

IOWA DEPARTMENT OF NATURAL RESOURCES  
LAND RECYCLING PROGRAM



PARTICIPATION AGREEMENT

For the

Van Gorp Corporation Property - 1410 Washinton Street, Pella, Iowa 50219

I. RECITALS

WHEREAS, the following participants ("the participants") in the Iowa Land Recycling Program (LRP) and the Iowa Department of Natural Resources ("the department") enter into this agreement as required by Iowa Code section 455H.107(2) and in accordance with administrative rule 567 Iowa Administrative Code (IAC) 137.3(4).

WHEREAS, Iowa Code chapter 455H grants participants certain benefits, privileges and immunities as well as establishing certain obligations. Only those parties who have entered into this agreement shall be considered "participants" as defined in Iowa Code section 455H.103(11) and entitled to those benefits, privileges and immunities. Parties may be removed from this agreement by withdrawal or upon final agency action terminating enrollment in accordance with department rules 567 IAC 137.3(6) - (8). Parties may be added to this agreement by written consent of all participants or a determination by the department that the party meets the criteria for consideration as a participant as defined in Iowa Code section 455H.103(11).

WHEREAS, an essential purpose of this agreement is to establish a general understanding between the participant(s) and the department as to the scope of the project being undertaken by the participants and a general set of mutual expectations. To the extent possible at the time of entering into this agreement, the parties are expected to reach an understanding on such issues as what contaminants associated with what known or suspected sources within the affected area are to be addressed and are not to be addressed, the scope of expected liability protection arising out of participation in the LRP, and any barriers the parties foresee in completion of the environmental project and the planned reuse of the affected area.

II. PARTICIPANTS

The following parties to this agreement are participants:

Person/organization: Van Gorp Corporation

Form of business organization or  
affiliation:

Corporation

Address: 1410 Washinton Street

City, State: Pella, Iowa 50219

III. TERMS

1. The participants shall grant the department and all authorized representatives reasonable access to the affected area as defined in Iowa Code section 455H.103(1) in order to fulfill regulatory duties including but not limited to site inspections and oversight of all response actions conducted by participants or their agents and surface or subsurface site investigation and response actions related to any suspected contaminants.
2. The participants shall be jointly and severally responsible to reimburse the department for actual costs assessed in accordance with department subrule 567 IAC 137.3(3). The participants also agree to allocate the costs of

reimbursement amongst themselves according to the method as described in the attached Exhibit but in doing so do not relieve themselves of their joint and several liability to the department for full reimbursement.

#### IV. CERTIFICATION OF FINANCIAL ABILITY

1. The participants certify they have obtained an estimate from a qualified groundwater professional of the costs of completing the site assessment and risk evaluation/response phase for the affected area in accordance with chapter 567 IAC 137 based on currently available information. Further, the participants certify they have the financial means to complete the site assessment and risk evaluation/response phase of this project based on this initial estimate and have entered into a legally enforceable contract with the following qualified professional, Terracon Consultants, Inc. – Jesse Nelson. Further, the participants certify that if costs of completion of this response action are to be allocated amongst participants, this allocation has been specified and made part of a legally binding contractual agreement.
2. Unless the cost of response action and demonstration of compliance leading to a no further action classification can be reasonably estimated at the time of execution of this agreement, the participants agree to amend this agreement, and provide certification of financial ability upon approval of a response action. If the participants choose to expedite response action without prior review and approval of the department as provided in subrule 567 IAC 137.9(8), they agree to provide financial certification prior to or within a reasonable time after notice to the department of expedited response action.
3. The participants agree to notify the department in writing and at the earliest practicable date if they have reason to believe they will not be able to complete response actions in accordance with chapter 567 IAC 137 and this certification.

#### V. SCOPE OF PROJECT

The participants have met with the department project manager and agree to the following project description:

- a. A general description of the contaminants expected to be evaluated and those known or suspected contaminants, sources and probable locations which the participants do not expect to evaluate.
- b. A general description of the affected area including areas which are not currently within the control of the participants or for which access agreements have not been obtained.
- c. A timetable for initiation of site assessment and submittal of assessment work plans and reports. If the participants intend to proceed with or have begun expedited site assessment in accordance with 567 IAC 137.8(2) and (5), please attach a copy of the required notice of expedited action.
- d. A projected timetable for each phase of the proposed project and any outlying deadlines applicable to property development objectives.

