

REPORT ON
2025 FALL SEMIANNUAL INSPECTION REPORT
AMSTED RAIL FOUNDRY WASTE LANDFILL
416 CARBIDE LANE
KEOKUK, IOWA

by
Haley & Aldrich, Inc.
Miamisburg, Ohio

for
Amsted Rail Company, Inc.
Keokuk, Iowa

File No. 129848-039
October 2025





HALEY & ALDRICH, INC.
8899 Gander Creek Drive
Miamisburg, OH 45342
937.384.9940

October 30, 2025
File No. 129848-039

Amsted Rail Company, Inc.
416 Carbide Lane
Keokuk, Iowa 52632

Attention: Paul Sheppard, Environmental Manager

Subject: 2025 Fall Semiannual Inspection Report
Amsted Rail Foundry Waste Landfill
Keokuk, Iowa
Permit No. 56-SDP-15-89-91C

Dear Mr. Sheppard:

Haley & Aldrich, Inc. (Haley & Aldrich) conducted the semiannual inspection of the Foundry Waste Landfill at the Amsted Rail Company, Inc. (Amsted) facility located at 416 Carbide Lane in Keokuk, Iowa. The objective of this letter and enclosures is to meet the requirements of the semiannual inspection reporting as detailed in t Permit No. 56-SDP-15-89-91C.

Background

As required by Permit No. 56-SDP-15-89-91C, Haley & Aldrich conducted the semiannual inspection of the Foundry Waste Landfill at the Amsted facility located at 416 Carbide Lane in Keokuk, Iowa. During the inspection, the permit requires the preparation of a brief report describing the site's conformance and/or non-conformance with the permit and the approved plans and specifications. The semiannual inspection reports must be submitted by May 1 and November 1 each year to the Iowa Department of Natural Resources' (IDNR's) main and local field offices.

In addition to the submittal of the Semiannual Inspection Report, IDNR must be notified if the inspection reveals any non-conformance with the permit and/or approved plans and specifications.

The current permit for the Foundry Waste Landfill was issued on January 24, 2019 and has an expiration date of January 24, 2022. Amsted completed and signed the Municipal Solid Waste Landfill, Permit Application Form 50, as requested by IDNR. IDNR confirmed that the Form 50 received will supersede the permit expiration date of January 24, 2022 and the June 1, 2022 submittal date for the Closure Documentation Report. Amsted can operate the facility as it currently does under Form 50 and any IDNR correspondence received.

The Foundry Waste Landfill was developed and is operated in accordance with the following plans and specifications:

1. The Permit Renewal Application dated February 2010 and issued May 6, 2010.
2. The *Hydrological Monitoring System Plan* contained in Appendix 4 of the 2006 Permit Renewal Application, dated April 2006 and recertified in February 2010, amended in September 2014 (Amendment #2), revision submitted in January 2016, Notice of Appeal of Amendment dated February 9, 2016 (Amendment #3), and IDNR approval of permit Amendment #4 to supersede the appealed permit Amendments #2 and #3. A *Revised Hydrologic Monitoring System Plan* dated January 18, 2016 replaces the previous plan in its entirety.
3. The *Leachate Control Plan* contained in Appendix 5 of the Permit Renewal Application dated April 2006 and recertified in February 2010.
4. The *Emergency Response and Remedial Action Plan* contained in Appendix 6 of the Permit Renewal Application dated April 2006 and recertified in February 2010.
5. The *Closure/Post-Closure Plan* dated April 1, 2019 and approved by IDNR on April 9, 2019.
6. The *IDNR Municipal Solid Waste Landfill, Permit Application 50*, signed September 14, 2021 and other IDNR correspondence received.

The permit allows the Foundry Waste Landfill to accept foundry waste consisting of slag, sand, miscellaneous dust, clay graphite products, refractory brick, refractory tubes, and grinding stones for disposal.

The permit for the Foundry Waste Landfill allows for the development of a recovery and reuse area for slag located to the south of the slag disposal area and an exhumation plan for the sand and slag disposal areas.

Amsted submitted a Construction Documentation Report to IDNR, the *Foundry Waste Landfill Closure – Phase 1 Sand Area*, dated December 30, 2019. The Construction Documentation Report was approved by IDNR by letter dated January 13, 2020 with a requirement for photographic documentation when the vegetation is established. On July 7, 2020, the photographic documentation was submitted to IDNR as required. IDNR issued a letter dated July 31, 2020 stating that IDNR considers the Phase 1 Sand Area closed. This completed the *Foundry Waste Landfill Closure – Phase 1 Sand Area*. The Phase 1 Sand Area is now in post-closure. As such, this area was no longer part of the semiannual inspections as of 2021.

Amsted submitted a Construction Documentation Report to IDNR, the *Foundry Waste Landfill Closure – Phase I & II Slag Area*, dated July 13, 2022. Part of the Construction Documentation Report was an Environmental Covenant for the Phase I and II Slag Areas. The Construction Documentation Report was approved by IDNR by letter dated September 27, 2022. This completed the *Foundry Waste Landfill Closure – Phase I & II Slag Area*. The Phase I and II Slag Area is now in post-closure. Attachments B and C include the Griffin Wheel Company, Inc. Sanitary Disposal Project Closure Permit and Iowa Solid Waste Program – Environmental Covenant, respectively.

