc.	Unknown – 9/18/01
Martin Inventory Management, LLC	9/18/01 – 4/29/15
Pac Tell Group, Inc.	4/29/15 – Present

Tax Map Serial Numbers 173-01-01-012-000

Martin Color-Fi, Inc.	Unknown – 9/18/01
Martin Inventory Management, LLC	9/18/01 – 6/14/02
Pac Tell Group, Inc.	6/14/02 – Present

- B. According to historical research, the subject property consisted of undeveloped and/or agricultural land, with several residences on the west portion along Pine House Road and an intermittent stream along the northern boundary since at least 1923. By the early 1940s, the western portion contained at least six residential structures and a road provided access from the south. By 1981, the residential structures had been demolished and one warehouse structure had

been constructed on the western portion. The remainder consisted of naturally vegetated and undeveloped land. By the early 1990s, the current improvements, consisting of four warehouse structures and associated parking areas, had been constructed.

- C. The surrounding area consisted of a primarily rural agricultural and residential area from at least the 1920s through the 1930s. By the early 1940s, increased residential development was apparent along Pine House Road. By the early 1980s, an industrial warehouse was constructed to the south and commercial development became apparent to the west beyond Pine House Road.
- D. Pac Tell purchased a portion of the Property in 2002 and acquired the remainder of the Property through a lease to purchase agreement entered into in 2010.
- E. The general manufacturing process at the subject property includes the conversion of recycled and/or purchased polyethylene terephthalate plastic into a fiber.
- F. The Property is occupied by four industrial structures that contain office spaces, maintenance areas, a manufacturing/storage space, a lab, accounting offices, a shipping office, and a forklift maintenance area.
- G. A Phase II assessment was conducted in June 2023, the results of which showed the following: methylene chloride in soil sample SB-9 (0-3 ft bgs) was identified at a concentration that is below the EPA regional screening level (RSL) for residential soil but exceeds the soil screening level (SSL) protection of groundwater criteria. Groundwater sampling results showed Bis(2-ethylhexyl)phthalate in sample GW-1 and GW-7 at concentrations of 21 micrograms per liter (ug/L) and 43 ug/L, respectively. These concentrations exceed both the Tap Water RSL of 5.6 ug/L and the EPA's maximum contaminant level (MCL) of 6.0 ug/L.

RESPONSE ACTIONS

3. Pac Tell agrees to submit to the Department for review and written approval within thirty (30) days of the execution date of this Contract a Work Plan for the Site that is consistent with the technical intent of the National Contingency Plan. The Work Plan shall be implemented upon written approval from the Department. The Work Plan shall include the names, addresses, and telephone numbers of the consulting firm, the analytical laboratory certified by the Department, and Pac Tell's contact person for matters relating to this Contract. Pac Tell will notify the Department in writing of changes in the contractor or laboratory. The Department will review the Work Plan and will notify Pac Tell in writing of any deficiencies in the Work Plan, and Pac Tell will respond in writing to the Department's comments within thirty (30) days. The Work Plan and all associated reports shall be prepared in accordance with industry standards and endorsed by a Professional Engineer (P.E.) and/or Professional Geologist (P.G.) duly-licensed in South Carolina and shall set forth methods and schedules for accomplishing the following tasks:

- A. Conduct an Environmental Assessment to determine the source, nature, and extent of Contamination at the Site.

- B. Submit to the Department an Assessment Report (to include a Baseline Risk Assessment or other evaluation of risk to human health and the environment) in accordance with the schedule in the approved Remedial Investigation (RI) Work Plan. The Department shall review the report for determination of completion of the RI and sufficiency of the documentation. If the Department determines that the field investigation is not complete, it will send written notification of such to Pac Tell, and Pac Tell shall subsequently conduct additional field investigation to further determine the source, nature, and extent of Contamination. If the Department determines that the field investigation is complete but the report is incomplete, the Department shall send to Pac Tell a letter indicating that revision of the report is necessary. Within thirty (30) days of receipt of such

letter from the Department, Pac Tell shall submit a revised report addressing the Department's comments.

- C. If determined necessary by the Department, conduct a Feasibility Study or other evaluation of remedial and/or removal alternatives for addressing Contamination at the Site. The remedial and/or removal alternatives may include site-specific remediation standards pursuant to S.C. Code Ann. § 44-56-200.

4. Pac Tell shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan that is consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan is submitted to the Department for information purposes only. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by Pac Tell.

5. Pac Tell shall inform the Department in writing at least five (5) working days in advance of all field activities pursuant to this Contract and, if deemed necessary by the Department, shall allow the Department and its authorized representatives to take duplicates of any samples collected by Pac Tell pursuant to this Contract.

6. Within sixty (60) days of the execution date of this Contract and once a quarter thereafter, Pac Tell shall submit to the Department a written progress report that must include the following: (A) actions taken under this Contract during the previous reporting period; (B) actions scheduled to be taken in the next reporting period; (C) sampling, test results, and any other data, in summary form, generated during the previous reporting period, whether generated pursuant to this Contract or not; and (D) a description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.

