

**VOLUNTARY CLEANUP CONTRACT
15-5296-NRP**

**IN THE MATTER OF
FORMER GREER DRUG FACILITY / PACIFIC GUANO Co. / AMERISOURCE CO.
CHARLESTON COUNTY
and
DIXIE KING STREET INVESTORS, LLC**

This Contract is entered into by the South Carolina Department of Health and Environmental Control and Dixie King Street Investors, LLC with respect to the Property located at 1505 Monrovia Street, Charleston, South Carolina. The Property includes approximately 9.23 acres identified by Tax Map Serial Number 464-10-00-091. In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of May 28, 2015, and any amendments thereto, by Dixie King Street Investors, LLC, which is incorporated into this Contract and attached as Appendix A.

AUTHORITY

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. § 44-56-710 et seq. (as amended); the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-10, et seq. (as amended), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq., the S.C. State Underground Petroleum Environmental Response Bank Act, S. C. Code Ann. § 44-2-10, et seq. (as amended), and the South Carolina Pollution Control Act, § 48-1-10 et seq.

DEFINITIONS

1. Unless otherwise expressly provided in this Contract, terms used herein shall have the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §44-56-710 et seq. (as amended), and if not set forth

therein, shall have the meaning assigned to them pursuant to the South Carolina Hazardous Waste Management Act, S.C. Code Ann. § 44-56-10, et seq. (as amended), the S.C. Pollution Control Act, S.C. Code Ann. § 48-1-10, et seq. (as amended), the S.C. State Underground Petroleum Environmental Response Bank Act, S.C. Code Ann. § 44-2-10, et seq. (as amended) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq.

- A. "Dixie" means Dixie King Street Investors, LLC.

- B. "Beneficiaries" means Dixie's Non-Responsible Party lenders, signatories, parents, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.

- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.

- D. "Contract" means this Voluntary Cleanup Contract.

- E. "Department" means 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.

- F. "Existing Contamination" shall mean any Contamination present on, or under, the Site as of the execution date of this Contract.

- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is

subject to the ownership, prospective ownership, or possessory or contractual interest of Dixie or its Beneficiaries.

- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the environment.
- I. "Site" means all areas where a contaminant, petroleum, or petroleum product 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.
- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

FINDINGS

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

A. Owners and Operators: The owners and operators of the Property include the following:

Ashmead F. Pringle, Jr. ETAL	Until 1966
The Greer Drug Company	1966 - 1979
ALCO Health Services Group, Inc. (later known as Alco Health Services Corporation)	1979 - 1985

ALCO Health Services Corporation (later known as 1985 - 2008
AmerisourceBergen)

Dixie Investments II, LLC 2008 - Present

- B. Property and Surrounding Areas: The Property is bounded generally to the north by Monrovia Street followed by a church and Port City Glass & Mirror; to the south by Extra Space self-storage facility, and Carter's Self-Storage and Lumber Yard; to the southeast by a Charleston Fire Department Station; to the west by Interstate 26; and to the east by King Street Extension followed by rail road tracks and commercial / industrial development along Meeting Street.

The Property was historically used by the Pacific Guano Company, a phosphate processing facility, from 1882 to 1888. As of 1915, the Property was used by the Interstate Chemical Corporation to manufacture fertilizer. By 1929 the Property was used by Merchant's Fertilizer and Phosphate Company (as of 1951, also known as A.F. Pringle & Co.). The Geer Drug Company took ownership of the Property in the 1960's to package pharmaceuticals. Alco Health Services Group, Inc. acquired Geer Drug Company in 1979.

A lease was executed in 1993 between Alco Health Services Corporation (owner) and Dixie Box and Crating of SC, Inc. (tenant). The known environmentally contaminated areas of the Property were specifically excluded from the lease. AmerisourceBergen was assigned the lease as successor to Alco Health Services. Furthermore, in October 2004 Dixie Box and Crating assigned its rights as tenant to Dixie Investments II, LLC (a South Carolina limited liability company created in January 2003 for the sole purpose of exercising the lease option to purchase the Property).

Dixie Box & Crate, a packaging facility, occupied the Property from 1999 until

2007. Dixie Investments II, LLC leased the Property to ABC Productions-Army Wives TV Show from 2007 until 2013. Prior to leasing the Property to ABC Productions, the Property was leased to BDG International (administrative and clerical purposes), Mediterranean Shipping (administrative and clerical purposes), MBW Office Installation (storage of office furniture), and Matt Decell Woodworking. The Property is currently unoccupied, and consists of an office/warehouse (79,990 square feet), loading docks, and parking lots.