As such, there will no longer be semiannual landfill inspections of the *Phase 1 Sand Area* and *Phase I & II Slag Areas*. Instead of a formal inspection and a semiannual inspection report by a licensed Professional Engineer, the site will be inspected during semiannual groundwater monitoring events, and a report will be submitted to IDNR during the duration of the post-closure period as described in the current closure Permit No. 56-SDP-15-89-91C.

The Foundry Waste Landfill initiated the five-year post-closure period starting September 27, 2022. The Foundry Waste Landfill will operate, as required, under the IDNR Sanitary Disposal Project Closure Permit No. 56-SDP-15-89-91C and the Environmental Covenant issued September 27, 2022.

Inspection Observations

The following provides noted observations from the August 28, 2025 inspection.

WEATHER CONDITIONS

The weather was sunny with temperatures in the upper 70-degree Fahrenheit range.

ROADS

All access roads to the sand and slag disposal areas are constructed with slag. These roads were observed in overall good condition. Slight rutting was observed near the northern edge of the Phase 1 slag area between the slag and sand piles.

EQUIPMENT AND MANPOWER

Slag is hauled by dump truck to the designated slag disposal area. A rubber-tired front-end loader and cleated CAT are readily available for use in spreading, leveling, and moving materials around the disposal area. The following individuals located at the Keokuk foundry are the certified operators and supervise the operations within these areas:

- Paul Sheppard, Environmental Manager
- Art Rickard, Mobile Equipment Operator
- Cody Wolinski, Environmental Engineer

OPERATIONS

The northern portion of the slag recovery and storage area is used for recently deposited slag. Daily or intermediate soil cover is not required to be applied to the deposited waste unless problems develop with regard to erosion control and/or air particulate emissions. There was no erosion of waste materials from the landfill areas, nor were there air particulate emissions observed during the inspection.

Concrete barriers are located on the southeastern side of the slag disposal area to control erosion of the slag pile(s). Silt fencing was installed between the slag disposal area and Soap Creek. These barriers were continuing to function properly, and all slag remained within the boundary of the designated disposal area at the time of the inspection. During the time of the inspection, sections of the silt fence were in need of repair in areas to the east of the slag pile. It is recommended that periodic inspections of the silt fences be performed to replace or repair any deteriorating fencing and/or supports. The slag area was surveyed, and polyvinyl chloride posts/pins were set at the boundary points. These posts and pins should be maintained throughout operation and replaced if damaged.

Amsted conducts reclamation operations in the slag area every five to seven years depending on market conditions. Amsted retains an outside contractor to perform this reclamation. All reclamation operations take place within the permitted slag area. During this process, the metal is removed from the deposited foundry material, which is then screened into three aggregate sizes. The reclaimed metal is moved back into the foundry for use in the manufacturing process. The segregated and sized aggregates are placed in stockpiles inside the permitted slag area. The next reclamation event is anticipated to be conducted within the next two years.

Attachment A (the attached photographs) depict the Foundry Waste Landfill operations.

DRAINAGE STRUCTURES

Low flow was observed in Soap Creek during the inspection. Low flow was discharging into Soap Creek from SW-1 upstream and leaving the site through SW-2 at Carbide Lane.

There was heavy vegetation present at the culvert outlet with riprap erosion protection between the slag storage area and the closed sand storage area, as well as the culvert to the north of the closed sand storage area. It is recommended that Amsted manually clear vegetation from the outlet structures and drainage channels annually, avoiding the use of chemicals, such as herbicides. All installed surface water drainage structures were functioning properly.

Four staff gauges have been installed as shown in the photographs in Attachment A. It is recommended that periodic inspection of the gauges be performed to remove any debris that may be present. It is recommended that staff gauges 1 and 4 be moved due to the migration of Soap Creek.

All drainage structures leading to and from Soap Creek are functional.

LEACHATE CONTROL

Amsted (previously known as Griffin Wheel) received a letter from the IDNR dated September 5, 1995 which conditionally exempts the Foundry Waste Landfill from leachate control requirements for the existing disposal areas. This conditional exemption was based upon results of a risk assessment prepared in July 1995. No leachate seepage from the site was observed during the inspection.

GROUNDWATER AND SURFACE WATER MONITORING SYSTEM

Groundwater and surface water sampling were performed during the week of August 25, 2025. The condition of each monitoring well was assessed during this sampling event. There was overgrown vegetation at SW-1, SW-2, MW-11, MW-13, MW-14, and MW-15. Each well was able to be accessed, and it was observed that the wells were in good working order. The hinge at MW-14 broke while attempting to access the well. Amsted workers repaired the well with a new hinge the following day. It is recommended that Amsted manually clear vegetation around monitoring wells and SW-1 and SW-2 annually, avoiding the use of chemicals, such as herbicides.

Summary

Amsted submitted a Construction Documentation Report to IDNR, the *Foundry Waste Landfill Closure – Phase I & II Slag Area*, dated July 13, 2022. Part of the Construction Documentation Report was an Environmental Covenant for the Phase I and II Slag Areas. The Construction Documentation Report was approved by IDNR by letter dated September 27, 2022. This completed the *Foundry Waste Landfill Closure – Phase I & II Slag Area*. The Phase I and II Slag Area is now in post-closure.