#### VI. CONSTRUCTION

Words and phrases in this document shall be interpreted consistent with meanings and definitions as used in Iowa Code Chapter 455H and Chapter 567 IAC 137.

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Amie Davidson  
Land Quality Bureau Chief  
Iowa Department of Natural Resources

Dated this 14th day of January, 2025

*Charlie Daugherty*

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Charlie Daugherty  
Treasurer  
Van Gorp Corporation

Dated this 14th day of January, 2025

## Scope of Project

The participants have communicated with the department project manager and agree to the following project description:

a) Description of Contaminants, Sources, and Locations:

Based on the Phase I Environmental Site Assessment (ESA), volatile organic compounds (VOCs) and total extractable hydrocarbons (TEH) as diesel and waste oil were identified as chemicals of concern (COCs). Both VOCs and TEH as diesel and waste oil are included in this agreement for assessment of soil and groundwater conditions. Evaluation of VOCs is also included in this agreement for assessment of indoor air conditions per Iowa Department of Natural Resources request.

We anticipate the LRP evaluation will focus solely on the affected area described below since the source of impact appears to be the on-site application of waste solvents as weed control along with historical site operations. We assume additional investigation of off-site sources will not be conducted as those potential sources were generally evaluated during the previous Limited Site Investigation (LSI) and Supplemental LSI. Based on current data, off-site delineation is not anticipated; however, it may be necessary depending on the collection of additional site data.

b) Description of the Affected Area:

The affected area boundary is currently contained to the property located at 1410 Washinton Street, Pella, Iowa 50219. The affected area is depicted in the attached Marion County Assessor records. The site consists of approximately 8.81 acres located north of Washinton Street; west of Columbus Street, West 6<sup>th</sup> Street, and Oakwood Cemetery; and east of the properties located at 1500 to 1598 Washington Street.

Based on current data, access to off-site properties is not anticipated. However, additional site data may indicate the need for off-site delineation which will be addressed at that time.

c) Timetable for Initiation of Site Assessment and Submittal of Assessment Work Plans and Reports:

The Site Assessment Report Work Plan (Work Plan) will be completed and submitted to the Iowa Department of Natural Resources (IDNR) within 20 to 30 business days once the scope of the Project is agreed upon. Field activities will commence no later than 20 business days after approval of the Work Plan by the IDNR pending weather and site conditions and Terracon equipment and personnel availability.

d) Projected Timetable for the Project:

Task	Responsibility	Due Date*
Site Assessment Report Work Plan Submitted to the IDNR	Terracon	January 2025
Approval of Site Assessment Report Work Plan	IDNR	March 2025
Site Assessment Report Field Activities	Terracon	April 2025
1st Public Notice	Terracon/IDNR	April 2025
Site Assessment Report Submitted to the IDNR	Terracon	July 2025
Approval of Site Assessment Report	IDNR	September 2025
Submit Risk Evaluation/Response Action Plan to the IDNR	Terracon	November 2025
Approval of Risk Evaluation/Response Action Plan	IDNR	January 2026
Potential Remedial Activities (if necessary)	Terracon	January 2026 to July 2027
1st Quarter Compliance Monitoring	Terracon	October 2027
2nd Quarter Compliance Monitoring	Terracon	January 2028
3rd Quarter Compliance Monitoring	Terracon	April 2028
4th Quarter Compliance Monitoring	Terracon	July 2028
5th Quarter Compliance Monitoring (if necessary)	Terracon	October 2028
6th Quarter Compliance Monitoring (if necessary)	Terracon	January 2029
7th Quarter Compliance Monitoring (if necessary)	Terracon	April 2029

Task	Responsibility	Due Date*
8th Quarter Compliance Monitoring (if necessary)	Terracon	July 2029
Submit Draft Environmental Covenant	Terracon	August 2029
2nd Public Notice	Terracon/IDNR	September 2029
Approval of Environmental Covenant	IDNR	October 2029
Record Environmental Covenant	Terracon	October 2029
Submit Final Report	Terracon	November 2029
Approval of Final Report	IDNR	January 2030
Well Abandonment	Terracon	February 2030
Issue No Further Action Certificate	IDNR	April 2030
Submit Recorded No Further Action Certificate	Terracon	May 2030

*\*Dates are tentative and the actual schedule will depend on Terracon equipment and personnel availability, laboratory turnaround, weather, IDNR response times, remedial requirements, length of compliance monitoring, budgetary approvals, etc.*

At this time, there are no known outlying deadlines applicable to property development objectives. The participant intends to sell the site following successful completion of the LRP process and anticipates it will be utilized for operations similar to the historic site activities.

