
IOWA SOLID WASTE PROGRAM ENVIRONMENTAL COVENANT

This environmental covenant is established pursuant to Iowa Code (IC) chapter 455I entitled Uniform Environmental Covenants Act.

The United States Gypsum Company, hereafter “grantor/holder”, and the Iowa Department of Natural Resources (DNR) in its capacity as an agency of Iowa state government enter into this environmental covenant for the purpose of subjecting the affected property described below to certain activity and use limitations in accordance with the terms and conditions as specified and the authorities granted the DNR in Iowa Code (IC) chapter 455I, § 455B.103(7), and DNR rules in 567 Iowa Administrative Code (IAC).

1. **Affected Property.** The grantor is the fee title owner of the property located in Webster County, Iowa. The affected property is legally described as:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 33, Township 89 North, Range 28, West of the 5th P.M., Webster County, Iowa, subject to railroad right-of-way within said property.

Hereinafter, the affected property will be referred to as “the property.” The Property Interest Form (DNR Form 542-0587) which includes a Record Search for the property is attached hereto as Exhibit “A” and incorporated by reference.

2. **Risk Management and Institutional Controls.**

In accordance with Chapter 455B of the Iowa Code, DNR permitted industrial solid wastes to be disposed on the affected property under solid waste disposal project permit 94-SDP-08-89C issued to the United States Gypsum Company.

Permit, investigations and reports are available for review in the DNR Solid Waste files under permit 94-SDP-08-89C.

Presence of buried municipal solid wastes on the property may present a risk to public health and the environment if certain activities occur on the property. As such, the Director, pursuant to her authority under IC § 455B.103(7), has determined that an environmental covenant is necessary to manage risk of future exposure by limiting specified activities on the property and establishing affirmative obligations.

3. **Reopening.** The signatories acknowledge that in the event that activity and use limitations provided in this environmental covenant fail to serve their intended purpose - including prevention of exposure to contamination - DNR may reopen its review and regulatory oversight of the contaminant condition on the property as provided under the terms of this covenant, IC chapter 455I, and applicable DNR administrative rules.

4. **Identity of Grantor(s) and Holder(s).**

GRANTOR: United States Gypsum Company

HOLDERS: United States Gypsum Company

AGENCY: Iowa Department of Natural Resources

5. **Representations and Warranties.** The grantor warrants to the other signatories to this covenant the following:
- a. The grantor is the sole fee title owner of the property. The Property Interest Form (DNR Form 542-0587) which includes a Record Search for the property is attached hereto as Exhibit "A";
 - b. The grantor holds sufficient fee title to the property to grant the rights and interests described in this covenant free of any conflicting legal and equitable claims;
 - c. The grantor has identified all other persons holding legal or equitable interests, including, but not limited to, contract buyers, mortgage holders, other consensual lienholders and lessees, and secured their consent either by signatures on this covenant or by a separate subordination and consent agreement attached as: NONE.
6. **Running with the Land.** This environmental covenant is perpetual and runs with the land as provided in IC § 455I.9 until modified or terminated. The terms of this environmental covenant are binding on the grantors and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this environmental covenant, shall mean any future owner of any interest in the property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.
7. **Activity and Use Limitations and Terms.** The property is subject to the following activity and use limitations:
- a. Except for excavations less than 2 feet deep or emergency and non-emergency repairs of existing structures, including landfill caps, all construction activities taking place within the boundaries of the property must be approved by DNR.
 - b. No deposited waste shall be excavated, disrupted, or removed from the site without first providing written notice to DNR.
 - c. Construction of drinking water wells within the boundaries of the property shall require approval by DNR. "Drinking water wells" are defined as any groundwater wells used as a source of drinking water by humans and groundwater wells used primarily for production of food or medicine for human consumption in facilities characterized with standard industrial codes group 283 for drugs and 20 for foods.

- d. Construction of residences within the boundaries of the property must be approved by DNR.
- e. On a biennial basis, the site shall be inspected, by a professional engineer licensed in the State of Iowa, to verify that the property activity and use limitations enumerated in this covenant have been complied with. A report of this inspection shall be sent to the DNR's Solid Waste Section within 30 days of completion.

In addition to general restrictions above, the following specific restrictions are imposed:

- f. Restrictions and use limitations and terms due to continued management of landfill gas:
 - 1) There shall be no placement of or construction of enclosed structures on the landfill cap.
 - 2) There shall be no controlled vegetation burns on the property.

- g. Restrictions and use limitations and terms due to continued management of leachate:

None.

- h. Restrictions and use limitations and terms related to site access:

- 1) The perimeter fencing shall be maintained in perpetuity.

- i. Restrictions and use limitations and terms related to land use:

- 1) The landfill's cap integrity must be maintained in perpetuity.

