



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: Alice Claim f.k.a. Alice Lode Voluntary Cleanup Program Site (VCP #C043)
King Road and Ridge Avenue, Park City, Summit 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 King Development Group, LLC, 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 September 29, 2005 and most recently amended on June 7, 2022. 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.

Recorded Electronically
01/15/2023 10:05 AM
Summit County Recorder

3. Specified Land Use for Certificate of Completion

The future land use of this Property will be residential and undeveloped natural landscape as outlined in the Alice Claim Subdivision Plat, Entry # 01157218.

The Property is subject to the Site Management Plan ("SMP") dated May 5, 2022, as may be amended from time to time, and that certain Environmental Covenant ("EC") recorded with the Summit County Recorder on July 14, 2022, Entry #01192341.

This COC is issued based on compliance with the SMP and EC. Among other requirements, the SMP or EC 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. Reporting of site management activities to the Division of Environmental Response and Remediation ("DERR");
- f. Continued reimbursement to the DERR for its oversight of the EC and SMP; and
- g. Continued consent to access by the DERR to monitor compliance with the EC and SMP.

4. Unavailability of Release of Liability

Use of the Property that is not consistent with Section 3 including failure to comply with the SMP and/or EC 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 SMP and EC 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 SMP and EC 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/>.

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7. Final Signature for Alice Claim Certificate of Completion

Dated this 4th day of August 2022.

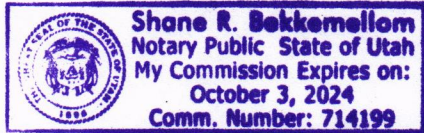
Brent H. Everett
Brent H. Everett, Director
Division of Environmental Response and Remediation
And Authorized Representative of the
Executive Director of the Utah
Department of Environmental Quality

STATE OF UTAH)

:ss.

COUNTY OF UTAH)

On this 4th day of August, 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.



Shane R. Bekkemellom
NOTARY PUBLIC

Residing At: Salt Lake
County, Utah

My Commission Expires October 3, 2024

Attachments: Attachment A: Legal Property Description

ATTACHMENT A

Alice Claim Subdivision Lot And Parcel Legal Descriptions

Tax ID#s:

ALCM-1, ALCM-2, ALCM-3, ALCM-4,
ALCM-5, ALCM-6, ALCM-7,
ALCM-8, ALCM-9, ALCM-OSP-A,
ALCM-OSP-B, ALCM-OSP-C,
ALCM-OSP-D, ALCM-PAR-4
AND ALCM-PAR-5-X

Alice Claim Subdivision Plat, Entry No. 01157218

LOT 1, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE. CONTAINS 131,083 SQ FT OR 3.009 AC.

TAX SERIAL NO.: ALCM-1

LOT 2, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM-2

LOT 3, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM -3

LOT 4, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM-4

LOT 5, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM-5

LOT 6, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM-6

LOT 7, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM-7

LOT 8, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM -8

LOT 9, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 4,510 SQ FT OR 0.104 AC.

TAX SERIAL NO.: ALCM -9

OPEN SPACE PARCEL A, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 90,123 SQ FT. OR 2.069 AC.

TAX SERIAL NO.: ALCM-OSP-A

OPEN SPACE PARCEL B, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 47,791 SQ FT. OR 1.097 AC.

TAX SERIAL NO.: ALCM-OSP-B

OPEN SPACE PARCEL C, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 173 SQ FT. OR 0.004 AC.

TAX SERIAL NO.: ALCM-OSP-C

OPEN SPACE PARCEL D, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON

FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 66,525 SQ FT. OR 1.527 AC.

TAX SERIAL NO.: ALCM-OSP-D

PARCEL 4, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 16,486 SQ FT. OR 0.38 AC.

TAX SERIAL NO.: ALCM-PAR-4

PARCEL 5, ALICE CLAIM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONTAINS 67,071 SQ FT. OR 1.54 AC.

TAX SERIAL NO.: ALCM-PAR-5-X