

489739

Recording Requested By and  
When Recorded Return to:

Mr. Daniel Silver, Successor Coeur d'Alene Custodial Work Trust Coeur  
d'Alene Trustee  
1176 Big Creek Road  
PO Box 570  
Kellogg, ID 83837-0570

---

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 Mine Ventures LLC (hereinafter "Grantor"), the United States Environmental Protection Agency ("EPA"), the Idaho Department of Environmental Quality ("IDEQ") and the Successor Coeur d'Alene Custodial Work Trust (the Holder) pursuant to Idaho law including but not limited to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. The IDEQ and EPA are each an "Agency" as defined in Idaho Code §§ 55-3002(2) and are collectively referred to herein as "Agencies." This Environmental Covenant sets forth protective provisions, covenants, restrictions and conditions (collectively referred to as "Activity and Use Limitations") on the Property described below and shown on Exhibits A and B. The Activity and Use Limitations are designed to protect natural resources, human health, and the environment. Mine Ventures LLC, as the Grantor and current property owner, grants this Environmental Covenant to all signatories to this instrument.

Figure 1 of Exhibit B contains an overview of the parcel which this Environmental Covenant covers as the Property. Exhibit A contains specific location information for some of the constructed features for reference.

**Property.** This Environmental Covenant concerns real property identified as Parcel 3 recorded by Instrument No. 451873 and located in the County of Shoshone, State of Idaho, consisting of Shoshone County Tax Parcels 48N05E053000, 49N05E326500, and 49N05E326000 (hereafter referred to as "the Property"). The legal description of the Property is described below.

**Parcel 3: Instrument No. 451873:**

Portions of claims MUTUAL, NELLIE, PORT ARTHUR and BESSIE of Interstate Group, M.S. 2567 and portions of BLACK JACK Group, M.S. 2756 located in the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, B.M. and the Northwest corner of Section 5, Township 46 North, Range 5 East, B.M., Shoshone County, State of Idaho more particularly described as follows:

Commencing at the southwest corner of said Section 32; thence South 16°55'00" East a distance of 819.20 feet to the westerly corner of the JOSIE claim, M.S. 2756 also known as Corner No. 4

and the TRUE POINT OF BEGINNING; thence South 60°35'00" East along the southwesterly line of said JOSIE a distance of 325.59 feet to a point; thence North 06°32'53" East a distance of 426.42 feet to a point which lays 150.00 feet southeasterly of the northwesterly lines of JOSIE and BLACK JACK claims; thence North 30°51'00" East parallel and 150.00 feet distant from said lines a distance of 442.98 feet to a point; thence North 67°18'38" East a distance of 908.99 feet to a point on the southwesterly line of the BESSIE claim, M.S. 2567; thence North 35°57'00" East parallel with the common line between said BESSIE and PORT ARTHUR claim a distance of 993.16 feet to a point on the northeasterly line of said NELLIE which is a distance of 535.95 feet from the common corner of the NELLIE claim, M.S. 2567 and Corner No. 2 of the ILLINOIS, M.S. 2567; thence North 58°07'08" West along said northeasterly line a distance of 536.02 feet to the common corner of NELLIE (Corner No. 1) and MUTUAL (Corner No. 1); thence North 74°43'00" West along the northeasterly line of said MUTUAL claim a distance of 418.60 feet to Corner No. 5 of said MUTUAL claim; thence North 65°24'00" West along the common line between said MUTUAL claim and JAPAN claim, M.S. 2567 a distance of 110.50 feet to a point; thence South 35°57'00" West parallel with the common line between BESSIE claim and PORT ARTHUR claim a distance of 783.20 feet to a point on the north line of the SPRUCE claim, M.S. 2756; thence North 55°58'00" West along the northeasterly line of said SPRUCE claim a distance of 432.56 feet to a point; thence South 30°51'00" West parallel to the common line between said SPRUCE claim and the MINNIE claim a distance of 822.65 feet to a point which lays 250.00 feet southwesterly of the common line between SPRUCE claim and HEMLOCK claim; thence South 60°35'00" East along a line parallel and 250.00 feet distance from said common line a distance of 622.23 feet to a point which lays 150.00 feet northwesterly of the common line between HEMLOCK claim and BLACK JACK claim; thence South 30°51'00" West along a line parallel with and 150.00 feet distant from said common line a distance of 549.98 feet to a point; thence South 06°32'53" West a distance of 364.489 feet to the Point of Beginning.

The affected portion of the Property is described in the attached Exhibits A and B. Grantor hereby represents and warrants to the other signatories to this instrument that they are the sole owner(s) of the surface land ownership of the Property as of the date this instrument is executed, hold 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 Upper Coeur d'Alene Basin (hereinafter "Upper Basin") has left residual contamination throughout the former mine and mill sites and drainages contained within the Upper Basin. Pursuant to CERCLA, the Agencies have been implementing remedial actions throughout the Upper Basin designed to protect human health and the environment. This instrument is necessary because the Agencies and the Holder require access to construct, maintain, repair, monitor, and sample remedial action measures on the Property. This instrument ensures the Agencies and the Holder necessary access and requires that activities on the Property protect, and not interfere with, remedial action features that have previously been constructed.

**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 EPA:

1. Access. The Grantor freely and voluntarily grants the Agencies, the Holder, their respective contractors and third parties authorized by them, perpetual right of access through the Property as necessary for the purpose of performing construction, continued maintenance, repair, monitoring, and sampling of remedial action measures including all necessary fixtures and appurtenances ("facilities") on, over, across and under the Property. The Grantor shall maintain clear access to all facilities necessary to operate, inspect, monitor and maintain the remedial action measures. The Agencies, the Holder, their respective contractors and third parties authorized by them, intend to provide the Grantor with 72 hour notice before they exercise the access rights contained herein, however, the failure to provide such notice shall not limit the right of access provided to the Agencies, the Holder, their respective contractors and third parties.
2. Activity and Use Limitations. Grantor is hereby restricted from using the Property, or any portion thereof, now or anytime in the future, in a manner that will materially interfere with or adversely affect the integrity or effectiveness of the remedial action measures taken on the Property at the locations shown on Exhibit A and more specifically in Exhibits A1 through A12, or any operation, maintenance, inspection, or monitoring of the remedial action measures, unless such use has been expressly approved in writing by the Agencies. Grantor shall not adversely affect the grade or configuration of facilities at the locations shown on Exhibit A and more specifically in Exhibits A1 through A12. Grantor shall abide by the Idaho Forest Practices Act requirements, including those related to habitat protection and stream protection zones.

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 Agencies' or the Holders' rights herein granted. The covenant shall not restrict the use of, maintenance, repair, modification and expansion of the roads or use of the lands for the Grantor's use for forestry management and recreational uses on the property that are protective of the remedial action features and do not otherwise violate the use restrictions contained herein.

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. The Grantor or its successor in interest with respect to the Property may propose an amendment to this Environmental Covenant. Any proposed changes or modifications shall be effective if made in a written agreement consistent with Idaho Code §§ 55-3009 and 3010 and signed by an authorized representative of EPA, IDEQ, and the Holder. 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 Holder 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 EPA shall post the copy of the fully executed instrument in the Registry as required by Idaho Code § 55-3012(1).

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

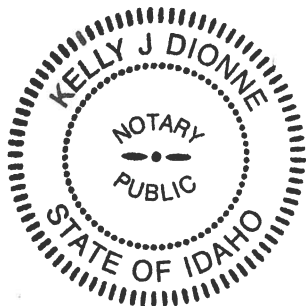


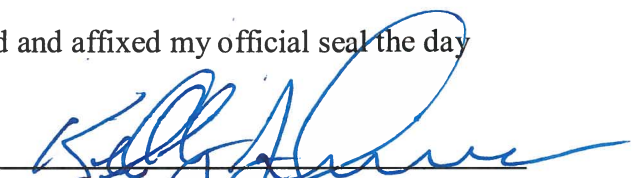
Grantor, Mine Ventures LLC  
By: Ron Streeter, Manager

STATE OF IDAHO )  
 )s  
 )  
COUNTY OF Kootenai s.  
 )

On this 22nd day of June, 2017, before me, a Notary Public in and for said State, personally appeared, Ron Streeter, known or identified to me to be the Manager of Mine Ventures LLC and the person whose name is 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.



  
Notary Public for the State of Idaho  
Residing at: Hayden, ID  
My Commission Expires:  
AUG 22, 2022

Dated, June 22, 2017.

IDEQ

By: John H. Tippetts, Director

STATE OF IDAHO )

) ss.

COUNTY OF Ada )

On this 10 day of April, 2017, before me, a Notary Public in and for said State, personally appeared, John Tippetts, 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: Dampa, ID  
My Commission Expires: 11/21/2020

Dated, April 10, 2017.

Beth F Shelo

EPA

By: Beth Sheldrake, Acting Manager Remedial Cleanup Program, Office of Environmental Cleanup

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this 30th day of March, 2017, before me, a Notary Public in and for said State, personally appeared, Beth Sheldrake, known or identified to me to be the Acting Manager of the Remedial Cleanup Program for 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.

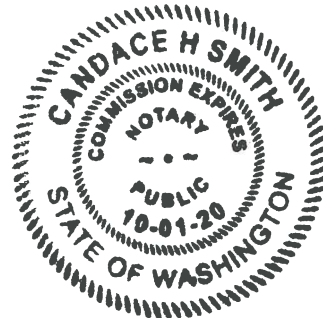
Carolee Smith


Notary Public for the State of  
Washington Residing at:

Seattle, Washington

My Commission Expires: 10-1-2020

Dated, March 30, 2017.

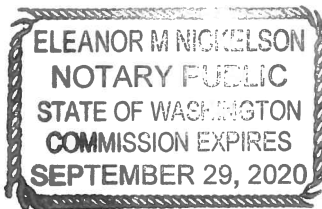


  
Holder, Successor Coeur d'Alene Custodial Work Trust  
By: Daniel J. Silver, not individual but solely in his fiduciary capacity as Trustee

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON    )

On this 29<sup>th</sup> day of March, 2017, before me, a Notary Public in and for said State, personally appeared, Daniel J. Silver, known or identified to me to be the Trustee of the Successor Coeur d'Alene Custodial and Work Trust 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:

Lacey, Washington

My Commission Expires: 9/29/2020

Dated, March 29, 2017.

