

Transmittal



Stantec

Stantec Consulting Inc.
3995 South 700 East Suite 300
Salt Lake City UT 84107
Tel: (801) 261-0090
Fax: (801) 266-1671

RECEIVED

MAR 24 2009

DEQ
Environmental Response & Remediation

To: Mr. Kevin Beery
Company: UDEQ-DERR
Address: 168 N 1950 W 1st FLR
SLC UT 84116
Date: March 23, 2009
Delivery: Regular Mail

From: Tauni K. Paul
☐ For Your Information
☐ For Your Approval
☐ For Your Review
☐ As Requested

Reference: 7-Eleven Store No. 25116

Kevin,

Attached for your files is a copy of the recorded Environmental Covenant for Facility ID #4001027 Release JBO.

STANTEC CONSULTING INC.

Tauni K. Paul
Senior Office Administrator
Tel: (801) 261-0090
Fax: (801) 266-1671
Tauni.Paul@Stantec.com

c. File

SCANNED

DERR 2009-002930

One Team. Infinite Solutions.



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY HERBERT
Lieutenant Governor

Department of
Environmental Quality

William J. Sinclair
Acting Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brad T Johnson
Director

RECEIVED
ENVIRONMENTAL SERVICES

MAR 09 2009

7 - ELEVEN, INC.
DALLAS — TEXAS

ERRL-0136-09

February 24, 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ken Hilliard
7-Eleven, Inc.
One Arts Plaza
1722 Routh Street, Suite 1000
Dallas, Texas 75201

Re: **Acceptance of the Proposed Environmental Covenant**
7-Eleven Store No. 25116, located at 2331 South Redwood Road, West Valley City, Utah
Facility Identification No 4001027, Release Site JBO

Dear Mr. Hilliard:

On December 2, 2008, the Division of Environmental Response and Remediation (DERR) received an Environmental Covenant (EC) which was proposed, reviewed, and signed by 7-Eleven, Inc. Based on the self-imposed property restrictions outlined in the EC, I have agreed to sign the EC. After recordation and distribution of the EC within the time specified in items 15 and 17 of the EC, the DERR will provide a "No Further Action" letter for this release.

The DERR may withdraw its No Further Action determination and may require additional investigative or corrective action, or exercise any remedies allowed by law if the EC is not followed or if there are changes in information about the contamination or changes in land use on or off site that raise the possibility of a threat to human health or the environment from the contamination.

10649144
03/17/2009 10:39 AM \$32.00
Book - 9698 Pg - 3528-3539
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
STANTEC CONSULTING
3995 S 700 E STE 300
SLC UT 84107
BY: ZJM, DEPUTY - WI 12 P.

ENVIRONMENTAL COVENANT

**To be recorded with County
Recorder - Utah Code Ann § 57-25-108**

When Recorded Return To:
Ken Hilliard, Manager, Environmental Services
7-Eleven, Inc.
One Arts Plaza
1722 Routh Street, Suite 1000
Dallas, Texas 75201

Utah Department of Environmental Quality
Division of Environmental Response and Remediation
163 North 1950 West
P.O. Box 144840
Salt Lake City, Utah 84114-4840

ENVIRONMENTAL COVENANT

This Environmental Covenant is entered into by 7-Eleven, Inc. ("Owner") and the Utah Department of Environmental Quality ("DEQ") pursuant to Utah Code Ann. §§ 57-25-101 et seq. for the purpose of subjecting the Property described in numbered paragraph 2, below, to the activity and use limitations set forth herein.

The DEQ, Division of Environmental Response and Remediation refer to the Property as Facility ID 4001027 and Release Site JBO. The address of the Property is 2331 South Redwood Road, West Valley City, Utah. The Property is occupied by a 7-Eleven convenience store with active retail sales of gasoline. The underground storage tank system at the site consists of three 10,000-gallon gasoline underground storage tanks, product piping, and two dispenser islands. The underground storage tank system was installed in 1984 and upgraded in 2002.

A suspected petroleum release from the underground storage tank system was reported to the DEQ during dispenser island upgrade activities conducted at the Property on August 16, 1995. The release was reported based on a failed leak detector test conducted on the premium unleaded product line. Subsequent soil sampling confirmed the presence of petroleum-impacted soil beneath and adjacent to the eastern dispenser island.

Based on the results of the environmental investigations completed at the Property, the lateral extent of petroleum-impacted soils exceeding DEQ Initial Screening Levels (ISLs) and Risk-Based Corrective Action (RBCA) Tier 1 Screening Levels for contaminants of concern [methyl tertiary butyl ether (MTBE), benzene, toluene, ethyl benzene, total xylenes, naphthalene, and gasoline-range total petroleum hydrocarbons (TPH-GRO)] appears to be defined. Impacted soils exceeding RBCA Tier 1 Screening Levels and DEQ ISLs are centered beneath the eastern product dispenser island and encompass an estimated 1,000-square foot area. Impacted soils extend down to shallow groundwater at approximately eight (8) feet below ground surface. The results of groundwater sampling confirm the presence of dissolved concentrations of MTBE at levels above the DEQ ISL and RBCA Tier 1 Screening Level in both wells MW-1 and MW-7A. The area of petroleum impact is referred to as the "Restricted Area" and depicted in the site map attached herein as Exhibit A.

The human exposure pathways qualitatively considered in the site conceptual model included scenarios for future on-site commercial utility workers and construction workers. Exposure pathways are: soil ingestion, dermal contact to soil, inhalation of volatile organic compounds (VOCs) volatilized from soil, dermal contact to groundwater while working in a trench, and inhalation of VOCs volatilized from groundwater while working in a trench. No ingestion of groundwater was expected.

The DEQ contact person is currently Kevin Beery, DEQ project manager, Tel. (801) 536-4100, 168 North 1950 West, Salt Lake City, Utah 84116. A change in project managers can be ascertained by contacting the DEQ at the same phone number or address and asking for a project manager to assist with Facility ID No. 4001027, Release Site JBO.

Now therefore, Owner, 7-Eleven, Inc. and DEQ agree to the following:

1. Environmental Covenant. This instrument is an environmental covenant developed and executed pursuant to Utah Code Ann. §§ 57-25-101 et seq.

2. Property. This Environmental Covenant concerns an approximately 0.4-acre tract of real property having real property parcel number 1522253001 owned by 7-Eleven, Inc., located at 2331 South Redwood Road, West Valley City, in Salt Lake County, Utah, and more particularly described in Exhibit B (Attach Legal Description) attached hereto and hereby incorporated by reference herein ("Property").

3. Owner. 7-Eleven, Inc. ("Owner") which is located at One Arts Plaza, 1722 Routh Street, Suite 1000, Dallas, Texas 75201 is the owner of the Property. Consistent with numbered paragraph six (6) herein, the obligations of the Owner are imposed on assigns and successors in interest, including any future owner of any interest in the property or any portion thereof, including but not limited to owners of an interest in fee simple, mortgages, easement holders, and/or lessees ("Transferee").

4. Holder. Owner, whose address is listed above, is the holder of this Environmental Covenant

5. Activity and Use Limitations. As part of the corrective action at the Property, Owner hereby imposes and agrees to comply with the following activity and use limitations, including the Restricted Area [area of petroleum impact] depicted in the site map attached herein as Exhibit A:

- A. ***Land Use Limitations:*** Owner shall not take any action or modify the Property from its present state as an underground storage tank (UST) facility without notifying the DEQ and closing the USTs, dispensers, and product piping in accordance with applicable law. If contamination is discovered from the petroleum release reported to DEQ on August 16, 1995, and known as Release Site JBO, the Owner shall report the contamination to the DEQ and Release Site JBO may be re-opened. Other releases shall be reported in accordance with applicable law. The Owner shall not use the existing improvements, utilities or other fixtures in their present condition in any manner that increases the risk to public health, safety, welfare or the environment from the contamination.
- B. ***Disturbance Limitations:*** Owner shall not excavate into the Restricted Area unless the Owner first notifies the DEQ and uses OSHA-certified personnel with at least the 40-hour HAZWOPER 29 CFR 1910.120 safety training and knowledge of environmental protocols. In addition, Owner shall have soil from the Restricted Area sampled by a Utah-certified Groundwater and Soil Sampler and tested by a state-certified laboratory before disposal off of the Property. Owner shall dispose of the soil from the Restricted Area in a manner consistent with state and federal law. Workers shall be required to work under a site-specific Health and Safety Plan (HASP). The Owner of the site shall inform on-site management of these restrictions. On-site management will be required to make sure all

workers in the vicinity of the site are also aware of limitations at a minimum by posting worker notices, and that the workers abide by the restrictions.

