

IOWA DEPARTMENT OF NATURAL RESOURCES
LAND RECYCLING PROGRAM



NO FURTHER ACTION CERTIFICATE
For the
Former Allied Products Corporation/
White Farm Equipment Plant Site
300 Lawler Street
Charles City, Floyd County, Iowa

This document certifies that all or a portion of the property described herein has satisfied regulatory standards qualifying the area for a No Further Action classification under Iowa's Land Recycling Program (LRP) in accordance with the administrative rules contained in chapter 567 Iowa Administrative Code (IAC) 137. A No Further Action classification generally means that voluntary participants in the LRP have identified and assessed certain contaminants of concern and sufficiently addressed those contaminants such that the risk to human health, safety and the environment from those contaminants is deemed acceptable according to standards adopted by the Iowa Department of Natural Resources.

Pursuant to Iowa Code Chapter 455H.304, a classification of No Further Action relieves protected parties from certain future environmental liabilities due to environmental claims resulting from the presence of hazardous substances at, or the future release of hazardous substances from, all or a portion of the property. The scope of the liability protection generally corresponds to the scope of the environmental condition(s) that qualifies for the No Further Action classification.

The legal description of the enrolled property is provided in **Exhibit A**. An aerial view of the enrolled property is provided in **Figure 1**. **Exhibit B** includes a brief narrative summary of the activities undertaken on the enrolled property and the regulatory process that has resulted in this No Further Action classification. Finally, **Exhibit C** contains a list of the contaminants of concern that were identified during site assessment activities. The No Further Action classification applies only to the contaminants of concern listed in Exhibit C.

AFFECTED AREAS:

The Affected Areas exist within the parcel legally described in **Exhibit A** and are delineated in **Figure 1**.

ENROLLED PROPERTY OWNER:

CCLP Enterprise, LLC
103 N Main Street
PO Box 454
Charles City, IA 50616

LRP ENROLLED PARTICIPANT:

Iron Mountain Land Company, LLC
1788 Maple Drive
Charles City, IA 50616

DNR FILE REFERENCE:

Site ID: 103 (Contaminated Sites Section Database)

CONDITIONAL NO FURTHER ACTION CLASSIFICATION:

The no further action classification and the attendant liability protections for the Affected Areas provided by this No Further Action certificate are subject to the maintenance and continued effectiveness of the institutional controls as explained below. It is important to note that Iowa Code section 455H.301 authorizes rescission of the liability

protections for protected parties and re-opening of this matter should the enrolled participant fail to comply with the institutional controls obligations herein.

INSTITUTIONAL CONTROLS:

An Environmental Covenant (EC) has been established for the property which has the following requirements:

- Restriction of the use of the land to industrial use only. No residential, day care facilities, schools, etc. will be allowed.
- No drinking water wells or food processing wells to be installed on-site.
- Utilization of the existing Soil and Groundwater Management Plan (SGMP) for construction and installation of onsite utilities and other future subgrade construction activities.

PUBLIC NOTICE:

IN ACCORDANCE WITH IOWA CODE CHAPTER 455H AND IOWA DEPARTMENT OF NATURAL RESOURCES ADMINISTRATIVE RULES, PARTICIPANTS IN THE LAND RECYCLING PROGRAM MAY NOT HAVE BEEN REQUIRED TO IDENTIFY AND ADDRESS ALL KNOWN OR SUSPECTED RELEASES OF CONTAMINANTS IN ORDER TO QUALIFY FOR A NO FURTHER ACTION CLASSIFICATION. FOR THE AFFECTED AREA IDENTIFIED IN THIS CERTIFICATE OR THE REAL ESTATE AFFECTED BY THIS RECORDED DOCUMENT, INTERESTED PARTIES MAY CONTACT THE DEPARTMENT TO OBTAIN FURTHER INFORMATION.

This certificate does not constitute a warranty or a representation of any kind to any person as to the environmental condition, marketability or value of the above referenced property other than providing the certification required by Iowa Code section 455H.301 *et seq.* Interested parties should not rely solely on the representations contained in this certificate and should contact the Iowa Department of Natural Resources to obtain more information on the environmental conditions assessed within the Affected Areas and any potential environmental concerns not specifically addressed or associated with areas outside the Affected Areas.

