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Return Document to:

Name: Troy Batzel - Kwik Trip, Inc.

Address: 1626 Oak Street, PO Box 2107 LaCrosse, WI 54602
Street Address City Zip

Telephone: 608 793-6283

Preparer Information

Name: Tom Reinhart

Address: 1626 Oak Street La Crosse, WI 54603
Street Address City Zip

Telephone: (608) 793-6064

Taxpayer Information

Name: Kwik Trip, Inc.

Address: 1626 Oak Street La Crosse, WI 54603
Street Address City Zip

Telephone: 608 793-6283

Grantor: Kwik Trip, Inc.

IOWA CONTAMINATED SITE ENVIRONMENTAL COVENANT

This environmental covenant is established pursuant to Iowa Code (IC) chapter 455I entitled Uniform Environmental Covenants Act.

Kwik Trip, Inc., a Wisconsin corporation, hereafter "grantor", and the Iowa Department of Natural Resources (Department) in its capacity as an agency of Iowa state government enter into this environmental covenant for the purpose of subjecting the affected property described below to certain activity and use limitations in accordance with the terms and conditions as specified and the authorities granted the Department in IC chapter 455I, § 455B.103(7), and Department rules in chapter 567 Iowa Administrative Code (IAC) 133.

1. **Affected Property.** The grantor is the fee title owner of the property located at 124 W. Tilden Street, Postville, Iowa 52162. The property is legally described on the attached Exhibit A.

Hereinafter, the affected property will be referred to as "the property."

2. **Risk Management and Institutional Controls.** Grantor has performed a soil and groundwater investigation and risk assessment in accordance with 567 IAC 133. The site assessment identified contaminated conditions on the property which may present an unreasonable risk to public health and the environment if certain activities occur on the property. As such, the Director of the Department, pursuant to his authority under IC § 455B.103(7), has determined that an environment covenant is necessary to manage the risk of future exposure to the contamination by limiting specified activities at this property and establishing certain affirmative obligations.

3. **Reopening.** The signatories acknowledge that in the event that the activity and use limitations provided below fail to serve their intended purpose—including the prevention of exposure to contamination—could result in the Department reopening its review and regulatory oversight of the contaminant condition on the property as provided under the terms of this covenant, IC chapter 455I, and applicable Department administrative rules.

4. **Identity of Grantor and Holder.**

GRANTOR: Kwik Trip, Inc.

HOLDERS: n/a

AGENCY: Iowa Department of Natural Resources

5. **Representations and Warranties.** The grantor warrants to the other signatories to this covenant the following:

- a. The grantor is the sole fee title owner of the property;

- b. The grantor holds sufficient fee title to the property to grant the rights and interests described in this covenant free of any conflicting legal and equitable claims;
- c. The grantor has identified all other persons holding legal or equitable interests, including, but not limited to, contract buyers, mortgage holders, other consensual lienholders and lessees, and secured their consent either by signatures on this covenant or by a separate subordination and consent agreement.

6. **Running with the Land.** This environmental covenant is perpetual and runs with the land as provided in IC § 455I.9 until modified or terminated. The terms of this environmental covenant are binding on the grantors and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this environmental covenant, shall mean any future owner of any interest in the property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.

7. **Activity and Use Limitations and Terms.** The property is subject to the following activity and use limitations:

No drinking water or non-drinking water wells as defined in Iowa Department of Natural Resources Rule 567, Iowa Administrative Code 135.2, and as subsequently amended, shall be installed within the boundaries of the Property.

8. **Notice of Non-Compliance.** Any property owner or subsequent transferee of an interest in the property shall notify the Department as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph seven (7) if they have actual knowledge of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their property interest.

9. **Notice to Lessees.** Grantor, any holder with a property interest sufficient to grant a lease of the property, and any subsequent transferee shall incorporate the activity and use limitations of this covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the property.

10. **Access to Property.** Reasonable access to the property is granted the Department or any authorized representative of the Department, public or private, for the purpose of implementation, monitoring and enforcement of the terms of this environmental covenant. The Department, its authorized representatives or other persons entitled to access shall provide the current owner of the property with reasonable notice, an explanation of the reasons for entry and the scope of onsite activities prior to access. Right of access includes, but is not limited to, the following activities:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures,
- b. fencing and other technological controls,
- c. groundwater sampling and monitoring,

- d. additional drilling,
- e. construction of soil boring and/or groundwater monitoring wells, and,
- f. other activities authorized or otherwise directed by the Department.

