

## Bushy Park Industrial Complex

### **People**

Right to Work  
State with Well  
Trained Existing  
Workforce and  
Technical School  
Program

### **Capital/ Profitability**

Lower Investment  
and Operating  
Costs through  
Existing  
Infrastructure

### **Logistics**

Truly Global  
Logistic Access  
for In- and  
Outbound Freight

### **Energy**

Affordable and  
Reliable Dual  
Feed Power  
Source through  
SCANA



# BUSHY PARK INDUSTRIAL COMPLEX

## LANXESS RUBBER CHEMICALS

- *Vulcanization Accelerator for Automotive Tires*
- *Peptizers used in Rubber Manufacturing*

## KEMIRA CHEMICALS

- *Paper Dyes*
- *Tolling Phthalocyanines for Sun Chemicals*
- *Specialty Chemicals for Ink Jet Applications*

## SUN CHEMICAL

- *Organic Pigments for Automotive Paints, Plastics*

## SYMRISE

- *Flavors and Fragrances, Menthol, Sunscreens, Aroma Esters*

## AGFA CORPORATION

- *Medical X-ray, Technical Imaging, on-site Regional Distribution Center*

## ASAHI KASEI SPANDEX AMERICAS

- *Spandex Fiber for Apparel Goods and Textiles*

**SunChemical**  
a member of the DIC group

**symrise**  
always inspiring more...

MINT

UV PROTECTION

**SCENT & CARE**

**kemira**

**LANXESS**  
Energizing Chemistry

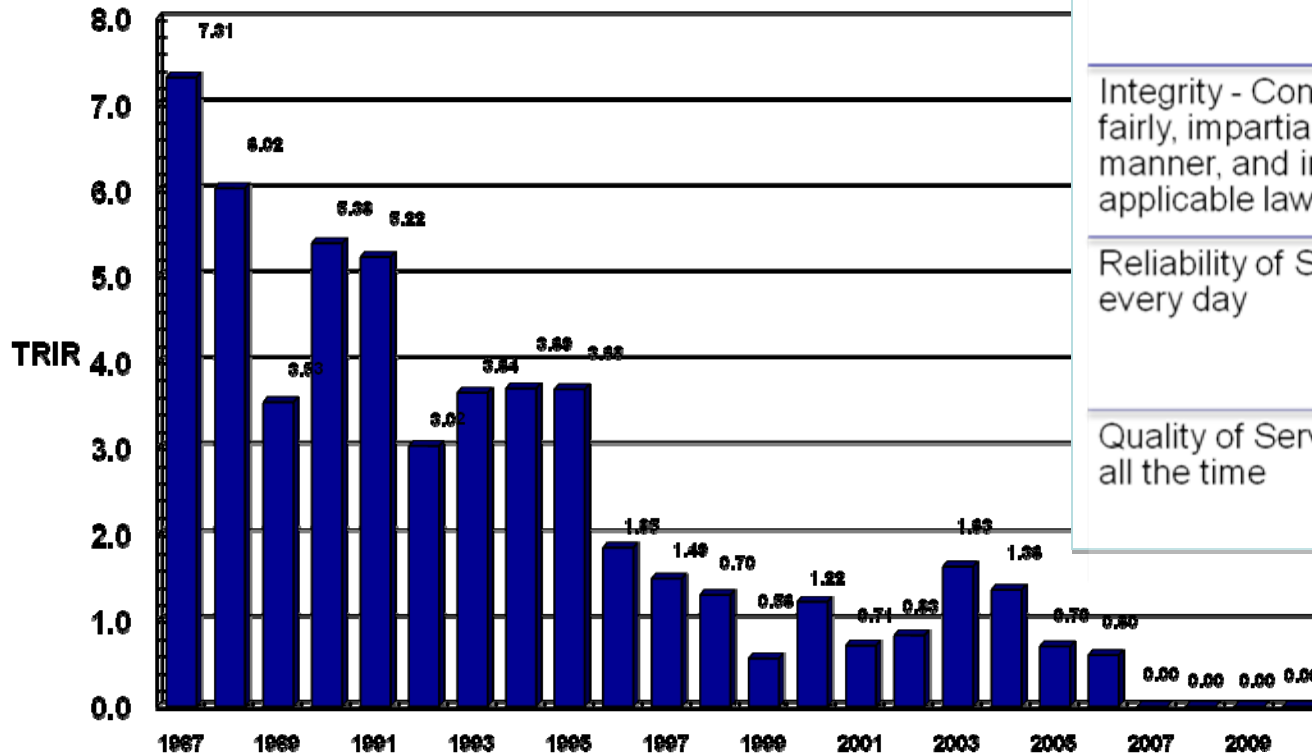
**AGFA** Agfa

**JACOBS**

**Aerospace and Defense**

# Bushy Park Culture and Operating Philosophy

### Total Recordable Case Incidence Rate Bushy Park



Occupational and Process Safety

