Book 2014 Page 3142

Document 2014 GWH-3142 Type 53 001 Pages 16
Date 12/12/2014 Time 3:09:13PM
Rec Amt $.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Nichole Ann Freiburger Freiburger Farms, LLC

Address 2846 205th Avenue, Delhi, IA 52223

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

TRANSFEREE:

Name Timothy John Goedken Revocable Trust

Address 2856 Quarter Road, Hopkinton, IA 52237

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

Address of Property Transferred:

2060 275th Street, Manchester, IA 52057

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)**
   - ✓ 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)**
   - ✓ 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)**
   - ✓ 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)**
   - ✓ 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.
   - ___ 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.
   - X 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:

Well is located on SW corner of house approx 10' from corner.

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

Signature: Nichole Freiburger Member Telephone No.: (563) 608-4959
(Transferor or Agent)
Freiburger Farms, LLC

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

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

✓ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.

___ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b.. Hazardous Wastes (check one)

___ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.

___ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

_____

_____

_____

_____

_____

_____

_____

_____

_____

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) Member Telephone No.: (563) 608-4959

Freiburger Farms, LLC

FILE WITH RECORDER **DNR form 542-0960 – Attachment #1 (July 18, 2012)**

Addendum

1. Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty Five (35), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as commencing at the East Quarter cornor of said Section Thirty Five (35), thence North 90 degrees 00' 00" West one thousand eight hundred thirty one and thirty eight hundredths (1831.38) feet along the North line of the Southeast Quarter (SE1/4) of said Section Thirty Five (35) to the point of beginning, thence continuing North 90 degrees 00' 00" West along said North line eight hundred thirteen and fifty eight hundredths (813.58) feet, thence South 0 degrees 01' 49" East four hundred eighty five (485) feet along the West line of the Southeast Quarter (SE1/4) of said Section Thirty Five (35), thence North 90 degrees 00' 00" East eight hundred thirteen and thirty two hundredths (813.32) feet, thence North 0 degrees 00' 00" East four hundred eighty five (485) feet to the point of the beginning.
   The North line of the Southeast Quarter (SE1/4) of said Section Thirty Five (35) is assumed to bear North 90 degrees 00' 00" West; also known as Lot One (1) In The Northwest Quarter Of The Southeast Quarter (NW1/4-SE1/4) Of Section 35, Township 88 North, Range 5 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat attached to Contract recorded in Book 120, L.D., Page 73.

bee.

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

Property information

Current owner **Freiburger Farms LLC/ Robert and Nicci Freiburger**
buyer **Tim Goedkin** Realtor **None**
Mailing address **2846th 205 Avenue, Delhi , IA 52223**

Site Address/County **2064 275th Avenue, Delhi, IA 52223 / Delaware Co.**
Legal Description _____

No. of bedrooms **2** Last occupied? **over 3 months** Records available **yes**

Permit/installation date **8/22/2001** Separation distances ok/ no? **ok**

Septic system information

Septic tank(s): size **1,000** material **concrete** condition **good**
Tank pumped? **yes** date **11/11/2014** licensed pumper **Groth Services LLC**
There is no kitchen garbage disposal unit
There is no water softener
Septic tank has a small effluent filter on the outlet baffle (also has an alarm on filter)
Aerobic treatment unit (ATU) mfgr **N/A** size _____
Tank pumped? _____ date _____ licensed pumper _____
Maintenance contract? _____ expiration date _____ service provider _____
Condition _____
Pump tanks/vaults: type **N/A** size _____ condition _____

Distribution system: distribution box **Plastic lined concrete** outlets used **3** condition **good**
Header pipe(s) **3** # of lines **3** Pressure dosed? **no**

Secondary treatment:
length of absorption fields **3 - 80' lines (240')** determined by **map**
condition of fields **unable to perform water load test due to vacant home for some time** determined by **The distribution box was relatively clean**
type of trench material **graveless SB2 10" pipe w/geo-textile fabric**

Size of sand filter **N/A** determined by _____
Vent pipes above grade? _____ discharge pipe located? _____
Effluent sample taken? _____ Results _____
Media filters: type **N/A**
Maintenance contract? _____ expiration date _____ service provider _____
Condition _____

