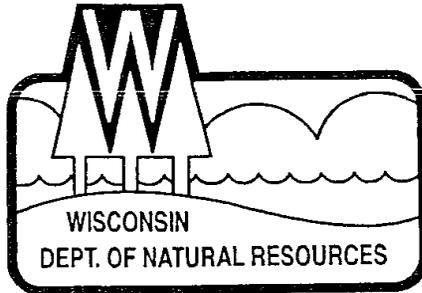


GIS REGISTRY INFORMATION

SITE NAME: RUEPING LEATHER	
BRRTS #: 02-20-001440	FID # (if appropriate):
COMMERCE # (if appropriate):	
CLOSURE DATE: 08/25/2004	
STREET ADDRESS: 93 DOTY STREET	
CITY: FOND DU LAC	
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= <u>644751</u> Y= <u>368789</u>	
CONTAMINATED MEDIA:	<input type="checkbox"/> Groundwater <input type="checkbox"/> Soil <input checked="" type="checkbox"/> Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1: _____	
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1: _____	
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DOCUMENTS NEEDED:	
Closure Letter, and any conditional closure letter issued: CONDITIONALLY CLOSED PRIOR TO GIS RULE	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	NA
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	NA
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate: SEE DEED RESTRICTION FOR SIGNATURE	NA
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 711

August 25, 2004

Mr. John Angeli, Director of Redevelopment
City of Fond du Lac
160 South Macy Street
P.O. Box 150
Fond du Lac, Wisconsin 54936-0150

Subject: **Final Case Closure By Closure Committee With Conditions Met**, Former Fred Rueping Leather Company, Lot #'s 3, 5, and Outlot 2, Doty, Rees and Macy Streets, Fond du Lac, Wisconsin BRRTS #: 02-20-001440

Dear Mr. Angeli:

On November 1, 2000, the site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 6, 2000, you were notified that the Closure Committee had granted conditional closure to this case. Since that time, most of the property has been sold to Marine Credit Union, the site redeveloped, and the required capping placed on the site.

On August 23, 2004, the Department received correspondence from Marine Credit Union indicating that all of the conditions of closure have been complied with. The conditions of closure were that; a groundwater use restriction and soil deed restriction be placed on the property deeds, monitoring wells not needed to monitor the landfill on adjacent Lot 2 be properly abandon, the site be properly capped, that cap maintenance plans (CMPs) be approved by the Department, and that both the City of Fond du Lac and Marine Credit Union agree to the requirements of the CMPs. The information received on August 23, 2004 was a letter from Marine Credit Union stating that they accept the CMPs for Lots 3 and 5. Based on the correspondence provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. **The Department considers this case closed and no further investigation, remediation or other action is required at this time.**

This case will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. Because these properties were listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, Department approval will be needed to construct a well on any of these properties. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval,

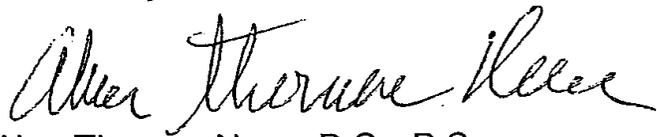
Mr. John Angeli, Director of Redevelopment
August 25, 2004
Page 2

Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment. Please note that this is standard language included in every final closure letter.

The Department recognizes the City of Fond du Lac's involvement in the redevelopment and restoration of this property and truly appreciates those efforts. This effort began in the late 1980's with what was a contaminated, tax-delinquent, idle property. The Department has enjoyed working with and helping the City to reach its goal. If you have any questions regarding this letter, please contact me in Green Bay at 920-492-5861.

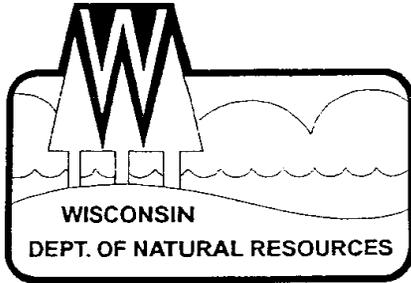
Yours truly,



Alan Thomas Nass, P.G., P.S.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Peter Pittner, Miller Engineers & Scientists, 5308 South 12th, Street, Sheboygan,
Wisconsin 53081

Steve Teiken, V.P., Marine Credit Union, P.O. Box 309, Fond du Lac, Wisconsin 54936-
0309



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

November 6, 2000

Mr. John Angeli
City of Fond du Lac
160 South Macy Street
P.O. Box 150
Fond du Lac, Wisconsin 54936-0150

Subject: Case Closure with Soil and Groundwater Use Deed Restriction, Former Fred Rueping Leather Company, Lot # 1, 93 Doty Street, Fond du Lac, Wisconsin
BRRTS #: 02-20-001440

Dear Mr. Angeli:

Earlier today, November 6, 2000, the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee met to discuss the above referenced site. The committee has agreed to close this site pending the completion and filing of a soil and groundwater use deed restriction. This soil and groundwater use deed restriction will state that inaccessible soil and groundwater contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the soil and groundwater use deed restriction has been finalized and filed with Fond du Lac County and proof of filing the soil and groundwater use deed restriction has been received by the Department, can this site be closed. To expedite the completion of the soil and groundwater use deed restriction and closure process, the Department requests that you submit the following:

- a complete, legible and unabbreviated legal description of the property
- a copy of the most recent deed for your property
- available maps, such as a survey map, showing the property boundaries, and monitoring well/piezometer locations

If you do not have these documents they can be obtained from the Fond du Lac County Register of Deeds. Once this information is received, the Department will send you a draft copy of the soil and groundwater use deed restriction containing language regarding the remaining arsenic and polycyclic aromatic hydrocarbon contamination.

A similar groundwater use restriction is needed to finalize the closure of the petroleum contamination case for this same site (Lot 1). That case is number 03-20-001144. You were

Mr. John Angeli
November 6, 2000
Page 2

notified of the pending closure in a Department letter dated 2/9/00. In a your letter dated 2/21/00 and addressed to myself, you indicated you intended to proceed with the groundwater use restriction once the City of Fond du Lac took title to Rueping property. You also indicated that this would likely occur when the current case (case number 02-20-001440) was conditionally approved for closure.

If the draft restriction I send you is accurate and acceptable, please sign it, file it with the Register of Deeds office and return a copy of the signed and filed restriction to the Department for our records. The Department must also receive documentation of proper abandonment of any and all monitoring wells, extraction wells, piezometers, sumps, if you do not intend to perform long term monitoring at your site. This applies to both on and off of the property (several wells remain in front of the city water pumping station). **It is recommended that you maintain monitoring wells MW-A, MW-B, MW-C and MW-5 as background wells for future monitoring of the landfill located on Lot 2, the capped portion south of Lot 1.** It is likely that some groundwater monitoring of the Lot 2 landfill will be required. Such monitoring would be addressed separately from this letter. The decision to keep any/all of these wells is up to the City of Fond du Lac. Keeping the wells could save you some money in the future. Once all this information is received, the site will be conditionally closed.

This soil and groundwater use deed restriction is an option that the Department can offer in order to conditionally close this site. If you choose not to accept this option you will need to perform additional investigation and cleanup of the remaining contamination. **Within 14 days** of receipt of this notice please submit a letter to the Department documenting your intentions.

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation. If you have any questions, please contact me in Green Bay at 920-492-5861.

Yours truly,



Alan Thomas Nass
Hydrogeologist

cc: Tracey Driessen, Miller Engineers & scientists, 1119 West Kennedy Avenue, Suite A,
Kimberly, Wisconsin 54136

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number

0726278

EXHIBIT A

RECORDING FEE 11-
10. OF PAGES 1
RECORDED ON:

2001 OCT 9 PM 3 50

SALLY BARBEAU
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Recording Area

Name and Return Address

Community Development
160 S. Macy St.
Fond du Lac, WI 54935

FDL-15-17-10-42-291-00
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Lot One (1) of Certified Survey Map Number 4200 as recorded in the Office of the Register of Deeds for Fond du Lac County, Wisconsin, in volume 23 of Certified Survey Maps at Page 119, 119A as Document Number 509280

fee exempt per Wis. Stats. s. 77.25(4)

FEE
17.25(4)
EXEMPT

Together with all appurtenant rights, title and interests.

Dated this 5th day of October, 2001

(SEAL)

George A. Stanchfield (SEAL)

* George A. Stanchfield, Co. Bd. Chairman

(SEAL)

Joyce A. Buechel (SEAL)

* Joyce A. Buechel, County Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

State of Wisconsin;

FOND DU LAC County, } ss.

authenticated this _____ day of _____

Personally came before me this 5th day of October, 2001, the above named George A. Stanchfield & Joyce A. Buechel

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

_____ to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

William J. Bendt

Corporation Counsel

[Signature]
Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

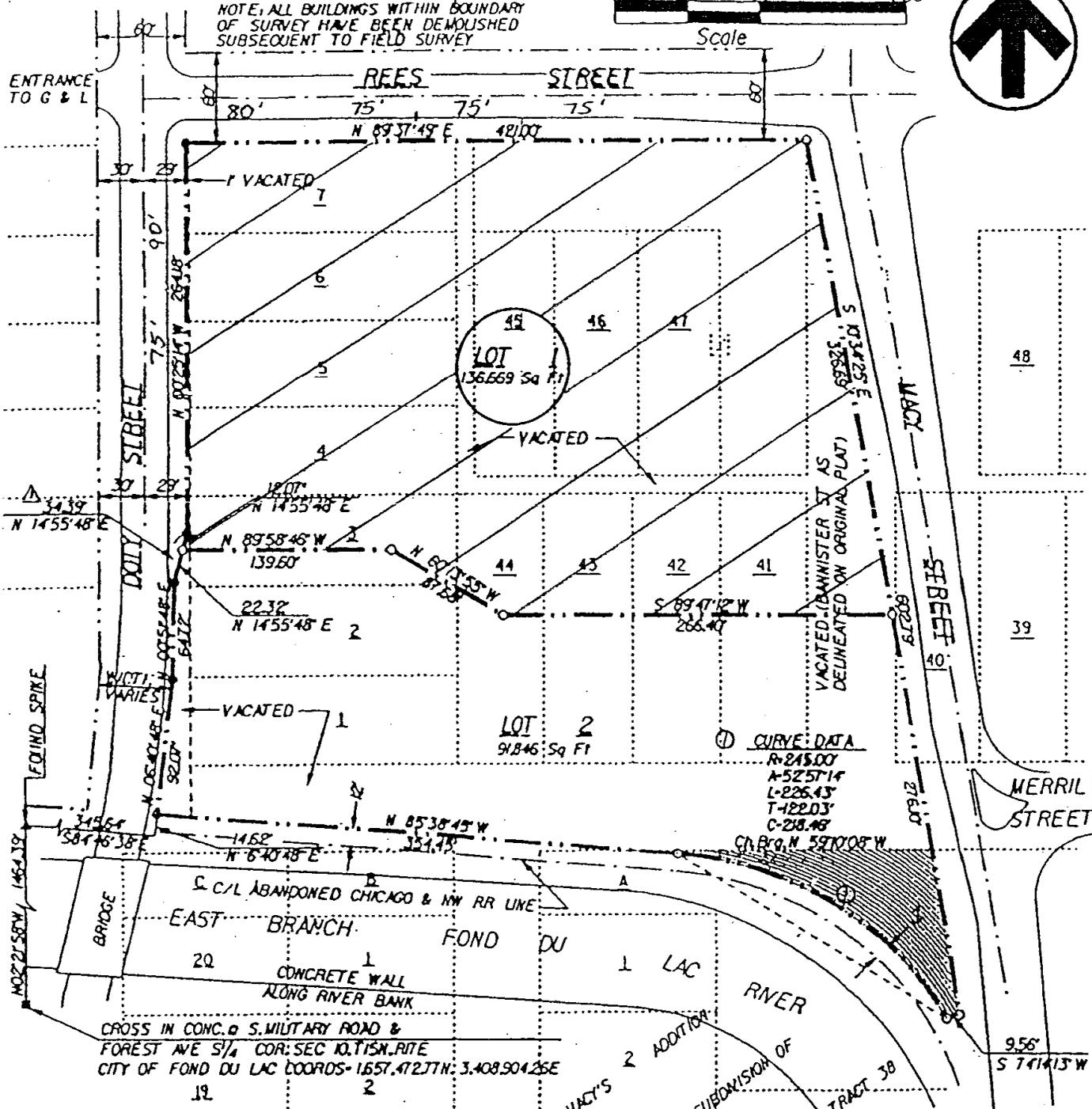
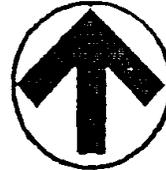
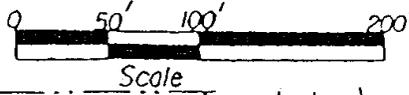
(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

CERTIFIED SURVEY MAP

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11, 42, 43, 44, 45, 46, AND 47, BLOCK 26, ORIGINAL PLAT, CITY OF FOND DU LAC, INCLUDING ALL OF THE VACATED ALLEYS ADJOINING SAID LOTS, PART OF LOT A, BLOCK 1, MACY'S ADDITION, PART OF SUBDIVISION OF TRACT 38, AND INCLUDING PARTS OF THE VACATED PORTIONS OF BANNISTER, DOTY, AND MERRILL STREETS LYING WITHIN THE CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

NOTE: ALL BUILDINGS WITHIN BOUNDARY OF SURVEY HAVE BEEN DEMOLISHED SUBSEQUENT TO FIELD SURVEY



SURVEYORS CERTIFICATE

I, Michael J. Roach, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction and order of the City of Fond Du Lac; that I have complied with the Subdivision and Platting Regulations of the City of Fond Du Lac and with the provisions of chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the hereon described parcel of land, and that the map hereon is a true representation of the survey.

