

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF NORTH CAROLINA  
(Charlotte Division)**

In re:

KAISER GYPSUM COMPANY, INC., *et al.*,

Debtors.

Chapter 11

Case No. 16-31602 (JCW)

(Jointly Administered)

**SETTLEMENT AGREEMENT**

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## I. RECITALS

WHEREAS, Debtor Kaiser Gypsum Company, Inc. (“Kaiser Gypsum”) and Debtor Hanson Permanente Cement, Inc. (“HPCI”) (collectively, the “Debtors”) commenced reorganization cases by filing with the United States Bankruptcy Court for the Western District of North Carolina (the “Bankruptcy Court” or “Court”) voluntary petitions for relief under Title 11 of the United States Code (the “Bankruptcy Code”) on September 30, 2016 (the “Petition Date”), which cases are being jointly administered as *In re: Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (the “Bankruptcy Case”);

WHEREAS, the United States, on behalf of the United States Environmental Protection Agency (“EPA”), the United States Department of the Interior (“DOI”), and the National Oceanic and Atmospheric Administration, on behalf of the Department of Commerce (“NOAA”) (collectively, the “Settling Federal Agencies”), contends that the Debtors are liable under the Comprehensive Environmental Response, Compensation, and Liability Act (“CERCLA”), 42 U.S.C. §§ 9601-9675, for costs incurred and to be incurred by the United States in response to releases and threats of releases of hazardous substances at or in connection with the Lower Duwamish Waterway Superfund Site (“LDW Site”), located in Seattle, Washington as well as natural resource damages and costs of natural resource damage assessment at or in connection with the Lower Duwamish River, as defined below;

WHEREAS, the United States, on behalf of the Settling Federal Agencies, has filed proofs of claim (Nos. 6, 7, 8, 9, 10, and 11) (the “U.S. Proofs of Claim”) against Kaiser Gypsum and HPCI involving certain Former Debtor-Owned/Operated Parcels (as defined below) located within the LDW Site;

WHEREAS, Ash Grove Cement Company filed proofs of claim (Nos. 648, 649, 650, 651, 652 and 653) (the “Ash Grove 501(b) Proofs of Claim”), on behalf of the United States, pursuant to Section 501(b) of the Bankruptcy Code. 11 U.S.C. § 501(b), asserting that Debtors are liable for costs incurred and to be incurred by the United States in response to releases and threats of releases of hazardous substances in connection with a Former Debtor-Owned/Operated Parcel located within the LDW Site and natural resource damages and costs of natural resource damage assessment at or in connection with such parcel;

WHEREAS, the U.S. Proofs of Claim set forth the United States’ position that the Debtors’ injunctive obligation to comply with work obligations, including but not limited to cleanup obligations, under court orders, administrative orders, and environmental statutes, regulations, licenses, and permits is not dischargeable pursuant to Section 1141 of the Bankruptcy Code;

WHEREAS, the Debtors disagree with the United States’ contentions, and but for this Settlement Agreement, would dispute, in whole or in part, the U.S. Proofs of Claim and the Ash Grove 501(b) Proofs of Claim, including the United States’ contentions regarding the non-dischargeability of environmental work obligations;

WHEREAS, Debtors contend that Kaiser Gypsum and HPCI, and/or predecessors of Kaiser Gypsum and HPCI, owned and operated facilities on or adjacent to the Lower Duwamish Waterway at various times between 1927 and 1987. Lehigh Hanson, Inc. (“Lehigh Hanson”) became an indirect owner of Kaiser Gypsum and HPCI in 2007 when Lehigh Hanson’s ultimate parent company, HeidelbergCement AG, through a subsidiary, acquired the stock of the former ultimate parent company of Kaiser Gypsum and HPCI.

As a result, Lehigh Hanson was not the parent company of, or otherwise affiliated with, Kaiser Gypsum and HPCI during the time periods when they or their predecessors owned and operated the Former Debtor-Owned/Operated Parcels on the Lower Duwamish Waterway.

WHEREAS, the Debtors and the Settling Federal Agencies wish to resolve their differences with respect to the U.S. Proofs of Claim and the Ash Grove 501(b) Proofs of Claim and address other matters as provided herein;

WHEREAS, the treatment of liabilities provided for herein represents a compromise of the contested positions of the Parties that is entered into solely for purposes of this settlement, and the Parties reserve their legal arguments as to any issues involved in other matters;

WHEREAS, in consideration of, and in exchange for, the promises and covenants herein, including, without limitation, the covenants set forth in Paragraphs 12 and 18, and subject to the provisions of Paragraphs 25-28, intending to be legally bound hereby, the Parties hereby agree to the terms and provisions of this Settlement Agreement;

WHEREAS, this Settlement Agreement is in the public interest and is an appropriate means of resolving these matters;

NOW, THEREFORE, without any admission of liability or the adjudication of any issue of fact or law, and upon the consent and agreement of the Parties by their attorneys and authorized officials, it is hereby agreed as follows:

