

When Recorded Return To:
Athabasca Land Company, LLC
415 South Cedros Avenue, Suite 240
Solana Beach, California 92075

12860485
10/2/2018 3:21:00 PM \$42.00
Book - 10718 Pg - 3252-3267
ADAM GARDINER
Recorder, Salt Lake County, UT
HOLLAND & HART LLP CO
BY: eCASH, DEPUTY - EF 16 P.

With Copy To:
Project Manager, Release Site MKK, Facility No. 4001145
Utah Department of Environmental Quality
Division of Environmental Response and Remediation, UST/LUST Branch
P.O. Box 144840
Salt Lake City, Utah 84114-4840

Parcel Nos. 16294770140000 and 16283510480000

ENVIRONMENTAL COVENANT

This environmental covenant is made pursuant to the Utah Uniform Environmental Covenants Act, Utah Code Ann. Section 57-25-101, et seq. (the "Utah Act"). Athabasca Land Company, LLC, as grantor ("Grantor") makes and imposes this environmental covenant upon the property more particularly described in Exhibit A attached hereto (the "Property"). This environmental covenant shall run with the land, pursuant to and subject to the Utah Act.

1. Notice. Notice is hereby given that the Property is or may be contaminated with a regulated substance and therefore this environmental covenant is imposed to mitigate the risk to public health, safety and the environment.
2. Environmental Response Project. An environmental response project was conducted on the Property under the authority of the Utah Underground Storage Tank (UST) Act, Title 19, Chapter 4 of the Utah Code Ann. that is administered by the Division of Environmental Response and Remediation ("DERR") in the Utah Department of Environmental Quality ("UDEQ"). The environmental response project is identified by DERR as Facility Identification No. 4001145, Release Site MKK, located at 1306 East 3300 South, Salt Lake City, Utah, Parcel No. 1629477014000. In 1990, a release (Facility No. 4001145, Release Site FTF) was reported to DERR when gasoline was released due to a malfunction of the leak detection system on a UST. A soil vapor and air sparging remediation system was installed and operated from 1992 through 1996. Soil confirmation sampling was conducted in 2004 and the results indicated that the contaminants had been removed from soils to concentrations below DERR's cleanup levels. Groundwater monitoring was conducted from 2004 through 2005. DERR issued a No Further Action letter for Release Site FTF on September 29, 2005. In 2008, a second petroleum release (Facility No. 4001145, Release Site MKK) was reported to DERR when indications of contamination were noted during removal of the UST system. A remediation system was installed in October 2013 and operated until November 2014. A groundwater monitoring program has been in place for the site. A plat map depicting the

locations of the groundwater monitoring wells, is included as attached Figure 1. A map generally depicting the Property, which includes both 1306 East 3300 South, Salt Lake City, Utah, Parcel No. 16294770140000 and 1332 East 3300 South, Salt Lake City, Utah, Parcel No. 16283510480000, is attached as Figure 2. A groundwater data table is attached as Table 1.

3. Grantor. The Grantor of this environmental covenant is also an Owner as defined in Paragraph 4.
4. Owner. The “Owner” of the Property is a person who controls, occupies, or holds an interest (other than this environmental covenant) in the Property at any given time. Because this environmental covenant runs with the land, the obligations of the Owner are transferred to assigns, successors in interest, including without limitation to future owners of an interest in fee simple, mortgagees, lenders, easement holders, lessees, and any other person or entity who acquires any interest whatsoever in the Property, or any portion thereof, whether or not any reference to this environmental covenant or its provisions are contained in the deed or other conveyance instrument, or other agreements by which such person or entity acquires its interest in the Property or any portion thereof (“Transferees”). Upon transfer of an Owner’s interest in the Property, the Owner shall have no further rights or obligations hereunder. Notwithstanding the foregoing, nothing herein shall relieve Owner during the time it holds an interest in the Property of its responsibilities to comply with the terms hereof and all other provisions of applicable law or of responsibility for its failure to comply during the time it held an interest in the Property.
5. Holder. Athabasca Land Company, LLC is the grantee (“Holder”) of this environmental covenant as defined in Sections 57-25-102(6), 103(1), 103(3)(b). Holder may enforce this environmental covenant. Holder’s obligations hereunder are limited to the specific provisions and the limited purposes described herein. Subject to the provisions hereof, Holder’s rights and obligations survive the transfer of the Property.
6. Agency. The UDEQ is the Agency (as defined in the Utah Act) under this environmental covenant. The Agency may be referred to herein as the Agency or the UDEQ. The Agency may enforce this environmental covenant. The Agency assumes no affirmative duties through the execution of this environmental covenant.
7. Administrative Record. The environmental response project is assigned Facility Identification Number 4001145 Release Site MKK (“Administrative Record”) on file with the DERR.
8. Activity and Use Limitations. As part of the environmental response project described above, the following activity and use limitations are imposed on the Property.

