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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-ENVIRONMENTAL QUALITY
PO BOX 144840
SLC UT 84114
BY: ZJM, DEPUTY - MA 7 P.

When recorded return to:
Utah Department of Environmental Quality
Division of Environmental Response and Remediation
Attention: Voluntary Program Coordinator
195 North 1950 West
Salt Lake City, Utah 84116

RE: Redwood Plaza Shopping Center Voluntary Cleanup Site (VCP # C017)
1740 West 700 North, Salt Lake City, Utah

SECOND AMENDED CERTIFICATE OF COMPLETION

This Second Amended Certificate of Completion amends the Amended Certificate of Completion to reflect the completion of groundwater monitoring requirements. There are no other changes. This Second Amended Certificate of Completion replaces in its entirety the previous Amended Certificate of Completion issued on June 30, 2008 and recorded on August 8, 2008 as Document # 10495317 in Book 9633, Pages 3404 -3411 with the Salt Lake County Recorder.

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of the Utah Department of Environmental Quality, through her undersigned designee below, has determined that Redwood Plaza LLC, hereinafter referred to as "Applicant," has completed a Utah Department of Environmental Quality ("UDEQ") supervised voluntary cleanup of the real property described in Attachment A ("Property"), in accordance with sections 19-8-108 and 19-8-110 of the Utah Code Annotated and the Voluntary Cleanup Agreement entered into on March 31, 2000 and amended on May 24, 2004 and June 23, 2008. The Applicant is granted this Certificate of Completion ("COC") pursuant to section 19-8-111 and subject to the conditions set forth in section three below. A figure depicting the Property is located in Attachment B.

2. Acknowledgment of Protection From Liability

This COC acknowledges protection from liability provided by section 19-8-113 of the Utah Code Annotated to an Applicant who is not responsible for the contamination under the provisions listed in subsection 19-8-113(1)(b) at the time the Applicant applies to enter into a Voluntary Cleanup Agreement, and to future owners who acquire the Property covered by this COC, and to lenders who make loans secured by the Property covered by the COC.

As set forth in section 19-8-113, this release of liability is not available to an owner or lender who was originally responsible for a release or contamination, or to an owner or lender who changes the land use from the use specified in the COC if the changed use or uses may reasonably be expected to result in increased risks to human health or the environment, or to an owner or lender who causes further releases on the Property. Also, there is no release from liability if the COC is obtained by fraud, misrepresentation, or the knowing failure to disclose material information. Finally, protection

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from liability is limited to contamination identified in the documents related to the investigation and cleanup of the Property.

3. Specified Land Use for Certificate of Completion

This COC is issued based on the Applicant's representation that the Property will be used for commercial/retail and/or industrial uses, consistent with the commercial/industrial worker exposure scenario described in the Risk Assessment Guidance for Superfund, Volume I, Human Health Evaluation, Parts A and B. The commercial/industrial scenario is defined as exposure to adults to incidental ingestion and dermal contact to hazardous constituents for a duration of 25 years at a frequency of 250 days a year for eight hours a day.

This COC is not issued for use of the Property for managed care facilities, hospitals, residential use (including caretakers that reside on the Property), or for day care and school facilities. Uses that are not anticipated as stated above would be inappropriate and unacceptable for the Property. Additional investigation and possible remediation would be required, and the COC amended to allow for those uses. Since those uses were neither represented nor approved, they would nullify the release of liability and coverage of this COC described in section two above.

In addition, this COC is issued based upon compliance with the following:

- a. The Property shall be used in a manner that is consistent with the land use described in section three above;
- b. Non-use of the groundwater located beneath the Property via wells, pits, sumps or other means for the purpose of irrigation, drinking or bathing;
- c. Compliance with the Environmental Covenant ("EC") recorded with the Salt Lake County Recorder on March 10, 2008 in Book 9580 on pages 3043-3053;
- d. Continued reimbursement to UDEQ for its oversight of activities under the EC; and
- e. Continued consent to access by UDEQ to monitor compliance with the EC.

4. Unavailability of Release of Liability

Use of the Property that is not consistent with section three including failure to comply with the EC described in section three shall constitute a change in land use expected to result in increased risks to human health/the environment making the release of liability in section two unavailable.

