

BK: 2024 PG: 885
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Pages 10
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

TRANSFEROR:

Name AJS Farms LLC
Address 1055 S Wildfire West Des Moines IA 50266
Number and Street or RR City, Town or PO State Zip

TRANSFeree:

Name JD Ventures II, LLC
Address 1800 Grand Ave West Des Moines IA 50265
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

1309 Juniper Trail Earlham IA 50072
Number and Street or RR City, Town or PO State Zip

Legal Description of Property: (Attach if necessary)

Attached

1. Wells (check one)

- ☒ No Condition - There are no known wells situated on this property.
☐ Condition Present - 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)

- ☒ No Condition - There is no known solid waste disposal site on this property.
☐ Condition Present - 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)

- ☒ No Condition - There is no known hazardous waste on this property.
☐ Condition Present - 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)

- ☒ No Condition - 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.)
☐ Condition Present - 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)

- ☒ No Condition - There are no known private burial sites on this property.
☐ Condition Present - 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)

- ☐ No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
☐ No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
☒ Condition Present - 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.
☐ Condition Present - 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.
☐ Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and 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.
☐ Condition Present - 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 #7]
☐ Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]: _____
☐ Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number: _____

Review the following two directions carefully:

- A. **If you selected a box stating "No Condition" for every numbered section above, STOP HERE. Do not submit this form.** Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."


Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. **If you checked any box stating "Condition Present" for any of the numbered sections above, continue below.** You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

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:


(Transferor or Agent)

Telephone No.:

515-250-6234

Attachment

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16); **EXCEPT** all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16) lying East of the West line of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way; **AND** the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), lying Northeasterly of a line drawn 100 feet Southwesterly from and parallel with the located main track centerline of the Chicago, Rock Island & Pacific Railroad Company's Earlham to Winterset line as now staked and located on over and across said above described land, said main track centerline being more particularly described as beginning at a point in the North line of said Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), 196.7 feet West of the Northeast corner thereof, thence Southeasterly 297.7 feet to a point in the East line of said Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), 224.0 feet South of the Northeast corner thereof, containing 1.41 acres more or less.

**TIME OF TRANSFER INSPECTION TOT# 9668 ALLEN AKERS CERT # 1023**

Site Information

Parcel Description: **200031688000000**Address: **1309 Juniper Trail, Earlham, IA 50072**County: **Madison**

Owner Information

Property is owned by a business: **No**

Business Name:

Owner Name: **Sean Asada**Email Address: **Sean@iowalandman.com**Address: **1309 Juniper Trail, Earlham, IA 50072**Phone No: **515-729-2879**

Additional Contact Information

Name

Email Address

Affiliate Type

Jdventures II LLC Reichardt**Scott.Flood@eyecaplc.com****Buyer**

Site related information

No Of Bedrooms: **1**Inspection Date: **04/19/2024**Facility Type: **Residential**Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **09/14/2006**Permit issued by County: **Yes**Permit Number: **074-06**All plumbing fixtures enter septic system: **Yes**County contacted for records: **Yes**

Property Information Comments:

weekend living

Primary Treatment

Pella tankTank Name: **Pella tank**Type: **Septic Tank**Tank Size (Gal): **1500**Tank Material: **Concrete**Tank Corrosion Type: **None**Liquid Level Type: **Normal**No. of Compartments: **2**Pump Tank Chamber: **No**Licensed Pumper Name: **Wiegert**

Date Pumped: **10/20/2021**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft):

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes**

Effluent Filter Present: **Yes**

Watertight: **Yes**

Tank/Vault Pumped: **Yes**

Inlet Baffle Present: **Yes**

Outlet Baffle Present: **Yes**

Functioning as Designed: **Yes**

Tank Comments: **tank only has 6 inches of water since it was pumped**

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box**

Material Type: **Leaching Chamber**

Trench Width: **36**

Lines: **1**

Total Length of Absorption Line: **50**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **140**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft):

Lateral Lines Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

Lateral Lines Equal Length: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **cabin has a 300 gallon storage tank for fresh water to feed cabin**