- a. The Owner shall not access groundwater for drinking water, irrigation or bathing purposes.
- b. If the Owner encounters contamination or potential contamination in soils or groundwater during future construction, utility installation and maintenance, de-watering, general maintenance activities, and/or general use:
 - i. the Owner will cease the activities and perform sampling as necessary to properly characterize the contamination, or potential contamination to evaluate possible impacts.
 - ii. the Owner will notify DERR of the sample results if contamination is identified that exceeds the DERR Initial Screening Levels or Maximum Contaminant Levels (“contaminated material”).
 - iii. the Owner will manage and/or dispose of contaminated material that is excavated or removed in a lawful and protective manner, and will otherwise exercise appropriate care with respect to contaminated material.
- c. After a No Further Action letter is issued by the DERR for Release Site MKK, the Owner will provide access to the DERR and/or the responsible party (Tesoro) to properly abandon existing groundwater monitoring wells located within the property boundaries, in accordance with applicable law.
- d. The Owner will cooperate with the DERR and the responsible party for the release (Tesoro) and will provide access for any response actions related to the leaking UST release site, identified as Release Site MKK, Facility No. 4001145, at no charge.
- e. The Owner will mitigate the potential vapor intrusion exposure pathway with the installation of an engineered vapor barrier and associated piping system and/or other design acceptable to the DERR.
- f. Compliance Reporting. Upon request, Owner or Holder shall submit written documentation to the UDEQ verifying that the activity and use limitations remain in place and are being followed.
- g. Periodic Agency Oversight. Agency may register the Property with Blue Stakes to obtain notification of planned excavations in the area. Blue Stakes charges a fee for each notification. Upon request, Holder shall reimburse Agency for Blue Stakes notification fees. Agency may conduct periodic inspections and reviews to assess the protectiveness of the activity and use limitations described herein.

9. Compliance Enforcement. This environmental covenant may be enforced pursuant to the Utah Act. Failure to timely enforce compliance with this environmental covenant or the activity and use limitations contained herein shall not bar subsequent enforcement, and shall not be deemed a waiver of a right to take action to enforce any non-compliance. Nothing in this environmental covenant shall restrict the Agency from exercising any authority under applicable law.
10. Rights of Access. The right of access to the Property is permanently granted to the Agency, the Holders, responsible parties for the release, and their respective contractors for necessary response actions, inspections, implementation and enforcement of this environmental covenant.
11. Notice upon Conveyance. Owner shall notify the Agency and Holder within *twenty* (20) days after each transfer of ownership of all or any portion of the Property. Owner's notice to the Agency and Holder 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. Instruments that convey any interest in the Property (fee, leasehold, easement, encumbrance, etc.) shall include a notification to the person or entity who acquires the interest that the Property is subject to this environmental covenant and shall identify the date, entry no., book and page number at which this document is recorded in the records of the Salt Lake County Recorder, in the State of Utah. Failure to provide notification shall have no effect upon the enforceability and duty to comply with this environmental covenant.
12. Representations and Warranties. Grantor hereby represents and warrants to the other signatories hereto:
 - a. that it is the sole fee simple owner of the Property;
 - b. that it 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; and,
 - c. that it has identified all other persons that own an interest in or hold an encumbrance on the Property, has notified such persons of its intention to enter into this environmental covenant, and has notified the Agency of the names and contact information of the persons holding such encumbrances as provided in Paragraph 17, below, entitled: "Notice;" and,
 - d. that this environmental covenant will not materially violate or contravene or constitute a material default under any other agreement, document, or instrument to which it is a party or by which it may be bound or affected.

13. Amendment or Termination. This environmental covenant may be amended or terminated pursuant to the Utah Act. Except as set forth herein, Grantor and Holder waive any and all rights to consent or notice of amendment concerning any parcel of the Property to which Grantor or Holder has no fee simple interest at the time of amendment or termination.
14. Effective Date, Severability and Governing Law. 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. 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. This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Utah.
15. Recordation and Distribution of Environmental Covenant. Within *thirty (30)* days after the date of the final required signature upon this environmental covenant, Grantor 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. Grantor shall distribute a file-and-date stamped copy of the recorded environmental covenant to the Agency.
16. Notice. Unless otherwise notified in writing by or on behalf of the pertinent party any document or communication required by this environmental covenant shall be submitted to:

If to the UDEQ:

Project Manager

Facility Identification No. 4001145, Release Site MKK

Division of Environmental Response and Remediation, UST/LUST Branch

UDEQ

P.O. Box 144840

Salt Lake City, Utah 84114-4840

If to Athabasca Land Company, LLC:

Daron Young

Athabasca Land Company, LLC

415 South Cedros Avenue, Suite 240

Solana Beach, California 92075

If to Tesoro:

Anastasia Duarte

Tesoro Refining and Marketing Company

3450 South 344th Way, Suite 201

Auburn, Washington 98001-5931

17. Governmental Immunity. In executing this covenant, the Agency does not waive governmental immunity afforded by law. The Grantor, Owner, and Holder, for themselves and their successors, assigns, and Transferees, hereby fully and irrevocably release and covenant not to sue the State of Utah, its agencies, successors, departments, agents, and employees (“State”) from any and all claims, damages, or causes of action arising from, or on account of the activities carried out pursuant to this environmental covenant except for an action to amend or terminate the environmental covenant pursuant to Sections 57-25-109 and 57-25-110 of the Utah Code Ann. or for a claim against the State arising directly or indirectly from or out of actions of employees of the State that would result in (i) liability to the State of Utah under Section 63G-7-301 of the Governmental Immunity Act of Utah, Utah Code Ann. Section 63G-7-101, et seq. or (ii) individual liability for actions not covered by the Governmental Immunity Act as indicated in Sections 63G-7-202 and -902 of the Governmental Immunity Act, as determined in a court of law.
18. Payment of Agency’s Costs. Consistent with Utah Code Ann. § 57-25-111(4) of the Act and other applicable law, the Owner, if invoiced, shall reimburse Agency for its costs for actions which, in its discretion, it may take to enforce or protect this Environmental Covenant. The invoice may be based on actual costs incurred by Agency or on the fee schedule approved by the legislature or both as applicable.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

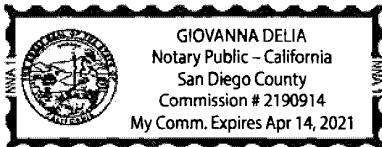
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On August 22, 2018 before me, Giovanna Delia Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Daron Young
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Giovanna Delia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Environmental Covenant Document Date: Not Dated
Number of Pages: 16 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daron Young
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator

Other: _____
Signer Is Representing: Manager of MNG Management, LLC who is the manager of For Granton

Other: _____
Signer Is Representing: _____

UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY

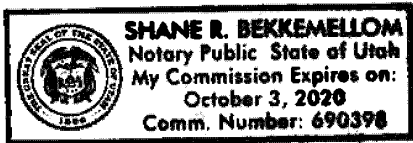
The Utah Department of Environmental Quality authorized representative identified below hereby approves the foregoing environmental covenant pursuant to Utah Code Ann. Sections 57-25-102(2) and 57-25-104(1)(e).

Brent H. Everett
Brent H. Everett, Director
Division of Environmental Response and Remediation
Utah Department of Environmental Quality

24 SEPTEMBER 2018
Date

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

On this 24th day of September, 2018 appeared before me Brent H. Everett, an authorized representative of the Utah Department of Environmental Quality, personally known to me, or whose identity has been satisfactorily established to me, who acknowledged to me that he executed the foregoing environmental covenant.



Shane R. Bekkemellom
Notary Public

Exhibit A

Legal Property Descriptions

Parcel No. 16294770140000

BEGINNING AT A POINT ON THE SOUTH LINE OF 3300 SOUTH STREET, SAID POINT BEING NORTH 89°48'00" EAST 50.00 FEET ALONG THE MONUMENT LINE AND SOUTH 00°18'43" WEST 40.00 FEET FROM A SALT LAKE COUNTY MONUMENT ON THE INTERSECTION OF 3300 SOUTH STREET AND 1300 EAST STREET, SAID POINT ALSO BEING NORTH 89°48'00" EAST 17.00 FEET AND SOUTH 00°18'43" WEST 7.00 FEET FROM THE NORTHWEST COMER OF LOT 9, BLOCK 23, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°48'00" EAST 225.01 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°18'50" WEST 199.01 FEET; THENCE SOUTH 89°48'00" WEST 110.00 FEET; THENCE NORTH 00°18'50" EAST 97.76 FEET; THENCE SOUTH 89°48'00" WEST 125.01 FEET TO A POINT ON THE EAST LINE OF 1300 EAST STREET; THENCE NORTH 00°18'50" EAST 91.25 FEET ALONG SAID EAST LINE; THENCE NORTH 45°03'25" EAST 14.21 FEET TO THE POINT OF BEGINNING.

Parcel No. 16283510480000

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING NORTH 89 DEGREES 45 MINUTES EAST ALONG SAID SOUTH RIGHT OF WAY LINE 242.00 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 23, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 89 DEGREES 45 MINUTES EAST ALONG SAID SOUTH LINE 55.00 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 00 SECONDS WEST 120.28 FEET TO A FENCE LINE; THENCE SOUTH 89 DEGREES 45 MINUTES 54 SECONDS WEST ALONG SAID FENCE 55.00 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 00 SECONDS EAST 120.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO SALT LAKE COUNTY BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 02, 1999 AS ENTRY NO. 7242525 IN BOOK 8245 AT PAGE 6042 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING NORTH 89°45' EAST ALONG SAID SOUTH RIGHT OF WAY LINE 242.00 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 23, TEN ACRE PLAT A, BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°45' EAST ALONG SAID SOUTH LINE 55.00 FEET; THENCE SOUTH 0°14'00" WEST 7.00 FEET; THENCE SOUTH 89°45' WEST 55.00 FEET; THENCE NORTH 0°14'00" EAST 7.00 FEET TO THE POINT OF BEGINNING.