NPDES General Permit No. 4: required? **no** permitted? _____ NOI provided _____

Time of Transfer Inspection Report

Other components:
Alarms **On effluent filter** Working? **Unknown, no electricity** Disinfection **No**

Control box _____ Timers _____ inspection ports _____

Other components **None**

Overall condition of the private sewage disposal system

Report system status **Septic system and soil absorption system was installed for a two bedroom home. Unknown if the system is functioning without any backups in the house. There was no signs of sewage surfacing in yard.**

Explain (attach additional pages as needed) **see attached narrative report**
Comments: **This septic system does meet the Time of Transfer inspection criteria.**

Site status at conclusion of Time of Transfer inspection:

1 Verify that controls are set on the appropriate mode.
2 Power is on to all components.
3 Revisit all components to verify lids are secure.
4 Gather all tools for removal from the site.
5 Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results and attach a site sketch.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified inspector: _____ Date: **11/11/2014**
Name (print): **Roger Groth** Certificate #: **8813**
Address: **1690 165th Street, Manchester, IA 52057**
Phone # **563-927-5823**

Provide a copy of this report, the narrative report and sketch to the seller/agent, buyer/agent, the county sanitarian/environmental health office, county Recorder in the county the inspection was conducted and to;

Iowa DNR Onsite Wastewater Program
502 E. 9th St.
Des Moines, IA 50319

GROTH SERVICES

11-11-2014 **INSPECTION REPORT**

Freiburger Farm LLC, Robert & Nicci Freiburger
2846 205th Ave
Delhi, IA 52223

HOME DESCRIPTION: 2064 275th Street, Manchester, IA

Single story two bedroom home with basement. There is no water softener. There is no kitchen garbage disposal. There is no sump pump or sump discharge. 1,000 gallon dual compartment Swales brand concrete tank. Concrete, plastic lined distribution box, and 3- 80' soil absorption lines.

Distance from tank to deep well is 100'+
Distance from secondary treatment to well is 100'+
Well is located west of 2064 home on same property.

CONDITION:

Groth Services LLC located and dug up the distribution box. Distribution box is in very good condition. The septic tank access is two surface access concrete risers. Dual compartment concrete tank is in good condition and normal operating level. The inlet baffle is in place and in good condition, the outlet baffle is in place with an effluent filter. I pumped the septic tank which had approx. 8" scum layer on top and approx. 34" sludge on the bottom. The space between had a very high suspended solids content. I did not perform a hydraulic load test as the home has been vacant for some time.

Company Disclaimer

This sanitary sewage disposal system inspection report is 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. Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage treatment system inspection report without any warranty 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.

This septic system inspection was conducted at **2064 275th St., Manchester, IA on November 11, 2014.** The septic tank was pumped out on the same date by us.

Yes - This septic system does meet the Iowa Time of Transfer inspection criteria in it having secondary treatment.

I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct.

Certified by Roger D Groth # 8813

Roger D Groth **DATE** 11-11-2014

Groth Services LLC

1690 165th St.
Manchester, IA 52057
563-927-5823

DATE	INVOICE #
11/12/2014	65041-2

BILL TO

Freiburger, Robert & Nicci
2846 205th Ave.
Delhi, IA. 52223

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	RG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Job Site: 2064 275th Ave. Delhi, IA 52223		
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Discount		Two Septic Tank Pumping for separate homes on same site	-10.00%	-19.50
Extra Backwas	2	Extra Backwashes	10.00	20.00
Disposal	1	Disposal Charge- 1000 gals.	107.00	107.00
TV Camera Ins - R...	0.5	Video Line Inspection	180.00	90.00T
Electronic Locator	1	Electronic Location Equipment	15.00	15.00T
Roger	1	Hand Labor - Roger	55.00	55.00T
Inspection	1	Time of Transfer Septic System Inspection	82.50	82.50T
		Concrete Risers to surface for Septic Tank. Concrete Dual Compartment Septic Tank approx. 1000 gals. had approx. a 8" scum layer on top and approx. a 34" sludge layer on bottom with very high suspended solids. Inlet Baffle and Outlet Baffle are in good condition. Pulled and Cleaned Effluent Filter in Septic Tank. Effluent Filter has an Alarm Panel, but could not check alarm -no power to house. Probed for Distribution Box, could not find. Televised outlet line from Septic Tank to Distribution Box to locate D-Box. Hand dug up to top of D-Box. Concrete/Plastic Distribution Box is in good condition. There is 3-80' Soil Absorption Lines from D-Box. Did no perform a hydraulic load test from D-Box because home has been vacant for some time. Inspected Basement Plumbing for Time of Transfer Inspection.		

