

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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06/07/2007 04:56 PM \$0.00
Book - 9475 Pg - 3678-3684
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-ENVIRONMENTAL QUALITY
BY: ZJM, DEPUTY - MA 7 P.

**RE: Diamond Airport Parking Voluntary Cleanup Site (VCP # C011)
50 South Redwood Road, Salt Lake City, Utah**

RECEIVED
JUN 15 2007
DEQ
Environmental Response & Remediation

CERTIFICATE OF COMPLETION

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of Utah Department of Environmental Quality, through her undersigned designee below, has determined that Diamond Parking, Inc. hereinafter referred to as the "Applicant," has completed a Utah Department of Environmental Quality supervised voluntary cleanup of the real property described in Attachment A (the "Property"), in accordance with sections 19-8-108 and 19-8-110 of the Utah Code Ann. and the Voluntary Cleanup Agreement executed on November 11, 1998 and amended May 24, 2001, January 13, 2003 and October 7, 2004, and that Diamond Parking, Inc. is granted this Certificate of Completion ("COC") pursuant to section 19-8-111, subject to the conditions set forth in Section 3.0 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 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 that may be related to the Property as identified in documents outlining the investigation and cleanup of the Property and does not apply to the Leaking Underground Storage Tank release (EGTG #4001490) closed by the Division of Environmental Response and Remediation (DERR) on December 30, 1996.

3. Specified Land Use for Certificate of Completion

The Property will be used for unlimited commercial land use with the exception of the former maintenance garage located on the southeastern portion of the Property. Development of the former maintenance garage is allowed provided the requirements specified in this document are met.

No residential use as defined in the Environmental Protection Agency (EPA) Risk Assessment Guidance for Superfund Sites (EPA/540/1-89/002, or equivalent document) is permitted for the Diamond Airport Parking site, regardless of whether it is allowed or permitted as a condition of land use under applicable zoning laws. In addition, shallow groundwater beneath the Property shall not be accessed via wells, pits or sumps for drinking water, irrigation or bathing purposes.

The former maintenance garage and ground cover will remain in place. In the event the maintenance garage or ground cover (e.g., concrete slab) is removed, Diamond Parking will notify the DERR and Diamond Parking will replace the cover with cover of equal or greater cover capacity (an example is outlined in the RAP Completion and Post-Remediation Quarterly Groundwater Sampling Report June 2006 Samples). If any new structure is erected in this area, it will be built in a manner such that the residual soil and groundwater impact will not represent a risk (as stated in the Remedial Action Plan) to the indoor air pathway. In addition, any soil removed from the former maintenance garage will be managed in accordance with all current environmental rules and regulations. Finally, any worker who may be exposed to soils beneath the maintenance garage will be notified prior to commencing work so the appropriate health and safety measures can be implemented (workers in this area shall be OSHA qualified). A map depicting the location of the former maintenance garage is included as Attachment B.

4. Unavailability of Release of Liability

Use of the Property that is not consistent with Section 3.0 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 2.0 unavailable.

5. Amended Certificate of Completion

Diamond Parking or future owners may request in writing that the Executive Director of the Department of Environmental Quality approve the termination or modification of the land use controls noted in Section 3.0 above. The controls may be terminated in whole or in part if the Executive Director determines that an unacceptable risk is not posed to public health, safety, welfare, or the environment. The Executive Director may require additional remediation, sampling or other work before making any such determination. If the Executive Director determines that the controls may be terminated or modified, the Executive Director will prepare and record an amended COC.

The requesting party will be required to pay oversight costs for the evaluation of any data or information relating to the request for the termination or modification of the land use controls in the

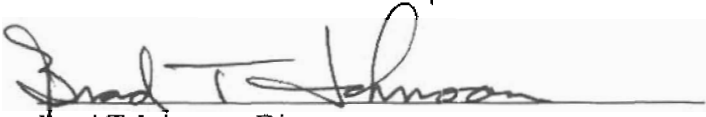
COC. The requesting party will also be required to pay oversight costs for the preparation of such an amendment.

