GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Jan 31, 2003

BRRTS #: 02-36-220607

FID #: 436041100

ACTIVITY NAME: Mirro Co Plt 2 - Oil & PCB

DATCP #:

PROPERTY ADDRESS: 2401 Mirro Drive

COMM #:

MUNICIPALITY: Manitowoc

PARCEL ID #: 052-809-401-010.00 (obtained 12-December, 2008)

***WTM COORDINATES:**

X: **709745** Y: **409182**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property")*

Land Use Controls:

- [ ] Soil: maintain industrial zoning *(220)*

  (***note:*** *soil contamination concentrations between residential and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*

  (***note:*** *maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  (***note:*** *local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-36-220607 PARCEL ID #: 052-809-401-010.00

ACTIVITY NAME: Mirro Co Plt 2 - Oil & PCB WTM COORDINATES: X: 709745 Y: 409182

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

☒ **Closure Letter**

☒ **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)

☒ **Conditional Closure Letter**

☒ **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

☒ **Deed:** The most recent deed as well as legal descriptions, for the **Source Property**. Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

☒ **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.
Note: *The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.*

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

☒ **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1 **Title: Site Location and Local Topography**

☒ **Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 4 **Title: Soil Boring Locations**

☒ **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 3 **Title: Extent of Excavation With Soil Sample Locations**

BRRTS #: 02-36-220607 ACTIVITY NAME: Mirro Co Plt 2 - Oil & PCB

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 4 and 5 **Title: Geologic Cross-Section A-A' and Geologic Cross-Section B-B'**

Figure #: 7 **Title: Soil DRO Distribution Cross-Section B-B'**

☐ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: **Title:**

☒ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 6 **Title: Groundwater Elevation Contour Map (12/5/00)**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 4, 5 **Title: Soil Excavation Analytical Results, Soil Boring Analytical Results**

☐ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

☐ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-36-220607 ACTIVITY NAME: Mirro Co Plt 2 - Oil & PCB

NOTIFICATIONS

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- ☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- ☐ **Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying current source property owner.
- ☐ **Letter To Off-Source Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
  Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

  Number of "Off-Source" Letters:
- ☐ **Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying any off-source property owner.
- ☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- ☐ **Letter To Governmental Unit/Right-Of-Way Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

  Number of "Governmental Unit/Right-Of-Way Owner" Letters:

WISCONSIN
DEPT. OF NATURAL RESOURCES

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 920-492-5916
FAX 920-492-5859
TTY 920-492-5912

January 31, 2002

Charles Hauck
Mirro Company
A Division of Newell Rubbermaid
2015 Mirro Drive
Manitowoc, WI 54221

SUBJECT: Final Case Closure by Closure Committee with Conditions met
Mirro Plant #2 2401Mirro Drive, Manitowoc, WI
WDNR BRRTS #: 02-36-220607

Dear Mr.Hauck:

On January 8, 2002, your 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 January 31, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On January 15, 2003, the Department received correspondence indicating that Mirro Company has complied with the conditions of closure. The conditions of Closure included filing a soil deed restriction stating that inaccessible soil remains at the site in the area of soil excavation. The restriction requires that a soil barrier remain over the remaining soil contamination and that the soil barrier be maintained in accordance with a June 11, 2002, Maintenance Plan prepared by Northern Environmental. Based on the correspondence and data 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.

Your site 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

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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-492-5865.

Sincerely,

Annette Weissbach
Hydrogeologist
Remediation & Redevelopment Program

e-cc: Lynelle Caine, Northern Environmental, 954 Circle Drive, Green Bay WI 54304

926152

VOL 1762 PG 329

Document Number | **DEED RESTRICTION**

RCPT# 556, STN
$33.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

15 JAN 2003 1:45:13 PM

In re: All that part of the Southeast one quarter (SE1/4) of Section nine (9), Township nineteen (19) North of Range twenty-four (24) east, lying north of the Chicago and Northwestern Railway Company right of way, containing approximately one hundred and four (104) acres.

Recording Area

Name and Return Address
Charles Hauck
Newell Operating Company (Mirro)
2015 Mirro Drive
Manitowoc, Wisconsin 54221

Declaration of Restrictions

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Newell Operating Company (formerly known as the Aluminum Goods Manufacturing Company, a New Jersey Corporation) is the owner of the above-described property.

WHEREAS, one or more discharges have occurred on this property. Contaminated soils exist on this property at or near the locations as shown in Exhibit A, Figure 1 Site Layout, Mirro Company

Specific types, concentrations, and locations of contaminated soil are listed below with corresponding attached drawings:

- Exhibit B: Figures 2 and 3: Diesel range organics (DRO), gasoline range organics, (GRO), petroleum volatile organic compounds (PVOC) at the northeast corner of Plant 01 [formerly known as Plant #7] (BRRTS #03-36-001476), in the location of the soil excavation and water supply line.

- Exhibit C, Figure 4: DRO and polychlorinated byphenols (PCBs) on the north side of Plant 02 (BRRTS #02-36-220607), approximately 40 feet northeast of overhead door #23

- Exhibit D, Figure 5: DRO on the North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15),on the north side of the plant at the wall, 15 feet south of the concrete access manhole.

NOW THEREFORE, the owner hereby declares that specific portions of the property described above as specifically described below, are held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

1. Northeast corner of Plant 01 [formerly known as Plant #7] (BRRTS #03-36-001476), in the location of the soil excavation and water supply line [Exhibit B: Figures 2 and 3]

   One or more petroleum discharges have occurred at this location on the property. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: near the northeast corner of Plant 01 and in the location of the soil excavation and water supply line as specifically identified in Exhibit B (Figures 2 and 3). Pursuant to the requirements of s. 292.11, Stats, if the structural impediments that currently exist on this property are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

2. North side of Plant 02 (BRRTS #02-36-220607) [Exhibit C, Figure 4]

   The following activities are prohibited on that portion of the property shown in Exhibit C, Figure 4 where a soil cover has been placed (in the vicinity of soil sample S-2) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the soil cover shall be maintained in compliance with a Plan dated June 11, 2002, prepared and submitted to the Wisconsin Department of Natural Resources by Mirro Co, as required by section NR 724.13(2), Wis. Adm. Code (1999).

3. North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15) [Exhibit D, Figure 5]

   This affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that soil contaminated with Diesel Range Organics from an underground storage tank remains on this property as shown on Exhibit D, Figure 5. If this contaminated soil is excavated in the future, it may be considered solid waste and will need to be disposed in accordance with applicable statutes and rules.

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 soil remediation activities on the property at the present time.

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 and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with 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, Douglas L. Martin acknowledges that he is duly authorized to sign this document on behalf of Newell Operating Company.

Signature: _____

Printed Name: Douglas L. Martin

Title: Vice President – Treasurer of Newell Operating Company

Subscribed and sworn to before me

this 20 day of December, 2002

Linda L. Stichter
Notary Public, State of Illinois
My commission expires March 26, 2005

"OFFICIAL SEAL"
LINDA L. STICHTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-26-05

This document was drafted by Newell Operating Company and the Wisconsin Department of Natural Resources based on documents from Northern Environmental.

A1762 337 9

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EXHIBIT C

LOCATION OF REMAINING SOIL CONTAMINATION
PLANT #02

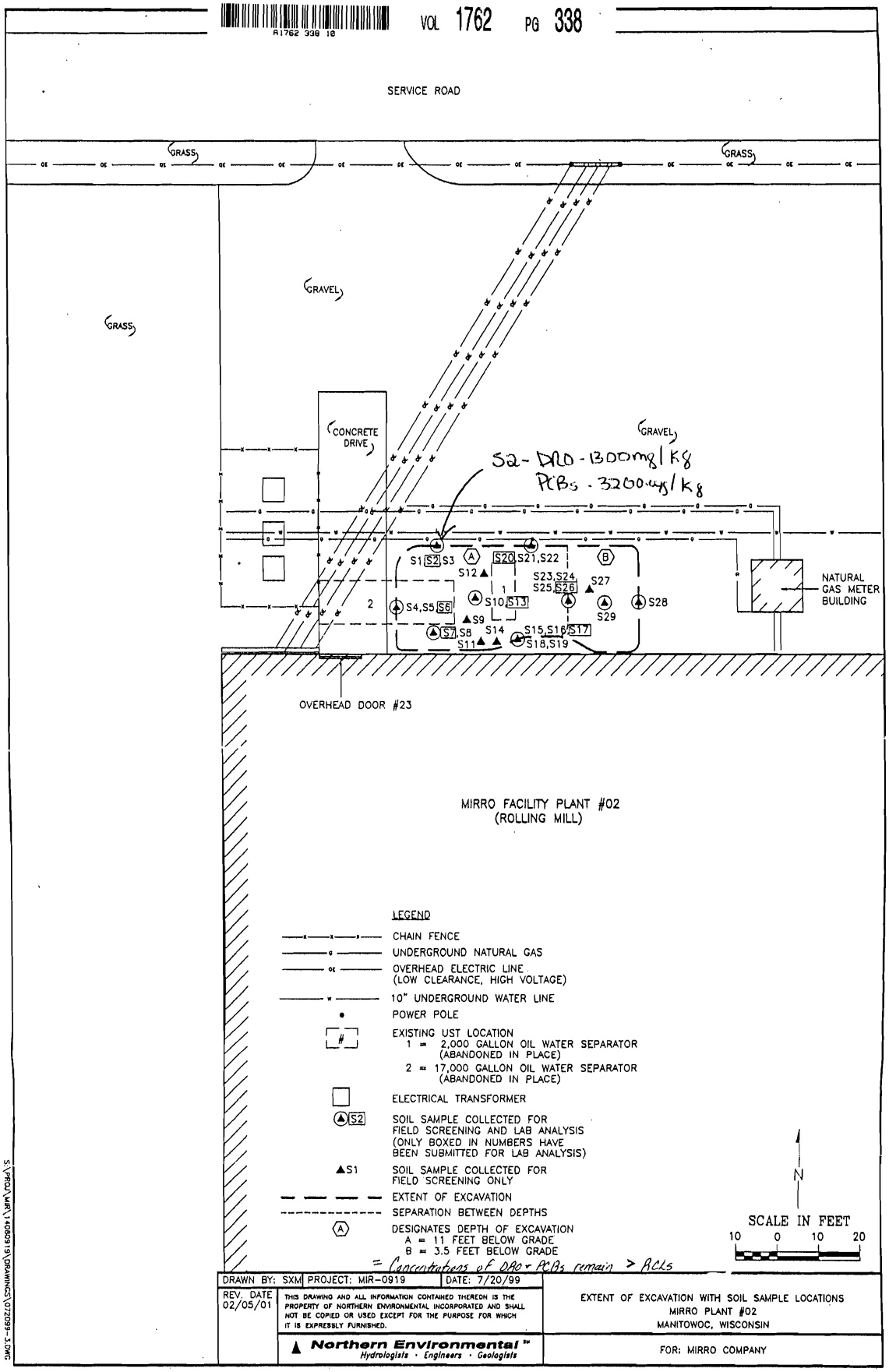


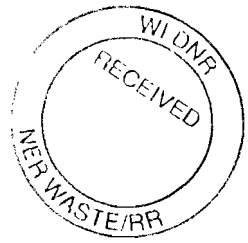
FIGURE 4

PLANT 02

Northern Environmental℠
Hydrologists • Engineers • Geologists

954 Circle Drive
Green Bay, WI 54304
920-592-8400
1-800-854-0606
Fax • 920-592-8444
E-mail • netigb@admin.itol.com

June 11, 2002
(MIR03-1408-0919)



Ms. Annette Weissbach
Wisconsin Department of Natural Resources
Post Office Box 10448
Green Bay, Wisconsin 54307-0448

Re: Performance Standard Cap, Mirro Company Plant #02, 2401 Memorial Drive, Manitowoc, Wisconsin; BRRTS #02-36-220607

Dear Ms. Weissbach:

On behalf of the Mirro Company, Northern Environmental Technologies, Incorporated (Northern Environmental) is providing information regarding the performance standard cap that was required as part of the conditional case closure letter for the Mirro Company Plant #02, 2401 Mirro Drive, Manitowoc, Wisconsin (the Site). As part of the conditional case closure of the Site, the WDNR is requiring that a surface barrier be maintained over the soil contamination near soil sample S2. Given the low permeability of the native soil at the Site, Northern Environmental is recommending that the top three feet of soil near soil sample S2 serve as a performance standard cap.

Maintenance Plan

The surface area near S1 will be inspected on a yearly basis by the Site owner to ensure that the cap is being maintained. The area will be examined for evidence of settling, potholes, erosion, and other damage. Damaged areas will be repaired within 30 days of discovery. A report describing the nature and extent of any damage to the barrier and subsequent repairs will be submitted to the Wisconsin Department of Natural Resources upon completion of these activities. Completed copies of written inspections will be maintained on-site. An example of the inspection form is enclosed.

We trust this information meets your needs. Please contact us at 920-592-8400 if you have any questions.

Sincerely,
Northern Environmental
Technologies, Incorporated

Lynelle P. Caine
Project Manager

LPC/jmv
Mr. Doug Deaton, Mirro Company

©2002 Northern Environmental Technologies, Inc.

S:\proj\MIR\14080919\LETTERS\maintenance plan doc

Annual Surface Barrier Inspection Report
Plant #02, 2401 Mirro Drive
Manitowoc, Wisconsin

Date: _____ Weather _____

Inspected By: _____

Observations of paved areas: _____

_____

_____

_____

_____

_____

_____

Signature: _____

file

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5916
FAX 920-492-5859
TTY 920-492-5912

January 31, 2002

Doug Deaton
Mirro Company
1512 Washington Street
Manitowoc, WI 54221

SUBJECT: Conditional Case Closure
Mirro Company Plant #2, 2401 Mirro Drive
Manitowoc, Wisconsin
WDNR BRRTS #02-36-220607

Dear Mr. Deaton:

On January 8, 2002, your request for closure of the case described above was reviewed by the Northeast Region Remediation and Redevelopment Closure Committee. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the NER Closure Committee has determined that the waste oil contamination caused by overfilling of the Oil and Water Separator System at the Mirro #2 site appears to have been investigated and remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

MONITORING WELL ABANDONMENT
The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/.

