

When recorded return to:
Utah Department of Environmental Quality
Division of Environmental Response and Remediation
Attention: Voluntary Cleanup Program Coordinator
168 North 1950 West
Salt Lake City, Utah 84116

RE: Ironton Voluntary Cleanup Site, VCP # C006
Bounded on North by Ironton Boulevard, South by US Route 75, East by US Route 89, West by the Union Pacific L.A. and S.L. Railroad Interchange Yard, Provo, Utah 84603

CERTIFICATE OF COMPLETION

1. Compliance with Terms of Voluntary Cleanup Program

The Executive Director of the Utah Department of Environmental Quality, through his undersigned designee below, has determined that U.S. Steel Corporation (USS), the City of Provo, and the Provo Redevelopment Agency, hereinafter collectively referred to as "Applicants," have completed a Utah Department of Environmental Quality supervised voluntary cleanup of the real property described in Attachment A (the "Property"), in accordance with sections 19-8-108 and 19-8-110 of the Utah Code Annotated and the Voluntary Cleanup Agreement entered into on July 30, 1998, and that U.S. Steel Corporation, the City of Provo and the Provo Redevelopment Agency are granted this Certificate of Completion ("COC") pursuant to section 19-8-111, subject to the conditions set forth in paragraph three below.

2. Acknowledgment of Protection From Liability

This COC acknowledges protection from liability provided by section 19-8-113 of the Utah Code Annotated to an applicant who is not responsible for the contamination under the provisions listed in subsection 19-8-113(1)(b) at the time the applicant applies to enter into a Voluntary Cleanup Agreement, and to future owners who acquire 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 or contamination, or to an owner or lender who changes the land use from the use specified in the COC if the changed use or uses may reasonably be expected to result in increased risks to human health or the environment, or to an owner or lender who causes further releases on the Property. Also, there is no release from liability if the COC is obtained by fraud, misrepresentation, or the knowing failure to disclose material information. Finally, protection from liability is limited to contamination identified in the documents related to the investigation and cleanup of the Property.

3. Specified Land Use for Certificate of Completion

This COC is issued based on the Applicant's representation that the Property will be used for commercial/retail and/or industrial and light manufacturing uses, consistent with the commercial/industrial worker exposure scenario described in the Risk Assessment Guidance for Superfund, Volume I, Human Health Evaluation, Parts A and B. The commercial/industrial scenario is defined as exposure to adults to incidental ingestions and dermal contact to hazardous constituents for a duration of 25 years at a frequency of 250 days a year for eight hours a day.

This COC is not issued for use of the Property for process industries (such as oil refining and processing and steel manufacturing facilities), managed care facilities, hospitals, residential use (including caretakers that reside on the Property), or for day care and school facilities. Uses that are not anticipated as stated above would be inappropriate and unacceptable for the Property. Additional investigation and possible remediation would be required, and the COC amended to allow for those uses. Since those uses were neither represented nor approved, they would nullify the release of liability and coverage of this COC described in section two above.

In addition, this COC is issued based upon compliance with the Site Management Plan (SMP), dated September, 2008. Among other things, the COC and SMP, require:

- a. The Property shall be used in a manner that is consistent with the land use described in section three above;
- b. Routine monitoring of groundwater (Section "E" of SMP) and submission of sampling results to the Utah Department of Environmental Quality, Division of Environmental Response and Remediation for review;
- c. Non-use and non-access to ground water from the shallow aquifer located beneath the Property via wells, pits, sumps or other means for the purpose of irrigation, drinking or bathing except as expressly authorized in writing by the Utah Department of Environmental Quality;
- d. Compliance with the Contamination Contingency Plan (Section "G" of SMP), in the event that impacted material above site cleanup goals is encountered and contaminant concentrations in groundwater increase substantially in concentration or migrate off-site;
- e. Continued reimbursement to the Utah Department of Environmental Quality for its oversight of the SMP and review of groundwater sampling results submitted there under;
- f. Continued consent to access by the Utah Department of Environmental Quality to monitor compliance with the SMP and;
- g. Implementation and compliance with the Covenants, Conditions and Restrictions ("CC&Rs) for the development and use of the Property and recorded with the Utah County Recorder on January 15, 2008, Entry No. 4986:2008, Pages 1-19, and on June 24, 2008, Entry No. 73022:2008, Pages 1-14.

