

December 21, 2007

Beverly Howard
USDA Rural Development
3705 Miller Parkway, Suite A
Manhattan, KS 66503-7546

Re: Clem's Convenience Corner, Inc. - Milford, KS
Rural Economic Development Loan

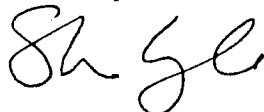
Dear Ms. Howard,

The Kansas Geological Survey (KGS) has received USDA Rural Development's November 13, 2007, request for environmental comments. The comment request is part of the grant application process for a USDA Business and Industry Guarantee Loan to assist with the purchase of a convenience store currently known as Jim's Corner in Milford, KS. The project consists of a 3.5 acre commercial real estate site with two gas pumps and 28 self-storage units.

A review of regional geologic information along with the project summary provided by USDA indicates that there are no unduly adverse geologic conditions that should affect this project. However, site specific factors associated with the sale of gasoline should be considered to establish environmental due diligence. Environmental factors, if any, will likely be site-specific in nature or dependent on past use of the facility (e.g., USTs, distribution piping). However for the purposes of the application, clearance of the project should be granted. A completed request for environmental comments form is enclosed.

This letter is an assessment based on the regional geologic conditions available at the KGS at the time of writing and cannot be used in substitute of a detailed site characterization. Other geologic conditions, not discussed herein, or for which the KGS has no knowledge, may affect the viability or safe operation of this facility or property. It is the responsibility of the applicant to provide any necessary characterization, geotechnical or environmental testing, or design by a licensed professional geologist or engineer to complete the project.

Sincerely,



Shane Lyle, RG
Geology Extension Coordinator

Enclosures

cc: Dan Suchy, KGS Data Resources Library

Comments by:
Kansas Geological Survey
Attn: Bill Harrison, Director
1930 Constant Avenue
Lawrence, KS 66047-3726

TRANSMITTAL DATE: November 13, 2007

PROJECT TITLE: Purchase of convenience store currently
known as Jim's Corner in Milford, KS

CONTACT PERSON: DOUGLAS K CLARY

☐ Notification of Intent
☐ Preapplication
☐ Final Application
☐ Direct Development

This form provides notification and the opportunity
for your agency to review and comment on this
proposed project required by Executive Order 12372.
Please complete Parts II & III as appropriate. Your
prompt response will be appreciated.

RETURN TO:
USDA, RURAL DEVELOPMENT
3705 Miller Parkway, Suite A
Manhattan, KS 66503-7546

PART I (Check appropriate agency)
REVIEW AGENCIES/COMMISSIONS

☐ Aging	☐ Education	☐ State Forester
☐ Agriculture-DWR	☐ Geological Survey, KS	☐ Transportation
☐ Biological Survey, KS	☐ Health & Environment	☐ Water Office, KS
☐ Conservation Commission	☐ Historical Society	☐ Wildlife & Parks
☐ Corporation Commission	☐ Human Resources	☐ _____
☐ Commerce	☐ Social & Rehab Services	☐ _____

PART II (To be completed by review agency and returned to contact person)
AGENCY REVIEW COMMENTS:

PART III (To be completed by review agency and returned to contact person)
RECOMMENDED ACTION COMMENTS

☐ Clearance of the project should be granted.	☒ Clearance of the project should not be delayed but the Applicant should be (in the final application) address and clarify the questions or concerns indicated above.
☐ Clearance of the project should not be granted.	
☐ Clearance of the project should be delayed until the issues or questions have been clarified.	☐ Request the opportunity to review final application prior to submission to the federal funding agency.
☐ Request a State Process Recommendation in concurrence with above comments.	

Reviewer's Name John J. [Signature] **DIVISION/AGENCY/COMMISSION** Date 12-21-07

Please fax this form to 785-539-2733, as soon as possible. Thank you!



**United States Department of Agriculture
Rural Development**

November 13, 2007

Kansas Geological Survey
Attn: Bill Harrison, Director
1930 Constant Avenue
Lawrence, KS 66047-3726

RE: Clem's Convenience Corner, Inc.

To Whom It May Concern:

Farmers and Merchants Bank in Milford, Nebraska has submitted an application a Business and Industry Guarantee loan to USDA, Rural Development to assist with the purchase of a convenience store currently known as Jim's Corner in Milford, Kansas. This project includes the purchase of commercial real estate; all furniture, fixtures and equipment; inventory; two (2) gas pumps; and 28 – self storage units, which are located on 3.5 acres.

This store is located at 8508 N US Highway 77, Milford, Kansas 66514. The legal description for this property is: Lot 1, Pate's Corner Addition, Geary County. A picture of the property and map of site location is enclosed for your information. The project will comply with appropriate State laws concerning the application.

Also enclosed is an "Agency Review Transmittal Form" for your response back to this office. You may also contact this office, if you have any questions regarding the proposed project. This letter is providing notification of the above-proposed project, as well as the opportunity for your agency to review and comment on the proposed project, as required by Executive Order 12372.

More specific information describing the proposal may be obtained from the following contacts:

APPLICANT

Farmers & Merchants Bank
Scott Geiger, VP/Loan Officer
617 1st Street
Milford, NE 68405
(402) 761-7605

ULTIMATE RECEIPIENT

Clem's Convenience Corner, Inc.
Terry an/or Laura Clement, Owners
9600 SW 98th
Denton, NE 68339
(402) 797-1575

3705 Miller Parkway, Suite A • Manhattan, KS 66503-7546
(785) 776-7582 • Fax (785) 539-2733 • www.rurdev.usda.gov/ks

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"USDA is an equal opportunity provider, employer and lender."

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If you have any environmental issues concerning the proposed project, please provide written comments to this office within 30 days of the date of this letter (by December 13, 2007). If there are no areas of concern or comments, we would appreciate your negative report by indicating so on the Transmittal Form and returning same to our office at the address provided.

USDA, Rural Development will not obligate funds for this project until after the 30 days have expired and until we have completed an Environmental Assessment of the project. You may fax your response back to us at (785) 539-2733. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Beverly J. Howard".

BEVERLY J. HOWARD
Area Technician

BJHOWARD:bjh

Enclosures

Summary Appraisal Report of Real Estate:

Jim's Corner
9420 North U.S. Highway 77
(Reported by owner to have changed to 8508 N US Highway 77)
Milford, Kansas 66514