KAYLA LYON, DIRECTOR
IOWA DEPARTMENT OF NATURAL RESOURCES

STATE OF IOWA)
)§:
COUNTY OF POLK)

Signed or attested before me on this 14th day of December, 2023, by Kayla Lyon

My Commission Expires May 17, 2025 NOTARY PUBLIC, STATE OF IOWA



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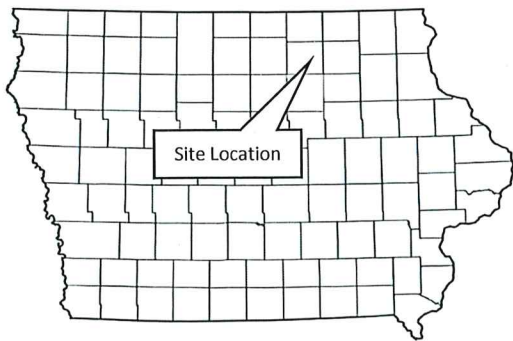
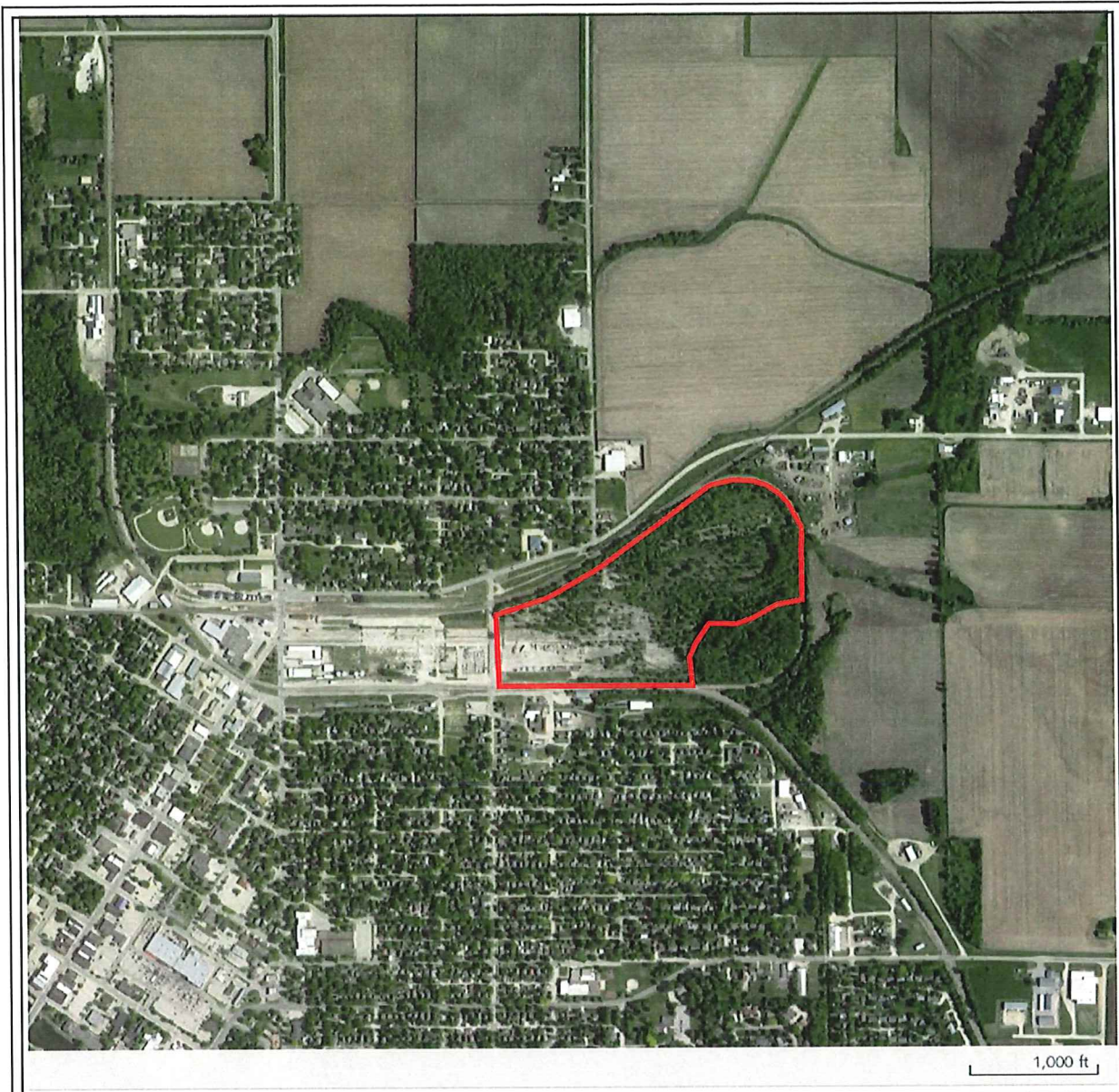
EXHIBIT A

