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Environmental Response and  
Remediation

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



\*W2910020\*

# 2910020 PG 1 OF 10  
LEANN H KILTS, WEBER COUNTY RECORDER  
15-MAR-18 3:16 PM FEE \$100 DEF CC  
REC FOR: UT DEPT OF ENVIRO QUALITY

**RE: Ogden Business Exchange (VCP # C084)  
600 West Exchange Road, Ogden, Utah**

## CERTIFICATE OF COMPLETION

### 1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of the Utah Department of Environmental Quality (“UDEQ”), through his undersigned designee below, has determined that the Ogden Redevelopment Agency (“Applicant”) has completed a UDEQ supervised voluntary cleanup of the real property described in Attachment A (“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 22, 2014 and amended on November 13, 2014. 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. A figure depicting the boundaries of the Property is located in Attachment B.

### 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 of 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 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. The protection from liability does not extend to petroleum contamination resulting from Leaking Underground Storage Tank release ENJB

(Facility ID#: 1200638) closed by the Division of Environmental Response and Remediation on January 19, 2016.

### **3. Specified Land Use for Certificate of Completion**

The future land use of this Property will be commercial, consistent with the industrial/commercial worker exposure scenario as described in the Risk Assessment Guidance for Superfund, Volume I, Human Health Evaluation, Parts A and B. The industrial/commercial worker exposure scenario is 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 per year for 8 hours per day. Future uses of the Property will be limited to industrial/commercial uses.

Commercial industries that include managed care facilities, hospitals or any type of business that would require a caretaker to reside on the facility are not approved as future uses of the Property. Commercial industries that would expose children to hazardous constituents for extended periods of time, such as day care and school facilities, are also not approved as future uses of the Property. Residential uses are not approved. Uses that are not approved as stated above would be inappropriate and unacceptable for this Property. Additional investigation and possible remediation would be required and the Voluntary Cleanup Agreement/COC amended before the Property could be used for uses that are not currently approved.

Groundwater will not be accessed via wells, pits or sumps for drinking water, bathing and/or irrigation purposes.

### **4. Unavailability of Release of Liability**

Use of the Property that is not consistent with Section 3 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 unavailable.

### **5. Availability of Records**

All documents used to support this COC are on file and may be reviewed at the UDEQ/Division of Environmental Response and Remediation office located at 195 North 1950 West, Salt Lake City, Utah.

**7. Final Signature for Ogden Business Exchange Certificate of Completion**

Dated this 15<sup>th</sup> day of February 2018.

Brent H. Everett :

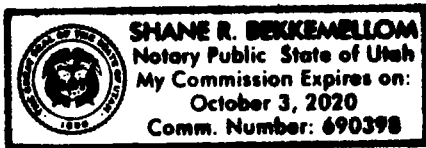
Brent H. Everett, Director  
Division of Environmental Response and Remediation  
And Authorized Representative of the  
Executive Director of the Utah  
Department of Environmental Quality

STATE OF UTAH )

:ss.

COUNTY OF SALT LAKE )

On this 15<sup>th</sup> day of February, 2018, 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

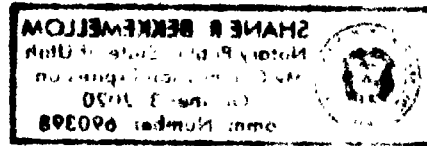
Residing At: Cottonwood  
Heights, Utah

My Commission Expires October 3, 2020

Attachments: Attachment A: Legal Property Description  
Attachment B: Ogden Business Exchange Figure

# ATTACHMENT A

## Ogden Business Exchange Legal Property Description



## Ogden Business Exchange Ogden, Utah

### Legal Property Description:

The Ogden Business Exchange site consists of the following-described real property situated in Weber County, State of Utah:

#### 141350002

ALL OF LOT 3, FIBER CORPORATION SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH.

#### 141350003

ALL OF LOT 4, FIBER CORPORATION SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH.