## **II. DEFINITIONS**

1. Unless otherwise expressly provided herein, terms used in this Settlement Agreement that are defined in CERCLA, other environmental laws, or their regulations or

in the Bankruptcy Code shall have the meaning assigned to them therein. In addition, terms defined in the recitals shall have the meaning set forth therein. Whenever terms listed below are used in this Settlement Agreement, the following definitions shall apply:

- a. "Allowed" has the meaning set forth in the Plan of Reorganization.
- b. "Claim" has the meaning provided in Section 101(5) of the Bankruptcy Code.
- c. "Day" means a calendar day, except that, in computing any period of time under this Settlement Agreement, where the last day would fall on a Saturday, Sunday, or federal holiday, the period shall run until the close of business of the next working day.
- d. "Debtors" shall mean the following:
  1. Kaiser Gypsum Company, Inc., a North Carolina corporation, including the following of its subsidiaries, predecessors in interest, predecessors in name and predecessors by merger that owned and/or operated during the relevant time periods at one or more of the Former Debtor Owned/Operated Parcels:
    - Pacific Coast Cement Company, a Washington corporation;
    - Kaiser Gypsum Company, a California corporation; and
    - Kaiser Gypsum Company, Inc., a Washington corporation; and
  2. Hanson Permanente Cement, Inc., an Arizona corporation, including the following of its subsidiaries, predecessors in interest, predecessors in name and predecessors by merger that owned and/or operated at one or more of the Former Debtor Owned/Operated Parcels:
    - Permanente Cement Company, a California corporation;
    - Glacier Sand & Gravel Company, a Washington corporation;
    - Kaiser Holdings, Inc., a Washington Corporation;
    - Kaiser Cement and Gypsum Corporation, a California corporation;
    - Kaiser Cement Corporation, a California corporation;
    - Kaiser Cement Corporation, a Delaware corporation; and
    - Kaiser Cement Corporation, an Arizona corporation.

e. "Effective Date" means the date on which this Settlement Agreement is approved by the Bankruptcy Court.

f. "Former Debtor-Owned/Operated Parcels" means the following parcels located within the LDW Site and the operations of Debtors at or associated with such parcels:

1. 5906 West Marginal Way, S.W., Seattle, WA (5906 West Marginal Way) (Map and Legal Description Attached as Exhibit A);
2. 5975 East Marginal Way, S., Seattle, WA (5975 East Marginal Way) (Map and Legal Description Attached as Exhibit B);
3. 5931 East Marginal Way, S., Seattle, WA (5931 East Marginal Way) (Map and Legal Description Attached as Exhibit C);
4. 6335 First Ave., S., Seattle, WA (6335 First Ave.) (Map and Legal Description Attached as Exhibit D);
5. 3801 East Marginal Way, Seattle, WA (3801 East Marginal Way) (Current Location of Ash Grove Cement Facility – Map and Legal Description Attached as Exhibit E);

g. "General Unsecured Claim" has the meaning set forth in the Plan of Reorganization.

h. "Hazardous Substance Superfund" means the Hazardous Substance Superfund established pursuant to 26 U.S.C. § 9507.

i. "Lower Duwamish River" or "LDR" means any portion of the Duwamish Waterway (including the shoreline, intertidal areas, tributaries, estuaries and bottom sediments) in the State of Washington where hazardous substances or discharge of oil originating from the property identified in the definition of Former Debtor-Owned/Operated Parcels have come to be located. The LDR includes the in-waterway portions of three Superfund Sites: the Harbor Island Superfund Site (located south of

downtown Seattle, Washington, including the East Waterway and West Waterway that flow from the south end of Harbor Island north to Elliott Bay), the Lower Duwamish Waterway Superfund Site, and the Lockheed West Superfund Site (areas in and around the site formerly known as Lockheed Shipyard No. 2, located near the confluence of the West Waterway and Elliott Bay).

j. “LDW Site” means the Lower Duwamish Waterway Superfund Site, listed on the NPL at 66 Fed. Reg. 47583, 47586 (Sept. 13, 2001) and shall be construed to include all areas of the LDW Site as defined by EPA for purposes of the NPL, including any later expansion of such site as may be determined by EPA, and any natural resources affected or potentially affected by the release or threatened release of hazardous substances at or from such site.

k. “NPL” means the National Priorities List, 40 C.F.R. Part 300.

l. “Parties” means the Debtors, and the United States, (any one of which, individually, shall be referred to herein as a “Party”).

m. “Plan of Reorganization” or “Plan” means the Second Amended Joint Plan of Reorganization, dated November 28, 2018 (including as it may be revised, amended, and supplemented from time to time).

n. “Post-Petition” refers to the time period from and after the Petition Date.

o. “Pre-Petition” refers to the time period prior to the Petition Date.

p. “RCRA” means the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901-6992k.

q. “United States” means the United States of America and each



department, agency, and instrumentality of the United States, including each of the Settling Federal Agencies and each successor department, agency, or instrumentality of the Settling Federal Agencies.

r. “United States’ Proofs of Claim” means Proofs of Claim Numbers 7, 9, and 10 filed against Debtor Kaiser Gypsum and Proofs of Claim Numbers 6, 8, and 11 filed against Debtor HPCI.