Integrity - Conduct business fairly, impartially, in an ethical and proper manner, and in full compliance with all applicable laws and regulations

Reliability of Services – every minute of every day

Quality of Services – Meeting requirements all the time



**Safety**matters

## Cooper River Partners – Occupational Safety

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CRP OSHA Recordable Injuries/Illness – There has not been an OSHA recordable incident since November 2004. Through August 1, 2011 it has been over 6.5 years since the last recordable injury.

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CRP employees have worked approximately 487,500 hours since the last OSHA recordable injury.

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2011 through August YTD – All manufacturing at BPIC is injury free – None of the tenants has experienced an OSHA recordable injury.

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2011 through August YTD – There has not been an OSHA recordable injury experienced by any contractor at BPIC.



# Bushy Park Industrial Complex

CONCEPTUAL MASTER PLAN

FOR:

## BUSHY PARK INDUSTRIAL COMPLEX

BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR:



PREPARED BY:



402 JOHNS SCOTTS BLVD. SUITE 100 • P.O. BOX 1320  
 WYTHEVILLE, SC 29461 • 803 843 849 0200  
 www.thomasthutton.com

JULY 13, 2011

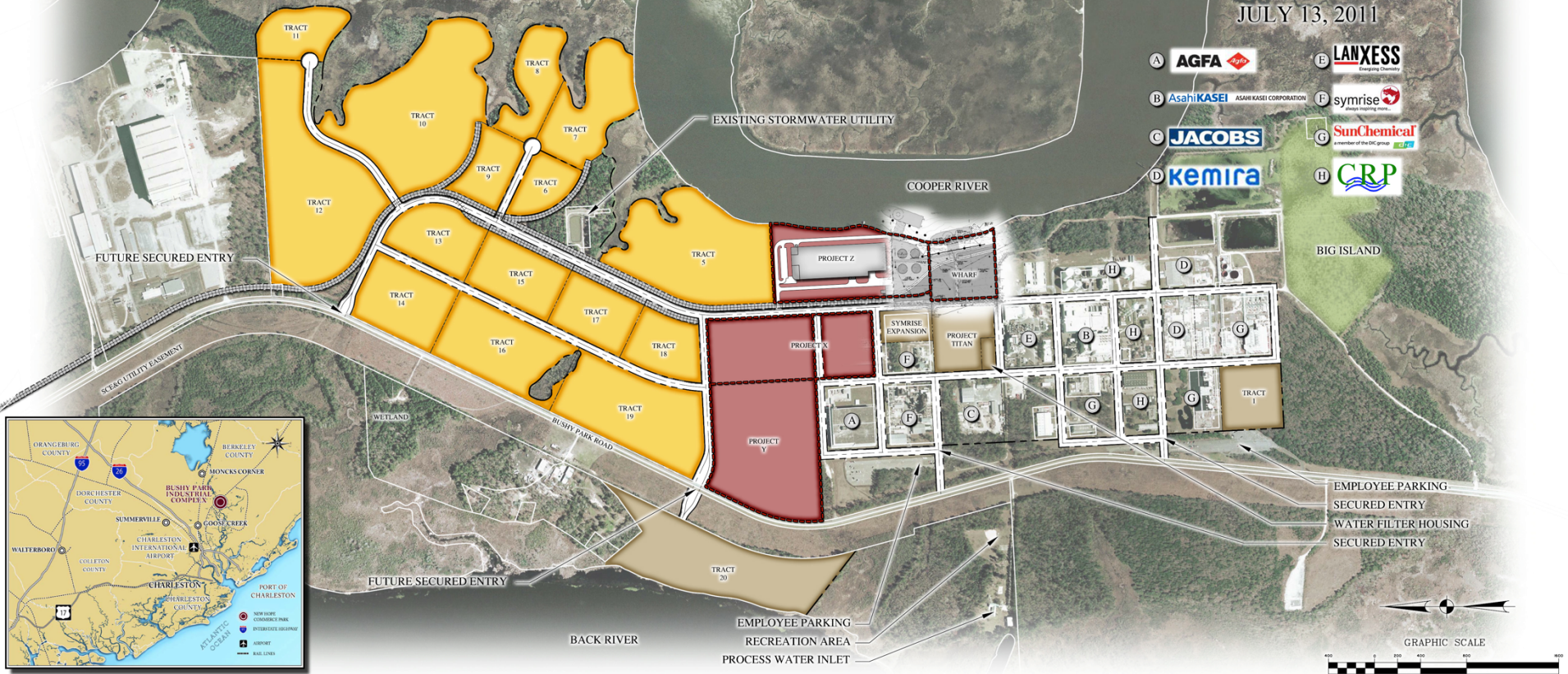
AVAILABLE SITES	DEVELOPMENT ACRES
TRACT 1	± 7.0 AC
PROJECT TITAN	± 7.0 AC
SYMRISE EXPANSION	± 3.0 AC
TRACT 5	± 24.2 AC

