

Recording Requested By and
When Recorded Return to:
TWIN FALLS COUNTY

Recorded for:

GORDON ESTATES LLC
1:46:42 PM 01-03-2013

2013-000120

No. Pages:10 Fee: \$ 37.00

KRISTINA GLASCOCK

County Clerk

Deputy: **BHUNTER**

RECEIVED
JAN 07 2013
DEPT. OF ENVIRONMENTAL QUALITY
WASTE PROGRAM

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

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

ENVIRONMENTAL COVENANT

This instrument is an Environmental Covenant ("Environmental Covenant") executed by Gordon Estates LLC ("Gordon"), and the Idaho Department of Environmental Quality ("Department") pursuant to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. This Environmental Covenant sets forth protective provisions, covenants, restrictions and conditions (collectively referred to as "Activity and Use Limitations") on the Property described below. The Activity and Use Limitations are designed to protect natural resources, human health and the environment. Gordon is a "holder" as defined in Idaho Code § 55-3002(6). Gordon, as the current property owner, grants this Environmental Covenant to all signatories to this instrument.

Property. This Environmental Covenant concerns real property located at 408 Washington Street North, Twin Falls, ID, County of Twin Falls, State of Idaho, legally described as Twin Falls Moorman's 1st Addn SW 150'X132' Excluding East 20' Block 7 (9-10-17 SW). The legal description and map of the property is provided in the attached Schedule A.

Property Ownership. Gordon hereby represents and warrants to the other signatories to this Environmental Covenant that it is the sole owner of the property, holds fee simple title to the property and Gordon has the power and authority to enter into this Environmental Covenant.

Reason for Activity and Use Limitations. The Property described above was previously used to operate a gas station, becoming contaminated with gasoline. On March 11, 2009, as part of participation in the Voluntary Cleanup Program, Gordon entered into a Voluntary Remediation Agreement with the Department to remediate the Property. Gordon implemented a Voluntary Remediation Workplan ("Workplan") on the Property. This Environmental Covenant is required because residual concentrations of Benzene, Toluene, Ethylbenzene, and Xylene ("BTEX") and Naphthalene remain in groundwater underlying the Property following corrective action. These concentrations are above allowable risk-based concentrations as determined by the

Department. Therefore future use of the groundwater underlying the Property shall be limited to protect human health and the environment.

Name and Location of Administrative Record. A copy of the Super Quick administrative record can be found at the IDEQ State Office at 1410 North Hilton St, Boise, Idaho 83706.

Activity and Use Limitations. By acceptance and recordation of this Environmental Covenant, Gordon, and any successors in interest, are hereby restricted from using the Property, now or at any time in the future, as specifically set forth below:

There shall be no extraction of groundwater under, the Property for any purpose, including, without limitation, drinking by animals or human beings, irrigation or an industrial or commercial use.

Breach and Cure of Activity and Use Limitations. Gordon, or its successors in interest, shall be responsible for demonstrating that use on the Property is in conformity with the Activity and Use Limitations. If any event or action occurs that constitutes or may constitute a breach of the activity and use limitations, Gordon or any successors in interest, shall notify the Department within thirty (30) days of becoming aware of the event or action, and shall remedy the breach of the activity and use limitations within sixty (60) days of becoming aware of the event or action, or such other time frame as may be agreed to by Gordon or any successors in interest, and Department.

Amendment by Consent. The Environmental Covenant may be amended by consent pursuant to Idaho Code § 55-3010. Except for an assignment undertaken pursuant to a governmental reorganization, assignment of the Environmental Covenant to a new holder is an amendment.

Duration and Termination. The Activity and Use Limitations shall apply to the Property, or any subdivided portion thereof, in perpetuity unless terminated by court action as provided in Idaho Code § 55-3009 or by consent pursuant to Idaho Code § 55-3010. Gordon, or its successors in interest, may seek consent to terminate the Activity and Use Limitations that apply to the Property, or any subdivided portion thereof, pursuant to Idaho Code § 55-3010, by demonstrating with the record before the Department that:

Contaminated groundwater is at levels the Department deems in writing to be adequate for the Property to be developed for unrestricted use.

Provisions to Run With the Land. Each and all of the Activity and Use Limitations shall run with the land, and pass with each and every portion of the Property, and shall apply to and bind the respective successors in interest thereof. Each and all of the Activity and Use Limitations are imposed upon the entire Property unless expressly stated as applicable to a specific portion of the Property.

