

**VOLUNTARY CLEANUP CONTRACT
21-7577-RP**

**IN THE MATTER OF
CHAPIN CROSSING SITE, LEXINGTON COUNTY
and
CHAPIN & LEX, LLC**

This Contract is entered into by the South Carolina Department of Health and Environmental Control and Chapin & Lex, LLC, 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 Chapin Crossing Site ("Site"). The Chapin & Lex, LLC property is located at 1235 Chapin Road, Chapin, South Carolina ("Property"). The Property includes approximately 13.62 acres and is bounded generally by undeveloped land to the north, Chapin Road to the south, Amicks Ferry Road to the east, and Lexington Avenue to the west. The Property is identified by the County of Lexington as Tax Map Serial Number 000721-02-017 and 000721-02-023. 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. "Chapin & Lex" shall mean Chapin & Lex, LLC. Chapin & Lex is a Delaware limited liability company with its principal place of business located c/o Chapin & Lex Manager, LLC at 6625 Miami Lakes Drive, Suite 340, Miami Lakes, FL 33014
- 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 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.
- 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 Chapin & Lex.

LAF

- 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:

Chapin & Lex, LLC	1/6/15 – Present
Chapin Square Partnership	9/23/99 – 1/6/15
US Equities LP	10/1/97 – 1/6/15
Fort Jackson Fed. Credit Union	7/1/88 – 10/1/97, 12/13/99

- B. The Site is developed with two single-story multi-tenant commercial retail buildings. The Site has been occupied by various general retail, office, and restaurant uses from 2016 to the present.

RESPONSE ACTIONS

3. Chapin & Lex will submit a Work Plan for the Site that is consistent with the technical intent of the National Contingency Plan to the Department for review and written

approval within thirty (30) days of the execution date of this Contract. 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 Chapin & Lex's contact person for matters relating to this Contract. Chapin & Lex will notify the Department in writing of changes in the contractor or laboratory. The Department will review the Work Plan and will notify Chapin & Lex in writing of any deficiencies in the Work Plan, and Chapin & Lex 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 Work Plan. The Department shall review the report for determination of completion of the Assessment and sufficiency of the documentation. If the Department determines that the field investigation is not complete, it will send written notification of such to Chapin & Lex, and Chapin & Lex 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 Chapin & Lex a letter indicating that revision of the report is necessary. Within thirty (30) days of receipt of such letter from the Department, Chapin & Lex 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.
4. Chapin & Lex 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 Chapin & Lex.
5. Chapin & Lex 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 Chapin & Lex pursuant to this Contract.
6. Within sixty (60) days of the execution date of this Contract and once a year thereafter, Chapin & Lex shall submit a written progress report to the Department 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: Greg Cassidy
South Carolina Department Health & Environmental Control
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201
cassidga@dhec.sc.gov

Chapin & Lex, LLC: Chapin & Lex Manager, LLC
c/o CF Properties Corp.
6625 Miami Lakes Drive, Suite 340
Miami Lakes, Florida 33014

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 Chapin & Lex, 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. Chapin & Lex 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, Chapin & Lex 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

11. If hazardous substances in excess of residential standards exist at the Property after Chapin & Lex has completed the actions required under this Contract, Chapin & Lex shall enter 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 Chapin & Lex and witnessed, signed, and sealed by a notary public. Chapin & Lex shall record this restrictive covenant with the Register of Deeds in Lexington 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 Chapin & Lex or subsequent owners of the Property to modify the restrictive covenant if a significant change in law or circumstances requiring remediation occurs. Chapin & Lex 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, Chapin & Lex, 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, Chapin & Lex 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 Chapin & Lex for any matters not expressly addressed by and settled through this Contract.

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

Once the Department determines that Chapin & Lex 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 Chapin & Lex a Certificate of Completion that provides a covenant not to sue to Chapin & Lex, 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 Chapin

& Lex successfully and completely complied with this Contract.

In consideration of the Department's covenant not to sue, Chapin & Lex, 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. Chapin & Lex 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 Chapin & Lex 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 Chapin & Lex, 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 Chapin & Lex'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 Chapin & Lex to obtain the applicable permits from the Department for any Response Action or other activities undertaken at the Property.

19. Prior to termination for cause, the Department shall provide Chapin & Lex a written notice providing thirty days to cure the alleged cause prior to termination. Such notice shall be delivered to the address in Paragraph 9.

20. 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 Chapin & Lex 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.

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

**THE SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL**

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

DATE: 4-27-2021


Reviewed by Office of General Counsel

DATE: 4/27/21

SIGNATURE E. Vincent

CHAPIN & LEX, LLC


Signature _____

DATE: 3/2/2021

By: Chapin & Lex Manager, LLC, its Member
By: Michael Friedman, its Authorized Member

APPENDIX A

Legal Description of the Property

County of Lexington

Tax Map Numbers 000721-02-017 and 00721-02-023

All that certain piece, parcel or lot of land with improvements therein, situate, lying and being in the Town of Chapin, County of Lexington, State of South Carolina shown and delineated as the "Shopping Center Tract" consisting of 13.71 acres more or less and "Outparcel 1" consisting of 1.46 acres more or less as shown on a Final Subdivision Plat titled ALTA/ACSM LAND TITLE SURVEY CHAPIN CROSSING prepared for Chapin & Lex, LLC by Consulting Engineering Surveying / Planning Revised October 31, 2016 and recorded in the office of the Register of Deeds for Lexington County, South Carolina in on December 2, 2020 in Book 20912 at Page 3000. These properties have the street addresses of 1221 and 1235 Chapin Road, Chapin, South Carolina 29036.

