



COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Mayor and City Council Members
Cc: Greg Jenkins, Interim City Administrator
From: Andrew Fangman, Assistant Community Development Director
Date: March 5, 2020
Re: Request Approval to Acquire Real Property – 501 Cedar Street

INTRODUCTION: The City has negotiated an agreement to purchase the closed Kum & Go convenience store located at 501 Cedar Street. Acquiring this property will create a replacement for Public Safety Building parking that has been lost to the County General Services Building project.

BACKGROUND: In the fall of 2019 Muscatine County began construction on a new General Services Building at the southeast corner of the 5th Street and Walnut Street intersection. Previously this area had been primarily been used for parking for the Public Safety Building which is located directly across Walnut Street. As per a prior agreement by which a portion of 4th Street was vacated in order to make room for the Muscatine County Jail, Muscatine County will be providing to the City, 20 dedicated parking spots along Walnut Street, as part of New General Services Building Project. However, far more than 20 vehicles related to activities at the Public Safety Building have been parking on County Property on the other side of Walnut Street. While they had no other use for this property, the County had been graciously allowing this. The construction of the new General Services Building will limit Public Safety parking on the other side of Walnut Street to the 20 dedicated spots.

In late 2017 Kum & Go closed their convenience store located at 501 Cedar Street, when they opened a new store kitty-corner across the Cedar/5th intersection at 416 Cedar Street. After closing the store, Kum & Go removed the fuel station canopy and the underground fuel storage tanks.

In December of 2019 Kum & Go and the City of Muscatine by which Public Safety staff could park at 501 Cedar Street, at no cost to the City. This agreement eliminated the immediate parking shortage issue created by the construction of the new County General Service Building. However, this is not a long term solution as the agreement is only with Kum & Go, and would terminate upon the sale of 501 Cedar Street by Kum & Go to a third party.

The driveway off of 5th Street into 501 Cedar Street has long been of importance to the operation of the fire station across 5th Street. Larger fire apparatuses turn into this driveway

and then back straight into the bays at the fire station across 5th Street. While there has been no formal approval for this, all prior owners of 501 Cedar Street have not objected to this practice. There is however no guarantee that any future owners of this parcel would continue to permit, or that they would not reconfigure this driveway in manner that would make this physically impossible.

Because of the importance of this property to the continued smooth operation of the Public Safety Building, City Staff has negotiated a purchase agreement, with a sale price of \$100,000, for this property with Kum & Go. This agreement is attached to this memo.

With approval by Council of this purchase agreement, City Staff will proceed with the steps necessary to close on this property within the next few weeks. Once this occurs, the planning process for improvements to maximize the utility of this property to the City and to improve its appearance will commence.

RECOMMENDATION/RATIONALE: Staff recommends approval of this purchase agreement. Obtaining full control through ownership of 501 Cedar Street is important to the continued smooth operations out of the Public Safety Building

BACKUP INFORMATION:

1. Purchase Agreement

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: March 2, 2020



100 50 0 100 Feet



PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT is made and entered into by and between KUM & GO, L.C., an Iowa limited liability company, hereinafter referred to as "Seller," and CITY OF MUSCATINE, hereinafter referred to as "Buyer;" WITNESSETH:

WHEREAS, Seller is the fee owner of commercial real estate situated in Muscatine, Muscatine County, Iowa;

WHEREAS, Buyer desires to purchase the real estate from Seller, all upon the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and for other good and valuable consideration, it is agreed as follows:

1. Purchase and Sale of Property. Subject to the terms and provisions of this Agreement, Buyer, or its nominee, agrees to purchase, and Seller agrees to sell, the following described real estate situated in Muscatine, Muscatine County, Iowa, to-wit:

see Exhibit "A";

("Premises") together with all buildings and improvements located thereon and any easements and servient estates appurtenant thereto.