### **III. JURISDICTION**

2. The Court has jurisdiction over the subject matter hereof pursuant to 28 U.S.C. §§ 157, 1331, and 1334, and 42 U.S.C. §§ 9607 and 9613(b). The Parties consent to the authority of the Bankruptcy Court to enter final orders, judgments and decrees with respect to such subject matter.

### **IV. PARTIES BOUND; SUCCESSION AND ASSIGNMENT**

3. This Settlement Agreement applies to, is binding upon, and shall inure to the benefit of the United States, the Settling Federal Agencies, the Debtors, Lehigh Hanson and the legal successors and assigns of Lehigh Hanson and the Debtors (including, but not limited to, the Debtors in any new or reorganized form as a result of the Bankruptcy Cases), and any trustee, examiner, or receiver appointed in the Bankruptcy Cases in their role as such.

### **V. ALLOWED CLAIMS**

4. The Settling Federal Agencies shall have Allowed General Unsecured Claims to the extent set forth in this Paragraph 4. The United States shall receive no distributions or payments from the Debtors in the Bankruptcy Cases with respect to the liabilities and obligations of the Debtors asserted in the U.S. Proofs of Claim and the Ash

Grove 501(b) Proofs of Claim with respect to the LDW Site other than in respect of the proofs of claim set forth in Paragraphs 4(a)-(g) (the "Allowed Proofs of Claim"). The amounts allocated to each Allowed Proof of Claim specified below are solely for Debtors' purposes in this Bankruptcy proceeding, and do not reflect any allocation determined by the EPA, DOI and/or NOAA. The EPA shall be entitled to use, distribute, assign, and spend any funds received from Debtors as they determine is appropriate at the LDW Site consistent with CERCLA. DOI and/or NOAA shall be entitled to use, distribute, assign, and spend any funds received from Debtors as they determine is appropriate at the Lower Duwamish River consistent with CERCLA. Furthermore, nothing herein shall in anyway resolve any liability of Ash Grove Cement Company to the United States associated with its ownership or operation of the parcel described in Paragraph 1.f. 7.

a. Proof of Claim No. 10. The United States on behalf of EPA shall have an Allowed General Unsecured Claim with respect to Proof of Claim No. 10 in the amount of \$1,300,000.00 against Debtor Kaiser Gypsum in its bankruptcy case;

b. Proof of Claim No. 11. The United States on behalf of EPA shall have an Allowed General Unsecured Claim with respect to Proof of Claim No. 11 in the amount of \$1,300,000.00 against Debtor HPCI in its bankruptcy case;

c. Proof of Claim No. 9. The United States on behalf of NOAA shall have an Allowed General Unsecured Claim with respect to Proof of Claim No. 9 in the amount of \$200,000.00 against Debtor Kaiser Gypsum in its bankruptcy case;

d. Proof of Claim No. 6. The United States on behalf of NOAA shall

have an Allowed General Unsecured Claim with respect to Proof of Claim No. 6 in the amount of \$200,000.00 against Debtor HPCI in its bankruptcy case;

e. Proof of Claim No. 7. The United States on behalf of DOI shall have an Allowed General Unsecured Claim with respect to Proof of Claim No. 7 in the amount of \$200,000.00 against Debtor Kaiser Gypsum in its bankruptcy case; and

f. Proof of Claim No. 8. The United States on behalf of DOI shall have an Allowed General Unsecured Claim with respect to Proof of Claim No. 8 in the amount of \$200,000.00 against Debtor HPCI in its bankruptcy case.

g. The Ash Grove 501(b) Proofs of Claim. The Ash Grove 501(b) Proofs of Claim shall be Allowed General Unsecured Claims in the following amounts against the following Debtors:

i. Proof of Claim No. 648. The United States on behalf of EPA shall have an Allowed General Unsecured Claim in the amount of \$325,000.00 against Debtor Kaiser Gypsum in its bankruptcy case.

ii. Proof of Claim No. 653. The United States on behalf of EPA shall have an Allowed General Unsecured Claim in the amount of \$325,000.00 against Debtor HPCI in its bankruptcy case.

iii. Proof of Claim No. 651. The United States on behalf of NOAA shall have an Allowed General Unsecured Claim in the amount of \$50,000.00 against Debtor Kaiser Gypsum in its bankruptcy case.

iv. Proof of Claim No. 650. The United States on behalf of NOAA shall have an Allowed General Unsecured Claim in the amount of \$50,000.00 against Debtor HPCI in its bankruptcy case.

v. Proof of Claim No. 649. The United States on behalf of DOI shall have an Allowed General Unsecured Claim in the amount of \$50,000.00 against Debtor Kaiser Gypsum in its bankruptcy case.

vi. Proof of Claim No. 652. The United States on behalf of DOI shall have an Allowed General Unsecured Claim in the amount of \$50,000.00 against Debtor HPCI in its bankruptcy case.

