



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-Commerce Tuller, 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	Phone1
City	Phone 2
State	Zip
	Email

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
<u>Associated Asphalt Partners, LLC (75% owner)</u>	
<u>Associated Asphalt, Inc. (Manager)</u>	
<u>John Willard Kirk, III (President)</u>	
<u>Steven M. Scro (Vice President)</u>	

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

II. Property Information

9. Location

a. Physical Address 2636, 2646, and 2646R Commerce Drive, Columbia; 2700 William Tuller Drive, Columbia

b. County Richland

c. Property is outside any municipal boundaries Property is inside the municipal limits of Columbia
(town/city)

10. List any Companies or Site names by which the Property is known

F.S. Royster Guano Company Seaco/Colprovia Asphalt

Petrolane Gas Service and Dulane Gas Company Tuller Oil

11. Total Size of Property Covered by this Contract approx. 2.9 Acres

12. How many parcels comprise the Property? Four (4)

13. Current Zoning (general description)

The parcels identified in response to item 15 below (the "Parcels") are zoned M-1 (Light Industrial), which allows for wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Residential uses are not permitted in the M-1 zoning district.

14. a. Does the property have any above- or below-ground storage tanks? Yes No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

The January 2012 Phase I Environmental Site Assessment prepared by Environ International Corporation ("Environ") identifies three (3) former underground storage tanks on the Parcels. Two of these USTs were closed by removal, and the other UST was abandoned in place. A summary of the size and content of the above-ground storage tanks currently in use at the Seaco facility located on the Parcels is provided in Table 3.6 of the January 2012 Phase I Environmental Site Assessment prepared by Environ. Associated Asphalt plans to continue the current uses of the ASTs located on the Parcels.

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

a. Tax Map Parcel# R11215-08-01
 b. Acreage 1.5
 c. Current Owner Seaco, Inc.
 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? (check all that apply)
 None
 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 Asphalt Emulsion

a. Tax Map Parcel# R11211-06-96
 b. Acreage 0.5
 c. Current Owner Seaco, Inc.
 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? (check all that apply)
 None
 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 Asphalt Emulsion

a. Tax Map Parcel# R11211-06-25
 b. Acreage 0.2
 c. Current Owner Seaco, Inc.
 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? (check all that apply)
 None
 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 Asphalt Emulsion

a. Tax Map Parcel# R11211-06-24
 b. Acreage 0.7
 c. Current Owner Industrial Partners, LLC
 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? (check all that apply)
 None
 Demolished/Ruins
 Intact, To be demolished
 Intact, To be re-used
 i. Business/facility operations
 Never Operated on the parcel
 Not operating since 1990
 (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? (check all that apply)
 None
 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? (check all that apply)
 None
 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 located on the Parcels, Associated Asphalt will enter the asphalt emulsion market in South Carolina and thereafter expand those operations on the Parcels and other property acquired in the immediate vicinity (collectively, the "Property"). The redevelopment of the Property includes expansion of the asphalt emulsion operation to certain vacant adjacent property (TMS # R11211-06-24).

Associated Asphalt's proposed expansion of the current operations on the Property will result in the retention of 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.

Future use of the Property will include continuing the current operation of the Seaco facility which is described in Section 3.3 of the Environ January 2012 Phase I Environmental Site Assessment. Under those current operations, there is no on-site waste disposal and no generation of hazardous substances.

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

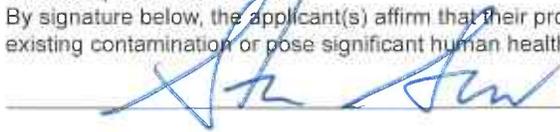
19. Projected Increase to the Tax Base as a result of this redevelopment: \$ 5,000,000

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 Contact 1 _____ S.C PE/PG Reg. # _____ Phone 1 _____ Phone 2 _____ email _____

Project Contact 2 _____ S.C PE/PG Reg. # _____ Phone 1 _____ Phone 2 _____ email _____

24. Legal Counsel (Optional)
 Gentry Locke Rakes & Moore, LLP

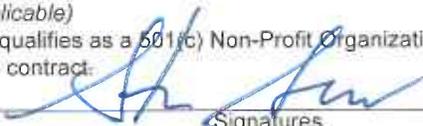
Firm				
Charles L. Williams	540-983-9375	540-983-9300		
Attorney	Phone 1	Phone 2		
P.O. Box 40013	Roanoke	Virginia	24022	williams@gentrylocke+
Street Number or PO Box	City	State	Zip	email

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

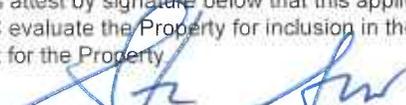
28. The Phase I Environmental Site Assessment Report is attached as a:
 New report completed in the past six months by Environ International Corporation
 (Name of Environmental Firm)
 Older report updated in the past six months by _____
 (Name of Environmental Firm)

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: Seaco Groundwater Monitoring
 (Site Name)
 The Following reports are attached:

Report Date	Report Name	Environmental Firm
May 8, 2012	Phase II Environmental Site Assessment	Environ International Corporation

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		