PROPOSED DEVELOPMENT	DEVELOPMENT ACRES
PROJECT X	± 18.3 AC
PROJECT Y	± 36.0 AC
PROJECT Z	± 18.5 AC
WHARF	± 6.2 AC

*UTILITIES	
AMMONIA	PROCESS WATER
90LB STEAM	FIRE WATER
90LB STEAM DISTRIBUTION	ELECTRIC
450LB STEAM DISTRIBUTION	POTABLE WATER
CONDENSATE RETURN	NITROGEN
COMPRESSED AIR	NATURAL GAS
WASTE WATER	REFRIGERATION

\* UTILITY LOCATIONS ARE APPROXIMATE AND MAY HAVE BEEN SHIFTED FOR GRAPHIC CLARITY.

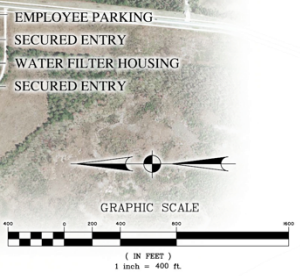
FUTURE DEVELOPMENT	DEVELOPMENT ACRES
TRACT 6	± 5.0 AC
TRACT 7	± 12.5 AC
TRACT 8	± 8.0 AC
TRACT 9	± 6.0 AC
TRACT 10	± 30.5 AC
TRACT 11	± 7.0 AC
TRACT 12	± 30.5 AC
TRACT 13	± 9.0 AC
TRACT 14	± 11.0 AC
TRACT 15	± 9.0 AC
TRACT 16	± 16.0 AC
TRACT 17	± 8.0 AC
TRACT 18	± 7.0 AC
TRACT 19	± 19.0 AC
TRACT 20	± 22.3 AC



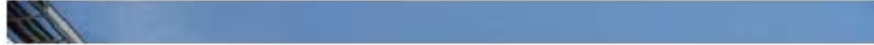
- A AGFA
- B AsahiKASEI
- C JACOBS
- D kemira
- E LANXESS
- F symrise
- G SunChemical
- H CRP



LOCATION MAP  
SCALE: N.T.S.



Bushy Park is a Full Service Industrial Park that can significantly reduce your upfront investment costs through existing infrastructure and services



Why invest in site infrastructure when you can invest in your core business?



**BPIC offers a complete suite of technical infrastructure services for manufacturing and indus-**

- Site Security
- Solid Waste Management
- Specialized Maintenance
- Engineering
- Contractor Management
- Purchasing and Accounting
- Voice/Data Telecommunications
- Cafeteria
- Steam
- Electric
- Process Water
- Potable Water
- Firewater
- Refrigeration
- Compressed Air
- Nitrogen Gas
- Safety & Industrial Hygiene
- Medical Protection
- Environmental Regulatory Affairs
- Fire Protection
- Emergency Response