PROPERTY DESCRIPTION

The No Further Action Certificate covers the property legally described on the next page. This excerpt is from the Environmental Covenant.

PARCEL C being a part of Blocks 136 and 137, Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa and part of the SW¼ of the NE¼ and part of the NW¼ of the SE¼ of Section 6, Township 95 North, Range 15 West of the 5th P.M. all in Floyd County, Iowa, as described and depicted on RETRACEMENT PLAT OF SURVEY filed April 5, 2016 as Instrument No. 2016-0653 in the office of the Floyd County Recorder EXCEPT PARCEL T as described and depicted on Plat of Survey filed December 21, 2022, as Instrument No. 2022-2738 in the office of the Floyd County Recorder

FIGURE 1
AFFECTED AREA



Iowa Department of Natural Resources
Land Recycling Program
No Further Action Certificate

Fmr. Allied Products/White Farm Equipment
300 Lawler Street
Charles City, Floyd County, Iowa

Exhibit A, Figure 1
Affected Area Map
(Google Earth)

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EXHIBIT B

SUMMARY OF SITE ASSESSMENT ACTIVITIES

The former Allied Products Corporation/White Farm Equipment Site is located at 300 Lawler Street in Charles City, Floyd County, Iowa. The site was built in 1901 by the Hart Parr Company, which operated the facility to manufacture farm equipment from 1901 until 1929. The site was later operated by the Oliver Farm Equipment Company (1929-1960), the White Motor Company (1960-1985), and lastly the Allied Products Corporation (1985-1993). Site manufacturing activities ceased in 1993 and all buildings were razed, leaving only concrete slabs and pavements at the facility. Activities performed at the site included foundry, plating, quenching, chemical washing, painting, and assembly operations. This site enrolled into the LRP due to the presence of contaminants of concern exceeding Iowa DNR Statewide Standards for soil and groundwater.

Site assessment investigations at the facility under the LRP were started in 2021. Soil samples exceeded Iowa DNR Statewide Standards (SWS) for lead (1,100 mg/kg) and arsenic (1.9 mg/kg) while groundwater concentrations for total extractable hydrocarbons (TEH) waste oil (0.73 mg/L) also exceeded SWS. The proposed development of the property is industrial in nature and therefore commercial/industrial risk assessment parameters were utilized. Soil contamination at the site was noted to be shallow, at approximately 0-3' below ground surface (bgs).

Exposure pathways deemed complete or potentially complete at the site include: i) direct contact to soil, ii) inhalation or ingestion of soil particulates, and iii) groundwater ingestion. Analytical data obtained during the site assessment for soil media were used to evaluate both the cancer and non-cancer risk for Site Worker and Construction Worker receptors for the noted exposure scenarios by screening against Iowa DNR Statewide Standards and/or use of Iowa DNR's Cumulative Risk Calculator. Results of the risk evaluation indicated unacceptable risks for Site Worker and Construction Worker pathways. Therefore, response actions are required for these exposure pathways.

The following response actions are:

Groundwater: The City of Charles City has a DNR approved ordinance (Ordinance No. 1000 Amended 90.03) in place to restrict the installation of drinking and non-drinking

water wells. Additionally, the site has a restriction on drinking water wells and food processing wells which is explained below in the Environmental Covenant.

Soil: Pre-remediation analytical soil data were used to evaluate both non-cancer and cancer risk for Resident, Site Worker, and Construction Worker exposure scenarios. All three scenarios failed due to the identified area of contamination onsite. As such, appropriate measures were taken to address these risks. The Resident exposure scenario has been addressed with an environmental covenant prohibiting residential land use. Additionally, proposed development of the site is industrial in nature. To address the Site Worker and Construction Worker exposure scenarios, an excavation was initiated in 2022 to remove contamination found within the surface soil (0-2.5 ft.) at three locations on the site property. Following the excavation, samples collected from the site indicate lead and arsenic concentrations below the industrial levels established in the Revised Risk Evaluation/Response Action (RE/RA) dated August 3, 2022.