According to the Phase I Environmental Site Assessment performed by SCS Engineers (Phase I ESA), dated May 22, 2015, two underground storage tanks (USTs) were present on the Property, including one regulated tank (gasoline) from the former gas station and one non-regulated (heating oil) from the current warehouse. Both were removed and sampled. In 1995, a No Further Action letter was issued by the Department for the regulated tank. The Phase I does not mention final status of the heating oil tank.

In 2000, AmerisourceBergen entered into a Responsible Party Voluntary Cleanup Contract (VCC 00-5296-RP) to address the assessment and remediation of the three known areas of concern. Area One is a drainage ditch in which the top six inches of soil were removed and disposed off-site. Areas Two and Three are capped with pavement with the exception of the soil adjoining the building where mats are in place to allow for vegetative growth. Lead and arsenic are the primary contaminants of concern in soil and groundwater. AmerisourceBergen continues to monitor groundwater pursuant to the RP VCC. In accordance with the RP VCC, restrictions regarding the use of the Property were recorded with the Charleston County Register of Mesne Conveyance on July 3, 2008. The Certificate of Completion for the RP VCC was subsequently issued on July 29, 2008.

The Property is also subject to a Non Responsible Party Voluntary Cleanup Contract (08-5296-NRP) between Dixie Investments II, LLC and the Department. Under the NRP VCC, Dixie Investments II, LLC agreed to maintain the Property use restrictions and certify compliance on annual basis. The Certificate of Completion for the NRP VCC was issued on December 16, 2008.

The 2015 Phase I ESA identified two unresolved disturbances of the cap. One was noted during site reconnaissance and the second is noted in the public record. The first disturbance occurred during the repair of a leaking water main beneath the cap, which was not properly restored. In addition, an oil stain likely from the use of heavy equipment was observed on May 19, 2015. The second disturbance is noted in a 2009 letter from the Department that cites a presumed disturbance in the portion of the cap located in the drainage ditch on the boundary of the property. There is no subsequent correspondence indicating that the condition of the cap was assessed or restored.

- C. Applicant Identification: Dixie is a South Carolina limited liability company with its principal place of business located at 706 Meeting Street, Charleston, South Carolina 29403. Dixie affirms that it has the financial resources to conduct the response action pursuant to this Contract.

- D. Proposed Redevelopment: Dixie will acquire the Property and intends to use the Property initially as office space with related and other commercial facilities, including food and beverage related operations. Dixie intends to conduct near-term redevelopment to enhance the usability of the Property for such purposes, including but not limited to outdoor recreation areas for tenants and tenants' employees, guests and invitees. Such near-term development may include the construction of new buildings on the Property. In order to maximize the economic use of the Property, Dixie also intends to re-purpose the Property for

other uses insofar as the character and nature of the surrounding area changes, evolves, or redevelops or other market forces make it advantageous, economically or otherwise, to do so.

BONA FIDE PROSPECTIVE PURCHASER STATUS

3. Dixie certifies that it and its members are not current owners of the Property, or parents, successors or subsidiaries of a current or past owner of the Property; are not Responsible Parties for the site, or parents, successors or subsidiaries of a Responsible Party for the site; and have not had any involvement with the Property in the past other than activities performed in anticipation of purchasing the Property and participating in the Voluntary Cleanup Program. Dixie also certifies that it and its members are eligible to be Bona Fide Prospective Purchasers for the Property.

RESPONSE ACTION

4. Dixie agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by Dixie, or its designee, within thirty (30) days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A Report of the assessment results shall be submitted by Dixie, or its designee in accordance with the schedule provided in the initial Work Plan. Dixie acknowledges that the assessment may find distributions of Existing Contamination requiring additional assessment and/or corrective action on the Property that cannot be anticipated with this Contract. Dixie agrees to perform the additional assessment and/or corrective action consistent with the intended uses of the Property under the purview of this Contract; however, Dixie may seek an amendment of this Contract to clarify its further responsibilities. Dixie shall perform all actions required by this Contract, and any related actions of Dixie's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and corrective action activities detailed herein.
- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with S.C. statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). Dixie shall identify and obtain the applicable permits before beginning any action.
- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures activities consistent with the following:
 - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
 - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with 25 S.C. Code Ann. Regs. R.61-71, the South Carolina Well Standards. The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.
 - c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:
 - i. the full EPA Target Analyte List (TAL);
 - i). EPA Target Analyte List excluding cyanide (TAL-Metals);
 - ii. the full EPA Target Compound List (TCL);