Thank you for your business.

Total

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

Groth Services LLC

1690 165th St.
Manchester, IA 52057
563-927-5823

DATE	INVOICE #
11/12/2014	65041-2

BILL TO
Freiburger, Robert & Nicci 2846 205th Ave. Delhi, IA. 52223

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	RG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Did Time of Transfer Paperwork and Report. Distributed copies to Delaware County Sanitarian and DNR offices.		
		State and Local Option Tax	7.00%	16.98

Thank you for your business.

Total $561.98

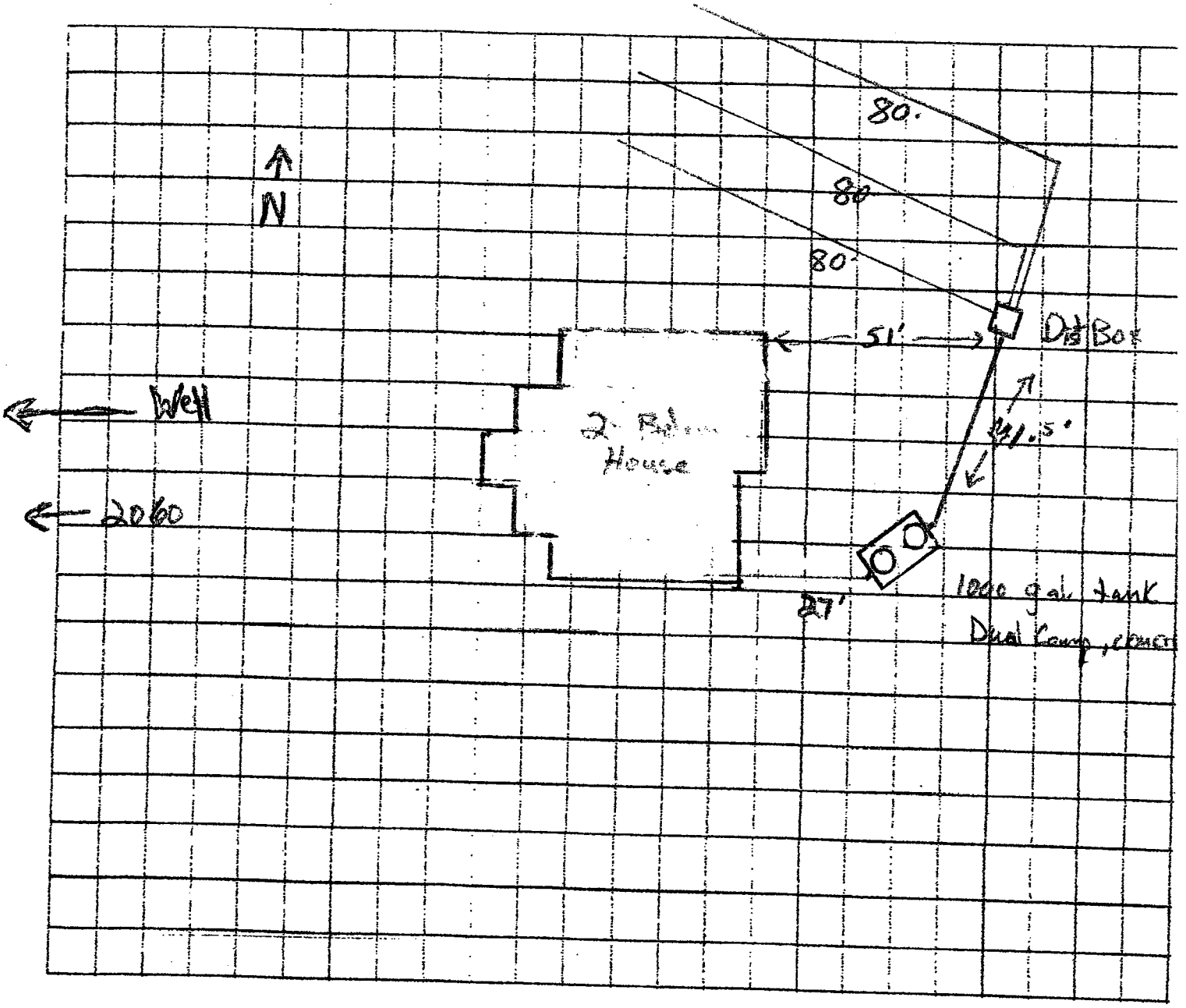
Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

