

Tiger Cr.

July 2018

Recording Requested By and
When Recorded Return to:

Instrument # 501357
WALLACE, SHOSHONE COUNTY, IDAHO
10-23-2019 01:56:55 PM No. of Pages: 14
Recorded for : ALTA SCIENCE & ENGINEERING
TAMIE EBERHARD Fees: 49.00
Ex-Officio Recorder Deputy
Index to: ENVIRONMENTAL COVENANT

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 Cody M. J. Sleezer (hereinafter "Grantor"), the United States Environmental Protection Agency ("EPA"), the Idaho Department of Environmental Quality ("Department") and the City of Mullan ("Holder") pursuant to Idaho law including but not limited to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. Grantor, as the current property owner grants this Environmental Covenant to all signatories to this instrument.

Property. This Environmental Covenant concerns real property located in the County of Shoshone, State of Idaho, legally described as parcel number A18750010020 (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.

Property Ownership. Grantor 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 Grantor has the power and authority to enter into this Environmental Covenant.

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/or the Department have implemented remedy protection measures on the Property which are intended to protect implemented remedies on the Property or other parcels of property in the vicinity. This instrument ensures EPA and the Department necessary access and requires that activities on the Property protect and do not interfere with remedy protection features on the Property that have been implemented.

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 Department and EPA, their respective contractors and third parties authorized by them for the purpose of the remedy protection work, 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 or the Holder's rights herein granted.

Amendment by Consent. This 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, Amendment and/or Termination by Consent. 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.

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 Owners 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. This Environmental Covenant, once fully executed, and any amendment or termination of the Environmental Covenant, shall be recorded for the Grantee 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).

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.

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.

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 OWNER or any other responsible party. Nothing in this Environmental Covenant shall affect the obligations of OWNER 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.


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.

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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

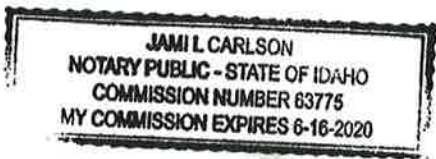


Grantor/ Property Owner
By: Cody M. J. Sleezer

STATE OF IDAHO)
)ss.
COUNTY OF Shoshone)

On this 31 day of July, ~~2018~~²⁰¹⁹, before me, a Notary Public in and for said State, personally appeared, Cody M. J. Sleezer, known or identified to me to be the person 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 Idaho
Residing at: Cataldo, ID
My Commission Expires: 6-16-2020

Dated, July 31, 2019

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July 2018

Don R. Kotschevar

Holder

By: Don R. Kotschevar, City of Mullan Mayor

STATE OF IDAHO)
)ss.
COUNTY OF Shoshone)

On this 19th day of August, 2018⁹, before me, a Notary Public in and for said State, personally appeared, Don R. Kotschevar, known or identified to me to be the Mayor of the City of Mullan whose name is subscribed to the within instrument, and acknowledged to me that 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.



Trisha Crandall

Notary Public for the State of Idaho
Residing at: Mullan, ID
My Commission Expires: 3/7/2020

Dated, Aug 19, 2019

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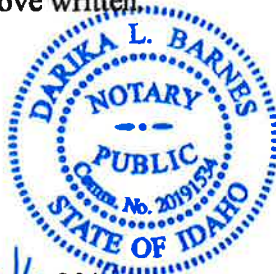
July 2018

John D. Tippet
IDEQ
By: John Tippet, Director

STATE OF IDAHO)
)ss.
COUNTY OF ADA)

On this 16TH day of SEPTEMBER, 2018, before me, a Notary Public in and for said State, personally appeared, John Tippet, 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.



Darika L Barnes
Notary Public for the State of Idaho
Residing at: BOISE, ID
My Commission Expires: 08/02/2025

Dated, SEPTEMBER 16, 2019

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July 2019

[Handwritten signature]

EPA
By: R. David Allnut, Acting Director
Superfund and Emergency Management Division

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 15 day of October, 2019, before me, a Notary Public in and for said State, personally appeared, R. David Allnut, known or identified to me to be the Acting Director of the Superfund and Emergency Management Division, 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.

