

Non Responsible Party Application for Voluntary Cleanup Contract

I. 1. 2.	Applicant Type: Private Individual /S Proprietorship	Sole 🛛 For-pi (Corp., P	artnership, etc.)	□ Tax-Exempt Trust/ Corporation/ Organization	Government / Other Public Funded Entity			
З.	Applicant's Legal Name AA Properties-E	disto, LLC (the	Prospective Purcha	ser)				
4.	Contract Signatures for this Applicant							
	a. Authorized Signatory Steven M. Scro		Vice President	sscro@a	associatedasphalt.com			
	Name		Title Email					
	P.O. Box 12626		540-853-4310	540-345-	8867			
	Address		Phone1	Phone2 24027				
	Roanoke City		Virginia State	Z4027				
	b. Other Signatories 🛛 None			— <i>r</i>				
					Signature Required			
	Name	Title	Phone	Email	On Contract?			
			() -					
			() -					
			() -					
5.	Physical Location of Applicant's Headqua 2677 Roanoke Avenue, SW	arters						
	Street address) (inclusion	Suite Number				
	Roanoke City		Virginia State	24015 Zip				
0				p				
6.	Mailing address: Ø Same as Author	ized Signatory	Go to question 7					
	Contact person (if different from Authorized Signatory)			Title				
	Street Number or PO Box	Phone1		Phone 2				
	City	State	Zip	Email	· · · · · · · · · · · · · · · · · · ·			
7.	Company Structure Information D Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8							
	a. Company is Incorporated/ Organized/ Registered in <u>Virginia</u> (state) b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.							
	b. List all principals, officers, directors, controlling shareholders, of other owners with >5% ownership interest. Attach additional pages if needed.							
	Name	Allacit auu	nional pages il need	Name				
	Associated Asphalt Partners, LLC (75%	owner)						
	Associated Asphalt, Inc. (Manager)			· · · · · · · · · · · · · · · · · · ·				
	John Willard Kirk, III (President)							
	Steven M. Scro (Vice President)			· _ · _ · _ · _ · _ · _ · _ · _				
8.	 c. Is the applicant a subsidiary, parent of ☑ Yes □ No d. If yes, identify all affiliations: Road F Non-Responsible Party Certification By signature below, it is affirmed that no 1. Is a current owner of the property 2. Is a Responsible Party for the site 3. Is a parent, successor, or subsidiary 	Holdings, LLC, a person or entit, of any Respon	a Delaware LLC (App dentified anywhere	olicant's ultimate parent is G above: of the property	SCP VI Fund Entities.)			
	4. Has had any involvement with the provide the voluntary Cleanup Program	operty in the pa	ast other than activitie	es performed in anticipation	of participation in the			
	Authorized Signatory	X	/ ~	Co Signa	tories			

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

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Non Responsible Party Application for Voluntary Cleanup Contract

I.

1.

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3. 4.

5.

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Applicant Inform Applicant is a:	ation	e Entity 🛛 🛛 Co	-Entity <i>(Each</i>	Co-Ent	ity mus	t complete items 1-8)		
Applicant Type:	D Privat	e Individual /Sole	For-profit			Tax-Exempt Trust/		ment / Other
	Proprieto		(Corp., Partne				Public Fun	ded Entity
		sociated Asphalt C	Columbia, LLC	(the Pr	ospecti	ve Tenant)		
Contract Signatur		Applicant						
a. Authorized Sig	natory							
Steven M. Scro			Vi	ce Pres	sident	· · · · · · · · · · · · · · · · · · ·)associateda	sphalt.com
Name			Tit		1010	Email	- 0007	
P.O. Box 12626				0-853-	4310	540-345 Phone2	-8867	
Address Roanoke				ione1 irginia		24027		
City				ate		Zip		
b. Other Signator	ies 🛛	1 None						
Nam	e	Title	Ph	ione		Email		ture Required Contract?
			()	-			
			()	-			
			()	-			
L								
Physical Location	of Applic	ant's Headquarters	5					
2677 Roanoke A	venue, SN	N						
Street address						Suite Number		
Roanoke				irginia		24015		
City			St	ate		Zip		

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

Contact person (if different from Authorized Signatory)			Title	
Street Number or PO Box	Phone1		Phone 2	
City	State	Zip	Email	

- 7. Company Structure Information D 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)			

...

Co Signatories

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.)

Non-Responsible Party Certification 8.

