

When recorded return to:
Utah Department of Environmental Quality
Division of Environmental Response and Remediation
Attention: Voluntary Program Coordinator
Post Office Box 144840
Salt Lake City, Utah 84114-4840

**RE: Bullion Street Voluntary Cleanup Program Site (VCP #C110)
935 Bullion Street, Murray, Salt Lake County, Utah**

CERTIFICATE OF COMPLETION

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of the Utah Department of Environmental Quality (“DEQ”), through her undersigned designee below, has determined that Hamlet Development Corporation, hereinafter referred to as “Applicant,” has completed a DEQ supervised voluntary cleanup of the real property described in Attachment A (“Property” or “Site”), in accordance with sections 19-8-108 and 19-8-110 of the Utah Code Ann. and the Voluntary Cleanup Agreement entered into on May 6, 2021. The Applicant is granted this Certificate of Completion (“COC”) pursuant to section 19-8-111, subject to the conditions set forth in Section 3 below.

2. Acknowledgment of Protection from Liability

This COC acknowledges protection from liability provided by section 19-8-113 of the Utah Code Ann. 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 contamination, or to an owner or lender who changes the land use from the use specified in Section 3 of 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 contamination 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 from liability is limited to contamination identified in the documents related to the investigation and cleanup of the Property.

14041063 B: 11384 P: 9955 Total Pages: 5
11/10/2022 03:21 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
PO BOX 144840 ATTN: VOLUNTARY PROGRAM COORDINATOR SALT LAKE CITY, UT

3. Specified Land Use for Certificate of Completion

The future land use of this Property will consist of mixed residential, including single family homes and townhomes. The Property is subject to Site Management Plans (“SMPs”), both dated September 14, 2022, as may be amended from time to time, and Environmental Covenants (“ECs”) recorded with the Salt Lake County Recorder on October 26, 2022, Entry #14034948 and #14034949.

This COC is issued based on compliance with the SMPs and ECs. Among other requirements, the SMPs or ECs or both require:

- a. Groundwater not to be accessed for drinking water, irrigation or bathing purposes;
- b. Management of impacted soils or materials within controlled areas and replacement of cover materials over capped areas, as needed;
- c. Workers to be notified and follow health and safety;
- d. Inspections to verify land use and the effectiveness of institutional and engineering controls;
- e. Lot D to be limited to a commercial/industrial exposure scenario in a manner consistent with its current use as a cell phone tower and support facility;
- f. Reporting of site management activities to the Division of Environmental Response and Remediation (“DERR”);
- g. Continued reimbursement to the DERR for its oversight of the ECs and SMPs; and
- h. Continued consent to access by the DERR to monitor compliance with the ECs and SMPs.

4. Unavailability of Release of Liability

Use of the Property that is not consistent with Section 3 including failure to comply with the SMPs and/or ECs and provisions of this COC shall constitute a change in land use expected to result in increased risks to human health and the environment making the release of liability in Section 2 above unavailable.

5. Amended Certificate of Completion

There is no expectation that compliance with the SMPs and ECs will cease to be a condition of this COC so long as contamination remains on the Site above levels protective for unrestricted land use. Further remediation under the VCP would be needed to qualify for a new or amended COC that does not include compliance with the SMPs and ECs as a condition of land use.

6. Availability of Records

All documents discussed in this COC are on file and may be reviewed at the DEQ/DERR office located at 195 North 1950 West, Salt Lake City, Utah. The documents can also be viewed online using the DEQ EZ-Search utility at <http://eqedocs.utah.gov/>.

7. Final Signature for Bullion Street Certificate of Completion

Dated this 10th day of November 2022.

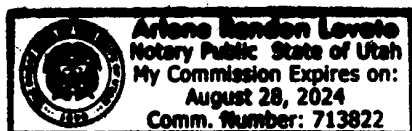
Brent H. Everett
Brent H. Everett, Director
Division of Environmental Response and Remediation
And Authorized Representative of the
Executive Director of the Utah
Department of Environmental Quality

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On this 10th day of November, 2022, personally appeared before me, Brent H. Everett who duly acknowledged that he signed the above Certificate of Completion as an authorized representative of the Executive Director of the Utah Department of Environmental Quality.



Arlene Rendon Lovato
NOTARY PUBLIC

Residing At: SC County

My Commission Expires August 28, 2024

Attachments: Attachment A: Legal Property Description

ATTACHMENT A

Bullion Street VCP Site Legal Description

Tax ID #s 21-14-251-010 and 21-14-251-011

SURVEYED BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING DESCRIBED AS THE ENTIRETY OF WARRANTY DEED, RECORDED AS ENTRY NUMBER 3577494, IN BOOK 5262, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST AND NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT **N00°12'39"W** 661.58 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND **N90°00'00"W** FROM THE EAST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE **S87°02'22"W** 779.43 FEET; THENCE **N01°42'22"E** 366.63 FEET; THENCE **N11°46'22"E** 189.39 FEET; THENCE **S83°25'43"E** 146.52 FEET; THENCE **S83°27'25"E** 522.54 FEET TO A FENCE IN COMMON WITH MURRAY CITY; THENCE ALONG SAID FENCE **S08°03'44"W** 312.02 FEET TO A FOUND 2" MURRAY CITY BRASS CAP; THENCE CONTINUING ALONG SAID FENCE **S83°30'50"E** 108.81 FEET AND **S00°06'21"W** 114.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.01 ACRES IN AREA.