1410 WASHINGTON ST, PELLA

Deed: VAN GORP CORPORATION  
Contract:  
CID#: 1159020  
DBA: VAN GORP CORPORATION  
MLS:

Map Area: PELLA-IND  
Route: 300-060-020  
Tax Dist: PELLA  
Plat Page: 08-04-476-004  
Subdiv: [NONE]

Checks/Tags:  
Lister/Date: CW, 11/17/2011  
Review/Date: TG, 08/01/2012  
Entry Status: INSPECTED

URBAN / INDUSTRIAL  
Legal: Section: 004; Twp: 076; Rng: 018; Block: ; Lot: ; Deeded Acres: 0.000  
E1/2 OF SE1/4 BEG NECOR LOT D,N876'W435.75'S823.5TO N LN RDSELY TO W LN LOT D,NTON LN, E TO BEG

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
Acre X Rate						43,560.00	1.000			C-8.75						
Subtotal						43,560.00	1.000									
Acre X Rate						43,560.00	1.000			C-6.75						
Subtotal						43,560.00	1.000									
Acre X Rate						43,560.00	1.000			C-4.25						
Subtotal						43,560.00	1.000									
Acre X Rate						253,083.60	5.810			C-2.25						
Subtotal						253,083.60	5.810									
Grand Total						383,763.60	8.810									
Street					Utilities			Zoning			Land Use					
Acre X Rate	Paved				City			Not Applicable			Not Applicable					
Acre X Rate	None				None			Not Applicable			Not Applicable					
Acre X Rate	None				None			Not Applicable			Not Applicable					
Acre X Rate	None				None			Not Applicable			Not Applicable					
Sales					Building Permits					Values						
Date	\$ Amount		NUTC	Recording	Date	Number	Tag	\$ Amount		Reason	Type	Appraised	B of R		St. Equalized	Pr Yr: 2024
09/30/2002	\$0		D001	2002-7106							Land		\$0		\$0	
09/30/2002	\$0		D001	2002-7107							LandC	\$185,720	\$0		\$0	\$185,720
09/30/2002	\$2,100,000			D007	2002-7108						Dwlg		\$0		\$0	
12/31/1997	\$1,282,957			D049	253-371						Impr	\$1,088,410	\$0		\$0	\$1,088,410
											Total	\$1,274,130	\$0		\$0	\$1,274,130

Precomputed Structure				Verticals				Plumbing			B	Ext
Occ. Code	711	Ftg & Fdn	Reinforced Concrete	24"					Toilet Room	1		
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 12"	24								
		Interior wall	Unfinished	0								
		Pilasters										
		Wall facing										
		Windows										
		Fronts/Doors	Incl. w / Base	Average								
Year Built	1960											
EFF Age/Yr	63/ 1960											
Condition	NML											













Component Addition		Verticals						Plumbing		
Occ. Code	711	Fig & Fdn	Reinforced Concrete w/o Bsmt	8"				Water Closet		3
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 8"	19	Mtl/ Stl/ Insul (80'-99' Wide)	22	Mtl/ Stl/ Insul (80'-99' Wide)	20	Urinal - Wall	3
		Interior wall	Unfinished	0					54" Semi-Cir Wash -Fiberglass	1
		Pilasters							Toilet Room	2
		Wall facing							Water Closet	4
		Windows							Hot Water Tank	2
		Fronts/Doors	Incl. w / Base	Average						
Year Built	1978	Horizontals						Adjustments		
EFF Age/Yr	45/ 1978	Basement							Office-internal with Heat	1,950 AVG
Condition	NML	Roof	Rubber Membrane/Stl	Yes					Mezzanine - whse-off	1,950 AVG
		Ceiling							Mezzanine - whse-off	874 AVG
Description	ADD3/B1	Struct. Floor	8" R'Concrete	1					Interior - finish	874 AVG
Perimeter	186	Floor Cover							Interior - finish	360 AVG
Stories	1	Partitions							Office - internal w/heat	320 AVG
1st Flr Wall Ht	22	Framing	Steel - Average	1						
		HVAC	up Air Unit (Light-Heat Only)	1						
Base	6,370	Electrical	Industrial - Average	1						
Basement	0	Sprinkler								
GBA	61577									