DEED RESTRICTION FOR CONTAMINATED SOIL
The closure committee has required that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment. Furthermore, the restriction will require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if existing structural impediments are removed.

You should be aware that the cap is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code.

In accordance with ss. NR 714.07(5) and 722.0992)(a)2, Wis. Adm. Code, you are required to provide a Class 1 public notice under ch. 985, Stats., concerning the impermeable cap you propose to place on your property. Please refer to s. NR 714.07(5), Wis. Adm. Code, for details on the required content of the public notice. The Department requires that you submit proof (a photocopy) of the published notice.

To expedite the completion of the soil deed restriction and closure process, the Department requests that you submit the following:

- A description of what type of performance standard cap Mirro Company proposes to maintain at soil sample location S-2
- 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, building outlines and boring/geoprobe locations, and location of contaminated soil remaining in place and subject of the deed restriction

If you do not have these documents they can be obtained from the Manitowoc County Register of Deeds. Once I receive this information, I will prepare and send you a draft copy of the soil deed restriction containing language regarding the remaining waste oil contamination. If the draft is accurate and acceptable, please sign it and file it with the Register of Deeds office. Then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem. Once all the following information is received, the site will be conditionally closed:

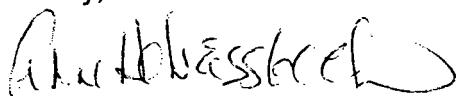
- Well Abandonment forms -
- Cap maintenance plan
- Copy of Class 1 Public Notice
- Signed and recorded deed restriction

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

Please be aware that the 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 to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-492-5865 or weissa@dnr.state.wi.us.

Sincerely,



Annette Weissbach
Hydrogeologist/Project Manager
Remediation & Redevelopment Program

cc: Lynelle Caine – Northern Environmental, 954 Circle Drive, Green Bay, 54304

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Northeast Region Headquarters
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Jean Romback-Bartels, Regional Director
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

WISCONSIN DEPT. OF NATURAL RESOURCES

March 15, 2012

VPLE #06-36-556282

Kenneth Kazmierczak CFO, VP Administration
Skana Aluminum Company
PO Box 1477
Manitowoc, WI 54220

SUBJECT: Certificate of Completion for Skana Aluminum Company, 2009 Mirro Drive, Manitowoc
Parcel #s: 052-809-401-010.00, 052-809-102-011.00,
052-809-103-011.00, 009-109-013-002.00

Dear Mr. Kazmierczak:

Congratulations! Your Certificate of Completion is attached. It has been a pleasure working with you and your consultant on this Voluntary Party Liability Exemption (VPLE) process.

In November 2010, the Department of Natural Resources ("the Department") has received your request for issuance of a *Certificate of Completion* for the property owned by Skana Aluminum Company, located at 2009 Mirro Drive Manitowoc, Wisconsin and herein after referred to as "the Property". You have requested that the Department determine whether Skana Aluminum Company has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion.*

The Property subject of this *Certificate of Completion* is real property owned by Skana Aluminum Company, encompassing approximately 132 acres. The Property is further described more or less as:

> Parcel 1: All that part of the southeast Quarter (SE ¼) of Section 9 (9) Township Nineteen (19) north, Range twenty-four (24) east, lying north of Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, County of Manitowoc, State of Wisconsin.
>
> Parcel 2: the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and South Half (S ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nine (9) Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, County of Manitowoc, State of Wisconsin.

Determination

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on the information received by the Department, the Department has determined that the investigation and restoration (to the extent practicable) of the Property is complete and that all

the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Certificate of Completion* for this Property.

While the conditions for issuance of a *Certificate of Completion* have been met, impervious barriers consisting of portions of buildings and "capped" areas consisting of pavement, gravel and grass surfaces must be maintained. In addition a groundwater use restrictions remain in place at the Property.

Conclusions

The Department appreciates the work undertaken by Skana Aluminum Company, to investigate and restore to the extent practicable the contamination associated with the Property. The exemption provided by the *Certificate of Completion* applies to any successor or assignee of Skana Aluminum Company, if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the *Certificate of Completion*, please call me at (920) 662-5165.

Sincerely,

Annette Weissbach

Annette Weissbach, Hydrogeologist
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

e-cc: Michael Prager – RR/5
Jim Bolger – Cardinal Environmental
Mike Hebert – Environmental Consulting & Technology, Inc.

State of Wisconsin
Department of Natural Resources

CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTION 292.15(2)(ae), WIS. STATS.

Whereas, **Skana Aluminum Company** has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 2009 Mirro Drive, Manitowoc, Wisconsin, further described in the legal description found on Attachment A (the "Property");

Whereas, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources ("WDNR") has determined that environmental contamination exists at the Property;

Whereas, **Skana Aluminum Company** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(ae)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on September 8, 2011;

Whereas, the Property contains soil contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code, and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code. Therefore, the Property will be included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **Skana Aluminum Company** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

Whereas, on January 20, 2012, the WDNR issued recent case closure letters

for the Property (Attachment C). In addition, several other older closure letters are also applicable for this Property. The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letters and maintenance plans;

The closure letters require maintenance of cover or barriers at certain locations on the Property in order to prevent direct contact with contaminated soil and to prevent water infiltration through residual soil contamination that might otherwise pose a threat to public health and the environment. The closure letters require that if soil with residual contamination is excavated in the future, the Property owner at the time of excavation must manage the soil in accordance with applicable federal and state laws; and

The closure letter states that chlorinated solvents remain in subslab and groundwater beneath building 5C at levels that, depending on construction and occupancy, may be of concern for vapor intrusion in the future. The case closure letter for the chlorinated solvents in the sump area of building 5C (02-36-544601) and this Certificate describes requirements that must be followed if changes in land use or construction is planned in this area to limit exposure to vapors;

Whereas, the WDNR has determined that the response action is complete and this determination is based on the Property being used as an industrial facility. In the event that the covers or barriers that currently exist are removed, the replacement barrier must be equally protective. Because of the residual contamination and certain continuing obligations for this site, before use of this site can be changed to residential use, or use by certain sensitive populations, such as a day care center, school, a senior center, hospital or a similar use, notification of the WDNR is required at a minimum. Additional sampling and/or cleanup may be required to ensure that the residual contamination levels, existing remedial action, and land use is protective. In that event, a new closure letter and Certificate of Completion may need to be issued;

Whereas, if the requirements of s. 292.15, Wis. Stats., this Certificate, the case closure letters or the maintenance plans are not followed, or if the land use changes, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats;.

Whereas, on January 20, 2012, the WDNR determined that response actions necessary to restore the environment were completed, except with respect to groundwater contaminated with aluminum, arsenic, polycyclic aromatic hydrocarbons, trichloroethylene (TCE), tetrachloroethylene (PCE), and PCBs above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards. The WDNR has determined that this groundwater contamination will be brought into compliance through natural attenuation, in accordance with administrative rules promulgated by the WDNR; and

Whereas, **Skana Aluminum Company** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property under the state's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards;

Therefore, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed, except with respect to aluminum, arsenic, polycyclic aromatic hydrocarbons, trichloroethylene (TCE), tetrachloroethylene (PCE), and PCBs contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards that WDNR has determined will be brought into compliance through natural attenuation, in accordance with rules promulgated by WDNR.

Upon issuance of this Certificate, **Skana Aluminum Company** and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats. However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the **January 20, 2012** case closure letters, the older case closure letters included in Attachment C, s. 292.15(7) and s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

If natural attenuation of contaminated groundwater fails, the insurance coverage under s. 292.15(2)(ae)3m., Wis. Stats., may be used by the state to cover the costs of complying with s. 292.11(2), Wis. Stats., with respect to groundwater quality.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by knowingly failing to disclose material information or under circumstances in which **Skana Aluminum Company** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b)

and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 5th day of March, 2012.

Mark F. Giesfeldt, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL DESCRIPTION
Skana Aluminum Company

Parcel No.: 052-809-401-010, a 71.1 acre developed parcel
Parcel No.: 052-809-103-011.00, a 40 acre undeveloped parcel
Parcel No.: 052-809-102-011.00, a 20 acre undeveloped parcel
Parcel No,: 009-109-013-002.00, a 1.12 undeveloped wooded parcel

Parcel 1: All that part of the southeast Quarter (SE ¼) of section 9 (9) Township nineteen (19) north, range twenty-four (24) east, lying north of Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, County of Manitowoc, State of Wisconsin.
EXCEPTING THEREFROM Lot one (1) of a Certified Survey recorded in Volume 24 of Certified Survey Maps, Page 63, as document No. 967193.
EXCEPTING portion conveyed for street purposes by Quit Claim Deed recoded in Volume 1995, Page 230, as Document No. 969539, and by Quit Claim Deed recorded in Volume 1995, Page 231, Document No. 969540.

Parcel 2: the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and South Half (S ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nine (9) Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, County of Manitowoc, State of Wisconsin.
EXCEPTING portion conveyed for street purposes by Quit Claim Deed recorded in Volume 1995, Page 230, as Document No. 969539

See attached Quit Claim Deed signed on April 14, 2010 and Certified Survey Map Volume 24 Page 63.

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

DOC # 1081280

Document Name

A2550 286 1

VOL 2550 PG 286

THIS DEED, made between **Michael S. Polsky as Receiver for Koenig & Vits, Inc.**

("Grantor," whether one or more), and **Skana Aluminum Company, a Wisconsin corporation**

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Manitowoc** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
04/30/2010 3:00:16 PM

Recording Area 13+6075 clk

Name and Return Address Title Trends, Inc. TK-6265
Godfrey & Kahn S.C.
Attorney Charles Vogel
780 N. Water Street
Milwaukee, WI 53202-3590

TRANSFER
$ 6075.00
FEE

052-809-401-010.00, 052-809-102-011.00, 052-809-103-011.00, 009-109-013-002.00
Parcel Identification Number (PIN)

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

See legal description attached.

WS-7

Dated April 14, **2010**.

Michael S. Polsky as Receiver for Koenig & Vits, Inc.

_____ (SEAL)
*

_____ (SEAL)
*Michael S. Polsky, Receiver

_____ (SEAL)
*

_____ (SEAL)
*

AUTHENTICATION

Signature(s) _____

_____

authenticated on _____.

_____
*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF **Wisconsin**)
) ss.
Milwaukee COUNTY)

Personally came before me on April 14, **2010**, the above-named **Michael S. Polsky as Receiver for Koenig & Vits, Inc.**

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

CATHY J BEYER NOTARY PUBLIC STATE OF WISCONSIN

*Cathy J. Beyer

Notary Public, State of **Wisconsin**

My commission ~~(is permanent)~~ (expires: **December 16, 2012**)

THIS INSTRUMENT DRAFTED BY:
Michael R. Stein, Esq.
Beck, Chaet, Bamberger & Polsky, S.C.

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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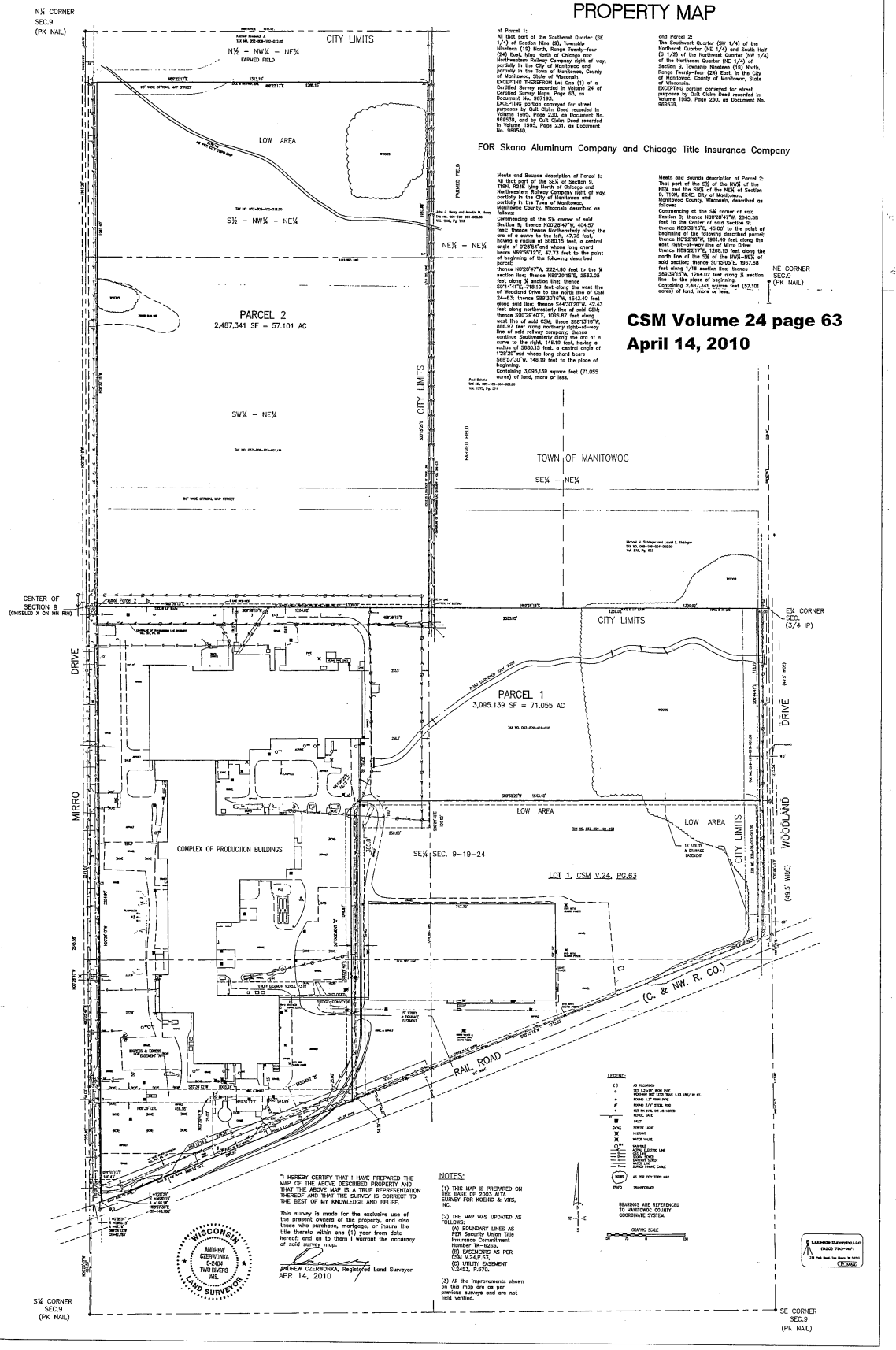
PROPERTY MAP



of Parcel 1:
All that part of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Nineteen (19) North, Range Twenty-four (24) East, lying North of Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, County of Manitowoc, State of Wisconsin.
EXCEPTING THEREFROM Lot One (1) of a Certified Survey recorded in Volume 24 of Certified Survey Maps, Page 63, as Document No. 987193.
EXCEPTING portion conveyed for street purposes by Quit Claim Deed recorded in Volume 1995, Page 230, as Document No. 898538, and by Quit Claim Deed recorded in Volume 1995, Page 231, as Document No. 898540.

and Parcel 2:
The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, County of Manitowoc, State of Wisconsin.
EXCEPTING portion conveyed for street purposes by Quit Claim Deed recorded in Volume 1995, Page 230, as Document No. 898538.