- C. ***Groundwater Use Limitations:*** Owner shall not use or allow anyone else to use the on-site groundwater for any purpose. Owner shall not allow wells, except those monitoring wells pre-approved by the DEQ, to be placed on the Property. Upon request from DEQ, Owner shall install new monitoring wells at a location proposed by Owner and approved by the DEQ and obtain representative groundwater samples if the current depth to the shallow groundwater below the Property rises, or if information from surrounding properties supports that the depth to the shallow groundwater below the Property might have risen.
- D. ***Construction Limitations:*** Owner shall not allow construction of any building or structure in the Restricted Area.

6. Running with the Land. This Environmental Covenant shall be binding upon the Owner and all assigns and successors in interest, including any Transferee, and shall run with the land, pursuant to Utah Code Ann. § 57-25-105, subject to amendment or termination as set forth herein. The term "Transferee," as used in this Environmental Covenant, shall mean any future owner of any interest in the Property or any portion thereof, including, but not limited to, owners of an interest in fee simple, mortgagees, easement holders, and/or lessees.

7. Compliance Enforcement. Compliance with this Environmental Covenant may be enforced pursuant to Utah Code Ann. § 57-25-111. Failure to timely enforce compliance with this Environmental Covenant or the activity and use limitations contained herein by any party shall not bar subsequent enforcement by such party and shall not be deemed a waiver of the party's right to take action to enforce any non-compliance. Nothing in this Environmental Covenant shall restrict the DEQ from exercising any authority under applicable law.

8. Rights of Access. Owner hereby grants to the Holder and to DEQ, its agents, contractors, and employees the right of access to the Property for inspection, implementation or enforcement of this Environmental Covenant and for potential groundwater monitoring and potential remediation activities.

9. Compliance Reporting. Owner shall submit to the DEQ on request written verification of compliance with the activity and use limitations contained herein. In addition, the Owner shall notify DEQ in writing within two (2) days of becoming aware of a breach of the activity and use limitations described herein and shall indicate in that submission the action the Owner shall take to remedy the breach. The Owner shall remedy the breach within two (2) days unless another time period is required or allowed by the DEQ. In addition, the Owner shall submit a written report to DEQ describing the remedy implemented in response to the breach within thirty (30) days of the completion of the remedy. In addition, the Owner shall submit additional information to DEQ as requested concerning the breach within the time frame established in the DEQ's request. If the Owner fails to provide any of the submissions to the DEQ within the required time period, the DEQ may inspect the Property and prepare the submissions itself and recover its costs from the Owner. Nothing herein shall limit the right of DEQ to take action to enforce or protect the environmental covenant and to recover its costs for that action from the Owner.

10. Notice upon Conveyance. Each instrument hereafter conveying any interest in the Property or any portion of the Property shall contain a notice of the activity and use limitations set forth in this Environmental Covenant, and provide the recorded location of this Environmental Covenant. The notice shall be substantially in the following form:

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED_____, 200_, RECORDED IN THE DEED OR OFFICIAL RECORDS OF THE _____COUNTY RECORDER ON _____, 200_, IN [DOCUMENT _____, or BOOK____, PAGE _____]. THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

- A. **Land Use Limitations:** Owner shall not take any action or modify the Property from its present state as an underground storage tank (UST) facility without notifying the DEQ and closing the USTs, dispensers, and product piping in accordance with applicable law. If contamination is discovered from the petroleum release reported to DEQ on August 16, 1995, and known as Release Site JBO, the Owner shall report the contamination to the DEQ and Release Site JBO may be re-opened. Other releases shall be reported in accordance with applicable law. The Owner shall not use the existing improvements, utilities or other fixtures in their present condition in any manner that increases the risk to public health, safety, welfare or the environment from the contamination.

- B. ***Disturbance Limitations:*** Owner shall not excavate into the Restricted Area unless the Owner first notifies the DEQ and uses OSHA-certified personnel with at least the 40-hour HAZWOPER 29 CFR 1910.120 safety training and knowledge of environmental protocols. In addition, Owner shall have soil from the Restricted Area sampled by a Utah-certified Groundwater and Soil Sampler and tested by a state-certified laboratory before disposal off of the Property. Owner shall dispose of the soil from the Restricted Area in a manner consistent with state and federal law. Workers shall be required to work under a site-specific HASP. The Owner of the site shall inform on-site management of these restrictions. On-site management will be required to make sure all workers in the vicinity of the site are also aware of limitations at a minimum by posting worker notices, and that the workers abide by the restrictions.
- C. ***Groundwater Use Limitations:*** Owner shall not use or allow anyone else to use the on-site groundwater for any purpose. Owner shall not allow wells, except those monitoring wells pre-approved by the DEQ, to be placed on the Property. Upon request from DEQ, Owner shall install new monitoring wells at a location proposed by Owner and approved by the DEQ and obtain representative groundwater samples if the current depth to the shallow groundwater below the Property rises, or if information from surrounding properties supports that the depth to the shallow groundwater below the Property might have risen.
- D. ***Construction Limitations:*** Owner shall not allow construction of any building or structure in the Restricted Area.

Owner shall notify the DEQ within ten (10) days after each conveyance of an interest in any portion of the Property. Owner's notice shall include the name, address, and telephone number of the Transferee, a copy of the deed or other documentation evidencing the conveyance, and an unsurveyed plat that shows the boundaries of the property being transferred.

11. **Representations and Warranties.** Owner hereby represents and warrants to the other signatories hereto:

- A. that the Owner is the sole owner of the Property;
- B. that the Owner holds fee simple title to the Property which is free, clear and unencumbered;

- C. that the Owner has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;
- D. that the Owner has identified all other persons that own an interest in or hold an encumbrance on the Property and notified such persons of the Owner's intention to enter into this Environmental Covenant; and
- E. that this Environmental Covenant will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which Owner is a party or by which Owner may be bound or affected.

12. Amendment or Termination. This Environmental Covenant may be amended or terminated by consent of all of the following: the Owner or a Transferee; and the DEQ,¹ pursuant to Utah Code Ann. § 57-25-110 and other applicable law. The term, "Amendment," as used in this Environmental Covenant, shall mean any changes to the Environmental Covenant, including the activity and use limitations set forth herein, or the elimination of one or more activity and use limitations when there is at least one limitation remaining. The term, "Termination," as used in this Environmental Covenant, shall mean the elimination of all activity and use limitations set forth herein and all other obligations under this Environmental Covenant.

This Environmental Covenant may be amended or terminated only by a written instrument duly executed by the DEQ and the Owner or Transferee of the Property or portion thereof, as applicable. Within thirty (30) days of signature by all requisite parties on any amendment or termination of this Environmental Covenant, the Owner or Transferee shall file such instrument for recording with the Salt Lake County Recorder's Office, and shall provide a file- and date-stamped copy of the recorded instrument to DEQ.

13. Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

¹ See Utah Code Ann § 57-25-104 (2) (e), which allow for "limitations on amendment or termination."

14. Governing Law. This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Utah.

15. Recordation. Within thirty (30) days after the date of the final required signature upon this Environmental Covenant, Owner shall file this Environmental Covenant for recording, in the same manner as a deed to the Property, with the Salt Lake County Recorder's Office.

16. Effective Date. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded as a document of record for the Property with the Salt Lake County Recorder.

17. Distribution of Environmental Covenant. The Owner shall distribute a file-and date-stamped copy of the recorded Environmental Covenant to: the DEQ; the City of Salt Lake; and the County of Salt Lake within thirty (30) days of the Effective Date, consistent with numbered paragraph sixteen (16) herein.

18. Notice. Unless otherwise notified in writing by or on behalf of the current owner or DEQ, any document or communication required by this Environmental Covenant shall be submitted to:

Mr. Kevin Beery, Petroleum Storage Tank (PST) project manager
Facility ID 4001027 Release Site JBO
Division of Environmental Response and Remediation
DEQ
P.O. Box 144840
Salt Lake City, Utah 84114-4840

Mr. Ken Hilliard, Manager, Environmental Services
7-Eleven, Inc.
One Arts Plaza
1722 Routh Street, Suite 1000
Dallas, Texas 75201

The undersigned representative of the Owner represents and certifies that he is authorized to execute this Environmental Covenant.