2. Escrow Deposit. Intentionally Omitted.

3. Purchase Price. The total purchase price to be paid by Buyer to Seller for the Premises shall be \$100,000.00, payable in cash, or cash equivalents, on the Closing Date. The Escrow Deposit shall be credited against the purchase price at the Closing.

4. Closing Date. The "Closing," "Closing Date," or "Date of Closing" shall be on or before April 1, 2020. The Closing shall occur at the Closing Place.

5. Closing Place. The term "Closing Place" shall mean the offices of Escrow Agent.

6. Date of Possession. Possession of the Premises shall be delivered to Buyer on the Closing Date.

7. Use of Purchase Price. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests of others, if any.

8. Abstract and Title. Seller, at its expense, shall promptly obtain an abstract of title to the Premises continued through the date of acceptance of this Agreement and

deliver it to Buyer's attorney for examination. Seller shall deliver said abstract immediately upon the expiration of Buyer's Due Diligence Review period. The Abstract shall show marketable title in Seller in conformity with this Agreement, Iowa law, and the title standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. The abstract shall become the property of Buyer when the purchase price is paid in full. The abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority. Notwithstanding the foregoing, Buyer acknowledges and agrees that the Premises shall be encumbered by a Use Restriction, in the form attached hereto as Exhibit "B", which shall be filed by Seller before Closing. Additionally, Buyer acknowledges and agrees to restrict its property located directly adjacent to, and south of, the Premises by recording a similar Use Restriction at or before Closing.

9. Premises Due Diligence. Within five (5) business days after the full execution hereof, Seller shall provide to Buyer such information and items regarding the Premises reasonably necessary to enable Buyer to complete its due diligence review of the transaction ("Due Diligence Review"), such as information regarding environmental assessments, surveys, engineering studies, wetland studies, and such similar items as may be reasonably requested by Buyer. At any time within ninety (90) days following the full execution hereof, Buyer may terminate this Agreement if Buyer, in its sole discretion, is not satisfied with its Due Diligence Review. If not so terminated, the Escrow Deposit shall become non-refundable to Buyer; provided, however, the Escrow Deposit shall still be credited against the purchase price in the event the transaction closes. Buyer further agrees to provide Seller with copies of any and all governmental submittals and due diligence materials obtained by Buyer upon Seller's request therefor.

10. Deed and Other Documents. On or before the Closing Date:

- (a) Seller: Seller shall deliver to Escrow Agent or Buyer, as may be appropriate:
 - (i) An executed and acknowledged Warranty Deed in recordable form, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement, with a release of dower, courtesy, homestead, and other spousal rights, subject only to current real estate taxes (to be apportioned between the parties as set forth in this Agreement) and covenants, conditions, easements, encumbrances and restrictions approved by Buyer in writing. ;
 - (ii) a Non-Foreign Certificate sufficient to comply with the requirements of Section 1445 of the Internal Revenue Code (FIRPTA), or, in the alternative, Seller shall cooperate with Buyer in the withholding of funds and delivery of such funds to the Internal Revenue Service pursuant to FIRPTA regulations;
 - (iii) such other documents and affidavits as Buyer, the Title Company, or the Escrow Agent may reasonably require, including

without limitation, appropriate corporate certificates of status and authorizing resolutions; and

(iv) written instructions to Escrow Agent directing it to close the transaction.

(b) Buyer: Buyer shall deliver to Escrow Agent, Seller or Tenant, as may be appropriate:

(i) the purchase price in escrow with the Escrow Agent, together with any other amounts required to be paid by Buyer pursuant to the terms of this Agreement;

(ii) such other documents and affidavits as Seller, the Title Company, or the Escrow Agent may reasonably require, including without limitation, appropriate corporate certificates of status and authorizing resolutions; and

(iii) written instructions to Escrow Agent directing it to close the transaction.

