



Document 2014 GW2033

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR**

TRANSFEROR:

Name G F Land Partnership

Address 1601 Keokuk Ave., Spirit Lake, Iowa 51360

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name Pizza Ranch of Winterset, LLC

Address 1009 N John Wayne Drive, Winterset, IA 50273

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

1009 N John Wayne Drive, Winterset, IA 50273

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) Lot 5 of Replat of Lot 3, Gold Buffet Subdivision,
City of Winterset, Madison County, Iowa

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)

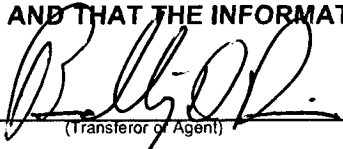
- There are no known private burial sites on this property.
- There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

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.
- 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:

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

Signature:  Telephone No.: (712) 336-8400
(Transferor or Agent)

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

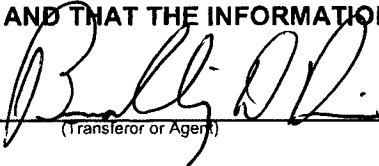
- There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department 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:  Telephone No.: (712) 336-8400
(Transferor or Agent)



STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

April 15, 2013

MADISON COUNTY
112 N JOHN WAYNE DR
WINTERSSET IA 50273

SUBJECT: Notice of Contaminated Area – Casey's General Store #1706, 1021 North 1st
Street, Winterset, Iowa
Registration No. 199317629 LUST No. 9LTP91

To Whom It May Concern,

The Department of Natural Resources (DNR) is required to notify individuals who may be potentially affected by a site that is contaminated with petroleum from a leaking underground storage tank. On April 15, 2013, the DNR classified the above listed site as "low risk".

After a review of all available information, the DNR believes this site will not pose a threat to your health or safety. A plan to monitor the petroleum contamination has been developed. You will be notified if conditions significantly change.

File information concerning this site is available for public viewing, and can be found at the DNR Records Center, Wallace State Office Building, 502 East Ninth Street, Des Moines, Iowa, 50319. You are welcome to review these files during regular business hours (8 a.m. - 4:30 p.m. Monday through Friday), or to request copies of the material at a fee of \$0.40 per page.

Please do not hesitate to contact me at 515-281-8135 with any questions or for further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Lee Osborn".

LEE OSBORN
ENVIRONMENTAL SPECIALIST
UNDERGROUND STORAGE TANK SECTION

c: Field Office 5
4G Properties LLC, 10703 Barkley, Overland Park, KS 66211
GF Land Partnership, 1601 Keokuk Ave., Spirit Lake, IA 51360
Meyer Family LLC, 2924 West Court Avenue, Winterset, IA 50273