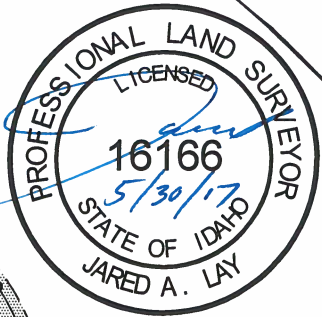
489739

MINE VENTURES ENVIRONMENTAL COVENANT		
EXHIBIT ID	GENERAL DESCRIPTION	PARCEL AND INSTRUMENT NUMBER
A1	IC LOWER TRIBUTARY CHANNEL	PARCEL 3 INSTRUMENT NO. 451873
A2	IC STORM WATER CHANNEL #2	PARCEL 3 INSTRUMENT NO. 451873
A3	IC STORM WATER CHANNEL #4	PARCEL 3 INSTRUMENT NO. 451873
A4	IC UPPER TRIBUTARY CHANNEL	PARCEL 3 INSTRUMENT NO. 451873
A5	IC UPPER TRIBUTARY ACCESS ROAD	PARCEL 3 INSTRUMENT NO. 451873
A6	IC UPPER TRIBUTARY ADIT DISCHARGE CHANNEL	PARCEL 3 INSTRUMENT NO. 451873
A7	IC STORM WATER CHANNEL #8	PARCEL 3 INSTRUMENT NO. 451873
A8	IC STORM WATER CHANNEL #9	PARCEL 3 INSTRUMENT NO. 451873
A9	SUPPORT ROAD THROUGH IC	PARCEL 3 INSTRUMENT NO. 451873
A10	RECONSTRUCTED EFNW CREEK WITHIN THE IC	PARCEL 3 INSTRUMENT NO. 451873
A11	IC STORM WATER CHANNEL #7	PARCEL 3 INSTRUMENT NO. 451873
A12	IC STORM WATER CHANNEL #6	PARCEL 3 INSTRUMENT NO. 451873

NOTE: ALL FEATURES LISTED IN THIS TABLE ARE DESCRIBED IN MORE SPECIFIC DETAIL IN THE INDIVIDUAL FEATURE SHEETS OF EXHIBIT A.



489739



MS-2756  
SPRUCE

**PARCEL 3**  
Instrument No. 451873

**LOWER TRIBUTARY  
CHANNEL**

±15,992 Sq. Ft.  
±0.367 Acres

MS-2756  
HEMLOCK

S22°24'18"W, 718.30'

304  
G.L.O. BRASS  
CAP ON IRON  
POST

S.32  
S.6  
S.5

T49N, R5E

TO 1/4 COR.  
S89°55'02"E, 2650.73'

T48N, R5E

N85°57'22"W, 521.17'

POINT OF  
BEGINNING

POINT B

POINT A

6'

25'

44'

L8

L7

L6

L5

L4

L3

L2

L1

L10

L9

C1

C2

C3

C4

C5

PCC

N68°39'32"E, 443.29'  
COR. 3 M.S. 2756 MINNIE

## EXHIBIT A1

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 3

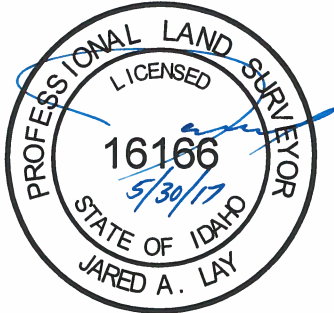


Scale:



1807 Eleventh Avenue  
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Line Table		
Line #	Direction	Length
L1	N21°33'37"W	3.65'
L2	N18°04'32"E	6.57'
L3	N53°15'04"E	9.66'
L4	N19°14'11"E	13.65'
L5	N42°02'11"E	20.52'
L6	N30°56'18"E	12.79'
L7	N46°19'47"E	18.01'
L8	N30°20'22"E	8.76'
L9	N11°29'19"W	6.36'
L10	N25°58'44"E	41.70'
L11	N25°58'44"E	51.32'
L13	N25°13'40"W	125.18'
L15	N05°50'40"W	71.27'
L18	N49°37'12"W	68.86'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	34.41'	38.50'	051°12'24"	N00°22'32"E	33.27'
C2	118.52'	350.33'	019°23'01"	N15°32'10"W	117.95'
C3	55.94'	111.55'	028°43'55"	N20°12'37"W	55.35'
C4	64.33'	245.00'	015°02'37"	N42°05'53"W	64.14'
C5	145.11'	275.35'	030°11'44"	N64°43'03"W	143.44'

## EXHIBIT A1

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 3



Scale:



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**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Northwest 1/4 of Section 5, Township 48 North, Range 5 East, and a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho lying within the three (3) strips of land described as follows:

I. A 12-foot (12') wide strip of land, lying six feet (6') on each side of the following centerline:

Beginning at a point from which the Section corner common to Section 5 & 6, Township 48 North, Range 5 East and Section 31 & 32, Township 49 North, Range 5 East bears N85° 57'22"W 521.17 feet; thence from said Point of Beginning N21° 33'37"W 3.65 feet; thence N18° 04'32"E 6.57 feet; thence N53° 15'04"E 9.66 feet; thence N19° 14'11"E 13.65 feet; thence N42° 02'11"E 20.52 feet; thence N30° 56'18"E 12.79 feet; thence N46° 19'47"E 18.01 feet; thence N30° 20'22"E 8.76 feet; thence N11° 29'19"W 6.36 feet; thence N25° 58'44"E 41.70 feet to "Point A" as shown on this exhibit, and the end of the centerline of this 12-foot (12') wide strip;

II. A sixty nine-foot (69') wide strip of land, lying forty four-feet (44') on the right and twenty five-feet (25') on the left of the following described centerline:

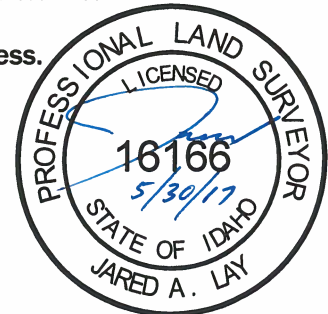
Beginning at said "Point A"; thence N25° 58'44"E 51.32 feet to a curve to the left; thence 34.41 feet along said curve to the left, having R=38.50 feet and Long Chord Bearing N00° 22'32"E 33.27 feet to "Point B" as shown on this exhibit, and the end of the centerline of this sixty nine-foot (69') wide strip;

III. A 12-foot (12') wide strip of land, lying six feet (6') on each side of the following centerline:

Beginning at said "Point B"; thence N25° 13'40"W 125.18 feet to a curve to the right; thence 118.52 feet along said curve to the right, having R=350.33 feet and Long Chord Bearing N15° 32'10"W 117.95 feet; thence N05° 50'40"W 71.27 feet to a curve to the left; thence 55.94 feet along said curve to the left, having R=111.55 feet and Long Chord Bearing N20° 12'37"W 55.35 feet to a Point of Compound Curvature (PCC); thence along said curve 64.33 feet, having a R=245.00 feet and Long Chord Bearing N42° 05'53"W 64.14 feet; thence N49° 37'12"W 68.86 feet to a curve to the left; thence 145.11 feet along said curve, having R=275.35 feet and Long Chord Bearing N64° 43'03"W 143.44 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

These three strips of land contain 15,992 Square Feet, or 0.367 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A1**

**ENVIRONMENTAL COVENANT & ACCESS  
 AGREEMENT FOR CONSTRUCTION AND  
 MAINTENANCE PURPOSES**

SHEET 3 OF 3



Scale:

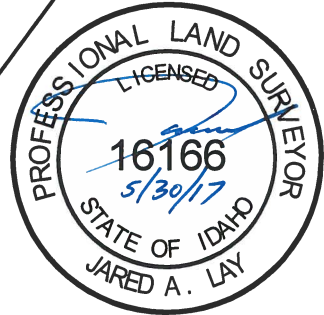
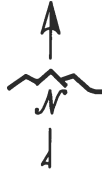


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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	168.15'	296.77'	032°27'52"	S80°18'17"E	165.91'

Line Table		
Line #	Direction	Length
L1	N83°27'47"E	207.02'
L2	N75°20'52"E	69.69'
L3	S79°18'05"E	44.17'
L4	S25°16'08"E	42.75'



MS-2756  
ARTHUR

**STORM WATER CHANNEL #2**  
±8,509 Sq. Ft.  
±0.195 Acres

**PARCEL 3**  
Instrument No. 451873

MS-2756  
SPRUCE

P.O.B.

3 4

MS-2756  
HEMLOCK

N60°24'58"E, 747.40'

304  
G.L.O. BRASS  
CAP ON IRON  
POST

S.31 S.32  
S.6 S.5

T49N, R5E  
T48N, R5E

S82°23'36"W,

941.05'

S89°55'02"E, 2650.73'  
TO 1/4 COR.

300  
3/4" REBAR W/  
2" A.C. MK'D:  
PLS 4458

MS-2756  
MINNIE

S45°37'42"W, 301.46'  
TERMINUS

MS-2756  
BLACK JACK

## EXHIBIT A2

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 2



Scale:



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**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land sixteen feet (16') wide, lying eight feet (8') on each side of the following centerline:

Beginning at a point from which the Section corner common to Section 5 & 6, Township 48 North, Range 5 East and Section 31 & 32, Township 49 North, Range 5 East bears S60°24'58"W 747.40 feet; thence from said Point of Beginning along a curve to the left a distance of 168.15 feet, having R=296.77 feet and Long Chord Bearing S80°18'17"E 165.91 feet; thence N83°27'47"E 207.02 feet; thence N75°20'52"E 69.69 feet; thence S79°18'05"E 44.17 feet; thence S25°16'08"E 42.75 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contain 8,509 Square Feet, or 0.195 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A2**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2



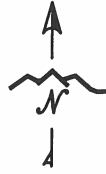
Scale:



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MS-2567  
MUTUAL

MS-2567  
PORT ARTHUR

**STORM WATER CHANNEL #4**

±24,821 Sq. Ft.  
±0.570 Acres

TERMINUS

P.O.B.

