Recorded: 1/6/2021 at 11:03:18.0 AM
County Recording Fee: $0.00
Iowa E-Filing Fee: $0.00
Combined Fee: $0.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 79

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Casey's Marketing Company

Address One S.E. Convenience Boulevard, Ankeny, IA 50021

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

TRANSFEREE:

Name Wesley D. Schulte

Address 100½ E. Main Street, Suite B, Manchester, IA 52057

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

Address of Property Transferred:

910 W. Main Street, Manchester, Iowa, 52057

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

Legal Description of Property: (Attach if necessary)

The West 29 feet of Lot 527, Lot 528 and Lot 529, Manchester, Iowa, according to Plat recorded in Book I L.D., Page 284

1. **Wells (check one)**
   - X 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)**
   _X_ 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.
   ___ 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:

See the Notice of No Further Action issued by the Department of Natural Resources on September 21, 2020.

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

Signature: Amy M. Costello (Transferor or Agent) Telephone No.: 515-446-6822

Amy M. Costello, Legal Counsel

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

EXHIBIT "A"

September 21, 2020

JILL REAMS WIDDER
CASEYS MARKETING COMPANY
3305 SE DELAWARE AVENUE
ANKENY IA 50021

SUBJECT: Tier 1 Report Review – Casey's General Store #2185, 908 West Main Street, Manchester, Iowa
Registration No. 199918093 LUST No. 9LTS77

Dear Ms. Reams-Widder:

The Department of Natural Resources (DNR) received a Tier 1 Report for the referenced site September 3, 2020. Thank you for the submittal. A review of the report has been conducted to determine whether the risk-based corrective action criteria set forth in Iowa Administrative Code [IAC] 567-135.9 have been met. Based on our review, we are accepting the report and are relying on Darren Fife, Iowa Certified Groundwater Professional (CGP) No. 2058, for accuracy and compliance with the DNR's rules and guidance.

Your certified groundwater professional has recommended the site be classified no action required because either the data does not exceed the applicable target levels or the pathways by which a chemical of concern may reach a receptor are incomplete. Upon review of the report and file information, the DNR accepts the recommendation, and as such, assigns a "No Action Required" site classification. The DNR records have been updated to reflect this change in site status.

Iowa Administrative Code, Chapter 567-39 and Chapter 567-135.12(6)'f, require monitoring wells and soil borings that access groundwater at a site be plugged. An Abandoned Water Well Plugging Record (DNR Form 542-1226) should be completed for each monitoring well, soil gas well, and soil boring. Contact the designated county agent prior to plugging the wells and borings. Questions pertaining to well-plugging procedures should be directed to the Water Supply Section st 515/725- 0282 or the designated county agent.

You may retain monitoring wells at the site for future use. However, if you do so, you must submit a letter to the DNR identifying the monitoring wells to be retained, the reason for retaining the monitoring wells, and a written plan for monitoring well maintenance and security. The monitoring wells must be fitted with lockable protective devices and clearly labeled.

A No Further Action Certificate shall be issued by the Department pursuant to Iowa Code § 455B.474(l)a(8)(a). The following must be submitted for the Department to issue a no further action certificate:

1. A copy of the most recent deed or contract of sale with an accurate and complete legal description. NOTE: A legal description obtained from a tax form is not acceptable.

2. Copies of the Abandoned Water Well Plugging Records (DNR Form 542-1226) if they have not already been submitted. Please remember to include the LUST number on each Well Plugging Record, and provide the appropriate signatures on each form.

Once the no further action certificate is issued by the Department, the certificate recipient is responsible for filing this certificate with the County Recorder, in the county which the site is located, pursuant to Iowa Code § 455B.474(l)a(8)(c). Within 30 days of the issue date you must also provide the Department with a file-stamped copy of the recorded No Further Action Certificate for it to be considered effective. Submit the legal description and well plugging forms to:

LUST Coordinator
Department of Natural Resources
502 East Ninth Street
Des Moines, IA 50319-0034

The following comments do not require correction with a revised report or report sections but are listed below for the attention and benefit of your certified groundwater professional.

- To reduce the needed file storage space and to conserve paper, please consider double siding the report pages or at least the laboratory reports.
- Tier 1 groundwater samples were not analyzed for MtBE as required. However, further sampling will not be required because applicable Tier 1 levels for other chemicals of concern at this site are not exceeded.
- The Soil Boring and Monitoring Well Placement section indicates soil samples were collected from the "highest PID" in the tank pit and piping/dispenser soil borings where monitoring wells were installed. However, the field screening (PID) readings in all Tier 1 borings were reportedly 0 ppmv. In absence of PID readings above 0, other justification should have been provided for sampling intervals selected and monitoring well placement. However, DNR is not requiring further action based on the overall findings indicating significant contamination is not present at this site.

- The Tier1 indicated an assumed hydraulic conductivity of 0.44 m/d was used because the recovery during the slug tests and sampling was very fast. Please note when the recharge rate of the well is too rapid to be accurately measured, a default hydraulic conductivity value (K) of 5 m/d should be used. However, this does not affect the Tier 1 risk. A protected groundwater source is apparently present but contaminant concentrations do not exceed applicable default Tier 1 levels so Tier 2 modeling is not necessary..

Thank you for your cooperation with this project. If you have questions or concerns with this letter or the project, you may contact me at ruth.hummel@dnr.iowa.gov or by phone at (515) 725-8328. In all correspondence regarding this project, please include the LUST number, which indicated in the subject heading of this letter.

Sincerely

Ruth Hummel

Ruth Hummel
Environmental Specialist Senior
Underground Storage Tank Section

C: DNR Field Office 1, Manchester
Darren Fife, EcoSource, 6424 University Avenue, Windsor Heights, IA 50324 (email)