- i). EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);
 - ii). EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
 - iii). EPA Target Compound List Pesticides (TCL-Pesticides);
 - iv). EPA Target Compound List Polychlorinated Biphenyls (TCL-PCBs).
- d). All analytical methods shall use appropriate detection levels to allow comparison to the media-specific screening criteria listed in the “EPA Regional Screening Levels for Chemical Contaminants at Superfund Sites” in effect at the time of sampling. The applicable Protection of Groundwater SSL for soil samples shall be the “MCL-Based SSL”, if listed. If the applicable screening criteria are lower than achievable detection levels, the analytical method shall use the lowest achievable detection levels.
- 6). The Work Plan shall include the names, addresses, and telephone numbers of Dixie's consulting firm(s), analytical laboratories, and Dixie's contact person for matters relating to this Contract and the Work Plan.
 - a). The analytical laboratory shall possess applicable Certification defined in 25A S.C. Code Regs. R.61-81, for the test methods specified in the Work Plan.
 - b). Dixie shall notify the Department in writing of any changes concerning the consulting firm(s), contact person(s), or laboratory identified in the Work Plan.
- 7). The Department will notify Dixie in writing of approvals or deficiencies in the Work Plan.
- 8). Dixie, or its designee, shall respond in writing within thirty (30) days of receipt of any comments on the Work Plan by the Department.
- 9). Dixie shall begin implementation of the Work Plan as soon as reasonably

- possible after receipt of written approval of the Work Plan by the Department.
- 10). Dixie shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of any samples if desired.
 - 11). Dixie shall preserve items on the Property that may: 1) provide evidence of a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. Dixie shall notify the Department of the location of any such items, and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

B. Report Logistics

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly licensed in South Carolina.
- 2). The Report(s) of assessment and/or corrective measures activities shall include a discussion of investigation methods and any deviations from the Department approved Work Plan. The Report shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.
- 3). All Report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire Report on a compact disk (in

.pdf format).

C. Assess Waste Materials and Segregated Sources:

- 1). Dixie shall characterize for disposal any Waste Material and Segregated Sources that may be discovered on the Property at any time during assessment, corrective action, or development activities in accordance with applicable regulations.
- 2). Upon discovery of any Segregated Source that has not yet released all contents to the environment, Dixie shall expeditiously stabilize or remove the Segregated Source from the Property.
- 3). Dixie shall immediately notify the Department if a release of Contamination occurs as a result of its assessment, stabilization or removal actions. Dixie shall assess the impact of the release and take necessary action in accordance with a Department approved plan.

D. Install / Repair Engineered Barriers

- 1). Dixie shall ensure that an engineered barrier is installed, such as a culvert, within the ditch located on the Property.
- 2). Dixie shall ensure that the portion of the cap compromised during repair of the water main is repaired or replaced with an alternative cap to be approved by the Department.

E. Assess soil/sediment quality across the Property:

- 1). Dixie shall collect and analyze a minimum of four soil samples from three locations on the Property. Dixie shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2 foot minimum depth) from each of the following locations, unless otherwise specified:
 - a). Two surface soil (or sediment if ditch contains water) locations within the downstream portion of the ditch;

- b). One location within the oil stain referenced in the Phase I ESA.
- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals and SVOCs. Each subsurface soil sample shall be analyzed for TAL-Metals, VOCs, and SVOCs. A minimum of one surface sample from the ditch shall be analyzed for the full EPA-TAL and EPA-TCL.
- 3). Soil quality results shall be compared to the Residential and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.

F. Evaluate and control potential impacts to indoor air:

- 1). Dixie shall evaluate potential impacts to indoor air if the Department determines significant concentrations of volatile organic compounds are present in the subsurface based on EPA OSWER "Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air" dated June 2015 and supplemental EPA guidance. The Department's evaluation will be constrained towards predicting commercial exposures consistent with the building construction on the Property.
- 2). This evaluation shall, unless otherwise agreed to by the Department, consist of collection and analysis of indoor air samples from within the building during two separate sampling events approximately six months apart. One sample shall be collected per every 1000 square feet of building footprint potentially subject to Vapor Intrusion. One sampling event shall be in the winter. Each sampling event shall include collection of a representative number of indoor air samples for laboratory analysis of all site-related volatile organic constituents. The samples collected for laboratory analysis may use either active or passive collection methods provided the same protocol is used for both sampling events. The method shall be capable of detecting gas concentrations at screening levels indicative of a 10^{-6} risk. The applicable screening concentrations shall be based upon the EPA OSWER

“Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air” dated June 2015 and supplemental EPA guidance.

