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Book - 9626 Pg - 4589-4604
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-ENVIRONMENTAL QUALITY
168 N 1950 W
SLC UT 84116
BY: TMW, DEPUTY - WI 16 P.

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

RE: Great Basin Trucking Voluntary Cleanup Site Lot 1 (VCP #C044)
2334 South 4000 West, West Valley City, Salt Lake County, Utah

RECEIVED
JUL 28 2008
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 his undersigned designee below, has determined that Volvo Commercial Finance LLC The Americas, hereinafter collectively referred to as "Applicant", has completed a Utah Department of Environmental Quality (UDEQ) supervised voluntary cleanup of the real property described in Attachment A (the "Property" or the "Site"), in accordance with sections 19-8-108 and 19-8-110 of the Utah Code Annotated and the Voluntary Cleanup Agreement entered into on November 30, 2005, and that the Applicant is granted this Certificate of Completion ("COC") pursuant to section 19-8-111, subject to the conditions set forth in section three below. A figure depicting the site is included in the Site Management Plan, Attachment B, Figure 2.

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 failure to disclose material information.

Finally, protection from liability is limited to contamination that may reasonably be expected to be related to the Site as identified in documents outlining the investigation and cleanup of the property.

SCANNED

DERR-2008-003569

3. Specified Land Use for Certificate of Completion

Depending upon the use of the Property, different investigation and cleanup requirements are imposed before a COC is issued through the Voluntary Cleanup Program. This COC is issued based upon the Applicants' representation that the Property will be used for industrial or commercial uses similar to current land use. In addition, the future land use will be 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 duration of 25 years at a frequency of 250 days/year for 8 hours/day.

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

This COC is issued based upon the Applicant's representation that groundwater will not be accessed via wells, pits or sumps for drinking water, bathing and/or irrigation purposes.

This COC is also conditioned upon compliance with the Site Management Plan ("SMP"), Attachment B hereto and incorporated as if fully set forth herein. Section 3.3 of the SMP requires consultation with the UDEQ and the development and implementation of appropriate response actions if impacted material is discovered during subsurface activities, future construction, demolition (including the building), or unrelated Site investigation activities. Consultation may include the submittal of work plans to the UDEQ that describe the measures that will be taken to mitigate the exposure risks, a sampling plan and a clean up plan.

The COC is also conditioned upon continued reimbursement to UDEQ for oversight of SMP activities and continued provision of access to UDEQ's authorized representatives to monitor compliance with the SMP.

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 described in Section 2 unavailable.

5. Amended Certificate of Completion

Upon completion of sampling and/or cleanup conducted upon or during the demolition of the building foundation, disturbance of the trash, or ground water contamination, the applicant, current, 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 restrictions noted in Section 3 above. The restrictions 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 restrictions 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 UDEQ/Division of Environmental Response and Remediation (DERR) office located at 168 North 1950 West, Salt Lake City, Utah.

7. Final Signature

Dated this 2ND day of JULY 2008.

Brad T Johnson

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 2nd day of July, 2008, 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
JENNIFER BURGE
140 East 300 South
Salt Lake City, Utah 84111
My Commission Expires
September 11, 2008
STATE OF UTAH

Jennifer Burge

NOTARY PUBLIC

Residing At: SLC

My Commission Expires 9-11-08

ATTACHMENT A.

Legal Property Description

LOT 1:

LOT 1, ARIZONA TILE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON MAY 1, 2008 AS ENTRY NO. 10415903 IN BOOK 2008 OF PLATS AT PAGE 104.

Together with the following parcel of real property, which is a portion of Lot 2 of the above referenced Arizona Tile Subdivision and directly adjacent to and north of Lot 1:

BEGINNING AT A POINT SOUTH 0°01'05" WEST ALONG THE SECTION LINE 1323.75 FEET AND CONTINUING SOUTH 0°01'05" WEST ALONG SAID SECTION LINE, A DISTANCE OF 495.00 FEET AND NORTH 89°58'55" EAST 40.00 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE SOUTH 0° 01' 05" WEST 123.41 FEET; THENCE NORTH 89° 58' 55" WEST 33.99 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET THE CHORD OF WHICH BEARS NORTH 67° 28' 55" WEST A CHORD DISTANCE OF 38.27 FEET; THENCE NORTH 44° 58' 55" WEST 108.11 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR AN ARC DISTANCE OF 19.63 FEET THE CHORD OF WHICH BEARS NORTH 67° 28' 55" WEST A CHORD DISTANCE OF 19.13 FEET; THENCE NORTH 89° 58' 55" WEST 542.93 FEET; THENCE NORTH 0° 02' 21" WEST 25.00 FEET; THENCE SOUTH 89° 58' 55" EAST 706.43 FEET TO THE POINT OF BEGINNING. CONTAINING 27,837 SQUARE FEET OR 0.64 ACRE.