## Where is Bushy Park Industrial Complex?

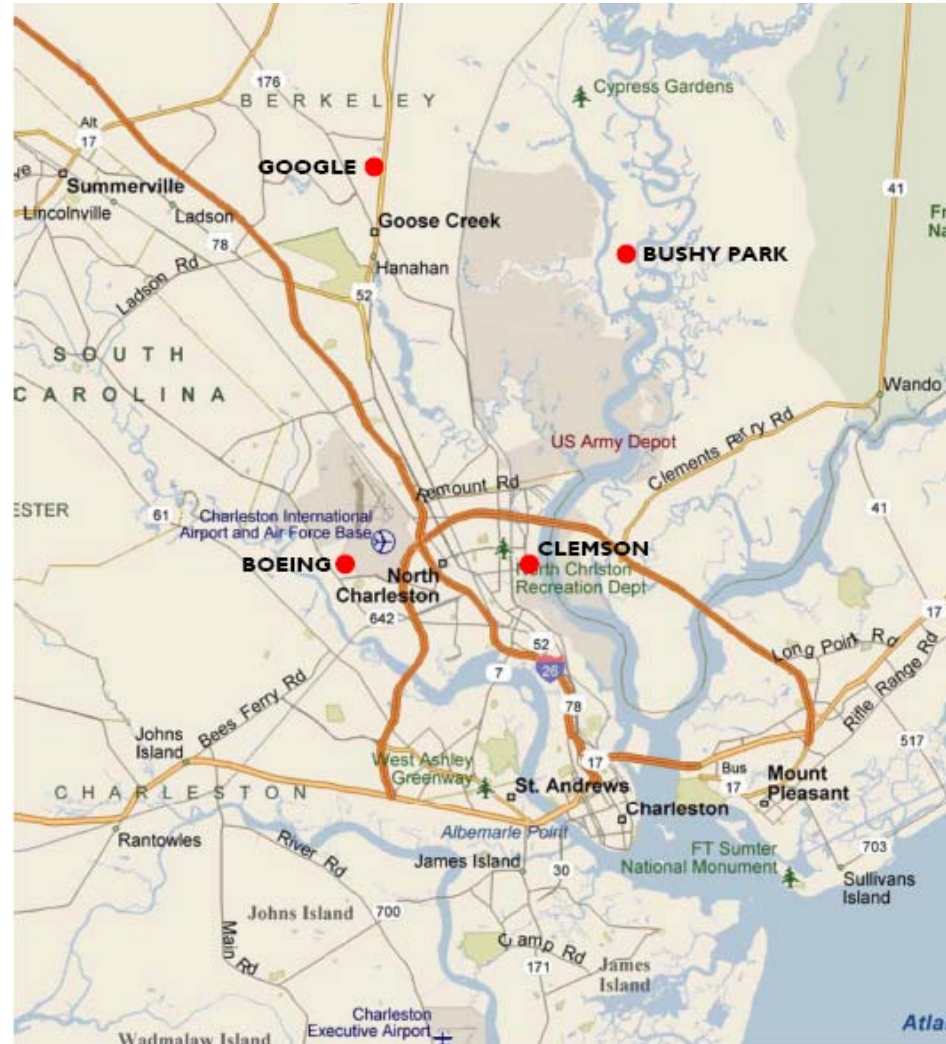
Bushy Park is a heavy industrial zone located on deep water via the Cooper River

International accessibility for in- and outbound freight through port as well as 2 day truck and 4 day rail window to midwest

Access to talented labor pool in right to work state – Strong military presence provides well trained pool for manufacturers

Region attracts 20k people annually to add to existing labor pool as a result of high quality of life in region

2<sup>nd</sup> largest cluster of industrial engineers in US





## Our neighbors are companies like TechPrecision

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### **Jacobs Applied Technology:**

94 acre tract with over 400,000 SF of manufacturing space. Preassemble huge steel & alloy framed modules for pharmaceutical, food, chemical companies.

### **Dupont:**

Just announced \$500 million investment to expand their existing Cooper River plant for a new Kevlar Fiber facility

### **Nucor Steel:**

300 acre campus. Manufactures sheets of steel and ships via rail or barge. Dock can handle ocean going barges 575 feet long and 90 feet wide. Employs 850 people.

### **BP/Amoco:**

490 acre site. One of worlds largest producers of PTA (Purified Terephthalic Acid) chemical feedstock used to make polyester products. 400 employees.

### **Military:**

The military employs more than 29,700 people in the region - 47% on active duty and 53% civilian. Military payroll plus local purchases made by military commands contributes \$3.5 billion annually to the local economy. And, local military contractors estimate their impact exceeds \$642 million each year.