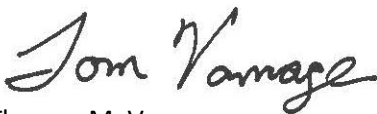
As such, there will no longer be semiannual landfill inspections by a licensed Professional Engineer, instead, a report will be submitted by May 1 and November 1 of each year during the post-closure period describing the site's conformance and/or non-conformance with the permit of *Phase 1 Sand Area* and *Phase I & II Slag Areas*.

The Foundry Waste Landfill initiated the five-year post-closure period starting September 27, 2022. The Foundry Waste Landfill will operate, as required, under the IDNR Sanitary Disposal Project Closure Permit No. 56-SDP-15-89-91C and the Environmental Covenant issued September 27, 2022.

If you have any questions regarding this inspection report, please contact me at 937.530.1412.

Sincerely yours,

HALEY & ALDRICH, INC.



Thomas M. Vanage
Senior Project Manager

Enclosures:

- Attachment A – Site Photographs
- Attachment B – Griffin Wheel Company, Inc. – Sanitary Disposal Project Closure Permit
- Attachment C – Iowa Solid Waste Program – Environmental Covenant
- Summary of Landfill Inspection

Amsted Rail Company, Inc.

October 30, 2025

Page 6

c: Amsted Rail Company, Inc.; Attn: Cody Wolinski, Environmental Engineer
Haley & Aldrich, Inc.; Attn: Nick Perrotta, P.E.

\\haleyaldrich.com\share\day_common\Projects\38885 Keokuk Griffin wheel\129848-039_August2025 Sampling\Inspection Report\2025-1030_HAI_129848_Amsted Landfill Inspection_F.docx

ATTACHMENT A
Site Photographs

AMSTED RAIL COMPANY
KEOKUK, IOWA
File No. 129848-037
Date Photographs Taken: August 28, 2025



Photo 1: SW-1 outfall



Photo 2: SW-1 stream gauge



Photo 3: SW #2 outfall



Photo 4: SW #2 stream gauge

AMSTED RAIL COMPANY
KEOKUK, IOWA
File No. 129848-037
Date Photographs Taken: August 28, 2025



Photo 5: SW-3 stream gauge



Photo 6: SW-4 stream gauge



Photo 7: Looking south from Corner Post #5 at the foundry sand pile



Photo 8: Looking west-northwest from Post #4 toward the foundry sand stockpile

AMSTED RAIL COMPANY
KEOKUK, IOWA
File No. 129848-037
Date Photographs Taken: August 28, 2025



Photo 9: Looking southeast at the extent of the foundry slag pile from the top of the ramp



Photo 10: Looking northeast at the extent of the foundry slag pile from the top of the ramp



Photo 91: Looking south along the access road from the base of the foundry slag pile ramp



Photo 102: Looking west at the eastern side of the slag pile

AMSTED RAIL COMPANY
KEOKUK, IOWA
File No. 129848-037
Date Photographs Taken: August 28, 2025



Photo 113: BM-1



Photo 124: BM-2



Photo 15: BM-3



***Photo 16: Heavy vegetation around the culvert outlet
with riprap erosion protection north of the closed sand
storage area***



Photo 137: Heavy vegetation around the culvert outlet with riprap erosion protection between the slag storage area and the closed sand storage area



Photo 148: Looking northeast at the silt fence down near 15 T-Post



Photo 19: Fallen tree on the silt fence east of the Slag pile



Photo 20: Silt fence damage east of the slag pile



Photo 21: Heavy vegetation near MW-27 and MW-5 and silt fence damage



Photo 22: Silt fence damage southeast of the sand pile



Photo 23: Repaired hinge at MW-14. Overgrown vegetation around the well



Photo 24: Overgrown vegetation around MW-11

ATTACHMENT B
Griffin Wheel Company, Inc. – Sanitary Disposal Project
Closure Permit



September 27, 2022

PAUL SHEPPARD
GRIFFIN WHEEL COMPANY
416 CARBIDE LANE
KEOKUK IA 52632

RE: Griffin Wheel Company Foundry Sand Landfill
Permit #56-SDP-15-89P
Closure Permit

Dear Mr. Sheppard:

Enclosed is the closure permit for the Griffin Wheel Company Foundry Waste Landfill.

The closure permit must be kept with the approved plans at the sanitary disposal project in accordance with solid waste rule 567 IAC 115.26(2)"c". Please review this permit with your operators, as they must become familiar with it.

Please contact me at (515) 689-6548 or email at mick.leat@dnr.iowa.gov with any questions.

Sincerely,

Michael B. "Mick" Leat
Land Quality Bureau

cc: Thomas Vanage and Nick Perrotta, P.E.
Haley & Aldrich, Inc.
8899 Gander Creek Drive
Miamisburg, OH 45342

DNR Field Office #6

Chad Stobbe, DNR

Bill Blum, DNR

**IOWA DEPARTMENT OF NATURAL RESOURCES
SANITARY DISPOSAL PROJECT CLOSURE PERMIT**

- I. Permit Number:** 56-SDP-15-89-91C
Griffin Wheel Foundry Waste Landfill
- II. Permitted Agency:** Amsted Rail Company, Inc. (Griffin Wheel)
- III. Project Location:** Part of the SE1/4, Section 15, T65N, R5W, 5th P.M., City of Keokuk, Lee County, Iowa, lying west of the Burlington Northern Railroad, East of U.S. Highway 61 By-Pass, and North of Carbide Lane (approximately 113.7 acres).

