

Andrade Christensen
Clearwing LC
210 North Preston Drive
Alpine, Utah 84003

August 31, 2023

SUBJECT: Summary of BYU Trade Property
Clearwing Property
Valley Vista Way
Provo, Utah

The Clearwing Property (Trade Property identified on Exhibit "A") is located within the Ironton Voluntary Cleanup Program (VCP) Site. It is our understanding that Clearwing LC has proposed trading a portion of their property to BYU, the property owner to the north. This part of the Clearwing LC property has a portion of a former concrete Gas Holder aboveground tank pad on it.

In 1998 and 1999, lead and polycyclic aromatic hydrocarbon (PAH) contaminated soil around the Gas Holder pad was remediated by US Steel. All the contaminated soil was disposed off-site. No contamination was found beneath the concrete pad and none was left in place. Although no known contamination remains on the Trade Property, due to the Trade Property lying within the boundaries of the Ironton VCP site restrictions apply to the development of the Trade Property and handling of the Trade Property soils. Those restrictions are:

- Development of the Trade Property is limited to industrial/commercial uses. Caretaker facilities, preschool, and hospitals are not permitted.
- The soil on the Trade Property:
 - It cannot be placed in any areas that are delineated wetlands as recognized by the Army Core of Engineers;
 - It cannot be used to construct water features, except as authorized by Utah Department of Environmental Quality;
 - If excavated from above the water table at the time of excavation it cannot be placed below the water table;
 - If excavated below the water table at the time of excavation it can be used as backfill below or above the water table;
 - If demonstrated as clean (below site-specific cleanup criteria) it may be excavated, moved, and used at other Ironton site locations without restriction;
 - It may not leave the Ironton site unless approval is given by the Provo Redevelopment Agency and US Steel.

The concrete Gas Holder pad is not contaminated; therefore, it can be removed. Given that the pad was not part of any remediation activities on the Ironton Site, there are no restrictions with what can be done with the waste concrete.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

WASATCH ENVIRONMENTAL, INC.



Audra Heinzl
Senior Project Environmental Scientist