Michael J. Roach
 Michael J. Roach S-1058

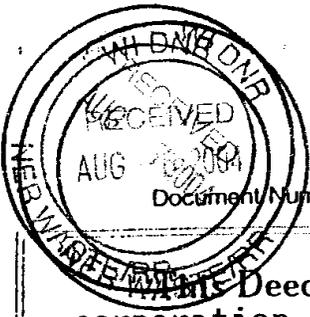
REVISÉD 12/12/91 M.J.R.

R + R - OSH
 RECEIVED
 12 Dec 1991
 Date

FIGURE 3 CERTIFIED SURVEY MAP

APR 29 2002

TRACKED
REVIEWED



STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED



Deed, made between City of Fond du Lac, a municipal corporation in the State of Wisconsin

_____, Grantor,
and Marine Credit Union

_____, Grantee.
Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Fond du Lac County, State of Wisconsin:

Recording Area

Name and Return Address

Thomas Maday
Marine Credit Union
P.O. Box 309
Fond du Lac, WI 54936-0309

Tax Key No. Part of FDL-15-17-10-42-291

Parcel Identification Number (PIN)

This is not homestead property.
(X) (is not)

Lot Three (3) of Certified Survey Map No. 6438, recorded in the Fond du Lac County Registry in Volume 44 of Certified Survey Maps on pages 34 and 34A, as Document No. 769459, and being a division of Lot One (1) of Certified Survey Map No. 4200, being located in Lots 3 to 7, incl., and Lots 41 to 47, incl., in Block 26 of the Original Plat to the City of Fond du Lac, Fond du Lac County, Wisconsin.

Fee exempt
per 77.25(2) of
the Wis. Stats.

Exceptions to warranties: Any easements, covenants, encumbrances and restrictions of record.

Dated this 14 day of February, 2003

CITY OF FOND DU LAC, WISCONSIN

(SEAL)

By: Stephen T. Nenonen (SEAL)

* _____

* Stephen T. Nenonen, City Manager

(SEAL)

Attest: Theresa C. Hochrein (SEAL)

* _____

* Theresa C. Hochrein, City Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Stephen T. Nenonen and

Theresa C. Hochrein

State of Wisconsin,

} ss.

authenticated this 14 day of February, 2003

County. }
Personally came before me this _____ day of _____

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

DOC# 822741

Document Number

Recorded
JUNE 02, 2004 AT 11:44AM

This Deed, made between City of Fond du Lac, a municipal corporation in the State of Wisconsin

and Marine Credit Union, Grantor,

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Fond du Lac County, State of Wisconsin:

Sally Barbeau

SALLY BARBEAU
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$11.00
Fee Exempt 77.25-(2)

Recording Area

Name and Return Address
Marine Credit Union
P.O. Box 309
Fond du Lac WI 54936-0309

Part of FDL-15-17-10-42-291-00
Parcel Identification Number (PIN)

This is not homestead property.
~~X(s)~~ (is not)

Lot Five (5) of Certified Survey Map No. 6668 recorded in the Fond du Lac County, Wisconsin Register of Deeds Office in Volume 46 of Certified Survey Maps, pages 64 & 64A, as Document No. 820715, in the City of Fond du Lac, Fond du Lac County, Wisconsin.

Fee exempt
per 77.25(2) of the
Wis. Stats.

Exceptions to warranties: Any easements, covenants, encumbrances and restrictions of record.

Dated this 1st day of June, 2004.

CITY OF FOND DU LAC, WISCONSIN

By: Tom W. Ahrens (SEAL)

* Tom W. Ahrens, Acting City Manager

Attest: Theresa C. Hochrein (SEAL)

* Theresa C. Hochrein

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

State of Wisconsin, } ss.

Fond du Lac County, }

authenticated this _____ day of _____

Personally came before me this June 1st, 2004, the above named Tom W. Ahrens and Theresa C. Hochrein

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by §706.06, Wis. Stats.)

_____ to me known to be the person S who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Tom W. Ahrens, City Attorney

[Signature]
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: July 24, 2005)

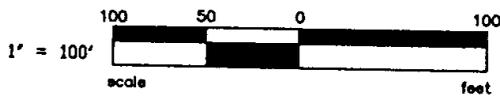
(Signatures may be authenticated or acknowledged. Both are not necessary)

* Names of persons signing in any capacity must be typed or printed below their signature.

CSM No. 6668
 Vol. 46 Pg. 64
 Document No. 820715

CERTIFIED SURVEY MAP FOR THE
CITY OF FOND DU LAC

being a division of Lot 4, C.S.M. No. 6438, Volume 44, Pages 34 and 34A, as recorded in Certified Surveys Fond du Lac County, originally being part of Lot 1 of C.S.M. No. 4200, Volume 23, Pages 119 and 119A, also originally being all of Lots 41-42 and 47 and part of Lots 43 and 46, of Block 26, Original Plat, City of Fond du Lac, including parts of a vacated alley, adjoining said Lots, and including parts of vacated Bannister Street adjoining said Lots, all of the above are located in the N.W. 1/4 of the S.E. 1/4 of Section 10, Town 15 North and Range 17 East, in the City of Fond du Lac, Fond du Lac County, Wisconsin.



- LEGEND —
- Locate 3/4" x 24" Rebar
 - ⊗ Locate 1" Iron Pipe
 - △ Locate Cut Cross
 - ⊕ Locate Conc. Mon. with Cap
 - Locate Drill Hole
 - Locate Monitoring Well
 - Set 3/4" x 18" (O.D.) rebar weighing no less than 1.13 lbs./lin. ft.
 - ▲ Set Cut Cross
 - ⊙ Set Nail & Tab

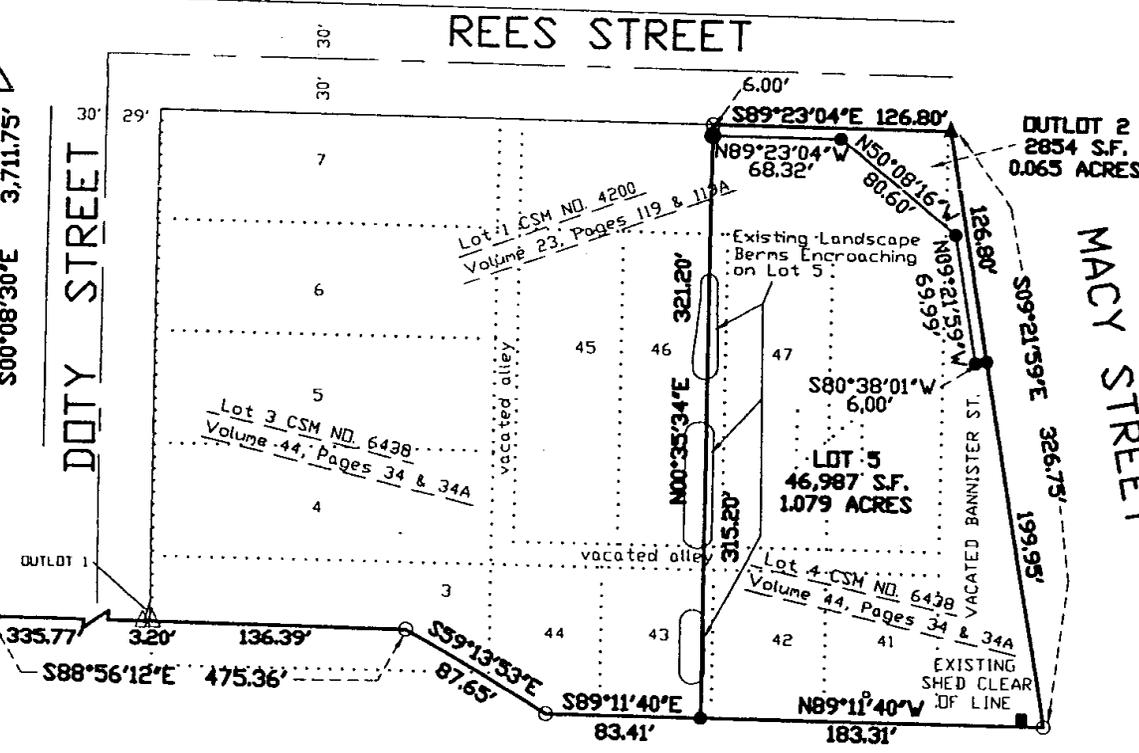
CERTIFIED SURVEY MAP

VOLUME

PAGE

SHEET 1 OF 2 SHEETS

N.W. CORNER, N.E.1/4
 SEC 10-15-17
 N 390832.475
 E 815704.818



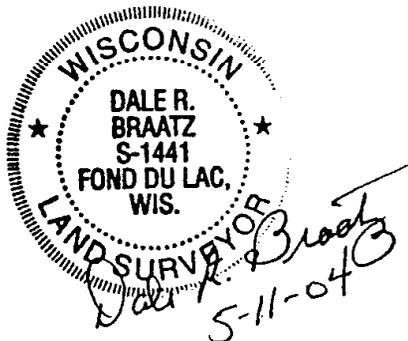
NORTH - SOUTH 1/4 (INE), SEC. 10-15-17
 N00°08'30"W., 1,624.28'

SW CORNER
 SEC 10-15-17
 N 385413.281
 E 813087.825

S.W. CORNER, S.E.1/4
 SEC 10-15-17
 N 385496.460
 E 815717.999

S88°11'19"E., 2631.49'
 SOUTH LINE, S.W. 1/4, SEC.10-15-17

Lot 2 CSM NO. 4200
 Volume 23, Pages 119 & 119A



NORTH POINT REFERENCED TO THE SOUTH LINE OF THE
 SW 1/4 OF SEC. 10-15-17 KNOWN AS S88°11'19"E.
 FOND DU LAC COUNTY COORDINATE SYSTEM

SURVEYOR'S CERTIFICATE

I, Dale R. Braatz, Registered Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Wayne Rollin, bounded and described as follows:

A division of Lot 4, Certified Survey Map Number 6438, Volume 44, Pages 34 and 34A, as recorded in Certified Surveys Fond du Lac County, originally being part of Lot 1 of Certified Survey Map Number 4200, Volume 23, Pages 119 and 119A, also originally being all of Lots 41-42 and 47 and part of Lots 43 and 46, of Block 26, Original Plat, City of Fond du Lac, including parts of a vacated alley, adjoining said Lots, and including parts of vacated Bannister Street adjoining said Lots, all of the above are Located in the Northwest 1/4 of the Southeast 1/4 of Section 10, Town 15 North and Range 17 East, in the City of Fond du Lac, Fond du Lac County, Wisconsin, and more particularly described as follows:

Commencing at the Southwest Corner of the Southeast 1/4 of Section 10, Town 15 North, Range 17 East; thence North 00°-08'-30" West, 1,624.28 feet along the North-South 1/4 Line of said Section 10; thence South 88°-56'-12" East, 335.77 feet to the Southwest Corner of Outlot 1 of Certified Survey Map Number 6438, Volume 44, Pages 34 and 34A; thence continuing South 88°-56'-12" East, 3.20 feet along the South Line of said Outlot 1 to the Southeast Corner of said Outlot 1; thence continuing South 88°-56'-12" East, 136.39 feet along the South Line of Lot 3 of said Certified Survey Map 6438; thence South 59°-13'-53" East, 87.65 feet along the South line of said Lot 3; thence South 89°-11'-40" East, 83.41 feet along the South Line of said Lot 3 to the Southeast Corner of Lot 3 and the Point of Beginning; thence North 00°-35'-34" East, 321.20 feet along the East Line of said Lot 3 to the South Line of Rees Street; thence South 89°-23'-04" East, 126.80 feet along said South Line to the West Line of Macy Street; thence South 09°-21'-59" East, 326.75 feet along the West Line of Macy Street; thence North 89°-11'-40" West, 183.31 feet along the South Line of said Lot 4 to the Southeast Corner of said Lot 3 and the Point of Beginning containing 1.144 Acres (49,841 square feet) of land more or less and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries for the land surveyed and the subdivision thereof made.