Concurrence of Subsequent Gordons Presumed. All purchasers, lessees, or possessors of any portion of the Property shall be deemed by their purchase, leasing, or possession of such Property, to be in accord with the foregoing and to agree for and among themselves, and their

successors, that the Activity and Use Limitations as herein established must be adhered to and that their interest in the Property shall be subject to the Activity and Use Limitations contained herein.

Recording/Filing of Environmental Covenant. This Environmental Covenant and any amendment or termination of the Environmental Covenant shall be recorded in the county recorder's office of every county in which any portion of the Property subject to the Environmental Covenant is located. The Environmental Covenant or any amendment or termination shall be recorded by Gordon, or its successors in interest, within ten (10) days of receipt of this Environmental Covenant signed by the Department. Within ten (10) days of the recording of this Environmental Covenant, or any amendment or termination, Gordon, or its successors in interest, shall provide to the Department a copy of this recorded Environmental Covenant, or any amendment or termination of this Environmental Covenant. Upon receipt of the copy of the recorded 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 Section 55-3012(1). In addition, a copy of the recorded Environmental Covenant, or any amendment or termination, shall be provided by Gordon, or by its successors in interest, to the following persons: (a) each person that signed the Environmental Covenant; (b) each person holding a recorded interest in the Property; (c) each person in possession of the Property; (d) each municipality or other local government in which the Property is located; and (e) any other person the Department requires. The validity of the Environmental Covenant is not affected by failure to provide a copy of the Environmental Covenant as required under this section.

Compliance Reporting. Gordon, or any successors in interest, shall submit to the Department on an annual basis written documentation verifying that the activity and use limitations remain in place and their compliance with the activity and use limitations.

Enforcement. The Department and any party of the Environmental Covenant shall have authority to enforce the Activity and Use Limitations against Gordon or its successors-in-interest, including subsequent owners of the Property and any other person using the Property. Failure of Gordon, or its successor in interest, to comply with any of the Activity and Use Limitations set forth herein shall be grounds for the Department, or its successor, to require that the owner correct or remove any violations of this Environmental Covenant. Violation of this Environmental Covenant shall be grounds for the Department, or its successor, to file civil actions against the owner as provided by law or in equity, including without limitation, the Uniform Environmental Covenants Act, Idaho Code § 55-3011.

Non-Waiver. No failure on the part of the Department or any holder at any time to require performance of any term of this Environmental Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's or any holder's rights to enforce such term.

Property Access. The Department shall have a right of access to the Property at reasonable times for the purposes of evaluating compliance with this Environmental Covenant.

Notice of Conveyance of Property. Within thirty (30) days of the closing of any conveyance of the Property, or part thereof, the Conveyer of the Property, shall provide written notice to the Department and each municipality or other local government in which the Property is located, the name and address of all the then owners and/or Occupants of the Property, or part thereof, conveyed. The Department shall not, by reason of this Environmental Covenant, have authority to approve, disapprove, or otherwise affect any conveyance of the Property except as otherwise

provided by law.

Notices. All notices required or permitted to be given hereunder shall be in writing and mailed in the United States Mail, postage prepaid, by certified or registered mail, return receipt requested, to the appropriate address indicated below or at such other place or places as either Gordon or its successors, or the Department or its successors, may, from time to time, respectively, designate in a written notice given to the other. Notices which are deposited in the United States Mail in accordance with the terms of this provision shall be deemed received three (3) days after the date of mailing thereof.

GORDON: Gordon Estates LLC
 1310 Addison Avenue West,
 Twin Falls, ID 83301

THE DEPARTMENT:
 Idaho Department of Environmental Quality
 ATTN: State Response Program Manager
 1410 N. Hilton
 Boise, ID 83706

Costs and Expenses. All costs of terminating this Environmental Covenant, including the cost of any remediation or abatement of any environmental condition related to Activity and Use Limitations pertaining to the Property, shall be borne by the party seeking such termination.

Partial Invalidity. If any portion of the 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.

Headings. Headings at the beginning of each section of this Environmental Covenant are solely for the convenience of the parties and are not a part of the Environmental Covenant.

Idaho Code References. All references to the Idaho Code sections include successor provisions.