7. All correspondence by either party to the other shall be in writing and deemed sufficiently given if delivered by (A) email, (B) regular U.S. mail, (C) certified or registered

mail, postage prepaid, return receipt requested, (D) nationally recognized overnight delivery service company, or (E) hand delivery to the other party at the address shown below or at such place or to such agent as the parties may from time to time designate in writing.

Unless otherwise directed in writing by either party, all correspondence, work plans, and reports should be submitted to:

The Department: Kylie Moore *of Environmental Services*
South Carolina Department ~~Health & Environmental Control~~
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201
~~moorekh@dhec.sc.gov~~ *Kylie.Moore@des.sc.gov*

Pac Tell: Leslie Sturkie
Pac Tell Group, Inc.
30 Pine House Road
Trenton, SC 29847

All final work plans and reports shall include two (2) paper copies and one (1) electronic copy on compact disk.

PUBLIC PARTICIPATION

8. Upon execution of this Contract by Pac Tell, the Department will seek public participation in accordance with S.C. Code Ann. § 44-56-740(D), and not inconsistent with the National Contingency Plan. Pac Tell will reimburse the Department's costs associated with public participation (e.g., publication of public notice(s), building and equipment rental(s) for public meetings, etc.).

RESPONSE COSTS

9. In accordance with S.C. Code Ann. §§ 44-56-200 and 44-56-740, Pac Tell shall, on a quarterly basis, reimburse the Department for Oversight Costs of activities required under this Contract. Oversight Costs include, but are not limited to, the direct and indirect

costs of negotiating the terms of this Contract, reviewing Work Plans and reports, supervising corresponding work, and activities and costs associated with public participation. Payments will be due within thirty (30) days of the Department's invoice date. The Department shall provide documentation of its Oversight Costs in sufficient detail so as to show the personnel involved, amount of time spent on the project for each person, expenses, and other specific costs. Invoices shall be submitted to:

Pac Tell: Leslie Sturkie
Pac Tell Group, Inc.
30 Pine House Road
Trenton, SC 29847

All of Pac Tell's payments should reference the Contract number on page 1 of this Contract and be made payable to:

Environmental Services
The South Carolina Department of ~~Health & Environmental Control~~¹

If complete payment of the Past Costs or of the quarterly billing of Oversight Costs is not received by the Department by the due date, the Department may bring an action to recover the amount owed and all costs incurred by the Department in bringing the action including, but not limited to, attorney's fees, Department personnel costs, witness costs, court costs, and deposition costs.

ACCESS

10. The Department, its authorized officers, employees, representatives, and all other persons performing Response Actions will not be denied access to the Site during normal business hours or at any time work under this Contract is being performed or during any environmental emergency or imminent threat situation, as determined by the Department (or as allowed by applicable law). Pac Tell and subsequent owners of the Property shall ensure that a copy of this Contract is provided to any lessee or successor or other transferee of the Property, and to any owner of other property that is included in the Site.

¹ Or the Department's successor agency.

If Pac Tell is unable to obtain access from the Property owner, the Department may obtain access and perform Response Actions. All of the Department's costs associated with access and said Response Actions will be reimbursed by Pac Tell.

RESTRICTIVE COVENANT

11. If hazardous substances in excess of residential standards exist at the Property after Pac Tell has completed the actions required under this Contract, Pac Tell shall enter into and file a restrictive covenant. Upon the Department's approval of the items outlined therein, the restrictive covenant shall be signed by the Department and representatives of Pac Tell and witnessed, signed, and sealed by a notary public. Pac Tell shall record this restrictive covenant with the Register of Deeds in Edgefield County. The signed covenant shall be incorporated into this Contract as an Appendix. A Certificate of Completion shall not be issued by the Department until the restrictive covenant, if required, is executed and recorded. With the approval of the Department, the restrictive covenant may be modified in the future if additional remedial activities are carried out which meet appropriate clean-up standards at that time or circumstances change such that the restrictive covenant would no longer be applicable. The Department may require Pac Tell or subsequent owners of the Property to modify the restrictive covenant if a significant change in law or circumstances requiring remediation occurs. Pac Tell or subsequent owners of the Property shall file an annual report with the Department by May 31st of each year detailing the current land uses and compliance with the restrictive covenants for as long as the restrictive covenant remains in effect on the Property. The report must be submitted in a manner prescribed by the Department.

OBLIGATIONS AND BENEFITS

12. Upon execution of this Contract by the Department, Pac Tell, its signatories, parents, subsidiaries, successors, and assigns shall be deemed to have resolved their liability to the State in an administrative settlement for purposes of, and to the extent authorized under 42 U.S.C. § 9613(f)(2), S.C. Code Ann. § 44-56-200, for the matters

addressed in this Contract. "Matters addressed" are all Response Actions taken or to be taken at or in connection with this Site under this Contract and any subsequent amendments to this Contract, and all response costs incurred or to be incurred under this Contract and any subsequent amendments to this Contract. Further, by resolving its liability to the State for some or all of a Response Action in this administrative settlement, Pac Tell may seek contribution to the extent authorized under 42 U.S.C. § 9613(f)(3)(B), S.C. Code Ann. § 44-56-200 from any person who is not a party to this administrative settlement. A thirty (30) day comment period shall be required prior to the Department's execution of this Contract and shall commence upon publication of the notice of this proposed Contract in the *South Carolina State Register*.