Lot 1 Property Tax ID: 15-19-276-023
Lot 2 Property Tax ID: 15-19-276-022

ATTACHMENT B.

Site Management Plan

amec

SITE MANAGEMENT PLAN – REVISION 2
ARIZONA TILE FACILITY
VOLUNTARY CLEANUP PROGRAM
ASSISTANCE ID No. CO44 LOT 1
WEST VALLEY CITY, UTAH

Prepared By:

AMEC Earth & Environmental
9865 South 500 West
Sandy, Utah 84070

For:

Volvo Commercial Finance LLC, The Americas
7025 Albert Pick Road #105
Greensboro, North Carolina 27405

July 2, 2008

Job No. 5-814-000222

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FIGURES

Figure 1 Site Vicinity Map
Figure 2 Site Map

amec

SITE MANAGEMENT PLAN – REVISION 2
ARIZONA TILE FACILITY
VOLUNTARY CLEANUP PROGRAM
ASSISTANCE ID No. CO44A LOT 1
WEST VALLEY CITY, UTAH

1.0 INTRODUCTION

The purpose of the Site Management Plan (SMP) is to manage activities at the Site (defined in Section 1.2 below) to prevent exposure to residual arsenic levels in groundwater and subsurface areas impacted by trash located on Site. The SMP outlines procedures that will ensure that the asphalt cap is properly maintained, as well as outlining procedures for subsurface work that may occur on the Site over time. This SMP is incorporated into the Certificate of Completion (COC) issued by Utah Department of Environmental Quality (UDEQ) and recorded against the Site.

1.1 PROPOSED LAND USE

The Site is currently utilized as a commercial building by Arizona Tile for the storage and shipping of tile and natural stone products and will continue to be used for commercial use. The Site contains a commercial building, sidewalks, and asphalt paved parking areas.

1.2 SITE LOCATION

The Site comprises approximately 8.0238 acres, is located at approximately 2300 South 4000 West in West Valley City, Utah. Figures 1 and 2 depict the property boundaries and relevant features of the site.

2.0 SITE CHARACTERIZATION

Soil and groundwater sampling was conducted from 2005 through 2006 to characterize the Site and delineate potential impacts from historical operations. Environmental studies address characterization of the Site conditions and are on file with Volvo Commercial Finance LLC, The Americas (Volvo Commercial) and the Utah Department of Environmental Response and Remediation (UDERR). They include:

- AMEC Earth & Environmental, *"Environmental Site Assessment, Voluntary Cleanup Program, Great Basin Trucks Facility West Valley City, Utah"*, September 28, 2005.

- AMEC Earth & Environmental, *"Sampling and Analysis Plan and Quality Assurance Project Plan, Great Basin Trucks Facility, West Valley City, Utah, VCP #CO44,"* December 20, 2005.

AMEC Earth & Environmental, Inc.
9865 South 500 West
Sandy, Utah 84070
Telephone (801) 999-2002
Fax (801) 999-2035
www.amec.com

- AMEC Earth & Environmental, *"Supplemental Sampling and Analysis, Results Report Investigation of Soil and Groundwater Contamination, Great Basin Trucking Facility, Assistance ID No. C044, West Valley City, Utah,"* February 7, 2006.

- AMEC Earth & Environmental, *"Additional Subsurface Sampling Results Report (Revision 2), Investigation of Soil and Groundwater contamination, Great Basin Trucking Facility, Assistance ID No. CO44, West Valley City, Utah,"* January 19, 2007.

- AMEC Earth & Environmental, *"Site Mitigation Plan – Revision 2, Great Basin Trucking Facility, Voluntary Cleanup Program, Assistance ID No. C044, West Valley City, Utah,"* January 22, 2007.