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Component Addition			Verticals							Plumbing			B	Ext
Occ. Code	608		Ftg & Fdn	inforced Concrete w/o Bsmt	8"									
Occ. Descr.	Metal Light Mfg - Rigid Steel Frame		Exterior wall	Mtl/ Stl/ Insul (=>100' Wide)	24	Mtl/ Stl/ Insul (=>100' Wide)	22	Mtl/ Stl/ Insul (=>100' Wide)	23					
			Interior wall	Metal Liner	10									
			Pilasters											
			Wall facing											
			Windows											
Year Built	1978		Fronts/Doors	Incl. w / Base	Average									
EFF Age/Yr	45/ 1978													
Condition	NML		Horizontals											
			Basement											
			Roof	letal/ Stl/ Insul (=>100' Wide)	Yes									
			Ceiling											
Description	ADD4/B1		Struct. Floor	8" R'Concrete	1									
			Floor Cover											
Perimeter	468		Partitions											
Base	23,580		Framing	Steel - Average	1									
Basement	0		HVAC	up Air Unit (Light-Heat Only)	1									
GBA	61577		Electrical	Industrial - Average	1									
			Sprinkler											
Adjustments														
			Liner - metal (SFSA)		4,680	AVG								
			Floor - dock level adjus		2,743	AVG								

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Component Addition		Verticals						Plumbing		
Occ. Code	608	Fig & Fdn	Reinforced Concrete w/o Bsmt	8"						
Occ. Descr.	Metal Light Mfg - Rigid Steel Frame	Exterior wall	Mtl/ Stl/ Insul (80'-99' Wide)	16						
		Interior wall	Metal Liner	0						
		Pilasters								
		Wall facing								
		Windows								
Year Built	1978	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	45/ 1978	Horizontals						Adjustments		
Condition	NML	Basement								
		Roof	metal/ Stl/ Insul (80'-99' Wide)	Yes						
Description	ADD5/B1	Ceiling	Unfinished	1				Floor - dock level adjust	1,712	AVG
		Struct. Floor	8" R' Concrete	1				Liner - metal (SFSA)	4,032	AVG
		Floor Cover						Loading Dock - dock level	1	AVG
		Partitions						Canopy - attached	480	AVG
		Framing	Steel - Average	1						
		HVAC	Vacuum Gas (Radiant)	1						
		Electrical	Industrial - Light	1						
		Sprinkler								
Perimeter	252									
Base	7,360									
Basement	0									
GBA	61577									



Component Addition		Verticals						Plumbing			B	Ext
Occ. Code	603	Fig & Fdn										
Occ. Descr.	Metal Warehouse - Post Frame	Exterior wall	Metal/ Frame (< 50' Wide)	13								
		Interior wall	Unfinished	0								
		Pilasters										
		Wall facing										
		Windows										
		Fronts/Doors										
Year Built	1998											
EFF Age/Yr	25/ 1998											
Condition	NML	Horizontal						Adjustments				
		Basement										
Description	ADD6/B1	Roof	Metal/ Frame (< 50' Wide)	Yes								
		Ceiling										
		Struct. Floor	R'Concrete 4"	1								
		Floor Cover										
		Partitions										
		Framing	Pole Construction	1								
		HVAC	No HVAC	1								
		Electrical	No Electric	1								
	Sprinkler											
Perimeter	34											
Base	680											
Basement	0											
GBA	61577											

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Component Structure		Verticals						Plumbing		
Occ. Code	601	Fig & Fdn	Reinforced Concrete w/o Bsm't	8"						
Occ. Descr.	Metal Warehouse - Rigid Steel Frame	Exterior wall	Metal/ Steel (80'-99' Wide)	16						
		Interior wall	Unfinished	0						
		Pilasters								
		Wall facing								
		Windows								
Year Built	1970	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	53/ 1970	Horizontals						Adjustments		
Condition	NM/L	Basement								
		Roof	Metal/ Steel (80'-99' Wide)	Yes						
Description	BLDG 4	Ceiling	Unfinished	1						
		Struct. Floor	6" R' Concrete	1						
		Floor Cover								
		Partitions								
		Framing	Steel - Average	1						
		HVAC	No HVAC	1						
		Electrical	Warehouse (Lighting Only)	1						
		Sprinkler								
Perimeter	360									
Base	8,000									
Basement	0									
GBA	11100									