#### 140140015

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT THAT LIES SOUTH 0D45' WEST 1387.16 FEET ALONG THE EAST LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE AVENUE; THENCE NORTH 72D21' WEST 565.68 FEET AND NORTH 54D27'06" WEST 661.70 FEET AND NORTH 49D36' WEST 79.50 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 30 AND SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 49D36' WEST 39.63 FEET; THENCE NORTH 54D36' WEST 570.62 FEET; THENCE SOUTH 88D59' EAST 281.49 FEET; THENCE SOUTH 55D10' EAST 154.35 FEET, THENCE SOUTH 18D20' EAST 277.44 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING RIGHT-OF-WAY, PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD SAID POINT BEING SOUTH 0D45' WEST 1387.16 FEET ALONG THE EAST LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, NORTH 72D21' WEST 565.68 FEET, NORTH 54D27'06" WEST 661.70 FEET, NORTH 49D36' WEST 79.50 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, THE TRUE POINT OF BEGINNING; THENCE NORTH 18D20' WEST 277.44 FEET; THENCE NORTH 55D10' WEST 154.35 FEET; THENCE SOUTH 88D59' EAST 35.94 FEET; THENCE SOUTH 55D10' EAST 131.15 FEET; THENCE SOUTH 18D20' EAST 317.03 FEET; THENCE NORTH 49D36' WEST 38.53 FEET TO THE POINT OF BEGINNING. (1553-1003).

#### 140100049

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT NORTH 0D24'57" EAST 766.92 FEET AND NORTH 89D02' WEST 719.8 FEET ALONG THE SOUTH LINE OF 21ST STREET (NOW VACATED) FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, AND RUNNING THENCE SOUTH 0D27' WEST 915.02 FEET; THENCE NORTH 89D02' WEST 584.69 FEET; THENCE SOUTH 0D58' WEST 100.70 FEET; THENCE NORTH 89D02' WEST 54 FEET; THENCE NORTH 0D58' EAST 1015.68 FEET TO THE SOUTH LINE OF 21ST STREET; THENCE SOUTH 89D02' EAST 630.44 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF 21ST STREET TO THE PLACE OF BEGINNING. TOGETHER WITH THE SOUTH ONE-HALF OF VACATED 21ST STREET WHICH ABUTS SAID PROPERTY ON THE NORTH.

**140140019**

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BASIS OF BEARING IS FROM THE OGDEN CITY SURVEY DATUM AND BETTER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF WILSON LANE, SAID POINT LIES SOUTH 0D45'00" WEST ALONG THE SECTION LINE 1387.16 FEET AND NORTH 72D21'00" WEST 565.68 FEET AND NORTH 54D27'00" WEST 337.84 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30 (AS LOCATED FROM THE OGDEN CITY SURVEY DATA), AND RUNNING: THENCE NORTH 54D27'00" WEST 71.97 FEET, THENCE NORTH 00D58'00" EAST 688.58 FEET, THENCE SOUTH 89D02'00" EAST 163.25 FEET, THENCE NORTH 01D14'00" WEST 155.06 FEET, THENCE NORTH 89D02'00" WEST 7.22 FEET, THENCE NORTH 00D27'00" EAST 559.14 FEET, THENCE SOUTH 56D29'38" EAST 587.96 FEET, THENCE SOUTH 00D27'00" WEST 115.69 FEET, THENCE NORTH 89D23'00" EAST 85.42 FEET, THENCE SOUTH 00D45'00" WEST 41.25 FEET, THENCE NORTH 89D23'00" EAST 17.59 FEET, THENCE SOUTH 09D03'30" EAST 61.69 FEET, THENCE SOUTH 10D15'09" WEST 319.31 FEET, THENCE SOUTH 19D22'00" WEST 319.31 FEET, THENCE SOUTH 19D22'00" WEST 174.05 FEET; THENCE NORTH 88D28'13" WEST 589.91 FEET; THENCE SOUTH 00D58'00" WEST 437.93 FEET TO BEGINNING.