2.1 SOIL CHARACTERIZATION

Trash and organic debris were observed in a boring located in the asphalt west of the storm water drain line on the Site. The Site contains one building with the remainder covered by asphalt, road base, and concrete. The Site investigations confirmed metals are present in soils throughout the Site at concentrations representative of what may be naturally occurring in the Salt Lake Valley. Arsenic, if present, is well within the normal concentration range generally found in Utah and below action levels established for other sites with arsenic impacts.

2.2 GROUNDWATER CHARACTERIZATION

Groundwater at the Site occurs in an unconfined aquifer at depths of approximately 6 to 8 feet below ground surface (bgs), fluctuating seasonally. The direction of groundwater movement at the Site is to the northeast and is consistent with the regional north-northeast groundwater flow for the area. Groundwater was found to be impacted by varying concentrations of arsenic at the Site. There is no apparent source of arsenic impacts to the groundwater from historic Site activities.

3.0 SITE MONITORING REQUIREMENTS

The current owner of the Site will perform visual inspections on the asphalt cap to ensure the integrity and condition of the cap. This inspection program will validate that there are no issues that could affect human health or the environment occurring at the Site. The following are the goals for the assessment program:

- Identify and correct any risks or practices that pose a threat at the Site.
- Documentation of corrective action, if any, upon completion of visual inspections.

3.1 INSPECTIONS AND VERIFICATION FREQUENCY

The frequency of the inspections will be biannually the first year and annually thereafter. The inspections may occur more frequently in the event there are construction activities that require additional monitoring regarding the management of soils and repair of the asphalt cap.

3.2 INSPECTIONS AND VERIFICATION REPORTING

A checklist that will be followed when conducting the inspections is to be developed. In the event corrective actions are needed for any of the inspection parameters, they will be noted in

the comment field. Furthermore, inspections will be entered into a database in order to retain a historical record of the inspections. Upon request, the current owner of the Site will provide an inspection report to the UDEQ.

Ground covering materials that will be inspected are listed in Table 1:

Table 1 – Material Specifications

Materials	Specifications
Existing Buildings	A minimum of four-inch thick concrete slab on grade floors, minimum 12-inch thick continuous concrete footing and foundation walls.
Construction Fill	A 12-inch rough aggregate base beneath concrete pavement.
Road Base Material	A 12-inch rough aggregate base beneath asphalt pavement.
Asphalt Surfaces	A minimum of three-inch thick asphalt pavement on 12-inch aggregate base course.
Concrete Surfaces	A minimum of eight inch to 12 inch concrete pavement, with six inch concrete sidewalks on 12 inch aggregate base course.

Inspections will be conducted to ensure that the requirements of the SMP are continuing to be met. Inspection procedures will include walking the Site and identifying any changes and/or abnormalities associated with engineering controls and use limitations, and condition of the asphalt cap.

Damages to the asphalt cap, concrete pavement surfaces and sidewalks, building improvements, and construction that include digging activities will be noted. At a minimum, the Site inspection schedule presented in Table 2 will be observed.

Table 2 – Site Inspection Activities and Schedule

Item	Schedule	Standard
Verify Land and Groundwater Use during Inspection	First Year – Semi Annually, Annually Thereafter	Consistent with the SMP
Inspect Asphalt Cap	First Year – Semi Annually, Annually Thereafter	A minimum of three-inch asphalt pavement on 12-inch aggregate base course.
Inspect Concrete Pavements and Sidewalks	First Year – Semi Annually, Annually Thereafter	Eight to 12 inch concrete pavement and six inch concrete sidewalks.

3.3 CONSTRUCTION ACTIVITIES AND DEMOLITION

All on-Site construction activities, work in the on-Site right-of-ways, and demolition will require permits issued by the appropriate city and state divisions. All Site Management Plan requirements will be met during the permitting and/or contracting process. Soil and asphalt caps may be removed for construction and/or demolition activities at the Site, provided the requirements of this SMP are met.