### **SPAWAR - U.S. Space and Naval Warfare**

#### **Systems Center:**

The work associated with SPAWAR is helping to drive a growing base of defense contractors involved in the development and installation of sophisticated electronics

#### **Naval Weapons Station:**

U.S. Naval Weapons Station includes two state-of-the-art naval nuclear power training commands and the only waver-free naval weapons storage facility in the continental United States.

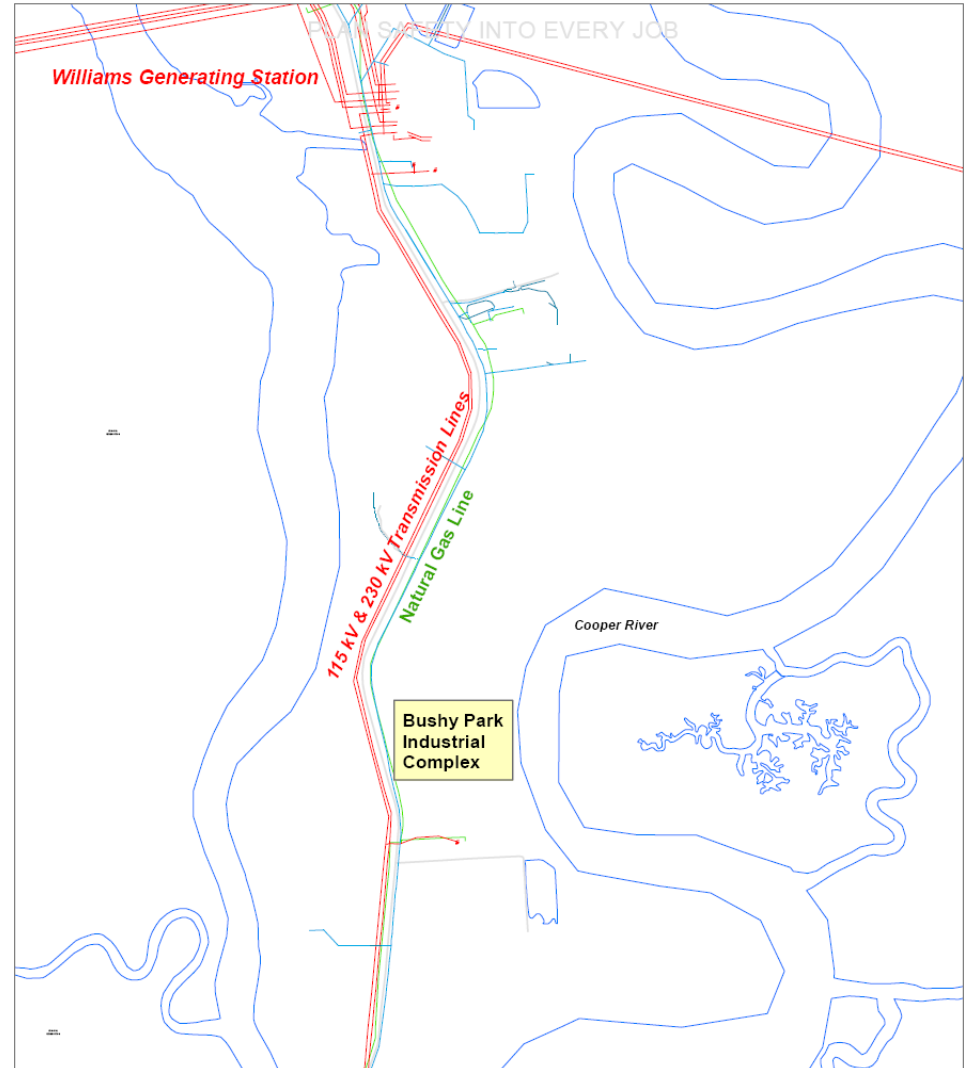
## Electrical Infrastructure Access

BPIC is located 1.5 miles south of SCANA Williams Station (primary power source)

BPIC is fed from north and south through power loop which has separate access to grid to allow feed w/o Williams Station