FIGURES

Figure 1

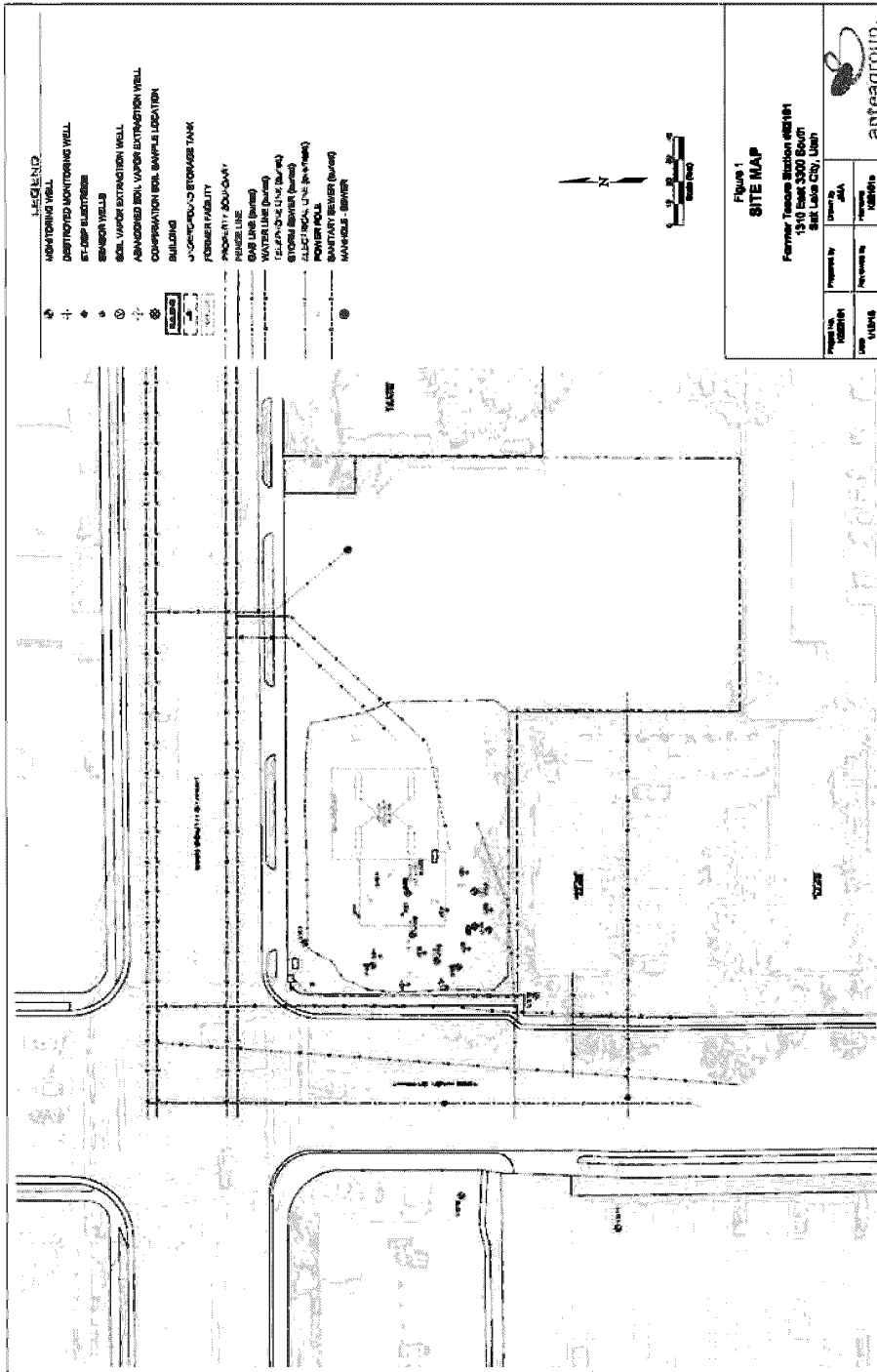


Figure 2



Table 1. Groundwater Data Table

TABLE 1
GROUNDWATER ANALYTICAL SUMMARY
FORMER TESORO STATION 62101
1310 EAST 3300 SOUTH
SALT LAKE CITY, UTAH

SAMPLE LOCATION	DATE M/D/Y	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL-BENZENE (ug/L)	XYLENES (ug/L)	NAPH-THALENE (ug/L)	MTBE (ug/L)	TPH-GRO (ug/L)	TPH-DRO (ug/L)	DTW (feet)	GW ELEVATION (feet)	LNAPL	
MW-1 99.50	10/20/2009	27.3	22.4	19.9	258	<10.0	<1.0	1230	NA	55.30	44.00	0.00	
	3/18/2010	85	<5.0	28	59	<5.0	<1.0	710	NA	55.42	43.86	0.00	
	5/18/2010	540	<5.0	310	97	52	<1.0	3800	NA	51.98	47.34	0.00	
	3/18/2011	200	<5.0	130	15	9.5	<1.0	2000	NA	51.90	47.40	0.00	
	12/3/2011	920	<25	530	160	110	<1.5	8600	NA	47.78	51.82	0.00	
	2/9/2012	300	<25	300	22	<26	<6	4100	NA	51.20	48.10	0.00	
	3/15/2012	250	<25	250	31	32	<5.0	<2500	NA	49.84	46.48	0.00	
	10/5/2012	162	<5	240	<1.5	24	<6	2410	NA	51.26	45.04	0.00	
	Converted to digi-Tam well June 2013												
	MW-2 98.07	11/6/2009	830	564	36.3	332	<10.0	<1.0	2090	NA	50.32	47.75	0.00
3/18/2010		2000	160	110	120	<50	<10	5100	NA	50.44	47.65	0.00	
5/18/2010		1500	30	99	100	9.1	<1.0	2300	NA	46.43	45.84	0.00	
3/18/2011		2100	180	270	442	27	<1.0	5700	NA	51.90	46.17	0.00	
11/18/2011		NA	NA	NA	NA	NA	NA	NA	NA	NM	-	1.80	
11/23/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.22	51.85	0.00	
12/1/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.44	51.84	0.01	
12/6/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.43	51.84	0.00	
12/14/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.67	51.40	0.00	
12/22/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.97	51.10	0.00	
12/27/2011		NA	NA	NA	NA	NA	NA	NA	NA	46.87	51.20	0.00	
1/27/2012		NA	NA	NA	NA	NA	NA	NA	NA	47.20	50.87	0.00	
2/5/2012		2900	650	250	5500	170	<20	33000	NA	47.31	50.78	0.00	
3/15/2012		NA	NA	NA	NA	NA	NA	NA	NA	44.87	54.01	1.08	
10/18/2012		NA	NA	NA	NA	NA	NA	NA	NA	45.15	52.94	0.02	
11/18/2012		NA	NA	NA	NA	NA	NA	NA	NA	47.79	50.30	0.03	