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 -

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

11. 1	Property Information
9,	Location
	a. Physical Address 901, 903, 911, and 919 South Edisto Avenue, Columbia
	b. County Richland
	c. Property is outside any municipal boundaries Property is inside the municipal limits of Columbia
10,	List any Companies or Site names by which the Property is known Bengal Builders FirstSource
	International Agricultural Corporation
11.	Total Size of Property Covered by this Contract approx. 8.6 Acres
12.	How many parcels comprise the Property? Four (4)
13.	Current Zoning (general description)
	The parcels Identified in response to item 15 below 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 May 2012 Phase I Environmental Site Assessment prepared by Environ International Corporation ("Environ") identifies two (2) underground storage tanks which were closed in place in 1999. The Environ May 2012 Phase I Environmental Site Assessment also identifies a possible third underground storage tank on the Parcels. The current owner of the Parcels has confirmed the presence of this third underground storage tank on the Parcels and plans to register such tank and remove it prior to Associated Asphalt's acquisition of the Parcels.

		D11011 08 17	t		R11211-06-18
a.		R11211-06-17		Tax Map Parcel#	0.1
b.	Acreage	0.1		Acreage	South Edisto Propertie
C.	Current Owner	South Edisto Propertie		Current Owner	2700 William Tuller Dr.
d.	Owner Mailing Address	2700 William Tuller Dr. Columbia, SC 29205	d.	Owner Mailing Address	Columbia, SC 29205
e.		Joe Reynolds		Contact Person for Access	Joe Reynolds 803-799-5335
f.	Access Person's Phone #	803-799-5335		Access Person's Phone #	
<u>g</u> .	Is Parcel CurrentlyVacant?	Z Yes 🗆 No		Is Parcel CurrentlyVacant?	Z Yes D No
h.	Buildings on the parcel?	2 None	n.	Buildings on the parcel? (check all that apply)	None Demolished/Ruins
	(check all that apply)	Demolished/Ruins		(crieck all that apply)	
		Intact, To be demolished			 Intact, To be demolished Intact, To be re-used
1	D with a set of a set	□ Intact, To be re-used	ũ.	Business/facility operations	Never Operated on the parcel
16.	Business/facility operations	 Never Operated on the parcel Not operating since	1	Drameas locally operations	Not operating since <u>2006</u> (approx date)
		In operation: nature of the business			In operation: nature of the business
a	Tax Map Parcel#	R11211-06-19	a	Tax Map Parcel#	R11211-06-20
b.		0,3		Acreage	8
C.	Current Owner	South Edisto Properties	С.	Current Owner	South Edisto Propertie
d.	Owner Mailing Address	2700 William Tuller Dr.	d.	Owner Mailing Address	2700 William Tuller Dr.
		Columbia, SC 29205			Columbia, SC 29205
0	Contact Person for Access	Joe Reynolds	e	Contact Person for Access	Joe Reynolds
ĩ	Access Person's Phone #	803-799-5335	1.2.2.2	Access Person's Phone #	803-799-5335
g.	Is Parcel CurrentlyVacant?	Z Yes D No	g.	Is Parcel CurrentlyVacant?	☑ Yes □ No
1.	Buildings on the parcel?	□ None		Buildings on the parcel?	None
11.03	(check all that apply)	Demolished/Ruins		(check all that apply)	Demolished/Ruins
		Intact, To be demolished			Intact, To be demolished
		Intact, To be re-used			Intact, To be re-used
i.	Business/facility operations	Never Operated on the parcel	(fa)	Business/facility operations	Never Operated on the parcel
		Z Not operating since <u>2006</u>			☑ Not operating since 2006
		(approx date)			(approx date)
		In operation nature of the business			In operation: nature of the business
	Tax Map Parcel#		а	Tax Map Parcel#	
	Acreage		1000	Acreage	
C.	Current Owner		100	Current Owner	
-	Owner Mailing Address		1.122	Owner Mailing Address	
n.	owner monnigriodread		100	- E MARENNI GANE R (MEDIAESE C	
d.					
đ,	Contact Domas for Assort		0	Contact Person for Access	
d, e. f			1.072	Contact Person for Access	
f.	Access Person's Phone #		f.	Access Person's Phone #	□ Yes □ No
f. g.	Access Person's Phone # Is Parcel CurrentlyVacant?	U Yes U No	f. g	Access Person's Phone # Is Parcel CurrentlyVacant?	□ Yes □ No
f. g.	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	Yes No None Demolished/Ruins	f. g	Access Person's Phone #	
f. g.	Access Person's Phone # Is Parcel CurrentlyVacant?	 None Demolished/Ruins 	f. g	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	□ None
f. g.	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	None Demolished/Ruins Intact, To be demolished	f. g	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	None Demolished/Ruins
f. g.	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parcel Not operating since 	f. g	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel?	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parcel Not operating since
f. g	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel? (check all that apply)	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parcel Not operating since	f. g h,	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel? (check all that apply)	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parcel Not operating since(approx date)
f. g	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel? (check all that apply)	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parcel Not operating since 	f. g h,	Access Person's Phone # Is Parcel CurrentlyVacant? Buildings on the parcel? (check all that apply)	 None Demolished/Ruins Intact, To be demolished Intact, To be re-used Never Operated on the parce Not operating since