#### **VI. TREATMENT OF ALLOWED CLAIMS**

5. All Allowed General Unsecured Claims authorized by this Settlement Agreement, (i) shall receive the same treatment under the Plan of Reorganization, without discrimination, as all other Allowed General Unsecured Claims, with all attendant rights provided by the Bankruptcy Code and other applicable law, and (ii) shall not be entitled to any priority in distribution over other Allowed General Unsecured Claims. In no event shall the General Unsecured Claims allowed pursuant to this Settlement Agreement be subordinated to any other Allowed General Unsecured Claims pursuant to any provision of the Bankruptcy Code or other applicable law that authorizes or provides for subordination of allowed Claims, including, without limitation, Sections 105, 510, and 726(a)(4) of the Bankruptcy Code.

6. The treatment of Claims as Allowed General Unsecured Claims under this Settlement Agreement is without prejudice to any right of the United States to set off,

against the debts underlying such Claims, any debts owed to a particular Debtor or Debtors.

## **VII. CREDITS AND SITE ACCOUNTS**

7. With respect to the Allowed General Unsecured Claims set forth in Paragraph 4 for EPA, only the amount of cash received by EPA (and net cash received upon sale of any non-cash distributions) pursuant to this Settlement Agreement for such Allowed General Unsecured Claim, and not the total amount of the Allowed General Unsecured Claim, shall be credited as a recovery by EPA for the LDW Site, which credit shall reduce the liability of non-settling potentially responsible parties to EPA. With respect to the Allowed General Unsecured Claims set forth in Paragraph 4 for DOI and/or NOAA, only the amount of cash received by DOI and/or NOAA (and net cash received upon sale of any non-cash distributions) pursuant to this Settlement Agreement for such Allowed General Unsecured Claim, and not the total amount of the Allowed General Unsecured Claim, shall be credited as a recovery by DOI and/or NOAA for the Lower Duwamish River, which credit shall reduce the liability of non-settling potentially responsible parties to DOI and/or NOAA.

8. Any cash distributions or proceeds of any non-cash distributions that EPA receives for the LDW Site in respect of the Allowed Proofs of Claim shall be deposited by EPA in a special account established by EPA for the LDW Site within the Hazardous Substance Superfund pursuant to Section 122(b)(3), 42 U.S.C. § 9622(b)(3), to be retained and used to conduct or finance response actions at or in connection with the LDW Site, or to be transferred to the Hazardous Substance Superfund.

**VIII. RESOLUTION OF PROOFS OF CLAIM**

9. The U.S. Proofs of Claim and the Ash Grove 501(b) Proofs of Claim shall be deemed allowed in accordance with the terms of this Settlement Agreement. Moreover, the approval of this Settlement Agreement by the Court, together with the proofs of claim referenced in the preceding sentence, shall be deemed to satisfy any requirement for the Settling Federal Agencies to file in the Bankruptcy Cases any claim, request, or demand for the distributions and payments provided for herein. No further proof of claim or other request or demand by the Settling Federal Agencies shall be required. Any and all claims, requests, or demands deemed to be filed pursuant to this Paragraph 9 shall also be deemed satisfied in full in accordance with the terms of this Settlement Agreement.

**IX. DISTRIBUTION/PAYMENT INSTRUCTIONS**

10. Cash distributions and payments to the United States in respect of the Allowed Proofs of Claim shall be made at <https://www.pay.gov> or by FedWire Electronic Funds Transfer to the United States Department of Justice account in accordance with instructions, including a Consolidated Debt Collection System (“CDCS”) number, to be provided to the Debtors by the Financial Litigation Unit of the United States Attorney’s Office for the Western District of North Carolina.

11. At the time of any distribution or payment in respect of the Allowed Proofs of Claim, the Debtors shall transmit written confirmation of such distribution or payment to the United States at the addresses specified in Paragraph 24, and to the EPA Cincinnati Finance Office by email at [cinwd\\_acctsreceivable@epa.gov](mailto:cinwd_acctsreceivable@epa.gov), with a reference to Bankruptcy Case Number 16-31602 (USBC W.D. N.C.), the CDCS number, and the applicable Site/Spill ID number 10NQ for the LDW Site. For wire transfer to NOAA,

send a notification email to advise that the transfer is forthcoming, referencing “LDR: Bankruptcy: Kaiser Gypsum Settlement Agreement” and to Jared Piaggione ([jared.piaggione@noaa.gov](mailto:jared.piaggione@noaa.gov)) and referencing to the Automated Clearing House; Routing: 071000013, Account: 11-13801.

## **X. COVENANTS AND RESERVATIONS**

12. In consideration of all of the foregoing, including, without limitation, the distributions and/or payments that will be made and the Allowed General Unsecured Claims authorized pursuant to the terms of this Settlement Agreement, and except as specifically provided in Paragraphs 15-17:

a. The United States and EPA covenant not to file a civil action or take administrative action against the Debtors and Lehigh Hanson pursuant to Sections 106 or 107 of CERCLA, 42 U.S.C. §§ 9606 or 9607 for the LDW Site, with respect to releases of hazardous substances, pollutants, or contaminants from the Former Debtor – Owned/Operated Parcels listed in Paragraph 1(f).

b. The United States and DOI covenant not to file a civil action or take administrative action against the Debtors and Lehigh Hanson pursuant to Section 107 of CERCLA, 42 U.S.C. § 9607, Section 311 of the Clean Water Act, 33 U.S.C. § 1321; and Section 1002(a) of the Oil Pollution Act, 33 U.S.C. § 2702(a) for the LDR, with respect to releases of hazardous substances from the Former Debtor – Owned/Operated Parcels listed in Paragraph 1(f).