11. Costs and Expenses. Closing costs and expenses shall be apportioned as follows:

a) Seller shall pay (i) any required state documentary or transfer taxes relative to the transfer of the Premises, (ii) any preliminary abstracting, if required, (iv) one-half of Escrow Agent's closing fee, and (v) Seller's own attorney fees.

b) Buyer shall pay (i) any required charges to obtain Buyer's loan, if any, (ii) any charges to record any mortgage granted by Buyer and any required state documentary taxes resulting therefrom, (iii) recording charges to record the Warranty Deed, (iv) the cost of the Commitment and the Title Policy, (v) one-half of Escrow Agent's closing fee, and (vi) Buyer's own attorney fees.

c) Any other closing costs or expenses not covered by this Section or otherwise allocated to a party in this Agreement, shall be in accordance with the customs and practices in the locale wherein the Premises is located.

12. Real Estate Taxes. Seller shall be responsible for and pay the real estate taxes for the fiscal year in which the Closing occurs, prorated to the date of Closing, and the real estate taxes for all prior years. Buyer shall be responsible for making all payments of real estate taxes becoming due and payable after the date of Closing.

13. Condition of Premises. The Premises as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the Seller in its present condition until possession, ordinary wear and tear excepted.

14. Risk of Loss. Risk of loss of the Premises shall remain with Seller until the Closing Date.

15. Casualty and Condemnation. Seller will give Buyer immediate written notice of any damage to the Premises by reason of (i) fire or other casualty occurring prior to the Closing Date, (ii) any actual or threatened condemnation of all or any part of any Premises prior to Closing, or (iii) any other act which occurs prior to Closing which has the effect of interrupting the normal and customary operations of the business transacted on the Premises (if applicable). In the event of such a casualty or condemnation, Buyer may terminate this Agreement by written notice to the Seller and, in such event, no party shall have any further rights, obligations or liabilities under this Agreement, except as related to return of the Escrow Deposit to Buyer.

16. DISCLAIMER OF WARRANTIES, "AS IS" CONVEYANCE. BUYER ACKNOWLEDGES TO AND AGREES WITH SELLER THAT BUYER'S PURCHASE OF THE PREMISES SHALL BE "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AND WITH ALL PATENT OR LATENT DEFECTS.

17. ENVIRONMENTAL DISCLOSURE AND RELEASE. Seller has disclosed its available records of any known current environmental conditions for the Premises to Buyer. Buyer acknowledges that it has received and reviewed any available environmental data and that the Premises may have been, and may continue to be a petroleum outlet and/or service station. Buyer recognizes that contamination may be present the Premises. Seller will make commercially reasonable efforts to transfer to Buyer its interest, if any, in the UST fund of the state in which any Premises is located, or the UST insurance policy, as applicable, to the extent allowed by law if additional work is required in the future. Buyer may at its sole option and expense perform a Phase II environmental audit of the property within 30 days after the date of full execution and delivery of this Agreement. If the Phase II environmental audit indicates a release from the underground petroleum storage tanks, piping, or dispensing facilities, Seller will indemnify Buyer for actual expenses up to, but no more than, the deductible amount from the insurance benefit under the applicable state's UST fund or the UST insurance policy applicable to releases from petroleum storage tanks. EXCEPT FOR THE EXPRESS WARRANTIES AND REPRESENTATIONS OF SELLER CONTAINED IN THIS AGREEMENT, SELLER IS HEREBY RELEASED FROM AND BUYER HEREBY ASSUMES ALL RESPONSIBILITY AND LIABILITY REGARDING THE PRESENCE IN THE SOIL, AIR, STRUCTURES, AND SUBSURFACE AND SURFACE WATERS, OF MATERIALS OR SUBSTANCES THAT HAVE BEEN OR MAY IN THE FUTURE BE DETERMINED TO BE TOXIC, HAZARDOUS, OR THE SUBJECT OF REGULATION AND THAT MAY NEED TO BE SPECIALLY TREATED, HANDLED, AND/OR REMOVED FROM THE PREMISES UNDER CURRENT OR FUTURE FEDERAL, STATE, AND/OR LOCAL LAWS AND REGULATIONS. BUYER SHALL INDEMNIFY AND HOLD HARMLESS SELLER FROM ANY AND ALL CLAIMS ARISING FROM OR RELATED TO THE PRESENCE OF SUCH MATERIALS OR SUBSTANCES, INCLUDING REASONABLE PROFESSIONAL AND ATTORNEYS' FEES ARISING FROM ANY SUCH CLAIM.