FOR Skana Aluminum Company and Chicago Title Insurance Company

Metes and Bounds description of Parcel 1:
All that part of the Section 9, T19N, R24E lying North of Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, Manitowoc County, Wisconsin described as follows:
Commencing at the S¼ corner of said Section 9; thence N00°28'47"W, 404.57 feet; thence thence Northeasterly along the arc of a curve to the left, 47.76 feet, having a radius of 3080.15 feet, a central angle of 0°28'54" and whose long chord bears N89°56'12"E, 47.73 feet to the point of beginning of the following described parcel;
thence N00°28'47"W, 2224.60 feet to the ¼ section line; thence N89°39'15"E, 2533.05 feet along ¼ section line; thence S00°44'47"E, 718.19 feet along the west line of Woodland Drive to the north line of CSM 24-63; thence S89°30'16"W, 1543.40 feet along said line; thence S44°30'20"W, 42.43 feet along northwesterly line of said CSM; thence S00°29'40"E, 1096.87 feet along west line of said CSM; thence S88°13'16"W, 886.27 feet along northerly right-of-way line of said railway company; thence continue Southwesterly along the arc of a curve to the right, 146.19 feet, having a radius of 3080.15 feet, a central angle of 1°28'20" and whose long chord bears S88°57'30"W, 146.19 feet to the place of beginning.
Containing 3,095,139 square feet (71.055 acres) of land, more or less.

Metes and Bounds description of Parcel 2:
That part of the S¼ of the NW¼ of the NE¼ and the SW¼ of the NE¼ of Section 9, T19N, R24E, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:
Commencing at the S¼ corner of said Section 9; thence N00°28'47"W, 2845.58 feet to the Center of said Section 9; thence N89°39'15"E, 45.00' to the point of beginning of the following described parcel; thence N72°21'16"E, 1981.40 feet along the west right-of-way line of Mirro Drive; thence N89°21'7"E, 1288.15 feet along the north line of the S¼ of the NW¼-NE¼ of said section; thence S01°15'05"E, 1987.66 feet along 1/16 section line; thence S89°39'15"W, 1264.02 feet along ¼ section line to the place of beginning.
Containing 2,487,341 square feet (57.101 acres) of land, more or less.

"I HEREBY CERTIFY THAT I HAVE PREPARED THE MAP OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

ANDREW CZERWONKA, Registered Land Surveyor
APR 14, 2010

WISCONSIN ANDREW CZERWONKA S-2404 TWO RIVERS WIS. LAND SURVEYOR

NOTES:
(1) THIS MAP IS PREPARED ON THE BASE OF 2003 ALTA SURVEY FOR KOENIG & VITS, INC.
(2) THE MAP WAS UPDATED AS FOLLOWS:
(A) BOUNDARY LINES AS PER Security Union Title Insurance Commitment Number TK-6265,
(B) EASEMENTS AS PER CSM V.24,P.63,
(C) UTILITY EASEMENT V.2453, P.570.
(3) All the improvements shown on this map are as per previous surveys and are not field verified.

LEGEND:
BEARINGS ARE REFERENCED TO MANITOWOC COUNTY COORDINATE SYSTEM.
GRAPHIC SCALE

Lakeside Surveying,LLC (920) 793-1471 211 Park Blvd, Two Rivers, WI 54241 FT 39867

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Skana Aluminum Company

02-36-555268 North Mound Site (PCBs)		
5/13/2010	Test Pit Results	AECOM Andrew Mott
5/25/2010	Interim Remedial Action Work Plan	AECOM Andrew Mott
8/20/2010	Revised Work Plan	Cardinal Environmental Jim Bolger
11/17/2010	Phase I ESA	AECOM Environment Jeanne Tarvin
11/17/2010	Phase II ESA	AECOM Environment Jeanne Tarvin
1/11/2011	SI Report	Cardinal Environmental Jim Bolger
4/27/2011	Remedial Action Documentation	Cardinal Environmental Jim Bolger
11/11/2011	SI Summary Report Rounds 1, 2, 3	Cardinal Environmental Jim Bolger
11/11/2011	Request for Case Closure	Cardinal Environmental Jim Bolger
02-36-544601 Sumps (VOC)		
9/30/2003	Phase II report ESA	JBI Jim Bolger
11/3/2005	Phase I ESA	Terracon Mylan Koski
12/12/2005	Limited Site Assessment	Terracon Mylan Koski
1/26/2006	SI Report	Cardinal Environmental Jim Bolger
3/6/2006	SI Work Plan	Cardinal Environmental Jim Bolger
9/16/2006	Interim SI report	JBI Jim Bolger
8/8/2007	Final SI report	JBI, LLC Jim Bolger
1/15/2008	Supplemental SI Work plan	GLEC John Barkach
7/14/2008	Supplemental SI Work plan	GLEC John Barkach
11/17/2010	Phase I ESA	AECOM Environment Jeanne Tarvin
11/17/2010	Phase II ESA	AECOM Environment Jeanne Tarvin
1/11/2011	SI Report	Cardinal Environmental Jim Bolger

5/9/2011	Supplemental SI Round 2	Cardinal Environmental Jim Bolger
8/22/2011	SI Work Plan Round 3	Cardinal Environmental Jim Bolger
11/11/2011	SI Summary Report Rounds 1, 2, 3	Cardinal Environmental Jim Bolger
11/11/2011	Request for Case Closure	Cardinal Environmental Jim Bolger
02-36-550138 Site wide (misc metals, PAH)		
9/30/2003	Phase II report ESA	JBI Jim Bolger
11/3/2005	Phase I ESA	Terracon Mylan Koski
12/12/2005	Limited Site Assessment	Terracon Mylan Koski
1/26/2006	SI Report	Cardinal Environmental Jim Bolger
3/6/2006	SI Work Plan	Cardinal Environmental Jim Bolger
9/16/2006	Interim SI report	JBI Jim Bolger
8/8/2007	Final SI report	JBI, LLC Jim Bolger
1/15/2008	Supplemental SI Work plan	GLEC John Barkach
7/14/2008	Supplemental SI Work plan	GLEC John Barkach
11/17/2010	Phase I ESA	AECOM Environment Jeanne Tarvin
11/17/2010	Phase II ESA	AECOM Environment Jeanne Tarvin
1/11/2011	SI Report	Cardinal Environmental Jim Bolger
5/9/2011	Supplemental SI Round 2	Cardinal Environmental Jim Bolger
8/22/2011	SI Work Plan Round 3	Cardinal Environmental Jim Bolger
11/11/2011	SI Summary Report Rounds 1, 2, 3	Cardinal Environmental Jim Bolger
11/11/2011	Request for Case Closure	Cardinal Environmental Jim Bolger
02-36-000497 Mirro Co Plant 2 (VOC)		
2/26/1991	SI Work Plan	STS Consultants Roger Miller
1/5/1994	SI Report	STS Consultants Roger Miller
11/10/1998	Closure Request submitted Groundwater use restriction-PCE	STS Consultants Roger Miller

02-36-220607 Mirro Co Plt 2 (Oil & PCB)		
7/21/1999	SI Work Plan	Northern Environmental Lynelle Caine
8/27/1999	SI Report	Northern Environmental Lynelle Caine
5/01/2001	Closure Request submitted Cap maintenance required Residual soil remaining	Northern Environmental Lynelle Caine
03-36-170638 Mirro Corp (UST)		
10/28/1997	SI Report	Northern Environmental Clint Wendt
11/3/1997	Tank Closure Site Assessment	Northern Environmental Clint Wendt
03-36-280532 Mirro CO (UST)		
8/20/2001	Tank closure assessment	Northern Environmental Lynelle Caine
1/23/2002	Tank closure ESA report	Northern Environmental Lynelle Caine
1/30/2002	SI report	Northern Environmental Lynelle Caine
4/23/2002	Closure request Soils thinspread on site	Northern Environmental Lynelle Caine

ATTACHMENT C
Closure Letter and Cap Maintenance Plan
Skana Aluminum Company

See Attached Case Closure Letters and cap maintenance plans for the Skana Aluminum Property.

Closure Date	BRRTS site #	activity	Continuing Obligation
January 20, 2012	02-36-544601	Sumps (Chlorinated Solvents) Building 5C	Cap maintenance
January 20, 2012	02-36-550138	Site-Wide Misc Historic	Cap Maintenance
January 20, 2012	02-36-555268	N Mound PCB (plant 02)	Groundwater use restriction
January 31, 2003	02-36-220607	DRO(oil) / PCBs (plant 02) Oil/water separator	Cap Maintenance Plan
April 23, 2002	03-36-280532	2 Fuel oil tank (plant 02)	none
January 27, 2003	03-36-170638	Fuel oil tank (Plant 5)	Deed notice residual contamination
January 13, 1999	02-36-000497	Naphtha tank-PCE (Plant 2)	Conditional Closure Groundwater use restriction

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Northeast Region Headquarters
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Jean Romback-Bartels, Regional Director
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

January 20, 2012

VPLE #06-36-556282

(sent via email to Ken.Kazmierczak@skanaaluminum.com)

Kenneth Kazmierczak CFO, VP Administration
Skana Aluminum Company
PO Box 1477
Manitowoc, WI 54220

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Skana Aluminum (K&V) Sumps (chlorinated solvents)
Building 5C at 2009 Mirro Drive, Manitowoc Wisconsin
WDNR Environmental Repair Activity # 02-36-544601

Dear Mr. Kazmierczak:

The Department of Natural Resources (DNR) considers the "sumps" (chlorinated solvents) case closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region Closure Committee reviewed the request for Closure on December 2, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on December 6, 2011and documentation that the conditions in that letter were met was received on January 9, 2012.
The following documentation was received:

- NR 141 Wis Adm. Code well abandonment forms: MW-06.16, MW-06.05, MW-06.08, MW-06.11, MW-06.19,MW-08.22, MW-08.24, MW-08.26, TW-06.18, TW-06.19, TW-06.20, TW-06.21, TW-06.22, TW-06.23, TW-06.24, TW-06.25, TW-06.26
- Cap Maintenance Plan
- DOT specifications for concrete pavement and asphaltic surfaces
- VOC contour map for GIS Registry documentation

The "Sumps" case is an apparent historic release of chlorinated solvents (primarily trichloroethylene) in the vicinity of Building 5C of this former Mirro facility now owned and operated by Skana Aluminum. The conditions of closure and continuing obligations required were based on the property being used for **Industrial purposes.**

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Building 5C and the surrounding pavement must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.
- Site-specific exposure assumptions were used. Current industrial land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Avenue in Green Bay. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement and the building foundation are required, as shown on the shaded area of **attached Figure 2**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;

- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)
Groundwater contamination greater than enforcement standards is present on this contaminated property as shown on the **attached Figure 12**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)
Residual soil contamination remains under Building 5C. If soil under Building 5C is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)
The pavement and building that exists in the shaded areas shown on the **attached Figure 2** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted. A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation
Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Chlorinated solvents remain in subslab and groundwater beneath building 5C, as shown on the **attached Figure 12**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Currently the building is used for industrial purposes, therefore, before a new

building is constructed, the property owner must notify the DNR. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR concurs that conditions at the property are protective of the new use.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf.

Please send written notifications in accordance with the above requirements to the Northeast Regional Headquarters, to the attention of RR Program Environmental Associate.