I further certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the City of Fond du Lac in surveying, dividing, and mapping the same.



Dale R. Braatz

Dale R. Braatz
R.L.S. No. S-1441
City of Fond du Lac
Fond du Lac, Wisconsin
May 11, 2004

Michael P. Born
Survey Crew Chief

CITY OF FOND DU LAC APPROVAL CERTIFICATE

Approved in accordance with the Subdivision Ordinance of the City of Fond du Lac this 11th day of May, 2004.

Richard E. Godling
Richard E. Godling, City Engineer

CERTIFIED SURVEY MAP

VOLUME

PAGE

SHEET 2 OF 2 SHEETS

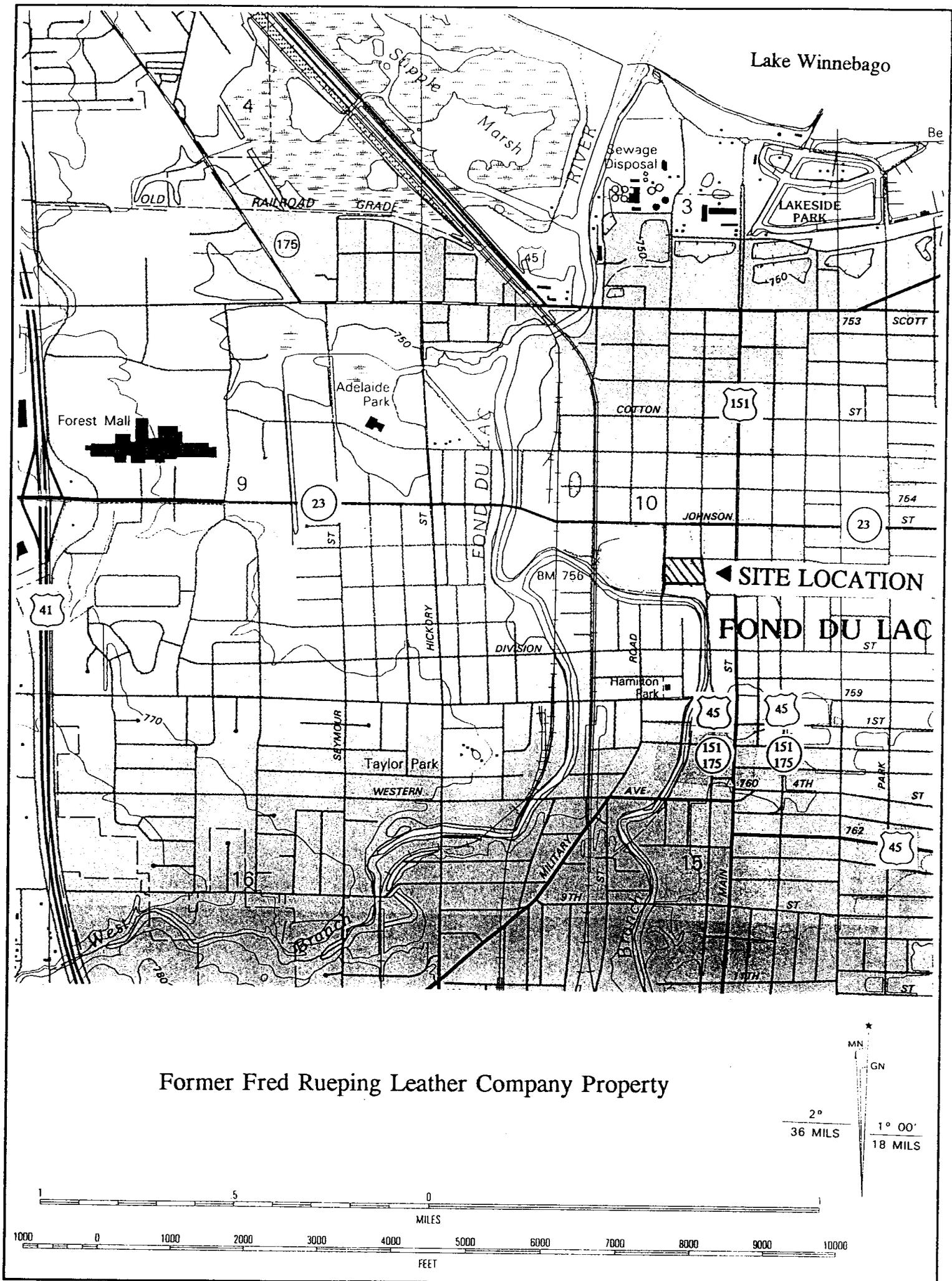


FIGURE 1 SITE LOCATION

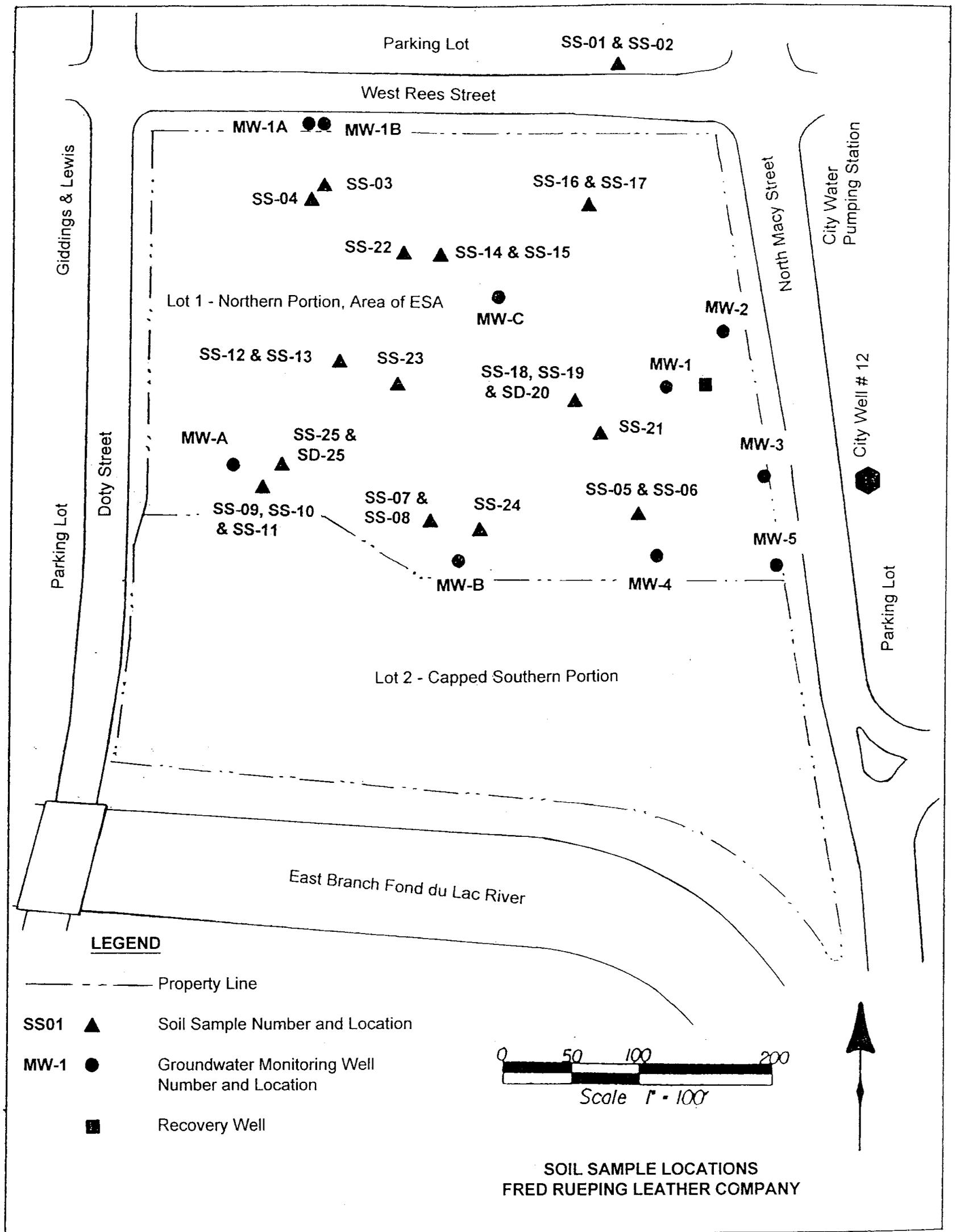


FIGURE 5 SOIL SAMPLE LOCATIONS

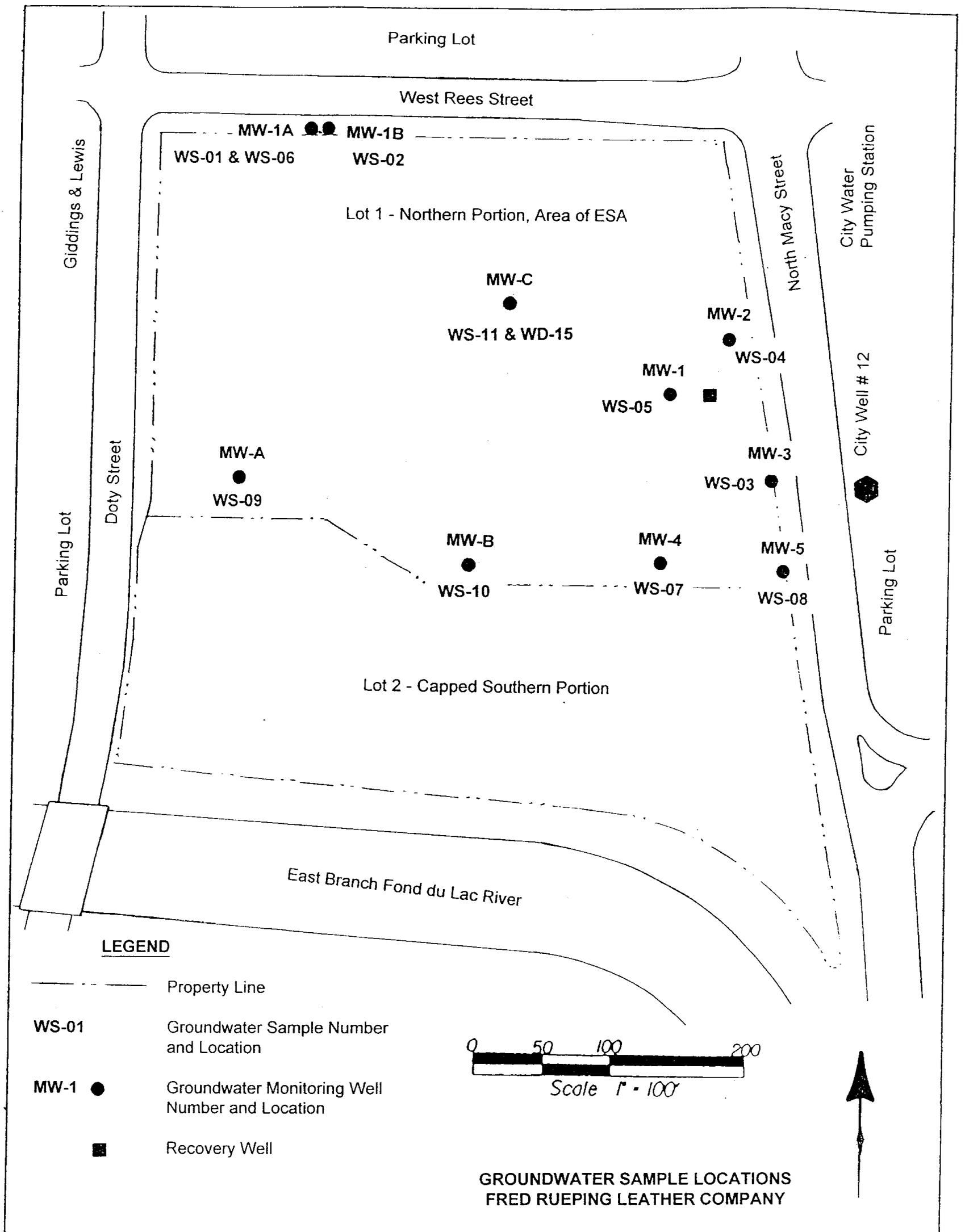


FIGURE 6 GROUNDWATER SAMPLE LOCATIONS

Table 11 Metals and Cyanide - Groundwater Samples

Sample Number	S01	D01	S02	S03	S04	S05	S07	S08	S09	S10	S11	D11	R01	R16
Monitoring Well	MW-1A	MW-1A Dup	MW-1B	MW-3	MW-2	MW-1	MW-4	MW-5	MWA	MWB	MWC	MWC Dup	Rinsate	Rinsate
Sample Date	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	12/9/97	12/9/97	12/9/97	12/9/97	10/27/97	12/9/97
Aluminum	372	422	U	U	U	U	U	U	185	U	U	U	U	U
Antimony	U	U	U	2.7	U	U	U	2.1	U	U	U	U	U	U
Arsenic	U	U	U	110	U	U	U	213	U	U	U	U	U	U
Barium	121	120	30.4	60.1	13.2	23.4	142	58.7	261	498	302	275	U	U
Cadmium	1.8	1.7	U	U	U	U	0.2	U	U	U	U	U	U	U
Calcium	411000	405000	51700	54000	106000	83000	76200	42200	34900	175000	129000	118000	U	U
Chromium	12.7	19.6	U	U	U	U	U	22.9	U	12	U	U	U	U
Cobalt	U	6.2	U	U	U	U	U	U	U	U	U	U	U	U
Iron	1420	1380	U	149	182	198	122	158	261	320	93.1	83.7	U	U
Magnesium	818000	799000	33000	27700	116000	92100	74600	36200	183000	204000	52500	48800	U	U
Manganese	960	949	100	184	U	U	U	44.4	686	253	153	99.3	U	U
Potassium	17300	19500	7670	19500	5100	3300	6360	32200	29400	7260	5130	4780	U	U
Selenium	U	U	U	U	U	U	U	U	U	U	1.6	U	U	U
Sodium	1020000	1020000	192000	221000	197000	73500	72600	172000	3030000	214000	213000	200000	U	U
Vanadium	10.5	9.4	U	U	U	6.2	5.2	5.6	U	U	U	U	U	U

Units in ug/l.

U = The material was analyzed for but not detected above the ICL. See Appendix F for ICL.

Analyte concentration in bold print and bold outline is above the NR 140 Public Health Enforcement Standard.

Analyte concentration in bold print and highlighted is above the NR 140 Public Health Preventative Action Limit.

Analyte concentration in bold print is above the NR 140 Public Welfare Enforcement Standard (here - iron and manganese).

Analyte concentration in highlight is above the NR 140 Public Welfare Preventative Action Limit (here - iron and manganese).

Table 5 Metals And Cyanide - Soil Samples

Sample Number	SS01	SS02	SS03	SS04	SS05	SS06	SS07	SS08	SS09	SS10	SS11	SS12	SS13	SS14	SS15
Sample Date	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97
Sample Depth	12"	36"	6"	24"	20"	42"	14"	26"	15"	15"	36"	12"	36"	12"	36"
Aluminum	5960 J	16800 J	10800 J	10800 J	13400 J	9820 J	6790 J	6620 J	2340 J	3080 J	5020 J	2250 J	2000 J	4480 J	16200 J
Antimony	1.4 J	UJ	1.7 J	UJ	UJ	UJ									
Arsenic	1.8 J	3.4 J	3.7 J	5.0 J	4.3 J	1.2 J	2.5 J	9.9	2.3 J	1.8 J	7.6	1.2 J	1.6 J	1.1 J	2.8 J
Barium	58.7	126	90.4	114	146	80.6	30.5	46.9	12.2	15.2	75.8	12.9	12.1	31.4	110
Beryllium	0.30	0.80	0.50	0.50	0.60	0.50	0.30	0.30	0.07 J	0.10 J	0.20	0.09J	0.06 J	0.20	0.70
Cadmium	U	U	U	1.7	U	U	U	U	U	U	U	U	U	U	U
Calcium	85600	70600	66700	52700	36000	86600	83300	102000	112000	98600	99000	107000	108000	78800	58000
Chromium	23.6	25.9	25.4	118	22.8	18.5	11.5	17	48.9	10.9	94	5.4	39.4	11.2	24.9
Cobalt	5.8	13.4	8.8	8.1	9	7.3	5.6	7.5	2.3	3	4.1	2.8	2.9	4	9.8
Copper	44.1 J	35.5 J	28.6 J	79.9 J	32.4 J	34.3 J	27.6 J	41.1 J	11.3 J	16 J	19.7 J	22.3 J	27.1 J	21.4 J	34.2 J
Iron	13000	22500	17300	36400	20600	15000	14300	34200	5200	7430	10700	7820	6920	10700	21200
Lead	81.2	8.8	38.4	75.6	31.6	4.7	9.9	21.5	3.3	3.1	16.2	3.2	6.3	9.6	6.4