5. Availability of Records

All documents discussed in this COC are on file and may be reviewed at the UDEQ/ Division of Environmental Response and Remediation office located at 195 North 1950 West, Salt Lake City, Utah.

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U.S. DEPARTMENT OF JUSTICE
ENVIRONMENTAL PROTECTION AGENCY

6. Final Signature for Redwood Plaza Shopping Center Second Amended Certificate of Completion

Dated this 7th day of June 2012.

Brent H. Everett

Brent H. Everett, Director
Division of Environmental Response and Remediation
And Authorized Representative of the Executive Director
of the Utah Department of Environmental Quality

STATE OF UTAH _____)

:ss.

COUNTY OF Salt Lake)

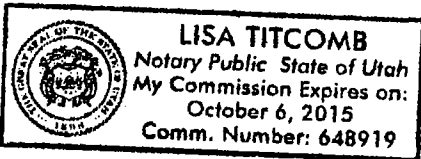
On this 7th day of June, 2012, personally appeared before me, Brent Everett

who duly acknowledged that he signed the above Second Amended Certification of Completion as an authorized representative of the Executive Director of the Utah Department of Environmental Quality.

[Signature]
NOTARY PUBLIC

Residing At: _____

My Commission Expires October 6, 2015



ATTACHMENT A

Redwood Plaza Shopping Center Legal Property Description

**Redwood Plaza Shopping Center
1740 West 700 North
Salt Lake City, Utah**

Legal Property Description:

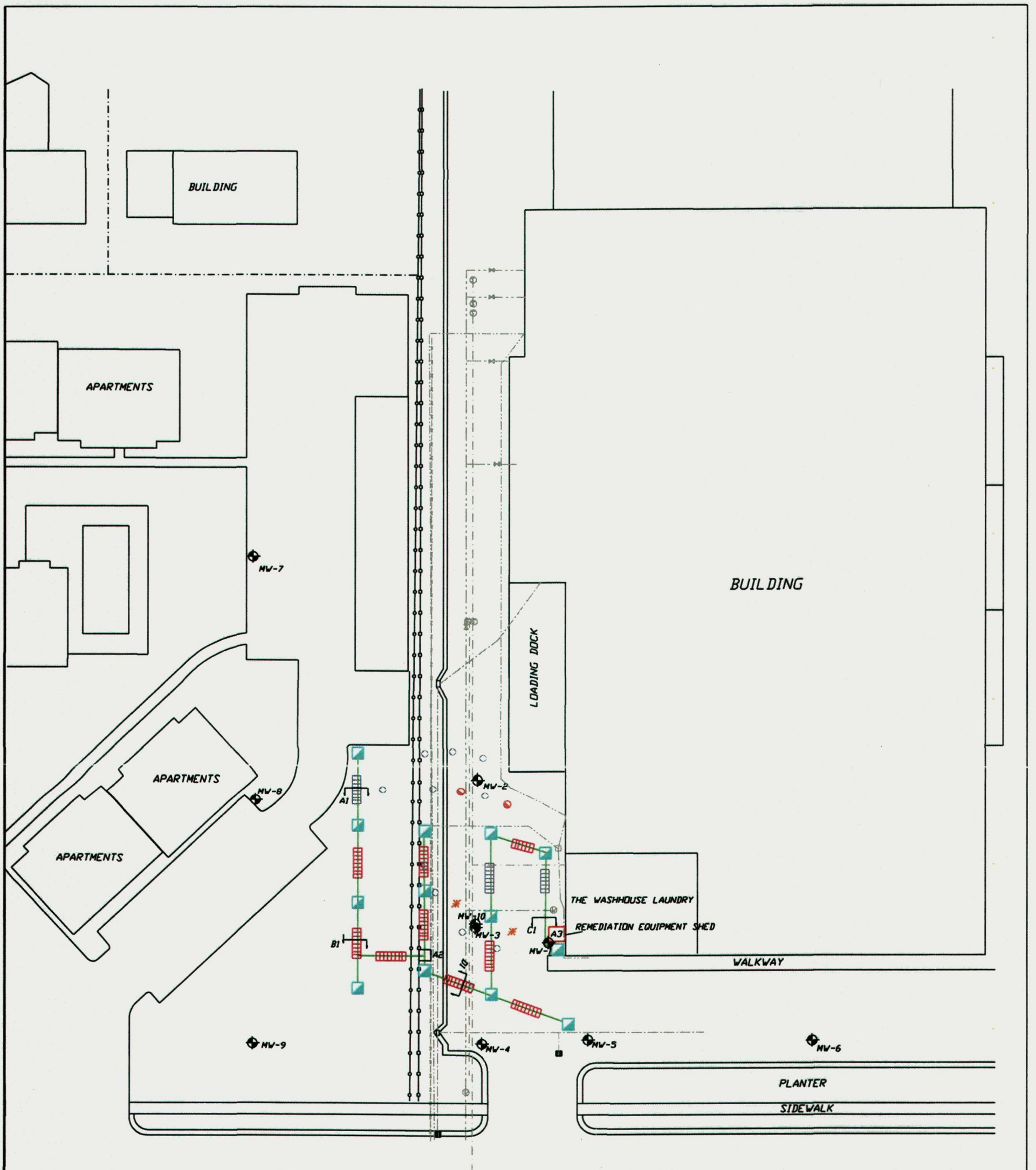
Property located in Salt Lake County, Utah, more specifically described as follows:

Beginning at a point that is North 47.68 feet and West 66.84 feet from a monument at the intersection of Redwood Road and 700 North, said monument is located South $89^{\circ}51'52''$ East 1173.55 feet from a monument at the intersection of Starcrest Drive and 700 North, said monument is also located North 288.51 feet and West 89.35 feet from the South Quarter Corner of Section 27, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North $44^{\circ}12'39''$ East 12.89 feet; thence North $0^{\circ}15'07''$ East 710.74 feet; thence North $89^{\circ}51'50''$ West 534.20 feet; thence South $0^{\circ}15'07''$ West 382.04 feet; thence South $89^{\circ}51'50''$ East 4.28 feet; thence South $0^{\circ}42'24''$ West 337.98 feet; thence South $89^{\circ}51'50''$ East 523.66 feet to the point of beginning.

Property Tax Identification Number: 08-27-377-013-0000

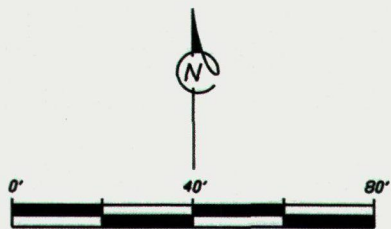
ATTACHMENT B

Redwood Plaza Shopping Center Site Map



LEGEND

- SPARGING WELL
 - PRIMARY UNDERGROUND PIPING/TRENCH
 - HORIZONTAL SVE SECTION (6 TO 7 FEET BGS)
 - TRENCH SECTION (See Figure 6 For Detail)
 - TRENCH SECTION (See Figure 7 For Detail)
 - REMEDIATION SHED (See Figure 6 For Detail)
 - WELL VAULT (See Figure 6 For Detail)
 - WELL VAULT WITH FLOW CONTROL VALVES (See Figure 7 For detail)
 - MW-5 MONITORING WELL LOCATION
 - CHEMICAL OXIDATION INJECTION WELL LOCATION
 - MONITORING POINT WELL LOCATION
 - REDUCTIVE DECHLORINATION WELL LOCATION
- UTILITIES**
- ELECTRICAL LINE
 - STORM DRAIN
 - SEWER LINE
 - WATER LINE
 - GAS LINE



ATC
ASSOCIATES INC.
4424 SOUTH 700 EAST SUITE 240
Salt Lake City, Utah 84107

SITE MAP
WXI/MCN COMMERCIAL
REAL ESTATE L.P.
725-799 NORTH REDWOOD
SALT LAKE CITY, UTAH

DRAWN BY: BDK
PREPARED BY: BDK
REVIEWED BY: JC
PROJ NO: 71.75003.3502
DATE PREPARED: 3-5-07

FIGURE 2