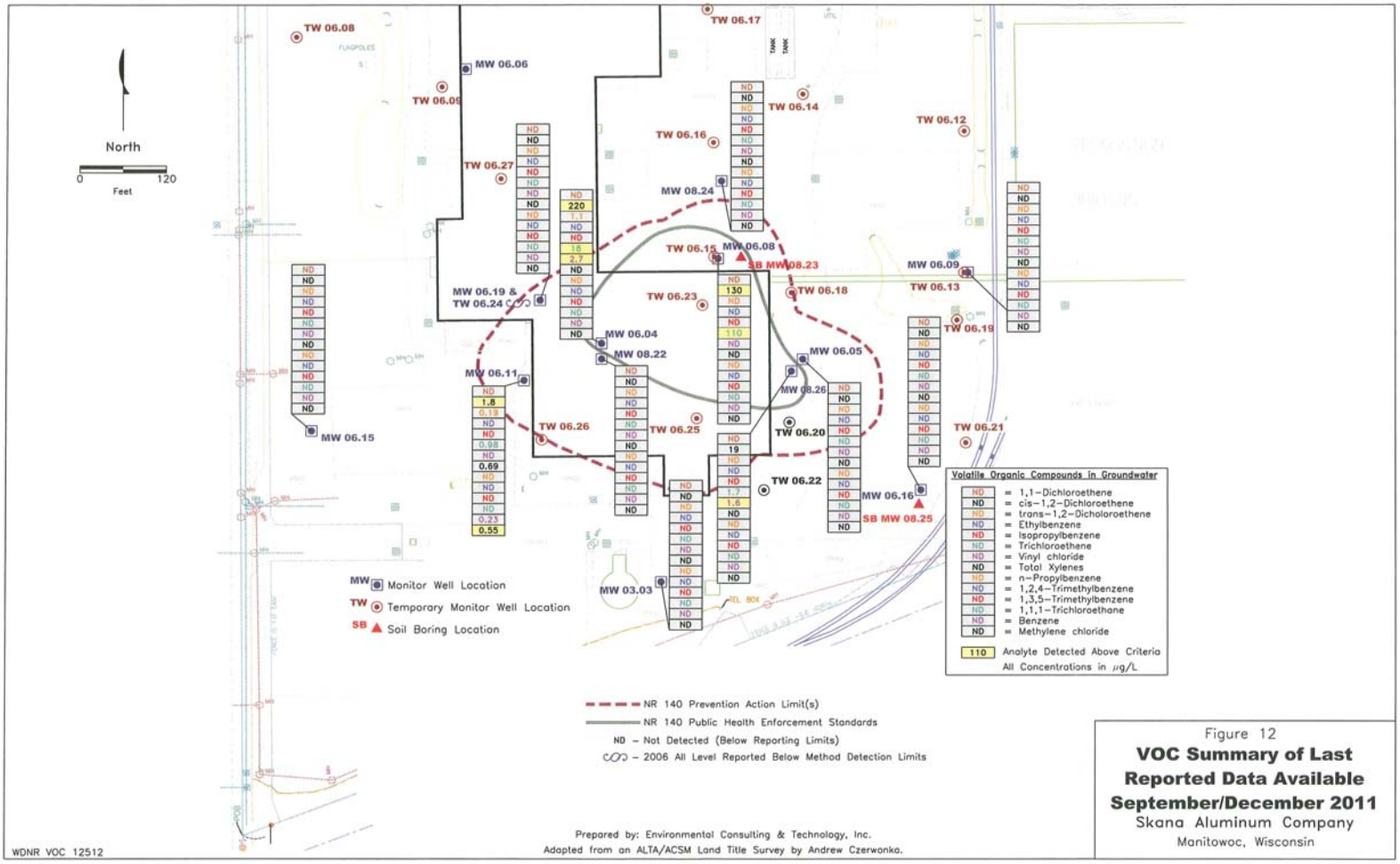
We appreciate your efforts to restore the environment at this site and enroll the property in the Voluntary Party Liability Exemption (VPLE) process. Your Certificate of Completion will be issued in the next several weeks. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Annette Weissbach at 920-662-5165.

Sincerely,

Bruce Urben, Air and Waste Division Leader
Northeast Region

Attachments:
- Barrier/Cap Maintenance Plan
- Figure 12 remaining groundwater contamination map
- Publication RR 819 Continuing Obligations

e-cc: Paul Kuplic – paulk@communitybankandtrust.com
James Bolger – JBI Inc., jim@jbidata.com
Michael Hebert – ECT, Inc., MHebert@ectinc.com
Michael Prager – RR/5



Prepared by: Environmental Consulting & Technology, Inc.
Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

WDNR VOC 12512

Figure 12

VOC Summary of Last Reported Data Available September/December 2011

Skana Aluminum Company

Manitowoc, Wisconsin

SKANA ALUMINUM CO

MAKING FRIENDS IS OUR MISSION

BARRIER/CAP MAINTENANCE PLAN

Date of Preparation: 25 January 2012
Date of Initiation: 15 February 2012

Subject Property: SKANA ALUMINUM COMPANY
2009 Mirro Drive
Manitowoc, Wisconsin 54221

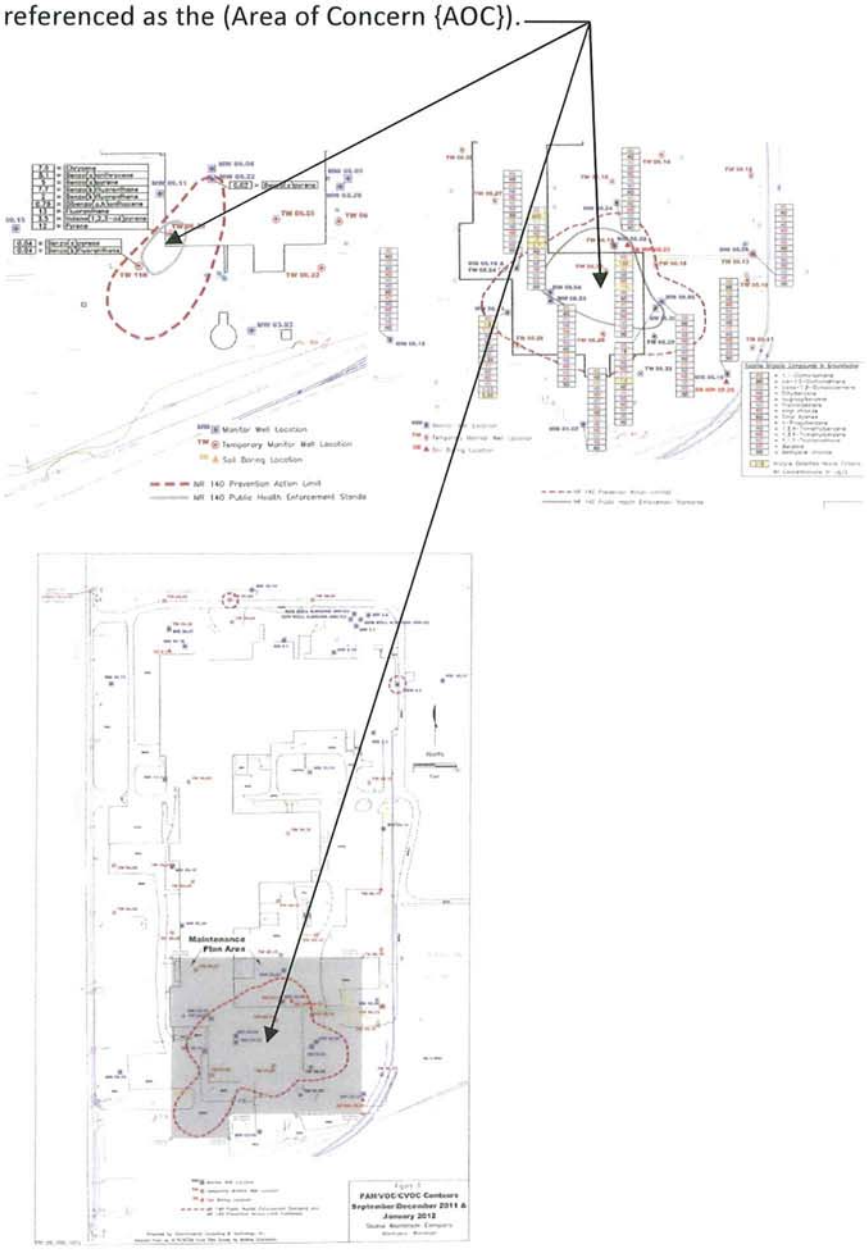
VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

Legal Description: *All that part of the Southeast Quarter (SE ¼) of Section Nine (9) North, Range Twenty-four (24) East, lying North of the Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, County of Manitowoc, State of Wisconsin, EXCEPTING THEREFROM Lot One (1) of a Certified Survey recorded in Volume 24 of Certified Survey Maps, Page 63 as Document No.967193. ALSO EXCEPTING portion conveyed for street purposes by Quit Claim Deeds recorded in Volume 1995, Page 230, Document No. 969539 and in Volume 1995, Page 231 as Document No. 969540.*

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the South Half (S ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nine (9), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, County of Manitowoc, State of Wisconsin. EXCEPTING portion conveyed for street purposes by Quit Claim Deed recorded in Volume 1995, Page 230, as Document No. 969539.

Introduction

This document (BARRIER/CAP MAINTENANCE PLAN) is herein referenced as the **Maintenance Plan** for the existing concrete floors associated with Building 5C and those existing asphalt pavement areas surrounding Building 5C. These structures (concrete floors/asphalt pavement) are referenced as engineering controls (vapor-contact barrier/water infiltration cover) at the referenced subject property in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing (concrete floors associated with Building 5C and those asphalt pavement areas surrounding Building 5C) occupying the area over the residual contaminated groundwater/soil regimes associated with WI DNR Repair Activities #02-36-544601/02-36-550138, is hereafter referenced as the (Area of Concern {AOC}).



No contamination associated with this Maintenance Plan has extended off site is likely to migrate off site under the current conditions.

More site-specific information about this property may be found in:

- The case-file retained by the regulatory agency
  State of Wisconsin
  Department of Natural Resources
  Northeast Regional Headquarters
  2984 Shawano Avenue
  Green Bay, WI 54313-6727

- BRRTS on the Web (WI DNR's internet based data base of contaminated sites): http://**dnr.wi.gov/botw/**SetUpBasicSearchForm.do

02-36-544601 SKANA (K&V) (SUMPS)

ERP - OPEN

Location Name (Click Name to View Details and Other Activities)				County	WDNR Region
SKANA ALUMINUM CO				MANITOWOC	NORTHEAST
Address				Municipality	
2009 MIRRO DR				MANITOWOC CITY	
Public Land Survey System			Latitude	Google Maps™	RR Sites Map
NW 1/4 of the SE 1/4 of Sec 09, T19N, R24E			44.128693	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-87.6286078	436106110	>100 Acres
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2005-12-12		2011-12-02

Characteristics

EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

02-36-550138 SKANA (K&V) SITEWIDE

ERP - OPEN

Location Name (Click Name to View Details and Other Activities)				County	WDNR Region
SKANA ALUMINUM CO				MANITOWOC	NORTHEAST
Address				Municipality	
2009 MIRRO DR				MANITOWOC CITY	
Public Land Survey System			Latitude	Google Maps™	RR Sites Map
NW 1/4 of the SE 1/4 of Sec 09, T19N, R24E			44.12948	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-87.6273142	436106110	>100 Acres
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2005-12-12		2011-12-05

Characteristics

EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and

- The WI DNR project manager for Manitowoc County (County Code 36):
  State of Wisconsin
  Department of Natural Resources
  Northeast Regional Headquarters
  Remediation & Redevelopment Program

2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: (920) 662-5100

Description of Contamination

The shallow unconsolidated/vadose zone soils and saturated zone(s) within the AOC have been identified as contaminated by one or more of the following:

CAS 56553	Benzo(a)anthracene	CAS 50328	Benzo(a)pyrene
CAS 205992	Benzo(b)fluoranthene	CAS 207089	Benzo(k)fluoranthene
CAS 107-06-2	Cis-1, 2-Dichloroethene	CAS 218019	Chrysene
CAS 53703	Dibenzo(a,h)anthacene	CAS 193395	Indeno(1,2,3-cd)pyrene
CAS 129000	Pyrene	CAS 79016	Trichloroethylene
CAS 75014	Vinyl Chloride		

The unconsolidated vadose zone soils are defined as those soils in the AOC which are not saturated with groundwater below the elevation of (+/- 605 ft MSL) and limited to a maximum depth of 30 ft below ground surface or 575 ft MSL). Saturated zone(s) or those sediments which have the potential to produce non-potable and/or potable water (groundwater) within the AOC defined in the unconsolidated soils above the elevation of 575 ft MSL.

The following figures are presented as Exhibit A to support and define the AOC:

- Well Locations, Screen Depths & Soil Sample Locations
  (All wells points within the AOC have been sealed before the Initiation date of this Maintenance Plan)
- VOC Contour September 2011
  NR 140 Pubic Heath Enforcement Standards
  NR 140 Prevention Action Limits
- Summary of PAH Concentrations Groundwater Regime -2011
  NR 140 Pubic Heath Enforcement Standards
  NR 140 Prevention Action Limits
- PAH/VOC/CVOC Contour September/December 2011 & January 2012
  Inspection Area for this Maintenance Plan, (Light Grey)

Description of the Surface Structures to be Maintained

The concrete floor/surface structures supporting Building 5C and those existing asphalt pavement areas surrounding Building 5C are herein described and consists of the following matrix:

Building 5C Floor/Surface Structures Supporting Building 5C

Existing Floors	(typical 8-12 inches of concrete {3,200 psi}) (*minimum maintained cover 6 inch of concrete*)

Effective February 15, 2012, an inspection of the concrete floors within the AOC will be conducted and any voids not occupied by sealed equipment will be sealed to comply with the minimum 6 inch maintained concrete cover.

Concrete surfaces will be maintained/repaired in accordance with the Wisconsin Department of Transportation Specifications for Concrete Pavement (Section 415), reference Annotated 2012 Edition of Standard Specifications. (Attachment No. 1)

Asphalt Pavement Areas Surrounding Building 5C

Asphalt Pavement (typical 4 inches of asphalt cover)
(minimum thickness 4 inches of asphalt)

Effective June 15, 2012, an inspection of the asphalt pavement within the AOC will be conducted and any voids through the pavement will be repaired and/or sealed before August 15, 2012 to comply with the minimum 4 inch maintained asphalt cover.

