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Document 2012 GWH-3109 Type 53 001 Pages 7
Date 9/17/2012 Time 8:37:43AM
Rec Amt $.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Lori Jo Miller and Mitchell A. Miller

Address 2182 - 265th Avenue, Earlville, Iowa 52041

Number and Street or RR | City, Town or P.O. | State | Zip

TRANSFEREE:

Name Mills Group, LLC

Address 405 East Margaret Street, Earlville, Iowa 52041

Number and Street or RR | City, Town or P.O. | State | Zip

Address of Property Transferred:
2182 - 265th Avenue, Earlville, Iowa 52041

Number and Street or RR | City, Town or P.O. | State | Zip

Legal Description of Property: (Attach if necessary) See 1 in Addendum

1. **Wells (check one)**
   - ___ There are no known wells situated on this property.
   - √ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.
2. **Solid Waste Disposal (check one)**
   - X There is no known solid waste disposal site on this property.
   - ___ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.
3. **Hazardous Wastes (check one)**
   - X There is no known hazardous waste on this property.
   - ___ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.
4. **Underground Storage Tanks (check one)**
   - X There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
   - ___ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. **Private Burial Site (check one)**
   - X There are no known private burial sites on this property.
   - ___ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.
6. **Private Sewage Disposal System (check one)**
   - ___ All buildings on this property are served by a public or semi-public sewage disposal system.
   - ___ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
   - X There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
   - ___ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
   - ___ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
   - ___ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
   - ___ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
   - ___ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Approx 15' North of building Westend

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: _____ (Transferor or Agent) Telephone No.: (563) 923-2415

FILE WITH RECORDER **DNR form 542-0960 (July 18, 2012)**

Addendum

1. That part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and of Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Eighty-nine (89) North, Range Four (4), West of the 5th P.M., in Delaware County, Iowa, described as: Commencing at a point which is 261.7 feet North and 192.3 feet East of the Southwest Corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), running thence North 500 feet, thence West 121.2 feet, thence South 29°18' West 452.0 feet, thence South 23°45' East 58.3 feet, thence North 89°15' East 290 feet to the point of beginning; Delaware County, Iowa.

*07' East sixty one and six-tenths (61.6) feet, thence South 25° 45'

Time of Transfer Inspection Report (DNR Form 542-0191)

Property information

Current owner_ **U.S. 20 Lodging – Lori Miller**_____
Buyer _ **Mills Group**_____ Realtor _ **Trading Places Realty**___
Mailing address ___ _____

Site Address/County _**2182 265th Ave. Earlville, IA**__52041_**Delaware County** ___
Legal Description _____
No. of bedrooms _**11**___ Last occupied? _**Now**__ Records available _**NO**_____
Permit/installation date _ _____ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size __**1100**_____ material __**concrete-homemade**_ condition __**Fair**____
Tank pumped? _**Yes**_____ date _**08/22/12**__ licensed pumper _**Groth Services LLC**_____
Septic/trash/processing tank: size ____ material ____ condition _____
Tank pumped? _____ date _____ licensed pumper __ __

Maintenance contract? _____ expiration date _____ service provider _____
Pump tanks/vaults: type _**In Basement- Can**__ size __**30 Gallon**___ condition _____

Distribution system: distribution box _**homemade concrete**_ outlets used _2__ condition _**ok**__
Header pipe(s) ___YES_____ # of lines _2____ Pressure dosed? _**NO**___
Secondary treatment:
length of absorption fields __2**x 100'**__ determined by _ **Probe-Visible greener grass**_____
condition of fields _**ok**_____ determined by ___**Hydraulic Load test**_____

type of trench material __?_____

Size of sand filter___ _____Determined by__
Vent pipes above grade?___ _____Discharge pipe located?___ _____
Effluent sample taken?_____
Media filters: type _____
Maintenance contract? _____ expiration date _____ service provider _____

NPDES General Permit No. 4: required? __**NO**____ permitted? _____ NOI provided _____

[us20 lodging.wps]

Time of Transfer Inspection Report

Other components:
Alarms __**NO**_____ Working? _____ disinfection _____ working? _____

Control box _____ Timers_____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status __ **Working Secondary treatment** _____

Explain (attach additional pages as needed) ___**See Attached Narrative Report**____

_____

Comments: _____

Signature of Certified inspector: _____ Date: _____

Name (print): ___Corey Groth_____ Certificate #: __**8810**_____
Address: _____1690 165th Street Manchester, IA 52057_____
Phone # ___563-927-5823_____

A copy of this report, the narrative report and sketch has been sent to the following by us:
YES- seller/agent
NO- buyer/agent, please give them a copy
YES- county sanitarian/environmental health office,
YES – Iowa DNR in Des Moines

GROTH
SERVICES LLC

NARRATIVE INSPECTION REPORT
U.S. 20 Lodging Property

HOME DESCRIPTION:

This is a commercial motel property in the rural, it has within a one story home with two bedrooms and one bathroom. There are nine motel rooms each with their own bathroom also attached to this home. There is no water softener or garbage disposal. The full block basement has a sump pump for the laundry which then discharges into the sewer line. There is a second sump pump for basement tile drainage which exits out the NW corner onto the yard. The sewer line runs the entire length of the basement and then exits the North central basement wall and goes to a 1100 gallon dual compartment concrete tank. The septic tank has two concrete 24" surface access rises for each compartment. There is a very large concrete homemade distribution box 19' from the tank buried 26" deep to the lid. There is a total of 200'+ of leech system that can be visible seen in the north area of yard by the greener grass over the entire length of trench.

Distance from septic tank to well is >200'.
Distance from septic tank to leech field is >210'

CONDITION:

Concrete septic tank when pumped on 8-22-12 was slightly overfull, had no scum layer and is in fair condition. The tank was poured in place with plywood and has 8" thick walls. It was constructed to have a very large air space above the water line. The tank baffles are 6" clay style, and it does not have an effluent filter. The distribution box has been repaired with some patch concrete in the past, and is in acceptable working condition.

Mr. Dan Olsen from IDNR suggested that a 450 gallon load test would account for this type of property the last time the inspection was done. A hydraulic load test on the secondary treatment system was completed, 5.7 gpm from outside hydrant for 79

minutes for a total of 450 gallons. The distribution box stayed at the correct level the entire time, indicating the leech system is working. There was once an open outlet connected to the distribution box, but was disconnected on 9-11-2010 when the system was last inspected. Current owner states that motel has been busy and septic system has worked fine without issues. Given the small size of both the tank and leech system I would recommend frequent maintenance of the tank by pumping at least every year.

This septic system inspection was conducted at ***2182 265th Ave. Earlville, IA 52041*** **on Sept. 12th , 2012.** The septic was pumped out previously **on Aug. 8th , 2012** by us and satisfies the three year requirement.

YES - this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment.

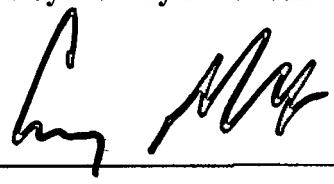
Tank capacity was verified by interior liquid measurements
(L x W x H = in.3 x 0.00433 = US Gals)

Company Disclaimer

Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. Groth Services LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which effect the proper operation of a septic system as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer. Groth Services LLC DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.

I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Corey J Groth # 8810



DATE 9-13-12

[us20 lodging.wps]