Teresa Young
Notary Public for the State of
Washington Residing at:
Seattle, Washington
My Commission Expires: 2-19-22

Dated, 15, October, 2019.





Science & Engineering, Inc.

EXHIBIT A

501357

LEGAL DESCRIPTION
Environmental Covenant
(A18750010020 Sleezer)

All that real property in the City of Mullan, lying within the Northwest 1/4 of Section 35, Township 48 North, Range 5 East, Boise Meridian, Shoshone County, Idaho, and being a portion of that certain Special Warranty Deed recorded as Instrument Number 455854 on 1/22/2010, in the Records of said county, described as follows:

ALL THAT PORTION of said Instrument Number 455854 lying within the following described area:

COMMENCING at 2.5" aluminum cap on a 5/8" rebar marked PLS 5573 in a monument case located at the intersection of Earle Street and Second Street shown on the Record of Survey filed as Instrument Number 386026 on 11/13/1989;

Thence North 76°34'55" East a distance of 1080.05 feet, to a 2.5" aluminum cap on a 5/8" rebar marked PLS 5573 in a monument case located at the intersection of Earle Street and Fifth Street shown on said Instrument Number 386026;

Thence North 75°10'08" East a distance of 1305.23 feet, to a 2" aluminum cap on a 5/8" rebar marked PLS 11119 at the southeast corner of a portion of Lot 2, Daxon Ranch on the west line of Hunter Ranch, as shown on the Record of Survey filed as Instrument Number 470241 on 12/7/2012;

Thence along the west line of Lot 1 in Block 1 of Hunter Ranch Addition plat filed as Instrument Number 227526 on 1/29/1970, North 05°53'57" East a distance of 68.72 feet, to a 1/2" rebar with no cap at the northwest corner of said Lot 1 shown on said Instrument Number 470241;

Thence, North 65°11'09" East a distance of 86.66 feet, to the **POINT OF BEGINNING**;

Thence, South 85°27'41" East a distance of 20.00 feet;

Thence, South 04°32'19" West a distance of 107.95 feet;

Thence, South 21°06'19" West a distance of 71.17 feet;

Thence, North 68°53'41" West a distance of 20.00 feet;

alta-se.com

220 East Fifth Street
Suite 325
Moscow, Idaho 83843
208-882-7858

1220 Big Creek Road
Suite A
Kellogg, Idaho 83837
208-786-1206

988 South Longmont Avenue
Suite 200
Boise, Idaho 83706
208-336-7080

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Thence, North 21°06'19" East a distance of 66.46 feet;

Thence, North 73°27'31" West a distance of 58.04 feet;

Thence, North 16°32'29" East a distance of 10.00 feet;

Thence, South 73°27'31" East a distance of 56.44 feet;

Thence North 04°32'19" East a distance of 96.65 feet to **the POINT OF BEGINNING;**

Containing the following areas, more or less:

Net Area: 0.030 Acres (1322 SF),
within said Instrument Number 455854

Gross Area: 0.094 Acres (4099 SF), total as described

Bearings shown are grid bearings based on the Idaho State Plane Coordinate System, West Zone, NAD83 (2011) with a convergence angle of -0°1'55" and a combined scale factor of 0.99977952. Distances shown are at ground.

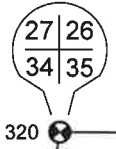
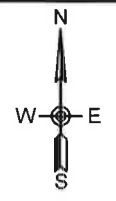
End of Description.