IV. Responsible Official

Name: Paul Sheppard
Amsted Rail Company, Inc.
Address: 416 Carbide Lane
Keokuk, IA 52632
Phone: (319) 795-0692

V. Licensed Design Engineer

Name: Nick Perrotta, P.E.
Address: Haley & Aldrich, Inc.
3899 Gander Creek Drive
Miamisburg, OH 45342
Phone: (937) 384-9940

Iowa License Number: 22717

VI. Date Permit Issued: September 27, 2022

VII. Permit Expiration Date: September 27, 2027

VIII. Issued by: _____
Iowa Department of Natural Resources

IX. General Provisions

The above named permitted agency is authorized to conduct and maintain postclosure activities at the sanitary landfill at the described location in conformance with Iowa Code Chapter 455B, the rules pursuant thereto existing at the time of issuance, and any subsequent new rules which may be duly adopted, and any provisions contained in Section X of this permit.

The facility shall be maintained according to the engineering plans and specifications approved by the Department of Natural Resources (DNR) and these shall become a part of this permit. Any modifications or deviations from the engineering plans and specifications must have prior approval by the DNR and an amendment to this permit issued.

The issuance of this permit in no way relieves the applicant of the responsibility for complying with all other local, state, and federal statutes, ordinances, and rules or other requirements applicable to the closure and maintenance of this closed sanitary landfill.

No legal or financial responsibility arising from the closure and postclosure of the approved project shall attach to the State of Iowa or the DNR due to the issuance of this permit.

If title to this project is transferred, the new owner must apply to the DNR for a transfer of this permit within thirty days of the date of title transfer. This transfer is void sixty days after the date of title conveyance unless the DNR has transferred the permit.

This facility shall be surveyed as necessary and inspected as described in the special provisions of this permit. Semiannual reports shall be prepared containing a brief report describing the site's conformance and nonconformance with the permit and the approved plans and specifications during the inspections. These reports shall be submitted by May 1 and November 1 each year to both the Field and Main offices of the DNR. The DNR shall be notified if any inspection reveals any nonconformance with the permit and approved plans and specifications.

Failure to comply with Iowa Code Chapter 455B, or any rule of order promulgated pursuant thereto, or any or all provisions of this permit may result in a civil penalty of up to \$5000 for each day of violation, pursuant to Iowa Code section 455B.307.

X. Special Provisions

1. The five-year postclosure period for this facility begins on the issuance date of this permit.
2. Issuance of this closure permit prohibits the disposal of any additional foundry wastes within the Phase 1 Landfill Sand Area boundaries shown on plan sheet C-101, located in Appendix D of document #96671, or the Phase I or II Landfill Slag Area boundaries shown on plan sheet C-300, located in Appendix C of document #103590.

Previously-placed slag, emplaced to the elevations shown within the Phase I and II Slag Areas on plan sheet C-300 located in Appendix C of document #103590, are approved as a basal working surface for the ongoing slag recovery operations at the site. The Phase I and II Slag Area will continue to be used for storage of spent foundry materials from the facility awaiting recycling operations in accordance with their Solid By-Product Management Plan. These materials are unprocessed and comingled foundry slag and refractory materials in a stockpile; processed and sized foundry slag/refractory aggregate in separate stockpiles; and processed foundry refractories in stockpiles.

3. Clean closure activities for the Phase 1 Sand Area are documented in the Construction Documentation Report for the Foundry Waste Landfill Closure – Phase 1 Sand Area (doc #96671), dated December 30, 2019, and the supplement to the Construction Documentation Report (doc #98039), dated July 7, 2020, both submitted by Haley & Aldrich, which was approved on July 31, 2020. This area was closed on July 31, 2020.
4. Clean closure activities for the Phase I and II Slag Area are documented in the Construction Documentation Report for the Foundry Waste Landfill Closure – Phase I and II Slag Area (doc #103590), dated July 13, 2022, as submitted by Haley & Aldrich and approved on September 27, 2022. The Phase I and II Slag Area was closed on the date of this closure permit.
5. An Environmental Covenant (doc#104167), dated September 19, 2022, has been placed on the property. The covenant places permanent restrictions on the construction of drinking water wells and residences on the property, and requires the biennial submission of engineering reports that verify that the property restrictions have been complied with.
6. The permit holder shall conduct post-closure care for the closed Phase 1 Sand Storage and the Phase I and II Slag Areas in accordance with the Closure/Post-Closure Plan for Clean Closure (doc #94768), dated April 1, 2019, as submitted by Haley & Aldrich, and approved on April 9, 2019.

Groundwater and surface water monitoring in accordance with special provision #7 shall continue for a minimum duration of five years after the date of this closure permit.

