

Recording Requested By and
When Recorded Return to:

480887

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

ENVIRONMENTAL COVENANT

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTING ACCESS AND IMPOSING ACTIVITY AND USE LIMITATIONS PURSUANT TO THE UNIFORM ENVIRONMENTAL COVENANTS ACT, IDAHO CODE § 55-3001, et seq.

This instrument is an Environmental Covenant executed by Diane Marie Sanderfer (Life Estate), Wesley Lynn Sanderfer (Life Estate), April Sanderfer (Owner) and Jeffrey Lynn Sanderfer (Owner) (hereinafter "Grantors"), the United States Environmental Protection Agency ("EPA"), the Idaho Department of Environmental Quality ("Department") and Shoshone County ("Holder") pursuant to Idaho law including but not limited to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015.

Property. This Environmental Covenant concerns real property located in the County of Shoshone, State of Idaho, legally described as Parcel # O2200006001A (hereafter referred to as "the Property"). The legal description of the affected portion of the property is described in the attached Exhibit "A". Grantor hereby represents and warrants to the other signatories to this instrument that he/she is the sole owner of the Property as of the date this instrument is executed, holds fee simple title to the Property, and has the power and authority to enter into this instrument.

Reason for Activity and Use Limitations. Historic mining activity in the Coeur d'Alene Basin (hereinafter "Basin") has left residual contamination throughout the communities and flood plains of the Basin. Pursuant to CERCLA, EPA and the Department have been implementing remedies throughout the Basin designed to protect human health and the environment. Certain aspects of these remedies are threatened by the potential for recontamination due to uncontrolled flooding. During these events, contaminated sediments from un-remediated areas may be deposited in already cleaned properties necessitating further remedial actions. This instrument is necessary because the EPA and the Successor Coeur d'Alene Custodial and Work Trust ("CDA Trust") require access to implement remedy protection measures on the Property which are intended to protect implemented remedies on the Property or other parcels of property in the vicinity, and the EPA, Department, and Holder require access for continued maintenance and repair of the work. This instrument ensures EPA, the Trust, the Department, and the Holder necessary access and requires that activities on the Property protect and do not interfere with remedy protection features on the Property that will be implemented.

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Name and Location of Administrative Record. A copy of the administrative record for EPA decision-making at the Bunker Hill Mining and Metallurgical Complex Superfund Site (which includes the Property) can be found at the Molstead Library, North Idaho College, 1000 Garden Avenue, Coeur d'Alene 83814 or Superfund Records Center, EPA Region 10, 1200 Sixth Avenue (Suite 900), Seattle, Washington 98101.

Access and Activity and Use Limitations. By acceptance and recordation of this Environmental Covenant, Grantor and any successor in interest with respect to the Property, are hereby restricted from using the Property, or any portion thereof, now or at any time in the future, as specifically set forth below unless such use has been expressly approved in writing by the Department:

- 1. Access.** A right of access is granted to the EPA, CDA Trust and Department, their respective contractors and third parties authorized by them for the purpose of performing the remedy protection work from May 15, 2015 to September 30, 2016, and as necessary to ensure continued maintenance and repair of the work, as described in Exhibit "C" together with all necessary fixtures and appurtenances "facilities" on, over, across and under the Property shown on Exhibit "A" at the location shown on Exhibit "B". Holder, its contractors and third parties authorized by it shall have a perpetual right of access necessary to perform maintenance and repair of facilities constructed under this agreement.
- 2. Activity and Use Limitations.** By acceptance and recordation of this instrument, Grantor, and any successors in interest with respect to the Property, are hereby restricted from using the Property, or any portion thereof, now or at any time in the future, in a manner that will materially interfere with or adversely affect the integrity or protectiveness of the remedy protection measures taken on the Property and as described in Exhibit C, unless such use has been expressly approved in writing by the Department.

Grantor's Use of the Property. Except as provided herein, Grantor reserves the right to the use and enjoyment of the Property subject to this Environmental Covenant, but such use shall not conflict or interfere with the Department's, EPA's, CDA Trust's or the Holder's rights herein granted.