Component Structure		Verticals						Plumbing			B	Ext	
Occ. Code	603	Fig & Fdn											
Occ. Descr.	Metal Warehouse - Post Frame	Exterior wall	Metal/ Frame (< 50' Wide)	8									
		Interior wall	Unfinished	0									
		Pilasters											
		Wall facing											
		Windows											
Year Built	1980	Fronts/Doors	Incl. w / Base	Average									
EFF Age/Yr	43/ 1980												
Condition	NML	Horizontals											
		Basement											
		Roof	Metal/ Frame (< 50' Wide)	Yes									
		Ceiling											
		Struct. Floor	R'Concrete 4"	1									
Description	BLDG 5	Floor Cover											
		Partitions											
		Framing	Pole Construction	1									
		HVAC	No HVAC	1									
		Electrical	Warehouse (Lighting Only)	1									
		Sprinkler											
Perimeter	346												
Base	1,020												
Basement	0												
GBA	1020												
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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	URBAN	Ind	\$185,720	\$0	\$1,088,410	\$0	\$1,274,130
2023		Appr	URBAN	Ind	\$185,720	\$0	\$1,088,410	\$0	\$1,274,130
2022		BofR	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2021		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2020	PY from 2020 CERTIFIED	Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2020		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2019		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2018		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2017		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2016		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2015		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390
2014		Appr	URBAN	Ind	\$185,720	\$0	\$891,930	\$0	\$1,077,650
2013		Appr	URBAN	Ind	\$185,720	\$0	\$891,930	\$0	\$1,077,650
2012		Appr	URBAN	Ind	\$0	\$0	\$486,310	\$0	\$486,310
2011	Before Equalization	Appr	URBAN	Ind	\$0	\$0	\$486,310	\$0	\$486,310
2010		Appr			\$0	\$0	\$488,150	\$0	\$488,150
2009		Appr			\$0	\$0	\$488,150	\$0	\$488,150
2008		BofR			\$0	\$0	\$477,700	\$0	\$477,700
2007		BofR			\$0	\$0	\$477,700	\$0	\$477,700

2006		BofR			\$0	\$0	\$477,700	\$0	\$477,700
2005		BofR			\$0	\$0	\$477,700	\$0	\$477,700
2004	12-22-2004	BofR			\$0	\$0	\$530,770	\$0	\$530,770
2003		BofR			\$0	\$0	\$530,770	\$0	\$530,770
2002	2002 AFTER BD OF REV	BofR			\$0	\$0	\$530,770	\$0	\$530,770
2000		Appr			\$0	\$0	\$530,770	\$0	\$530,770
1999		Appr			\$0	\$0	\$530,770	\$0	\$530,770
1998		Appr			\$0	\$0	\$631,870	\$0	\$631,870
1997		Appr			\$0	\$0	\$631,870	\$0	\$631,870