4. Unavailability of Release of Liability

Use of the Property that is not consistent with section three, including failure to comply with the

SMP and the provisions of this COC, shall constitute a change in land use expected to result in increased risks to human health/the environment making the release of liability in section two unavailable.

5. Amended Certificate of Completion

Upon completion of the SMP, the Applicant, current or future owners or lenders may request the Utah Department of Environmental Quality to record an amended COC to delete compliance with the SMP as a condition of land use.

6. Availability of Records

All documents discussed in this COC are on file and may be reviewed at the UDEQ/ Division of Environmental Response and Remediation office located at 168 North 1950 West, Salt Lake City, Utah.

7. Final Signature for Ironton Certificate of Completion

Dated this 18th day of DECEMBER 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

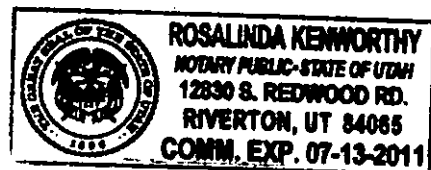
STATE OF UTAH _____)
:ss.
COUNTY OF _____)

On this 18 day of December, 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.

Rosalinda Kenworthy
NOTARY PUBLIC

Residing At: SL County

My Commission Expires 7-13-2011



ATTACHMENT A

Ironton Voluntary Cleanup Site Legal Property Description

LEGAL DESCRIPTION
— Revised, 26 September 2007 —

Mountain Vista Business Center
C.C.&R. / Site Management Plan

Parcel 1

A parcel of land located in the Northeast and Southeast Quarters of Section 20, the Northwest and Southwest Quarters of Section 21, the Northwest Quarter of Section 28, and the Northeast Quarter of Section 29, Township 7 south, Range 3 east, Salt Lake Meridian, Utah County, Utah described as follows:

COMMENCING at a point on the west line of Mountain Vista Parkway, said point being westward of the southwest corner of Lot 8, Billings Technology Park Subdivision, Plat "F", said point being North 1563.41 feet and West 1777.21 feet from a brass cap monument marking the location of the East Quarter Corner of Section 20, Township 7 south, Range 3 east, Salt Lake Meridian

THENCE along a curve to the right having a radius of 1148.63 feet and an arc length of 407.33 feet, being subtended by a chord of South 19 degrees 12 minutes 30 seconds East for a distance of 405.20 feet along the west Right of Way line of Mountain Vista Parkway as described on said Plat F, as well as a Roadway Dedication Plat for said Parkway, recorded as Entry Number 63343:2006, Map Filing # 11665 in the office of the Utah County Recorder, see, also Record of Survey # 06-299 in the office of the Utah County Surveyor for this course and the next four courses;

(1) THENCE South 09 degrees 02 minutes 57 seconds East for a distance of 234.48 feet;

(2) THENCE along a curve to the left having a radius of 2178.73 feet and an arc length of 604.06 feet, being subtended by a chord of South 16 degrees 59 minutes 31 seconds East for a distance of 602.13 feet;

(3) THENCE South 24 degrees 56 minutes 05 seconds East for a distance of 327.53 feet;

(4) THENCE along a curve to the left having a radius of 7592.65 feet and an arc length of 376.53 feet, being subtended by a chord of South 26 degrees 21 minutes 20 seconds East for a distance of 376.49 feet;

THENCE leaving said west Right of Way line South 65 degrees 35 minutes 50 seconds West for a distance of 344.76 feet;

THENCE South 24 degrees 24 minutes 10 seconds East for a distance of 1020.00 feet;

THENCE South 65 degrees 35 minutes 50 seconds West for a distance of 68.50 feet to the centerline of said track;

THENCE along the centerline of that certain abandoned spur track described in Book 787 at Page 195 of deeds recorded as Entry Number 10747:1958 of said records the following four courses: (1) South 24 degrees 24 minutes 10 seconds East for a distance of 25.30 feet;