Duration, Amendment and/or Termination by Consent. This Environmental Covenant shall be perpetual and may only be amended or terminated pursuant to Idaho Code §§ 55-3009 and 3010. Except for an assignment undertaken pursuant to a governmental reorganization, assignment of the Environmental Covenant to a new Holder is an amendment requiring consent.

Recording/Filing. This Environmental Covenant, once fully executed, and any amendment or termination of the Environmental Covenant, shall be recorded for the Grantor by the Department in the county recorder's office of every county in which any portion of the Property subject to the Easement and Environmental Covenant is located. Upon receipt of the copy of the recorded Easement and Environmental Covenant, and any amendment or termination therein, the Department shall post the copy of the fully executed instrument in the Registry as required by Idaho Code § 55-3012(1).

480887

Partial Invalidity. If any portion of this Environmental Covenant or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such invalidated portion had not been included herein.

No Third-Party Beneficiaries. There are no intended third-party beneficiaries, and the parties hereto expressly disclaim any unintended third-party beneficiaries to this Environmental Covenant or any part hereof.

Effective Date. The effective date of this instrument shall be the date the fully executed Environmental Covenant is recorded at the county recorder's office.

Signature and Acknowledgments

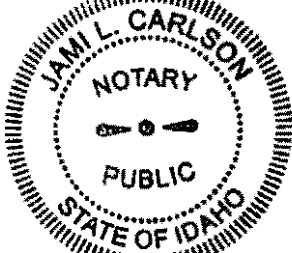
Wesley L. Sanderfer *Diane Marie Sanderfer*
 Grantors (as to Life Estate)

By: Diane Marie Sanderfer (Life Estate)
 Wesley Lynn Sanderfer (Life Estate)

STATE OF Idaho)
) ss.
 COUNTY OF Shoshone)

On this 17 day of December, 2014, before me, a Notary Public in and for said State, personally appeared, Diane Marie Sanderfer and Wesley Lynn Sanderfer, known or identified to me to be the Owners as to the Life Estate and the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jami L. Carlson
 Notary Public for the State of Idaho
 Residing at: Osborn ID
 My Commission Expires: 6-16-20

Dated, 17 December, 2014.

480887

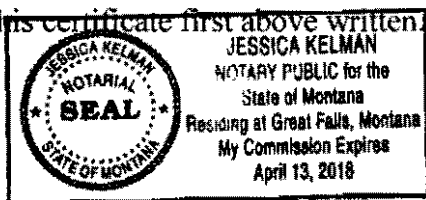
April Sanderfer
Grantor (Owner)

By: April Sanderfer

STATE OF Montana)
COUNTY OF Cascade) ss.

On this 31 day of December, 2014, before me, a Notary Public in and for said State, personally appeared, April Sanderfer, known or identified to me to be the Owner as to the Life Estate and the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jessica Kelman
Notary Public for the State of ~~Idaho~~ Montana
Residing at: Great Falls, MT
My Commission Expires: April 13, 2018

Dated, 12/31, 2014.

480887

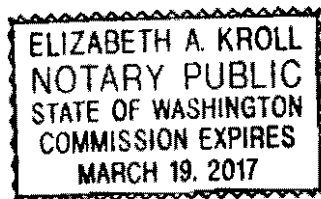
Jeffrey Lynn Sanderfer
Grantor (Owner)

By: Jeffrey Lynn Sanderfer

STATE OF Washington)
)ss.
COUNTY OF Pierce)

On this 20th day of December, ¹⁴~~2015~~, before me, a Notary Public in and for said State, personally appeared, Jeffrey Lynn Sanderfer, known or identified to me to be the Owner as to the Life Estate and the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Elizabeth A. Kroll
Notary Public for the State of ~~Idaho~~ WA
Residing at: Millan, WA
My Commission Expires: 3/19/17 ~~ID~~

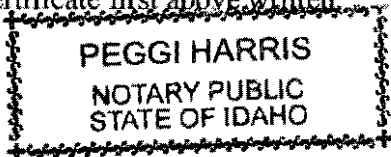
Dated, Dec. 24th, ²⁰¹⁴~~2015~~.