IT IS SO AGREED:

7-Eleven, Inc.

By

Ken Hilliard

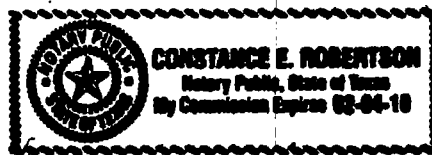
Manager, Environmental Services

12/2/08
Date

State of Texas)

County of Dallas)

ss:



Before me, a notary public, in and for said county and state, personally appeared Ken Hilliard, a duly authorized representative of 7-Eleven Inc., who acknowledged to me that he did execute the foregoing instrument on behalf of 7-Eleven, Inc.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 2nd day of Dec, 2008

Constance E. Robertson
Notary Public

Utah Department of Environmental Quality

By Brad T. Johnson
Brad T Johnson Executive Secretary (UST)
Solid and Hazardous Waste Control Board

2/25/2009
Date

State of Utah)
) ss:
County of Salt Lake)

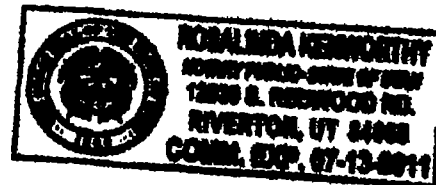
Before me, a notary public, in and for said county and state, personally appeared Brad T Johnson, the Executive Secretary (UST) of the Solid and Hazardous Waste Control Board, who acknowledged to me that he did execute the foregoing instrument.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 25th day of February 2009

Rosalinda Kenworthy
Notary Public

This instrument prepared by:

[name, address]



Initial Screening Levels
November 1, 2005

Contaminants*	Groundwater (mg/L)	Soil (mg/kg)
Benzene	0.005	0.2
Toluene	1.0	9
Ethylbenzene	0.7	5
Xylenes	10.0	142
Naphthalene	0.7	51
Methyl t-butyl ether (MTBE)	0.2	0.3
Total Petroleum Hydrocarbons (TPH) as gasoline	1	150
Total Petroleum Hydrocarbons (TPH) as diesel	1	500
Oil and Grease or Total Recoverable Petroleum Hydrocarbons (TRPH)	10	1000

Tier 1 Screening Criteria
November 1, 2005

Tier 1 Screening Levels are applicable only when the following site conditions are met:
1.) No buildings, property boundaries or utility lines within 30 feet of the highest measured concentration of any contaminant that is greater than the initial screening levels but less than or equal to the Tier 1 screening levels AND,
2.) No water wells or surface water within 500 feet of highest measured concentration of any contaminant that is greater than the initial screening levels but less than or equal to the Tier 1 screening levels.

Contaminants *	Groundwater (mg/L)	Soil (mg/kg)
Benzene	0.3	0.9
Toluene	3	25
Ethylbenzene	4	23
Xylenes	10	142
Naphthalene	0.7	51
Methyl t-butyl ether (MTBE)	0.2	0.3
Total Petroleum Hydrocarbons (TPH) as gasoline	10	1500
Total Petroleum Hydrocarbons (TPH) as diesel	10	5000
Oil and Grease or Total Recoverable Petroleum Hydrocarbons (TRPH)	10	10000

TABLE 1
Soil Analytical Results
7-Eleven Store No. 25116
2331 South Redwood Road
West Valley City, Utah

Sample No.	Depth (feet)	PID	USC	Date	MBTEXN Compounds (mg/Kg)						TPH-GRO
					MTBE	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	
S-1	3.5	100	Fill	08/23/95	NA	24	240	39	320	3,300	3,300
S-2	6	NM	SM	08/23/95	NA	8.1	24	6.1	32	460	460
PH-1	4 to 5	180	CL/ML	11/12/98	1.3	0.48	0.13	0.058	0.32	<0.033	2.2
	7 to 8	300	CL	11/12/98	45. E	18. E	84. E	37. E	180. E	3.5	2,300
BH-1	7	1340	SM	10/11/02	0.0058	<0.0028	<0.0051	<0.0051	0.0081	0.21	8.3
BH-2	5.5	480	SM	10/11/02	0.0093	<0.0025	<0.0051	<0.0051	0.061	0.23	7.5
	7.5	982	SM	10/11/02	0.011	<0.0028	<0.0052	0.015	0.036	0.63	48
BH-3	7	108	SM	10/11/02	<0.0050	<0.0025	<0.0050	<0.0050	<0.0050	<0.0050	0.18
MW-1	4 to 5	929	ML	11/25/97	NA	NA	NA	NA	NA	NA	NA
	6 to 7	693	CL-SM	11/25/97	1.5 E	1.4	1.0	0.5	3.9	34	34
MW-2	5 to 6	127.5	CL	11/25/97	<0.004	<0.004	<0.004	<0.004	<0.004	<0.049	<0.049
MW-3	8.5 to 9	878	CL	11/25/97	0.026	<0.005	<0.005	<0.005	<0.005	<0.056	<0.056
MW-4	8 to 8.5	163	CL	11/25/97	<0.005	<0.005	<0.005	<0.005	0.012	<0.050	<0.050
MW-5	8 to 9	44.1	CL-SP	11/25/97	<0.004	<0.004	<0.004	<0.004	0.008	0.88	0.88
MW-6	5 to 6	100	CL/ML	11/12/98	<0.0076	<0.0038	<0.0076	<0.0076	<0.0076	<0.016	1.4
	7 to 8	170	CL	11/12/98	0.11	0.0075	0.0075	<0.0076	<0.0076	<0.015	<0.076
MW-7	5 to 6	90	CL/ML	11/12/98	0.033	0.0059	0.033	<0.0073	<0.0073	<0.015	0.87
	7 to 8	110	CL	11/12/98	0.0093	0.01	<0.0074	<0.0074	<0.0074	<0.014	1.1
MW-8	8	0.1	ML-CL	01/10/07	<0.0065	<0.0033	<0.0065	<0.0065	<0.0065	<0.0065	<0.065
UDEQ Initial Screening Level (ISL)					0.3	0.2	8	5	142	61	160
RBCA Tier 1 Screening Level					0.3	0.9	25	23	142	61	1,600

Explanation of Abbreviations

PID	= photolionization detector
USC	= Uniform Soils Classification
MTBE	= methyl tertiary butyl ether
MBTEXN	= MTBE, benzene, toluene, ethyl benzene, xylenes, and naphthalene
mg/Kg	= milligrams per kilogram
TPH-GRO	= gasoline-range total petroleum hydrocarbons
<	= not detected above the specified practical quantitation limit
E	= estimated concentration outside the equipment linear working range
NA	= not analyzed
DEQ	= Department of Environmental Quality
RBCA	= Risk-Based Corrective Action
	= Indicates concentration reported above the RBCA Tier 1 Screening Level and/or UDEQ ISL

TABLE 2
Groundwater Monitoring and Analytical Results
7-Eleven Store No. 25116
2331 South Redwood Road, West Valley City, Utah