c. The United States and NOAA covenant not to file a civil action or take administrative action against the Debtors and Lehigh Hanson pursuant to Section 107 of CERCLA, 42 U.S.C. § 9607, Section 311 of the Clean Water Act, 33 U.S.C. § 1321; and

Section 1002(a) of the Oil Pollution Act, 33 U.S.C. § 2702(a) for the LDR, with respect to releases of hazardous substances from the Former Debtor –Owned/Operated Parcels listed in Paragraph 1(f).

d. The covenants set forth in this Paragraph 12 shall take effect on the Effective Date.

13. This Settlement Agreement in no way impairs the scope and effect of the Debtors' discharge under Section 1141 of the Bankruptcy Code.

14. Without in any way limiting the covenants set forth in Paragraph 12 (and the reservations thereto set forth in Paragraphs 15-17), and notwithstanding any other provision of this Settlement Agreement, such covenants shall also apply to the Debtors' and Lehigh Hanson's successors and assigns, officers, directors, employees, and trustees, but only to the extent that the alleged liability of the successor or assign, officer, director, employee, or trustee of any Debtor or Lehigh Hanson is based solely on its status as and in its capacity as a successor or assign, officer, director, employee, or trustee of any Debtor's corporate entity.

15. The covenants set forth in Paragraph 12 extend only to the Debtors, Lehigh Hanson and the persons described in Paragraph 14 and do not extend to any other person. Nothing in this Settlement Agreement is intended as a covenant for any person or entity other than the Debtors, the United States, the Settling Federal Agencies, Lehigh Hanson and the persons described in Paragraph 14. The Settling Federal Agencies and the Debtors expressly reserve all Claims, demands, and causes of action, either judicial or administrative, past, present, or future, in law or equity, which they may have against all other persons, firms, corporations, entities or predecessors of the Debtors or Lehigh



Hanson (except those listed in Paragraph 1(d) above) for any matter arising at or relating in any manner to the sites or Claims addressed herein. Further, nothing in this Settlement Agreement diminishes the right of the United States, pursuant to Section 113(f)(2) and (3) of CERCLA, 42 U.S.C. § 9613(f)(2)-(3), to enter into any settlement that gives rise to contribution protection for any person not a Party to this Settlement Agreement.

16. The covenants set forth in Paragraph 12 do not pertain to any matters other than those expressly specified therein. The United States expressly reserves, and this Settlement Agreement is without prejudice to, all rights against the Debtors, Lehigh Hanson and the persons described in Paragraph 14 with respect to all matters other than those set forth in Paragraph 12. The United States also specifically reserves, and this Settlement Agreement is without prejudice to, any action based on: (i) a failure to meet a requirement of this Settlement Agreement and (ii) ownership and/or operation of parcels other than the Former Debtor-Owned/Operated Parcels listed in Paragraph 1(f) within the LDW Site. In addition, the United States reserves, and this Settlement Agreement is without prejudice to, all rights against the Debtors, Lehigh Hanson, and the persons described in Paragraph 14 with respect to the LDW Site and the LDR for liability under federal or state law for acts by the Debtors or the persons described in Paragraph 14 that occur after the date of lodging of this Settlement Agreement. As used in the preceding sentence, the phrase “acts by the Debtors or the persons described in Paragraph 14 that occur after the date of lodging of this Settlement Agreement” does not include continuing releases related to conduct occurring before the date of lodging of this Settlement Agreement.

17. Nothing in this Settlement Agreement shall be deemed to limit the authority of the United States to take any response action under Section 104 of CERCLA, 42 U.S.C. § 9604, or any other applicable statute or regulation, or to alter the applicable legal principles governing judicial review of any action taken by the United States pursuant to such authority, provided, however, that nothing in this sentence affects the covenants set forth in Paragraph 12. Nothing in this Settlement Agreement shall be deemed to limit the access or information-gathering authority of the United States under Sections 104 and 122 of CERCLA, 42 U.S.C. §§ 9604 and 9622, or any other applicable statute or regulation, or to excuse the Debtors from any disclosure or notification requirements imposed by CERCLA or any other applicable statute or regulation.

18. The Debtors and Lehigh Hanson covenant not to sue and agree not to assert or pursue any claims or causes of action against the United States with respect to ownership and/or operation of the Former Debtor-Owned/Operated Parcels listed in Paragraph 1(f) at the LDW Site, including, but not limited to: (i) any direct or indirect claim for reimbursement from the Hazardous Substance Superfund; (ii) any claim under Sections 107 or 113 of CERCLA, 42 U.S.C. §§ 9607 or 9613, or Section 7002(a) of RCRA, 42 U.S.C. § 6972(a); or (iii) any claim arising out of response activities at the LDW Site. Nothing in this Settlement Agreement shall be deemed to constitute preauthorization of a claim within the meaning of Section 111 of CERCLA, 42 U.S.C. § 9611, or 40 C.F.R. § 300.700(d).