DHEC 2956 (08/2009)

111.	Property Redevelopment				
16.	Describe the intended re-use of (attach additional sheets if new				
	years. Associated Asphalt op Carolina. With the acquisition in South Carolina and thereaf	alt supplier headquartered in Ro- erates facilities throughout the So of the Seaco facility and the Par- ter expand those operations on the alt plans to redevelop the Parcels	outheast, including cels, Associated A ne Parceis and the	an asphalt terminal in li sphalt will enter the asp former Seaco property	nman, South halt emulsion market
	Associated Asphalt's propose railroad terminal will result in t approximately four (4) to five	d expansion of the current operal he retention of approximately two (5) permanent positions.	ions of the Seaco enty eight (28) exis	facility and redevelopme ting employees and the	ent of the Parcels as a addition of
17.	generate any hazardous s	any chemical processes, petrole ubstances? □ Yes ☑ No ces and discuss steps that will be			
18.	Will redevelopment lead to the	creation of permanent jobs on th	ne property? 🛛 Ye		4 to 5
19.	Projected Increase to the Tax	Base as a result of this redevelop	ment: \$_5,000,000	0	
20.	 LEED, Earth Craft, Ene Creation / Preservation Deconstruction/ Recycl 	nefits from this redevelopment surgyStar, or similar certification of of Green Space on the Property ing of demolition or building debri ansion of the current operations of the current operations of the second secon	Sustainable Devel		in the surronding area
	b. Please Describe:				
	See response to item 16 a	above.			
21	Anticipated date of closing or	acquiring title to the property 05	/ 31	/ 2012	
22.	Redevelopment Certification By signature below, the applic existing contamination or pose	ant(s) affirm that their proposed us significant human health or envi	use and activities w ronmental risks on	ill not knowingly aggrav the property.	rate or contribute to
		Sign	ature(s)		
IV.	Project Management And Fin	ancial Viability (Co-Entities, re	fer to instruction	sheet)	
23.	Environmental Consulting Fir				
	Company				
	Address	City	State	Z	Źip
	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)					
44.	Gentry Locke Rakes & Moore,	IIP				
	Firm	Little Contraction of the Contra				
	And All Andrews and an an an an and an an	540	002 0275	E40 C	83-9300	
	Charles L. Williams		983-9375		And and a state of the second se	
	Attorney	Phon		Phon		
	P.O. Box 40013		Roanoke	Virginia	24022	williams@gentrylocke
	Street Number or PO Box		City	State	Zip	email
25.	Applicant's Billing Address	Z Same as Contact per la contact	erson in #6 above	Go to question #26	3	
	Financial Contact		Title)		
	Company		Pho	ne		
	Address					
	City		State		Zip	
26.	Financial Viability By signature(s) below, the app 1. Pay the Department's cos 2. Provide financial statement U Waiver Requested (Check The applicant is a Local Gover Departmental costs of implement	ts upon receipt of invoid nts, if requested, to doc Box If applicable)	ument financial v	iability to conduct the	e response	actions on the Property.
	XH	An	/			
			Signature	95		
27. 28.	The Legal Description of the P The Phase I Environmental Sit I New report completed in the	te Assessment Report is	s attached as a:	al Corporation		
	Older report updated in the	past six months by		(Name of Envir (Name of Envir		
29.	Environmental sampling data a					
	The Applicant is not aware	of any environmental te	sting on the prop	erty	Beenelus	Closure
	I The Applicant is not aware I The Applicant believes the	Department already has	s all environment	al data in its files on:	Bagnar	ST Closure
	The Following reports are a	attached:				(Site Name)
	Report Date	Report Name		Enviro	onmental Fi	rm
30.	Mailing addresses of Former C Enclosed with this Applicat Will be submitted along wit	ion as an Attachment		Responsible Parties	check one:	0
31.	The applicants attest by signa request DHEC evaluate the Pr Party Contract for the Property	roperty for inclusion in the	he Browpfields Vi	oluntary Cleanup Pro	ledge. Furti	termore, the applicants draft a Non-Responsible
			Signature(s)		
		This Sectio	n for Departmer	nt Use Only		
Assi	igned File Name					
	ible for NRP Contract	Y N				
	igned File Number					
ASS	igned Contract Number					