If impacted material is discovered during subsurface activities, future construction, demolition, or unrelated Site investigation activities, appropriate response actions will be developed and

implemented in consultation with the UDEQ. Appropriate response actions will include at a minimum soil and groundwater sampling of areas where impacted material is encountered. Qualified contractors or maintenance personnel will be selected to perform construction activities that involve excavation or disturbance of impacted materials on-Site. Workers will be required to take appropriate precautions to prevent incidental ingestion of soil and groundwater or inhalation of dust particles. Contractors will be responsible for the health and safety of on-Site workers. Contractors will be required to control access to construction areas and to control the spread of impacted material during construction activities. Specific issues to be addressed by the contractor will include; complete removal of trash from the bottom of excavations and one foot laterally, generation of dust and mud, noise, surface water, groundwater control, pollution by contractors, erosion control, and contamination of clean cover materials. All construction activities will comply with existing environmental rules and regulations.

4.0 CONTINGENCY PROCEDURES

The purpose for the contingency procedures is to ensure that the engineering controls and use limitations at the Site are managed over time and that activities or catastrophic events that could compromise the Site are properly controlled.

4.1 ROUTINE MAINTENANCE PROCEDURES

Volvo Commercial or the current owner of the Site will be responsible for implementing the SMP. The owner will review and maintain inspection reports, identify areas needing repair, and identify the resources needed to perform repairs and confirm that maintenance requirements have been adequately addressed.

All on-Site construction activities and work in the rights-of-way will require permits issued by West Valley City. All SMP requirements will be met during the permitting and/or contracting process. If contamination is discovered during subsurface activities, future construction, or unrelated Site investigation activities, appropriate response actions will be developed and implemented.

4.2 CATASTROPHIC EVENTS

The following are examples of the types of catastrophic events that could occur at the Site that could breach the cap:

- Structural failure of culinary water or sanitary sewer lines
- Structural failure of the asphalt cap
- Earthquake
- Flooding

In the occurrence of a catastrophic event, the area must be restricted to emergency response personnel only. Actions must be taken to prevent the migration of the asphalt cap and underlying soil by containing this material within berms or other structures. Particular attention will be given to preventing this material from entering the storm sewer system. In the event of a water line failure, practical measures will be employed to contain the run-off from traveling off-Site. Any soils that would need to be transported off-Site must be sampled and relocated to a staging area where it must remain until characterized.

5.0 REFERENCES

AMEC Earth & Environmental, *"Environmental Site Assessment, Voluntary Cleanup Program, Great Basin Trucks Facility West Valley City, Utah"*, September 28, 2005.

AMEC Earth & Environmental, *"Sampling and Analysis Plan and Quality Assurance Project Plan, Great Basin Trucks Facility, West Valley City, Utah, VCP #CO44,"* December 20, 2005.