18. **Buyer's Conditions Precedent.** Buyer's obligation to close this transaction is expressly conditioned upon each of the following:

- a) Seller shall have performed and complied in all material respects with all agreements, terms, and conditions required by this Agreement to be performed by and complied with by Seller on or before the Closing Date.
- b) All representations, warranties and covenants of Seller contained in this Agreement shall be true and correct in all material respects as of the Closing Date.

If any of Buyer's conditions precedent have not been satisfied or complied with prior to the Closing Date, Buyer may, by written notice to Seller on or before such Closing Date, cancel and terminate this Agreement. In the event that this Agreement is terminated by Buyer as permitted by this Section, then upon such termination neither party shall retain any rights or obligations under this Agreement, except that if terminated prior to the expiration of the Due Diligence Review Period, the Escrow Deposit shall be returned to Buyer. If Buyer terminates this Agreement subsequent to the expiration of the Due Diligence Review period, the Escrow Deposit shall be immediately delivered to Seller. Notwithstanding the foregoing, Buyer, in its sole discretion, may waive any conditions precedent in its favor and elect to proceed with the Closing prior to the termination of this Agreement.

19. **Remedies of the Parties.**

- a) **Buyer's Remedies.** In the event that the purchase and sale of the Premises does not close because of a breach of this Agreement on the part of Seller, then Buyer shall have as its sole and exclusive remedy a return of the Escrow Deposit.
- b) **Seller's Remedies.** In the event that the purchase and sale of the Premises does not close because of a breach of this Agreement on the part of Buyer, then Seller shall have as its sole and exclusive remedy the right to retain the Escrow Deposit as liquidated damages, and not as a penalty.
- c) In the event that the purchase and sale of the Premises does not close, and the failure of the transaction to close is not attributable to a breach by Seller or Buyer, then this Agreement shall terminate, the Escrow Deposit shall be returned to Buyer, and no party will retain any legal rights or remedies against any other party.

20. **Notices.** Any notice, demand or other communication under this Agreement by any party to another party shall be in writing and shall be validly given (i) upon delivery when hand delivered, (ii) upon receipt of confirmation of delivery when transmitted by facsimile, (iii) one (1) business day after being sent via overnight courier, or (iv) three (3) business days after being deposited in the United States mail, registered

or certified mail, postage prepaid, return receipt requested, in each case addressed to the parties as the addresses set forth below the signatures at the end of this Agreement. Either party may change its address set forth below the signatures at the end of this Agreement by giving written notice of such change to the other party in the manner set forth in this paragraph.

21. Cooperation. Seller and Buyer agree to cooperate fully with one another in taking any reasonable actions necessary or helpful to accomplish the transaction contemplated by this Agreement, including, but not limited to, the satisfaction of any conditions to Closing set forth in this Agreement.

22. Assignment. Buyer shall not have the right to assign this Agreement without the written consent of Seller.

23. Broker. Seller hereby represents that George Granberg of Ruhl & Ruhl Realtors represented Seller for this transaction. Buyer hereby represents that no broker represented Buyer for this transaction. 6% of the purchase price shall be paid to Seller's Broker, and 0% of the purchase price shall be paid to Buyer's Broker, each out of Seller's proceeds at Closing. Except for the foregoing, each party represents to the other that no other broker, finder or intermediary is involved in the purchase and sale of the Premises. Each party hereby indemnifies and agrees to hold the other parties harmless from and against any and all costs arising or resulting, directly or indirectly, out of any claim by any broker or finder in connection with this transaction due to their respective acts.