889.19'

MS-2756  
SPRUCE

**PARCEL 3**  
Instrument No. 451873

S36°04'54"E, 774.86'

N18°50'47"E,

MS-2756  
MINNIE

MS-2756  
HEMLOCK

TO 1/4 COR.  
S89°55'02"E, 2650.73'

S.31 S.32

T49N, R5E

S.5 S.6

T48N, R5E

304  
G.L.O. BRASS  
CAP ON IRON  
POST

300  
3/4" REBAR W/  
2" A.C. MK'D:  
PLS 4458

**EXHIBIT A3**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 1 OF 3



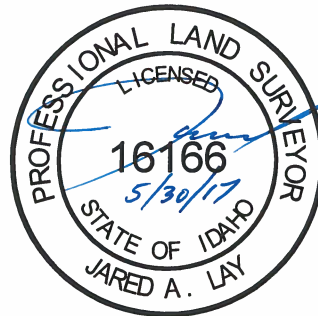
Scale:



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Line Table		
Line #	Direction	Length
L1	S45°19'15"E	76.62'
L2	N81°30'38"E	32.63'
L3	N78°29'36"E	118.76'
L4	N11°41'57"W	99.22'
L5	N07°07'00"W	37.31'



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	212.30'	556.52'	021°51'25"	S56°14'58"E	211.01'
C3	85.19'	145.80'	033°28'43"	S62°03'36"E	83.99'
C4	81.22'	236.34'	019°41'25"	S88°38'40"E	80.82'
C6	10.53'	200.00'	003°01'03"	N80°00'07"E	10.53'
C8	192.79'	385.00'	028°41'29"	N64°08'51"E	190.78'
C9	141.92'	229.69'	035°24'10"	N32°06'02"E	139.68'
C10	133.97'	294.12'	026°05'53"	N01°21'00"E	132.82'
C13	18.60'	21.47'	049°38'31"	N17°42'15"E	18.02'

## EXHIBIT A3

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 2 OF 3



Scale:



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489739

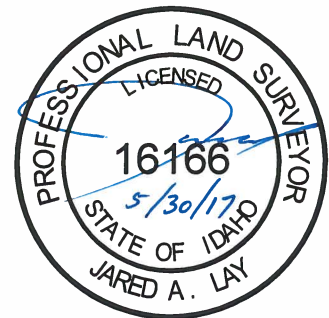
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land twenty feet (20') wide, lying ten feet (10') on each side of the following centerline:

Beginning at a point which bears N32°23'51"E 889.19 feet from the southwest corner of Section 32; thence from said Point of Beginning along a curve to the right a distance of 212.30 feet, said curve having R=556.52 feet and Long Chord Bearing S56°14'58"E 211.01 feet; thence S45°19'15"E 76.62 feet to a curve to the left; thence 85.19 feet along said curve, having R=145.80 feet and Long Chord Bearing S62°03'36"E 83.99 feet to a Point of Compound Curvature; thence 81.22 feet along a curve to the left, having R=236.34 feet and Long Chord Bearing S88°38'40"E 80.82 feet; thence N81°30'38"E 32.63 feet to a curve to the left; thence 10.53 feet along said curve, having R=200.00 feet and Long Chord Bearing N80°00'07"E 10.53 feet; thence N78°29'36"E 118.76 feet to a curve to the left; thence 192.79 feet along said curve, having R=385.00 feet and Long Chord Bearing N64°08'51"E 190.78 feet to a Point of Compound Curvature; thence 141.92 feet along a curve to the left, said curve having a R=229.69 feet and Long Chord Bearing N32°06'02"E 139.68 feet; to a Point of Compound Curvature; thence 133.97 feet along a curve to the left, said curve having R=294.12 feet and Long Chord Bearing N01°21'00"E 132.82 feet; thence N11°41'57"W 99.22 feet; thence N07°07'00"W 37.31 feet to a curve to the right; thence 18.60 feet along said curve, having R=21.47 feet and Long Chord Bearing N17°42'15"E 18.02 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 24,821 Square Feet, or 0.570 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A3**

**ENVIRONMENTAL COVENANT & ACCESS  
 AGREEMENT FOR CONSTRUCTION AND  
 MAINTENANCE PURPOSES**

SHEET 3 OF 3

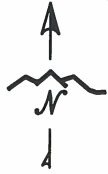
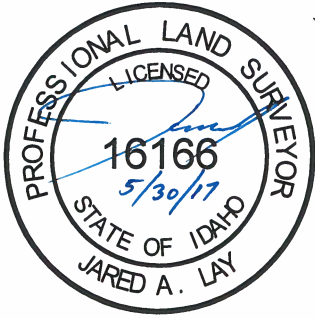


Scale:  
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489739



MS-2567  
PORT ARTHUR

MS-2567  
MUTUAL

TERMINUS

1636.70'

TO SW COR. SEC. 32  
N48°21'51"E,

**UPPER TRIBUTARY CHANNEL**  
±10,996 Sq. Ft.  
±0.252 Acres

MS-2756  
SPRUCE

**PARCEL 3**  
Instrument No. 451873

P.O.B.

MS-2567  
BESSIE

MS-2756  
HEMLOCK

300  
3/4" REBAR W/  
2" A.C. MKD:  
PLS 4458

N54°59'24"E, 440.16'

MS-2756  
MINNIE

TO 1/4 COR.  
S74°19'30"E,

1409.88'

R.O.S.#470143

S89°55'02"E, 2650.73'  
SEC. COR. TO 1/4 COR.

## EXHIBIT A4

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 3

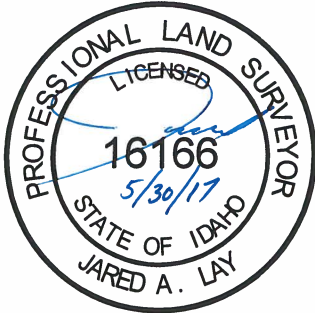


Scale:



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489739



Line Table		
Line #	Direction	Length
L1	N44°30'39"E	9.94'
L2	N17°02'43"E	15.29'
L3	N35°16'01"E	46.35'
L4	N28°16'00"E	88.00'
L5	N13°26'47"E	12.39'
L6	N01°08'39"E	66.91'
L7	N11°37'50"E	19.02'
L8	N06°52'52"W	8.16'
L9	N02°19'09"E	51.84'
L10	N14°19'57"E	20.64'
L11	N00°50'27"E	65.62'
L12	N05°29'54"W	52.66'
L13	N15°57'53"W	84.75'
L14	N21°05'01"W	70.28'
L15	N33°06'06"W	38.59'
L16	N43°07'04"W	34.99'
L17	N44°20'25"W	50.90'
L18	N50°11'28"W	31.26'
L19	N22°59'39"W	17.82'

## EXHIBIT A4

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 2 OF 3



Scale:



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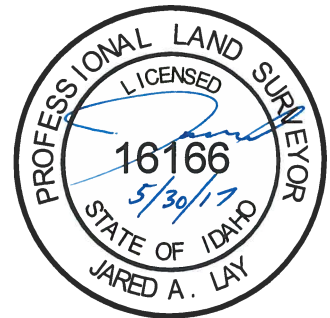
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land fourteen feet (14') wide, lying seven feet (7') on each side of the following centerline:

Beginning at a point which bears N54°59'24"E 440.16 feet from Corner 3 of M.S. 2756, "Minne Lode"; thence from said Point of Beginning N44°30'39"E 9.94 feet; thence N17°02'43"E 15.29 feet; thence N35°16'01"E 46.35 feet; thence N28°16'00"E 88.00 feet; thence N13°26'47"E 12.39 feet; thence N01°08'39"E 66.91 feet; thence N11°37'50"E 19.02 feet; thence N06°52'52"W 8.16 feet; thence N02°19'09"E 51.84 feet; thence N14°19'57"E 20.64 feet; thence N00°50'27"E 65.62 feet; thence N05°29'54"W 52.66 feet; thence N15°57'53"W 84.75 feet; thence N21°05'01"W 70.28 feet; thence N33°06'06"W 38.59 feet; thence N43°07'04"W 34.99 feet; thence N44°20'25"W 50.90 feet; thence N50°11'28"W 31.26 feet; thence N22°59'39"W 17.82 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 10,996 Square Feet, or 0.252 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A4**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 3 OF 3

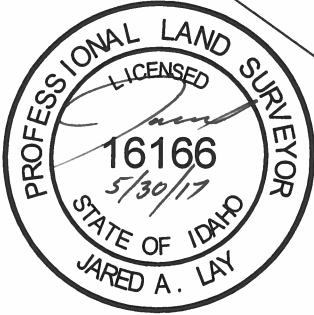


Scale:



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MS-2567  
PORT ARTHUR

MS-2567  
MUTUAL

MS-2567  
ILLINOIS

MS-2567  
NELLIE

TO SW COR. SEC. 32  
S51°16'22"W, 1611.15'

MS-2756  
SPRUCE

N20°09'00"E,

940.99'

P.O.B.

**UPPER TRIBUTARY  
ACCESS ROAD**

±9,583 Sq. Ft.  
±0.220 Acres

**TERMINUS**

TO 1/4 COR.  
S56°59'52"E, 1299.10'

MS-2567  
BESSIE

R.O.S.  
#470143

**PARCEL 3**  
Instrument No. 451873

MS-2756  
MINNIE

300  
3/4" REBAR W/  
2" A.C. MK'D:  
PLS 4458

S89°55'02"E, 2650.73'  
SEC. COR. TO 1/4 COR.

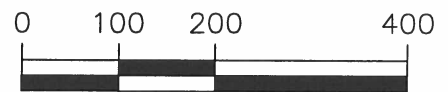
## EXHIBIT A5

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 3

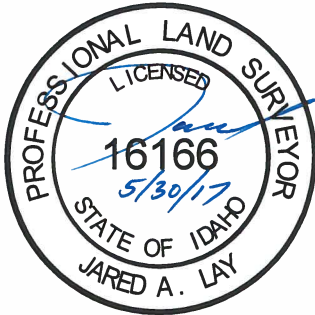


Scale:



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Line Table		
Line #	Direction	Length
L1	N55°05'37"E	34.45'
L5	S27°12'00"E	174.10'
L7	S57°22'43"E	60.63'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	7.52'	13.33'	032°19'18"	N71°15'16"E	7.42'
C2	35.18'	47.05'	042°50'14"	S71°09'57"E	34.36'
C3	114.62'	291.26'	022°32'51"	S38°28'25"E	113.88'
C4	52.67'	100.00'	030°10'44"	S42°17'22"E	52.06'

## EXHIBIT A5

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 2 OF 3



Scale:



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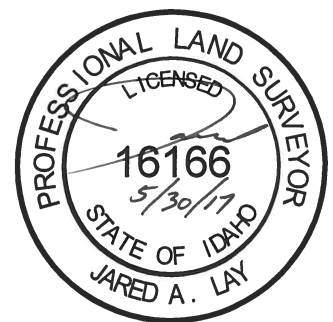
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land twenty feet (20') wide, lying ten feet (10') on each side of the following centerline:

Beginning at a point which bears N51°16'22"E 1611.15 feet from the southwest corner of Section 32; thence from said Point of Beginning N55°05'37"E 34.45 feet to a curve to the right; thence 7.52 feet along said curve, having R=13.33 feet and Long Chord Bearing N71°15'16"E 7.42 feet to a Point of Compound Curvature; thence 35.18 feet along said curve to the right, having R=47.05 feet and a Long Chord Bearing S71°09'57"E 34.36 feet to a Point of Compound Curvature; thence 114.62 feet along said curve to the right, having R=291.26 feet and Long Chord Bearing S38°28'25"E 113.88 feet; thence S27°12'00"E 174.10 feet to a curve to the left; thence 52.67 feet along said curve, having R=100.00 feet and Long Chord Bearing S42°17'22"E 52.06 feet; thence S57°22'43"E 60.63 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 9,583 Square Feet, or 0.220 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A5**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 3 OF 3



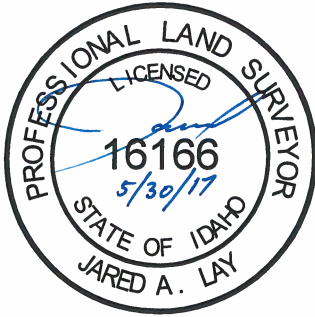
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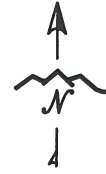
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Fax: (406) 449-2308



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Line Table		
Line #	Direction	Length
L1	N26°14'44"E	50.26'
L2	N29°23'17"E	17.87'



**UPPER TRIBUTARY ADIT  
DISCHARGE CHANNEL**

±681 Sq. Ft.  
±0.012 Acres

**TERMINUS**  
P.O.B.

S51°01'09"E, 1670.33'  
TO 1/4 COR. S. 32

MS-2756  
SPRUCE

S53°15'39"W, 1648.79'  
TO SW COR. S. 32

MS-2567  
PORT ARTHUR

**PARCEL 3**  
Instrument No. 451873

MS-2567  
BESSIE

MS-2756  
HEMLOCK

MS-2756  
MINNIE

R.O.S.  
#470143

S. 32, T49N, R5E

S. 5, T48N, R5E

S89°55'02"E, 2650.73'  
SW COR. S. 32 TO 1/4 COR.