(2) THENCE along a curve to the right having a radius of 774.81 feet and an arc length of 86.00 feet, being subtended by a chord of South 21 degrees 13 minutes 22 seconds East for a

distance of 85.96 feet;

(3) THENCE South 18 degrees 02 minutes 35 seconds East for a distance of 41.70 feet;
and (4) THENCE along a curve to the right having a radius of 1910.08 feet and an arc length of 444.49 feet, being subtended by a chord of South 11 degrees 22 minutes 35 seconds East for a distance of 443.49 feet;

THENCE leaving said abandoned spur track South 24 degrees 24 minutes 50 seconds East for a distance of 1699.66 feet to a point on the north line of Utah State Highway 75, Project No. F-001-6(6);

THENCE along said north line the following three courses: (1) South 79 degrees 52 minutes 53 seconds East for a distance of 668.49 feet to a point 75 feet measured perpendicularly opposite engineer's station 106+00;

(2) THENCE South 88 degrees 51 minutes 33 seconds East for a distance of 645.49 feet to a point 70 feet measured perpendicularly opposite engineer's station 112+50;

and (3) THENCE North 89 degrees 47 minutes 53 seconds East for a distance of 4.39 feet to an existing fence as described in that certain Boundary Line Agreement in Book 1926 at Page 174 recorded as Entry Number 20949:1981 in said records;

THENCE along said fence and boundary line North 00 degrees 20 minutes 00 seconds West for a distance of 459.16 feet to a point on the south line of that certain parcel described in Book 1926 at Page 176 as Entry Number 20950:1981 of said records;

THENCE along the boundaries of said parcel the following six courses: (1) North 89 degrees 54 minutes 49 seconds West for a distance of 32.17 feet to the centerline of a flume carrying Spring Creek;

(2) THENCE along said flume North 00 degrees 00 minutes 50 seconds West for a distance of 418.46 feet;

(3) THENCE East for a distance of 12.49 feet to the centerline of said Spring Creek;

(4) THENCE along the centerline of Spring Creek North 00 degrees 43 minutes 39 seconds West for a distance of 680.62 feet;

(5) THENCE continuing along the centerline of Spring Creek North 34 degrees 11 minutes 57 seconds West for a distance of 244.16 feet;

and (6) THENCE East for a distance of 659.05 feet to the westerly Right of Way line of Highway 89, Project No. F.A. 35-37;

THENCE along a non-tangent curve to the left having a radius of 2814.79 feet and an arc length of 303.81 feet, being subtended by a chord of North 18 degrees 26 minutes 33 seconds West for a distance of 303.66 feet to the centerline of an 8 rod wide prescriptive Utah County Road established in 1871 and described in Book R7 at Page 3, Roadroute Survey Books, Series 5041, of the Utah State Archive records;

THENCE along said centerline the following seven courses: (1) North 41 degrees 41 minutes 00 seconds West for a distance of 1343.35 feet;

(2) THENCE along a curve to the right having a radius of 1909.86 feet and an arc length of 450.55 feet, being subtended by a chord of North 34 degrees 55 minutes 30 seconds West for a distance of 449.51 feet;

(3) THENCE North 28 degrees 10 minutes 00 seconds West for a distance of 348.40 feet;

(4) THENCE North 23 degrees 45 minutes 00 seconds West for a distance of 251.56 feet;

(5) THENCE along a line 66 feet southwesterly measured perpendicularly from the southwesterly boundary of Ironton Subdivision, Plat "A" and said centerline North 16 degrees 36

minutes 00 seconds West for a distance of 429.83 feet;

(6) THENCE North 32 degrees 52 minutes 00 seconds West for a distance of 917.38 feet;

and (7) THENCE North 38 degrees 24 minutes 00 seconds West for a distance of 282.63 feet to a point on the southerly terminus of that certain parcel of land acquired for Highway 89 Right of Way, Project No. F.A. 35-37 described in Book 316 at page 380 recorded as Entry Number 546:1936 said point being South 54 degrees 22 minutes 54 seconds West for a distance of 3.93 feet from engineer's station 213+38.7 of said project;