19. Notwithstanding any other provision of this Settlement Agreement, the Debtors and Lehigh Hanson reserve, and this Settlement Agreement is without prejudice to, claims against the United States in the event any claim is asserted by the United States

against the Debtors and Lehigh Hanson pursuant to any of the reservations set forth in Paragraph 16, other than for failure to meet a requirement of this Settlement Agreement, but only to the extent that the Debtors' claims arise from the same response action, response costs, or damages that the United States is seeking pursuant to the applicable reservation.

**XI. EFFECT OF SETTLEMENT; CONTRIBUTION**

20. The Parties agree, and by entering this Settlement Agreement the Court finds, that this Settlement Agreement constitutes a judicially-approved settlement pursuant to which each Debtor and Lehigh Hanson has, as of the Effective Date, resolved liability to the United States within the meaning of Section 113(f)(2) of CERCLA, 42 U.S.C. § 9613(f)(2), and is entitled, as of the Effective Date, to protection from contribution actions or claims as provided by Section 113(f)(2) of CERCLA, or as may be otherwise provided by law, for the "matters addressed" in this Settlement Agreement. The "matters addressed" in this Settlement Agreement are: (i) all response actions taken or to be taken, and all response costs incurred or to be incurred, at or in connection with the LDW Site by the United States, EPA or any potentially responsible parties with respect to releases of hazardous substances from the Former Debtor-Owned/Operated Parcels listed in Paragraph 1(f) ; (ii) claims by the United States, DOI or potentially responsible parties for natural resource damages for injury to DOI trust resources (including related natural resource damage assessment costs) at or in connection with the LDR with respect to releases of hazardous substances from the Former Debtor-Owned/Operated Parcels listed in Paragraph 1(f); (iii) claims by the United States, NOAA or potentially responsible parties for natural resource damages for injury to NOAA trust resources (including

related natural resource damage assessment costs) at or in connection with the LDR with respect to releases of hazardous substances from the Former Debtor-Owned/Operated Parcels listed in Paragraph 1(f).

21. Notwithstanding the preceding Paragraph 20, the “matters addressed” in this Settlement Agreement do not include claims against any of the Debtors for past response costs incurred by potentially responsible parties prior to the Petition Date and included in proofs of claim filed in any of the Bankruptcy Cases by potentially responsible parties with respect to the LDW Site.

22. This Settlement Agreement constitutes a judicially-approved settlement pursuant to which each Debtor and Lehigh Hanson has, as of the Effective Date, resolved liability to the United States within the meaning of Section 113(f)(3)(B) of CERCLA, 42 U.S.C. § 9613(f)(3)(B).

23. Each of the Debtors and Lehigh Hanson agrees that, with respect to any suit or claim brought against it after the Effective Date for matters related to this Settlement Agreement, it will notify the United States in writing within ten days after service of the complaint or claim upon it. In addition, in connection with any such suit or claim, each of the Debtors agrees that it will notify the United States in writing within ten days after service or receipt of any motion for summary judgment, and within ten days after receipt of any order from a court setting a case for trial (provided, however, that the failure to notify the United States pursuant to this Paragraph 23 shall not in any way affect the protections afforded under Section X (Covenants and Reservations)).

**XII. NOTICES AND SUBMISSIONS**

24. Whenever, under the terms of this Settlement Agreement, written notice is required to be given, or a report or other document is required to be sent by one Party to another, it shall be directed to the individuals at the addresses specified below via U.S. certified mail, return receipt requested, unless those individuals or their successors give notice of a change of address to the other Parties in writing. All notices and submissions shall be considered effective upon receipt, unless otherwise provided. Except as otherwise provided in this Settlement Agreement, written notice as specified herein shall constitute complete satisfaction of any written notice requirement in the Settlement Agreement with respect to the United States and the Debtors, respectively.

As to the United States:

Chief, Environmental Enforcement Section  
Environment and Natural Resources Division  
U.S. Department of Justice  
P.O. Box 7611  
Washington, DC 20044  
Ref. DOJ File No. 90-11-3-11737 and 90-11-3-11737/1

As to NOAA:

Jared Piaggione  
Attorney Advisor  
National Oceanic and Atmospheric Administration  
Office of the General Counsel  
Natural Resource Section  
1315 East-West Highway  
SSMC3, Suite 15106  
Silver Spring, MD 20910

As to DOI:

Deirdre F. Donahue  
Attorney Advisor  
Department of the Interior  
Office of the Solicitor  
601 SW 2nd  
Portland, OR 97204

As to EPA:

Nick Vidargas  
Assistant Regional Counsel  
U.S. Environmental Protection Agency  
Region 10  
1200 6th Avenue  
Seattle, WA 98101

As to the Debtors:

Charles E. McChesney II  
Vice President & Secretary, Kaiser Gypsum Company, Inc.  
Vice President & Secretary, Hanson Permanente Cement, Inc.  
Chief Legal Counsel  
Three Rivers Management Inc., agent for  
Kaiser Gypsum Company, Inc. and Hanson Permanente Cement, Inc.  
600 River Ave., Suite 200  
Pittsburgh, PA 15212

**XIII. JUDICIAL APPROVAL AND PUBLIC COMMENT**

25. This Settlement Agreement shall be subject to approval of the Bankruptcy Court. The Debtors shall promptly seek approval of this Settlement Agreement under Bankruptcy Rule 9019 or applicable provisions of the Bankruptcy Code.