My 21
Holder
By: Mike Fitzgerald
Shoshone County Commissioner

STATE OF IDAHO)
)ss.
COUNTY OF Shoshone)

On this 10th day of March, 2015, before me, a Notary Public in and for said State, personally appeared, Mike Fitzgerald, known or identified to me to be the Shoshone County ~~Council Member~~ and the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Peggi Harris
Notary Public for the State of Idaho
Residing at: Wallace, ID
My Commission Expires: 8-25-16

Dated, 3-10, 2015.

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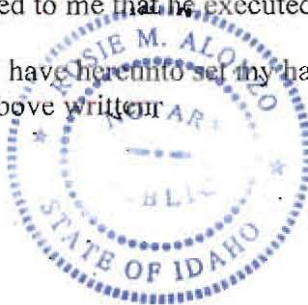
IDEQ

By: Curt Fransen, Director

STATE OF IDAHO)
) ss.
COUNTY OF Ada)

On this 16 day of March, 2015, before me, a Notary Public in and for said State, personally appeared, Curt Fransen, known or identified to me to be the Director of the Idaho Department of Environmental Quality and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Rosie M. Alonzo
Notary Public for the State of Idaho
Residing at: Nampa, ID
My Commission Expires: 11/21/2020

Dated, March 16, 2015

November 25, 2014

EPA

By: Richard Albright, Director Office of Environmental Cleanup

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 15 day of April, 2015, before me, a Notary Public in and for said State, personally appeared, Richard Albright, known or identified to me to be the Director of the Office of Environmental Cleanup, Environmental Protection Agency Region 10 and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of
Washington Residing at:
Seattle, Washington
My Commission Expires: 10-1-

Dated, April 12, 2015.

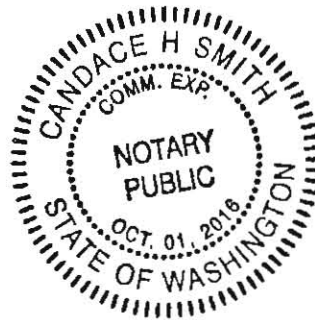




EXHIBIT A
LEGAL DESCRIPTION
FOR

**An Environmental Covenant and Access Agreement for Construction and
Maintenance Purposes**

All that real property being a portion of the Southeast Quarter (SE¼) of Section 21, Township 48 North, Range 4 East, B.M., in Shoshone County, Idaho, lying within the Amended Markwells Home Tracts subdivision, as shown on that plat map recorded as Instrument No. 89179 with the Shoshone County Recorder, described as follows:


The West fifteen feet (15.00') of Lot 1, Lot 10, and the abandoned alley lying between these two lots, in Block 6 of said Amended Markwells Home Tracts.

Contains 3,116 square feet (0.072 acres), more or less.

Bearings shown hereon are grid bearings based on the Idaho State Plane Coordinate System (West Zone), NAD83 (1992); distances shown are ground.