6. Availability of Records

All documents discussed in this COC are on file and may be reviewed at the DERR office.

7. Final Signature for Diamond Airport Parking Certificate of Completion

Dated this 7th day of MAY 2007.



Brad T Johnson, 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 7 day of May, 2007, 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 Utah Department of Environmental Quality.

NOTARY PUBLIC
IRENE T. ALEMAN
210 North 1950 West


NOTARY PUBLIC

 October 10, 2010
STATE OF UTAH

Residing At: Salt Lake

My Commission Expires Oct 10, 2010

ATTACHMENT A.

Diamond Airport Parking Legal Property Description

Diamond Airport Parking Voluntary Cleanup Site (VCP # C011)

STREET ADDRESS: 50 South Redwood Road, Salt Lake City, Salt Lake County, Utah, 84116. The geographic coordinates for the Site are 40° 46' 04" north latitude and 111° 56' 29" west longitude.

LEGAL DESCRIPTION: Blocks 1,2,3,4,5, and 6, HOLMES AND HENDERSON'S SUBDIVISION, according to official plat thereof, as recorded in the office of the Salt Lake County Recorder.

EXCEPTING THEREFROM that certain property conveyed to the Salt Lake and Los Angeles Railway Company by Warranty Deed recorded in Book 4-1 at Page 103 of Official Records.

ALSO EXCEPTING THEREFROM that certain property conveyed to the State Road Commission of Utah by Deed recorded in Book 307 at Page 20 of Official Records.

ALSO Blocks 11 and 12, COATS & CORUMS LAKE BREEZE ADDITION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

EXCEPTING THEREFROM that certain property conveyed to the State Road Commission of Utah by Deed recorded in Book 314 at Page 280 of Official Records.

ALSO TOGETHER WITH the vacated streets and alleys as described in that certain Ordinance recorded December 17, 1952 as Entry No. 1311016 in Book 973 at Page 620 of Official Records.

Specifically excluding from all of the above that certain property as described in Final Order of Condemnation recorded August 17, 1973 as Entry No. 2562435 in Book 3397 at Page 116 of Official Records.

PROPERTY TAX IDENTIFICATION NUMBER:1503126001

ATTACHMENT B.

Diamond Airport Parking Map Depicting Location of Former Maintenance Garage

Survey Bench Mark:
N 1/4 of Section 3
T01SR01W
SLM

South Temple

PIE Trucking
Property

Redwood Road

Redwood Road

Vacant

Former Utah Steel

Construction Co.

UP&L Substation

Orange Street
Community Correctional
Center

Orange Street

Business Park Building A

Business Park Building B

Business Park Building C

Business Park Building D

Business Park Building E

Detention Pond

Self Storage Building B

Self Storage Building A

Self Storage Building D

Self Storage Building C

Car Wash

Waste Pile Area

Diamond Office

Pay Booths

Diamond's Covered Parking

Diamond Offices

Fenced Parking

AST Area

Diamond's Former Covered Parking
(Former Maintenance Garage)

CSP Area

Detention Pond

Salt Lake City Property

UDOT Property






I-80 On-Ramp

Waste pile Area
• Source Removal (5,600 tons)
Completed October 2003
• Groundwater Criteria
Attained June 2003

AST Area
• Source Removal (10,557 tons)
Completed October 2003
• Groundwater Criteria
Attained June 2006

CSP Area
• Source Removal (789 tons)
Completed February 2004
• Groundwater Criteria
Attained September 2005

LEGEND

-  Former Contaminated Areas Excavated During Remedial Action
-  Building
-  Current Fence Line
-  Former ASTs
-  Former Dispenser Island

0 NORTH FEET



MSE Millennium Science & Engineering
Map 2
Formerly Contaminated Areas
Diamond Airport Parking
50 South Redwood Road
Salt Lake City, Utah