

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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06/22/2007 10:47 AM \$0.00
Book - 9481 Pg - 6335-6339
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-ENVIRONMENTAL QUALITY
BY: ZJM, DEPUTY - MA 5 P.

**RE: Lake Metals Voluntary Cleanup Site (VCP # C041)
1520 Pioneer Road, Salt Lake City, Utah**

CERTIFICATE OF COMPLETION

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of Utah Department of Environmental Quality, through an undersigned designee below, has determined that Midway Holding Company, 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 Annotated and the Voluntary Cleanup Agreement entered into on July 6, 2005, and that Midway Holding Company is granted this Certificate of Completion ("COC") pursuant to section 19-8-111, subject to the conditions set forth in paragraph 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 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 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

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 proposed future use of the Property is for commercial/retail and/or industrial uses, consistent with the commercial/industrial worker exposure scenario, described 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, or residential use (including caretakers that reside on the Property), or commercial industries that would expose children to hazardous constituents at the Property for extended periods of time (such as day care and school facilities). Any unanticipated uses of the Property would nullify the release of liability and coverage of this COC described in section two above unless the COC were amended to allow for those uses. Additional investigation and remedial work may be required before the COC can be amended. Shallow groundwater will not be accessed via wells, pits, sumps or other means for the purpose of irrigation, drinking or bathing.

Based on the data and information submitted, the investigation and cleanup completed under the Voluntary Cleanup Agreement is protective for the land use described above.

4. Unavailability of Release of Liability

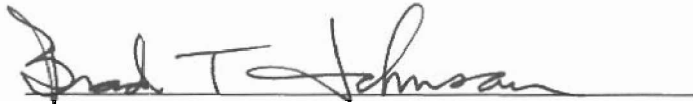
Use of the Property that is not consistent with paragraph three shall constitute a change in land use expected to result in increased risks to human health/the environment making the release of liability in paragraph two unavailable.

5. Availability of Records

All documents discussed in this COC are on file and may be reviewed at the Department of Environmental Quality, Division of Environmental Response and Remediation office.

6. Final Signature for Lake Metals Certificate of Completion

Dated this 14th day of JUNE 2007.




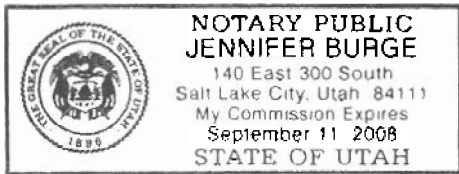
Brad T Johnson, Director
Division of Environmental Response and Remediation
And Authorized Representative of the
Executive Director of the Utah
Department of Environmental Quality

STATE OF UTAH _____)

:SS.

COUNTY OF Salt Lake)

On this 14 day of June, 2007 personally appeared before me Jennifer Burge
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
Residing At: SLC, Ut

My Commission Expires Sept. 11, 2008

ATTACHMENT A

Lake Metals Legal Property Description

**Lake Metals
1520 Pioneer Road
Salt Lake City, Utah**

Legal Property Description:

The Lake Metals site consists of the following-described real property situated in Salt Lake County, State of Utah:

PIONEER ROAD PROPERTY:

Beginning at a point in the West line of Pioneer Road, said point being located 1678.83 feet North 0°03'08" West and 25.0 feet South 89°56'52" West from a Salt Lake City Monument located at the intersection of the center lines of 17th South Street and Pioneer Road, thence South 0°03'08" East 249.74 feet; thence South 89°56'52" West 246.27 feet; thence North 0°03'08" West 249.74 feet to the center line of 15th South Street extended; thence North 89°56'52" East 246.27 feet to the point of beginning, being the Northeast ¼ of the Northwest ¼ of Section 16, Range 1 South and 1 West, totaling approximately 1.41 acres

ANDREWS AVENUE PROPERTIES:

PARCEL A:

Beginning at a point 9.0 feet North of the centerline of a railroad track, said point being South 89°56'52" West 519.27 feet and South 0°03'08" East 253.60 feet from the Salt Lake City Monument in the intersection of the 1500 South Street and Pioneer Road, said monument also being South 0°36'28" East 365.53 feet; and South 0°03'08" East 576.84 feet from the North Quarter Corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°32'20" east along a line parallel to and 9.0 feet North of said centerline of railroad tracks 248.00 feet; thence North 0°03'08" West 1.34 feet; thence North 89°56'52" East 246.27 feet to a point on the West Right-of-Way Line of Pioneer Road; thence along said West Line South 0°03'08" East 19.17 feet; thence South 89°56'52" West 494.26 feet; thence North 0°03'08" West 16.06 feet to the point of beginning.

PARCEL B:

Beginning a point on the North Right-of-Way Line of Andrew Avenue, said point being South 89°56'52" West 519.27 feet and South 0°03'08" east 352.32 feet from the Salt Lake City Monument in the intersection of 1500 South Street and Pioneer Road, said monument also being South 0°36'28" East 365.53 feet and South 0°03'08" East 576.84 feet from the North Quarter Corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°03'08" West 83.66 feet; thence North 89°52'56" East 494.26 feet to a point on the West Right-of-Way Line of Pioneer Road; thence along said West Line South 0°03'08" East 53.68 feet; thence South 41°17'35" West 39.93 feet to a point on said North Line of Andrew Avenue; thence along said North Line South 89°56'52" West 467.89 feet to the point of beginning.

Property Tax Identification Numbers (2 Total): 15-16-100-007 and 15-16-100-034