TIME OF TRANSFER INSPECTION TOT# 9668 ALLEN AKERS CERT # 1023

Owner Name: Sean Asada

Address: 1309 Juniper Trail , Earlham , IA 50072

County: Madison

Inspection Date: 04/19/2024

Submitted Date: 4/21/2024

As-built Diagrams

Permit No. 074-06

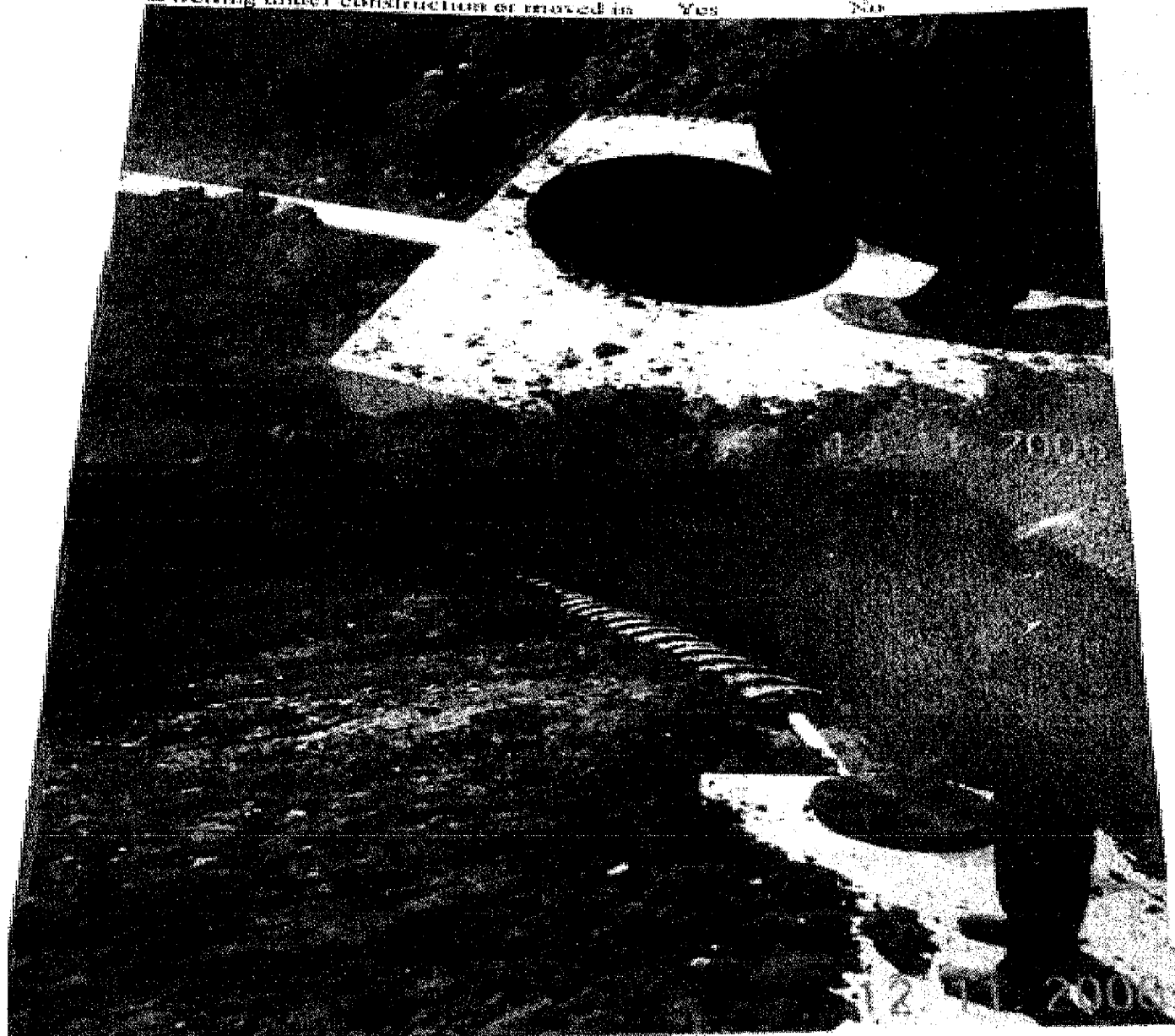
Date of Inspection: 9-18-06

Dwelling under construction or moved in

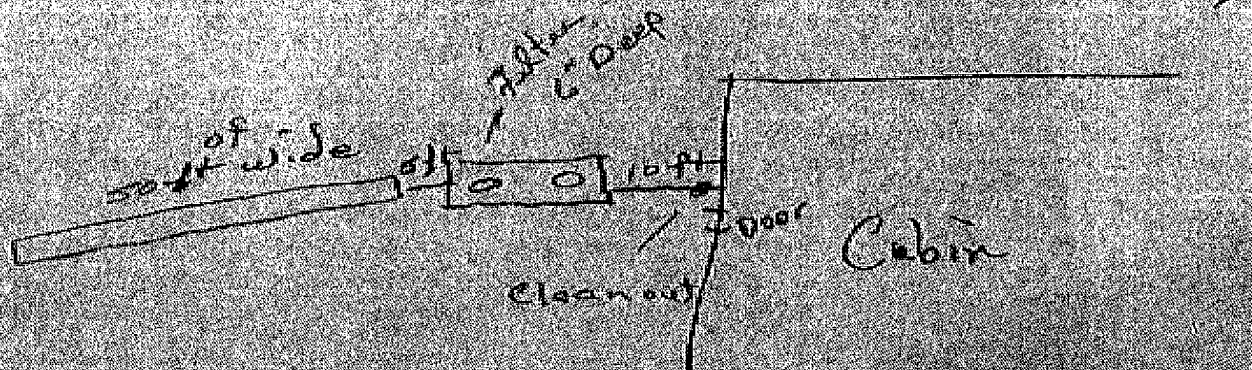
Owner: Ronald Alvaraz

Inspected by: Jean Thompson

Yes No



1309
1309 Quimper Trl.
Permit #07406
9-14-06



Permit No. 074-06

Date of Inspection: 9-14-06

Name: Ronald Mason

Inspected by: Jean Thompson

Dwelling under construction or moved in

Yes _____ No _____

Setbacks

- Meets required setbacks Yes ☒ No _____
- Rural Water Yes _____ No ☒
- Private wells/Groundwater heat pump bore holes/suction water lines/intakes
 - Outside required 30-foot setback for tank Yes ☒ No _____
 - Outside required 100-foot setback for laterals Yes ☒ No _____
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes ☒ No ☒
- Indications of water lines under pressure Yes _____ No _____

Comments: a 300 gal tank is buried above cabin to furnish water to cabin

Building Sewer

- Clean outs - one right outside of house Yes ☒ No _____
- Other clean outs Yes _____ No _____ Ft _____
- Pipe is sch 40 and has a 4-inch diameter Yes ☒ No _____