- 3). The Department may allow Dixie to implement vapor intrusion control measures in lieu of the above evaluation, or use alternative evaluation methods that, in the Department’s sole discretion, offer a similar degree of data usability.
- 4). Dixie shall submit an addendum to the Work Plan detailing the steps for further study and/or remedial or other control management measures to be implemented if the measured indoor air concentration exceeds a 10^{-6} risk calculated for occupational exposure (40 hrs/wk, 50 wk/yr, 25 yrs). The Department shall give reasonable consideration of data or other demonstration that shows unacceptable exposures inside the building do not result from the subsurface conditions.

G. Institute reasonable Contamination control measures:

- 1). Dixie shall stabilize or remove from the Property any Segregated Sources of Contamination that have not yet released all contents to the environment.
 - a). The contents of the Segregated Sources shall be properly reused or disposed of in accordance with regulations.
 - b). Dixie shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any material from the Property.
- 2). Dixie shall take reasonable measures to limit or prevent human exposure to Existing Contamination on the Property
 - a). Corrective measures shall be required for Waste Materials and Contamination present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards

with plausibly complete routes of exposure.

- b). The corrective measures shall be proposed in a Corrective Measures Plan to be approved by the Department prior to implementation, and shall be consistent with the intended future use of the Property. Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination.
- c). Dixie may request Department approval to conduct a site-specific risk assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, Dixie shall submit for Department approval, an overview of risk assessment assumptions including identification of contaminant exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.
- d). Based on the results of the environmental assessment, Dixie shall propose a Media Management Plan for management of contaminated media during any Property development activities that will disturb contaminated media remaining on the Property. This plan shall identify procedures for management of contaminated soil and groundwater that may be encountered during development activities on the Property. The Media Management Plan shall address management of contaminated media when encountered on the Property, its characterization if necessary for offsite disposal, and identification of the final disposal location for all contaminated media.
- e). Upon completion of any corrective measures, Dixie shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.

- f). A Stewardship Plan must be submitted to the Department. The Stewardship Plan shall identify procedures for management of contaminated media that may be encountered as a result of any disturbance of the engineering controls, and for repair or replacement of the engineering controls.
- H. Complete required activities in the event of a Responsible Party default:
- 1). Ongoing Responsible Party activities under VCC 00-5296-RP may substantially satisfy the requirements in sub-paragraphs 4.A through 4.G above. Therefore, it is agreed that response action completed by the Responsible Parties that meet the conditions of this Contract shall be deemed to satisfy the requirements on Dixie. The Department shall have sole discretion in determining the adequacy of the Responsible Party's response action towards completing the activities required by this Contract.
 - 2). The Department will provide written notification to Dixie if more than 180 consecutive days elapse without substantial progress, or the Department otherwise determines the Responsible Party activities are inadequate.
 - 3). Dixie shall respond in writing within thirty days to the Department's notification with a workplan for completing the unfulfilled requirements of this Contract.

HEALTH AND SAFETY PLAN

5. Dixie shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one electronic copy on compact disk (in .pdf format). Dixie agrees that the Health and Safety plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by Dixie.

PUBLIC PARTICIPATION

6. Dixie and the Department will encourage public participation to implement this Contract as follows:
 - A. The Department will provide notice, seek public comment, and initiate a thirty-day claim contribution notification period in accordance with established procedures consistent with S.C. Code Ann. §44-56-750 upon signature of this Contract by Dixie.
 - B. Dixie shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.
 - 1). The sign will state "Voluntary Cleanup Project by Dixie King Street Investors, LLC under Voluntary Cleanup Contract 15-5296-NRP with the South Carolina Department of Health and Environmental Control." The sign shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of Dixie. Contact information for the Department shall state "TOLL-FREE TELEPHONE: 1-866-576-3432".
 - 2). All sign lettering must be of sufficient size to be legible with un-aided normal eyesight from the point where the public will normally pass by the Property without intruding onto the Property.
 - 3). Dixie shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the signs. The photographs shall be submitted to the Department within 10 days of erecting the sign.
 - 4). Dixie agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.