12/11/2012		NA	NA	NA	NA	NA	NA	NA	NA	45.85	49.24	0.03	
1/20/2013		NA	NA	NA	NA	NA	NA	NA	NA	44.12	53.96	0.01	
2/12/2013		NA	NA	NA	NA	NA	NA	NA	NA	43.82	54.27	0.02	
2/20/2014		13	10	3	18	<2	<1	121	NA	NM	-	0.00	
12/17/2014	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-		
1/8/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-		
3/17/2015	405	4980	2170	15900	322	<250	44900	21900	53.83	44.17	0.04		
5/18/2015	517	5610	1870	19100	<500	<100	74000	38100	53.38	44.75	0.03		
12/6/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 54.92	-	-		
3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 54.91	-	-		
5/23/2016	668	4980	1150	12500	<2500	<500	57500	23900	52.00	42.08	0.02		
9/27/2016	764	5070	1110	14400	<1000	<200	41200	25700	52.90	45.18	0.01		
12/7/2016	1120	6250	1130	15200	<500	<100	<50000	25900	54.21	43.86	0.00		
3/18/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-		
5/24/2017	888	4650	718	11200	759	<100	80800	2300	50.84	47.23	0.00		
MW-3 102.18	10/3/2011	<0.50	<5.0	<0.50	<1.5	<0.80	<1.0	<100	NA	42.36	52.82	0.00	
	2/9/2012	<1	<5	<1	<3	<5	<1	<100	NA	46.46	55.72	0.00	
	5/15/2012	<1.0	<5.0	<1.0	<3.0	<5.0	<1.0	<500	NA	44.41	57.77	0.00	
	10/15/2012	<1	<1	<1	<3	<2	<1	<50	NA	47.46	54.72	0.00	
MW-4 98.92	10/3/2011	<0.50	<5.0	<0.50	<1.5	<0.80	<1.0	<100	NA	44.24	54.86	0.00	
	2/9/2012	<1	<5	1.8	<3	<5	<1	340	NA	49.5	45.12	0.00	
	5/15/2012	3.8	<5.0	<1.0	<3.0	<5.0	<1.0	<500	NA	45.08	52.88	0.00	
	10/15/2012	<1	<1	<1	<3	<2	<1	156	NA	46.81	52.01	0.00	
	12/6/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 58.20	-	-	
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 58.20	-	-	
	5/23/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 58.21	-	-	
	9/27/2016	1.31	<5	16.2	<3	<5	<1	586	334	52.78	46.18	0.00	
	12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 59.25	-	-	
	3/18/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-	
5/24/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 55.18	-	-		