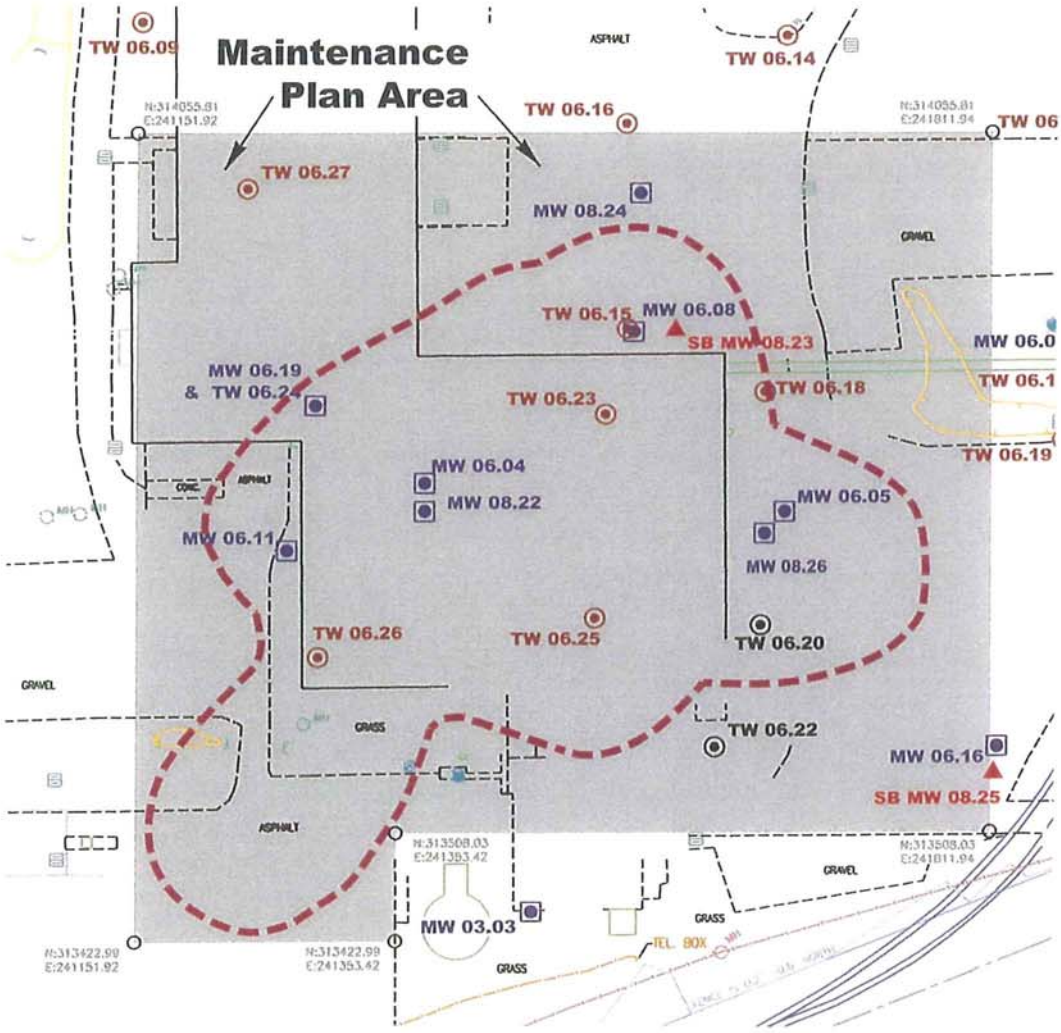
Asphalt surfaces will be maintained/repaired in accordance with the Wisconsin Department of Transportation Specifications for Asphaltic Pavement/Surface (Sections 450 and 465), reference Annotated 2012 Edition of Standard Specifications. (Attachment No. 2)

Existing surface structures (concrete for Building 5C and those asphalt areas surrounding Building 5C) as defined within the AOC are those structures that cover earth within the area shown on the Figure entitled: PAH/VOC/CVOC Contour September/December 2011 & January 2012 (Light Grey). These surface structures are subject to the controls as referenced, and may not be removed with written receipt of authorization from the WI DNR.

The concrete/asphalt over the contaminated groundwater and soil regimes serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These concrete/asphalt cover(s) also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In addition, the concrete floor within Building 5C acts as a barrier to prevent accumulation of chlorinated solvents/PAHs within the ambient air space of said Building 5C. Based on the current and future use of the property, the barrier(s) should function as intended unless disturbed.

Annual Inspection

The concrete/asphalt structures overlying the contaminated groundwater and soil regimes as depicted in the flowing figures entitled (VOC Contour September 2011, and Summary of PAH Concentrations Groundwater Regime -2011) and/or as outlined in light grey on the figure entitled (PAH/VOC/CVOC Contour September/December 2011 & January 2012,) will be inspected once a year, normally in the spring after all snow and ice is gone (*i.e. no later than June 15 of each year*), for deterioration, cracks and other potential problems that can cause additional surface water infiltration/subsurface erosion/ or allow human exposure to the underlying soils.



The inspections will be performed by SKANA ALUMINUM COMPANY (property owner) or their designated engineering representative. The inspection(s) will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and/or where surface water infiltration is being or likely to become acerbated will be documented. A log of the inspections and any repairs will be maintained by the SKANA ALUMINUM COMPANY. The Inspection Log is included as Exhibit B. The Inspection Log will include recommendations for necessary repair of any areas where underlying soils are exposed [and] where infiltration from the surface will not be effectively minimized. Once repairs are completed, (i.e. before August 15 of each year) they will be documented/photographed and incorporated in the Inspection Log/ Maintenance Plan. A copy of the Inspection Log will be kept at the subject property (SKANA ALUMINUM COMPANY, 2009 Mirro Drive, Manitowoc, WI) and be available for inspection by WI DNR representatives upon their request. In addition, no later than September 1 of each year a copy of the Inspection Log, photographic documentation of repairs/condition of the barrier(s)/cover(s)/surface structure(s) and general statement

documenting the condition of said barrier(s)/cover(s)/surface structure(s) will be forward by SKANA ALUMINUM COMPANY to the WI DNR:

State of Wisconsin
Department of Natural Resources
Northeast Regional Headquarters
Remediation & Redevelopment Program
2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: (920) 662-5100

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical.

- Exterior - Repairs can include patching and filling or larger resurfacing or construction operations.
- Interior - Repairs can include industrial epoxy crack sealing (full depth), patching or larger resurfacing or construction.

In the event that necessary maintenance activities expose the underlying soil, or maintenance crews enter into a defined confined space which is below the ground surface elevation, SKANA ALUMINUM COMPANY will inform maintenance workers of the direct contact exposure hazard, vapor potential and provide them with appropriate personal protection equipment ("PPE"). The SKANA ALUMINUM COMPANY will also sample any soil that is excavated from the AOC prior to conducting off-site disposal activities to ascertain data concerning the levels of any residual contamination. The soil will be treated, stored and disposed of by SKANA ALUMINUM COMPANY in accordance with applicable local, state and federal law.

In the event the concrete/asphalt materials overlying the contaminated groundwater/soil regimes are removed or required replacement, the replacement barrier must be of equal impervious and consistent with the minimum thickness specified in this document. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WI DNR or its successor. SKANA ALUMINUM COMPANY, in order to maintain the integrity of the concrete/asphalt barrier(s), will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WI DNR

These prohibitions may not be violated unless prior written approval has been obtained from the **WI DNR** on any portion of the property defined as part of the AOC which supports a surface cover/barrier structure which limits human exposure to the underlying residual contaminated and limits surface water infiltration:

- removal of the existing barrier
- replacement with another barrier (that does not comply with this Maintenance Plan)
- excavating or grading of the land surface
- filling on capped or paved areas
- plowing for agriculture
- installation of wells for the purpose of generating a water source

It is herein noted that this written approval requirement, does not justify the owner/responsible parties to not undertake actions should an immediate dangerous environment/condition develop in the AOC which poses an immediate risk to the general public or the environment. Under these conditions emergency trained personnel may take actions to protect the general public and the environment, but concurrently SKANA ALUMINUM COMPANY administration (property owner) must take immediate actions (defined as 24 hours) to notify the WI DNR of said emergency condition.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the SKANA ALUMINUM COMPANY (current property owner) and its successors with the written approval of WI DNR.

Maintenance Plan Contact Information

The following contact information is herein provided to WI DNR. In the event the contact information must be amendments, the existing property owner or the contact listed below is responsible for notifying the WI DNR within +/-15 days of the amendment.

Contact Information

[January 2012 - _____]

Site Owner and Operator:

SKANA ALUMINUM COMPANY
2009 Mirro Drive, P.O. Box 1477
Manitowoc, WI 54221 USA
Phone: 920.482.0599 / Fax: 920.482.1039

Name: Kenneth Kazmierczak
Title: CFO, VP Administration
Email: Ken.Kazmierczak@skanaaluminum.com

Environmental Consultant:

Cardinal Environmental
3303 Paine Ave
Sheboygan, WI 53081
Phone: 800.413.7225
Scott Hanson

Environmental Consulting & Technology, Inc.
3125 Sovereign Drive
Lansing, Michigan 48911
Phone: 517.272.9200
Michael T. Hebert, CPG, CHMM, PG, CUSTP

WI DNR Project Manager:
(Manitowoc County)

Annette Weissbach
State of Wisconsin
Department of Natural Resources
Northeast Regional Headquarters
Remediation & Redevelopment Program
2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: 920.662.5100 or (5165)

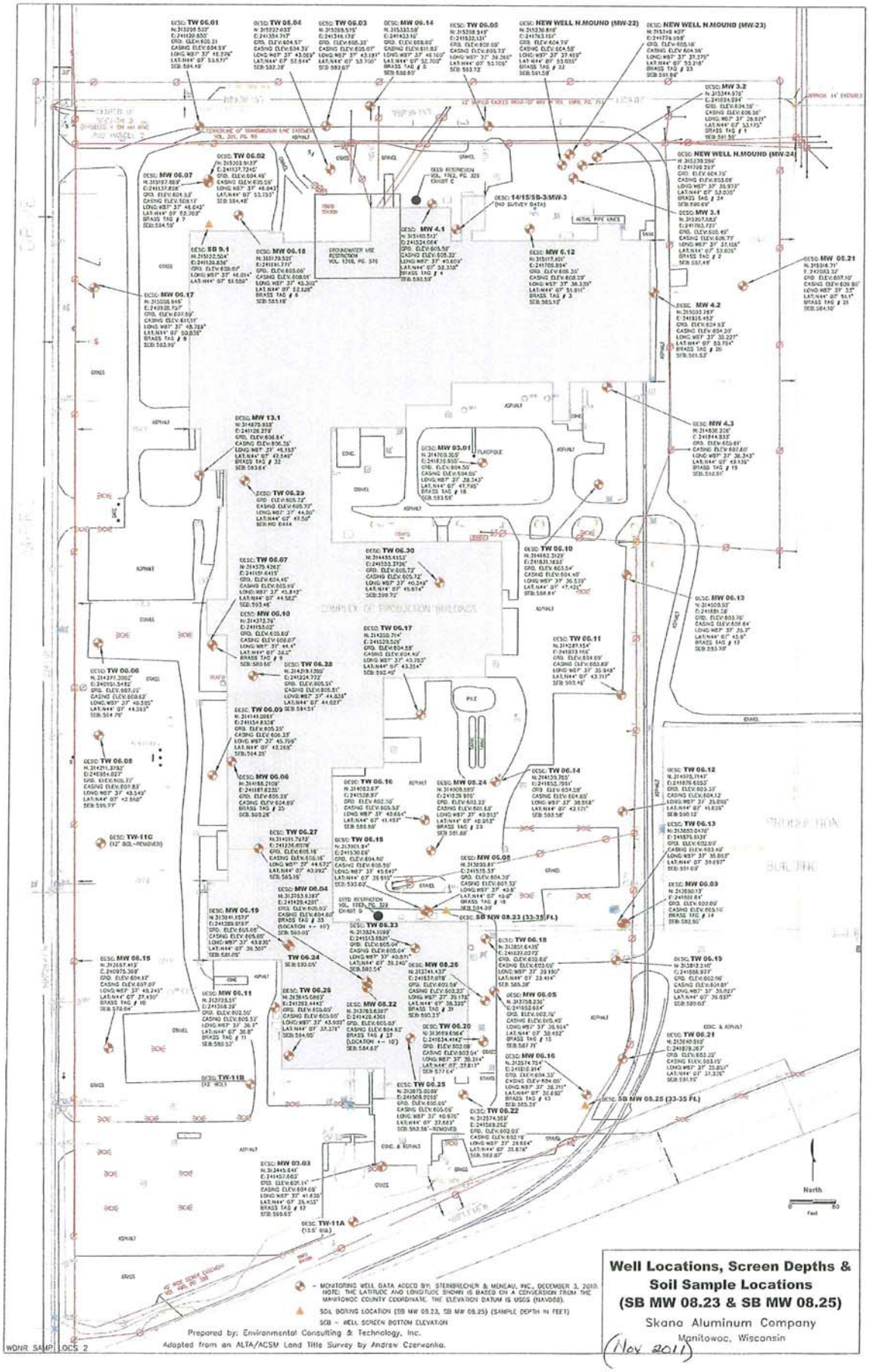
EXHIBIT A

Well Locations, Screen Depths & Soil Sample Locations

VOC summary of Last Reported Data Available

Summary of PAH Concentrations Groundwater Regime 2011

PAH/VOC/CVOC Contour September/December 2011 & January 2012



- MONITORING WELL DATA ADDED BY: STERNBERGER & MENEAU, INC., DECEMBER 3, 2010. NOTE: THE LATITUDE AND LONGITUDE SHOWN IS BASED ON A CONVERSION FROM THE MANITOWOC COUNTY COORDINATE. THE ELEVATION DATUM IS USGS (NAVD88).

▲ SOIL BORING LOCATION (SB MW 08.23, SB MW 08.25) (SAMPLE DEPTH IN FEET)

SCB - WELL SCREEN BOTTOM ELEVATION

Prepared by: Environmental Consulting & Technology, Inc.

Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

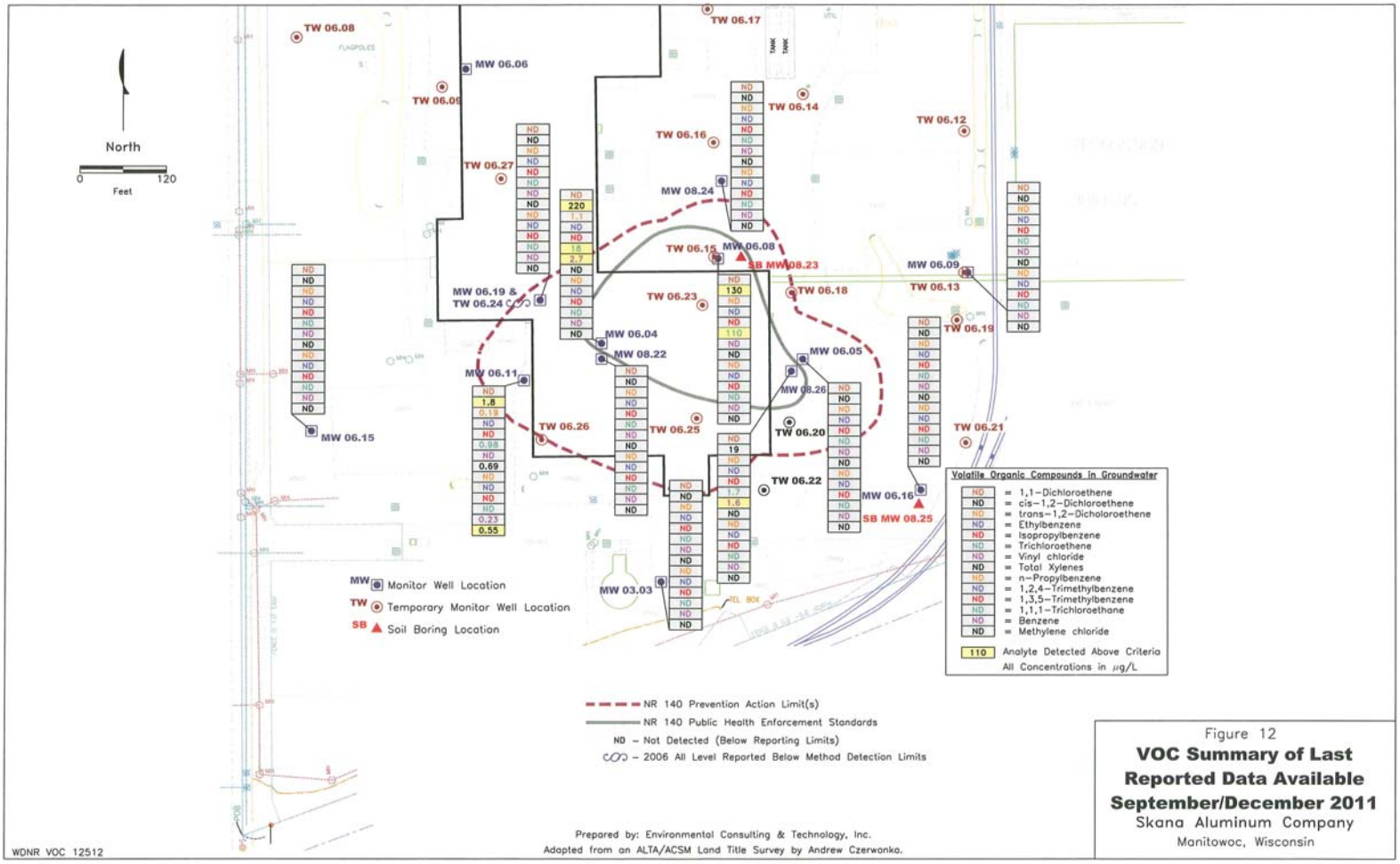
WDNR SAMP_LOCS 2

Well Locations, Screen Depths & Soil Sample Locations (SB MW 08.23 & SB MW 08.25)

Skana Aluminum Company

Manitowoc, Wisconsin

(Nov 2011)



Prepared by: Environmental Consulting & Technology, Inc.
Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

WDNR VOC 12512

Figure 12

VOC Summary of Last Reported Data Available September/December 2011

Skana Aluminum Company

Manitowoc, Wisconsin

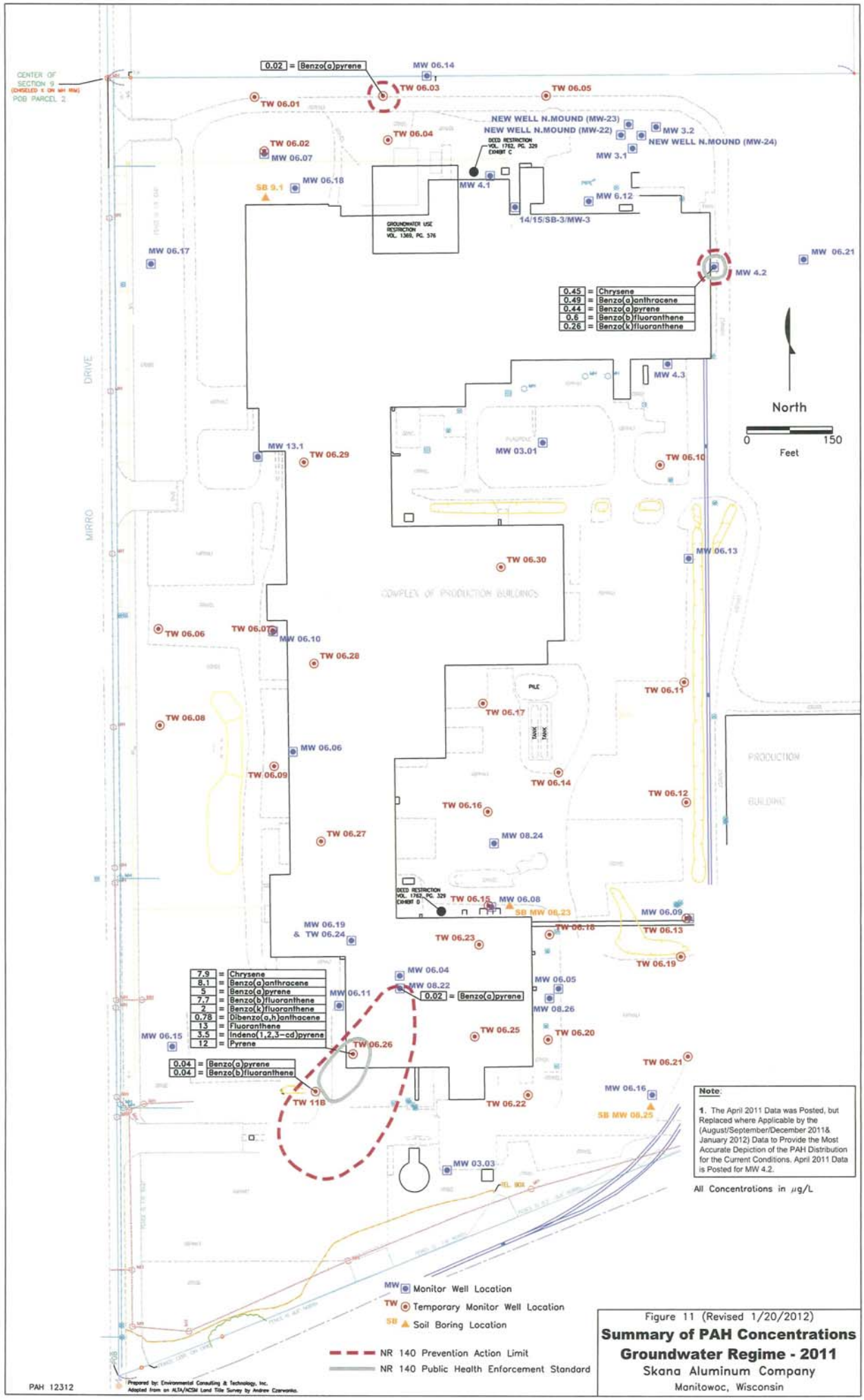


Figure 11 (Revised 1/20/2012)

Summary of PAH Concentrations
Groundwater Regime - 2011

Skana Aluminum Company

Manitowoc, Wisconsin

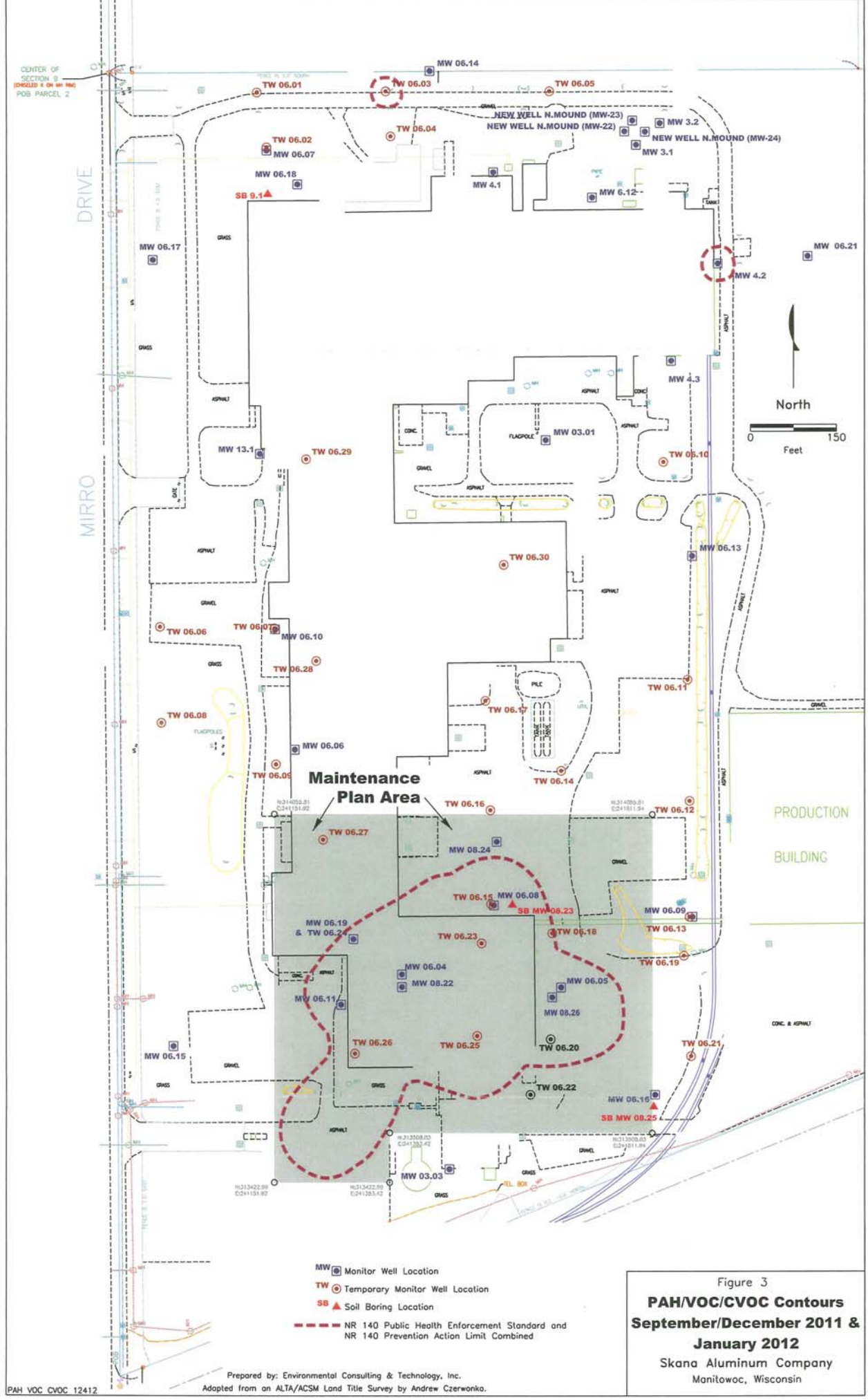


Figure 3

PAH/VOC/CVOC Contours September/December 2011 & January 2012

Skana Aluminum Company

Manitowoc, Wisconsin

INSPECTION LOG

Date: / /20

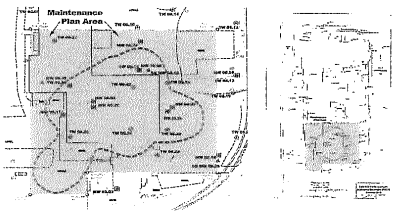
SKANA ALUMINUM COMPANY
2009 Morro Drive
Manitowoc, Wisconsin 54221

VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

INSPECTOR NAME: _____
_____
_____
_____
_____
(May Attach Business Card)

Concrete - Building 5C

Asphalt - Exterior Building 5C



Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

INSPECTION LOG

Date: / /20

SKANA ALUMINUM COMPANY
2009 Morro Drive
Manitowoc, Wisconsin 54221

VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

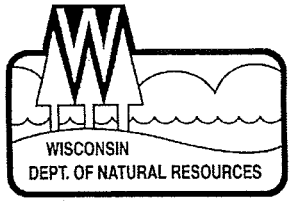
Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Jean Romback-Bartels Regional Director
Telephone 608-266-2621
Toll Free 1-888-936-7463



January 20, 2012

VPLE #06-36-556282

(sent via email to Ken.Kazmierczak@skanaaluminum.com)

Kenneth Kazmierczak CFO, VP Administration
Skana Aluminum Company
PO Box 1477
Manitowoc, WI 54220

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Skana (K&V) "Site Wide" miscellaneous historic impacts
2009 Mirro Drive, Manitowoc, WI
WDNR BRRTS Activity #: 02-36-550138

Dear Mr. Kazmierczak:

The Department of Natural Resources (DNR) considers the "Site Wide" site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region Closure Committee reviewed this site for closure on Dec 2, 2011, January 13 and 20, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The project manager, Annette Weissbach, discussed the conditional closure requirements with your Consultant Mike Hebert and the following documents have been submitted.

- NR 141 Wis. Adm. Code Abandonment Forms for monitoring wells: MW4.1, MW4.2, MW4.3, MW06.14, MW06.18, MW06.07, MW06.17, MW06.12, MW06.21, MW13.1, MW06.10, MW03.01, MW06.13, MW06.06, MW06.15, MW06.11, MW03.03, MW06.09, MW06.04, MW06.20, TW06.01, TW06.02 TW06.03, TW06.04, TW06.05, TW06.06, TW06.07, TW06.08, TW06.09, TW06.10, TW06.11, TW06.12, TW06.13, TW06.15, TW06.16, TW06.17,TW06.27, TW06.28, TW06.29, TW06.30, TW11A, TW11B, TW11C, 14/15 SB1, 14/15/SB/2 SB-3/MW-3, and 11/13/17 SB-1

- Cap maintenance Plan: Joint maintenance plan with BRRTS case #02-36-544601

The Property is a former Mirro-Newell Rubbermaid facility that was built in the early 1960-70s with 575,000 ft2 of buildings under manufacturing. The Aluminum rolling mill is operated by Skana and Tramontina leases building space for the production of aluminum pots and pans. Over the last eight years, several Phase I, Phase II, and site investigations have been completed which included soil and groundwater sampling from dozens of soil borings, 31 monitoring wells and 14 temporary wells. Site wide impacts associated with industrial activities at the site include common contaminants such as polycyclic aromatic hydrocarbons, arsenic, aluminum and trace detect of trichloroethylene. Limited areas of contaminated soil were excavated and properly disposed of.