Following completion of the April 2027 groundwater and surface water monitoring event, the permit holder shall submit the results to the DNR for review. If the DNR determines that all monitored parameters are exhibiting stable or declining concentrations, this permit will expire and all groundwater monitoring wells shall be abandoned with documentation submitted to DNR. If the monitoring results exceed applicable health-based standards and do not exhibit stable or declining concentrations, DNR may extend the monitoring period if any environmental or human health concerns remain that are not addressed by the Environmental Covenant placed on the property.

7. Hydrologic monitoring at the site shall be conducted in accordance with the Revised Hydrologic Monitoring System Plan (doc #85182), dated January 19, 2016, as submitted by Haley & Aldrich, Inc. and approved on April 25, 2016, and the following:
 - a. The HMSP shall include upgradient groundwater monitoring points MW-12, MW-16, MW-20, and MW-21; downgradient groundwater monitoring points MW-5, MW-6, MW-7, MW-25, MW-26, and MW-27; upgradient surface water monitoring point SW-1 and downgradient surface water monitoring point SW-2.
 - b. Monitoring points that are not sampled may be retained as water level measuring points.

- c. Semiannual sampling shall take place with analyses for the parameters listed in 567 IAC 115.26(4)“e”; the supplemental parameters boron, lithium, sodium, strontium, fluoride, sulfate; and any parameters deemed necessary by DNR. Routine annual testing for the parameters listed in 567 IAC 115.26(4)“f” shall be conducted during October of each year.
 - d. The Method Detection Limit (MDL) for the test parameters shall not exceed action levels as defined in 567 IAC Chapter 133. If the action levels cannot be feasibly achieved using procedures described in 567 IAC 115.26(5), then the MDL shall not exceed the lowest feasible level.
 - e. Samples collected for dissolved metals analysis shall be field filtered, preserved, and promptly transferred to a certified laboratory for analysis. Samples collected for total recoverable analysis shall **not** be field-filtered prior to laboratory analysis.
 - f. Surface monitoring points must be clearly marked in the field and a method for measuring the flow rate at each sampling point shall be devised.
 - g. An Annual Water Quality Report (AWQR) summarizing the effects the facility is having on groundwater and surface water quality shall be submitted to the DNR’s Main and local Field offices by November 30 each year. The AWQR shall include the results of the groundwater measurements conducted at the monitoring points and all analyses and the associated DNR sampling Forms 542-1322 and 542-1324.
8. The permit holder shall comply with the legitimate recycling provisions in 455D.4a of the Iowa Code. Ongoing beneficial use projects shall comply with the state’s solid waste by-product beneficial use determination rules (Iowa Administrative Code 567 Chapter 108) and be tracked and reported with each Quarterly Solid Waste Fee Schedule and Retained Fees Report.
9. The permit holder shall provide dust control using a watering truck or other acceptable method as needed to control nuisance dusts.
10. The foundry waste landfill sign on Carbide Lane is approved for removal.
11. A certified landfill operator must be maintained during the duration of this closure permit.

ATTACHMENT C
Iowa Solid Waste Program – Environmental Covenant



Book 2022 Page 4208

Document 2022 4208 Type 06 024 Pages 15
Date 9/19/2022 Time 8:45 AM
Rec Amt \$77.00

NANCY L. BOOTEN, RECORDER
LEE COUNTY Iowa

Indexed _____ Scanned _____

Index Check _____ Scan Check _____

Red Ind. C _____ Bk. _____ Notes _____

Amsted Rail Co Inc EC

[Document Title]

Recorder's Cover Sheet

Preparer Information:

(Individual's name, address and phone number)

Tom Vanagie

937-530-1412

455 E Eisenhower Parkway

Suite 210

Ann Arbor Michigan

Taxpayer Information:

(Taxpayer's name and full mailing address)

Return Document To:

(Name and full mailing address)

Paul Sheppard

416 Caribou Lane

Keokuk Iowa 52632

Grantors:

Amsted Rail.

Grantees:

Iowa DNR

Parcel Identification Number:

(If required or applicable)

Legal Description:

Document or instrument number of associated documents previously recorded:

**IOWA SOLID WASTE PROGRAM
ENVIRONMENTAL COVENANT**

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

Amsted Rail Company Inc. of fee title owners of affected property, hereinafter "grantor(s)," Amsted Rail Company Inc. of all holder(s), hereinafter "holder(s)," and the Iowa Department of Natural Resources (DNR) in its capacity as an agency of Iowa state government, enters 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 DNR in Iowa Code (IC) chapter 455I, §455B.103(7), and DNR rules in 567 Iowa Administrative Code.

1. **Affected Property.**

The grantor(s) is/are the fee title owner(s) of the property located at 416 Carbide Lane, Keokuk, Iowa 52632. The affected property is legally described as: The legal description of the affected property is attached in Exhibit A.

The legal description of the activity and use limitation restrictions is attached in Exhibit B, including a map of the affected property and the slag management boundary.

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

2. **Risk Management and Institutional Controls.**

In accordance with IC Chapter 455B, DNR permitted industrial solid wastes to be disposed on the affected property under solid waste disposal project Permit #56-SDP-15-89P issued to Griffin Wheel Company Foundry Sand Landfill.