- 8. **Notice of Non-Compliance.** Any property owner or subsequent transferee of an interest in the property shall notify DNR as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph seven (7) if they have actual knowledge of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their property interest.
- 9. **Notice to Lessees.** Grantor, any holder with a property interest sufficient to grant a lease of the property, and any subsequent transferee shall incorporate the activity and use limitations of this covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the property.
- 10. **Access to Property.** Reasonable access to the property is granted to DNR or any authorized representative of DNR, public or private, for the purpose of implementation, monitoring and enforcement of the terms of this environmental covenant. DNR, its authorized representatives, or other persons entitled to access shall provide the current owner of the property with reasonable notice, an explanation of the reasons for entry, and the scope of onsite activities prior to access. Right of access includes, but is not limited to, the following activities:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures,
- b. fencing and other technological controls,
- c. groundwater sampling and monitoring,
- d. additional drilling,
- e. construction of soil boring and/or groundwater monitoring wells, and,
- f. other activities authorized or otherwise directed by DNR.

11. **Groundwater Hazard Statement Notice.** IC § 558.69 requires submission of a groundwater hazard statement and disclosure if “hazardous waste” exists on the property as defined in IC § 455B.411(3) or if the DNR determines that solid waste exists on the property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being managed in accordance with DNR rules. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make reference to this environmental covenant in substantially the following form - filling in the blanks with the relevant and applicable details:

THE INTEREST CONVEYED IS SUBJECT TO AN
 ENVIRONMENTAL COVENANT, DATED
 _____, RECORDED IN THE DEED OR
 OFFICIAL RECORDS OF THE WEBSTER COUNTY
 RECORDER ON _____ IN
 _____.

THE ENVIRONMENTAL COVENANT CONTAINS THE
 FOLLOWING ACTIVITY AND USE LIMITATIONS:

- a. Except for excavations less than 2 feet deep or emergency and non-emergency repairs of existing structures, including landfill caps, all construction activities taking place within the boundaries of the property must be approved by DNR.
- b. No deposited waste shall be excavated, disrupted, or removed from the site without first providing written notice to DNR.
- c. Construction of drinking water wells within the boundaries of the property shall require approval by DNR. “Drinking water wells” are defined as any groundwater wells used as a source of drinking water by humans and groundwater wells used primarily for production of food or medicine for human consumption in facilities characterized with standard industrial codes group 283 for drugs and 20 for foods.
- d. Construction of residences within the boundaries of the property must be approved by DNR.
- e. On a biennial basis, the site shall be inspected, by a professional engineer licensed in the State of Iowa, to verify that the property activity and use limitations enumerated in this covenant have been complied with. A report of this inspection shall be sent to the DNR’s Solid Waste Section within 30 days of completion.

In addition to general restrictions above, the following specific restrictions are imposed:

- f. Restrictions and use limitations and terms due to continued management of landfill gas:
 - 1) There shall be no placement of or construction of enclosed structures on the landfill cap.
 - 2) There shall be no controlled vegetation burns on the property.

- g. Restrictions and use limitations and terms due to continued management of leachate:

None.

- h. Restrictions and use limitations and terms related to site access:

- 1) The perimeter fencing shall be maintained in perpetuity.

- i. Restrictions and use limitations and terms related to land use:

- 1) The landfill's cap integrity must be maintained in perpetuity.

12. **Modification and Termination.** Modification or termination of terms of this covenant shall comply with standards in IC chapter 455I and applicable DNR administrative rules. Terms of this environmental covenant may be modified or terminated by written consent of the Director of the DNR, the then-current fee simple title owner and all original signatories (unless exempted under the provisions of IC § 455I.10(1)"c" in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this environmental covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this covenant.

13. **Enforcement.** Terms of this environmental covenant may be enforced in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11.

14. **Severability.** If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. **Governing Law.** This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

16. **Recordation.** Within thirty (30) days after DNR approval of this environmental covenant, the grantor shall record the environmental covenant in the same manner as a deed to the property with the Webster County Recorder's Office.

17. **Effective Date.** The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been properly recorded with the Webster County Recorder's Office.

18. **Notice.** Unless otherwise notified in writing by the DNR, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Solid Waste Section Supervisor
6200 Park Avenue, Suite 200
Des Moines, IA 50321

19. **Subordination and Consent.** By signing this environmental covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this agreement and agree to subordinate their interest in the property. The following persons have expressly consented and subordinated interests: NONE.

GRANTOR/HOLDER
UNITED STATES GYPSUM COMPANY

By: _____

ATTEST:

STATE OF)
)ss
COUNTY OF)

Subscribed and sworn to before me by _____ and _____ to
me as the _____ and _____, respectively, of the United States Gypsum
Company, on this ___ day of _____,
2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF

AGENCY
IOWA DEPARTMENT OF NATURAL RESOURCES

Kayla Lyon, Director

STATE OF IOWA)
)ss
COUNTY OF _____)

Subscribed and sworn to before me by _____ as
_____ of the Iowa Department of Natural Resources on this _____
day of _____, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

EXHIBIT A

PROPERTY INTEREST FORM



To: Iowa Department of Natural Resources (DNR)
6200 Park Avenue, Suite 200
Des Moines, IA 50321

Re: Environmental Covenant Supporting Documentation
Subject Property Location: Webster County, IA Parcel 0733400001
Source Site Location: Webster County, IA Parcel 0734100001

This letter is to certify that United States Gypsum Company has conducted a thorough search of the real estate records and has identified the following legal and equitable interests in the property in accordance with Department rules in chapter 567 Iowa Administrative Code 14.