An Environmental Covenant (EC) has been established for the property which has the following requirements:

- Restriction of the use of the land to industrial use only. No residential, day care facilities, schools, etc. will be allowed.
- No drinking water wells or food processing wells to be installed on-site.
- Utilization of the existing Soil and Groundwater Management Plan (SGMP) for construction and installation of onsite utilities and other future subgrade construction activities.

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EXHIBIT C

CONTAMINANTS OF CONCERN

The contaminants of concern for this 'no further action' certificate include the following:

**Volatile Organic Compounds (VOCs)
(Groundwater and Soil)**

Contaminant	CAS #	Contaminant	CAS #
1) Acetone	67-64-1	33) 1,2-Dichloropropane	78-87-5
2) Benzene	71-43-2	34) 1,3-Dichloropropane	142-28-9
3) Bromobenzene	108-86-1	35) 2,2-Dichloropropane	594-20-7
4) Bromochloromethane	74-97-5	36) 1,1-Dichloropropene	563-58-6
5) Bromodichloromethane	75-27-4	37) cis-1,3-Dichloropropene	10061-01-5
6) Bromoform	75-25-2	38) trans-1,3-Dichloropropene	10061-02-6
7) Bromomethane	74-83-9	39) Ethylbenzene	100-41-4
8) 2-Butanone	78-93-3	40) Hexachlorobutadiene	87-68-3
9) n-Butylbenzene	104-51-8	41) Hexane	110-54-3
10) sec-Butylbenzene	135-98-8	42) Isopropylbenzene	98-82-8
11) tert-Butylbenzene	98-06-6	43) p-Isopropyltoluene	99-87-6
12) Carbon tetrachloride	56-23-5	44) Methylene chloride	75-09-2
13) Carbon disulfide	75-15-0	45) Methyl tert-butyl ether	1634-04-4
14) Chlorobenzene	108-90-7	46) Naphthalene	91-20-3
15) Chlorodibromomethane	124-48-1	47) n-Propylbenzene	103-65-1
16) Chloroethane	75-00-3	48) Styrene	100-42-5
17) Chloroform	67-66-3	49) 1,1,1,2-Tetrachloroethane	630-20-6
18) Chloromethane	74-87-3	50) 1,1,2,2-Tetrachloroethane	79-34-5
19) 2-Chlorotoluene	95-49-8	51) Tetrachloroethene	127-18-4
20) 4-Chlorotoluene	106-43-4	52) Toluene	108-88-3
21) 1,2-Dibromo-3-chloropropane	96-12-8	53) 1,2,3-Trichlorobenzene	87-61-6
22) 1,2-Dibromoethane	106-93-4	54) 1,2,4-Trichlorobenzene	120-82-1
23) Dibromomethane	74-95-3	55) 1,1,1-Trichloroethane	71-55-6
24) 1,2-Dichlorobenzene	95-50-1	56) 1,1,2-Trichloroethane	79-00-5
25) 1,3-Dichlorobenzene	541-73-1	57) Trichloroethene	79-01-6
26) 1,4-Dichlorobenzene	106-46-7	58) Trichlorofluoromethane	75-69-4
27) Dichlorodifluoromethane	75-71-8	59) 1,2,3-Trichloropropane	96-18-4
28) 1,1-Dichloroethane	75-34-3	60) 1,2,4-Trimethylbenzene	877-44-1
29) 1,2-Dichloroethane	107-06-2	61) 1,3,5-Trimethylbenzene	102-25-0
30) 1,1-Dichloroethene	75-35-4	62) Vinyl chloride	75-01-4
31) cis-1,2-Dichloroethene	156-59-2	63) Xylenes (total)	1330-20-7
32) trans-1,2-Dichloroethene	156-60-5	64) Total Extractable Hydrocarbons	70514-12-4

**Metals
(Soil)**

Contaminant	CAS #
1) Mercury	7439-97-6
2) Arsenic	7440-38-2
3) Barium	7440-39-3
4) Cadmium	7440-43-9
5) Chromium	18540-29-9
6) Lead	7439-92-1
7) Selenium	7782-49-2
8) Silver	7440-22-4