



Book 2021 Page 3497

Document 2021 GWH-3497 Type 53 001 Pages 9
Date 10/06/2021 Time 11:25:16AM
Rec Amt \$.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

TRANSFEROR:

Name: Sharon Zbornik, Jerry Zbornik and Jennifer Shelton
Address: 1686 Sawgrass Rd., Decorah, IA 52101

TRANSFeree:

Name: Premier Technology Investments, LLC
Address: 1286 282nd Street, Jesup, IA 50648

Address of Property Transferred:
2302 263rd St., Delhi, Iowa 52223

Legal Description of Property: (Attach if necessary)

Improvements on land leased of Rocky Nook Assn VIN #M0233741 Section 29, Township 88, Range 4 West of the
5th P.M., Delaware 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. *Well is located near the showerhouse
Private well for Rocky Nook Association*

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.

FILE WITH RECORDER

DNR form 542-0960 (July 18, 2012)

- ☐ 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. *Report from Growth Services is attached.*
- ☐ 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:

yes

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

Signature: Sharon Zbarnik Telephone No.: (319) 231-0291
(transferor)

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

FILE WITH RECORDER

DNR form 542-0960 (July 18, 2012)



Time of Transfer Inspection Report

Property information

Current owner Jerry & Sharon Zbornik

Buyer _____ Realtor Exit Realty John Wedewer

Mailing address 1686 Sawgrass Rd., Decorah, IA 52101-7595

Site Address/County 23102 263rd St., Delhi, IA 52223 Delaware County

Legal Description _____

No. of bedrooms 2 Last occupied? >Current/ Seasonal Records available Yes

Permit/installation date 2015 Separation distances ok/ no? Ok

Septic system information

Septic tank(s): size 6,000 material concrete condition Good

Tank pumped? Yes date 8/30/2019 licensed pumper Groth

Inlet Baffle Good Outlet Baffle Large effluent filter /good condition

Maintenance contract? Yes expiration date Unknown Service provider Oasis Pump Service

Pump tanks/vaults: type NA size _____ condition _____

Distribution system: drop box NA outlets used _____ condition _____
Header pipe(s) _____ # of lines _____ Pressure dosed? _____

Secondary treatment:

length of absorption fields 300' Tertiary Soil Absorption System determined by Map &

Probing condition of fields OK determined by Probing and dry vent

type of trench material Rock & Pipe

Size of sand filter NA Determined by _____

Vent pipes above grade? _____ Discharge pipe located? _____

Effluent sample taken? _____

Media filters: type 2- Orenco AX 20 Advantex systems

Maintenance contract? yes expiration date Unknown service provider Oasis

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



Time of Transfer Inspection Report

Other components:

Alarms Yes Working? Yes disinfection No working? _____

Control box Yes Timers _____ inspection ports _____

Other components One of three centralized septic systems, middle system RTU# 130107

Overall condition of the private sewage disposal system

Report system status System is working properly at time of inspection

Explain (attach additional pages as needed) See Attached Narrative Report
comments: _____

Signature of Certified inspector:  Date: 6/22/2020

Name (print): Roger Groth Certificate #: 8813

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, disclose all information from this report

YES- County sanitarian/environmental health office

YES- Iowa DNR in Des Moines

page 2

GROTH SERVICES LLC

NARRATIVE INSPECTION REPORT

Jerry & Sharon Zbornik Property -23102 263rd St., Delhi, IA 52223

HOME DESCRIPTION:

This is a two bedroom seasonal cabin w/o water softener. Cabin has no basement. Wastewater drains via gravity to a 6,000 gallon concrete, dual compartment septic tank w/surface access risers. There are 8 other seasonal cabins connected to this middle system (23105, 23094, 23168, 23102, 23110, 23116, 23164, 23124, 23157). The septic tank was at normal level on the day of inspection, there was no signs of being overfull previously. The effluent exits the tank through a large filter, to the 2,000 gal. treatment tank and 2- Orenco AX20 filter pods. There is 300 sq.ft. Tertiary soil absorption system w/open vent.

Distance from Septic tank to well is >50'

Secondary treatment is >100'

CONDITION:

Concrete septic tank was pumped on 8-30-2019. The concrete tank is in good condition. Inlet and outlet baffles are intact and in good condition. The septic tank liquid level was normal when arrived. All components were working as designed. The tertiary outlet vent was dry.

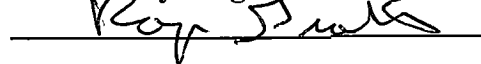
YES - This septic system does meet the Time of Transfer Inspection criteria in it having secondary treatment.

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.