TABLE 1
GROUNDWATER ANALYTICAL SUMMARY
FORMER TESORO STATION 62101
1310 EAST 3300 SOUTH
SALT LAKE CITY, UTAH

SAMPLE LOCATION	DATE M/D/Y	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL-BENZENE (ug/L)	XYLENES (ug/L)	NAPH-THALENE (ug/L)	MTBE (ug/L)	TPH-GRO (ug/L)	TPH-DRO (ug/L)	DTW (feet)	GW ELEVATION (feet)	LNAPL (feet)
MW-5 57.55	8/30/2011	NA	NA	NA	NA	NA	NA	NS	NA	47.65	51.00	0.66
	10/6/2011	2200	<500	2500	8500	1800	<100	100000	NA	46.16	51.41	0.02
	11/13/2011	NA	NA	NA	NA	NA	NA	NA	NA	49.5	45.76	1.07
	11/23/2011	NA	NA	NA	NA	NA	NA	NA	NA	49.3	45.44	0.25
	12/1/2011	NA	NA	NA	NA	NA	NA	NA	NA	45.54	45.19	0.24
	12/6/2011	NA	NA	NA	NA	NA	NA	NA	NA	45.35	45.45	0.33
	12/14/2011	NA	NA	NA	NA	NA	NA	NA	NA	45.58	45.23	0.35
	12/22/2011	NA	NA	NA	NA	NA	NA	NA	NA	45.19	45.41	0.07
	12/27/2011	NA	NA	NA	NA	NA	NA	NA	NA	45.69	47.92	0.08
	1/27/2012	NA	NA	NA	NA	NA	NA	NA	NA	50.15	47.54	0.18
	2/9/2012	7200	450	870	1600	310	<50	82000	NA	50.03	47.52	0.00
	3/15/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.62	45.99	0.08
	3/15/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.84	45.74	0.04
	11/16/2012	NA	NA	NA	NA	NA	NA	NA	NA	50.27	47.63	0.46
	12/11/2012	NA	NA	NA	NA	NA	NA	NA	NA	50.94	45.63	0.02
	1/19/2013	NA	NA	NA	NA	NA	NA	NA	NA	45.88	47.69	0.02
	2/12/2013	NA	NA	NA	NA	NA	NA	NA	NA	45.18	45.88	0.68
Converted to digital well June 2013												
MW-6 57.28	9/30/2011	NA	NA	NA	NA	NA	NA	NA	NA	49.23	54.05	0.02
	10/6/2011	9300	25000	2900	18000	<690	<1000	120000	NA	43.60	53.75	0.02
	11/13/2011	NA	NA	NA	NA	NA	NA	NA	NA	46.1	51.16	0.00
	11/23/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.35	50.02	0.15
	12/1/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.78	45.62	0.18
	12/6/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.5	45.87	0.14
	12/14/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.5	45.55	0.12
	12/22/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.7	45.56	0.00
	12/27/2011	NA	NA	NA	NA	NA	NA	NA	NA	47.59	45.69	0.03
	1/27/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.84	45.42	0.00
	2/9/2012	2600	3600	700	4500	<1200	<250	54000	NA	47.89	45.37	0.00
	3/15/2012	NA	NA	NA	NA	NA	NA	NA	NA	43.92	53.72	0.50
	10/15/2012	NA	NA	NA	NA	NA	NA	NA	NA	44.79	52.89	0.56
	11/16/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.37	50.32	0.57
	12/11/2012	NA	NA	NA	NA	NA	NA	NA	NA	45.43	45.88	0.06
	1/19/2013	NA	NA	NA	NA	NA	NA	NA	NA	44.36	53.00	0.13
	2/12/2013	NA	NA	NA	NA	NA	NA	NA	NA	44.73	53.33	1.07
Converted to digital well June 2013												
MW-7 55.52 Destroyed	3/15/2012	<10	<50	<10	<30	<50	<10	<500	NA	45.15	53.37	0.00
	10/15/2012	722	444	107	530	59	<20	20900	NA	45.76	52.75	0.00
	11/16/2012	NA	NA	NA	NA	NA	NA	NA	NA	45.35	50.17	0.00
	12/11/2012	NA	NA	NA	NA	NA	NA	NA	NA	45.42	45.15	0.07
	1/19/2013	NA	NA	NA	NA	NA	NA	NA	NA	45.93	51.61	0.02
2/12/2013	NA	NA	NA	NA	NA	NA	NA	NA	44.84	53.90	0.02	
MW-8 55.06	3/15/2012	1800	360	320	5200	280	<10	9600	NA	45.53	45.55	0.00
	10/15/2012	1970	145	985	4650	608	<50	23000	NA	49.93	45.15	0.00
	11/16/2012	NA	NA	NA	NA	NA	NA	NA	NA	52.34	45.74	0.00
	12/11/2012	NA	NA	NA	NA	NA	NA	NA	NA	52.88	45.20	0.00
	1/16/2013	NA	NA	NA	NA	NA	NA	NA	NA	52.28	45.80	0.00
	2/12/2013	NA	NA	NA	NA	NA	NA	NA	NA	50.73	47.35	0.00
	2/20/2014	1410	471	418	2150	103	<20	6870	NA	NA	-	0.00
	12/4/2014	14	120	125	527	23	<1	1190	NA	57.72	40.36	0.00
	1/8/2015	NA	NA	NA	NA	NA	NA	NA	NA	57.78	40.30	0.00
	3/17/2015	169	2	273	56	57	<5	2750	2900	60.89	37.19	0.00
	3/15/2015	244	<5	507	37.5	445	<1	3050	3730	55.29	42.79	0.00
	12/8/2015	1.52	<5	5.52	7.52	95.6	<1	507	2160	57.24	40.34	0.00
	3/10/2016	<1	<5	<1	<3	25	<1	315	1830	57.50	40.58	0.00
	6/23/2016	335	<5	52.9	40.9	330	<1	1930	3100	55.73	42.35	0.00
	9/27/2016	315	5.61	336	155	233	<1	3690	4850	55.34	42.74	0.00
12/7/2016	141	<5	107	12.4	121	<1	572	2740	57.47	45.61	0.00	
3/15/2017	34.8	<1	112	3	25.1	<1	375	1720	57.33	40.75	0.00	
5/24/2017	348	1.59	156	37.9	38.9	<1	1850	1800	54.27	43.31	0.00	