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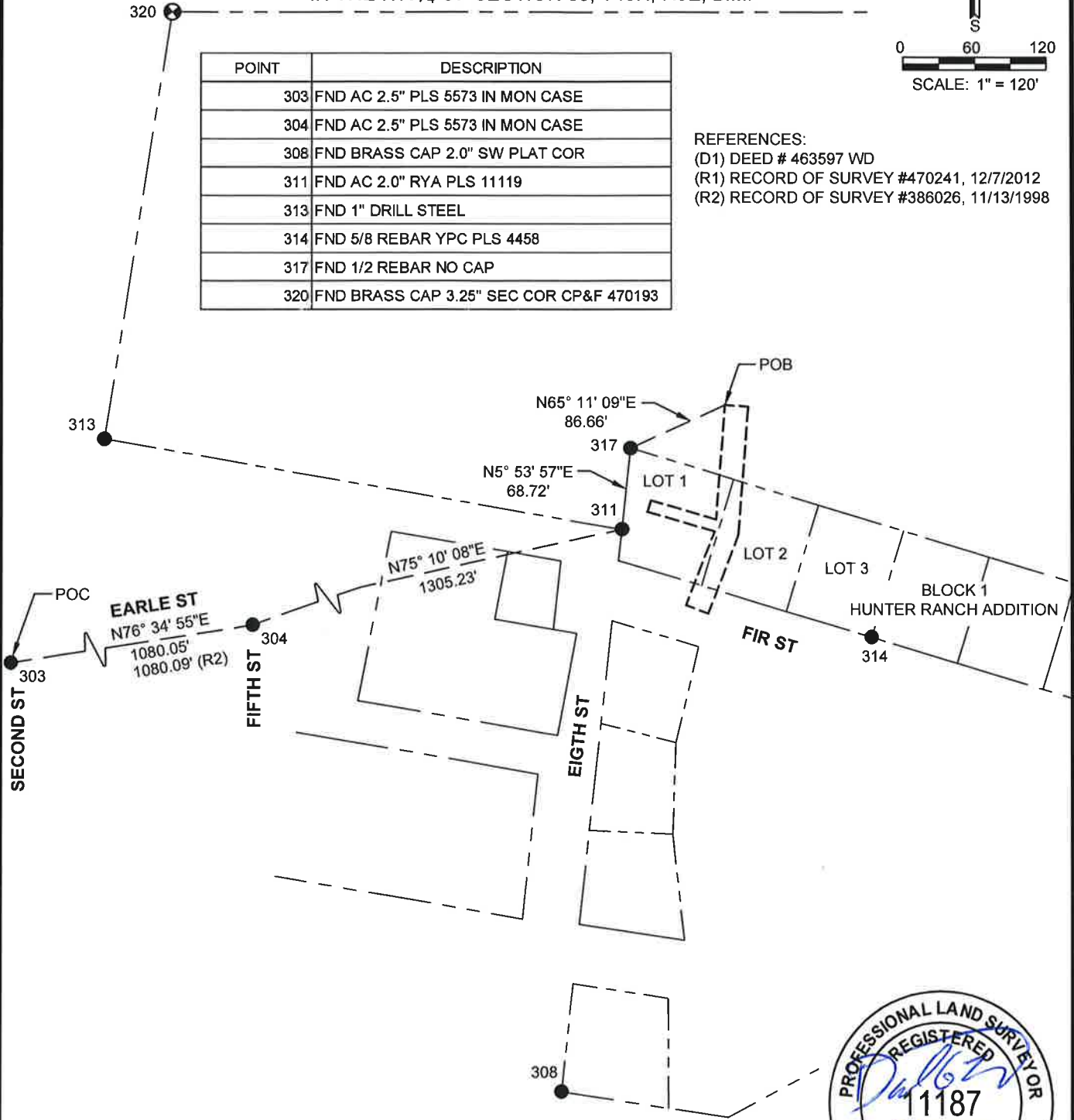
EXHIBIT B

GRID BEARINGS SHOWN ARE IDAHO SPC, WEST ZONE, NAD83 (2011). DISTANCES ARE AT GROUND (CSF= 0.99977952) IN THE NW ¼ OF SECTION 35, T48N, R5E, B.M.