Magnesium	57300	33700	37900	32500	22000	51800	54700	66400	77900	67200	61800	71300	71800	52600	33100
Manganese	359	646	421	359	649	463	322	390	163	220	304	234	212	266	449
Mercury	0.05 J	U	0.80	0.60	0.20	U	0.07 J	U	U	U	0.20	U	U	0.10	U
Nickel	13.4	31.8	19.5	23.4	17.9	17.8	14.3	16.6	5.5	7.1	10.1	7.5	7.2	10.5	25.3
Potassium	1140	1730	1420	1350	1680	1370	1150	1090	406	525	950	509	469	721	1950
Selenium	UJ														
Silver	U	0.30	U	U	0.30	0.20	0.70	0.70	U	U	0.30	U	U	6.6	0.40
Sodium	390	539	5570	4770	388	423	361	388	327	348	656	594	592	1650	12200
Thallium	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Vanadium	23.7	40.8	29.2	27.8	34.4	29.8	20.1	24.8	11.3	14.2	19.3	12.4	10.3	19	37.2
Zinc	71.2	37.7	68.9	384	49.2	25.2	27.9	33	10.1	12.7	57.4	13.3	23.5	24.6	35.7
Cyanide	0.10 J	0.70 J	0.10 J	0.3 J	0.30 J	U	U	0.07 J	U	0.10 J	0.20 J	0.04 J	0.50	1.10 J	0.10J

Units are in mg/kg.

J = The analyte was positively identified, the associated numerical value is an approximate concentration of the analyte in the sample.

U = The analyte was analyzed for, but was not detected above the reported sample quantitation limit. See Appendix E for quantitation limit.

UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the action limit of quantitation necessary to accurately and precisely measure the analyte in the sample. See Appendix E for quantitation limit.

Analyte concentration in bold border and bold print is above the NR 720 Industrial Standard.

Analyte concentration in bold print and shaded is above NR 720 Non-Industrial Standard.

Table 5 Metals And Cyanide - Soil Samples (Continued)

Sample Number	SS16	SS17	SS18	SS19	SD20	SS21	SS22	SS23	SS24	SS25	SD25
Sample Date	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	12/9/97	12/9/97	12/9/97	12/9/97	12/9/97	12/9/97
Sample Depth	12"	36"	12"	36"	12"	84"	60"	84"	84"	84"	84"
Aluminum	5100 J	21500 J	2560 J	3810 J	3020 J	20300	18700	17900	17700	19600	19900
Antimony	1.7 J	11.9 J	UJ	UJ	UJ	7	1.5	U	1.1	1.7	1.1
Arsenic	27.7	17	1.8 J	2.6 J	2.2 J	5	3.9	4	4.2	4.3	4.8
Barium	46.2	167	15.1	36	16	119	120	92.7	119	117	150
Beryllium	0.20	0.90	0.10 J	0.20	0.10	0.90 J	0.80 J				
Cadmium	0.50	U	U	U	U	1.1	U	U	U	U	U
Calcium	78400	38600	98600	93000	88800	71700	77700	76900	75000	72100	72900
Chromium	71.6	46	4.6	9.7	5	1530	31.5	27.1	27.8	28.3	28.9
Cobalt	4.5	11.9	3.2	3.8	3.3	12.1	11.7	11.9	11.8	11	11.5
Copper	37.7 J	39.9 J	19.9 J	20.4 J	17.2 J	43.4	34.9	34.2	34.7	33.8	36.3
Iron	14600	27300	9300	10000	8920	25400	24800	24200	23000	26000	26100
Lead	56.7	33.9	3.4	30.5	3.4	8.7	6.5	6.8	6.2	6.5	7
Magnesium	51900	28200	66200	59900	60000	37700	37000	40300	39200	38500	38500
Manganese	266	429	290	299	273	446	437	457	447	428	447
Mercury	0.10	U	U	0.10	U	0.30	0.20	U	U	U	U
Nickel	13	31.4	7.9	8.7	7.8	27.4 J	25.6 J	26.3 J	24.4 J	25.3 J	26.7 J
Potassium	768	2130	461	696	480	5160	4410	3980	4150	4640	4520
Selenium	UJ	UJ	UJ	UJ	UJ	U	U	U	U	U	U
Silver	0.20	0.50	U	U	U	U	U	U	U	U	U
Sodium	339	535	256 J	333	264	1200	12100	1590	1160	4700	4950
Thallium	U	U	U	U	U	1.6	U	U	U	U	U
Vanadium	15.8	44.1	13.7	18.3	15.7	48	48.2	45.6	46.9	48.7	49.7
Zinc	60.2	50.5	13.5	34	13.7	60.4	40.8	40.3	40.8	43.4	45.5 J
Cyanide	0.40 J	0.60	0.10 J	0.20 J	0.10 J	U	0.50	U	U	U	U

Units are in mg/kg.

J = The analyte was positively identified, the associated numerical value is an approximate concentration of the analyte in the sample.

U = The analyte was analyzed for, but was not detected above the reported sample quantitation limit. See Appendix E for quantitation limit.

UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the action limit of quantitation necessary to accurately and precisely measure the analyte in the sample. See Appendix E for quantitation limit.

Analyte concentration in bold border and bold print is above the NR 720 Industrial Standard.

Analyte concentration in bold print and shaded is above NR 720 Non-Industrial Standard.