Well No.	Date	Groundwater Concentrations (µg/L)							Depth to Groundwater (feet)	Relative Groundwater Elevation (feet)
		MTBE	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naph- thalene	TPH- GRO		
MW-1	12/03/97	1,200	1,300	250	440	960	NA	4,100	8.48	91.69
	11/20/98	840 E	820 E	8.9	130 E	11	<4	960	9.04	91.13
	02/09/99	1,100 E	660 E	16	290 E	230 E	18	2,200	8.70	91.47
	05/18/99	430	330 E	23	500 E	840 E	110	5,600	7.69	92.48
	08/24/99	1,100	480	<20	35	83	<40	760	8.04	92.13
	11/30/99	770 E	450 E	<2	560 E	570 E	34	3,100	8.27	91.90
	02/24/00	1,500	820	<20	1,200	2,600	59	7,400	7.68	92.49
	05/09/00	800	500	<20	620	430	<40	3,200	8.22	91.95
	08/16/00	960	300	<10	15	11	<20	390	8.61	91.56
	11/10/00	630 E	350 E	<2	97	75	5.4	1,000	8.13	92.04
	02/27/01	500	520 E	<2	170	93	4.8	1,500	8.96	91.21
	05/17/01	600 E	470 E	<2	320 E	130	<2	1,800	8.82	93.35
	08/03/01	700	530	<10	98	87	<10	1,300	8.61	91.56
	10/09/01	800	220	<2	220	160	9.5	810	8.49	91.68
	01/29/02	370	240	<2	420	64	20	2,100	8.33	91.84
	06/21/02	390	140	<2	140	3.7	<20	1,100	8.41	91.76
	09/18/02	650	89	<2	<2	<2	<2	590	8.34	91.83
	12/28/02	250	130	<2	2.0	<2	<2	380	8.98	91.19
	02/08/03	460	180	<2	15	2.4	<2	1,200	8.69	91.48
	05/08/03	330	180	<2	240	83	17	1,200	8.49	91.68
	08/08/03	530	37	<2	<2	<2	<2	370	8.99	91.18
	11/14/03	230	46	<2	4.3	<2	<2	180	9.03	91.14
	05/04/04	230	120	<10	470	48	32	2,300	7.88	92.29
	07/21/04	370	42	<2.0	<2.0	<2.0	<2.0	720	8.06	92.11
	10/12/04	430	21	<2.0	<2.0	<2.0	<2.0	740	8.19	91.98
	12/29/04	290	48	<2.0	120	<2.0	<2.0	1,600	8.35	91.82
	05/24/05	350	150	<10	1,300	38	260	6,700	7.16	93.01
	05/11/06	270	50	<2.0	190	15	15	1,700	7.15	93.02
	01/10/07	250	18	<2.0	<2.0	<2.0	<2.0	700	8.00	92.17
	08/15/07	1,400	200	<2.0	90	<2.0	<2.0	1,300	7.68	92.49
	12/07/07	270	22	<2.0	9.3	<2.0	<2.0	830	7.88	92.29
	05/13/08	750	68	<2.0	190	<2.0	<2.0	2,500	7.48	92.69
MW-2 (Destroyed)	12/03/97	NS	NS	NS	NS	NS	NS	NS	8.24	91.92
	11/20/98	<2	<1	<2	<2	<2	<4	<20	8.86	91.30
	02/09/99	<2	<1	<2	<2	<2	<4	<20	8.50	91.66
	05/18/99	<2	<1	<2	<2	4	<4	<20	7.44	92.72
	08/24/99	<2	<1	<2	<2	<2	<4	<20	7.85	92.31
	11/30/99	NS	NS	NS	NS	NS	NS	NS	8.01	92.15
	02/24/00	NS	NS	NS	NS	NS	NS	NS	7.44	92.72
	05/09/00	NS	NS	NS	NS	NS	NS	NS	8.00	92.16
	08/16/00	NS	NS	NS	NS	NS	NS	NS	8.47	91.69
	11/10/00	NS	NS	NS	NS	NS	NS	NS	7.89	92.27
	02/27/01	NS	NS	NS	NS	NS	NS	NS	8.78	91.38
	05/17/01	NS	NS	NS	NS	NS	NS	NS	6.68	93.48
	08/03/01	NS	NS	NS	NS	NS	NS	NS	8.45	91.71
UDEQ 1SL		200	5	1,000	700	10,000	700	1,000		
RBCA Tier 1 SL		200	300	3,000	4,000	10,000	700	10,000		

TABLE 2
Groundwater Monitoring and Analytical Results
7-Eleven Store No. 25116
2331 South Redwood Road, West Valley City, Utah

Well No.	Date	Groundwater Concentrations (µg/L)							Depth to Groundwater (feet)	Relative Groundwater Elevation (feet)
		MTBE	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naph- thalene	TPH- GRO		
MW-3	12/03/97	<4	<4	<4	<4	<4	NA	<40	9.06	91.91
	11/20/98	2.6	<1	<2	<2	<2	<4	<20	9.70	91.27
	02/09/99	<2	<1	<2	<2	<2	<4	<20	9.30	91.67
	05/18/99	<2	<1	<2	<2	<2	<4	<20	8.20	92.77
	08/24/99	<2	<1	<2	<2	2.1	15	79	8.81	92.16
	11/30/99	NS	NS	NS	NS	NS	NS	NS	8.75	92.22
	02/24/00	NS	NS	NS	NS	NS	NS	NS	8.05	92.92
	05/09/00	NS	NS	NS	NS	NS	NS	NS	8.83	92.14
	08/16/00	NS	NS	NS	NS	NS	NS	NS	9.47	91.50
	11/10/00	NS	NS	NS	NS	NS	NS	NS	8.76	92.21
	02/27/01	NS	NS	NS	NS	NS	NS	NS	9.59	91.38
	05/17/01	NS	NS	NS	NS	NS	NS	NS	7.58	93.41
	08/03/01	NS	NS	NS	NS	NS	NS	NS	9.52	91.45
	10/09/01	NS	NS	NS	NS	NS	NS	NS	9.22	91.75
	01/29/02	NS	NS	NS	NS	NS	NS	NS	8.97	92.00
	06/21/02	<2	<1	<2	<2	<2	<2	<20	9.1	91.87
	09/18/02	NS	NS	NS	NS	NS	NS	NS	9.14	91.83
	12/26/02	<2	<1	<2	<2	<2	<2	<20	9.67	91.30
	02/08/03	<2	<1	<2	<2	<2	<2	<20	9.35	91.62
	05/08/03	<2	<1	<2	<2	<2	<2	<20	9.14	91.83
	08/06/03	<2	<1	<2	<2	<2	<2	<20	9.83	91.14
	11/14/03	<2	<1	<2	<2	<2	<2	<20	9.75	91.22
	05/04/04	<2	<1	<2	<2	<2	<2	<20	8.48	92.49
	07/21/04	NS	NS	NS	NS	NS	NS	NS	8.79	92.18
	10/12/04	NS	NS	NS	NS	NS	NS	NS	8.95	92.02
	12/29/04	NS	NS	NS	NS	NS	NS	NS	9.03	91.94
	05/24/05	NS	NS	NS	NS	NS	NS	NS	7.81	93.16
	05/11/06	NS	NS	NS	NS	NS	NS	NS	7.81	93.16
	05/13/08	NS	NS	NS	NS	NS	NS	NS	8.16	92.79
MW-4 (Destroyed)	12/03/97	NS	NS	NS	NS	NS	NS	NS	8.28	91.72
	11/20/98	2.1	<1	<2	<2	<2	<4	<20	8.96	91.02
	02/09/99	11	1.9	<2	<2	<2	<4	<20	8.50	91.48
	05/18/99	5.2	2.9	<2	<2	5.6	<4	71	7.42	92.56
	08/24/99	<2	<1	<2	<2	2.5	6.8	88	7.98	92.00
	11/30/99	<2	<1	<2	<2	<2	8.9	<20	8.08	91.90
	02/24/00	<2	<1	<2	<2	<2	<4	<20	7.31	92.67
	05/09/00	<2	<1	<2	<2	<2	<4	<20	7.99	91.99
	08/16/00	<2	<1	<2	<2	<2	<4	<20	8.49	91.49
	11/10/00	<2	<1	<2	<2	<2	<2	<20	8.01	91.97
	02/27/01	<2	<1	<2	<2	<2	<2	<20	8.89	91.09
	05/17/01	<2	<1	<2	<2	<2	<2	<20	7.71	92.27
	08/03/01	<2	<1	<2	<2	<2	<2	<20	8.67	91.31
	10/09/01	<2	<1	<2	<2	<2	<2	<20	8.47	91.51
	01/29/02	<2	<1	<2	<2	<2	<2	<20	8.25	91.73
	08/21/02	<2	<1	<2	<2	<2	<2	<20	8.27	91.71
MW-5	12/03/97	<4	<4	<4	<4	<4	NA	160	8.68	91.75
	11/20/98	<2	1.6	<2	<2	<2	<4	<20	9.17	91.24
	02/09/99	4.9	14	<2	3.4	3.4	<4	52	8.78	91.63
	05/18/99	<2	<1	2.8	<2	14	9.6	350	7.66	92.75
	08/24/99	<2	<1	<2	<2	<2	<4	35	8.35	92.06
	11/30/99	<2	<1	<2	<2	<2	<4	<20	8.38	92.03
	02/24/00	<2	<1	<2	<2	<2	<4	<20	7.60	92.81
	05/09/00	<2	<1	<2	<2	<2	<4	<20	8.31	92.10
	08/16/00	8.8	<1	<2	<2	<2	<4	200	8.94	91.47
	11/10/00	<2	<1	<2	<2	<2	<2	210	8.42	91.99
UDEQ ISL		200	6	1,000	700	10,000	700	1,000		
RBCA Tier 1 SL		200	300	3,000	4,000	10,000	700	10,000		