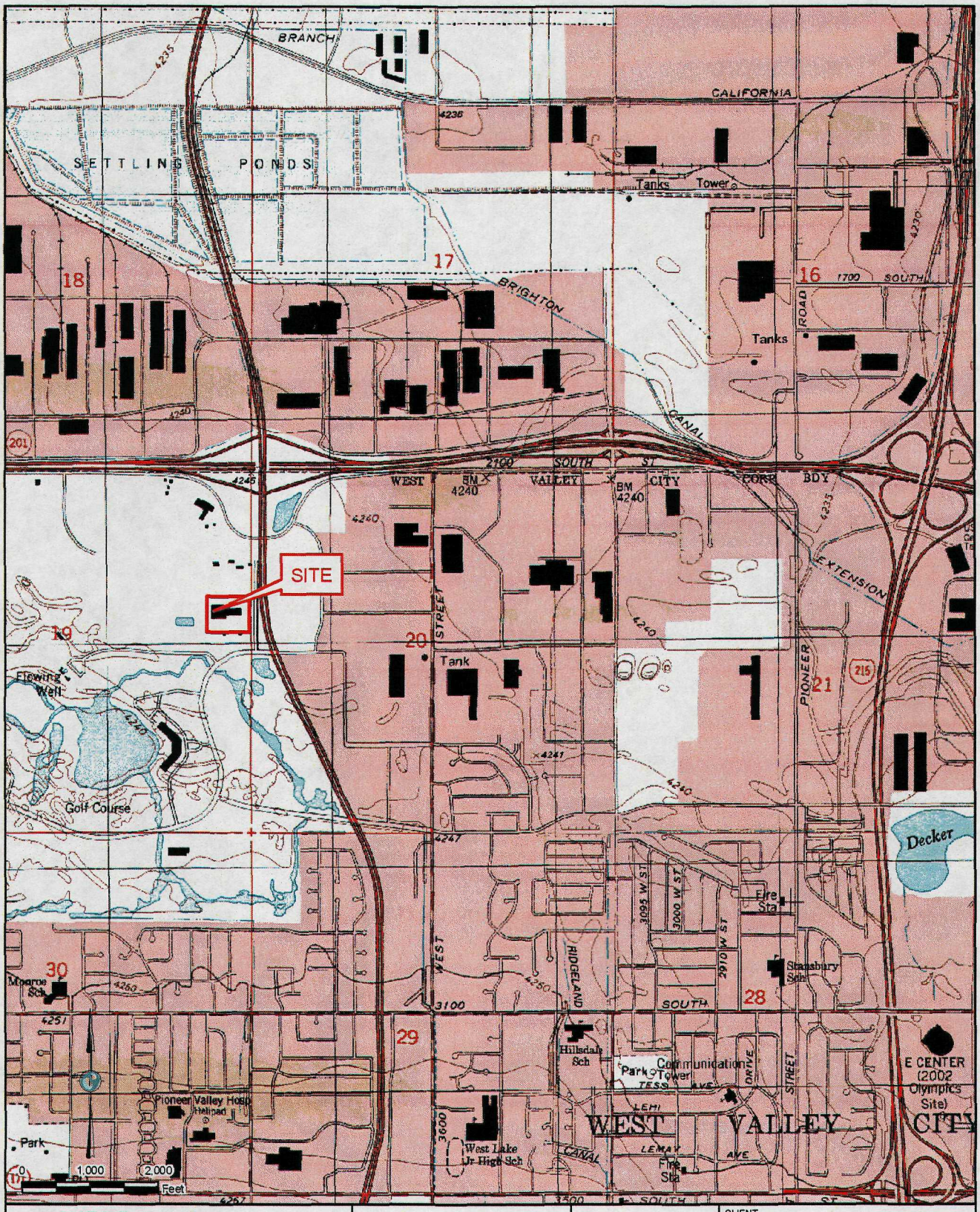
AMEC Earth & Environmental, *"Supplemental Sampling and Analysis, Results Report Investigation of Soil and Groundwater Contamination, Great Basin Trucking Facility, Assistance ID No. C044, West Valley City, Utah,"* February 7, 2006.

AMEC Earth & Environmental, *"Additional Subsurface Sampling Results Report (Revision 2), Investigation of Soil and Groundwater contamination, Great Basin Trucking Facility, Assistance ID No. CO44, West Valley City, Utah,"* January 19, 2007.

TRTech, Inc., Phase I Environmental Site Assessment Report for Great Basin Trucks, West Valley City, Salt Lake County, Utah, December 1998.

Utah Department of Environmental Response and Remediation Comments, April 28, 2006, Supplemental Sampling and Analyses Results Report.

Utah Department of Environmental Response and Remediation Approval Letter, January 31, 2007, Additional Subsurface Sampling Results Report (Revision 2).



