

Recording Requested By and
When Recorded Return to:

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

THIS INSTRUMENT FILED
FOR RECORD BY FIRST
AMERICAN TITLE COMPANY
AS AN ACCOMMODATION
ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS
EXECUTION OR AS TO ITS
AFFECTS UPON THE TITLE.

WILD-MLC

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 CJSD Holdings, Incorporated, ("CJSD Holdings" or "Owner"), 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. CJSD Holdings is a "holder" as defined in Idaho Code § 55-3002(6). CJSD Holdings, as the current property owner grants this Environmental Covenant to all signatories to this instrument.

Property. This Environmental Covenant concerns real property 3203 N. Cole Road, Boise County of Ada, State of Idaho, legally described as a portion of the Southeast quarter of the Southeast quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, (hereafter referred to as "the Property"). The Property is legally described in the attached Schedule A.

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

Reason for Activity and Use Limitations. The Property described above is an operating retail gas station and convenience store becoming contaminated with multiple petroleum releases from the former Chevron USA facility and former Cole Village Chevron station. Chevron USA implemented corrective action in the areas of the south dry well, oil water separator and the west product line in response to the 1995 release. Cole Village Chevron performed corrective action with ongoing free product recovery discovered in newly installed monitoring wells in 2000. The Environmental Covenant is required because the corrective action resulted in

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residual dissolved concentrations of BTEX, MTBE and naphthalene in ground water underlying the property. These concentrations are above the allowable risk-based concentrations as determined by the Department therefore future use of the Property shall be limited to protect human health and the environment.

Name and Location of Administrative Record. A copy of the former Cole Village Chevron site can be found at the Boise Regional Office located at 1445 North Orchard in Boise, Idaho.

Activity and Use Limitations. By acceptance and recordation of this Environmental Covenant, CJSD Holdings, 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:

1. 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.
2. The Property, and any portion thereof, may be used for commercial and industrial uses only. The Property shall not be used for residential purposes, agricultural purposes, or any permanently occupied human habitation (including hotels or motels), school, day care or hospital use.

Breach and Cure of Activity and Use Limitations CJSD Holdings, 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, the Owner 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 the Owner 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. CJSD Holdings, 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 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 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 CJSD Holdings, 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, CJSD Holdings, 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 CJSD Holdings, 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. Owner[s], or and 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 CJSD Holdings, or its successors-in-interest, including subsequent owners of the Property and any other person using the Property. Failure of CJSD Holdings, 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, and/or any party to this Environmental Covenant 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, and/or any persons identified in Idaho Code § 55-3011 to file civil actions against CJSD Holdings, or its successors-in-interest, 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 upon request 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 Conveyor 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 CJSD Holdings, 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.

OWNER: CJSD Holdings, Incorporated
Attn: Charley Jones
P.O. Box 7627
Boise, Idaho 83707

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 CJSD Holdings or any other responsible party. Nothing in this Environmental Covenant shall affect the obligations of CJSD Holdings 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: 4/26/12

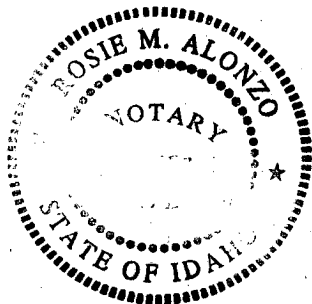
State of Idaho)

) ss.

County of Ada)

On this 26 day of April, 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, Idaho
Commission Expires: 1/30/2015

Signature and Acknowledgments

Accepted:

Property Owner: CJSD Holdings, Incorporated

Signature: 

Printed Name: Charley D. Jones

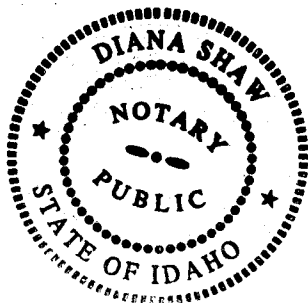
Title: President

Date: _____

State of Idaho, county of ...Ada....., ss.

On this 6th day of April, in the year 2012, before me, a Notary Public in and for said County and State, personally appeared Charley D. Jones, known or identified to me to be the President of the corporation that executed the instrument, and acknowledged to me that such corporation 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: 

Residing at: Ada County

Commission Expires: 2/14/14

Schedule A

A portion of the Southeast quarter of the Southeast quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Section 36; thence
North along the township line 254.5 feet to a stake; thence
West parallel with the South boundary of said Section 36, a distance of 178.3 feet to a stake; thence
South parallel to the East boundary of said Section 36, a distance of 254.5 feet to a stake; thence
East along the South boundary of said Section 36, a distance of 178.3 feet to the Southeast corner of said Section 36, the PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM a parcel conveyed to the INTERMOUNTAIN GAS COMPANY being the first parcel described in Bargain and Sale Deed recorded May 24, 1996, as Instrument No. 96043904, Ada County Records, and described as follows:

A parcel of land located in the Southeast quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Section 36 whence the East quarter corner of said Section 36 bears North 00° 16' 27" East a distance of 2655.82 feet; thence
North 0° 16' 27" East along the East line of said Section 36, a distance of 254.50 feet; thence
North 89° 40' 29" West a distance of 45.00 feet to a point on the North line of the parcel described in the deed recorded at Reception No. 95006715 in the office of the Ada County Clerk and Recorder, Boise, Idaho, said point also being the REAL POINT OF BEGINNING; thence
South 0° 16' 27" West a distance of 5.00 feet; thence
North 89° 40' 29" West a distance of 10.00 feet; thence
North 0° 16' 27" East a distance of 5.00 feet to a point on the north line of said parcel described in the deed recorded at Reception No. 95006715; thence
South 89° 40' 29" East along said north line of the parcel described in the deed recorded at Reception No. 95006715, a distance of 10.00 feet to the REAL POINT OF BEGINNING.

ALSO LESS AND EXCEPTING that portion deeded to Ada County Highway District in Warranty Deed recorded April 12, 1996, as Instrument No. 96030273, Records of Ada County, Idaho.