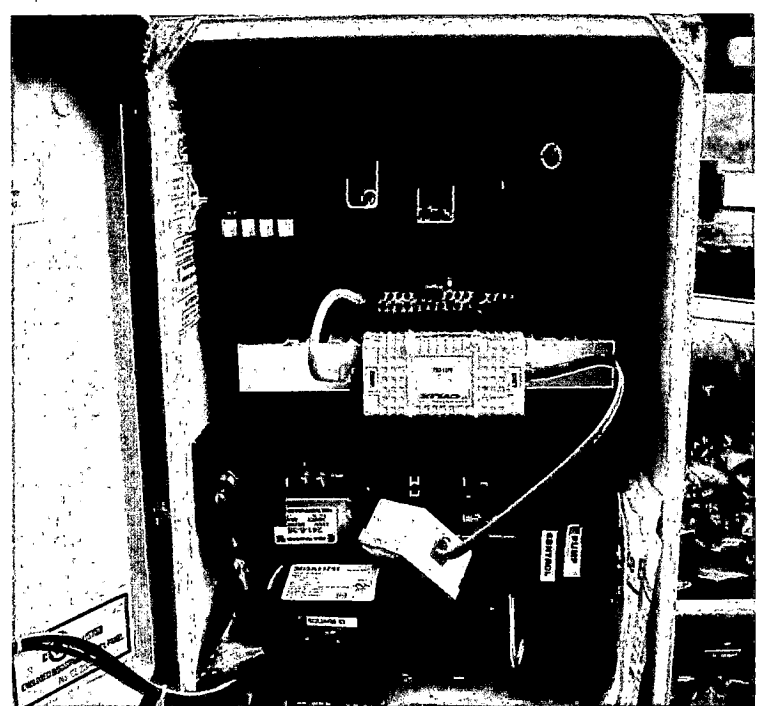
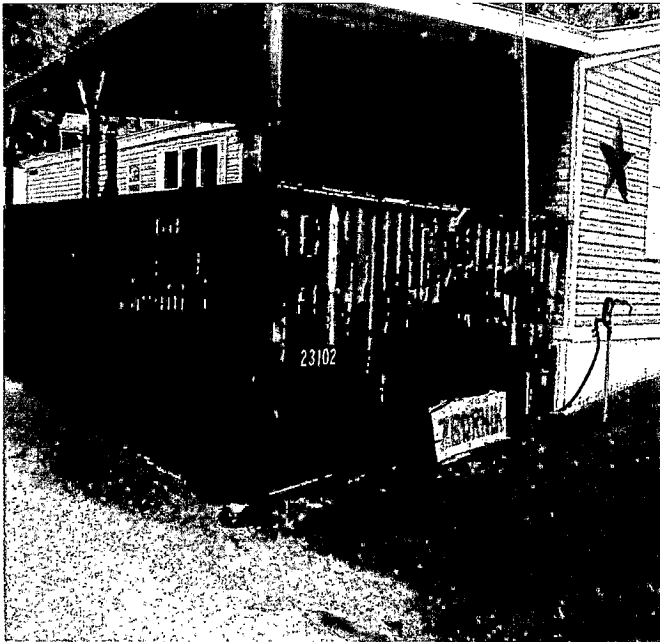
I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