TABLE 1
GROUNDWATER ANALYTICAL SUMMARY
FORMER TESORO STATION 62101
1310 EAST 3300 SOUTH
SALT LAKE CITY, UTAH

SAMPLE LOCATION	DATE MO/Y	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL-BENZENE (ug/L)	XYLENES (ug/L)	NAPH-THALENE (ug/L)	MTBE (ug/L)	TPH-GRO (ug/L)	TPH-DRO (ug/L)	DTW (feet)	GW ELEVATION (feet)	LNAPL (feet)
MW-9 97.6	8/15/2012	8000	3200	520	4500	300	<1.0	18000	NA	43.84	53.76	0.00
	10/15/2012	6340	3080	651	5180	567	<20	29800	NA	44.37	53.23	0.00
	11/16/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.45	50.15	0.00
	12/11/2012	NA	NA	NA	NA	NA	NA	NA	NA	47.62	49.98	0.00
	1/16/2013	NA	NA	NA	NA	NA	NA	NA	NA	NM	-	-
	2/20/2014	<5000	550000	NA	7570000	68800	<5000	63700000	NA	NM	-	0.00
	7/24/2014	<5	<5	<5	364	39	<5	4030	2400	NM	-	-
	12/4/2014	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-
	12/17/2014	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-
	1/8/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-
	8/15/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.30	-	-
	12/6/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.30	-	-
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.30	-	-
	6/23/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 50.68	-	-
	9/27/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.27	-	-
12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.11	-	-	
3/16/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.37	-	-	
5/24/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 51.31	-	-	
MW-10 95.41	8/15/2012	25	<5.0	<1.0	<3.0	<5.0	<1.0	<500	NA	58.04	39.37	0.00
	10/15/2012	<1	<1	<1	<3	<2	<1	<50	NA	56.49	38.92	0.00
	12/4/2014	<1	<1	<1	<3	<2	<1	<50	NA	63.02	32.39	0.00
	8/15/2015	NS	NS	NS	NS	NS	NS	NS	NS	50.10	45.31	0.00
	12/8/2015	<1	<5	<1	<3	<5	<1	<100	<100	63.66	31.98	0.00
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	64.70	30.71	0.00
	6/23/2016	NS	NS	NS	NS	NS	NS	NS	NS	54.58	40.85	0.00
	9/27/2016	<1	<5	<1	<3	<5	<1	<100	<100	49.61	45.80	0.00
	12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	63.76	31.65	0.00
	3/16/2017	NS	NS	NS	NS	NS	NS	NS	NS	64.09	31.32	0.00
5/24/2017	NS	NS	NS	NS	NS	NS	NS	NS	49.83	45.58	0.00	
MW-11 92.92	8/15/2012	<1.0	<5.0	<1.0	<3.0	<5.0	<1.0	<500	NA	52.89	40.05	0.00
	10/15/2012	<1	<1	<1	<3	<2	<1	<50	NA	52.48	40.44	0.00
	12/4/2014	<1	<1	<1	<3	<2	<1	<50	NA	57.48	35.44	0.00
	8/15/2015	NS	NS	NS	NS	NS	NS	NS	NS	51.45	41.47	0.00
	12/8/2015	<1	<5	<1	<3	<5	<1	<100	<100	57.57	35.35	0.00
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	56.70	34.22	0.00
	6/23/2016	NS	NS	NS	NS	NS	NS	NS	NS	-	-	-
	9/27/2016	<1	<5	<1	<3	<5	<1	<100	<100	50.24	42.68	0.00
	12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	57.74	35.18	0.00
	3/16/2017	NS	NS	NS	NS	NS	NS	NS	NS	57.80	35.12	0.00
5/24/2017	NS	NS	NS	NS	NS	NS	NS	NS	44.60	48.32	0.00	
MW-12 96.62	2/20/2014	<1	<1	<1	<3	<2	<1	100	NA	NM	-	0.00
	12/4/2014	<1	<1	<1	<3	<2	<1	<50	NA	49.23	47.59	0.00
	8/16/2015	<1	<5	<1	<3	<5	<1	<100	<100	46.31	50.51	0.00
	12/8/2015	<1	<5	<1	<3	<5	<1	<100	<100	49.35	47.47	0.00
	3/10/2016	<1	<5	<1	<3	<5	<1	<100	<100	50.50	46.32	0.00
	6/23/2016	<1	<5	<1	<3	<5	<1	<100	<100	46.30	50.52	0.00
	9/27/2016	<1	<5	<1	<3	<5	<1	<100	<100	46.89	50.13	0.00
	12/7/2016	<1	<5	<1	<3	<5	<1	<500	<100	49.14	47.68	0.00
	3/16/2017	<1	<1	<1	<3	<5	<1	<100	<100	50.33	46.49	0.00
5/24/2017	<1	<1	<1	<3	<5	<1	<100	<100	44.61	52.21	0.00	
VW1/MWA 97.66	8/17/2015	119	19	280	327	28	<5	6840	11800	54.73	42.56	0.08
	8/15/2015	126	<500	224	<300	2870	<100	1800	2770	53.89	43.35	0.01
	12/6/2015	24.7	<25	214	29.9	37.8	<5	5980	12900	55.95	41.26	0.00
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 56.10	-	-
	6/23/2016	164	<25	55.6	39.9	32.8	<5	2910	2360	53.97	43.28	0.00
	9/27/2016	204	<50	35.2	<30	<50	<10	2430	2380	54.30	42.95	0.00
	12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 56.24	-	-
3/16/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-	
5/24/2017	192	21.8	44.7	56.4	<25	<5	2120	1260	52.39	44.84	0.00	