The conditions of closure and continuing obligations required were based on the property being used for **industrial purposes**.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination (arsenic, aluminum, polycyclic aromatic hydrocarbons) is present above ch. NR 140 Wis Adm. Code enforcement standards.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- Building 5C and asphaltic pavement must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Ave in Green Bay. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the building foundation and pavement is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR.

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this property as shown on the attached maps. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Due to the long term use of this large property for manufacturing purposes residual soil contamination remains various locations. .Anyone planning any future excavation activity should know that contaminated soil and groundwater may be encountered and appropriate action should be taken according to the conditions encountered If conditions warrant and sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Monitoring wells that could not be properly filled and sealed (ch. NR 141, Wis. Adm. Code)

Temporary monitoring well(s) TW-06.01, TW-06.03 TW-06.04, TW-06.05, TW06.11, TW-06.17 located on the Skana Aluminum property as shown on the attached map, could not be properly filled and sealed because they could not be found Your consultant made a reasonable effort to locate the wells and to determine whether they were properly filled and sealed, but was unsuccessful. You may be held liable for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells and to submit the required documentation to the DNR.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)

Building 5C and pavement that exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

A cover or barrier for industrial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted. A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for trichloroethylene at monitoring well MW 4.2 previously located directly east of Building 2, the Rolling Mill, and at contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for trichloroethylene at the location of former monitoring well MW 4.2. Please keep this letter, because it serves as your exemption.

DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf.

Please send written notifications in accordance with the above requirements to the DNR's Northeast Regional office, to the attention of the Remediation & Redevelopment Environmental Program Associate.

We appreciate your efforts to restore the environment at this site and enroll the property in the Voluntary Party Liability Exemption (VPLE) process. Your Certificate of Completion will be issued in the next several weeks. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Annette Weissbach at 920-662-5165.

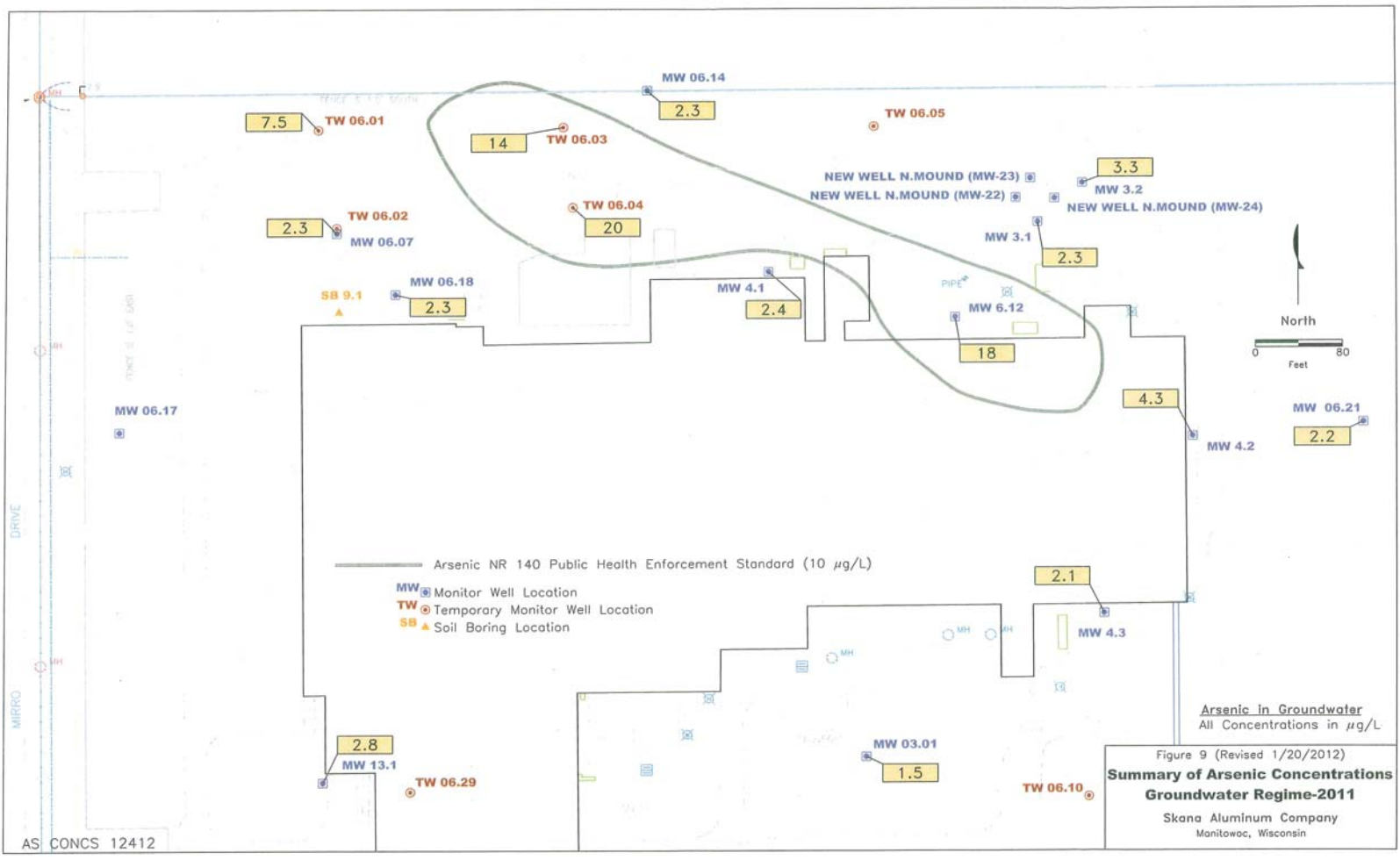
Sincerely,

Bruce Urben Air and Waste Division Leader
Northeast Region

Attachments:

- Remaining groundwater contamination maps
- Missing monitoring well location map
- Maintenance plan
- Publication RR-819 Continuing Obligations

cc: Paul Kuplic – paulk@communitybankandtrust.com
James Bolger – JBI Inc., jim@jbidata.com
Michael Hebert – ECT, Inc., MHebert@ectinc.com
Michael Prager – RR/5
Bill Phelps – DG/5


MW 06.14
2.3
7.5
TW 06.01
TW 06.05
14
TW 06.03
NEW WELL N.MOUND (MW-23)
NEW WELL N.MOUND (MW-22)
3.3
MW 3.2
NEW WELL N.MOUND (MW-24)
TW 06.04
20
2.3
TW 06.02
MW 06.07
MW 3.1
2.3
SB 9.1
MW 06.18
2.3
MW 4.1
2.4
PIPE
MW 6.12
18
North
0
80
Feet
MW 06.17
4.3
MW 06.21
2.2
MW 4.2
Arsenic NR 140 Public Health Enforcement Standard (10 µg/L)
MW Monitor Well Location
TW Temporary Monitor Well Location
SB Soil Boring Location
2.1
MW 4.3
MH
2.8
MW 13.1
TW 06.29
MW 03.01
1.5
TW 06.10
Arsenic in Groundwater
All Concentrations in µg/L
Figure 9 (Revised 1/20/2012)
Summary of Arsenic Concentrations
Groundwater Regime-2011
Skana Aluminum Company
Manitowoc, Wisconsin
AS CONCS 12412

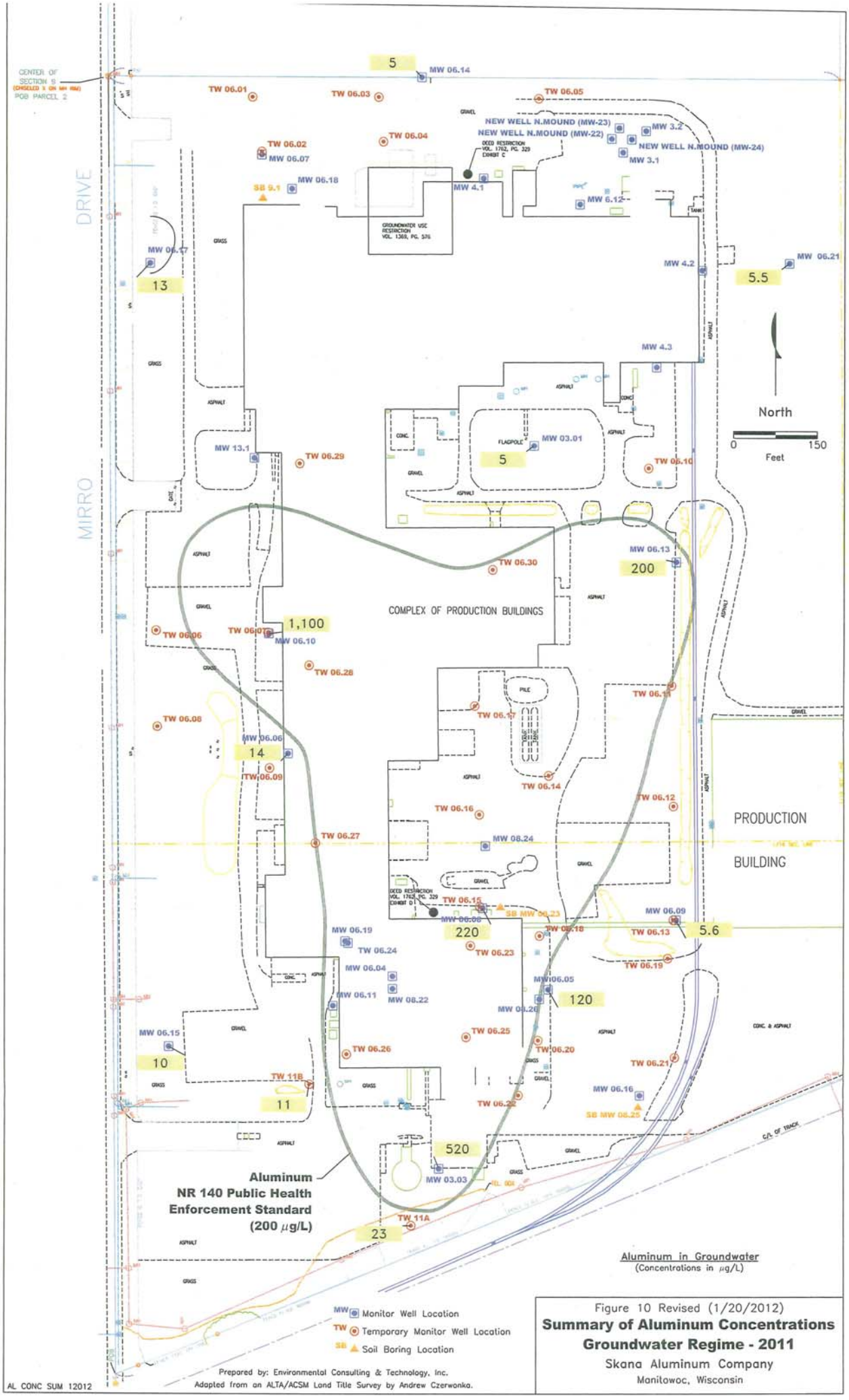


Figure 10 Revised (1/20/2012)