26. This Settlement Agreement shall be lodged with the Bankruptcy Court and shall thereafter be subject to a period of public comment following publication of notice of the Settlement Agreement in the *Federal Register*. The public comment period provided for in this Paragraph 26 may run concurrently with any notice period required

pursuant to Bankruptcy Rule 2002 or applicable local rule in connection with judicial approval of the Settlement Agreement pursuant to the preceding Paragraph 25.

27. After the conclusion of the public comment period, the United States will file with the Bankruptcy Court any comments received, as well as the United States' responses to the comments, and at that time, if appropriate, the United States will request approval of the Settlement Agreement. The United States reserves the right to withdraw or withhold its consent if the comments regarding the Settlement Agreement disclose facts or considerations which indicate that the Settlement Agreement is not in the public interest.

28. If for any reason (a) the Settlement Agreement is withdrawn by the United States as provided in Paragraph 27; (b) the Settlement Agreement is not approved by the Bankruptcy Court; or (c) the Bankruptcy Cases are dismissed or converted to cases under Chapter 7 of the Bankruptcy Code before the effective date of a plan of reorganization, then: (i) this Settlement Agreement shall be null and void, and the Parties shall not be bound hereunder or under any documents executed in connection herewith; (ii) the Parties shall have no liability to one another arising out of or in connection with this Settlement Agreement or under any documents executed in connection herewith; and (iii) this Settlement Agreement and any documents prepared in connection herewith shall have no residual or probative effect or value.

#### **XIV. PLAN OF REORGANIZATION**

29. The Debtors shall not amend the Plan of Reorganization in a manner inconsistent with the terms and provisions of this Settlement Agreement, or take any other action in the Bankruptcy Cases that is inconsistent with the terms and provisions of

this Settlement Agreement. The Debtors shall timely serve the Settling Federal Agencies with any motion to amend the Plan after its confirmation. The Settling Federal Agencies shall not oppose any term or provision of the Plan that is addressed by and consistent with this Settlement Agreement. The Parties reserve all other rights and defenses they may have with respect to the Plan.

**XV. INTEGRATION, AMENDMENTS, AND COUNTERPARTS**

30. This Settlement Agreement and any other documents to be executed in connection herewith and referred to herein shall constitute the sole and complete agreement of the Parties with respect to the matters addressed herein.

31. This Settlement Agreement may not be amended except by a writing signed by all the Parties and approved by the Bankruptcy Court.

32. This Settlement Agreement may be executed in counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

**XVI. RETENTION OF JURISDICTION**

33. The Court (or, upon withdrawal of the Court's reference, the United States District Court for the Western District of North Carolina) shall retain jurisdiction over the subject matter of this Settlement Agreement and the Parties for the duration of the performance of the terms and provisions of this Settlement Agreement for the purpose of enabling any of the Parties to apply to the Court at any time for such further order, direction, and relief as may be necessary or appropriate for the construction or interpretation of this Settlement Agreement or to effectuate or enforce compliance with its terms.




The undersigned party hereby enters into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR THE UNITED STATES OF AMERICA:

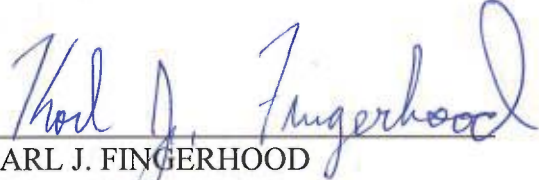
Date: 06-09-2019

By:

  
THOMAS MARIANI  
Chief  
Environmental Enforcement Section  
Environment and Natural Resources Division  
U.S. Department of Justice

Date: 6/12/2019

By:

  
KARL J. FINGERHOOD  
(PA Bar ID No. 63260)  
Senior Counsel  
Environmental Enforcement Section  
Environment and Natural Resources Division  
U.S. Department of Justice  
P.O. Box 7611  
Washington, DC 20044  
Tel: 202-514-7519  
E-mail: [karl.fingerhood@usdoj.gov](mailto:karl.fingerhood@usdoj.gov)

The undersigned party hereby enters into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY:

Date: \_\_\_\_\_

By: \_\_\_\_\_

SHERYL BILBREY  
Director,  
Superfund and Emergency Management  
Division  
U.S. Environmental Protection Agency  
Region 10

Date: \_\_\_\_\_

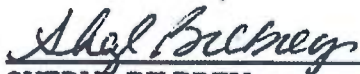
By: \_\_\_\_\_

NICK VIDARGAS  
(WA Bar ID No. 47186)  
Assistant Regional Counsel  
U.S. Environmental Protection Agency  
Region 10  
1200 6th Avenue  
Seattle, WA 98101

The undersigned party hereby enters into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY:

Date: May 31, 2019

By:   
SHERYL BILBREY  
Director,  
Superfund and Emergency Management  
Division  
U.S. Environmental Protection Agency  
Region 10