**TABLE 1
GROUNDWATER ANALYTICAL SUMMARY
FORMER TESORO STATION 62101
1310 EAST 3300 SOUTH
SALT LAKE CITY, UTAH**

SAMPLE LOCATION	DATE M/D/Y	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL-BENZENE (ug/L)	XYLENES (ug/L)	NAPH-THALENE (ug/L)	MTBE (ug/L)	TPH-GRO (ug/L)	TPH-DRO (ug/L)	DTW (feet)	GW ELEVATION (feet)	LNAPL (feet)
VW3:MWB 97.23	8/17/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-
	8/18/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 43.25	-	-
	12/8/2015	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 44.27	-	-
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 43.26	-	-
	8/23/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 43.23	-	-
	8/27/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 43.25	-	-
	12/7/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 43.26	-	-
	3/18/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry	-	-
5/24/2017	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 44.95	-	-	
VW5:MW6 97.90	8/17/2015	NS	NS	NS	NS	NS	NS	NS	NS	NM	-	-
	8/18/2015	109	323	441	2500	382	<10	7100	14800	52.26	45.84	0.00
	12/8/2015	60.5	<50	503	302	271	<10	1960	16600	57.12	40.78	0.00
	3/10/2016	NS	NS	NS	NS	NS	NS	NS	NS	dry @ 57.38	-	-
	8/23/2016	200	<5	395	43.1	238	<1	2780	5680	53.85	44.05	0.00
	8/27/2016	171	3.31	204	86.4	158	<1	2840	9750	51.97	45.93	0.00
	12/7/2016	149	<50	312	53.1	225	<10	<5000	11400	57.01	40.99	0.00
	3/18/2017	100	29.1	363	319	114	<5	2120	11300	57.07	40.83	0.00
5/24/2017	453	33.5	454	391	156	<10	4250	3720	51.85	46.05	0.00	
SP-1	04/29/09	40.4	199	12.5	79.4	<50.0	<5.0	<2500	NA			
SP-2	04/29/09	4590	50.7	432	227	<500	<50.0	<25000	NA			
SP-3	04/29/09	650	<10.5	35.9	<30.0	<100	<10.0	<5000	NA			
Initial Screening Levels		5	1000	700	10000	700	200	1000	1000			
RSCA Tier 1		300	7000	4000	10000	700	200	10000	10000			

Bolded values indicate reported values that are above the Initial Screening Levels
Yellow highlighted values indicate reported values that are above the RSCA Tier 1 Screening Level
BTEXN, MTBE, analyzed by EPA method 8260B
TPH-GRO and TPH-DRO analyzed by EPA Method 8015
ug/L = Micrograms per liter which approximates parts per billion
LNAPL = Light Nonaqueous Phase Liquids