POINT	DESCRIPTION
303	FND AC 2.5" PLS 5573 IN MON CASE
304	FND AC 2.5" PLS 5573 IN MON CASE
308	FND BRASS CAP 2.0" SW PLAT COR
311	FND AC 2.0" RYA PLS 11119
313	FND 1" DRILL STEEL
314	FND 5/8 REBAR YPC PLS 4458
317	FND 1/2 REBAR NO CAP
320	FND BRASS CAP 3.25" SEC COR CP&F 470193

REFERENCES:
 (D1) DEED # 463597 WD
 (R1) RECORD OF SURVEY #470241, 12/7/2012
 (R2) RECORD OF SURVEY #386026, 11/13/1998



- NOTES:
1. BOUNDARY LINES ARE BASED ON AVAILABLE RECORD DOCUMENTS AND FOUND MONUMENTS.
 2. ALL EASEMENTS, EXCEPTIONS AND OTHER ENCUMBERANCES MAY NOT BE SHOWN.
 3. ASSESSOR LINES SHOWN ARE FOR MAP ORIENTATION ONLY AND ARE NOT PRECISE.

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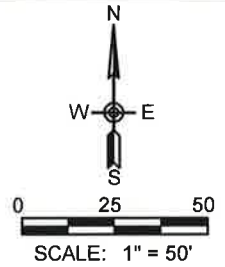
DRAWN BY:	DGR/BLR
PROJECT NO.:	18014-04
DATE:	7/25/2018

FIGURE: **TIGER CREEK - MULLAN, ID ENVIRONMENTAL COVENANT MAP** Sheet 1

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EXHIBIT B

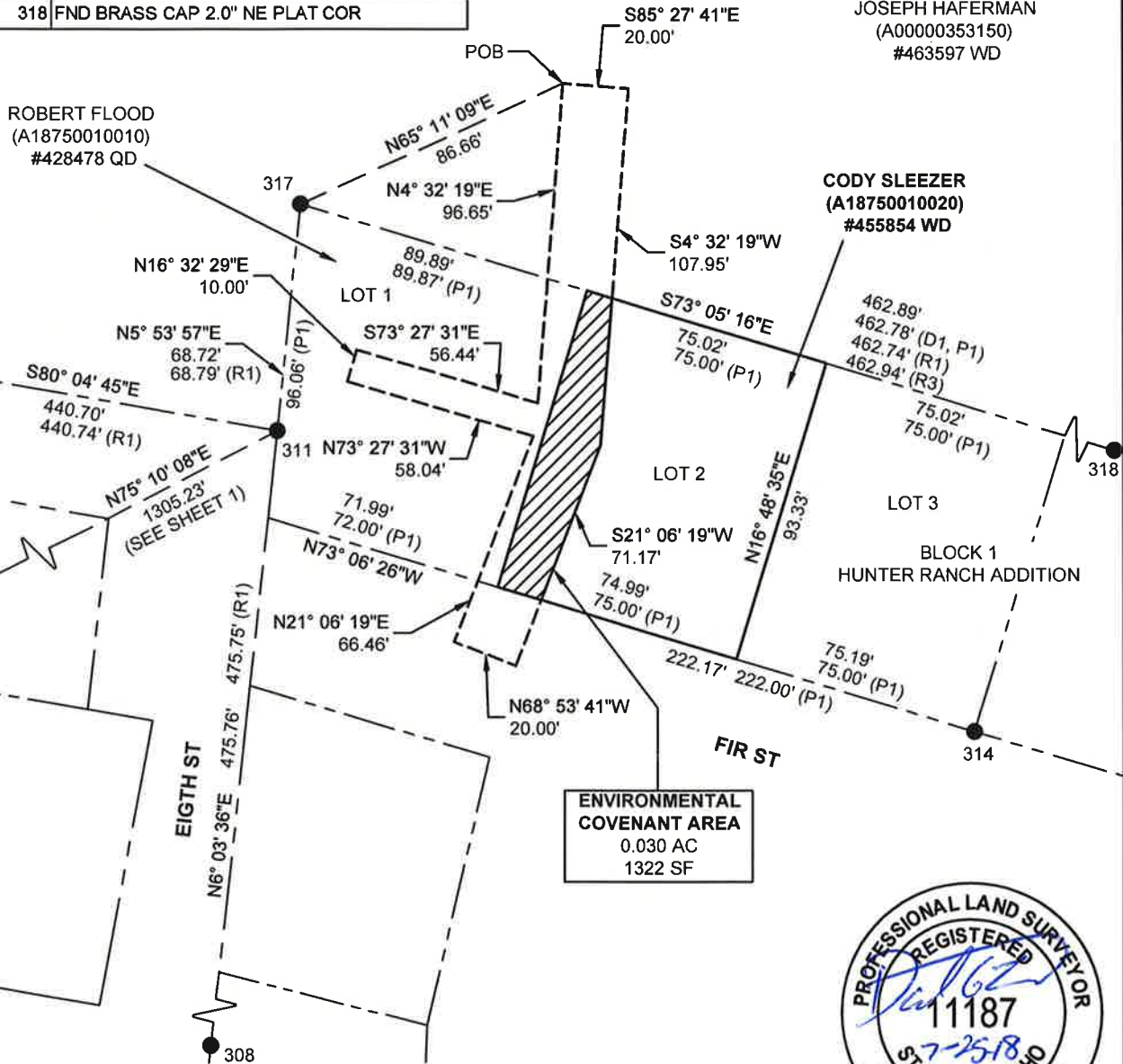
GRID BEARINGS SHOWN ARE IDAHO SPC, WEST ZONE, NAD83
(2011). DISTANCES ARE AT GROUND (CSF= 0.99977952)
IN THE NW ¼ OF SECTION 35, T48N, R5E, B.M.