Photo 4 of 27 11/17/2011



Photo 5 of 27 11/17/2011



Photo 6 of 27 11/17/2011



Photo 7 of 27 11/17/2011



Photo 8 of 27 11/17/2011



Photo 9 of 27 11/17/2011







Photo 16 of 27 11/17/2011



Photo 17 of 27 11/17/2011



Photo 18 of 27 11/17/2011



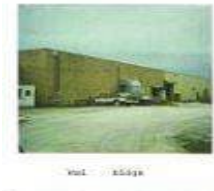
Photo 19 of 27 11/17/2011

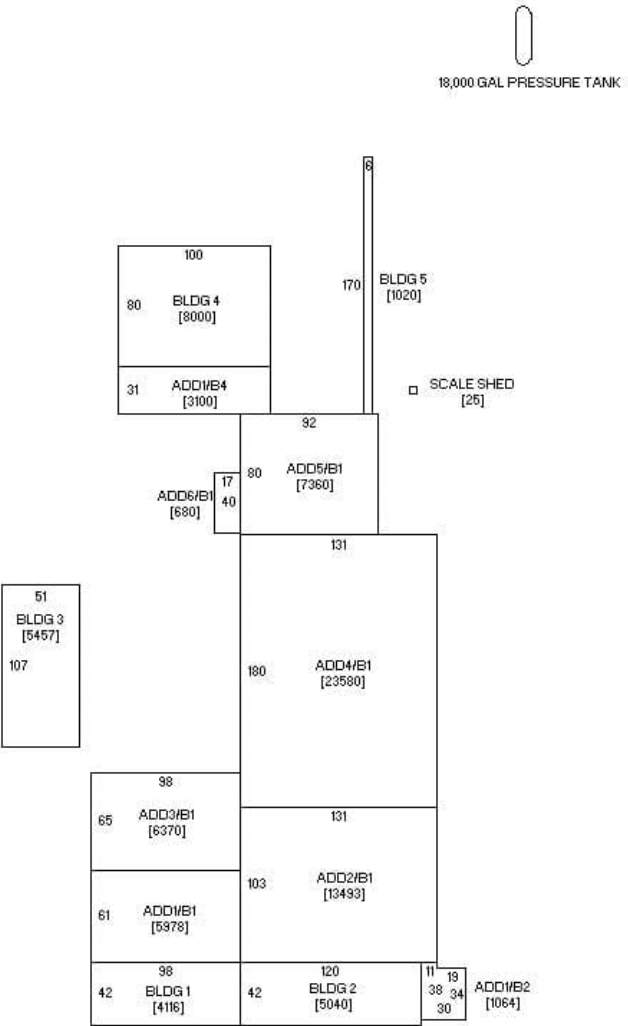


Photo 20 of 27 11/17/2011

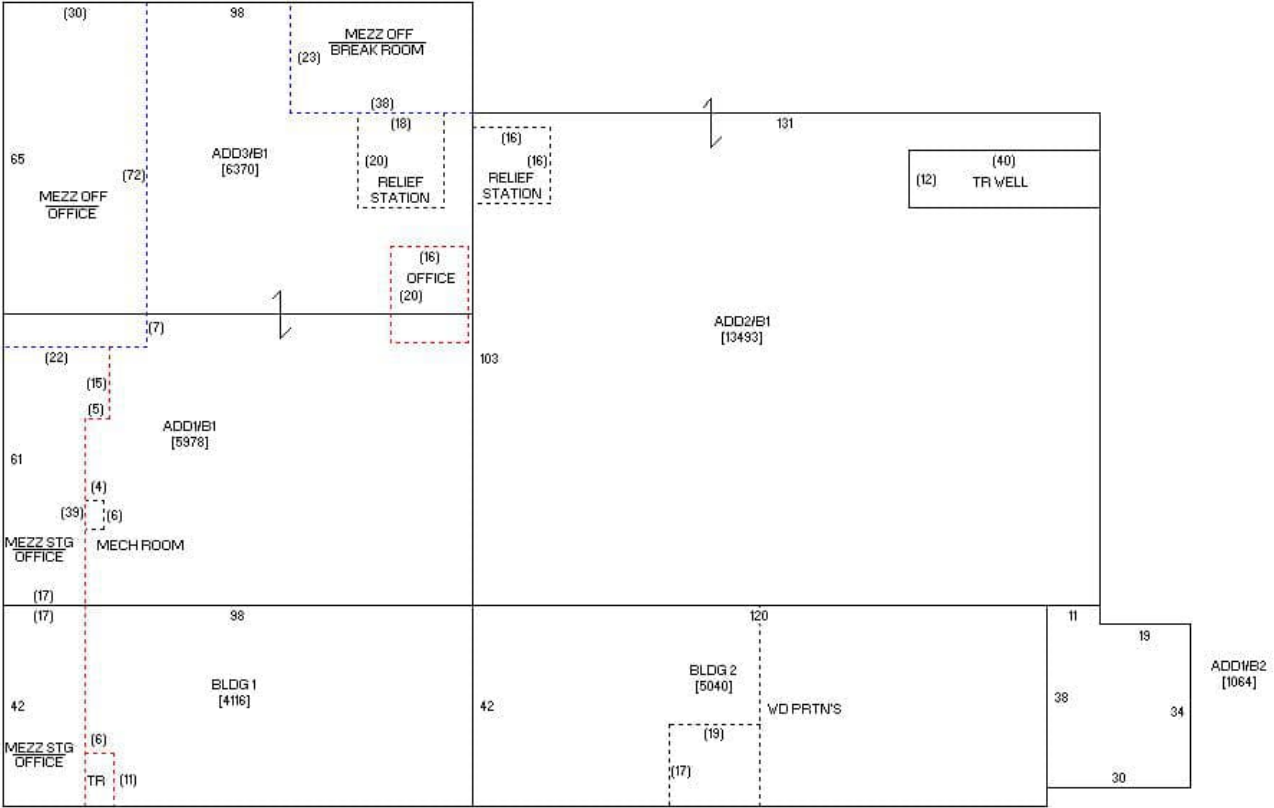


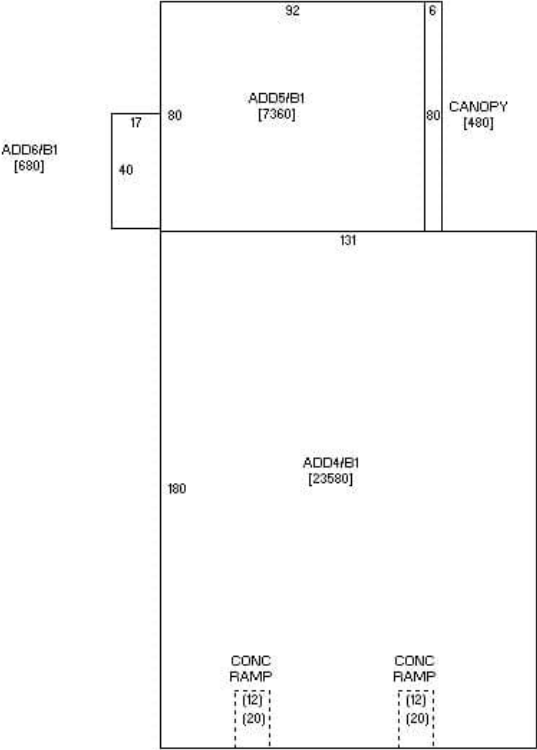
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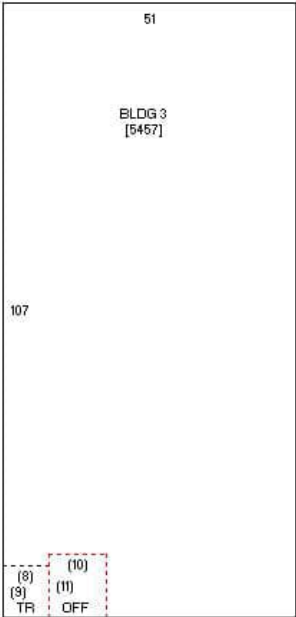