TABLE 2
Groundwater Monitoring and Analytical Results
7-Eleven Store No. 25116
2331 South Redwood Road, West Valley City, Utah

Well No.	Date	Groundwater Concentrations (µg/L)							Depth to Groundwater (feet)	Relative Groundwater Elevation (feet)
		MTBE	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naph- thalene	TPH- GRO		
MW-5 (cont.)	02/27/01	<2	<1	<2	<2	<2	<2	320	9.30	91.11
	05/17/01	<2	<1	<2	<2	<2	<2	62	8.09	92.32
	08/03/01	4.5	<1	<2	<2	<2	<2	210	8.98	91.43
	10/09/01	<2	<1	<2	<2	<2	<2	37	8.85	91.56
	01/29/02	<2	<1	<2	<2	<2	<2	260	8.60	91.81
	06/21/02	<2	<1	<2	<2	<2	<2	29	8.69	91.72
	09/18/02	NS	NS	NS	NS	NS	NS	NS	8.76	91.65
	12/26/02	3.2	<1	<2	<2	<2	<2	500	9.21	91.2
	02/06/03	<2	<1	<2	<2	<2	<2	740	8.90	91.51
	05/06/03	<2	<1	<2	<2	<2	<2	<20	8.65	91.76
	08/06/03	31	<1	<2	<2	<2	<2	140	9.32	91.09
	11/14/03	5.4	1.2	<2	<2	<2	<2	870	9.37	91.04
	05/04/04	<2	<1	<2	<2	<2	<2	52	8.08	92.33
	07/21/04	NS	NS	NS	NS	NS	NS	NS	8.27	92.14
	10/12/04	NS	NS	NS	NS	NS	NS	NS	8.49	91.92
	12/29/04	NS	NS	NS	NS	NS	NS	NS	8.51	91.80
	05/11/06	NS	NS	NS	NS	NS	NS	NS	7.19	93.22
	01/10/07	NS	NS	NS	NS	NS	NS	NS	8.22	92.19
	05/13/08	NS	NS	NS	NS	NS	NS	NS	7.59	92.82
MW-6 (Destroyed)	11/20/98	2,500	11	30	<2	<2	<4	40	8.04	91.29
	02/09/99	750 E	76	<2	3.1	7.5	<4	98	7.39	91.94
	05/18/99	620 E	140	3.0	2.8	8.3	4.8	320	6.71	92.62
	08/24/99	230	9.7	2.7	2.8	4.8	<4	67	7.09	92.24
	11/30/99	1,800 E	140	<2	3.4	<2	<4	140	7.32	92.01
	02/24/00	2,000	290 E	<2	26	<2	<4	330	6.78	92.55
	05/09/00	1,000 E	140 E	<2	8.6	<2	<4	150	7.22	92.11
	08/16/00	120	3.9	<2	<2	<2	<4	<20	7.43	91.90
	11/10/00	290	18	<2	<2	<2	<2	24	7.17	92.16
	02/27/01	630 E	11	<2	<2	<2	<2	74	8.07	91.26
	05/17/01	930	190	<2	<2	<2	<2	340	6.68	92.65
	08/03/01	65	14	<2	<2	<2	<2	38	7.41	91.92
	10/09/01	<2	<1	<2	<2	<2	<2	<20	7.22	92.11
	01/29/02	460	15	<2	4.3	<2	<2	53	7.30	92.03
MW-6A	08/08/03	17	200	<2	52	2.0	<2	430	8.91	90.88
	11/14/03	10	210	<2	<2	<2	<2	470	8.99	90.9
	05/04/04	210	48	<2	22	<2	<2	700	7.94	91.95
	07/21/04	310	20	<2.0	<2.0	<2.0	<2.0	390	8.20	91.69
	10/12/04	3.6	82	<2.0	37	82	2.7	540	8.33	91.56
	12/29/04	67	11	<2.0	<2.0	<2.0	<2.0	320	8.53	91.36
	05/24/05	240	70	<2.0	19	<2.0	<2.0	920	7.32	92.57
	05/11/06	300	24	<2.0	<2.0	<2.0	<2.0	430	7.02	92.77
	01/10/07	36	3.3	<2.0	<2.0	<2.0	<2.0	200	7.96	91.93
	06/15/07	110	1.3	<2.0	<2.0	<2.0	<2.0	41	7.59	92.30
	12/07/07	72	7.6	<2.0	<2.0	2.0	<2.0	130	7.83	92.06
	05/13/08	130	3.9	<2.0	<2.0	2.0	<2.0	110	7.40	92.49
UDEQ ISL		200	8	1,000	700	10,000	700	1,000		
RBCA Tier 1 SL		200	300	3,000	4,000	10,000	700	10,000		

TABLE 2
Groundwater Monitoring and Analytical Results
7-Eleven Store No. 25116
2331 South Redwood Road, West Valley City, Utah

Well No.	Date	Groundwater Concentrations (µg/L)								Depth to Groundwater (feet)	Relative Groundwater Elevation (feet)
		MTBE	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naph- thalene	TPH- GRO			
MW-7/MW-7A	11/20/98	4,100	E	4.8	52	<2	<2	<4	58	8.35	91.33
	02/09/99	780	E	9.1	15	<2	4.8	<4	150	7.63	92.05
	05/18/99	630	E	230	2.4	7	11	<4	920	6.90	92.78
	08/24/99	3,500		19	28	<20	<20	<40	<200	7.30	92.38
	11/30/99	5,800		23	360	110	690	<200	9,300	7.57	92.11
	02/24/00	3,200		220	<40	<40	<40	<80	<400	7.05	92.63
	05/09/00	150		16	<2	<2	<2	<4	33	7.45	92.23
	08/16/00	2,100		120	34	<10	<10	<20	160	7.78	91.90
	11/10/00	3,100		39	3.3	2.8	<2	<2	430	7.38	92.30
	02/27/01	130		9.7	<2	<2	<2	<2	28	8.25	91.43
	05/17/01	800	E	79	2.2	<2	<2	<2	300	6.91	92.77
	08/03/01	600	E	21	3.2	<2	<2	<2	270	7.39	92.29
	10/09/01	2,900		6.8	4.2	<2	<2	<2	53	7.29	92.39
	01/29/02	800		12	<2	<2	<2	<2	55	7.73	91.95
	06/21/02	2,400		110	<2	<2	<2	<2	260	7.79	91.89
	09/18/02	220		6.6	<2	<2	<2	<2	290	6.81	92.87
	12/27/02	310		1.6	2.3	<2	<2	2.0	130	8.28	91.42
	02/06/03	31		5.1	<2	<2	<2	<2	<20	7.72	91.96
	05/06/03	310		38	3.0	<2	2.0	<2	220	7.40	92.28
	08/06/03	540		91	3.9	<2	<2	<2	300	8.23	91.45
	11/14/03	2,700		17	<2	<2	<2	<2	540	9.33	89.94
	05/04/04	2,100		65	3.2	6.9	6.5	<2	1,400	7.28	92.01
	07/21/04	2,900		21	<2.0	<2.0	<2.0	<2.0	1,400	7.37	91.90
	10/12/04	2,800		14	<2.0	<2.0	<2.0	<2.0	1,600	7.58	91.69
	12/29/04	1,900		30	<2.0	44	5.2	13	1,700	7.73	91.54
	05/24/05	2,200		36	<2.0	<2.0	<2.0	<2.0	1,900	6.55	92.72
	05/11/06	2,400		76	<2.0	<2.0	<2.0	<2.0	1,100	6.52	92.84
	01/10/07	2,000		28	<2.0	<2.0	<2.0	<2.0	1,500	7.44	91.92
	06/15/07	770		110	<2.0	<2.0	<2.0	<2.0	1,100	7.00	92.36
	12/07/07	1,600		49	<2.0	4.1	<2.0	<2.0	1,300	7.30	92.06
	05/13/08	460		63	<2.0	<2.0	<2.0	<2.0	550	6.75	92.61
MW-8	01/10/07	49		<1.0	<2.0	<2.0	<2.0	<2.0	<20	7.95	91.72
	06/15/07	50		<1.0	<2.0	<2.0	<2.0	<2.0	<20	7.30	92.37
	12/07/07	30		2.2	<2.0	<2.0	<2.0	<2.0	<20	7.71	91.96
	05/13/08	10		<1.0	<2.0	<2.0	<2.0	<2.0	<20	7.27	92.40
UDEQ ISL		200		5	1,000	700	10,000	700	1,000		
RBCA Tier 1 SL		200		300	3,000	4,500	10,000	700	10,000		