Permit, investigations, and reports are available for review in the DNR Solid Waste files under Permit #56-SDP-15-89P.

The presence of buried industrial solid wastes on the property may present a risk to public health and the environment if certain activities occur on the property. As such, the Director, pursuant to her authority under IC §455B.103(7), has determined that an environmental covenant is necessary to manage risk of future exposure by limiting specified activities on the property and establishing affirmative obligations.

3. **Reopening.**

The signatories acknowledge that in the event that activity and use limitations provided in this environmental covenant fail to serve their intended purpose – including prevention of exposure to contamination – DNR may reopen 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 DNR administrative rules.

4. **Identity of Grantor(s) and Holder(s).**

GRANTOR(S): Amsted Rail Company Inc.

HOLDERS: Not Applicable

AGENCY: Iowa Department of Natural Resources

5. **Representations and Warranties.**

- a. The grantor(s) warrants to the other signatories to this covenant the following:
- b. The grantor(s) is/are the sole fee title owner(s) of the property;
- c. The grantor(s) 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;
The grantor(s) has/have 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 attached as an Exhibit.

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:

- a. Construction of drinking water wells within the boundaries of the property shall require approval by DNR. "Drinking water wells" are defined as any groundwater wells used as a source of drinking water by humans and groundwater wells used primarily for production of food or medicine for human consumption in facilities characterized with standard industrial codes group 283 for drugs and 20 for foods.
- b. Construction of residences within the boundaries of the property must be approved by DNR.
- c. On a biennial basis, after closure of the landfill the site shall be inspected by a professional engineer licensed in the State of Iowa to verify that the property activity and use limitations enumerated in this covenant have been complied with. A report of this inspection shall be sent to the DNR's Solid Waste Section within 30 days of completion.

8. **Notice of Non-Compliance.**

Any property owner or subsequent transferee of an interest in the property shall notify DNR 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 to DNR or any authorized representative of DNR, public or private, for the purpose of implementation, monitoring, and enforcement of the terms of

this environmental covenant. DNR, 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 on-site 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 DNR.

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 DNR 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 DNR 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 LEE COUNTY RECORDER ON {date} IN {document, book and page, or parcel number}.

THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

- a. Construction of drinking water wells within the boundaries of the property shall require approval by DNR. "Drinking water wells" are defined as any groundwater wells used as a source of drinking water by humans and groundwater wells used primarily for production of food or medicine for human consumption in facilities characterized with standard industrial codes group 283 for drugs and 20 for foods.
- b. Construction of residences within the boundaries of the property must be approved by DNR.
- c. On a biennial basis, after closure of the landfill the site shall be inspected by a professional engineer licensed in the State of Iowa to verify that the property activity and use limitations enumerated in this covenant have been complied with. A report of this inspection shall be sent to the DNR's Solid Waste Section within 30 days of completion.

12. **Modification and Termination.**

Modification or termination of terms of this covenant shall comply with standards in IC chapter 455I and applicable DNR administrative rules. Terms of this environmental covenant may be modified or terminated by written consent of the Director of the DNR, 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.**

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 DNR 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 Lee 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 Lee County Recorder's Office.

18. **Notice.**

Unless otherwise notified in writing by the DNR, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Solid Waste 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:

ACKNOWLEDGMENTS

GRANTORS

Amsted Rail Company Inc.

By: Michael K. St. Clair
(Authorized Signature)

Printed Name: Michael K St. Clair

Title: V.P. Amsted Rail

Date: 9/19/2022

By: _____
(Authorized Signature)

Printed Name: _____

Title: _____

Date: _____

AGENCY:

Kayla Lyon Signed this 30th day of Aug, 2022
Kayla Lyon

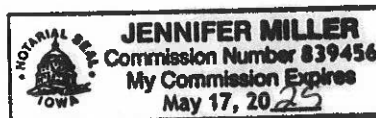
Director, Iowa Department of Natural Resources

State of Iowa

County of Polk §

On this 30th day of August, 2022, before me personally appeared Kayla Lyon,
Director, known to me to be the Director of the Iowa Department of Natural Resources or the lawful
designee of the Director who executed the foregoing instrument, and acknowledge
that this person executed the same as his/her/their voluntary act and deed.

Jennifer Miller
Notary Public for State of Iowa



Attachments:

Exhibit A – Deed with Legal Description

Exhibit B – Retracement Survey with Plot Map and Legal Description of Slag Management Boundary

EXHIBIT A

Deed with Legal Description

Document 2005 2742

Book 055 Page 2742 Type 03 008 Pages 4
Date 11/04/2005 Time 12:46 PM
Rec Amt \$22.00 Aud Amt \$5.00

LARRY HOLTkamp, RECORDER
SOUTH LEE COUNTY, IA AT KEOKUK

A Indexed ☒ Scanned ☐
D Scan Check ☐ Checked ☐
G Red Index ☐ Notes ☐

QUITCLAIM DEED - 8

Prepared by: Helmut Gerlach
Schiff Hardin LLP
6600 Sears Tower
Chicago, Illinois 60606
312/258-5500

Taxpayer: Griffin Wheel Company
200 West Monroe
Chicago, Illinois 60603

After recording, return to: AFTER RECORDING MAIL TO:
CHICAGO TITLE INS. CO.
ATTN: LISA CHRISTMAS
171 N. CLARK STREET
CHICAGO, IL. 60601