300  
3/4" REBAR W/  
2" A.C. MK'D:  
PLS 4458

**EXHIBIT A6**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 1 OF 2



Scale:



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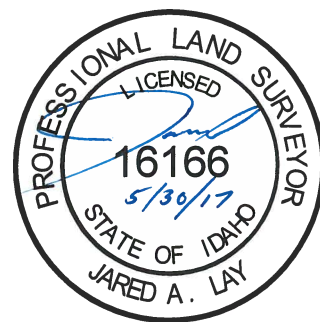
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land ten feet (10') wide, lying five feet (5') on each side of the following centerline:

Beginning at a point which bears N53°15'39"E 1648.79 feet from the southwest corner of Section 32; thence from said Point of Beginning N26°14'44"E 50.26 feet; thence N29°23'17"E 17.87 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 681 Square Feet, or 0.012 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A6**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2



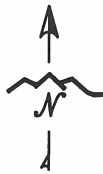
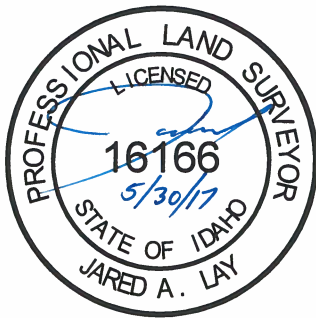
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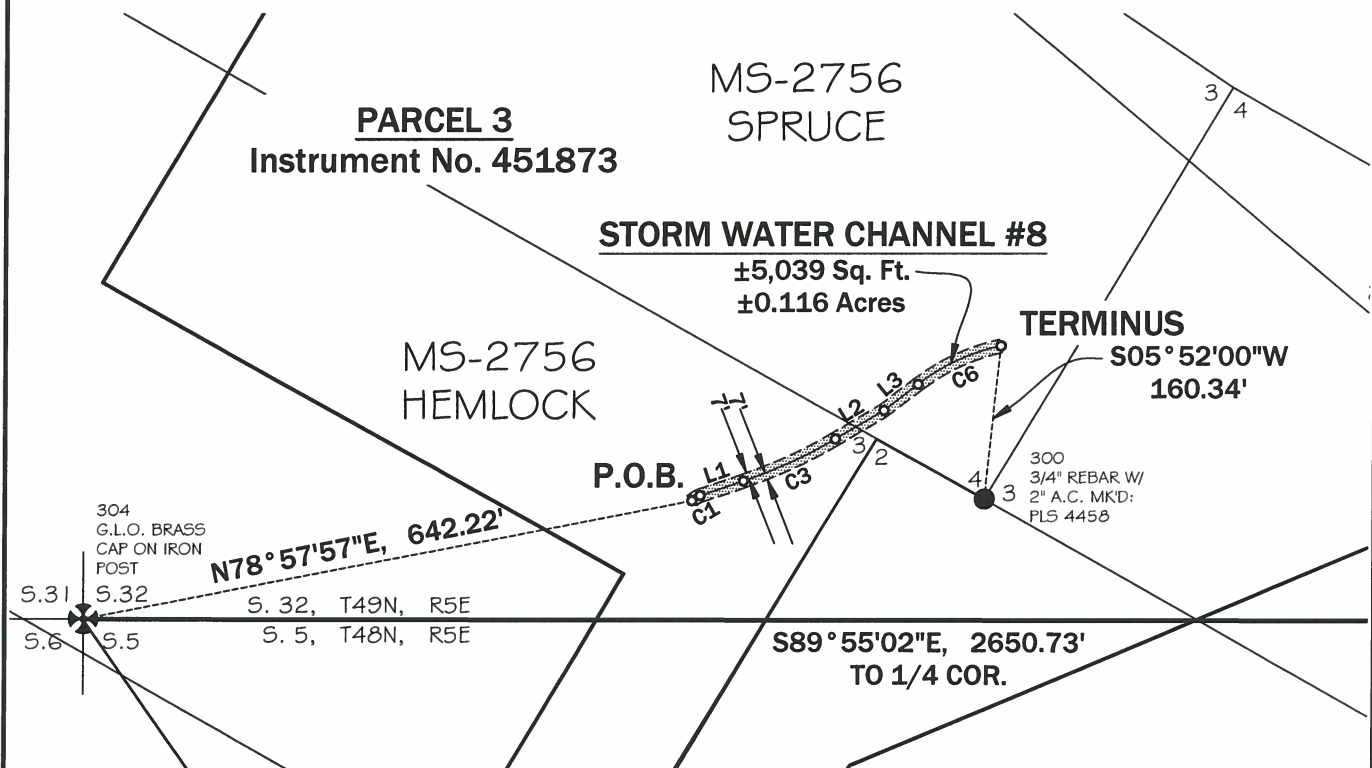


489739



Line Table		
Line #	Direction	Length
L1	N71°26'47"E	47.52'
L2	N59°13'57"E	58.34'
L3	N52°02'19"E	44.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	10.22'	22.23'	026°21'07"	N58°16'13"E	10.13'
C3	104.61'	490.75'	012°12'50"	N65°20'22"E	104.42'
C6	95.00'	213.06'	025°32'53"	N64°48'46"E	94.22'

**EXHIBIT A7**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 1 OF 2



Scale:



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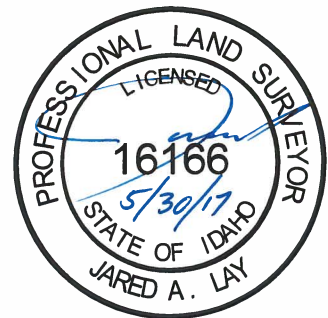
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land fourteen feet (14') wide, lying six feet (7') on each side of the following centerline:

Beginning at a point which bears N78°57'57"E 642.22 feet from the southwest corner of Section 32; thence from said Point of Beginning along a curve to the right a distance of 10.22 feet, said curve having R=22.23 feet and Long Chord Bearing N58°16'13"E 10.13 feet; thence N71°26'47"E 47.52 feet to a curve to the left; thence 104.61 feet along said curve, having R=490.75 feet and Long Chord Bearing N65°20'22"E 104.42 feet; thence N59°13'57"E 58.34 feet; thence N52°02'19"E 44.21 feet to a curve to the right; thence 95.00 feet along said curve, having R=213.06 feet and Long Chord Bearing N64°48'46"E 94.22 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 5,039 Square Feet, or 0.116 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A7**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2

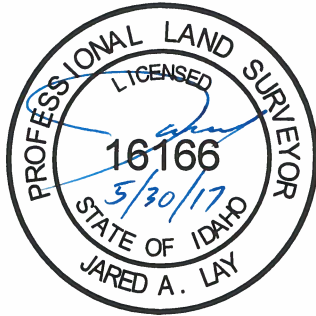


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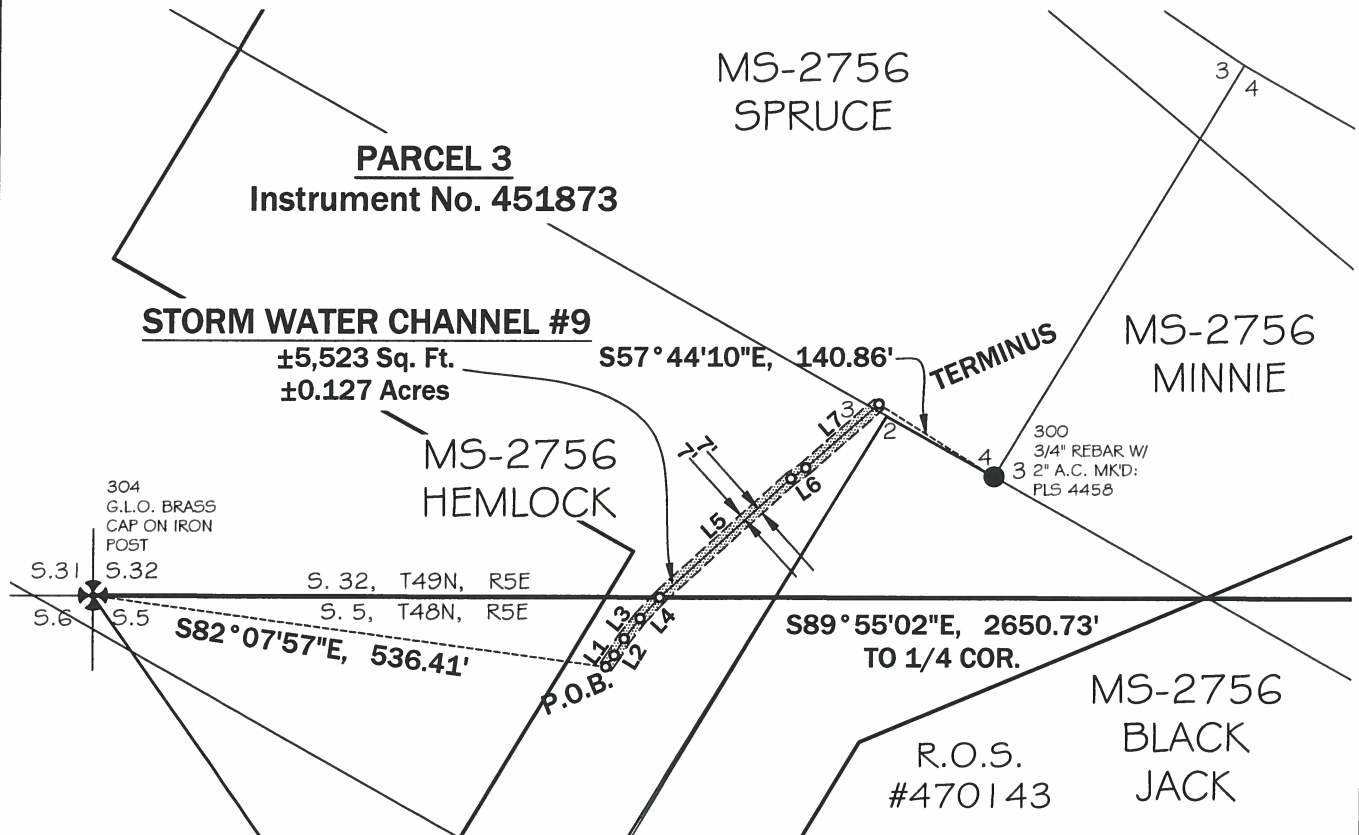
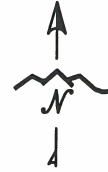