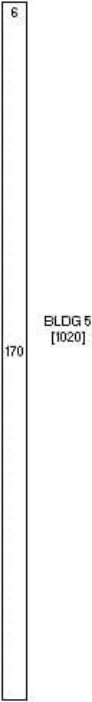
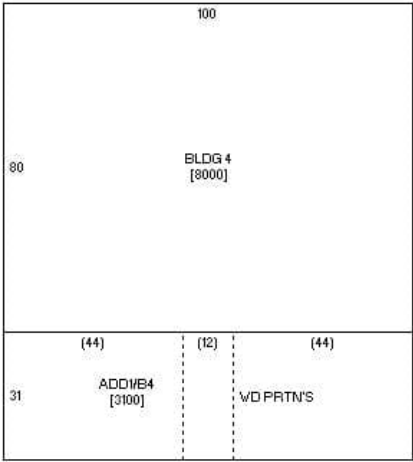














1739802000

14103

1739704005

1405500000

1739800505

1410350120

1410350000

1739706000

1475800000

1403800000

IA 163

1405200000

476700210

Columbus St.

Columbus St.

Colum

1378000000

1378900000

0600

1475301500

1377600000

1477000100

1475600500

Washington St.

W 8th St.

W 6th St.

W 5th St.

Fifield St.

Franklin St.

Fran

1637400105

1582400000

1583100000

1585

1603

200