Date: May 30, 2019

By:   
NICK VIDARGAS  
(WA Bar ID No. 47186)  
Assistant Regional Counsel  
U.S. Environmental Protection Agency  
Region 10  
1200 6th Avenue  
Seattle, WA 98101

THE UNITED STATES OF AMERICA  
Department of Justice  
Environmental Protection Agency

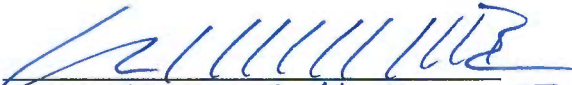
FOR THE UNITED STATES OF AMERICA

*[Handwritten signature]*  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Zip: \_\_\_\_\_

*[Handwritten signature]*  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Zip: \_\_\_\_\_

The undersigned parties hereby enter into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR KAISER GYPSUM COMPANY, INC.:

Date: May 30, 2019 By:   
Name: Charles E. McChesney II  
Title: Vice President & Secretary

FOR HANSON PERMANENTE CEMENT, INC.:

Date: May 30, 2019 By:   
Name: Charles E. McChesney II  
Title: Vice President & Secretary

FOR LEHIGH HANSON, INC.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



The undersigned parties hereby enter into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR KAISER GYPSUM COMPANY, INC.:

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FOR HANSON PERMANENTE CEMENT, INC.:

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FOR LEHIGH HANSON, INC.

Date: May 30, 2019 By: Carol L. Lowry  
Name: Carol L. Lowry  
Title: Vice President & General Counsel

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The undersigned parties hereby enter into this Settlement Agreement in *In re Kaiser Gypsum Company, Inc. et al.*, Case No. 16-31602 (Bankr. W.D. N.C.).

FOR KAISER GYPSUM COMPANY, INC.:

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FOR HANSON PERMANENTE CEMENT, INC.:

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FOR LEHIGH HANSON, INC.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Index of Exhibits**

**Exhibit**

**Description**

A 5906 West Marginal Way, S.W., Seattle, WA (Map and Legal Description); S 58.08 FT OF NE 1/4 OF SW 1/4 & OF GL 7 LY ELY OF W MARGINAL WAY & N 704.88 FT OF SE 1/4 OF SW 1/4 & OF GL 6 & OF SE 1/4 LY ELY OF W MARGINAL WAY & W LY OF WATERWAY LESS BEG 1303.09 FT S OF CTR OF SEC TH N 89-42-22 W 181.22 FT TH N 10-25-07 W 41.98 FT TH S 89-42-22 E 188.52 FT TH N 89-31-51 E 897.42 FT TH S 19-35-39 E 207.47 FT TH S 89-31-51 W 180.39 FT TH N 00-28-09 W 154.78 FT TH S 89-31-51 W 785.01 FT TO POB LESS S 27.52 FT AS MEAS ALG ELY LN THOF Corresponding to the border of King County tax parcel 1924049029, as of February 2, 2019.

B 5975 East Marginal Way, S., Seattle, WA (Map and Legal Description); PCL A SE LBA #9701264 REC # 9706189008 SD LBA BNG IN POR GL 4 STR 19-24-04 TGW POR GL5 STR 30-24-04 LY ELY OF DUWAMISH RIVER & WLY OF E MARGINAL WY S & LOTS 1 THRU 9 BLK 3 MCGLAUGHLINS WATER FRONT ADD Corresponding to the border of King County tax parcel 1924049075, as of February 2, 2019.

C 5931 East Marginal Way, S., Seattle, WA (Map and Legal Description); PCL B SE LBA #9700280 REC # 9705089001 SD BLA BNG IN POR GL 4 STR 19-24-04 TGW POR GL 5 STR 30-24-04 LY ELY OF DUWAMISH RIVER & WLY OF E MARGINAL WY S Corresponding to the border of King County tax parcel 1924049092, as of February 2, 2019.

D 6335 First Ave., S., Seattle, WA (Map and Legal Description); MC LAUGHLINS WATER FRONT ADD PCL B SE LBA #9701264 REC # 9706189008 SD LBA BNG IN POR GL 4 STR 19-24-4 TGW SD LOTS & POR GL 5 STR 30-24-4 Corresponding to the border of King County tax parcel 5367204505, as of February 2, 2019.

E 3801 East Marginal Way, Seattle, WA (Current Location of Ash Grove Cement Facility – Map and Legal Description); SEATTLE TIDE LDS EXT # 1 PCL B SEATTLE LBA #3011050 REC# 20150423900001 SD LBA BEING POR BLKS 378 & 385 & 387 SD PLAT TGW LOTS 1-2 & 47-48 & POR LOTS 3 & 4 & 46 BLK 388 SEATTLE TIDE LDS REPLAT TGW POR GL #3 SEC 18-24-04 LY N OF N LN OF DAKOTA ST EXTENDED WLY & POR VAC W DAKOTA ST ADJ THOF TGW POR ADJ POR SD BLK 387 LY WITHIN E WATERWAY TGW VAC STS ADJ Corresponding to the border of King County tax parcel 7666700350, as of February 2, 2019.