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Fax: (406) 449-2308

489739



Line Table		
Line #	Direction	Length
L1	N35°35'41"E	14.85'
L2	N30°50'56"E	20.01'
L3	N38°02'39"E	27.00'
L4	N42°28'48"E	29.78'
L5	N47°44'33"E	183.68'
L6	N54°50'30"E	18.90'
L7	N48°36'45"E	100.27'



## EXHIBIT A8

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 2



Scale:



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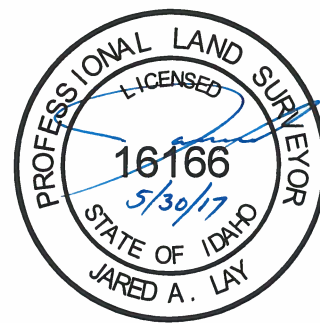
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, and the Northwest 1/4 of Section 5, Township 48 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land fourteen feet (14') wide, lying seven feet (7') on each side of the following centerline:

Beginning at a point which bears S82°07'57"E 536.41 feet from the northwest corner of Section 5; thence from said Point of Beginning N35°35'41"E 14.85 feet; thence N30°50'56"E 20.01 feet; thence N38°02'39"E 27.00 feet; thence N42°28'48"E 29.78 feet; thence N47°44'33"E 183.68 feet; thence N54°50'30"E 18.90 feet; thence N48°36'45"E 100.27 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 5,523 Square Feet, or 0.0.127 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A8**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2



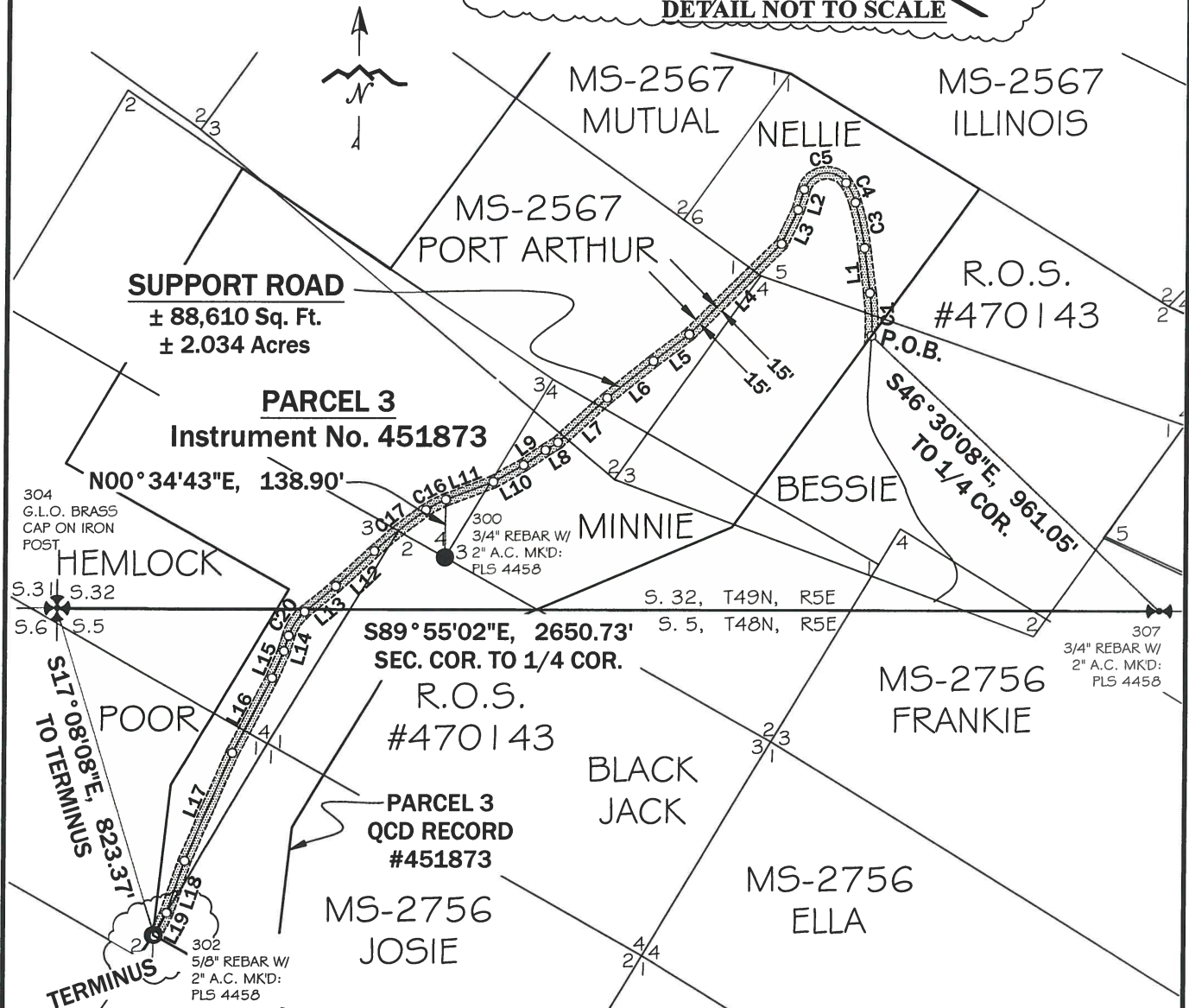
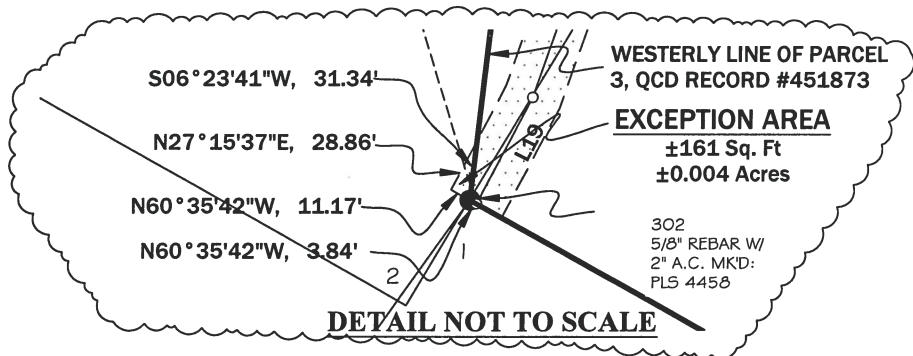
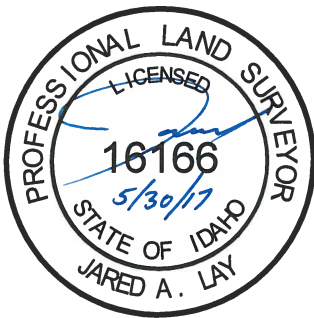
Scale:



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489739



## EXHIBIT A9

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 3



Scale:

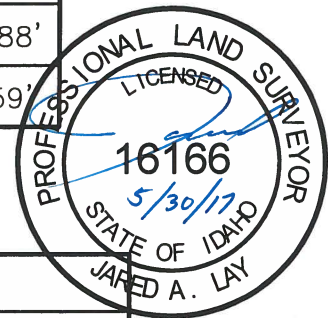


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Line Table		
Line #	Direction	Length
L1	N07°22'01"W	109.05'
L2	S16°00'25"W	51.40'
L3	S25°23'41"W	91.20'
L4	S45°21'32"W	309.24'
L5	S53°23'11"W	106.81'
L6	S51°21'26"W	142.05'
L7	S47°48'33"W	159.29'
L8	S58°25'35"W	35.59'
L9	S55°24'20"W	63.05'
L10	S60°51'16"W	82.72'

Line Table		
Line #	Direction	Length
L11	S69°17'14"W	121.33'
L12	S47°12'59"W	124.08'
L13	S50°14'50"W	96.60'
L14	S16°27'56"W	38.33'
L15	S23°32'51"W	70.65'
L16	S27°32'31"W	204.13'
L17	S23°38'15"W	282.82'
L18	S18°44'17"W	131.88'
L19	S27°15'37"W	62.59'



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	102.31'	609.66'	009°36'54"	N02°33'34"W	102.19'
C3	112.18'	755.30'	008°30'34"	N11°37'18"W	112.07'
C4	52.94'	166.63'	018°12'15"	N24°58'42"W	52.72'
C5	126.78'	55.91'	129°54'45"	S80°57'48"W	101.32'
C16	54.02'	216.22'	014°18'55"	S62°07'46"W	53.88'
C17	157.62'	1164.48'	007°45'19"	S51°05'39"W	157.50'
C20	70.16'	119.00'	033°46'55"	S33°21'23"W	69.15'

## EXHIBIT A9

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 3



Scale:



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**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

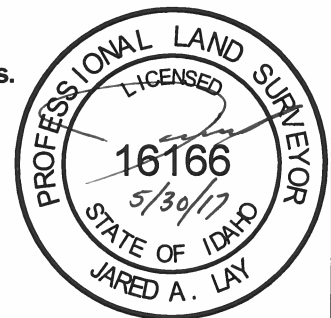
All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, and the Northwest One-Quarter of Section 5, Township 48 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land thirty feet (30') wide, lying fifteen feet (15') on each side of the following centerline:

Beginning at a point on the westerly side of Record of Survey # 470143 which bears N46°30'08"W 961.05 feet from the One-Quarter Corner common to Section 32 and Section 5; thence from said Point of Beginning 102.31 feet along a curve to the left, having R=609.66 feet and Long Chord Bearing N02°33'34"W 102.19 feet; thence N07°22'01"W 109.05 feet to a curve to the left; thence 112.18 feet along said curve, having R=755.30 feet and Long Chord Bearing N11°37'18"W 112.07 feet to a Point of Compound Curvature; thence 52.94 feet along said curve, having R= 166.63 feet and Long Chord Bearing N24°58'42"W 52.72 feet to a Point of Compound Curvature; thence 126.78 feet along said curve, having R=55.91 feet and Long Chord Bearing S80°57'48"W 101.32 feet; thence S16°00'25"W 51.40 feet; thence S25°23'41"W 91.20 feet; thence S45°21'32"W 309.24 feet; thence S53°23'11"W 106.81 feet; thence S51°21'26"W 142.05 feet; thence S47°48'33"W 159.29 feet; thence S58°25'35"W 35.59 feet; thence S55°24'20"W 63.05 feet; thence S60°51'16"W 82.72 feet; thence S69°17'14"W 121.33 feet to a curve to the left; thence 54.02 feet along said curve, having R=216.22 feet and Long Chord Bearing S62°07'46"W 53.88 feet to a Point of Compound Curvature; thence 157.62 feet along said curve, having R=1164.48 feet and Long Chord Bearing S51°05'39"W 157.50 feet; thence S47°12'59"W 124.08 feet; thence S50°14'50"W 96.60 feet to a curve to the left; thence 70.16 feet along said curve, having R=119.00 feet and Long Chord Bearing S33°21'23"W 69.15 feet; thence S16°27'56"W 38.33 feet; thence S23°32'51"W 70.65 feet; thence S27°32'31"W 204.13 feet; thence S23°38'15"W 282.82 feet; thence S18°44'17"W 131.88 feet; thence S27°15'37"W 62.59 feet to the Terminus of this centerline on the third course of M.S. 2756 Josie Lode. Sidelines to be shortened or extended to the westerly side of Record of Survey #470143 at the Point of Beginning and shortened or extended to the extension of the third course of M.S. 2756 Josie Lode, containing 88,771 square feet, or 2.038 Acres, more or less.

Excepting therefrom a parcel of land described as follows: Beginning at a point which bears N60°35'42"W 3.84 feet from Corner 1 of M.S. 2756, Josie Lode; thence from said Point of Beginning along the extension of said third course N60°35'42"W 11.17 feet thence leaving said extension of third course N27°15'37"E 28.86 feet; thence S06°23'41"W 34.34 feet to the Point of Beginning, containing 161 square feet, or 0.004 Acres, more or less.

Total Area of this strip of land is 88,610 Square Feet, or 2.034 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



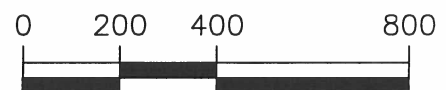
## EXHIBIT A9

**ENVIRONMENTAL COVENANT & ACCESS  
 AGREEMENT FOR CONSTRUCTION AND  
 MAINTENANCE PURPOSES**

SHEET 3 OF 3

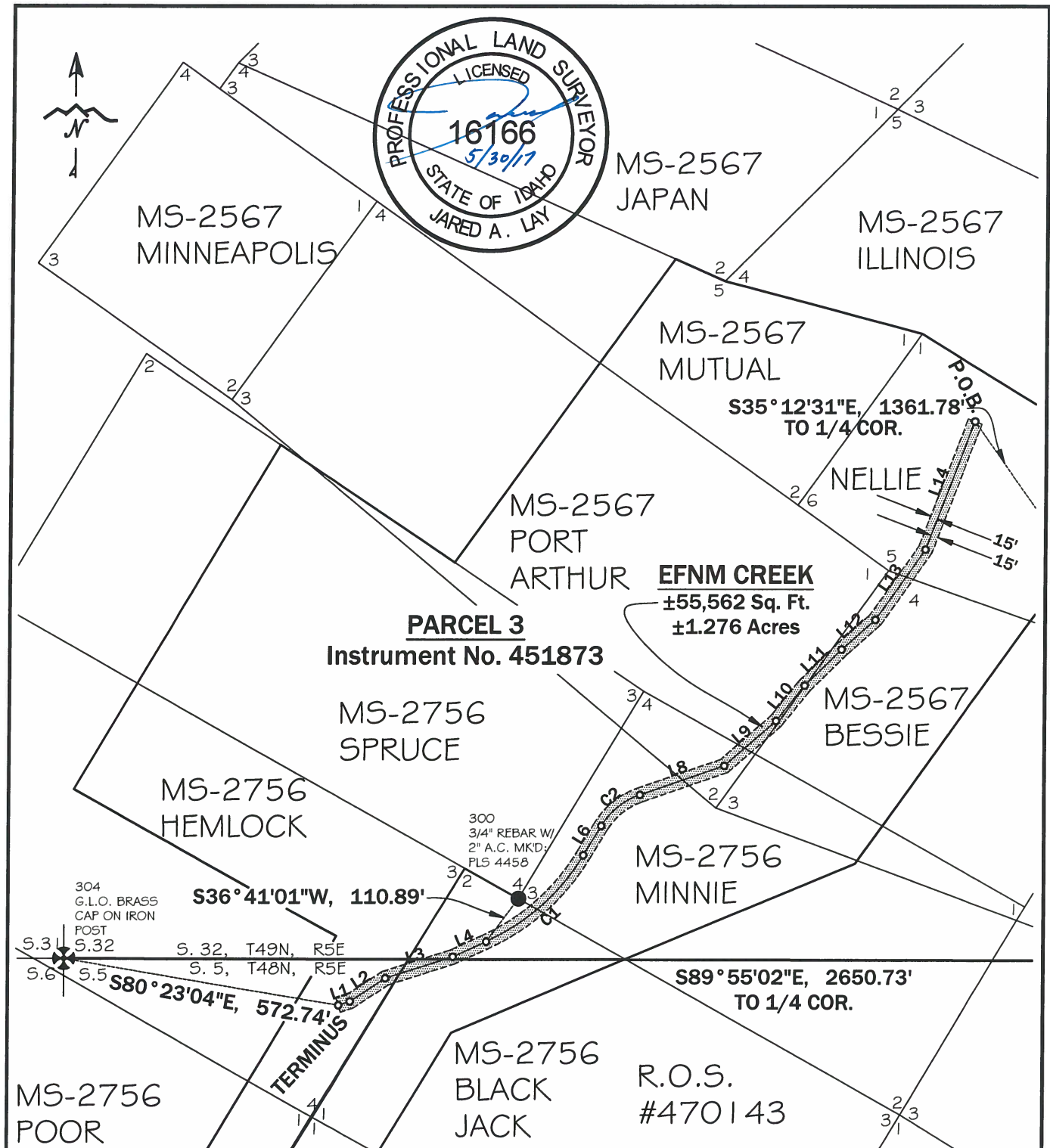


Scale:



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## EXHIBIT A10

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 3



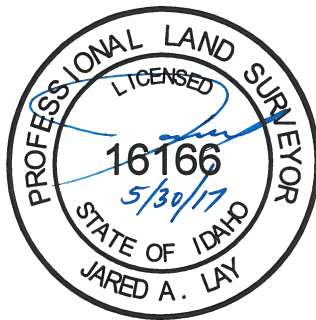
Scale:



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Line Table		
Line #	Direction	Length
L1	N71°14'04"E	24.82'
L2	N56°30'00"E	86.21'
L3	N72°08'59"E	144.90'
L4	N65°25'57"E	75.33'
L6	N31°07'39"E	70.60'
L8	N70°51'40"E	182.51'
L9	N48°31'31"E	139.56'
L10	N38°27'47"E	93.24'
L11	N45°10'36"E	105.98'
L12	N48°24'13"E	92.38'
L13	N35°20'07"E	176.90'
L14	N20°59'26"E	283.08'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	272.53'	455.17'	034°18'18"	N48°16'48"E	268.47'
C2	104.02'	150.00'	039°44'00"	N50°59'39"E	101.95'

## EXHIBIT A10

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 2 OF 3



Scale:



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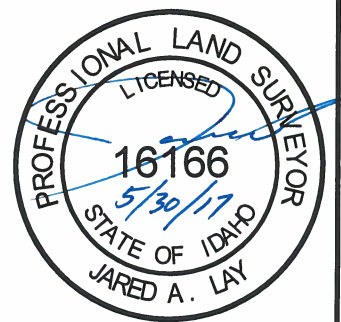
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Northwest 1/4 of Section 5, Township 48 North, Range 5 East, and a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land thirty feet (30') wide, lying fifteen feet (15') on each side of the following centerline:

Beginning at a point which bears S80°23'04"E 572.74 feet from the northwest corner of Section 5; thence from said Point of Beginning N71°14'04"E 24.82 feet; thence N56°30'00"E 86.81 feet; thence N72°08'59"E 144.90 feet; thence N65°25'57"E 75.33 feet to a curve to the left; thence 272.53 feet along said curve, having R=455.17 feet and Long Chord Bearing N48°16'48"E 268.47 feet; thence N31°07'39"E 70.60 feet to a curve to the right; thence 104.02 feet along said curve, having R=104.02 feet and Long Chord Bearing N50°59'39"E 101.95 feet; thence N70°51'40"E 182.51 feet; thence N48°31'31"E 139.56 feet; thence N38°27'47"E 93.24 feet; thence N45°10'36"E 105.98 feet; thence N48°24'13"E 92.38 feet; thence N35°20'07"E 176.90 feet; thence N20°59'26"E 283.08 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 55,562 Square Feet, or 1.276 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A10**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 3 OF 3

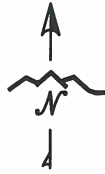
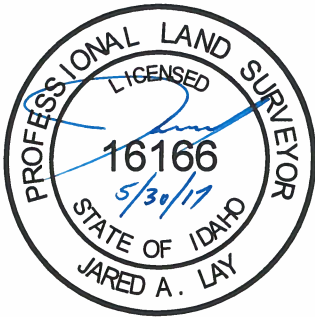