GRANTOR	GRANTEE:
AMSTED INDUSTRIES INCORPORATED:	GRIFFIN WHEEL COMPANY

LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO

BOOK & PAGE REFERENCE: _____

CONSIDERATION IS LESS THAN \$100

Dated this 1st day of October, 2005

AMSTED INDUSTRIES INCORPORATED
a Delaware corporation

By: Thomas C. Berg
Name: Thomas C. Berg
Title: Vice President

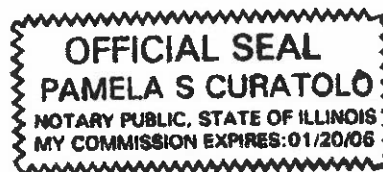
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, at notary public in and for said county and state aforesaid, do hereby certify that Thomas C. Berg, personally known to me to be the Vice President of AMSTED INDUSTRIES INCORPORATED, a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President he signed, sealed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of October, 2005.

My commission expires: 1/20/06

Pamela S. Curatolo
Notary Public



INDEX LEGEND

LOCATION: SE 1/4, SEC 15, T65N, R5W
CITY: N/A
COUNTY: LEE
REQUESTOR: AMSTEAD RAIL COMPANY, INC.
PROPRIETOR: AMSTEAD RAIL COMPANY, INC.
SURVEYOR: NORMAN D. ELLERBROCK
PREPARED BY: FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
RETURN TO: 17 NORTHFORT PLAZA
HANNIBAL, MO. 63401
573-406-5533