24. Construction. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the definitions and the context.

25. Binding Contract. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, successors and assigns.

26. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement.

27. Facsimile. For purposes of executing this Agreement, a facsimile signature shall be as effective as an actual signature.

28. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws and public policies of the State of Iowa.

29. Survival. The representations, warranties, and agreements of the parties contained herein shall survive the closing date.

30. Buyer Acceptance. This Agreement shall be null and void if not executed by Buyer and returned to Seller via the method for delivering valid notice on or before March 10, 2020.

SELLER:

Dated: 3/6/2020

KUM & GO, L.C.

By: Niki DePhillips

Its: Senior Vice President

Fed. I.D. No.: 42-1352663
Facsimile: 515-457-6179
Address: 1459 Grand Avenue,
Des Moines, IA 50309

BUYER:

Dated: 3-8-2020

CITY OF MUSCATINE

By: Greg Parker

Its: Interim City Administrator

Fed I.D. No.: 42-6005008
Telephone: 563-268-4141
Facsimile: 563-268-4148
Address: 815 Sycamore St.
Muscatine IA 52641

Attachments:

Exhibit "A" - Legal Description
Exhibit "B" - Use Restriction

EXHIBIT "A"
Legal Description

Lot 1 and the Westerly 40 feet of Lot 2, in Block 102, of the City of Muscatine, in
Muscatine County, Iowa.

EXHIBIT "B"
Use Restriction

Prepared by and when recorded return to: Kum & Go, L.C., Attn: Joel Huston; 1459 Grand Avenue, Des Moines, IA 50309

DECLARATION OF USE RESTRICTION

THIS INSTRUMENT effective the 5 day of March, 2020, (the "Effective Date") is made by the undersigned owner of the Restricted Parcel (hereinafter referred to as the "Burdened Party"); WITNESSETH:

RECITALS

- A. Burdened Party is the owner of the Restricted Parcel (defined below); and
- B. Burdened Party desires to place certain use restrictions on the Restricted Parcel.

NOW, THEREFORE, BURDENED PARTY HEREBY DECLARES AND IMPOSES THE FOLLOWING:

1. Recitals. The Recitals set forth above are incorporated by this reference.
2. Restricted Parcel. The use restrictions imposed herein are imposed upon the following parcels of real estate (the "Restricted Parcel"), to-wit:

[INSERT LEGAL DESCRIPTION]

3. Use Restrictions. During the term of this declaration the Restricted Parcel shall not be used for any of the following:

- a. A gasoline station, including any type of business that sells diesel fuel, ethanol fuel, bio-fuel or any other type of fuel used to power motorized vehicles designed primarily for use on public streets and highways.
- b. A convenience store.

- c. A cigar, tobacco or pipe shop.
- d. A business that generates more than fifty percent (50%) of its gross revenue from the sale of beer or liquor products for off premise consumption.
- e. An adult bookstore, adult theatre, "adult entertainment" facility, or any business that sells pornographic or sexually explicit material.
- f. Any business that engages in illegal, immoral, or any other noxious activity.

4. **Term.** The use restrictions imposed against the Restricted Parcel shall remain in full force and effect for a period of 20 years from the Effective Date, at which time said use restrictions shall automatically expire. Burdened Party shall not revoke, and hereby relinquishes any right to revoke, the use restrictions imposed by this instrument.

5. **Restrictions Run with Land.** The use restrictions imposed by this instrument shall constitute covenants running with the land and, as such, shall be binding upon the owners from time-to-time of the Restricted Parcel and their respective heirs, successors and assigns.

6. **Severability.** If any provision of this instrument is invalid, illegal or incapable of being enforced by any law or public policy, all other provisions of this declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Burdened Party has caused this Declaration of Use Restriction to be executed on or as of the day and year first above written.