Table 7 Semi-volatile Organic Compounds - Soil Samples

Sample Number	SS01	SS02	SS03	SS04	SS05	SS06	SS07	SS08	SS09	SS10	SS11	SS12	SS13
Sample Date	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97
Sample Depth	12"	36"	6"	24"	20"	42"	14"	26"	15"	15"	36"	12"	36"
Phenol	U	U	U	UJ	U	U	U	U	U	U	U	U	U
4-Methylphenol	U	U	U	53 J	U	U	U	U	U	U	U	U	U
Naphthalene	U	U	250 J	460 J	U	U	U	U	U	U	U	U	U
2-Methylnaphthalene	U	U	38 J	100 J	U	U	30 J	U	U	U	U	U	U
Acenaphthylene	U	U	U	27 J	U	U	U	U	U	U	25 J	U	U
Acenaphthene	U	U	580	2600 B J	U	U	120 J	74 J	U	U	U	U	U
Dibenzofuran	U	U	230 J	1100 J	U	U	72 J	43 J	U	U	92 J	U	U
2,4-Dinitrotoluene	U	U	U	UJ	U	U	U	U	U	U	66 J	U	U
Fluorene	U	U	550	2500 J	U	U	130 J	80 J	U	U	U	U	U
Pentachlorophenol	UJ												
Phenanthrene	75 J	U	6700 A	28000 B	U	U	1200	920	U	U	1100	U	U
Anthracene	U	U	1500	7200 B J	U	U	390	220 J	U	U	240 J	U	U
Carbazole	U	U	940	3600 B J	U	U	110 J	82 J	U	U	82 J	U	U
D-n-butylphthalate	U	U	U	UJ	U	U	U	U	U	U	U	U	U
Fluoranthene	170 J	U	9000 A	42000 B	71 J	U	1400	1100	U	U	1200	U	U
Pyrene	160 J	U	7200 A	31000 B	U	U	1400	1200	U	U	1400	U	U
Benzo(a)anthracene	100 J	U	2900	12000 B	U	U	720	560	U	U	520	U	U
Chrysene	130 J	U	3000	14000 B	30 J	U	620	550	U	U	470	U	U
bis(2-Ethylhexyl) phthalate	54 J	75 J	440	230 J	U	U	66 J	82 J	U	65 J	97 J	56 J	73 J
Benzo(b)fluoranthene	120 J	U	3000	12000 B	U	U	450	340 J	U	U	300 J	U	U
Benzo(k)fluoranthene	96 J	U	1700	8400 B	U	U	520	390	U	U	360	U	U
Benzo(a)pyrene	120 J	U	2700	12000 B	U	U	700	500	U	U	440	U	U
Indeno(1,2,3-cd)pyrene	67 J	U	1600	8000 B	U	U	350 J	260 J	U	U	240 J	U	U
Dibenz(a,h)anthracene	U	U	550	2300 B J	U	U	160 J	120 J	U	U	66 J	U	U
Benzo(g,h,i)perylene	78 J	U	1700	6900 B J	U	U	360	290 J	U	U	250 J	U	U

Units are in ug/kg.

A = Reported results are from a 5X dilution sample.
 B = Reported results are from a 20X dilution sample.
 C = Reported results are from a 10X dilution sample.
 D = Reported results are from a 2X dilution sample.

J = The analyte was positively identified, the associated numerical value is an approximate concentration of the analyte in the sample.
 U = The analyte was analyzed for, but was not detected above the reported sample quantitation limit. See Appendix E for sample quantitation limit.
 UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may or may not represent the action limit of quantitation necessary to accurately and precisely measure the analyte in the sample. See Appendix E for sample quantitation limit.
 Analyte concentration in bold print and shaded is above the WDNR industrial guidance concentration.
 Analyte concentration in bold print and shaded is above the WDNR non-industrial guidance concentration.

Table 7 Semi-volatile Organic Compounds - Soil Samples (Continued)

Sample Number	SS14	SS15	SS16	SS17	SS18	SS19	SD20	SS21	SS22	SS23	SS24	SS25	SD25
Sample Date	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	10/27/97	12/9/97	12/9/97	12/9/97	12/9/97	12/9/97	12/9/97
Sample Depth	12"	36"	12"	36"	12"	36"	12"	84"	60"	84"	84"	84"	84"
Phenol	UJ	1800	U	U	U	U	U	U	U	U	U	U	U
4-Methylphenol	UJ	3400 D J	U	U	U	U	U	U	380	U	U	U	U
Naphthalene	2100 J	U	70 J	U	U	U	U	U	U	U	U	U	U
2-Methylnaphthalene	280 J	U	76 J	U	U	27 J	U	U	U	U	U	U	U
Acenaphthylene	35 J	U	360 J	U	U	U	U	U	U	U	U	U	U
Acenaphthene	3100 J	U	32 J	U	U	69 J	U	U	U	U	U	U	U
Dibenzofuran	1200 J	U	51 J	U	U	34 J	U	U	U	U	U	U	U
2,4-Dinitrotoluene	UJ	U	UJ	U	U	U	U	U	U	U	U	U	U
Fluorene	2400 J	U	65 J	U	U	69 J	U	U	U	U	U	U	U
Pentachlorophenol	UJ	UJ	UJ	UJ	UJ	UJ	UJ	U	U	U	U	U	U
Phenanthrene	2500 C	U	430 J	U	76 J	890	U	U	U	U	U	U	U
Anthracene	5700 C	U	480 J	U	U	260 J	U	U	U	U	U	U	U
Carbazole	3500 C J	U	140 J	U	U	80 J	U	U	U	U	U	U	U
D-n-butylphthalate	UJ	130 J	29 J	140 J	U	U	63 J	U	22 J	U	U	U	U
Fluoranthene	28000 C	U	2300 J	U	U	1100	U	U	U	U	U	U	U
Pyrene	22000 C	U	2200 J	110 J	U	1200	U	U	U	U	U	U	U
Benzo(a)anthracene	7900 C J	U	1700 J	54 J	44 J	500	U	U	U	U	U	U	U
Chrysene	9200 C J	U	1700 J	49 J	48 J	480	U	U	U	U	U	U	U
bis(2-Ethylhexyl)phthalate	140 J	U	69 J	U	U	47 J	35 J	U	U	U	U	U	U
Benzo(b)fluoranthene	7600 C	U	1800 J	44 J	45 J	320 J	U	U	U	U	U	U	U
Benzo(k)fluoranthene	6100 C	U	1600 J	31 J	28 J	380	U	U	U	U	U	U	U
Benzo(a)pyrene	7400 C	U	1600 J	54 J	35 J	490	U	U	U	U	U	U	U
Indeno(1,2,3-cd)pyrene	5300 C	U	950 J	U	U	280 J	U	U	U	U	U	U	U
Dibenz(a,h)anthracene	2000 J	U	270 J	U	U	110 J	U	U	U	U	U	U	U
Benzo(g,h,i)perylene	4400 C	U	820 J	U	U	310 J	U	U	U	U	U	U	U

Units are in ug/Kg.

A = Reported results are from a 5X dilution sample.

B = Reported results are from a 20X dilution sample.

C = Reported results are from a 10X dilution sample.

D = Reported results are from a 2X dilution sample.

J = The analyte was positively identified, the associated numerical value is an approximate concentration of analyte in the sample.

U = The analyte was analyzed for, but was not detected above the reported sample quantitation limit. See Appendix E for sample quantitation limit.

UJ = The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may not represent the action limit of

quantitation necessary to accurately and precisely measure the analyte in the sample. See Appendix E for sample quantitation limit.

Analyte concentration in bold border and bold print is above the WDNR industrial guidance concentration.

Analyte concentration in bold print and shaded is above the WDNR non-industrial guidance concentration.

Table 11
Ground Water Elevations (June 29, 2000)

City of Fond du Lac
Rueping Leather
Project Number 14864E

	<u>MW1</u>	<u>MW1A</u>	<u>MW1B</u>	<u>MW3</u>	<u>MW4</u>	<u>MWA</u>	<u>MWB</u>	<u>MWC</u>
Elev. At PVC	756.74	752.53	752.64	756.23	757.1	755.76	757.08	756.55
Dist. From PVC to Water Level	6.95	4.47	16.18	7.51	6.78	5.08	6.4	5.24
Water Level Elev.	749.79	748.06	736.46	748.72	750.32	750.68	750.68	751.31



LEGEND

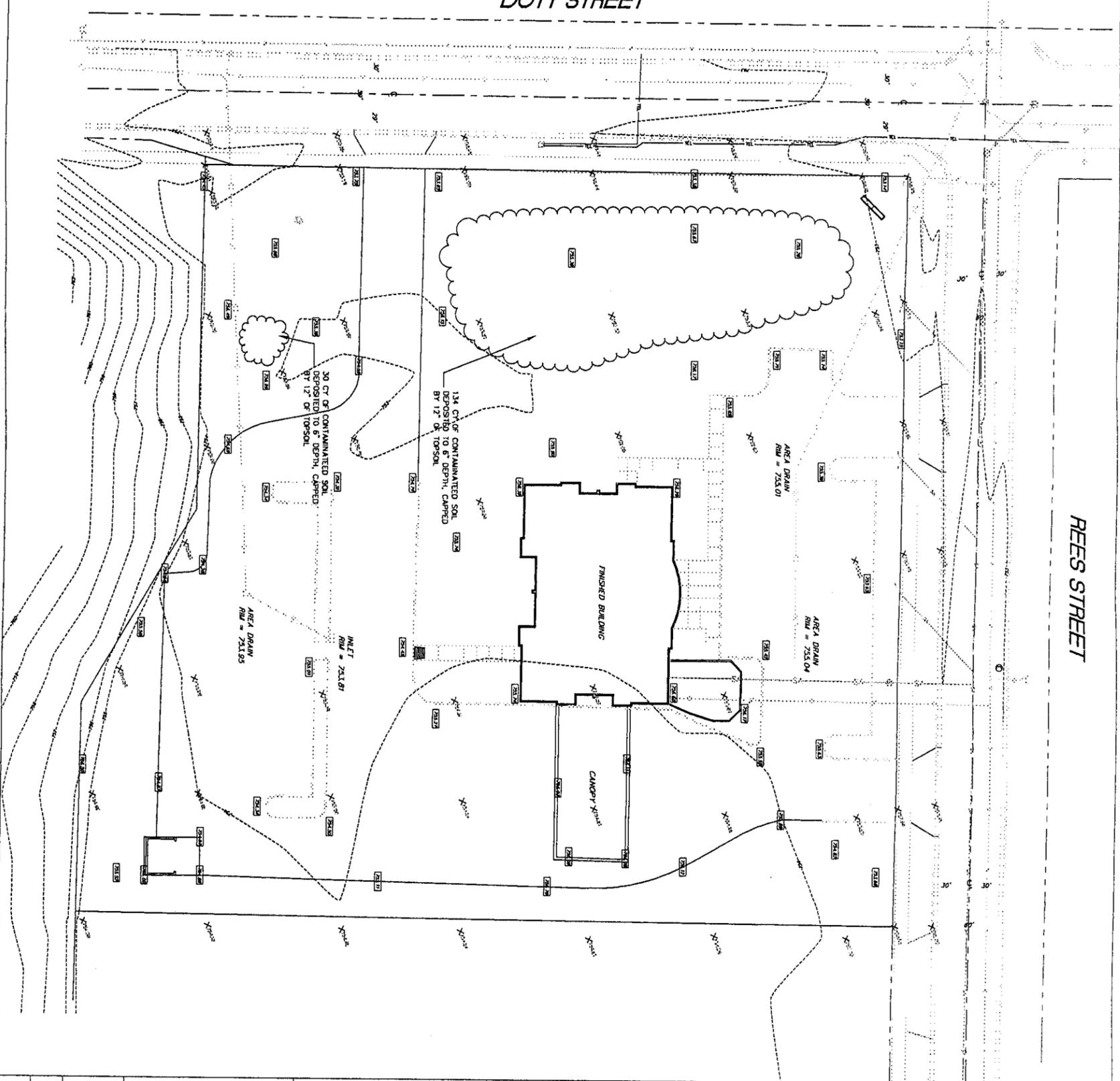
--- PRE-DEVELOPED SPOT ELEVATION
 --- PRE-DEVELOPED GROUND CONTOUR
 --- AS-BUILT SPOT ELEVATION

NOTES

AS-BUILT SPOT ELEVATIONS AT CURBS ARE AT THE FLOWLINE OF THE CURB. DEPOSITED CONTAMINATED SOIL ORIGINATED FROM FOOTING AND SEWER EXCAVATION

DOTY STREET

REES STREET



BENCHMARK: NE FLANGE BOLT ON HYDRANT ● NE CORNER OF REES STREET AND DOTY STREET ELEVATION = 754.88	PROJECT DESCRIPTION AS-BUILTS FOR MARINE CREDIT UNION 80 W. REES STREET CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN	PROJECT NO.: 271.012	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS-SURVEYORS 548 PRAIRIE ROAD P.O. BOX 1779 FOND DU LAC, WI 54936-1779 PHONE: (920) 922-5703 FAX: (920) 922-5731
		DATE: 5/4/04	
DATUM: CITY	REVISIONS:	SHEET 1 OF 1	
FILE NO.: 271-11-04001			