- 5). Dixie shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, Dixie shall restore the sign within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

PROGRESS UPDATES

7. Dixie shall submit periodic written updates to the Department's project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within 90 days of the execution date of this Contract and semi-annually thereafter.
 - A. The updates may be in summary letter format, but should include information about:
 - 1). The actions taken under this Contract during the previous reporting period;
 - 2). Actions scheduled to be taken in the next reporting period;
 - 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected pursuant to this Contract; and,
 - 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.
 - B. The Department's project manager may allow an extended schedule between updates based on case specific conditions.

SCHEDULE

8. Dixie shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in

implementation of the response actions, the Department may require implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. Dixie shall implement the interim measures in accordance with a Department-approved plan.

DECLARATION OF COVENANTS AND RESTRICTIONS

9. A Declaration of Covenants and Restrictions (Declaration) was entered into by AmerisourceBergen Drug Corporation on July 3, 2008. Dixie hereby declares and covenants on behalf of itself or its Beneficiaries that the Property shall be held, mortgaged, transferred, sold, conveyed, leased, occupied, and used in accordance with the Declaration. The recorded Declaration is incorporated into this Contract as Appendix B and shall be implemented as follows:

A. The Declaration shall be noted on the master deed of any planned development for the Property and noted, or referenced thereafter, on each individual deed of property subdivided from the Property and subject to the Declaration.

B. The Declaration shall reserve a right of entry and inspection for Dixie or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.

1). Dixie or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.

2). Dixie or its Beneficiaries shall create a procedure to provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department before it is implemented.

C. The Declaration shall provide that the Department has an irrevocable right of

access to the Property after Dixie acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.

- D. Dixie or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with the Declaration to the Department. The report shall be submitted by May 31st in a manner and form prescribed by the Department.

- E. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the Regional Screening Tables in effect at that time; however, the Department shall not impose a more restrictive condition based solely on changes in the Regional Screening Tables. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

NOTIFICATION

- 10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or

at such place or to such agent as the parties may from time to time designate in writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) Commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or, 4) hand delivery to the other party.

A. All correspondence, notices, work plans, and reports shall be submitted to:

Jerry Stamps
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201

B. All correspondence and notices to Dixie shall be submitted to Dixie's designated contact person who as of the effective date of this Contract shall be:

Michael Woodydy
Dixie King Street Investors, LLC
706 Meeting Street
Charleston, South Carolina 29403

FINANCIAL REIMBURSEMENT

11. Dixie or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C. Code Ann. §44-56-750 (D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior to

execution of this Contract. Invoices for oversight costs will be sent to Dixie on a quarterly basis. All costs are payable within thirty (30) days of the Department's invoice submitted to:

Michael Woodydy
Dixie King Street Investors, LLC
706 Meeting Street
Charleston, South Carolina 29403

- A. Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to paragraph 16 herein.
- B. Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to paragraph 16 herein.

ACCESS TO THE PROPERTY

12. Dixie agrees the Department has an irrevocable right of access to the Property for environmental response matters after Dixie acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required, and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

13. A Certificate of Completion shall be issued to Dixie or its Beneficiaries for the Property under this Contract as follows:

- A. Dixie or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed and any required Declarations are recorded pursuant to this Contract. The request shall be in writing and shall report 1) the amount of soil that was removed or remediated on the Property; and 2) the cost of all environmental work conducted pursuant to this Contract.

- B. Pursuant to S.C. Code Ann. § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that Dixie or its Beneficiaries has successfully and completely complied with the Contract and the voluntary cleanup approved under S.C. Code Ann. § 44-56-710 through 760 (as amended).

- C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been recorded but all actions under this Contract have not been completed due to Property-specific circumstances.
 - 1). A Provisional Certificate of Completion will include specific performance standards that Dixie or its Beneficiaries shall continue to meet.
 - 2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if Dixie or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

ECONOMIC BENEFITS REPORTING

- 14. Dixie or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after

the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. Dixie shall summarize the new operations at the Property, the number of jobs created, the amount of property taxes paid, and the total amount invested in the Property for property acquisition and capital improvements.