Explanation of Abbreviations















µg/L	= micrograms per liter
MTBE	= methyl tertiary butyl ether
TPH-GRO	= gasoline-range total petroleum hydrocarbons
NA	= not analyzed
E	= estimated concentration outside equipment linear working range
NS	= not sampled
NM	= not measured
UDEQ	= Utah Department of Environmental Quality
ISL	= Initial Screening Level
RBCA	= Risk-Based Corrective Action
SL	= Screening Level
bold	= exceeds RBCA Tier 1 Screening Levels and/or Maximum Contaminant Levels

Notes: MW-7 replaced with MW-7A in the 4th Quarter 2003
Wells MW-1, MW-3, MW-5, MW-6A, and MW-7A were re-surveyed on May 11, 2006
Wells MW-1, MW-6A, MW-7A and new well MW-8 were re-surveyed on January 10, 2007

























Well No.	Total Well Depth (feet)	Screened Interval (feet)	Top of Casing Elevation (feet)
MW-1	14	4 to 14	100.17
MW-2	14	4 to 14	100.16
MW-3	14	4 to 14	100.97
MW-4	14	4 to 14	99.98
MW-5	14	4 to 14	100.41
MW-6	12	7 to 12	99.33
MW-6A	11.5	6.5 to 11.5	99.89
MW-7	12	7 to 12	99.68
MW-7A	11.5	6.5 to 11.5	99.36
MW-8	15	5 to 10	99.67

EXHIBIT A

GENERAL SYMBOLS

-  **MW-1** GROUNDWATER MONITORING WELL LOCATION & NUMBER
-  **MW-1(P)** PROPOSED GROUNDWATER MONITORING WELL LOCATION & NUMBER
-  **VE-1 / EW-1** VAPOR OR WATER EXTRACTION WELL LOCATION & NUMBER
-  **VE-1 (P) / EW-1(P)** PROPOSED VAPOR OR WATER EXTRACTION WELL LOCATION & NUMBER
-  **PZ-1** 1" MONITORING PIEZOMETER
-  **MW-1** HAND-AUGER SOIL SAMPLE LOCATION
-  **WS-1** IRRIGATION WELL or PRIVATE WELL
-  **GP-1/B-1** SOIL BOREHOLE GEOPROBE LOCATION
-  **SS-1** SOIL SAMPLE LOCATION
-  **BM** BENCH MARK
-  **MW-1** ABANDONED OR DESTROYED GROUNDWATER MONITORING WELL
-  **PHOTOGRAPH NUMBER & DIRECTION**
-  **IW-1** INJECTION WELL
-  **IW-1(P)** PROPOSED INJECTION WELL

APPROXIMATE LOCATIONS OF UTILITIES AND SITE FEATURES

-  **E** UNDERGROUND ELECTRIC LINE
-  **E** ABOVEGROUND ELECTRIC LINE
-  **T** UNDERGROUND TELEPHONE LINE
-  **T** ABOVEGROUND TELEPHONE LINE
-  **E&T** UNDERGROUND ELECTRIC & TELEPHONE
-  **E&T** ABOVEGROUND ELECTRIC & TELEPHONE
-  **FO** FIBER OPTIC CABLE LINE
-  **CTV** CABLE TELEVISION LINES
-  **W** WATER LINE
-  **IR** IRRIGATION LINE
-  **G** GAS LINE
-  **PP** PETROLEUM PIPELINE
-  **S** SEWER
-  **SS** SANITARY SEWER
-  **SW** STORM SEWER
-  **SD** STORM DRAIN WITH CATCH BASIN
-  **SP** SPRINKLER LINE
-  **TRAIN TRACKS**
-  **FENCE**
-  **PROPERTY LINE**
-  **AS-1** AIR SPARGE WELL
-  **AS-1(P)** PROPOSED AIR SPARGE WELL
-  **VM-1** VAPOR MONITORING WELL
-  **VM-1(P)** PROPOSED VAPOR MONITORING WELL



CONCRETE



EARTH MATERIAL (TOP SOIL)



ROAD



ASPHALT /SECTION



APPROXIMATE EXTENT OF HYDROCARBON-IMPACTED SOIL

SAND / FILL MATERIAL

GROUNDWATER/SOIL ANALYTICAL RESULTS, CROSS SECTIONS AND NATURAL ATTENUATION

ANALYTICAL METHOD	
ANALYTE	NAME OF WELL
MTBE	82808
BENZENE	82808
TOLUENE	82808
ETHYLBENZENE	82808
TOTAL XYLENES	82808
NAPHTHALENE	82808
TPH	82808
SAMPLE DATE	

ALL SOIL RESULTS ARE IN MILLIGRAMS PER KILOGRAM
ALL GROUNDWATER RESULTS IN MICROGRAMS PER LITER

< = ANALYTE NOT DETECTED ABOVE STATED CONCENTRATION

BOLD = ANALYTE DETECTED ABOVE MCL, UTAH RCL, OR
RSCA TIER 1 SCREENING LEVEL

NA = NOT ANALYZED

NM = NOT MEASURED

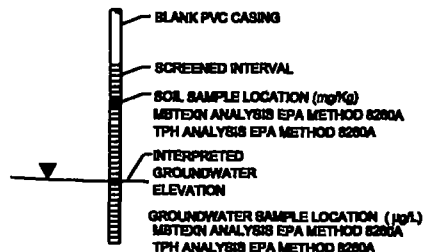
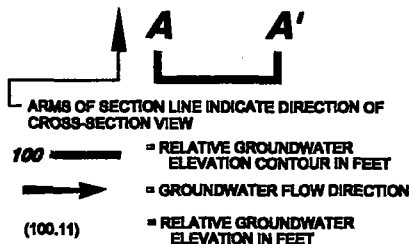
NS = NOT SAMPLED

E = ESTIMATED CONCENTRATION (VALUE EXCEEDS THE LINEAR
WORKING RANGE OF THE INSTRUMENTATION)

bgs = BELOW GROUND SURFACE

MTBE = METHYL TERTIARY BUTYL ETHER

TPH = TOTAL PETROLEUM HYDROCARBONS



Stantec

3906 SOUTH 700 EAST, SUITE 300
SALT LAKE CITY, UTAH
PHONE: (801) 281-0080 FAX: (801) 288-1871

FOR:

STANTEC CONSULTING INC.

LEGEND

FIGURE:

L

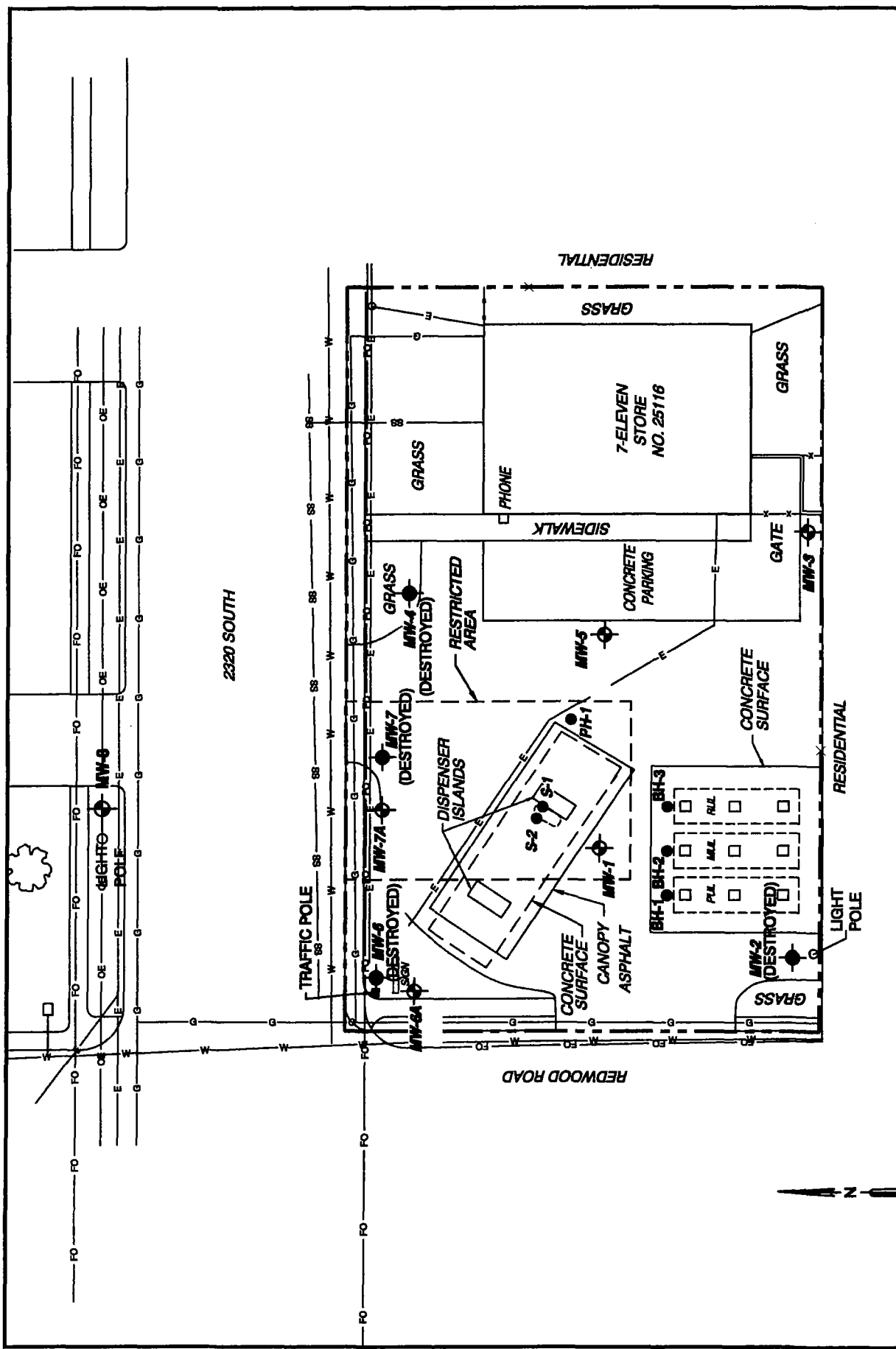
JOB NUMBER:

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE:





 <p>Santec 308 East 4500 South, Suite 100 Murray, Utah PHONE/FAX: (801) 298-7100/(801) 298-7118</p>		<p>FOR:  STORE NO. 25116 2331 SOUTH REDWOOD ROAD WEST VALLEY CITY, UTAH</p>		<p>FIGURE: 1</p>	
<p>JOB NUMBER: 28EL 25116.08</p>		<p>DRAWN BY: <i>[Signature]</i></p>		<p>CHECKED BY: <i>[Signature]</i></p>	
<p>DATE: 9/25/08</p>		<p>APPROVED BY: <i>[Signature]</i></p>			