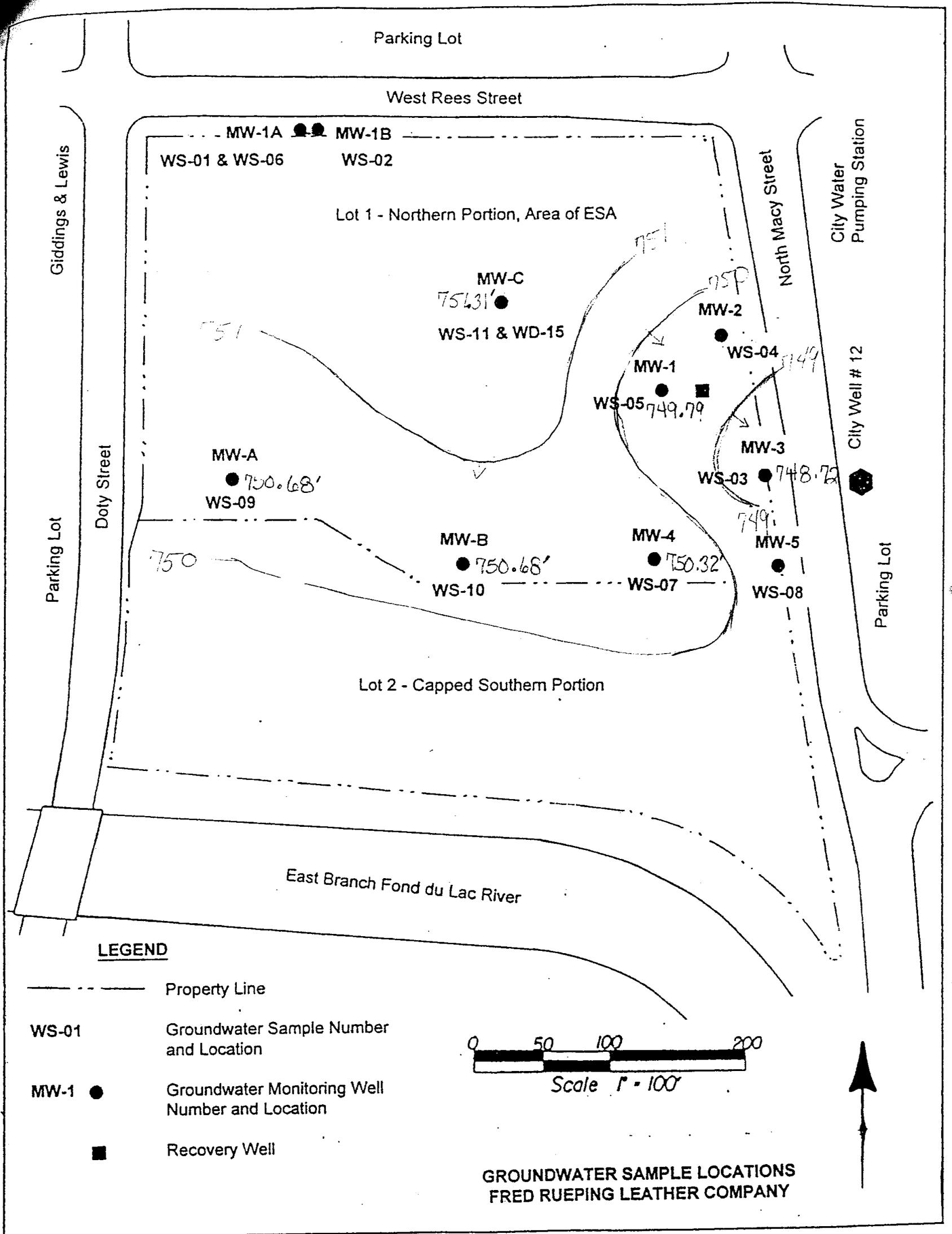


FIGURE 14: GROUNDWATER CONTOUR PLAN (6/29/00)