GROTH SERVICES

TIME OF TRANSFE
INSPECTION MAI

DATE 11-11-2014 **SELLER** Freiburger Farms **BUYER** Tim Goedkin
Robert & Nicci

ADDRESS 2064 275 ST **CITY** Manchester



bee

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

Property information

Current owner **Freiburger Farms LLC/ Robert and Nicci Freiburger**
buyer **Tim Goedkin** Realtor **None**
Mailing address **2846th 205 Avenue, Delhi , IA 52223**

Site Address/County **2060 275th Avenue, Delhi, IA 52223 / Delaware Co.**
Legal Description _____

No. of bedrooms **3** Last occupied? **over 3 months** Records available **No**

Permit/installation date **None** Separation distances ok/ no? **ok**

Septic system information

Septic tank(s): size **700** material **concrete** condition **poor**
Tank pumped? **yes** date **11/12/2014** licensed pumper **Groth Services LLC**
There is no kitchen garbage disposal unit
The water softener waste discharge is directed to the floor drain which bypasses the septic tank.
Aerobic treatment unit (ATU) mfgr **N/A** size _____
Tank pumped? _____ date _____ licensed pumper _____
Maintenance contract? _____ expiration date _____ service provider _____
Condition _____
Pump tanks/vaults: type **N/A** size _____ condition _____

Distribution system: distribution box **None** outlets used ____ condition _____
Header pipe(s) **None** # of lines ____ Pressure dosed? **no**

Secondary treatment:
length of absorption fields **None found** determined by **Televised pipe inspection**
condition of fields **None found** determined by **Televised inspection**

type of trench material **None found , open outlet to the County ditch**

Size of sand filter **N/A** determined by _____
Vent pipes above grade? _____ discharge pipe located? _____
Effluent sample taken? _____ Results _____
Media filters: type **N/A**
Maintenance contract? _____ expiration date _____ service provider _____
Condition _____

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

Time of Transfer Inspection Report

Other components:
Alarms **None** Working? _____ Disinfection _____

Control box _____ Timers _____ inspection ports _____

Other components **None**

Overall condition of the private sewage disposal system

Report system status **Septic tank is a formed in place, two compartment, concrete tank. Probably built in the 1970's. The inlet pipe from the basement out to the tank is in very poor condition. The outlet pipe is in very poor condition and exits to the County ditch. Unknown if the system is functioning without any backups in the house. There was no signs of sewage surfacing in yard.**

Explain (attach additional pages as needed) **see attached narrative report**
Comments: **This septic system Does Not meet the Time of Transfer inspection criteria.**

Site status at conclusion of Time of Transfer inspection:

1 Verify that controls are set on the appropriate mode.
2 Power is on to all components.
3 Revisit all components to verify lids are secure.
4 Gather all tools for removal from the site.
5 Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results and attach a site sketch.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified inspector: _____ Date: **11/12/2014**
Name (print): **Roger Groth** Certificate #: **8813**
Address: **1690 165th Street, Manchester, IA 52057**
Phone # **563-927-5823**

Provide a copy of this report, the narrative report and sketch to the seller/agent, buyer/agent, the county sanitarian/environmental health office, county Recorder in the county the inspection was conducted and to;

Iowa DNR Onsite Wastewater Program
502 E. 9th St.
Des Moines, IA 50319

GROTH SERVICES

11-12-2014 INSPECTION REPORT

Freiburger Farm LLC, Robert & Nicci Freiburger
2846 205th Ave
Delhi, IA 52223

HOME DESCRIPTION: 2060 275th Street, Manchester, IA

Single story three bedroom home with basement. Water softener waste discharges into basement floor drain, floor drain bypasses the septic tank. There is no kitchen garbage disposal. There is no sump pump or sump discharge. 700 gallon dual compartment formed on site concrete tank. Concrete, plastic lined distribution box, and 3- 80' soil absorption lines.