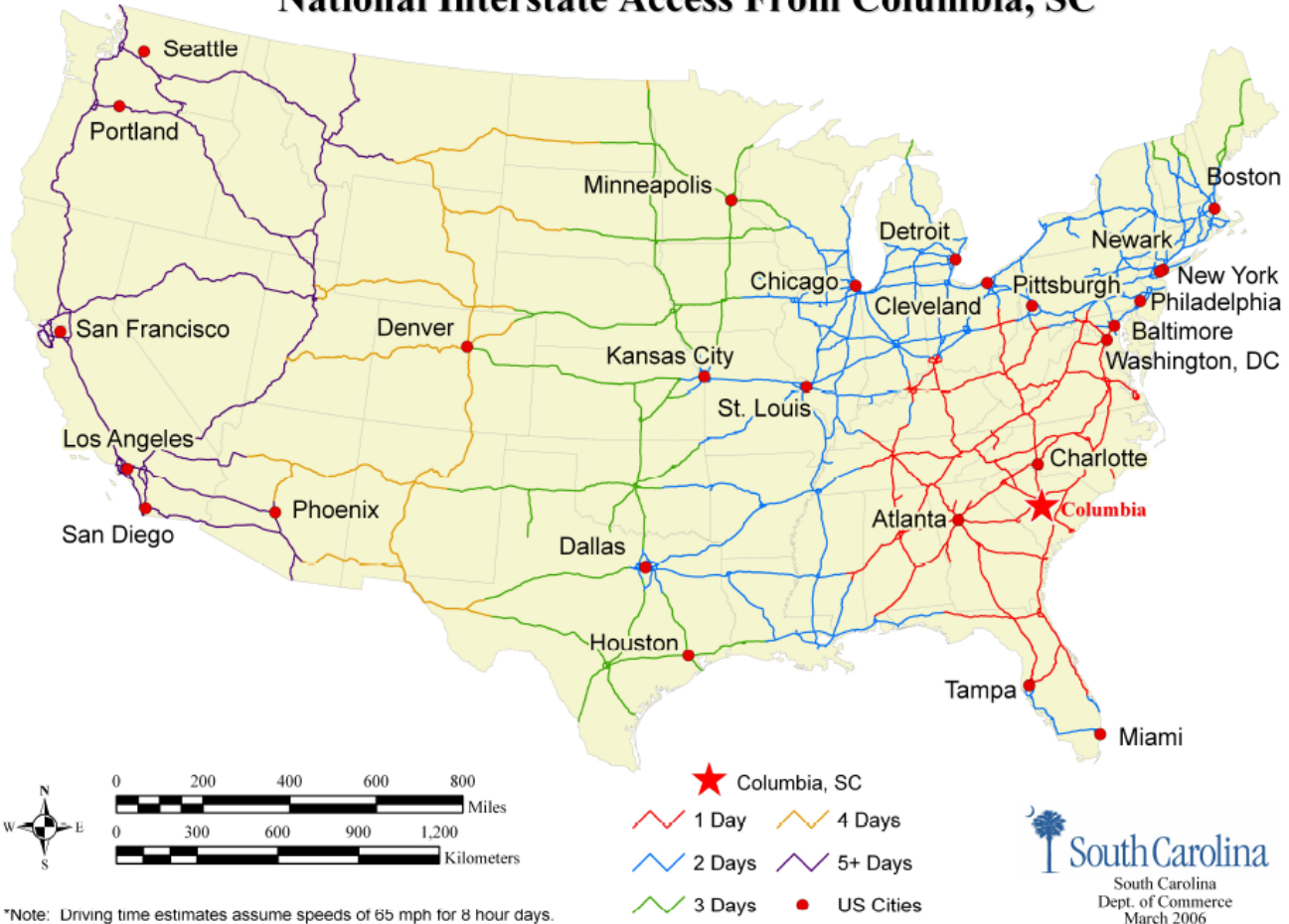
BPIC experienced 22min of power outages in the last 10 years.

Immediate proximity to strategic military location enhances BPIC's priority status



SC provides 2-3 day truck and 3-7 day rail access to midwest manufacturers and direct access to east coast / international market

## National Interstate Access From Columbia, SC



## Our commitment to you

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- A safe, reliable and competitive environment
- Employee oriented culture centered around
  - Engineered and quality products and
  - Workforce training and advancement
  - We care about our employees' well being and invest in amenities that cater to their needs
- Your business success is our main focus and we have the resources to get you there
- A site location and existing investment that will generate lower logistics, operational, and investment costs
- A quality of life in Charleston for you, your employees and your customers second to none