FEE TITLE OWNER

1. The current fee title interests evidenced by a warranty deed, deed of trust or similar instrument:
United States Gypsum Co
550 West Adams St
Chicago IL 60661

CONTRACT INTEREST

1. Current contract buyers or assignees of contracts for the sale of the property:
None

2. Current contract sellers of the property:
None

LEASEHOLDERS

1. all current leaseholders, whether recorded or not:
None

MORTGAGES

1. Current recorded mortgages (i.e., persons and institutions who have filed a mortgage interest against the property):
None

LIENS

1. Any recorded liens against the property:
None

OTHER INTERESTS (responsible party)

See attached Title Report

Prepared By:	Chris Kendall
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RECORD SEARCH
ABSTRACT ASSOCIATES OF WEBSTER COUNTY, Inc.
ABTRACTOR

STATE OF IOWA) SS.
WEBSTER COUNTY)

We certify that we have checked the records of Webster County, Iowa that affect the following described real estate to-wit:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 33, Township 89 North, Range 28, West of the 5th P.M., Webster County, Iowa, subject to railroad right-of-way within said property.

(all documents attached)

vested in the name of:

United States Gypsum Company, per Warranty Deed dated May 24, 1923; and filed June 4, 1923; 9:30 AM in Land Deed Record Book 34, Page 222; received from Maria B. Welles, a spinster; Anna A. Ringland and George S. Ringland, husband of said Anna A. Ringland; Ida J. Welles, a widow; Violet B. Phillips and Leonard G. Phillips, husband of said Violet B. Phillips; Albert W. Ristine, Virginia and Mary C. Ristine, Virginia, wife of said Albert W. Ristine; Mary W. Wilder, Virginia and Frank A. Wilder, Virginia, husband of said Mary W. Wilder; Abbie Anna Welles, a spinster; William B. Wells and Henrietta M. Welles, wife of said William B. Wells; George D. Welles and Mae H. Welles, wife of said George D. Welles (deed contains other land).

AGREEMENT OF MERGER dated August 22, 1966 and filed September 15, 1966; 10:39 AM in Land Mortgage Book 202, page 394; merges United States Gypsum Company and U S G Corporation, name of said surviving corporation was at the same time changed to "**United States Gypsum Company**"

EXCEPTION DEEDS:

(SHOWN FOR REFERENCE)

Deed for Railroad: Iowa Falls & Sioux City Railroad Company dated July 1, 1874 and filed September 4, 1974 in Deed Book L, Page 216; received from William B. Welles, bachelor.

MORTGAGE LIENS: **None**

STATE AND FEDERAL TAX LIENS: **None**

EASEMENTS, AGREEMENTS AND OTHER:

RIGHT OF WAY AGREEMENT dated May 4, 1964 and filed August 5, 1964; 3:40 PM in Land Mortgage Book 186, page 492

RIGHT OF WAY AGREEMENT dated December 9, 1965 and filed February 11, 1966; 10:35 AM in Land Mortgage Book 198, Page 38.

WARRANTY DEED dated June 25, 1993 and filed July 26, 1993; 11:15 AM in Deed Book 221, Page 401. (shown for reference; refers to Right of Way agreement recorded in Land Mortgage Book 198, page 38).

MECHANICS' LIEN SEARCH: We have made a search of the Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Webster County, Iowa, for Mechanic Lien(s) only, indexed and find: **None**

REAL ESTATE TAXES: 2023/2024 Fiscal Year Property Taxes
PARCEL NO. 0733400001

1 st Installment:	\$0.00	EXEMPT
2 nd Installment:	\$0.00	EXEMPT

SPECIAL ASSESSMENTS & DRAINAGE ASSESSMENTS: **None**

PERSONAL LIEN SEARCHES:

United States Gypsum Company aka USG Corporation

For the past ten years to date, and find: **No Judgments**

Certified as of the 16th day of September, 2024

This Certificate is not intended to cover the legality or sufficiency of the instruments or proceedings in the chain of title on which the title of the above named persons is based; and does not refer to any instrument filed as a chattel. Reference to all books and pages of the recorded instruments above referred to are found in the records of the office of the Webster County, Iowa Recorder.

WITNESS WHEREOF, Abstract Associates of Webster County, Inc., has caused this certificate to be signed by its proper officer this 17th day of September, 2024



Title Guaranty Participating Member No. 8846
24486



By: Danielle Michalski
Danielle Michalski, ILTA CLTP, Manager