11. Groundwater Hazard Statement Notice. IC § 558.69 requires submission of a groundwater hazard statement and disclosure if “hazardous waste” exists on the property as defined in IC § 455B.411(3) or if the Department determines that solid waste exists on the property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being managed in accordance with Department rules. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make reference to this environmental covenant in substantially the following form—filling in the blanks with the relevant and applicable details:

THE INTEREST CONVEYED IS SUBJECT TO AN
ENVIRONMENTAL COVENANT, DATED *(date)*, RECORDED
IN THE DEED OR OFFICIAL RECORDS OF THE *(county
name)* COUNTY RECORDER ON *(date)* IN *(document, book and
page, or parcel number)*.

THE ENVIRONMENTAL COVENANT CONTAINS
THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

No drinking water or non-drinking water wells as defined in Iowa Department of Natural Resources Rule 567, Iowa Administrative Code 135.2, and as subsequently amended, shall be installed within the boundaries of the Property.

12. Modification and Termination. Modification or termination of the terms of this covenant shall comply with the standards in IC chapter 455I and applicable Department administrative rules. The terms of this environmental covenant may be modified or terminated by written consent of the Director of the Department, the then current fee simple title owner and all original signatories (unless exempted under the provisions of IC § 455I.10(1)“c” in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this environmental covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this covenant.

13. Enforcement. The terms of this environmental covenant may be enforced in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11.

14. Severability. If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. Governing Law. This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

16. **Recordation.** Within thirty (30) days after Department approval of this environmental covenant, the grantor[s] shall record the environmental covenant in the same manner as a deed to the property with the Allamakee County Recorder's Office.

17. **Effective Date.** The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been properly recorded with the Allamakee County Recorder's Office.

18. **Notice.** Unless otherwise notified in writing by the Department, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Contaminated Sites Section Supervisor
Wallace State Office Building
502 E 9th Street
Des Moines, IA 50319

19. **Subordination and Consent.** By signing this environmental covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this agreement and agree to subordinate their interest in the property. The following persons have expressly consented and subordinated interests: None

20. **Notice of Change in Ownership.** Grantor and holder with sufficient property interest to convey a possessory interest in the property and any subsequent transferee with sufficient interest shall reference and incorporate the terms of this agreement into any subsequent instrument which conveys a possessory interest in the property.

EXHIBIT A

Retracement Survey #1, being Lot 1 and Lot 2 in Block 31 of Lawler's Addition to the City of Postville, Allamakee County, Iowa, and more particularly described as follows:

Beginning at the Northeast Corner of said Block;

Thence South $02^{\circ}00'11''$ East, 136.35 feet along the West Right-of-Way Line of Lawler Street (U.S. Highways 18 & 52) to the North Line of the East-West Alley of said Block;

Thence South $87^{\circ}42'13''$ West, 99.91 feet along said North Line to the Southeast Corner of Lot 3 of said Block;

Thence North $02^{\circ}21'33''$ West, 136.50 feet along the East Line of said Lot 3 to the South Right-of-Way Line of Tilden Street (U.S. Highways 18 & 52);

Thence North $87^{\circ}47'18''$ East, 100.75 feet along said South Right-of-Way Line to the Point of Beginning.

Retracement Survey #2, being Lot 3, Lot 4 and Lot 5 in Block 31 of Lawler's Addition to the City of Postville, Allamakee County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 2 of said Block;

Thence South $02^{\circ}21'33''$ East, 136.50 feet along the West Line of said Lot 2 to the North Line of the East-West Alley of said Block;

Thence South $87^{\circ}42'13''$ West, 151.85 feet along said North Line to the Southeast Corner of Lot 6 of said Block;

Thence North $02^{\circ}03'27''$ West, 136.72 feet along the East Line of said Lot 6 to the South Right-of-Way Line of Tilden Street (U.S. highways 18 & 52);

Thence North $87^{\circ}47'18''$ East, 151.13 feet along said South Right-of-Way Line to the Point of Beginning.

Retracement Survey #3, being Lot 6 Except the West 22.00 feet thereof in Block 31 of Lawler's Addition to the City of Postville, Allamakee County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 5, of said Block;

Thence South $02^{\circ}03'27''$ East, 136.72 feet along the West Line of said Lot 5 to the North Line of the East-West Alley of said Block;

Thence South $87^{\circ}42'13''$ West, 28.60 feet along said West Line to the East Line of West 22.00 feet of said Lot 6;

Thence North $01^{\circ}58'56''$ West, 136.76 feet along said East Line to the South Right-of-Way Line of Tilden Street (U.S. Highways 18 & 52);

Thence North $87^{\circ}47'18''$ East, 28.42 feet along said South Right-of-Way Line to the Point of Beginning.