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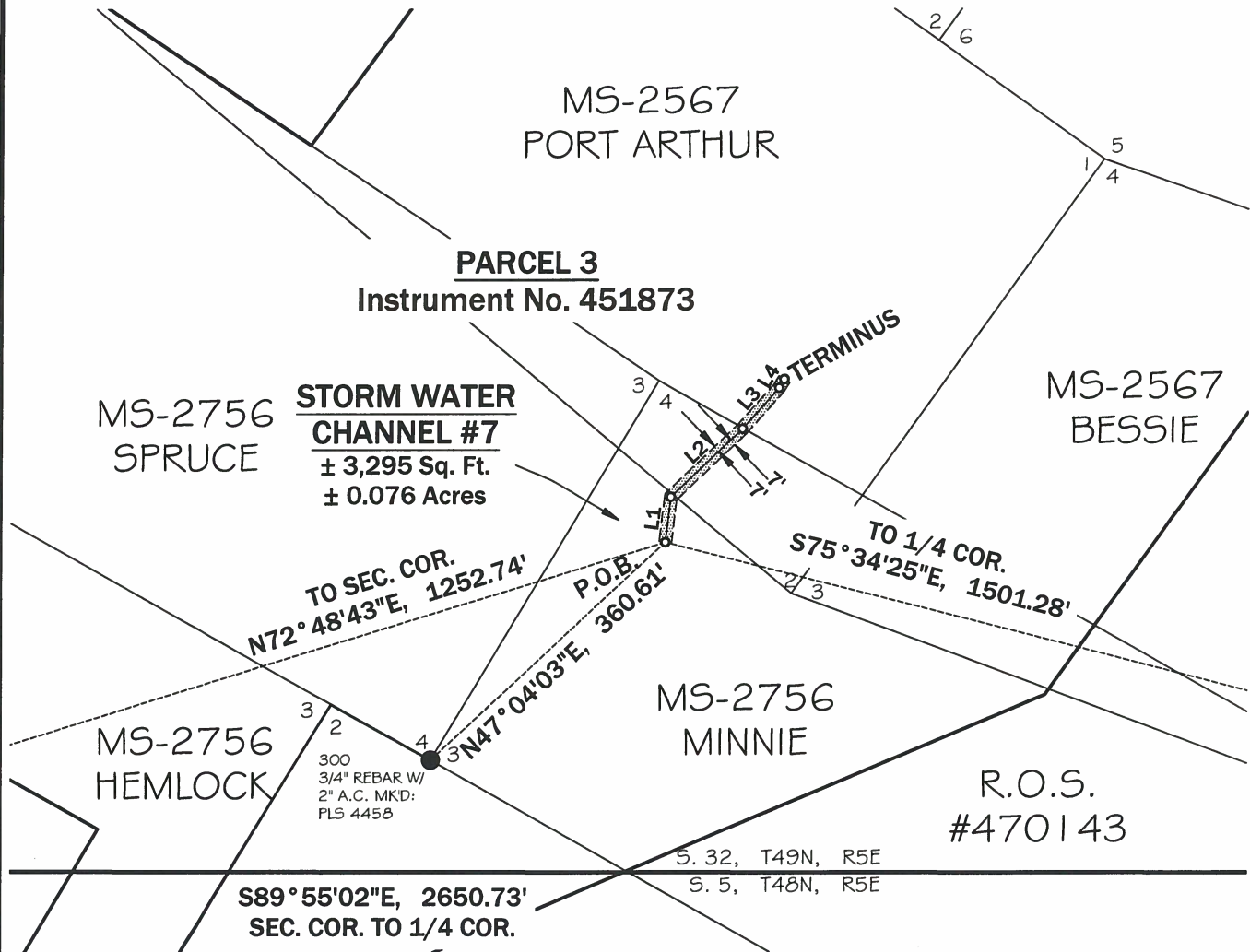


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Line Table		
Line #	Direction	Length
L1	N06°41'31"E	51.52'
L2	N46°18'39"E	111.13'
L3	N41°40'10"E	61.50'
L4	N31°09'06"E	11.18'



## EXHIBIT A11

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 2



Scale:



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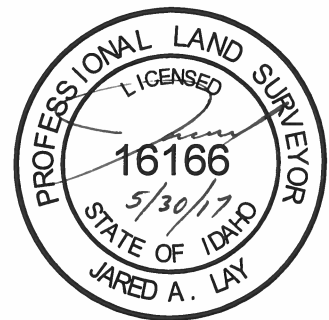
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land fourteen feet (14') wide, lying seven feet (7') on each side of the following centerline:

Beginning at a point which bears N72° 48'43"E 1252.74 feet from the southwest corner of Section 32; thence from said Point of Beginning N06° 41'31"E 51.52 feet; thence N46° 18'39"E 111.13 feet; thence N41° 40'10"E 61.50 feet; thence N31° 09'06"E 11.18 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 3,295 Square Feet, or 0.076 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A11**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2

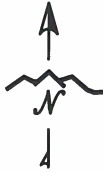
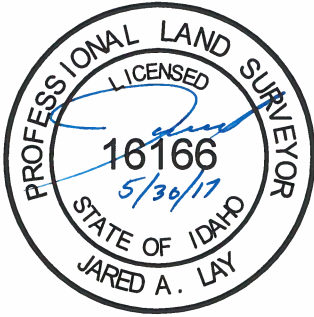


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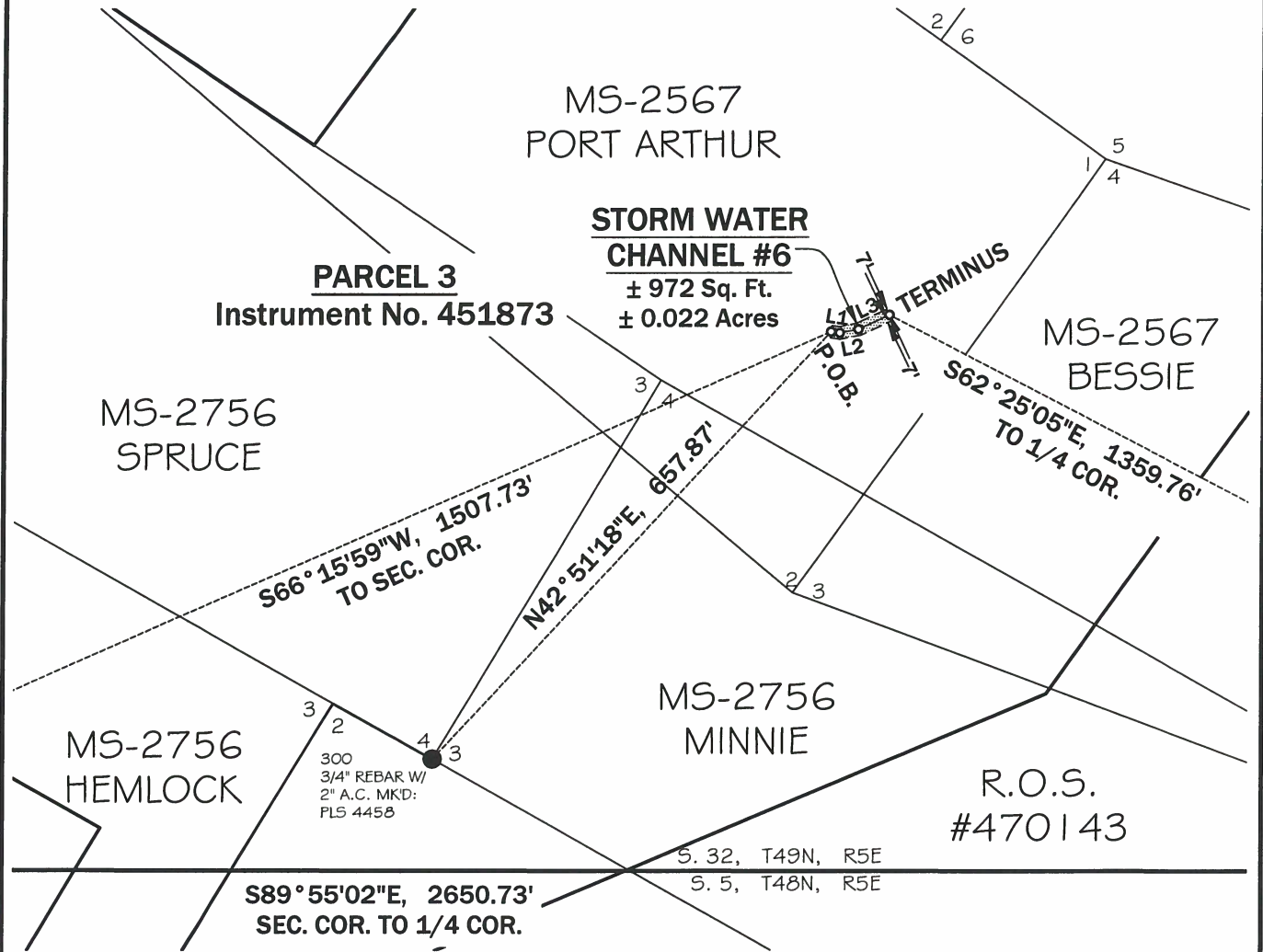


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Line Table		
Line #	Direction	Length
L1	S81°51'30"E	9.86'
L2	N79°00'43"E	21.36'
L3	N64°49'28"E	38.20'



## EXHIBIT A12

ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES

SHEET 1 OF 2



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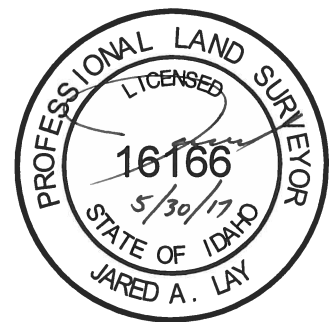
**LEGAL DESCRIPTION**  
**FOR AN ENVIRONMENTAL COVENANT AND ACCESS AGREEMENT**  
**FOR CONSTRUCTION AND MAINTENANCE PURPOSES**

All that real property being a portion of the Southwest 1/4 of Section 32, Township 49 North, Range 5 East, Boise Meridian, Shoshone County, Idaho being a strip of land fourteen feet (14') wide, lying seven feet (7') on each side of the following centerline:

Beginning at a point which bears N66°15'59"E 1507.73 feet from the southwest corner of Section 32; thence from said Point of Beginning S81°51'30"E 9.86 feet; thence N79°00'43"E 21.36 feet; thence N64°49'28"E 38.20 feet to the Terminus of this centerline. Sidelines to begin and terminate at 90° angles to centerline.

This strip of land contains 972 Square Feet, or 0.022 Acres, more or less.

Bearings and distances shown hereon are grid bearings based upon the Idaho West Zone 1103.



