



Non Responsible Party Application for Voluntary Cleanup Contract

I. Applicant Information

1. Applicant is a: Single Entity Co-Entity (Each Co-Entity must complete items 1-8)
2. Applicant Type: Private Individual /Sole Proprietorship For-profit Business (Corp., Partnership, etc.) Tax-Exempt Trust/ Corporation/ Organization Government / Other Public Funded Entity
3. Applicant's Legal Name AA Properties-Edisto, LLC (the Prospective Purchaser)

4. Contract Signatures for this Applicant

a. Authorized Signatory

| | | |
|----------------|----------------|-----------------------------|
| Steven M. Scro | Vice President | sscro@associatedasphalt.com |
| Name | Title | Email |
| P.O. Box 12626 | 540-853-4310 | 540-345-8867 |
| Address | Phone1 | Phone2 |
| Roanoke | Virginia | 24027 |
| City | State | Zip |

b. Other Signatories None

| Name | Title | Phone | Email | Signature Required On Contract? |
|------|-------|-------|-------|---------------------------------|
| | | () - | | <input type="checkbox"/> |
| | | () - | | <input type="checkbox"/> |
| | | () - | | <input type="checkbox"/> |

5. Physical Location of Applicant's Headquarters

2677 Roanoke Avenue, SW

| | |
|----------------|--------------|
| Street address | Suite Number |
| Roanoke | 24015 |
| City | State |
| | Zip |

6. Mailing address: Same as Authorized Signatory Go to question 7

| | |
|---|---------|
| Contact person (if different from Authorized Signatory) | Title |
| Street Number or PO Box | Phone 1 |
| City | Phone 2 |
| State | Email |
| Zip | |

7. Company Structure Information Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

a. Company is Incorporated/ Organized/ Registered in Virginia (state)

b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

Attach additional pages if needed.

| Name | Name |
|--|------|
| Associated Asphalt Partners, LLC (75% owner) | |
| Associated Asphalt, Inc. (Manager) | |
| John Willard Kirk, III (President) | |
| Steven M. Scro (Vice President) | |

c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?
 Yes No

d. If yes, identify all affiliations: Road Holdings, LLC, a Delaware LLC (Applicant's ultimate parent is GSCP VI Fund Entities.)

8. Non-Responsible Party Certification

By signature below, it is affirmed that no person or entity identified anywhere above:

1. Is a current owner of the property
2. Is a Responsible Party for the site
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program

Authorized Signatory

Co Signatories



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3. Applicant's Legal Name Associated Asphalt Columbia, LLC (the Prospective Tenant)

4. Contract Signatures for this Applicant

a. Authorized Signatory

| | | |
|-----------------------|-----------------------|------------------------------------|
| <u>Steven M. Scro</u> | <u>Vice President</u> | <u>sscro@associatedasphalt.com</u> |
| Name | Title | Email |
| <u>P.O. Box 12626</u> | <u>540-853-4310</u> | <u>540-345-8867</u> |
| Address | Phone1 | Phone2 |
| <u>Roanoke</u> | <u>Virginia</u> | <u>24027</u> |
| City | State | Zip |

b. Other Signatories None

| Name | Title | Phone | Email | Signature Required On Contract? |
|------|-------|-------|-------|---------------------------------|
| | | () - | | <input type="checkbox"/> |
| | | () - | | <input type="checkbox"/> |
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|---|--------|---------|-------|
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| Name | Name |
|---|------|
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| <u>Associated Asphalt, Inc. (Manager)</u> | |
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| <u>Steven M. Scro (Vice President)</u> | |

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| | |
|----------------------|----------------|
| | |
| Authorized Signatory | Co Signatories |

15. Parcel Information Complete the information below for each Parcel (attach additional sheets if needed)

a. Tax Map Parcel# R11211-06-17
 b. Acreage 0.1
 c. Current Owner South Edisto Properties+
 d. Owner Mailing Address 2700 William Tuller Dr.
Columbia, SC 29205
 e. Contact Person for Access Joe Reynolds
 f. Access Person's Phone # 803-799-5335
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since _____
 (approx date)
 In operation: nature of the
 business _____

a. Tax Map Parcel# R11211-06-18
 b. Acreage 0.1
 c. Current Owner South Edisto Properties+
 d. Owner Mailing Address 2700 William Tuller Dr.
Columbia, SC 29205
 e. Contact Person for Access Joe Reynolds
 f. Access Person's Phone # 803-799-5335
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since 2006
 (approx date)
 In operation: nature of the
 business _____

a. Tax Map Parcel# R11211-06-19
 b. Acreage 0.3
 c. Current Owner South Edisto Properties+
 d. Owner Mailing Address 2700 William Tuller Dr.
Columbia, SC 29205
 e. Contact Person for Access Joe Reynolds
 f. Access Person's Phone # 803-799-5335
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since 2006
 (approx date)
 In operation: nature of the
 business _____