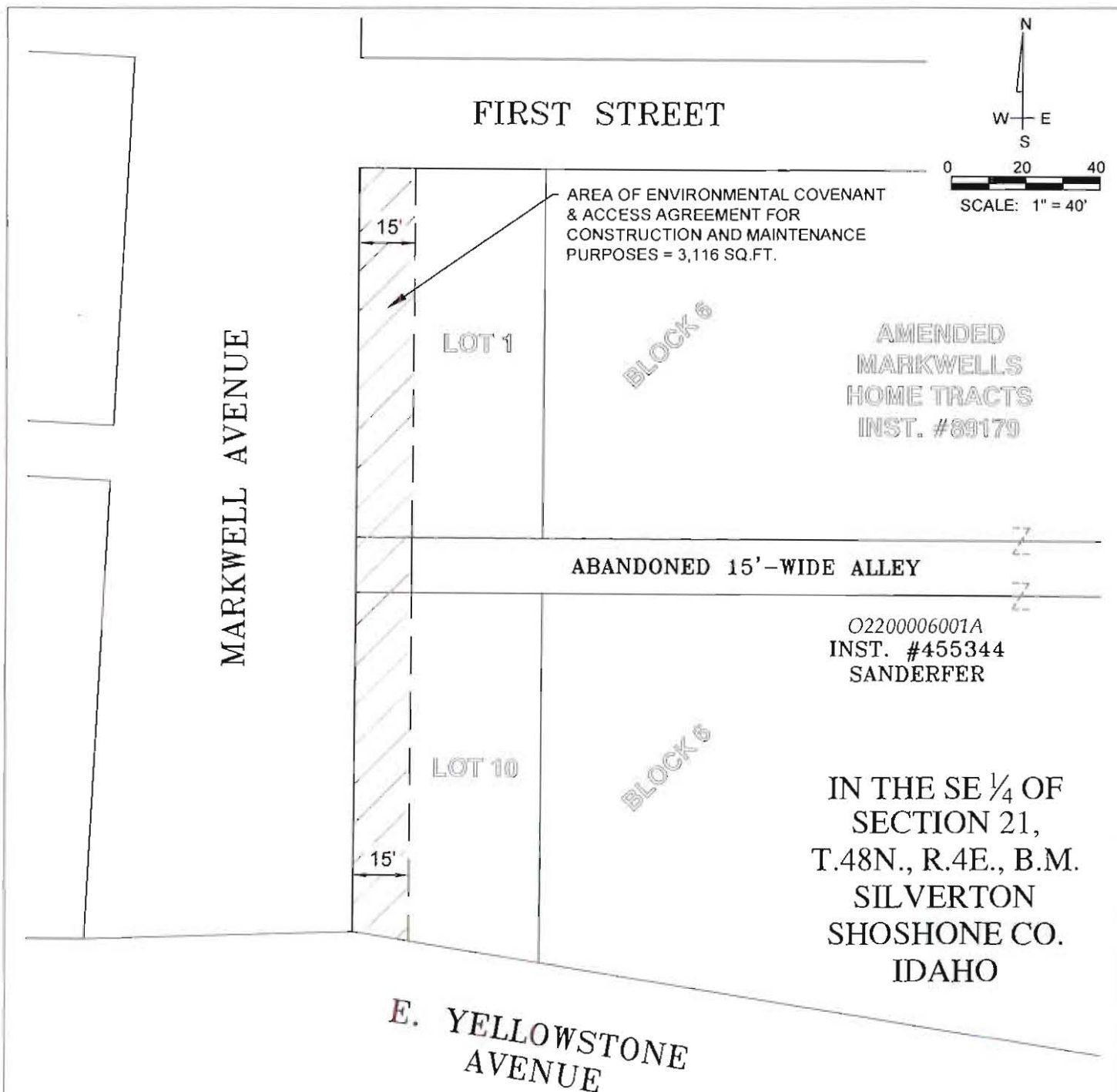
(Affects Tax Lot 02200006001A)




Kenneth Fisher, P.L.S.


Date

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**NOTES**

THIS EXHIBIT SHOWS THE LOCATION OF AN ENVIRONMENTAL COVENANT & ACCESS AGREEMENT TO THE E.P.A. AND I.D.E.Q., FOR CONSTRUCTION AND MAINTENANCE PURPOSES OF A PORTION OF REVENUE CREEK FOR REMEDY PROTECTION PURPOSES. THE PROPERTY CONFIGURATIONS ARE BASED UPON DEEDS AND RECORD MAPS, AND ARE SHOWN FOR REFERENCE ONLY. BEARINGS SHOWN ARE NAD83 (1992) GRID; DISTANCES SHOWN ARE GROUND.



TerraGraphics
Environmental Engineering, Inc.

DRAWN BY	KF
PROJECT NO	14009-05-02
DATE	11/26/2014

EXHIBIT B
ENVIROMENTAL CONVENANT & ACCESS AGREEMENT FOR
CONSTRUCTION AND MAINTENANCE PURPOSES

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Instrument # 480887

WALLACE, SHOSHONE COUNTY, IDAHO

4-28-2015 01:57:00 PM No. of Pages: 10

Recorded for : TERRAGRAPHS ENVIRONMENTAL

PEGGY DELANGE-WHITE Fee: 37.00

Ex-Officio Recorder Deputy

Index to: ENVIRONMENTAL COVENANT

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