Distance from tank to deep well is 100'+

Distance from secondary treatment to well is NO SECONDARY TREATMENT

Well is located west of 2060 home on same property.

CONDITION:

Groth Services LLC located with television camera and dug up the septic tank. Inlet line is in poor condition. Televised outlet line to find the distribution box, but came out into the County ditch instead. Dual compartment concrete tank is in poor condition and normal operating level. The inlet baffle is in place and in poor condition, there is no outlet baffle. I pumped the septic tank which had approx. 4" scum layer on top and approx. 30" sludge on the bottom. The space between had a very high suspended solids content. I did not perform a hydraulic load test but ran some water into outlet pipe. The water came out at the County ditch.

Company Disclaimer

This sanitary sewage disposal system inspection report is 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. Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage treatment system inspection report without any warranty 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.

This septic system inspection was conducted at **2060 275th St., Manchester, IA on November 12, 2014.** The septic tank was pumped out on the same date by us.

No - This septic system does meet the Iowa Time of Transfer inspection criteria in it having secondary treatment.

I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct.

Certified by Roger D Groth # 8813

Roger D Groth **DATE** 11-12-2014

Voice and Fax 563-927-5903 Toll Free 866-Pls-Clean

Groth Services LLC

1690 165th St.
Manchester, IA 52057
563-927-5823

DATE	INVOICE #
11/12/2014	65041-1

BILL TO

Freiburger, Robert & Nicci
2846 205th Ave.
Delhi, IA. 52223

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	RG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Job Site: 2060 275th Ave. Delhi, IA. 52223		
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Discount		Two Septic Tank Pumping for separate homes on same site	-10.00%	-19.50
Extra Backwas	2	Extra Backwashes	10.00	20.00
Disposal	1	Disposal Charge- 700 gals.	107.00	107.00
Mini-Excavator	2	Mini-Excavator Labor- includes one way travel	75.00	150.00T
Roger	2.5	Hand Labor - Roger	55.00	137.50T
TV Camera Ins - R...	0.5	Video Line Inspection	180.00	90.00T
Electronic Locator	1	Electronic Location Equipment	15.00	15.00T
Inspection	1	Time of Transfer Septic System Paperwork & Report	82.50	82.50T
		Probed for Septic Tank, could not find. Televised inlet line from basement to Septic Tank to locate Septic Tank. Machine dug to top of Septic Tank approx. 3' deep. Homemade Concrete Dual Compartment Septic Tank approx. 700 gals. had approx. a 4" scum layer on top and approx. a 30" sludge layer on bottom with high suspended solids. Inlet Baffle is in place but in poor condition. Outlet Baffle is missing. Ran water into outlet pipe and water came out in ditch. Televised outlet line from Septic Tank to make sure there was no D-Box or Soil Absorption System. Customer has an open outlet. Inspected Basement Plumbing for Inspection.		

Thank you for your business.

Total

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

Groth Services LLC

1690 165th St.
Manchester, IA 52057
563-927-5823

DATE	INVOICE #
11/12/2014	65041-1

BILL TO
Freiburger, Robert & Nicci 2846 205th Ave. Delhi, IA. 52223

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	RG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Did Time of Transfer Inspection Paperwork & Report. Distributed copies to Delaware County Sanitarian and DNR offices.		
		State and Local Option Tax	7.00%	33.25

Thank you for your business.

Total $810.75

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

GROTH SERVICES

TIME OF TRANSFE
INSPECTION MA

DATE 11-12-2014 **SELLER** Freiburger Farm Robert & Mecci **BUYER** Jim Goedkin

ADDRESS 2060 275th St **CITY** Manchester