POINT	DESCRIPTION
304	FND AC 2.5" PLS 5573 IN MON CASE
308	FND BRASS CAP 2.0" SW PLAT COR
311	FND AC 2.0" RYA PLS 11119
313	FND 1" DRILL STEEL
314	FND 5/8 REBAR YPC PLS 4458
317	FND 1/2 REBAR NO CAP
318	FND BRASS CAP 2.0" NE PLAT COR

REFERENCES:
(M1) VILLAGE OF MULLAN STREETS, BLOCKS AND LOTS, 1914
(P1) PLAT #227526, HUNTER RANCH ADDITION 1970
(R1) RECORD OF SURVEY #470241, 12/7/2012
(R3) RECORD OF SURVEY #445793, 6/7/2008

JOSEPH HAFERMAN
(A00000353150)
#463597 WD



- NOTES:
1. BOUNDARY LINES ARE BASED ON AVAILABLE RECORD DOCUMENTS AND FOUND MONUMENTS.
 2. ALL EASEMENTS, EXCEPTIONS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN.
 3. ASSESSOR LINES SHOWN ARE FOR MAP ORIENTATION ONLY AND ARE NOT PRECISE.



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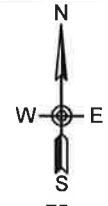
DRAWN BY:	DGR/BLR
PROJECT NO.:	18014-04
DATE:	7/25/2018