**EXHIBIT A12**

**ENVIRONMENTAL COVENANT & ACCESS  
AGREEMENT FOR CONSTRUCTION AND  
MAINTENANCE PURPOSES**

SHEET 2 OF 2



Scale:

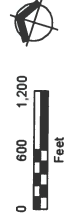


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**Exhibit B**  
**Figure 1**  
**Environmental Covenant**  
**Features Overview**  
**Mine Ventures Properties**

- Legend**
- Mine Ventures LLC Property  
(with Parcel ID)
  - Road
  - Stream
  - Source Site
  - Waste Consolidation Area  
Extent
  - Ninemile Creek Watershed  
Boundary

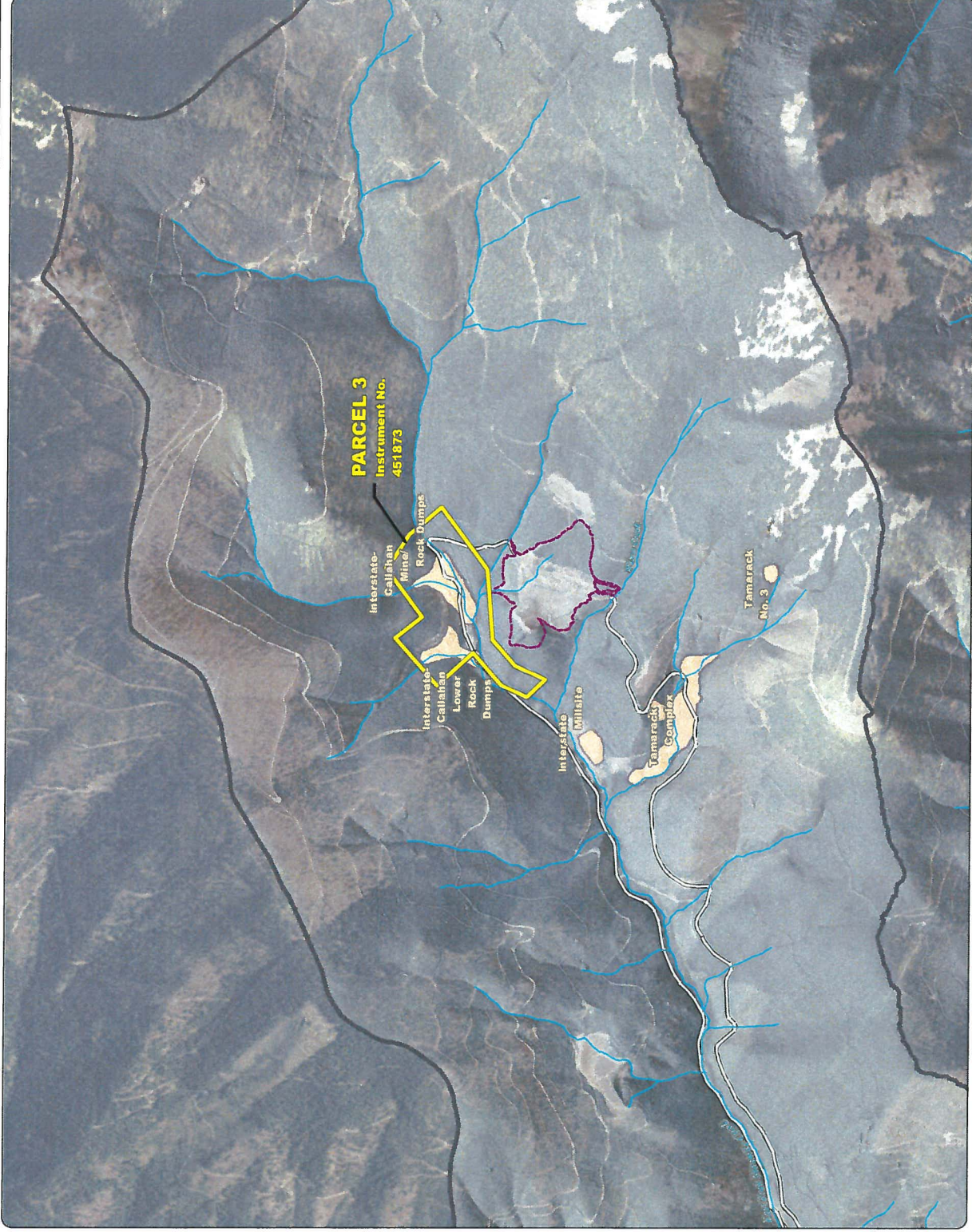


Source: Aerial photograph obtained from Esri  
 ArcGIS Online; parcels (2015) obtained from  
 Shoshone County Assessor.

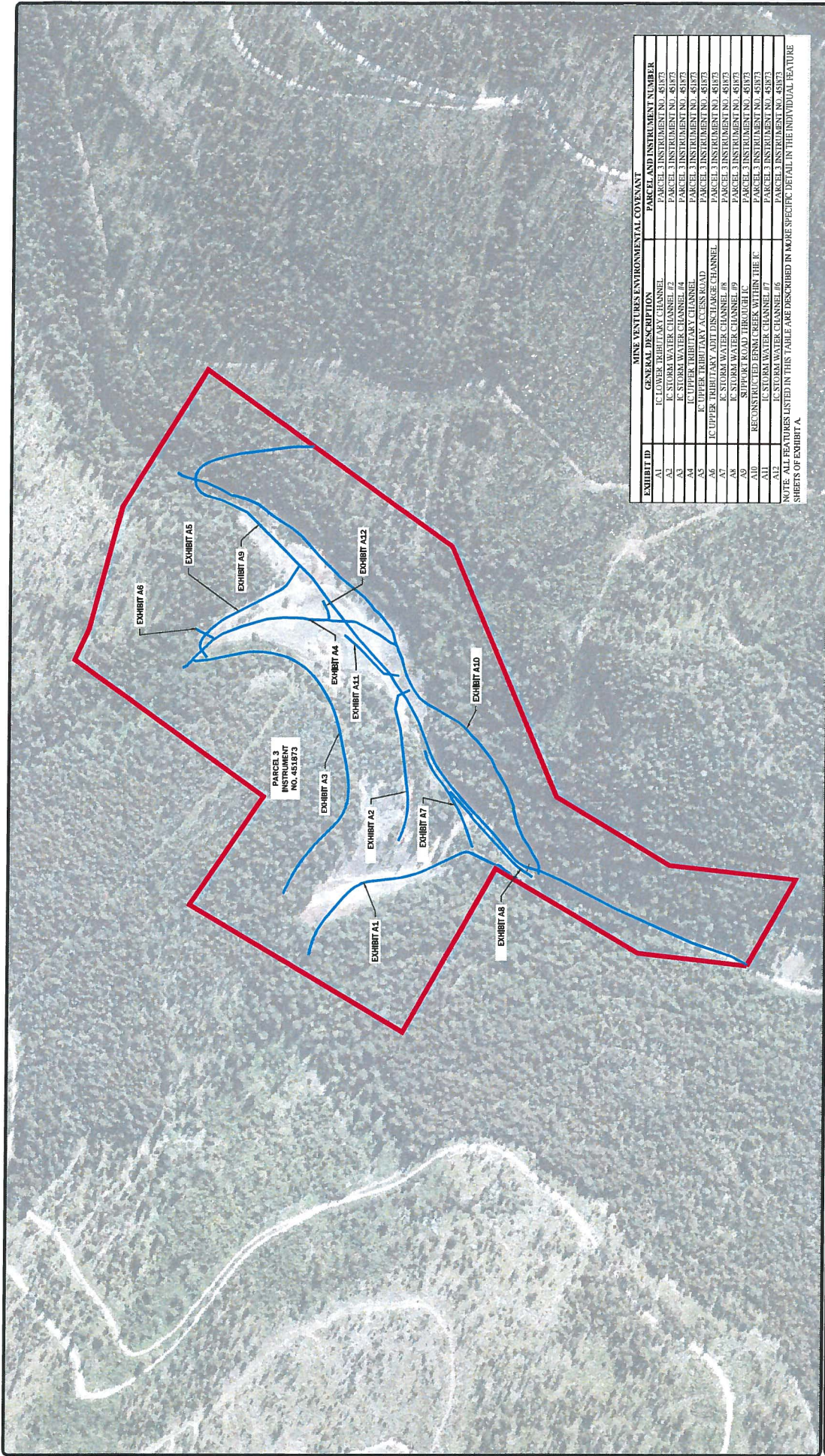


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MINE VENTURES ENVIRONMENTAL COVENANT		
EXHIBIT ID	GENERAL DESCRIPTION	PARCEL AND INSTRUMENT NUMBER
A1	I.C. LOWER TRIBUTARY CHANNEL	PARCEL 3 INSTRUMENT NO. 48973
A2	I.C. STORM WATER CHANNEL #2	PARCEL 3 INSTRUMENT NO. 48973
A3	I.C. STORM WATER CHANNEL #4	PARCEL 3 INSTRUMENT NO. 48973
A4	I.C. UPPER TRIBUTARY CHANNEL	PARCEL 3 INSTRUMENT NO. 48973
A5	I.C. UPPER TRIBUTARY ACCESS ROAD	PARCEL 3 INSTRUMENT NO. 48973
A6	I.C. UPPER TRIBUTARY ADIT DISCHARGE CHANNEL	PARCEL 3 INSTRUMENT NO. 48973
A7	I.C. STORM WATER CHANNEL #8	PARCEL 3 INSTRUMENT NO. 48973
A8	I.C. STORM WATER CHANNEL #9	PARCEL 3 INSTRUMENT NO. 48973
A9	SUPPORT ROAD THROUGH I.C.	PARCEL 3 INSTRUMENT NO. 48973
A10	RECONSTRUCTED FERN CREEK WITHIN THE I.C.	PARCEL 3 INSTRUMENT NO. 48973
A11	I.C. STORM WATER CHANNEL #7	PARCEL 3 INSTRUMENT NO. 48973
A12	I.C. STORM WATER CHANNEL #1	PARCEL 3 INSTRUMENT NO. 48973

NOTE: ALL FEATURES LISTED IN THIS TABLE ARE DESCRIBED IN MORE SPECIFIC DETAIL IN THE INDIVIDUAL FEATURE SHEETS OF EXHIBIT A.

**LEGEND**

- MINE VENTURES PROPERTY BOUNDARIES - PARCEL 3 INSTRUMENT NO. 479221
- INTERSTATE-CALLAHAN REMEDIAL ACTION FEATURES

**NOTE**

1. PROPERTY BOUNDARY LINES SHOWN ARE APPROXIMATE.

**EXHIBIT B**

**INTERSTATE-CALLAHAN ENVIRONMENTAL COVENANT FEATURES MAP MINE VENTURES PROPERTY**

**PIONEER**

7227ATACALLAH.ENVIRONMENTAL.COV.  
11/11/2015 10:00 AM  
KELLOGG, ID 83637  
(208) 783-1077

DATE: 8/23/16

COORD. SYS/TITLE: 10N 10E 10W 10S  
UNITS: SURFACE FEET  
SOURCE: LAY OF THE LAND/INVESTIGATOR

SCALE: 1" = 150' 300'



JAMI CARLSON  
CDA TRUST  
PO BOX 570  
KELLOGG, ID 83837

489739 '17 JUN 28 PM 1:44

**Instrument # 489739**

WALLACE, SHOSHONE COUNTY, IDAHO

6-28-2017 01:44:00 PM No. of Pages: 40

Recorded for : JAMI CARLSON

PEGGY DELANGE-WHITE Fee: 127.00

Ex-Officio Recorder Deputy

Index to: ENVIRONMENTAL COVENANT

*Bambini*