CONTRACT OBLIGATIONS AND PROTECTIONS INURE

15. The terms, conditions, obligations and protections of this Contract apply to and inure to the benefit of the Department, Dixie, and its Beneficiaries as set forth below. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:

- A. Dixie or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any subsequent Beneficiary. Transmittal of the Contract copy may be via any commonly accepted mechanism.

- B. If the Certificate of Completion has not been issued, Dixie or its Beneficiaries shall request approval from the Department prior to transferring the obligations and protections of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of a Non-Responsible Party Application for Voluntary Cleanup Contract documenting that the new person or entity:
 - 1). Is not a Responsible Party for the Site;
 - 2). Has sufficient resources to complete the activities of this Contract;
 - 3). Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract,
 - 4). Will assume the protections and all obligations of this Contract and,
 - 5). Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.

C. If the Certificate of Completion has been issued and the portion of the Property is subject to a Declaration or other ongoing obligation pursuant to this Contract, Dixie or its Beneficiaries shall provide written notification to the Department identifying the new individual or entity within thirty days after the effective date of the ownership change or other possessory transfer of the Property.

- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing obligations and protections of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual residential or commercial use provided the Declaration is noted on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

CONTRACT TERMINATION

16. Dixie, its Beneficiaries, and the Department each reserve the right to unilaterally terminate this Contract by giving thirty days advance written notice to the other party. Termination shall be subject to the following:

A. The Department may not terminate this Contract without cause and before termination, shall provide Dixie or its Beneficiaries an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:

- 1). Failure to complete the terms and conditions of this Contract;
- 2). Change in Dixie's or its Beneficiaries' business activities on the Property or use of the Property that are inconsistent with the terms and conditions of this Contract;

- 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;
 - 4). Failure of Dixie or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by Dixie or its Beneficiaries;
 - 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
 - 6). Failure by Dixie or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or,
 - 7). Failure by Dixie or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of Dixie's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.
- B. Should Dixie or its Beneficiaries elect to terminate, that party shall certify to the Department's satisfaction that any environmental or physical hazards caused or contributed by Dixie or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment.
- C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.
- D. Termination of this Contract by any party does not end the obligations of Dixie or its Beneficiaries to pay costs incurred by the Department pursuant to this Contract. Payment for such costs shall become immediately due.
- E. Upon termination, the protections provided under this Contract shall be null and

void as to any party who participated in actions giving rise to termination of the Contract. Revocation of protections shall also apply to that party's lenders, parents, subsidiaries, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the contract. The protections will continue for any party who has received protections through a Certificate of Completion for this Contract, and who did not participate in the actions giving rise to the termination.

ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. Dixie and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

A. Effective on the date this Contract is first executed by the Department:

- 1). Protection from contribution claims under CERCLA Section 113.42 U.S.C. § 9613 and § 44-56-200, et seq.
- 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-750(H).
- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to S.C Code § 12-6-3550.

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue Dixie and its Beneficiaries for Existing Contamination but not for any Contamination, releases and consequences caused or contributed by Dixie or its Beneficiaries.
- 2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and

consequences caused or contributed by Dixie or its Beneficiaries. The Department retains all rights under State and Federal laws to compel Dixie and its Beneficiaries to perform or pay for response activity for any Contamination, releases and consequences caused or contributed by Dixie or its Beneficiaries.

RESERVATION OF RIGHTS BY THE DEPARTMENT

18. 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 any person, firm, or corporation other than Dixie and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than Dixie and its Beneficiaries, to perform or pay for 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.

RESERVATION OF RIGHTS BY DIXIE

19. Dixie retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. Dixie and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute. However, Dixie and its Beneficiaries agree to undertake the requirements of this Contract.

BURDEN OF PROOF

20. Dixie and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused or contributed by Dixie or its Beneficiaries. Dixie and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to

such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously identified at the Property or substantially higher concentrations of Existing Contamination.

LIMITATION OF CLAIMS BY DIXIE AND ITS BENEFICIARIES

21. In consideration of the protections from the Department under this Contract, Dixie and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

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SIGNATORS

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

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

BY:

DATE:

Daphne G. Neel, Chief
Bureau of Land and Waste
Management

DATE:

Reviewed by Office of General Counsel

DIXIE KING STREET INVESTORS, LLC

BY: RAVEN GOLF COMPANY, LLC as DATE: July 23, 2015
Member and Manager
By: STAN J. ZOLTS
STAN J. ZOLTS, Authorized Member
Printed Name and Title