FIGURE: TIGER CREEK - MULLAN, ID
ENVIRONMENTAL COVENANT MAP

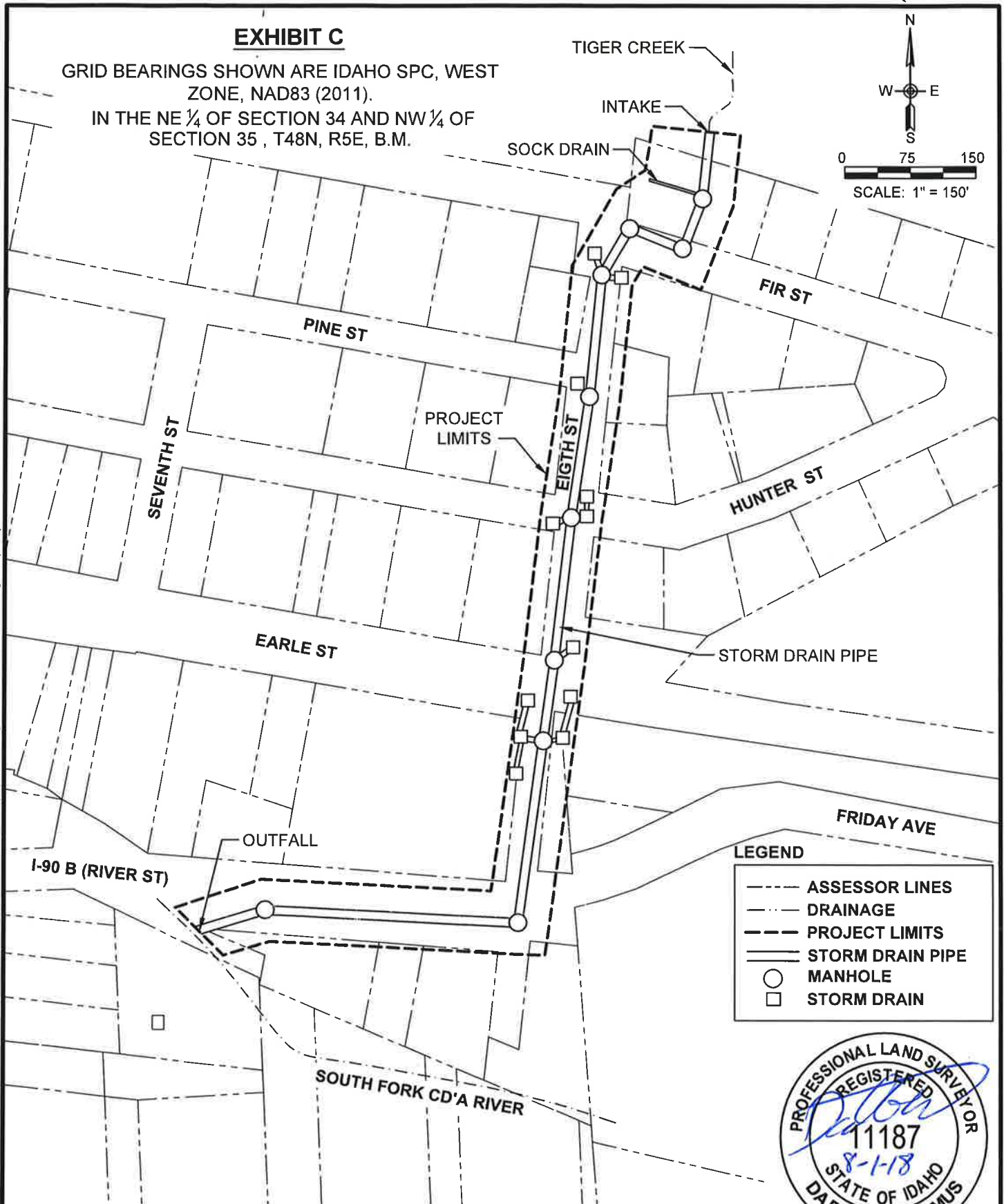
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EXHIBIT C

GRID BEARINGS SHOWN ARE IDAHO SPC, WEST ZONE, NAD83 (2011).
IN THE NE 1/4 OF SECTION 34 AND NW 1/4 OF SECTION 35, T48N, R5E, B.M.



0 75 150
SCALE: 1" = 150'



LEGEND

- ASSESSOR LINES
- - - DRAINAGE
- - - PROJECT LIMITS
- STORM DRAIN PIPE
- MANHOLE
- STORM DRAIN



NOTES:
1. ASSESSOR LINES SHOWN ARE FOR MAP ORIENTATION ONLY AND ARE NOT PRECISE.

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DRAWN BY:	DGR/BLR
PROJECT NO.:	18014-04
DATE:	7/31/2018

FIGURE: **TIGER CREEK - MULLAN, ID ENVIRONMENTAL COVENANT MAP**