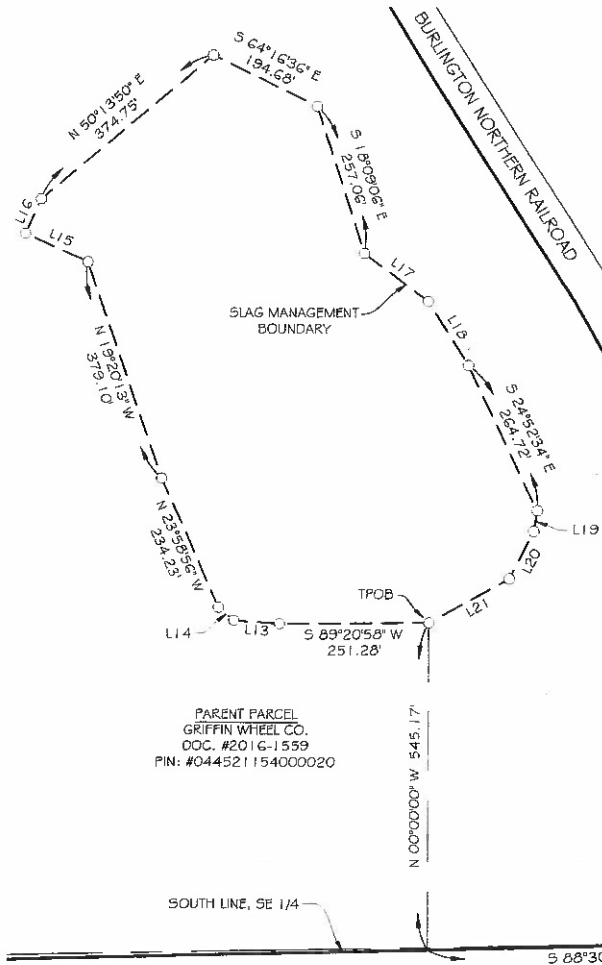
PLAT OF SURVEY

A TRACT BEING PART OF THE SOUTHEAST QUARTER,
SECTION 15, TOWNSHIP 65 NORTH,
RANGE 5 WEST, LEE COUNTY, IOWA

SLAG MANAGEMENT BOUNDARY
10.49 ACRE TRACT

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF
SECTION 15, TOWNSHIP 65 NORTH, RANGE 5 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, LEE COUNTY, IOWA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CUT X AT THE SOUTHEAST CORNER OF SAID
SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 37
SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST
QUARTER A DISTANCE OF 658.38 FEET; THENCE NORTH 00 DEGREES
00 MINUTES 00 SECONDS WEST A DISTANCE OF 545.17 FEET TO A #5
REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89
DEGREES 20 MINUTES 58 SECONDS WEST A DISTANCE OF 251.28
FEET TO A #5 REBAR SET; THENCE NORTH 85 DEGREES 51 MINUTES 45
SECONDS WEST A DISTANCE OF 77.45 FEET TO A #5 REBAR SET;
THENCE NORTH 49 DEGREES 45 MINUTES 17 SECONDS WEST A
DISTANCE OF 33.60 FEET TO A #5 REBAR SET; THENCE NORTH 23
DEGREES 58 MINUTES 56 SECONDS WEST A DISTANCE OF 234.23
FEET TO A #5 REBAR SET; THENCE NORTH 19 DEGREES 20 MINUTES 13
SECONDS WEST A DISTANCE OF 379.10 FEET TO A #5 REBAR SET;
THENCE NORTH 66 DEGREES 08 MINUTES 40 SECONDS WEST A
DISTANCE OF 115.79 FEET TO A #5 REBAR SET; THENCE NORTH 24
DEGREES 48 MINUTES 31 SECONDS EAST A DISTANCE OF 63.59 FEET
TO A #5 REBAR SET; THENCE NORTH 50 DEGREES 13 MINUTES 50
SECONDS EAST A DISTANCE OF 374.75 FEET TO A #5 REBAR SET;
THENCE SOUTH 64 DEGREES 16 MINUTES 36 SECONDS EAST A
DISTANCE OF 194.68 FEET TO A #5 REBAR SET; THENCE SOUTH 18
DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 257.06 FEET
TO A #5 REBAR SET; THENCE SOUTH 53 DEGREES 37 MINUTES 45
SECONDS EAST A DISTANCE OF 133.61 FEET TO A #5 REBAR SET;
THENCE SOUTH 31 DEGREES 36 MINUTES 58 SECONDS EAST A
DISTANCE OF 124.16 FEET TO A #5 REBAR SET; THENCE SOUTH 24
DEGREES 52 MINUTES 34 SECONDS EAST A DISTANCE OF 264.72 FEET
TO A #5 REBAR SET; THENCE SOUTH 08 DEGREES 21 MINUTES 07
SECONDS WEST A DISTANCE OF 34.96 FEET TO A #5 REBAR SET;
THENCE SOUTH 26 DEGREES 24 MINUTES 01 SECONDS WEST A
DISTANCE OF 87.99 FEET TO A #5 REBAR SET; THENCE SOUTH 60
DEGREES 29 MINUTES 03 SECONDS WEST A DISTANCE OF 148.50
FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.49 ACRES
MORE OR LESS.



FOUND CUT "X" SE COR
SEC 15 & CARBIDE
LANE AS PER DEED IN
BK 143, PG 348

LINE	BEARING	DISTANCE
L13	N 85°51'45\"	77.45'
L14	N 49°45'17\"	33.60'
L15	N 23°58'56\"	234.23'
L16	N 19°20'13\"	379.10'
L17	N 66°08'40\"	115.79'
L18	N 24°48'31\"	63.59'
L19	S 53°37'45\"	133.61'
L20	S 31°36'58\"	124.16'
L21	S 08°21'07\"	34.96'
L22	S 26°24'01\"	87.99'
L23	S 60°29'03\"	148.50'

SURVEYED DISTANCES

SURVEYORS NOTES:

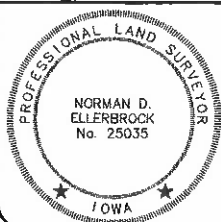
- 1) BASIS OF BEARINGS IS BASED UPON THE IOWA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 2) DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

PROJECT NO.	DRAWING NAME	DRAWN	SURVEY	CHECKED
19-0059	190059bdry	PWS	NDE	NDE



FOUR POINTS LAND SURVEYING
AND ENGINEERING, INC.

17 NORTHFORT PLAZA
HANNIBAL, MO. 63401
573-406-5533



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Norman D. Ellerbrock 4/19/2022

NORMAN D. ELLERBROCK,
LICENSE NUMBER: 25035
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: 2 OF 2

LEE COUNTY RECORDER
933 AVENUE H
FORT MADISON, IA 52627
319 376 1670

Merchant ID: 019417735
Term ID: 86001

Sale

Application Label: MASTERCARD
CAPITAL ONE

MASTERCARD

XXXXXXXXXX2544

AID: A0000000041010

Entry Method: Chip Read

Apprvd: Online

Batch#: 000009

09/19/22

08:27:57

Inv#: 00000001

Appr Code: 06900P

Amount: \$ 77.00

Fee: \$ 2.31

Total: USD\$ 79.31

Mode: Issuer

TVR: 0000000000

IAD: 01106070012200004F8700000000

00000000FF

TSI: E800

ARC: 00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

X

SIN PPAUD/PAUL

Customer Copy

THANK YOU

SUMMARY OF LANDFILL INSPECTION

SUMMARY OF LANDFILL INSPECTION

Site:	Griffin Wheel Foundry Waste Landfill
Address:	416 Carbide Lane, Keokuk, Iowa 52632
Operator:	Paul Sheppard
Phone No.:	(319) 524-2962
Responsible Official:	Paul Sheppard
Company:	Amsted Rail Company, Inc. (Griffin Wheel)
Address:	416 Carbide Lane, Keokuk, Iowa 52632
Phone No.:	(319) 524-2962
IDNR Permit No.	56-SDP-15-89-91C
IDNR Region:	6
Permit Expiration Date:	September 27, 2027; September 14, 2021 Permit Application Form 50 (Issued and accepted)
	Sanitary Disposal Project Closure Permit 56-SDP-15-89-91C (Issued)
Inspection Date:	August 28, 2025
Date of Last Inspection:	April 14, 2025
Average Daily Waste Tonnage:	Varies

	Problems Noted	
	Yes	No
Weather Conditions		X
Permit and Plans		X
Roads		X
Equipment/Manpower		X
Operations		X
Drainage Structures		X
Leachate Control		X
GW and SW Monitoring System		X

*See accompanying report for details

Francis Reed

Inspector

8/28/2025

Date