13. 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 a responsible party who is not a signatory to this Contract and who is not a signatory's parent, subsidiary, successor, or assign.

14. Subject to the provisions of Paragraph 16, nothing in this Contract is intended to limit the right of the Department to undertake future Response Actions at the Site or to seek to compel parties to perform or pay for costs of 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.

15. Subject to the provisions of Paragraph 16, 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 that the Department may have against Pac Tell for any matters not expressly addressed by and settled through this Contract.

16. Upon successful completion of the terms of this Contract, Pac Tell shall submit to the Department a request for a Certificate of Completion.

Once the Department determines that Pac Tell has successfully and completely

complied with this Contract, the Department, pursuant to S.C. Code Ann. §§ 44-56-740(A)(5) and (B)(1), will give Pac Tell a Certificate of Completion that provides a covenant not to sue to Pac Tell, its signatories, parents, subsidiaries, successors, and assigns for the work done in completing the Response Actions specifically covered in this Contract and completed in accordance with the approved work plans and reports. The covenant not to sue and administrative settlement for purposes of contribution protection are contingent upon the Department's determination that Pac Tell successfully and completely complied with this Contract.

In consideration of the Department's covenant not to sue, Pac Tell, its signatories, parents, subsidiaries, successors, and assigns agree not to assert any claims or causes of action against the Department arising out of activities undertaken at the Site or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Site, except for those claims or causes of action resulting from the Department's intentional or grossly negligent acts or omissions.

17. Pac Tell and the Department each reserve the right to unilaterally terminate this Contract. Termination may be accomplished by giving a thirty (30) day advance written notice of the election to terminate this Contract to the other party. Should Pac Tell elect to terminate, it must submit to the Department all data generated pursuant to this Contract and certify to the Department's satisfaction that any environmental or physical hazard shall be stabilized and/or mitigated such that the Site does not pose a hazard to human health or the environment that did not exist prior to any initial Response Action addressing Contamination identified in this Contract.

18. The Department may terminate this Contract only for cause, which may include but is not limited to, the following:

- A. Events or circumstances at the Site that are inconsistent with the terms and conditions of this Contract;
- B. Failure to complete the terms of this Contract or the Work Plan;
- C. Failure to submit timely payments for Oversight Costs as defined in Paragraph 9 above;

- D. Additional Contamination or releases or consequences at the Site caused by Pac Tell, its parents, subsidiaries, successors, and assigns;
- E. Providing the Department with false or incomplete information or knowingly failing to disclose material information;
- F. Change in Pac Tell's, or its parents', subsidiaries', successors', and assigns', business activities on the Property or uses of the Property that are inconsistent with the terms and conditions of this Contract;
or
- G. Failure by Pac Tell to obtain the applicable permits from the Department for any Response Action or other activities undertaken at the Property.

19. Upon termination of this Contract under Paragraph 17 or 18, the covenant not to sue and administrative settlement for purposes of contribution protection shall be null and void. Termination of this Contract by Pac Tell or the Department does not end the obligations to reimburse Oversight Costs already incurred by the Department and payment of such costs shall become immediately due.

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

SIGNATURE C. Vincent

ENVIRONMENTAL SERVICES

THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

BY: [Signature]

DATE: 8-5-2024

Henry J. Porter, Chief
Bureau of Land and Waste Management
S.C. Department of Health & Environmental Control Environmental Services

[Signature]
Reviewed by Office of General Counsel

DATE: 8/1/24

PAC TELL GROUP, INC.

[Signature]
Signature

DATE: 06/13/2024

Teddy Oh, President
Printed Name and Title

APPENDIX A

Legal Description of the Property

County of Edgefield

Tax Map Serial Numbers 173-01-01-009-000 and 173-01-01-012-000

ALL that certain piece, parcel or tract of land consisting of Parcel A and Parcel B lying, being and situate in Edgefield County, South Carolina, containing approximately 21.26 acres as shown on a plat entitled "Boundary Survey Prepared for Pac Tell Group, Inc. dba US Fibers and Evolve Bank & Trust," prepared by Todd Surveys Inc., dated April 22, 2015 and recorded on April 27, 2015 in the Office of the Clerk of Court for Edgefield County, South Carolina in Judgment Roll 39844. The metes and bounds shown on the foregoing plat identifying the boundaries of the 21.26 acres, more or less, are incorporated herein by reference for all intents and purposes as if set forth verbatim. Parcel A includes Parcel C, which is the 25-foot easement area to Parcel B.