- Grade - has adequate fall Yes ☒ No _____

Comments: _____

Tank

- Tank Manufacture Pella Concrete ☒ Plastic _____
- Capacity 1500 -gallon
- Two compartments, both meet the specifications for capacity Yes ☒ No _____
- Baffle Yes ☒ No _____
- Inlet/Outlet tees are ok Yes ☒ No _____
- Effluent filter in the outlet Yes ☒ No _____ Manuf. Zobel
- Tank depth Will be less than 12" _____
- Risers Yes _____ No ☒
- Lids above grade screwed on Yes ☒ No _____ Will be _____

Comments: _____

Distribution Box

- Brand Inf-Tite Other _____
- Bedded in cement Yes _____ No _____ Will be _____
- Has required inlet baffle Yes _____ No _____ Will be _____
- Outlet levels -are level Yes _____ No _____ Unknown _____

Comments: no distribution box - only one (1) lateral

Laterals

- Distribution lines: 1 _____ -inch PVC pipe - 40 SDR
- Distribution lines screwed to laterals Yes _____ Will be ☒
- Lateral used 36" chamber Reduction? Yes _____ No ☒
- Lateral depth 12" _____ Feet depth _____ inches
- Laterals were level Yes ☒ No _____
- Adequate amount of undisturbed soil between laterals Yes ☒ No _____
- Between _____ feet between laterals

Comments: bottom & sides of trenches are glazed - contractor to scuff up sides and bottom after dirt dries out. He will call for another inspection. If this can not be done, he should contact the engineer. (Elton talked to the contractor)