EXHIBIT B

Salt Lake County Commercial Parcel, More Details Report page. September, 17, 2008		search again																																																																																																																																					
Legal Description	Sketch Vectors	Parcel Map																																																																																																																																					
This page shows the assessor's CAMA data, as it was, on May 22, 2008, and will not change until the next tax year.																																																																																																																																							
Commercial Section 101 Number of Occurrences Building Number Class C Depreciation Grade A Tenant Appeal G Exterior Wall type BL Foundation Y Perimeter 208 Stories 1.0 Street Height 11 Ground Floor Area 2640 % office 1984 Year Built 1984 Effective Year Built Year Remodeled Land Building ratio 6.10 Misc Structure Misc Structure Val Asst Class C Econ. Life 40 Remain Econ. Life 19 Phy pct Good Fun pct Good Ecn pct Good Pct Complete 100 RCN \$ 202,213 RCNLD \$ 121,328 Sound Val \$ 0 Exposure Site Config A Conformity C Rental Class Call Ctr Amen Apt Amen Commercial Group 101-1 Commercial Use 230 Cost Grade A Inside Grade A Outside Grade A Over all Condition ? Inside Condition A Outside Condition A Base Floor 1 Base Floor Area 2640 Number of Floors 1 Additional Floor Area Total Floor Area 2640 Lighting A Heating/Cooling type 1 PU Heating/Cooling type 2 Partitioning Total Income Area Total Number of Income U. Average Inc Unit Size Actual Rent Sf Exp Sf Percent Heated 1 100 Percent Heated 2 Percent Sprinklers Rentable Square Footage 2640	Parcel Record Owner SOUTHLAND CORPORATION, THE Address 2331 S REDWOOD RD Total Acreage 0.37 Eco. Unit Acres Owner Occupied Y Site Name 7-11 STORE Building Permit Tax Class Id Property Type 523 - CONVEN-STORE Tax District 24 Tax District Location West Valley/GR % Exempt Exempt Type B of E 95.00 Residential Exemption N Detail Year 6 New Growth Year New Growth Pct New Growth Amount Update Year 2008 Reinspection Total Associated MLS Number	Land Record Record ID 1 Lot Use COMMERCIAL Lot Type PRIMARY-SQFT Land Class Income Flag YES Seasonal use Influence Type Influence Effect L Assessment Class COM-SECONDRY Eff. Front 216 Lot Depth 75 Sqr. Feet 18117 Acres 0.37 Sewer PUBLIC Number Lots Sld Lot Sz Rate Override Zone C2 Water Available Y Off Street Park. AVERAGE Driveway Access FRONT Driveway Type ASPHALT Lot Shape REGULAR Lot Location CORNER Neighborhood 8916 Nbhd Group Nbhd Type Nbhd Effect STATIC Topography TYPICAL Traffic LEVEL Traffic Count EXTRA-HEAVY Traffic Influence 44325 Street type TYPICAL Street Finish HIGHWAY Curb Gutter PAVED Sidewalk Y Wooded Winter Use Land View External Neg. Water Privacy Equestrian Golf Mob Lot Land Value \$ 257,872 Sound Value \$ 0 GreenBelt Date GreenBelt Audit Dt GreenBelt Value \$ 0 GreenBelt Auditor																																																																																																																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Valuation / Tax Year 2008</th> </tr> </thead> <tbody> <tr><td>Land Value</td><td>\$ 257,900</td></tr> <tr><td>Building Value</td><td>\$ 137,700</td></tr> <tr><td>Final Value</td><td>\$ 395,600</td></tr> <tr><td>2008 Taxable Value</td><td>\$ 395,600</td></tr> <tr><td>Cost Land</td><td>\$ 257,872</td></tr> <tr><td>RCN</td><td>\$ 272,107</td></tr> <tr><td>RCNLD</td><td>\$ 137,733</td></tr> <tr><td>Cost Total</td><td>\$ 395,600</td></tr> <tr><td>Cost Date</td><td>05/16/2008</td></tr> <tr><td>Additional Land Val</td><td>\$ 0</td></tr> <tr><td>Additional Bldg Val</td><td>\$ 0</td></tr> <tr><td>Inc Calc By</td><td></td></tr> <tr><td>Comp Est</td><td>\$ 0</td></tr> <tr><td>Comp Sel Date</td><td></td></tr> <tr><td>Sel Land Val</td><td>\$ 257,872</td></tr> <tr><td>Sel Bldg Val</td><td>\$ 137,733</td></tr> <tr><td>Sel Val</td><td>\$ 395,600</td></tr> <tr><td>Sel Source</td><td>CS</td></tr> <tr><td>Bldg Factor</td><td></td></tr> <tr><td>Tax Rate</td><td>.0124490</td></tr> <tr><td>Economic Tot Val</td><td>\$ 0</td></tr> </tbody> </table> <p>The data shown in the above table comes from the Assessor's CAMA database and is data as of the closing of the rolls on May 22, 2008. If you have issues with any of the data shown here please contact the Assessor's office at (801) 438-4050.</p>				Valuation / Tax Year 2008		Land Value	\$ 257,900	Building Value	\$ 137,700	Final Value	\$ 395,600	2008 Taxable Value	\$ 395,600	Cost Land	\$ 257,872	RCN	\$ 272,107	RCNLD	\$ 137,733	Cost Total	\$ 395,600	Cost Date	05/16/2008	Additional Land Val	\$ 0	Additional Bldg Val	\$ 0	Inc Calc By		Comp Est	\$ 0	Comp Sel Date		Sel Land Val	\$ 257,872	Sel Bldg Val	\$ 137,733	Sel Val	\$ 395,600	Sel Source	CS	Bldg Factor		Tax Rate	.0124490	Economic Tot Val	\$ 0																																																																																								
Valuation / Tax Year 2008																																																																																																																																							
Land Value	\$ 257,900																																																																																																																																						
Building Value	\$ 137,700																																																																																																																																						
Final Value	\$ 395,600																																																																																																																																						
2008 Taxable Value	\$ 395,600																																																																																																																																						
Cost Land	\$ 257,872																																																																																																																																						
RCN	\$ 272,107																																																																																																																																						
RCNLD	\$ 137,733																																																																																																																																						
Cost Total	\$ 395,600																																																																																																																																						
Cost Date	05/16/2008																																																																																																																																						
Additional Land Val	\$ 0																																																																																																																																						
Additional Bldg Val	\$ 0																																																																																																																																						
Inc Calc By																																																																																																																																							
Comp Est	\$ 0																																																																																																																																						
Comp Sel Date																																																																																																																																							
Sel Land Val	\$ 257,872																																																																																																																																						
Sel Bldg Val	\$ 137,733																																																																																																																																						
Sel Val	\$ 395,600																																																																																																																																						
Sel Source	CS																																																																																																																																						
Bldg Factor																																																																																																																																							
Tax Rate	.0124490																																																																																																																																						
Economic Tot Val	\$ 0																																																																																																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">2 of 5</th> <th colspan="2">Paving / Asphalt</th> <th colspan="2">Canopy</th> </tr> </thead> <tbody> <tr> <td>Detached Structure</td> <td></td> <td>1</td> <td></td> <td>2</td> <td></td> </tr> <tr> <td>Record ID</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structure</td> <td></td> <td>BLACK TOP</td> <td></td> <td>GAS CANOPY</td> <td></td> </tr> <tr> <td>Description</td> <td></td> <td>Commercial</td> <td></td> <td>Commercial</td> <td></td> </tr> <tr> <td>Assessment Class</td> <td></td> <td>Secondary</td> <td></td> <td>Secondary</td> <td></td> </tr> <tr> <td>Units</td> <td></td> <td>Square Feet</td> <td></td> <td>Square Feet</td> <td></td> </tr> <tr> <td>Measure 1</td> <td></td> <td>12000</td> <td></td> <td>24</td> <td></td> </tr> <tr> <td>Measure 2</td> <td></td> <td>1</td> <td></td> <td>53</td> <td></td> </tr> <tr> <td>Effective Year Built</td> <td></td> <td>1987</td> <td></td> <td>1987</td> <td></td> </tr> <tr> <td>Actual Year Built</td> <td></td> <td>1984</td> <td></td> <td>1984</td> <td></td> </tr> <tr> <td>Quality</td> <td></td> <td>A - Average</td> <td></td> <td>A - Average</td> <td></td> </tr> <tr> <td>Condition</td> <td></td> <td>A - Average</td> <td></td> <td>A - Average</td> <td></td> </tr> <tr> <td>Income Flag</td> <td></td> <td>Y</td> <td></td> <td>Y</td> <td></td> </tr> <tr> <td>Replacement Cost New</td> <td></td> <td>\$ 24,960</td> <td></td> <td>\$ 28,874</td> <td></td> </tr> <tr> <td>Replacement Cost New, Less Depreciation</td> <td></td> <td>\$ 4,992</td> <td></td> <td>\$ 8,085</td> <td></td> </tr> <tr> <td>Sound Value</td> <td></td> <td>\$ 0</td> <td></td> <td>\$ 0</td> <td></td> </tr> <tr> <td>Building Number</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phy Pct Good</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fun Pct Good</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ecn Pct Good</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pct Complete</td> <td></td> <td>100</td> <td></td> <td>100</td> <td></td> </tr> </tbody> </table>				2 of 5		Paving / Asphalt		Canopy		Detached Structure		1		2		Record ID						Structure		BLACK TOP		GAS CANOPY		Description		Commercial		Commercial		Assessment Class		Secondary		Secondary		Units		Square Feet		Square Feet		Measure 1		12000		24		Measure 2		1		53		Effective Year Built		1987		1987		Actual Year Built		1984		1984		Quality		A - Average		A - Average		Condition		A - Average		A - Average		Income Flag		Y		Y		Replacement Cost New		\$ 24,960		\$ 28,874		Replacement Cost New, Less Depreciation		\$ 4,992		\$ 8,085		Sound Value		\$ 0		\$ 0		Building Number						Phy Pct Good						Fun Pct Good						Ecn Pct Good						Pct Complete		100		100	
2 of 5		Paving / Asphalt		Canopy																																																																																																																																			
Detached Structure		1		2																																																																																																																																			
Record ID																																																																																																																																							
Structure		BLACK TOP		GAS CANOPY																																																																																																																																			
Description		Commercial		Commercial																																																																																																																																			
Assessment Class		Secondary		Secondary																																																																																																																																			
Units		Square Feet		Square Feet																																																																																																																																			
Measure 1		12000		24																																																																																																																																			
Measure 2		1		53																																																																																																																																			
Effective Year Built		1987		1987																																																																																																																																			
Actual Year Built		1984		1984																																																																																																																																			
Quality		A - Average		A - Average																																																																																																																																			
Condition		A - Average		A - Average																																																																																																																																			
Income Flag		Y		Y																																																																																																																																			
Replacement Cost New		\$ 24,960		\$ 28,874																																																																																																																																			
Replacement Cost New, Less Depreciation		\$ 4,992		\$ 8,085																																																																																																																																			
Sound Value		\$ 0		\$ 0																																																																																																																																			
Building Number																																																																																																																																							
Phy Pct Good																																																																																																																																							
Fun Pct Good																																																																																																																																							
Ecn Pct Good																																																																																																																																							
Pct Complete		100		100																																																																																																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Value History / Tax Year</th> <th>Land Value</th> <th>Building Value</th> <th>Final Value</th> <th>Tax Rate</th> </tr> </thead> <tbody> <tr> <td>2007</td> <td>1</td> <td>\$ 241,800</td> <td>\$ 124,900</td> <td>\$ 366,700</td> <td>.0124490</td> </tr> <tr> <td>2006</td> <td>1</td> <td>\$ 241,800</td> <td>\$ 126,200</td> <td>\$ 368,000</td> <td>.0139570</td> </tr> <tr> <td>2005</td> <td>1</td> <td>\$ 241,800</td> <td>\$ 77,200</td> <td>\$ 319,000</td> <td>.0140960</td> </tr> <tr> <td>2004</td> <td>1</td> <td>\$ 225,600</td> <td>\$ 93,400</td> <td>\$ 319,000</td> <td>.0145650</td> </tr> <tr> <td>2003</td> <td>1</td> <td>\$ 225,600</td> <td>\$ 93,400</td> <td>\$ 319,000</td> <td>.0146470</td> </tr> </tbody> </table>				Value History / Tax Year		Land Value	Building Value	Final Value	Tax Rate	2007	1	\$ 241,800	\$ 124,900	\$ 366,700	.0124490	2006	1	\$ 241,800	\$ 126,200	\$ 368,000	.0139570	2005	1	\$ 241,800	\$ 77,200	\$ 319,000	.0140960	2004	1	\$ 225,600	\$ 93,400	\$ 319,000	.0145650	2003	1	\$ 225,600	\$ 93,400	\$ 319,000	.0146470																																																																																																
Value History / Tax Year		Land Value	Building Value	Final Value	Tax Rate																																																																																																																																		
2007	1	\$ 241,800	\$ 124,900	\$ 366,700	.0124490																																																																																																																																		
2006	1	\$ 241,800	\$ 126,200	\$ 368,000	.0139570																																																																																																																																		
2005	1	\$ 241,800	\$ 77,200	\$ 319,000	.0140960																																																																																																																																		
2004	1	\$ 225,600	\$ 93,400	\$ 319,000	.0145650																																																																																																																																		
2003	1	\$ 225,600	\$ 93,400	\$ 319,000	.0146470																																																																																																																																		

search again

15222530010000 Legal description

COM 1882 FT S & 79 FT E FR N 1/4 COR SEC 22 T 1S R 1W SL MERS 100 FT E 161.6 FT N 100 FT W 161.6 FT TO BEG 0.37 AC 5497-0570