By: Greg Jenkins

Its: Interim City Administrator

BURDENED PARTY

STATE OF Iowa, COUNTY OF Muscotine

This instrument was acknowledged before me on
March 5, 2020, by Greg Jenkins as Interim City Administrator
 of City of Muscatine.

Cinda L. Hilger
 Notary Public



Cinda L. Hilger
 Iowa Notary Seal
 Commission Number: 753850
 My commission expires: 7-22-2020



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Erin M. Clanton
Brick Gentry, PC
6701 Westown Parkway, Ste 100
West Des Moines, Iowa 50266

Taxpayer Information: (Name and complete address)
City of Muscatine, Iowa, 215 Sycamore Street, Muscatine, Iowa 52761

Return Document To: (Name and complete address)

Erin M. Clanton
Brick Gentry, PC
6701 Westown Parkway, Ste 100
West Des Moines, Iowa 50266

Grantors:

Kum & Go, L.C.

Grantees:

City of Muscatine, Iowa

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of 10 Dollar(s) and other
valuable consideration, Kum & Go, L.C.,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to City of Muscatine, Iowa

the following described real estate in Muscatine County, Iowa:
Lot 1 and the Westerly 40 feet of Lot 2, in Block 102, of the City of Muscatine, in Muscatine
County, Iowa

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

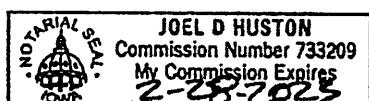
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

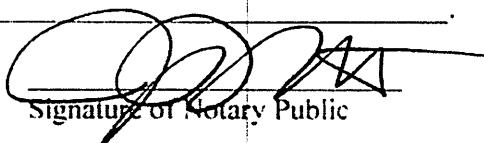
Dated on March 31, 2020.

Kum & Go, L.C., a(n) limited liability company

By Allyn By _____

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on March 31, 2020, by _____
Charles W. Campbell
as General Counsel & Secretary
of Kum & Go, L.C.




Signature of Notary Public

Settlement Statement

SELLER: Kum & Go, L.C.
1459 Grand Avenue
Des Moines, Iowa 50309

BUYER: City of Muscatine, Iowa
215 Sycamore Street
Muscatine, Iowa 52761

PROPERTY ADDRESS: 501 Cedar Street, Muscatine, Iowa

LEGAL DESCRIPTION: See Exhibit A to Purchase Agreement

CLOSING DATE: April 1, 2020

	Debit	Credit	Debit	Credit
	BUYER	BUYER	SELLER	SELLER
Sale Price to Seller	\$100,000.00			\$100,000.00
Muscatine County Recorder (Transfer Tax)			\$159.20	
Muscatine County Recorder • Warranty Deed	\$17.00			
Abstracting Costs to Muscatine Co Abstract			\$290.00	
Property Taxes—March Installment			\$2,094.00	
Property Taxes—Prorated 7/1/19 to 4/1/2020			\$3,152.47	
(\$11.47 per diem)				
Commission Fees to George Granberg-Ruhl			\$6,000.00	
Seller Closing Documents			\$150	
TOTALS:	\$100,017.00		\$11,845.67	\$100,000.00
TOTAL DUE FROM BUYER AT CLOSING	\$100,017.00			
PROCEEDS TO SELLER				\$88,154.33

DISBURSEMENTS

Muscatine County Recorder (transfer tax)	\$159.20
Muscatine County Recorder (deed)	\$17.00
Muscatine County Treasurer (taxes)	\$5,246.47
Muscatine County Abstract	\$290.00
George Granberg-Ruhl	\$6,000.00
Seller	\$88,154.33
Brick Gentry—Seller Docs	\$150.00
	\$100,017.00

We hereby agree and consent to the above closing figures.