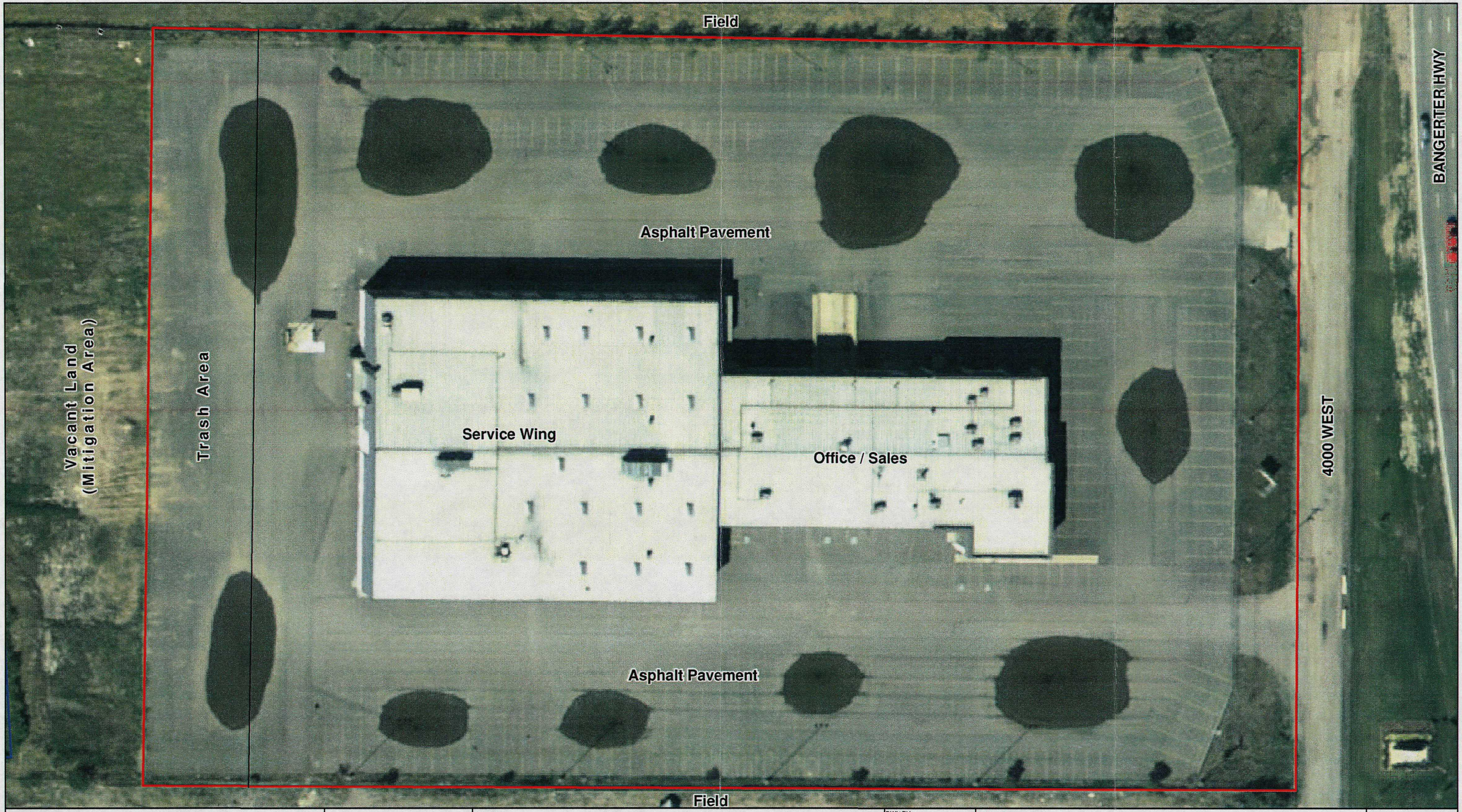
AMEC Earth & Environmental
9865 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035

amec

Salt Lake City South Quadrangle, 1998 USGS 7.5 Minute Series (Topographic)

CLIENT
Volvo Commercial Financial, LLC The Americas
7025 Albert Peck Road #105
Greensboro, North Carolina 27405

PROJECT	DWN BY: MKW	DATUM: NAD 83	DATE: 10/29/07
SITE MANAGEMENT PLAN ARIZONA TILE FACILITY	CHK'D BY: REK	~\54-222\Mit and Mgmt Plan\ Site Mgmt\GIS-AZTile\Fig1	PROJECT NO: 5-814-000222
TITLE: SITE VICINITY MAP	PROJECTION: UTM 12 North	SCALE: 1 inch equals 2,000 feet	FIGURE NO: 1



NOTE: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC EARTH & ENVIRONMENTAL REPORT "MITIGATION AND SITE MANAGEMENT PLAN."

FORMER GREAT BASIN TRUCKS FACILITY. APPROXIMATELY
2300 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH

AERIAL PHOTOS PROVIDED BY USGS. DATE: 9/18/2003.
http://terraserver.microsoft.com/

0 30 60 Feet

Legend

Property Boundary

CLIENT
Volvo Commercial Financial, LLC The Americas
7025 Albert Peck Road # 105
Greensboro, North Carolina 27405

AMEC Earth & Environmental
9865 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035

amec

DWN BY:	MKW
CHK'D BY:	REK
DATUM:	NAD 83
PROJECTION:	UTM 12 North
SCALE:	1 inch equals 60 feet

PROJECT
SITE MANAGEMENT PLAN
ARIZONA TITLE FACILITY

TITLE
SITE MAP

~\54-0222\Mit and Mgmt Plan\Site Mgmt Plan\GIS-AZTitle\Fig2	
DATE:	10/29/07
PROJECT NO:	5-814-000222
FIGURE NO:	2