THENCE South 54 degrees 22 minutes 54 seconds West for a distance of 46.07 feet to a point southwesterly measured at right angles from the centerline of said project;

THENCE North 35 degrees 56 minutes 48 seconds West for a distance of 98.13 feet;

THENCE along a curve to the left having a radius of 2814.79 feet and an arc length of 310.56 feet, being subtended by a chord of North 39 degrees 46 minutes 08 seconds West for a distance of 310.40 feet to the southeast corner of that parcel described in Book 2830 at page 434 recorded as Entry Number 35070:1991;

THENCE along the south boundary of said parcel and its westerly extension South 64 degrees 30 minutes 38 seconds West for a distance of 576.11 feet to the east line of Lot 8, Billings Technology Park, Plat "F";

THENCE along the easterly boundary of said Lot 8 South 32 degrees 59 minutes 22 seconds East for a distance of 116.57 feet to the north line of Lot 9, said Plat "F";

THENCE along said north line and the westward prolongation of said line South 65 degrees 35 minutes 50 seconds West for a distance of 308.11 feet to the west Right of Way line of Mountain Vista Parkway being the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said parcel 1 contains 208.896 acres more or less.

BASIS OF BEARING: South 00 degrees 41 minutes 58 seconds East for a distance of 2655.45 feet between existing monuments located at the East Quarter Corner and the Southeast Corner of Section 20, respectively, Township 7 south, Range 3 east, Salt Lake Meridian.

LESS AND EXCEPTING THEREFROM that certain parcel conveyed to Utah Power and Light Company by Warranty Deed recorded in Book 1990 at Page 28 as Entry Number 16834:1982 described as follows: Beginning at a point which is North 00 degrees 41 minutes 56 seconds West for a distance of 2336.35 feet and North 89 degrees 18 minutes 04 seconds East for a distance of 249.43 feet from the Southwest Corner of Section 21, Township 7 south, Range 3 east, Salt Lake Meridian.

THENCE North 70 degrees 20 minutes 04 seconds East for a distance of 65.40 feet;

THENCE South 27 degrees 14 minutes 56 seconds East for a distance of 63.70 feet;

THENCE South 62 degrees 45 minutes 04 seconds West for a distance of 64.78 feet;

THENCE North 27 degrees 17 minutes 13 seconds West for a distance of 72.33 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record

Said property contains 0.101 acres more or less.

ALSO, LESS AND EXCEPTING THEREFROM that certain parcel conveyed to Questar Gas Company by Warranty Deed recorded as Entry Number 1752:2005 described as follows:
Beginning at a point which is North 1650.89 feet and West 784.76 feet from the East Quarter Corner of Section 20, Township 7 south, Range 3 east, Salt Lake Meridian.

THENCE South 54 degrees 22 minutes 54 seconds West for a distance of 75.00 feet;

THENCE North 35 degrees 37 minutes 06 seconds West for a distance of 50.00 feet;

THENCE North 54 degrees 22 minutes 54 seconds East for a distance of 75.00 feet;

THENCE South 35 degrees 37 minutes 06 seconds East for a distance of 50.00 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.086 acres more or less.