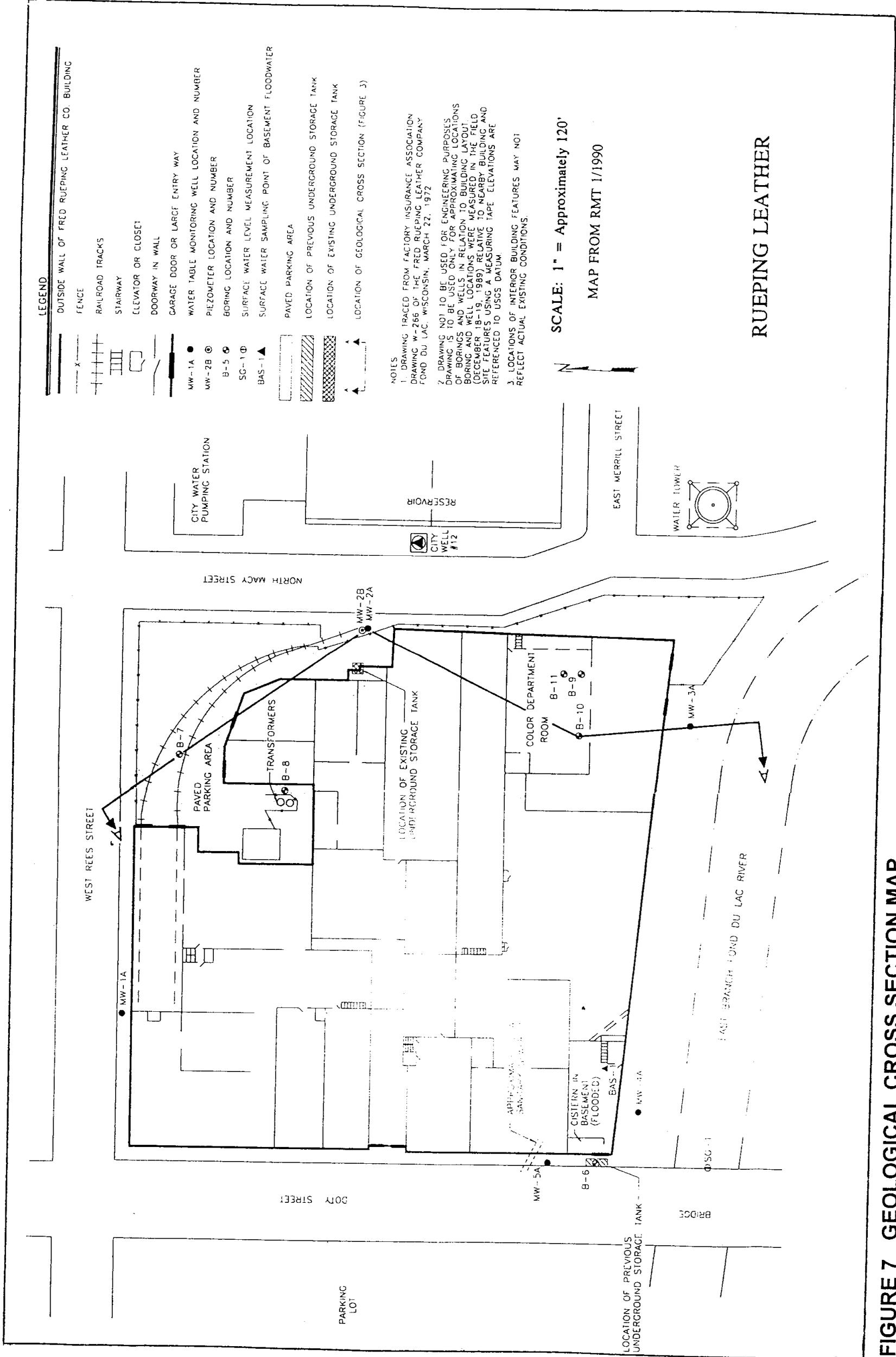


FIGURE 7 GEOLOGICAL CROSS SECTION MAP

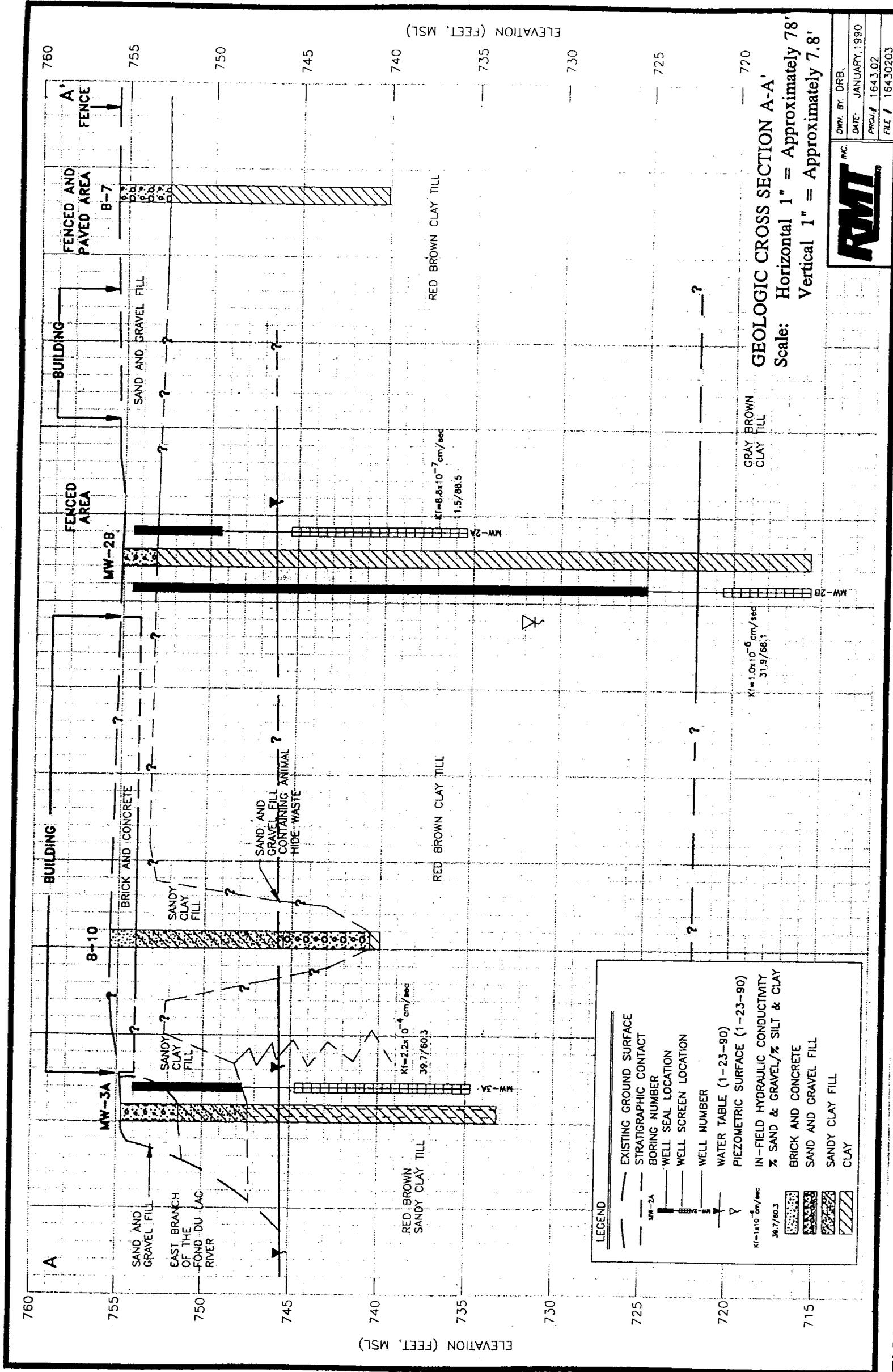


FIGURE 8 GEOLOGICAL CROSS SECTION

12000 ug/kg, chrysene at 14000 ug/kg, benzo(b)fluoranthene at 12000 ug/kg, benzo(k)fluoranthene at 8400 ug/kg, benzo(a)pyrene at 12000 ug/kg, ideno(1,2,3-cd)pyrene at 8000 ug/kg, dibenz(a,h)anthracene at 2300 ug/kg and benzo(g,h,i)perylene at 6900 ug/kg, at SS07, benzo(a)anthracene at 720 ug/kg, benzo(b)fluoranthene at 450 ug/kg, benzo(a)pyrene at 700 ug/kg, ideno(1,2,3-cd)pyrene at 350 ug/kg and dibenz(a,h)anthracene at 160 ug/kg, at SS08, benzo(a)anthracene at 560 ug/kg, benzo(b)fluoranthene at 340 ug/kg, benzo(a)pyrene at 500 ug/kg, ideno(1,2,3-cd)pyrene at 260 ug/kg and dibenz(a,h)anthracene at 120 ug/kg, at SS11, benzo(a)anthracene at 520 ug/kg, benzo(b)fluoranthene at 300 ug/kg, benzo(a)pyrene at 440 ug/kg, ideno(1,2,3-cd)pyrene at 240 ug/kg and dibenz(a,h)anthracene at 66 ug/kg, at SS14, phenanthrene at 25000 ug/kg, benzo(a)anthracene at 7900 ug/kg, chrysene at 9200 ug/kg, benzo(b)fluoranthene at 7600 ug/kg, benzo(k)fluoranthene at 6100 ug/kg, benzo(a)pyrene at 7400 ug/kg, ideno(1,2,3-cd)pyrene at 5300 ug/kg, dibenz(a,h)anthracene at 2000 ug/kg and benzo(g,h,i)perylene at 4400 ug/kg, at SS16, benzo(a)anthracene at 1700 ug/kg, benzo(b)fluoranthene at 1800 ug/kg, benzo(k)fluoranthene at 1600 ug/kg, benzo(a)pyrene at 1600 ug/kg, ideno(1,2,3-cd)pyrene at 950 ug/kg and dibenz(a,h)anthracene at 270 ug/kg, at SS17, benzo(a)pyrene at 54 ug/kg, at SS18, benzo(a)pyrene at 35 ug/kg, and at SS19, benzo(a)anthracene at 500 ug/kg, benzo(b)fluoranthene at 320 ug/kg, benzo(a)pyrene at 490 ug/kg, ideno(1,2,3-cd)pyrene at 280 ug/kg and dibenz(a,h)anthracene at 110 ug/kg. The locations of the monitoring well and soil samples are provided on Figures 1 and 2 respectively, attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

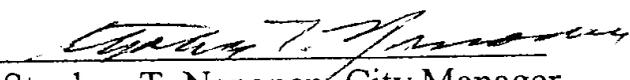
The following activities are prohibited on that portion of the property described above where a cap or building have been placed, unless prior approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Removal of the concrete and/or asphalt cap; (2) Excavating or grading of the land surface; (3) Filling on the capped area; (4) Plowing for agricultural cultivation; (5) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover; and (6) Major excavation and installation of utilities. However, in the event of minor cap disturbances such as normal operational maintenance, system upgrade, utility repair, installation of new equipment and associated utilities, the Property Owner will provide notification within 60 days to the WDNR, or its successor or assign. The notification shall include the nature, location and date of the work, how any removed soil was screened, sampled, analyzed, stockpiled and disposed of and how the cap was restored. In addition, the cap or cover shall be maintained in compliance with a plan submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1999).

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

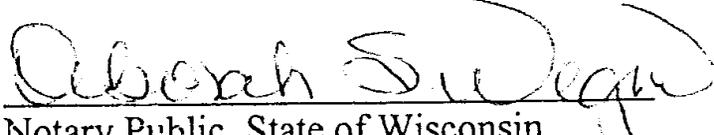
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Stephen T. Nenonen and Theresa C. Hochrein asserts that he/she is duly authorized to sign this document on behalf of the City of Fond du Lac.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23rd day of September, 2002.

Signature:  
Stephen T. Nenonen, City Manager Theresa C. Hochrein, City Clerk

Subscribed and sworn to before me
this 23rd day of September, 2002.


Notary Public, State of Wisconsin
My commission 11-28-04

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by John Angeli, Director of Redevelopment, City of Fond du Lac.

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number

0726278

EXHIBIT A

RECORDING FEE 11-
NO. OF PAGES 1
RECORDED ON:

2001 OCT 9 PM 3 50

SALLY BARBEAU
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Recording Area

Name and Return Address

Community Development
160 S. Macy St.
Fond du Lac, WI 54935

FDL-15-17-10-42-291-00

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Lot One (1) of Certified Survey Map Number 4200 as recorded in the Office of the Register of Deeds for Fond du Lac County, Wisconsin, in volume 23 of Certified Survey Maps at Page 119, 119A as Document Number 509280

fee exempt per Wis. Stats. s. 77.25(4)

FEE
77.25(4)
EXEMPT

Together with all appurtenant rights, title and interests.

Dated this 5th day of October, 2001

(SEAL)

George A. Stanchfield (SEAL)

* George A. Stanchfield, Co. Bd. Chairman

(SEAL)

Joyce A. Buechel (SEAL)

* Joyce A. Buechel, County Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

State of Wisconsin,

authenticated this _____ day of _____

FOND DU LAC County, } ss.

Personally came before me this 5th day of October, 2001, the above named George A. Stanchfield & Joyce A. Buechel

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not _____
authorized by §706.06, Wis. Stats.)

_____ to
me known to be the person _____ who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

William J. Bendt

Corporation Counsel

[Signature]
Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

FIGURE 1

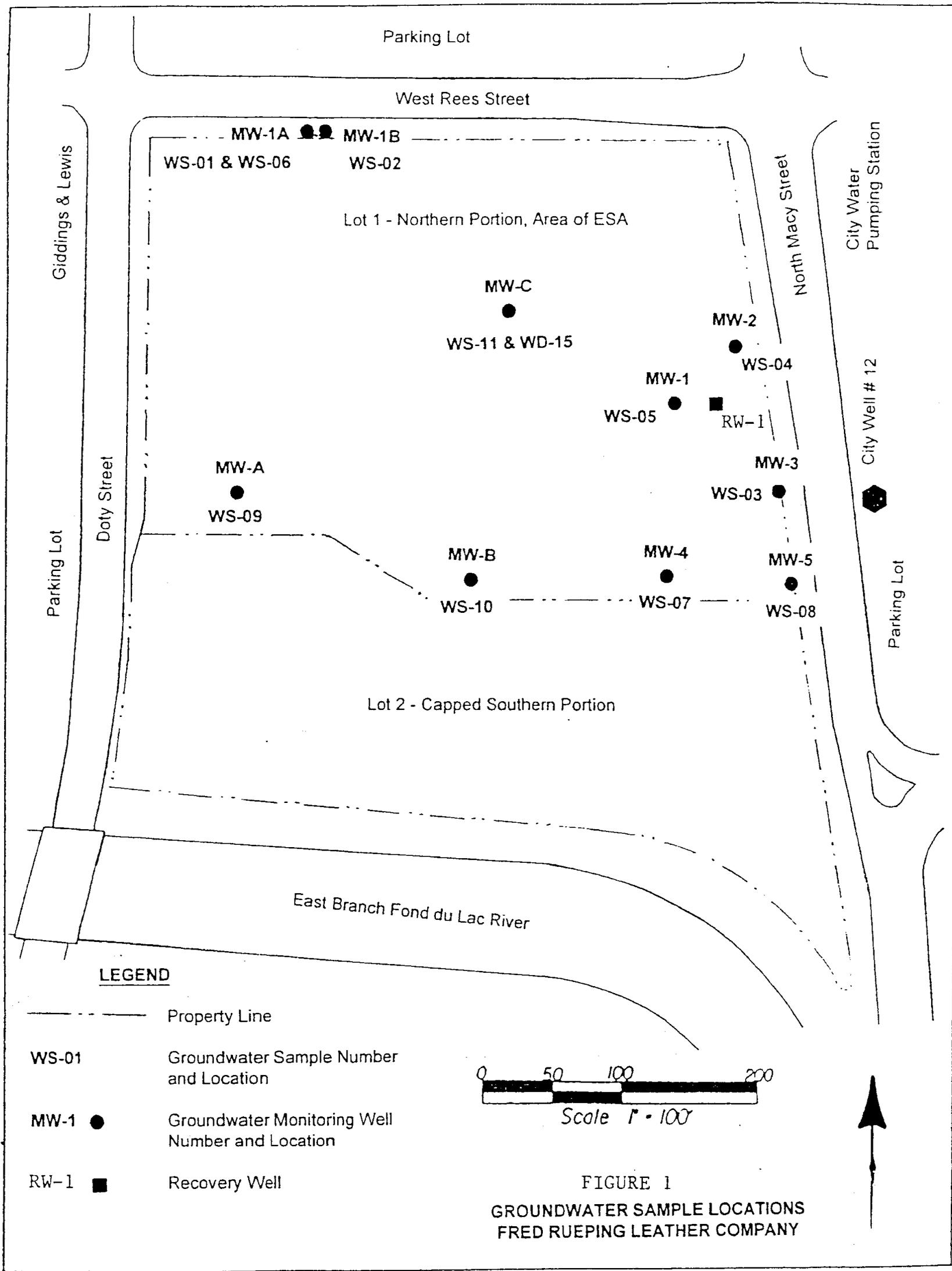


FIGURE 2

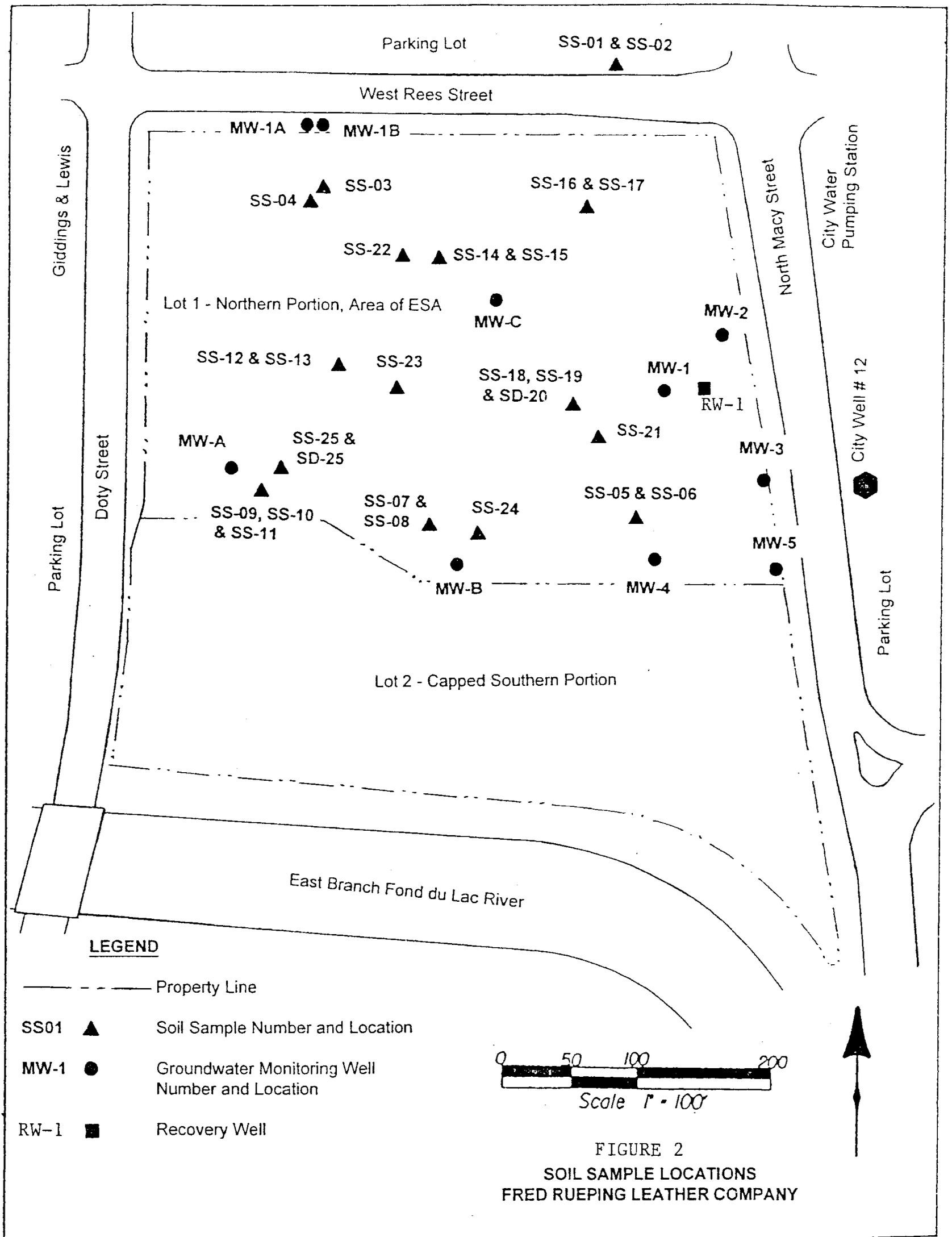


FIGURE 2
SOIL SAMPLE LOCATIONS
FRED RUEPING LEATHER COMPANY

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SCIENTISTS

An Employee-Owned Company

May 18, 2004

03-1-16093

Wisconsin Department of Natural Resources
Attn: Mr. Alan T. Nass
1125 North Military Avenue
P.O. Box 10448
Green Bay, WI 54307-0448

Subject: **Cap Maintenance Plan**

Former Rueping Leather Site

Outlot 2 as shown on CSM NO. 6668, Vol. 46, Pages 64 & 64A

Fond du Lac, Wisconsin

BRRTS ID# 02-20-001440

A. Nass
8-12-04

Dear Al:

As requested, on behalf of The City of Fond du Lac, Miller Engineers & Scientists is submitting the following *Cap Maintenance Plan* for Department of Natural Resources (DNR) review, comment, and approval.