a. Tax Map Parcel# R11211-06-20
 b. Acreage 8
 c. Current Owner South Edisto Properties+
 d. Owner Mailing Address 2700 William Tuller Dr.
Columbia, SC 29205
 e. Contact Person for Access Joe Reynolds
 f. Access Person's Phone # 803-799-5335
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since 2006
 (approx date)
 In operation: nature of the
 business _____

a. Tax Map Parcel# _____
 b. Acreage _____
 c. Current Owner _____
 d. Owner Mailing Address _____
 e. Contact Person for Access _____
 f. Access Person's Phone # _____
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since _____
 (approx date)
 In operation: nature of the
 business _____

a. Tax Map Parcel# _____
 b. Acreage _____
 c. Current Owner _____
 d. Owner Mailing Address _____
 e. Contact Person for Access _____
 f. Access Person's Phone # _____
 g. Is Parcel Currently Vacant? Yes No
 h. Buildings on the parcel? None
 (check all that apply) Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations Never Operated on the parcel
 Not operating since _____
 (approx date)
 In operation: nature of the
 business _____

III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

Associated Asphalt is an asphalt supplier headquartered in Roanoke, Virginia, and has been in business for over sixty (60) years. Associated Asphalt operates facilities throughout the Southeast, including an asphalt terminal in Inman, South Carolina. With the acquisition of the Seaco facility and the Parcels, Associated Asphalt will enter the asphalt emulsion market in South Carolina and thereafter expand those operations on the Parcels and the former Seaco property (collectively, the "Property"). Associated Asphalt plans to redevelop the Parcels as a railroad terminal.

Associated Asphalt's proposed expansion of the current operations of the Seaco facility and redevelopment of the Parcels as a railroad terminal will result in the retention of approximately twenty eight (28) existing employees and the addition of approximately four (4) to five (5) permanent positions.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? Yes No
 b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

18. Will redevelopment lead to the creation of permanent jobs on the property? Yes Anticipated Number 4 to 5
 No

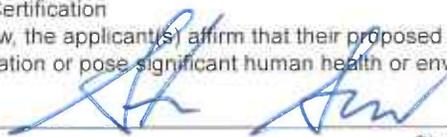
19. Projected Increase to the Tax Base as a result of this redevelopment: \$ 5,000,000

20. a. Will there be Intangible benefits from this redevelopment such as:
 LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development
 Creation / Preservation of Green Space on the Property
 Deconstruction/ Recycling of demolition or building debris
 Other Provides for expansion of the current operations consistent with the industrial development in the surrounding area.

b. Please Describe:
 See response to item 16 above.

21. Anticipated date of closing or acquiring title to the property 05 / 31 / 2012

22. Redevelopment Certification
 By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.



 Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm
 None as of this application date

| | | | | |
|-------------------|------------------|--------|---------|-------|
| Company | | | | |
| Address | City | State | Zip | |
| Project Contact1 | S.C PE/PG Reg. # | Phone1 | Phone 2 | email |
| Project Contact 2 | S.C PE/PG Reg. # | Phone1 | Phone 2 | email |

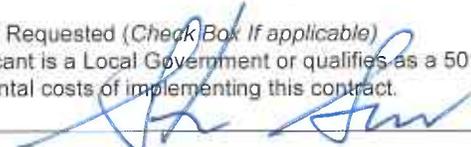
24. Legal Counsel (Optional)
 Gentry Locke Rakes & Moore, LLP
 Firm
 Charles L. Williams 540-983-9375 540-983-9300
 Attorney Phone1 Phone 2
 P.O. Box 40013 Roanoke Virginia 24022 williams@gentrylocke.com
 Street Number or PO Box City State Zip email

25. Applicant's Billing Address Same as Contact person in #6 above Go to question #26

Financial Contact Title
 Company Phone
 Address
 City State Zip

26. Financial Viability
 By signature(s) below, the applicant agrees to:
 1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
 2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

Waiver Requested (Check Box If applicable)
 The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.


 Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a: Plat Map Metes and Bounds Text Both

28. The Phase I Environmental Site Assessment Report is attached as a:
 New report completed in the past six months by Environ International Corporation
 (Name of Environmental Firm)
 Older report updated in the past six months by _____
 (Name of Environmental Firm)

29. Environmental sampling data and other reports: (check one)
 The Applicant is not aware of any environmental testing on the property
 The Applicant believes the Department already has all environmental data in its files on: Bagnal UST Closure
 (Site Name)
 The Following reports are attached:
 Report Date Report Name Environmental Firm

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)
 Enclosed with this Application as an Attachment
 Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.


 Signature(s)

This Section for Department Use Only

| | | |
|---------------------------|-----|--|
| Assigned File Name | | |
| Eligible for NRP Contract | Y N | |
| Assigned File Number | | |
| Assigned Contract Number | | |