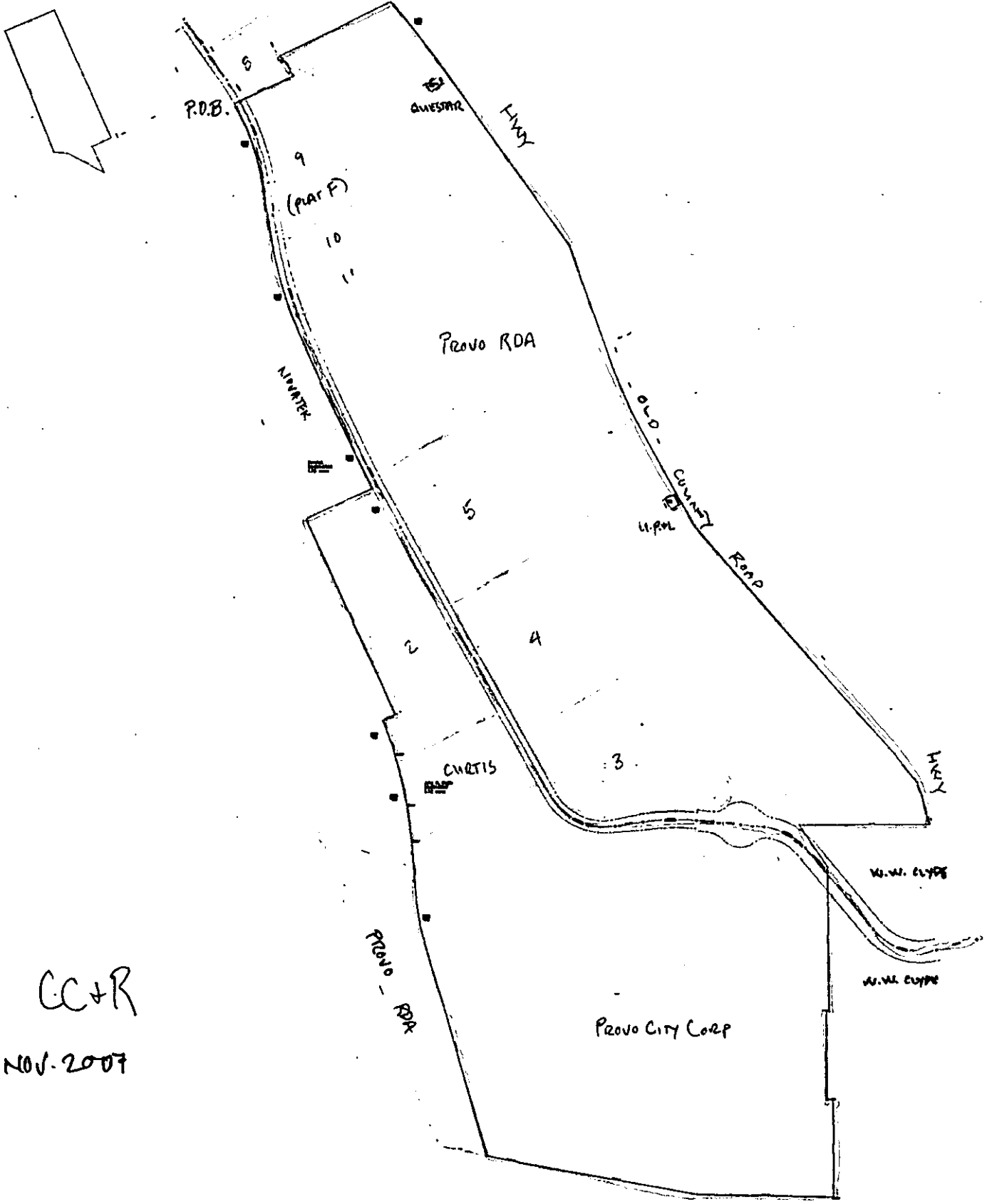
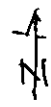
Net total of Parcel 1, less the U.P.&L. and the Questar parcels: 208.709 acres more or less.

Parcel 1 - Tax Identification Numbers

23: 001: 0036	Provo City RDA
23: 001: 0045	Provo City RDA
23: 001: 0057	John Curtis
23: 001: 0061	Provo City
23: 001: 0071	Provo City RDA
23: 001: 0072	Provo City RDA
23: 001: 0079	New Ironton Properties
23: 001: 0143	Provo City - road
23: 001: 0144	Provo City
23: 001: 0145	Provo City RDA
23: 001: 0146	Provo City RDA
23: 002: 0032	Provo City
23: 002: 0033	Provo City
23: 014: 0008	Provo City RDA
23: 021: 0014	Provo City
35: 095: 0009	Argonaut Investment
35: 095: 0010	Provo City
35: 095: 0011	Provo City

ATTACHMENT B

Ironton Voluntary Cleanup Site Site Map



E CC+R
 1 NOV. 2007

File: C:\Projects\SS SteelIrontonMap\Site Management Plan 2007\Layout\Figure 1 Site Map.mxd