The following is the contact responsible for the implementation of this plan:

Mr. John Angeli, Director of Redevelopment
City of Fond du Lac
160 South Macy Street
Fond du Lac, WI 54936-0150
Telephone: (920) 929-3316

The City of Fond du Lac proposes to maintain the existing on-site soil cap (refer to attached Figure 1: *Grading and Capping Control Plan*). The City of Fond du Lac, or their designated representative, will inspect the cap quarterly during the first year after installation (spring, summer, fall and winter of 2004), and repairs will be completed as required. Quarterly inspections will continue until the vegetative cover is well established. After the vegetative cover is established, inspections will occur annually in the spring of the year.

Cap inspections will consist of a site "walkover", where areas of distressed or missing vegetation and/or soil erosion will be noted. The vegetative cover should be maintained as a grass layer, with no bare spots or erosion. Inspection records will include the date of the inspection, a written description and a photographic record of cap conditions. A record of these inspections will be kept on file in the City redevelopment office for a period of ten years.

General cap repairs will include, but are not limited to, reestablishing vegetative cover to prevent erosion and replacement of areas of soil that may have eroded due to the movement of wind or water. A record of such repairs, including the method and date of any such repairs along with appropriate photographs, will be kept on file in the City redevelopment office for a period of ten years.

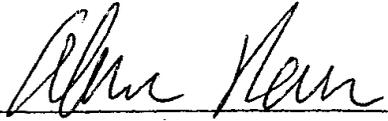
Mr. Alan T. Nass
May 18, 2004
Page 2

The City of Fond du Lac will maintain the cap until it is covered by pavement and/or structures, or until such time that it can be demonstrated to the DNR that the cap is no longer required for protection of human health or the environment. The City understands that a revised maintenance plan may be required if the site is developed, and that the DNR should be consulted before implementing development plans and/or revising this cap maintenance plan.

If excavation within the cap area is required for utility repair, building construction, or for any other reason, the DNR shall be notified before commencing excavation. Excavation in this area will require that the excavator follow appropriate health and safety procedures and that any excavated soil be properly managed. Soil management may include, but is not limited to, covering the excavated soil and securing the excavation area to prevent erosion, direct contact and/or leachate production. Approval will also be required for the proper disposal of soil (if required). Contingencies must also be made for the proper handling of any ground water that may be encountered in the excavation and for repair and reconstruction of the required soil cap and reestablishment of the vegetative cover.

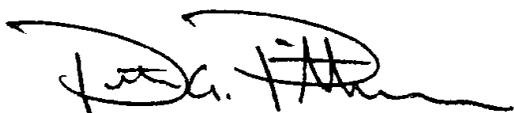
The City of Fond du Lac understands that if the cap is not maintained or if the cap maintenance inspection records are not current, the DNR has the authority to reopen this case. If the City sells the property, the responsibilities outlined in this agreement with the DNR will be transferred to the new owner as part of the purchase agreement.

The City of Fond du Lac appreciates your review of the proposed *Cap Maintenance Plan* and requests your signature indicating your approval. If you have any questions, please call Pete Pittner at Miller Engineers & Scientists at (920) 458-6164.

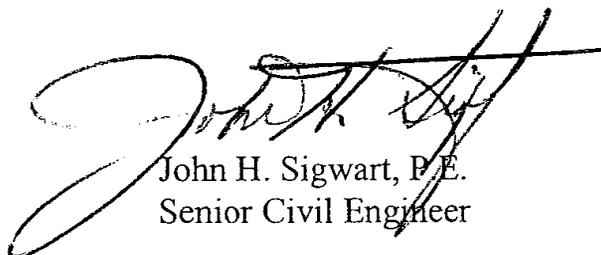
Signature  Date 8-12-04
Alan Nass, WDNR

Sincerely,

MILLER ENGINEERS & SCIENTITSTS



Peter G. Pittner, M.S.
Vice President



John H. Sigwart, P.E.
Senior Civil Engineer

PGP/sbk

Attachment: Figure 1: Grading and Capping Control Plan

c: Mr. John Angeli, City of Fond du Lac

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May 27, 2004

03-1-16093

Wisconsin Department of Natural Resources
Attn: Mr. Alan T. Nass
1125 North Military Avenue
P.O. Box 10448
Green Bay, WI 54307-0448

Subject: **Cap Maintenance Plan**
Former Rueping Leather Site
Lot 3 CSM NO. 6438, Vol. 44, Pages 34 & 34A (Marine Credit Union)
Fond du Lac, Wisconsin
BRRTS ID# 02-20-001440

A. Nass
8-12-04

Dear Al:

As requested, on behalf of The City of Fond du Lac, Miller Engineers & Scientists is submitting the following *Cap Maintenance Plan* for Department of Natural Resources (DNR) review, comment, and approval.

The following is the contact responsible for the implementation of this plan:

Mr. Steve Teiken, VP
Marine Credit Union
201 Wisconsin American Drive
Fond du Lac, WI 54935
Telephone: (920) 906-6101

Marine Credit Union proposes to maintain the existing on-site soil and pavement cap (refer to attached *As-Built Drawing for Marine Credit Union*). Marine Credit Union, or their designated representative, will inspect the cap quarterly during the first year after installation (spring, summer, fall and winter of 2004), and repairs will be completed as required. Quarterly inspections will continue until the vegetative cover is well established. After the vegetative cover is established, inspections will occur annually in the spring of the year.

Cap inspections will consist of a site "walkover", where areas of distressed or missing vegetation, soil erosion and/or pavement deterioration will be noted. The vegetative cover should be maintained as a grass layer, with no bare spots or erosion. Inspection records will include the date of the inspection, a written description and a photographic record of cap conditions. A record of these inspections will be kept on file in the office of Marine Credit Union for a period of ten years.

General cap repairs will include, but are not limited to, reestablishing vegetative cover to prevent erosion and replacement of areas of soil that may have eroded due to the movement of wind or water, crack-filling of pavement, and replacement of pavement areas where crack-filling is not sufficient to maintain the cap integrity. A record of such repairs, including the method and date of any such repairs, along with appropriate photographs, will be kept on file in the office of Marine Credit Union for a period of ten years.

Mr. Alan T. Nass
May 27, 2004
Page 2

Marine Credit Union will maintain the cap until it is covered by pavement and/or structures, or until such time that it can be demonstrated to the DNR that the cap is no longer required for protection of human health or the environment. Marine Credit Union understands that a revised maintenance plan may be required if the site is redeveloped, and that the DNR should be consulted before implementing development plans and/or revising this cap maintenance plan.

If excavation within the cap area is required for utility repair, building construction, or for any other reason, the DNR shall be notified before commencing excavation. Excavation in this area will require that the excavator follow appropriate health and safety procedures and that any excavated soil be properly managed. Soil management may include, but is not limited to, covering the excavated soil and securing the excavation area to prevent erosion, direct contact and/or leachate production. Approval will also be required for the proper disposal of soil (if required). Contingencies must also be made for the proper handling of any ground water that may be encountered in the excavation and for repair and reconstruction of the required soil and/or pavement cap and reestablishment of the vegetative cover.

Marine Credit Union understands that if the cap is not maintained or if the cap maintenance inspection records are not current, the DNR has the authority to reopen this case. If Marine Credit Union sells the property, the responsibilities outlined in this agreement with the DNR will be transferred to the new owner as part of the purchase agreement.

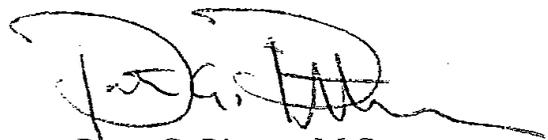
Marine Credit Union, along with the City of Fond du Lac, appreciates your review of the proposed *Cap Maintenance Plan* and requests your signature indicating your approval. If you have any questions, please call Pete Pittner at Miller Engineers & Scientists at (920) 458-6164.

Signature Alan Nass Date 8-12-04

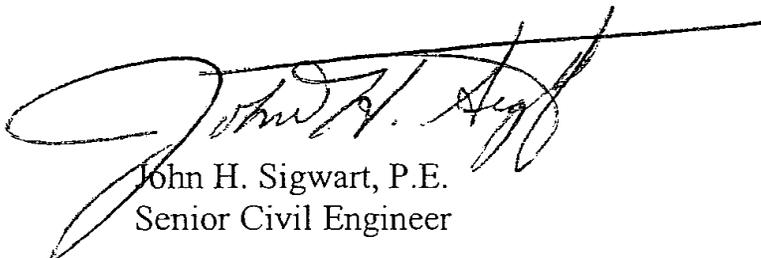
Alan Nass, WDNR

Sincerely,

MILLER ENGINEERS & SCIENTISTS



Peter G. Pittner, M.S.
Vice President



John H. Sigwart, P.E.
Senior Civil Engineer

PGP/sbk

Attachment: As-Built Drawing for Marine Credit Union

c: Mr. John Angeli, City of Fond du Lac
Mr. Tom Meiklejohn, III, A.I.A. – Project Architect

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May 27, 2004

03-1-16093

Wisconsin Department of Natural Resources
Attn: Mr. Alan T. Nass
1125 North Military Avenue
P.O. Box 10448
Green Bay, WI 54307-0448

Subject: **Cap Maintenance Plan**
Former Rueping Leather Site
Lot 5 CSM NO. 6668, Vol. 46, Pages 64 & 64A (Marine Credit Union)
Fond du Lac, Wisconsin
BRRTS ID# 02-20-001440

*A. Nass
8-12-04*

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201 Wisconsin American Drive
Fond du Lac, WI 54935
Telephone: (920) 906-6101

*A. Nass
8-12-04*

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Mr. Alan T. Nass
May 27, 2004
Page 2

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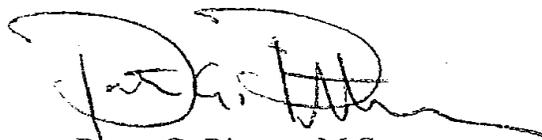
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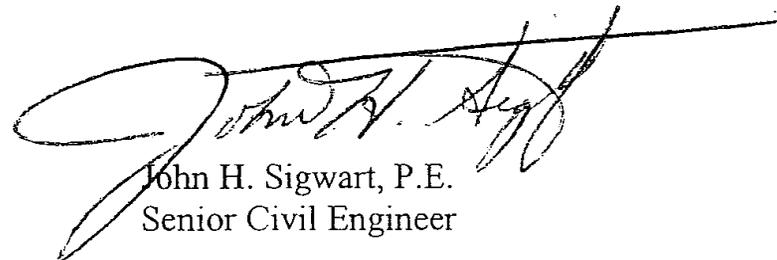
Signature Alan Nass Date 8-12-04
Alan Nass, WDNR

Sincerely,

MILLER ENGINEERS & SCIENTITSTTS



Peter G. Pittner, M.S.
Vice President



John H. Sigwart, P.E.
Senior Civil Engineer

PGP/sbk

Attachment: Grading & Capping Control Plan *Alan Nass 8-12-04*

c: Mr. John Angeli, City of Fond du Lac
Mr. Tom Meiklejohn, III, A.I.A. – Project Architect

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