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

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03/22/2006 02:48 PM \$0.00
Book - 5269 Pg - 9504-9505
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UT
UT ST-ENVIRONMENTAL QUALITY
BY EJM, DEPUTY - UT S.P.

Re: Associated Food Stores, Inc., VCP# C025

RECEIVED

MAR 29 2006

DEO
Environmental Response & Remediation

CERTIFICATE OF COMPLETION

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 Associated Food Stores, Inc, 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 (the "Property"), in accordance with sections 19-8-108 and 19-6-110 of the Utah Code Annotated and the Voluntary Cleanup Agreement entered into on June 29, 2000, and that 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.

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 failure to disclose material information.

Finally, protection from liability is limited to contamination identified in the documents related to the investigation and cleanup of the Property. All documents associated with the Property are on file and may be reviewed at the UDEQ/ Division of Environmental Response and Remediation office.

3. Specified Land Use for Certificate of Completion

Depending on the use of the Property, different investigation and cleanup requirements are applied before a COC is issued through the Voluntary Cleanup Program. This COC is issued based on the Applicant's representation that the property will be used for commercial/industrial purposes. The commercial/industrial exposure scenario is defined as exposure to adults to incidental ingestion and dermal contact to hazardous constituents for 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, or residential use (including caretakers that live 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 continued compliance with this document as well as the applicable portions of the Site Management Plan ("SMP"). The COC and SMP require:

- a. The Property to be used in a manner that is consistent with the land use described above;
- b. Treatment of residual soil contamination as described in the SMP;
- c. Continued monitoring of groundwater in Monitoring Well 12;
- d. Submission of quarterly reports to UDEQ;
- e. No use of groundwater from the shallow aquifer located beneath the Property for drinking water or irrigation purposes;
- f. Continued reimbursement to UDEQ Applicant for oversight of SMP activities;
- g. Continued consent for access to the property for authorized representatives of UDEQ in order to monitor compliance with the SMP.

4. Unavailability of Release of Liability

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

5. Amended Certificate of Completion

Upon completion of the SMP, the Applicant, current or future owners, or lenders may request the UDEQ to record an amended COC to delete compliance with the SMP as a condition of land use.

Dated this 9th day of MARCH, 2006.

Brad T Johnson

Brad T Johnson
Authorized Representative of the
Executive Director of the
Utah Department of Environmental Quality

STATE OF UTAH)

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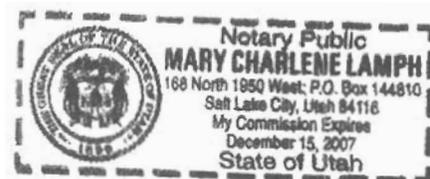
COUNTY OF Salt Lake)

On this 9th day of March, 2006, personally appeared before me,
Brad T Johnson who duly acknowledged that he/she signed the above
Certification of Completion as an authorized representative of the Executive Director of
the Department of Environmental Quality.

Mary Charlene Lamph
NOTARY PUBLIC

Residing At: Kaysville

My Commission Expires December 15, 2007



ATTACHMENT A
Legal Property Description

Parcel 1

Address: 1812 South Empire Road, Salt Lake City, Utah

Beginning at the point of intersection of the east line of Industrial Road and the north line of Associated Avenue, said point being north $0^{\circ}03'08''$ west 25.00 feet and north $89^{\circ}56'52''$ east 25.00 feet from the Salt Lake City monument in the intersection of Industrial Road and Associated Avenue, said monument being south $89^{\circ}45'30''$ west 1599.40 feet and north $0^{\circ}03'08''$ west 1051.80 feet from the south quarter corner of Section 15, Township 1 south, Range 1 west, Salt Lake base and meridian; thence north $0^{\circ}03'08''$ west 1535.53 feet along said east line to the south line of 1700 South Street; thence north $89^{\circ}56'30''$ east 516.08 feet along said south line; thence south $0^{\circ}03'08''$ east 267.77 feet; thence south $43^{\circ}34'43''$ east 82.77 feet; thence south $0^{\circ}03'08''$ east 203.44 feet to a point on the arc of a 70.09 foot radius curve to the left; thence southeasterly along said curve 82.17 feet (chord bears south $36^{\circ}59'29''$ east 77.54 feet); thence south $65^{\circ}03'06''$ east 58.92 feet; thence north $89^{\circ}56'40''$ east 262.77 feet; thence south $0^{\circ}03'08''$ east 917.51 feet to said north line of Associated Avenue; thence south $89^{\circ}56'52''$ west 935.85 feet along said north line to the point of beginning.

Contains 27.514 acres.

Parcel 3

Address: 2010 South Industrial Road, Salt Lake City, Utah

Beginning at a point on the west line of Industrial Road, said point being north $0^{\circ}03'08''$ west 83.51 feet and south $89^{\circ}42'23''$ west 25.00 feet from the Salt Lake City monument in the intersection of 2100 South Street and Industrial Road, said monument being south $89^{\circ}45'30''$ west 1599.40 feet from the south quarter corner of Section 15, Township 1 south, Range 1 west, Salt Lake base and meridian; thence south $89^{\circ}42'23''$ west 866.61 feet to a point on the arc of a 1203.54 foot radius curve to the right, said point being on the easterly right of way line of Interstate 215; thence along said right of way the next five (5) courses and distances: Northwesterly along said curve 52.10 feet (chord bears

north $36^{\circ}45'15''$ west 52.09 feet) and north $31^{\circ}28'00''$ west 474.36 feet to a point on the arc of a 1060.92 foot radius curve to the right and along said curve 607.07 feet (chord bears north $16^{\circ}50'33''$ west 598.82 feet) and south line of Ingersoll Industrial Park Subdivision; thence north $89^{\circ}57'04''$ east 899.15 feet along said south line; thence north $0^{\circ}03'08''$ north $89^{\circ}57'04''$ east 406.65 feet along the south line of said subdivision to the west line of Industrial Road; thence south $0^{\circ}03'08''$ east 1328.54 feet along said west line to the point of beginning.
Contains 34,668 acres.