**140140017**

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, SAID POINT BEING SOUTH 0D45' WEST 1387.16 FEET ALONG THE EAST LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, NORTH 72D21' WEST 565.68 FEET, NORTH 54D27'06" WEST 409.81 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, RUNNING THENCE NORTH 54D27'06" WEST 251.89 FEET, THENCE NORTH 49D36' WEST 79.50 FEET, THENCE NORTH 18D20' WEST 277.44 FEET, THENCE NORTH 55D10' WEST 154.35 FEET TO A POINT 2.0 FEET WEST OF SOUTHWEST CORNER OF CATTLE BARN, THENCE NORTH 0D58' EAST 201.50 FEET, THENCE SOUTH 89D02' EAST 54.0 FEET, THENCE NORTH 0D58' EAST 100.70 FEET, THENCE SOUTH 89D02' EAST 591.90 FEET ALONG PLANK FENCE, THENCE SOUTH 1D14' EAST 155.07 FEET TO THE SOUTHEAST CORNER OF SCALE PROPERTY, THENCE NORTH 89D02" WEST 163.25 FEET, THENCE SOUTH 0D58' WEST 688.58 FEET TO THE POINT OF BEGINNING. CONTAINING 7.1887 ACRES, MORE OR LESS. ALSO: A 20.0 FOOT WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN WEBER COUNTY, UTAH: PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, SAID POINT BEING SOUTH 0D45' WEST 1387.16 FEET ALONG THE EAST LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, NORTH 72D21' WEST 565.68 FEET, NORTH 54D27'06" WEST 661.70 FEET, NORTH 49D36' WEST 79.50 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, THE TRUE POINT OF BEGINNING THENCE NORTH 49D36' WEST 39.63 FEET, THENCE NORTH 18D20' WEST 217.85 FEET, THENCE NORTH 55D10' WEST 141.61 FEET, THENCE NORTH 88D59' WEST 246.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE AVE, THENCE NORTH 54D36' WEST ALONG SAID RIGHT-OF-WAY 35.42 FEET TO THE WESTERLY CORNER OF EXCHANGE PROPERTY, THENCE SOUTH 88D59' EAST 281.49 FEET, THENCE SOUTH 55D10' EAST 154.35 FEET, THENCE SOUTH 18D20' EAST 277.44 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE FOLLOWING RIGHT-OF-WAY, PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, SAID POINT BEING SOUTH 0D45' WEST 1387.16 FEET ALONG

THE EAST LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD, NORTH 72D21' WEST 565.68 FEET, NORTH 54D27'06" WEST 661.70 FEET, NORTH 49D36' WEST 79.50 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, THE TRUE POINT OF BEGINNING; THENCE NORTH 18D20' WEST 277.44 FEET; THENCE NORTH 55D10' WEST 154.35 FEET; THENCE SOUTH 88D59' EAST 35.94 FEET; THENCE SOUTH 55D10' EAST 131.15 FEET; THENCE SOUTH 18D20' EAST 317.03 FEET; THENCE NORTH 49D36' WEST 38.53 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE FOLLOWING RIGHT-OF-WAY, PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD SAID POINT BEING SOUTH 0D45' WEST 1387.16 FEET ALONG THE EAST LINE OF SECTION LINE OF SECTION 30 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EXCHANGE ROAD, NORTH 72D21' WEST 565.68 FEET, NORTH 54D27'06" WEST 409.81 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, THE TRUE POINT OF BEGINNING; THENCE NORTH 0D58' EAST 688.58 FEET; THENCE NORTH 89D02' WEST 13 FEET; THENCE SOUTH 0D58' WEST 679.62 FEET; THENCE SOUTH 54D27'06" EAST 15.79 FEET TO THE POINT OF BEGINNING. (BOOK 1553-1003).

**Property Tax Identification Numbers:**

140100060  
141360001  
141360002  
141360003  
141360004  
141360005  
141360006  
141360007  
141360008  
141360009

## **ATTACHMENT B**

### **Ogden Business Exchange Figure**





Document Path: P:\Environmental\Projects\2014\_P\Projects\_0419-0430\14-0427\_Wasatch\_Brownfields\GIS\Phase\_3\_Areal\RAW\IP3\_Area\_Fig2\_Site\_Map.mxd

**N**

0 130 260 520 Feet

Source: 2012 HRO 6 Inch Orthophotography

The map shown here has been created with all due and reasonable care and is strictly for use with AMEC Project Number: 14-814-0427.0003. This map has not been certified by a licensed land surveyor, and any third party use of this map comes without warranties of any kind as AMEC assumes no liability, direct or indirect, whatsoever for any such third party or unintended use.

**Legend**

- Site Boundary
- Phase 3 Area Boundary
- Phase 1 Area Boundary
- Phase 2 Area Boundary
- Tax Parcel Boundary
- Approximate Flood Plain within Project Area

SCALE:	1 inch = 233 feet
DATE:	01/12/2016
PROJECT NO:	14-814-0427.0003
DATUM/PROJECTION:	NAD 83 UTM 12
DWN BY:	BTM
CHKD BY:	REK

CLIENT

Ogden City Corporation  
2549 Washington Blvd. Suite 420  
Ogden, Utah 84401

Environment & Infrastructure, Inc.

9865 South 500 West  
Sandy, Utah 84070  
Tel: (801) 999-2002  
Fax: (801) 999-2098

PROJECT	Ogden Business Exchange Phase 3 Area RAWP Ogden, Utah
TITLE	Site Map
FIGURE NO.	2