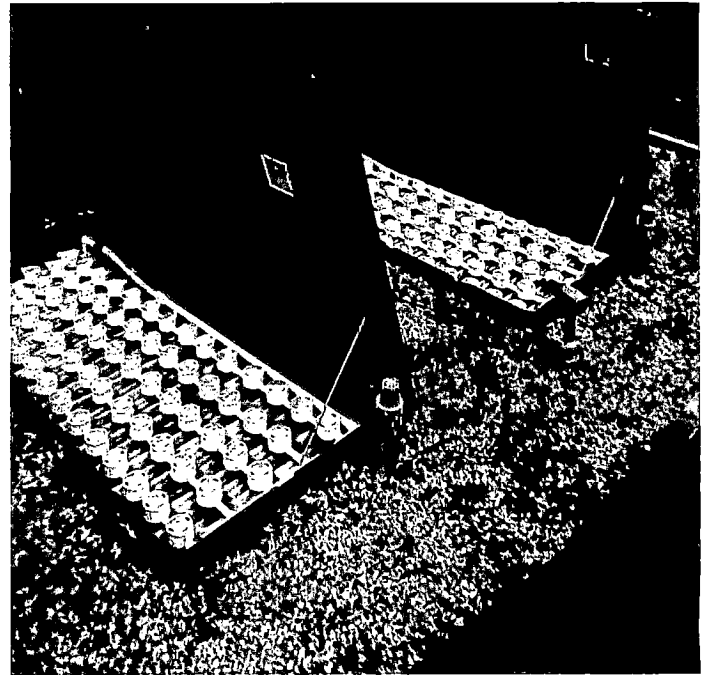
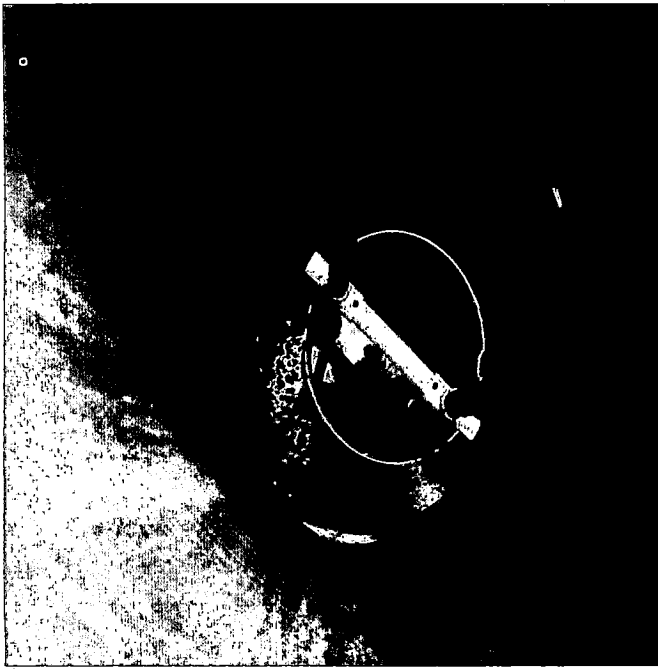
Certified by Roger Groth #8813



DATE 6/22/2020

page 3







ADVANTECH MAINTENANCE AGREEMENT

Rocky Nook Middle Sch.

RTU # 130107

23049 264151

Name:

Rocky Nook Assoc.

Site Address:

Delh, IA 52223

Oasis Pump Service will perform operation and maintenance services for the Onsite Wastewater System serving the site listed above as follows:

Control Panel, Pumps and Alarms: During each visit, all electrical components shall be tested for proper function. Correct control settings will be verified. Operations data from panel will be recorded.

Processing Tank: During each visit, the scum and sludge layers in the processing/septic tank will be measured. A recommendation for pumping will be made when the scum thickness exceeds four inches, or the sludge thickness exceeds 24 inches.

Pumping System: During each visit all pumps shall be observed to verify proper performance. The pumps will be operated manually. The Biotube screen will be removed and cleaned if needed.

Recirculating Filter: The filter will be observed for signs of excess organic build up or improper performance. The media will be cleaned as needed. The system will be observed to verify proper distribution across the media and distribution laterals will be flushed.

Drain Field: The surface area around the drain field will be observed for signs of failure such as lush vegetation growth or effluent ponding. Liquid levels within the field will be observed if pump discharge water is obstructed.

Items that are not included in this contract (include but not limited to):

- Corrective and/or repair maintenance if necessary, other than covered under warranty.
- Effluent sampling and analysis if applicable.
- The cost of tank pumping.
- TSS & BOD Sampling
- UV Bulb Replacement

Alarms: Alarms will be responded to via VeriComm remotely at no charge. If an onsite visit is needed Oasis will respond once at no charge before service call pricing begins. **Any materials not under warranty will be billed to owner.

Service Calls: Service call will be billed at an hourly rate of _____ per hour including travel time to and from the Oasis Pump Service shop. A visit to the site other than the routine visits provided by this agreement or a system warranty issue will be deemed a service call. Examples would include, but are not limited to, damage caused by acts of vandalism, failure of tank or failure of another party's work (i.e. electrician, plumber, excavator, landscaper, etc.). If a safety concern is present, owner will be contacted immediately to resolve issue.

The goal of Oasis Pump Service is to observe the operation and perform maintenance for the Onsite Wastewater System to allow for proper long term function of the system and compliance with the conditions of the installation permit and recommendations of the manufacturer.

Oasis Pump Service will perform operation and maintenance services as outlined above annually for continuously unless notified by Oasis Pump Service or property owner.

Contract will run

Rocky Nook Assoc.

PO Box 317, Delh, IA 52223

Property Owner and Mailing Address (Please Print)


Property Owner Signature

Dennis Duesenberg (Assoc. President)


Oasis Pump Service

Date

9/18/2017
319-224-0720
Telephone Number

Date

8/14/17

GROTH SERVICES

Jerry & Sharon Zbornik

TIME OF TRANSFER INSPECTION MAP

DATE 6-22-20 SELLER Jerry & Sharon Zbornik BUYER

ADDRESS 23102-263rd St CITY Delhi, IA.