Reservation of Rights. Notwithstanding any provision of this Environmental Covenant, the Department retains all of its access and enforcement authorities under any applicable statute or rule. Nothing in this Environmental Covenant shall affect the Department's ability to enforce the terms of any voluntary consent order or other agreement relating to remediation of the Property entered into between the Department and Gordon or any other responsible party. Nothing in this Environmental Covenant shall affect the obligations of Gordon or any other responsible party under such voluntary consent order or other agreement. The Department's acceptance hereunder is based upon the information presently known or available to the Department with respect to the environmental condition of the Property, and the Department reserves the right to take appropriate action under applicable authorities in the event the Department determines new information warrants such action.

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

Accepted:

Idaho Department of Environmental Quality

Signature: 
 Printed Name: Curt Fransen
 Title: Director, Idaho Department of Environmental Quality
 Date: 12-17-12

State of Idaho)
) ss.
 County of Ada)

On this 17 day of December in the year 2012, before me, a Notary Public in and for said County and State, personally appeared Curt Fransen, known or identified to me to be the Director of the Idaho Department of Environmental Quality that executed this Environmental Covenant, and acknowledged to me that the Idaho Department of Environmental Quality 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.



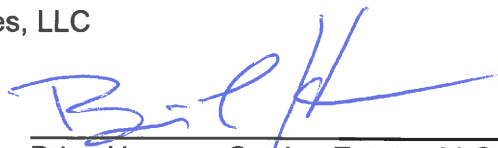
Notary Public for Idaho: Rosie M. Alonzo
 Residing at: Nampa, ID
 Commission Expires: 1/30/2015

Signature and Acknowledgments

Accepted:

Gordon Estates, LLC

Signature:



Printed Name: Brian Hansen, Gordon Estates LLC

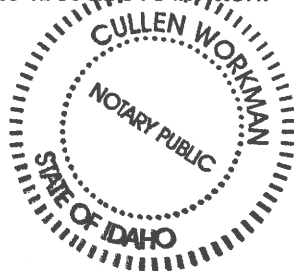
Title: Managing member,

Date: JANUARY 3, 2013

State of Idaho, county of Twin Falls, ss.

On this 3 day of JAN, in the year 2013, before me, a Notary Public in and for said County and State, personally appeared Brian Hansen, known or identified to me to be a managing member for Gordon Estates LLC that executed this Environmental Covenant, and acknowledged to me that Gordon Estates LLC 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 Idaho: Cullen Workman
Residing at: 1310 Addison Ave W
Commission Expires: 1/18/2014

SCHEDULE A

**FORMER SUPER QUIK PROPERTY QUITCLAIM DEED, LEGAL DESCRIPTION, AND
MAP OF PROPERTY**

QUITCLAIM DEED

For Value Received Twin Falls County, Idaho

does (do) hereby convey, release, remise and forever quit claim unto

Gordon Estates LLC

whose address is: 1310 Addison Avenue West, Twin Falls, ID 83301

the following described premises, to-wit:

Twin Falls Moorman's 1st Addn SW 150' x 132' Exc E 20' Block 7 (9-10-17 SW)

TWIN FALLS COUNTY
Recorded for:
TWIN FALLS, COUNTY OF
8:20:49 am 12-03-2008
2008-025561
No. Pages: 1 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: RHITE

otherwise known as: vacant lot on 400 block of Washington Street, Twin Falls

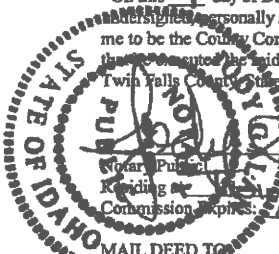
together with their appurtenances.

Dated: December 1, 2008

Tom Mikesell

STATE OF IDAHO, COUNTY OF TWIN FALLS

On this 1 day of December, in the year of 2008, before me, the
Notary Public, personally appeared Tom Mikesell known or identified to
me to be the County Commissioner of Twin Falls County, State of Idaho
the state of Idaho, and acknowledged to me that such
Twin Falls County, State of Idaho executed the same.



Notary Public
Residing at
Commission Expires: 4/2009
MAIL DEED TO:
Gordon Estates LLC
1310 Addison Avenue West
Twin Falls, ID 83301

STATE OF IDAHO, COUNTY OF TWIN FALLS

I hereby certify that this instrument was filed for record at the request of
Twin Falls County at _____ minutes past _____ o'clock __m., this
_____ day of _____, 200_ in my office, and duly recorded in Book
_____ of Deeds at page _____.

Ex-Officio Recorder

By _____

Fees \$ _____

MAIL TAX NOTICE TO:
Gordon Estates LLC
1310 Addison Avenue West
Twin Falls, ID 83301



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