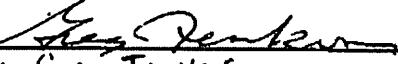
SELLER:



Kum & Go, L.C.
By: Joell Huston
Its: Sr. Legal Counsel

BUYER:

City of Muscatine, Iowa



By: Greg Jenkins
Its: Interim City Administrator

CTRL #

C O Y Y Y M M # # # #



1557006019999

REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions comprised in form 57-011 before completing and filing this form.

Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Date of Instrument (MMDDYYYY) 0 3 / 3 0 / 2 0

Enter the number matching your selection in the box at the end of the line: Deed (1) Contract (2) 1

Seller: Kum & Go, L.C.

Phone Number: 515-457-6222

Seller Address: 1459 Grand Avenue

City: Des Moines

State: Iowa

ZIP: 50309

email: Joel.Huston@kumandgo.com

Buyer: City of Muscatine, Iowa

Phone Number: 563-264-1550

Buyer Address: 215 Sycamore Street

City: Muscatine

State: Iowa

ZIP: 52761

email: gjenkins@muscataineiowa.gov

Address of Property Conveyed: 501 Cedar Street

City: Muscatine

State: Iowa

ZIP: 52761

Legal Description: See Exhibit A

Enter the number corresponding to your selection in the box at the end of the line, if applicable.

Type of Sale: Sale between related parties/family (1); Sale of partial interest (2); Trade (3); Quit Claim Deed (4); Auction (5)

Was this a sale of agricultural land to: Corporation (1); Trust (2); Alien (3); Non-resident Alien (4); Limited Partnership (5)

DECLARATION OF VALUE STATEMENT

1. Total Amount Paid.....	1	0	0	,	0	0	0	.00
2. Amount Paid for Personal Property00
3. Amount Paid for Real Property.....	1	0	0	,	0	0	0	.00

I hereby declare that the information contained in Part I of this form is true and correct.

Printed Name: Joel Huston

Phone Number: 515-457-6222

Signature: Joel Huston

Buyer or Seller or Agent or Attorney

Part II - TO BE COMPLETED BY THE ASSESSOR

Assessed values must be as of January 1 of the year in which the sale occurred.

SECTION A: SINGLE CLASSIFICATION

Primary Classification: Residential (4); Commercial (5); Industrial (2); Agricultural (1); Multi-residential (7)

City/Township:

Occupancy:

Primary Parcel Number:

Year Built:

Class	Land	Building	Dwelling
Res	.00	.00	.00
Com	.00	.00	
Ind	.00	.00	
Ag	.00	.00	.00
MultiRes	.00	.00	.00

Subtotal **.00**

SECTION B: DUAL CLASSIFICATION

Industrial (2):

Multi-residential (7)

City/Township:

Occupancy:

Primary Parcel Number:

Year Built:

Subtotal: **.00**

Total: Add Subtotal amounts from Sections A and B00

Enter amount from line 3, page 100

Ratio: Divide Total amount by the amount on line 3, page 1 %

NUTC

Jurisdiction

Comments:

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

TRANSFEROR:

Name	Kum & Go, L.C.		
Address	1459 Grand Avenue Number and Street or RR	Des Moines City, Town or PO	IA 50309 State Zip

TRANSFeree:

Name	City of Muscatine, Iowa		
Address	215 Sycamore Street Number and Street or RR	Muscatine City, Town or PO	IA 52761 State Zip

Address of Property Transferred:

501 Cedar Street Number and Street or RR	Muscatine City, Town or PO	IA 52761 State Zip
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Legal Description of Property: (Attach if necessary)

Lot 1 and the Westerly 40 feet of Lot 2, in Block 102, of the City of Muscatine, in Muscatine 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]

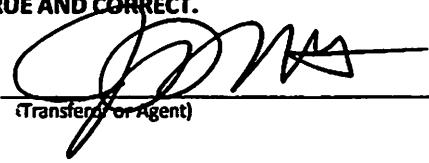
This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #9 use prior check box]: _____

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:



(Transferor or Agent)

Telephone No.:

515-205-7103/
515-457-6222