Summary of Aluminum Concentrations
Groundwater Regime - 2011

Skana Aluminum Company
Manitowoc, Wisconsin

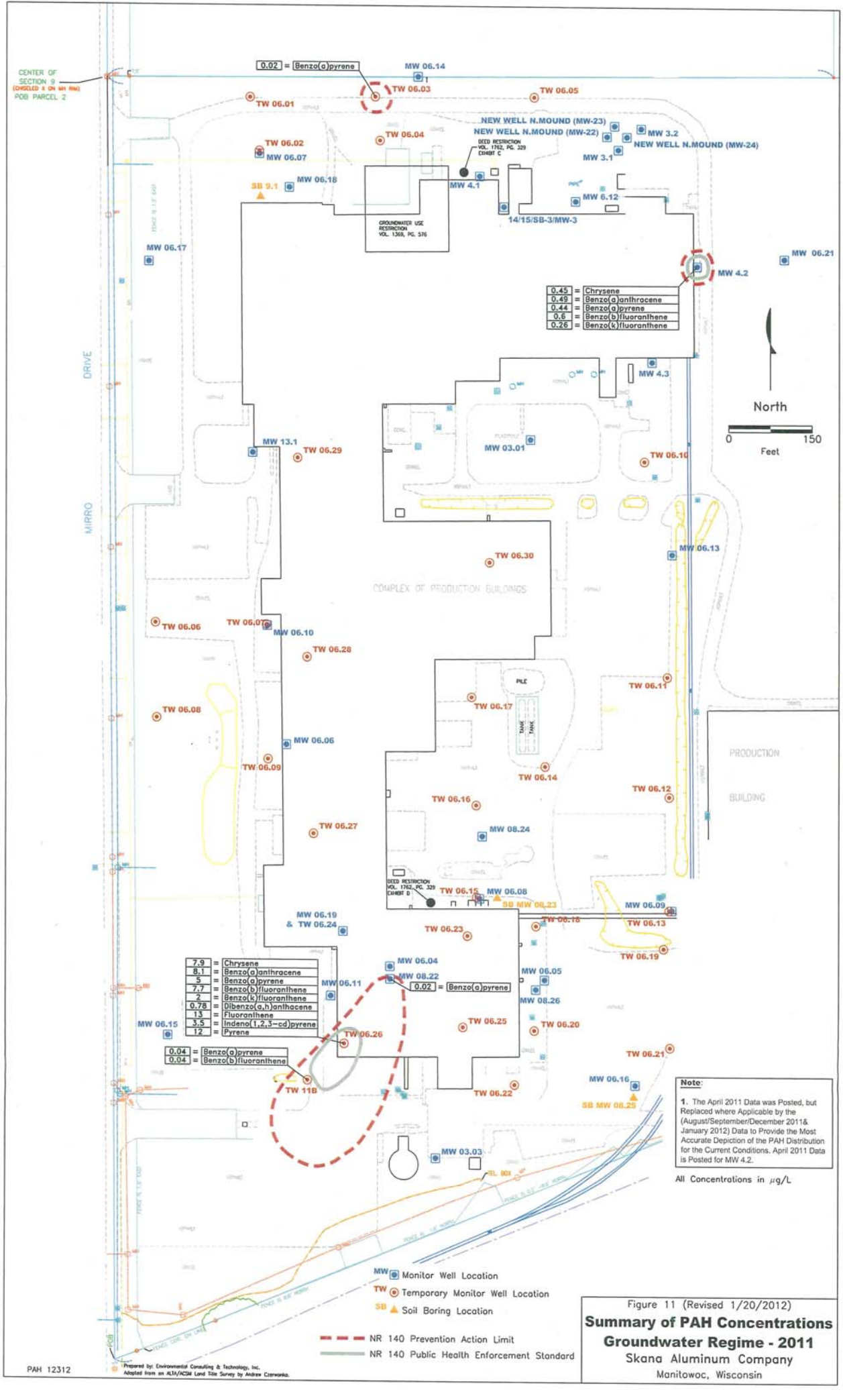
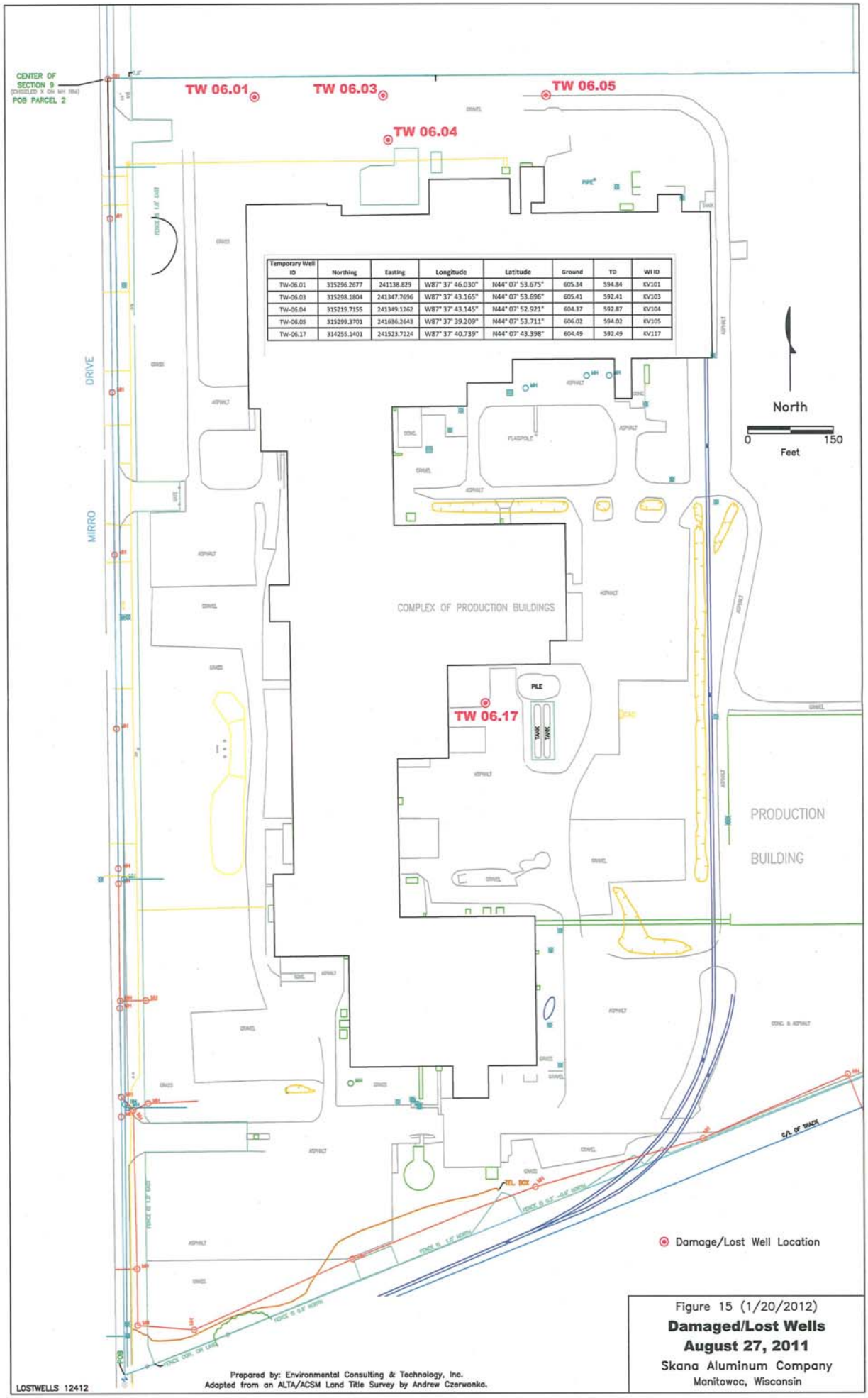


Figure 11 (Revised 1/20/2012)

Summary of PAH Concentrations Groundwater Regime - 2011

Skana Aluminum Company

Manitowoc, Wisconsin



Temporary Well ID	Northing	Easting	Longitude	Latitude	Ground	TD	WI ID
TW-06.01	315296.2677	241138.829	W87° 37' 46.030"	N44° 07' 53.675"	605.34	594.84	KV101
TW-06.03	315298.1804	241347.7696	W87° 37' 43.165"	N44° 07' 53.696"	605.41	592.41	KV103
TW-06.04	315219.7155	241349.1262	W87° 37' 43.145"	N44° 07' 52.921"	604.37	592.87	KV104
TW-06.05	315299.3701	241636.2643	W87° 37' 39.209"	N44° 07' 53.711"	606.02	594.02	KV105
TW-06.17	314255.1401	241523.7224	W87° 37' 40.739"	N44° 07' 43.398"	604.49	592.49	KV117

Figure 15 (1/20/2012)

Damaged/Lost Wells

August 27, 2011

Skana Aluminum Company

Manitowoc, Wisconsin

Prepared by: Environmental Consulting & Technology, Inc.
Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

LOSTWELLS 12412

SKANA ALUMINUM CO

MAKING FRIENDS IS OUR MISSION

BARRIER/CAP MAINTENANCE PLAN

Date of Preparation: 25 January 2012
Date of Initiation: 15 February 2012

Subject Property: SKANA ALUMINUM COMPANY
2009 Mirro Drive
Manitowoc, Wisconsin 54221

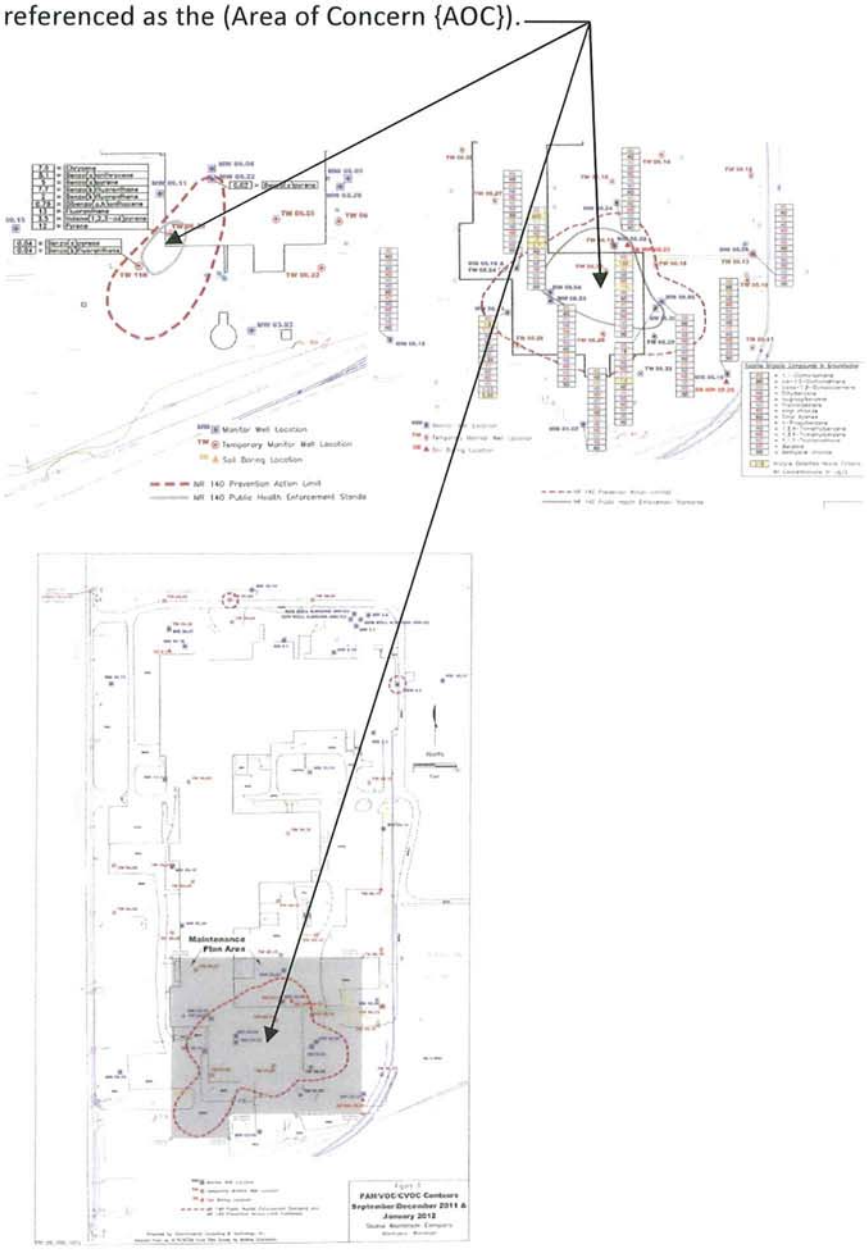
VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

Legal Description: *All that part of the Southeast Quarter (SE ¼) of Section Nine (9) North, Range Twenty-four (24) East, lying North of the Chicago and Northwestern Railway Company right of way, partially in the City of Manitowoc and partially in the Town of Manitowoc, County of Manitowoc, State of Wisconsin, EXCEPTING THEREFROM Lot One (1) of a Certified Survey recorded in Volume 24 of Certified Survey Maps, Page 63 as Document No.967193. ALSO EXCEPTING portion conveyed for street purposes by Quit Claim Deeds recorded in Volume 1995, Page 230, Document No. 969539 and in Volume 1995, Page 231 as Document No. 969540.*

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the South Half (S ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nine (9), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, County of Manitowoc, State of Wisconsin. EXCEPTING portion conveyed for street purposes by Quit Claim Deed recorded in Volume 1995, Page 230, as Document No. 969539.

Introduction

This document (BARRIER/CAP MAINTENANCE PLAN) is herein referenced as the **Maintenance Plan** for the existing concrete floors associated with Building 5C and those existing asphalt pavement areas surrounding Building 5C. These structures (concrete floors/asphalt pavement) are referenced as engineering controls (vapor-contact barrier/water infiltration cover) at the referenced subject property in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing (concrete floors associated with Building 5C and those asphalt pavement areas surrounding Building 5C) occupying the area over the residual contaminated groundwater/soil regimes associated with WI DNR Repair Activities #02-36-544601/02-36-550138, is hereafter referenced as the (Area of Concern {AOC}).



No contamination associated with this Maintenance Plan has extended off site is likely to migrate off site under the current conditions.

More site-specific information about this property may be found in:

- The case-file retained by the regulatory agency
  State of Wisconsin
  Department of Natural Resources
  Northeast Regional Headquarters
  2984 Shawano Avenue
  Green Bay, WI 54313-6727

- BRRTS on the Web (WI DNR's internet based data base of contaminated sites): http://**dnr.wi.gov/botw/**SetUpBasicSearchForm.do

02-36-544601 SKANA (K&V) (SUMPS)

ERP - OPEN

Location Name (Click Name to View Details and Other Activities)				County	WDNR Region
SKANA ALUMINUM CO				MANITOWOC	NORTHEAST
Address				Municipality	
2009 MIRRO DR				MANITOWOC CITY	
Public Land Survey System			Latitude	Google Maps™	RR Sites Map
NW 1/4 of the SE 1/4 of Sec 09, T19N, R24E			44.128693	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-87.6286078	436106110	>100 Acres
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2005-12-12		2011-12-02

Characteristics

EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

02-36-550138 SKANA (K&V) SITEWIDE

ERP - OPEN

Location Name (Click Name to View Details and Other Activities)				County	WDNR Region
SKANA ALUMINUM CO				MANITOWOC	NORTHEAST
Address				Municipality	
2009 MIRRO DR				MANITOWOC CITY	
Public Land Survey System			Latitude	Google Maps™	RR Sites Map
NW 1/4 of the SE 1/4 of Sec 09, T19N, R24E			44.12948	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-87.6273142	436106110	>100 Acres
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2005-12-12		2011-12-05

Characteristics

EPA NPL Site?	DSPS Tracked?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and

- The WI DNR project manager for Manitowoc County (County Code 36):
  State of Wisconsin
  Department of Natural Resources
  Northeast Regional Headquarters
  Remediation & Redevelopment Program

2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: (920) 662-5100

Description of Contamination

The shallow unconsolidated/vadose zone soils and saturated zone(s) within the AOC have been identified as contaminated by one or more of the following:

CAS 56553	Benzo(a)anthracene	CAS 50328	Benzo(a)pyrene
CAS 205992	Benzo(b)fluoranthene	CAS 207089	Benzo(k)fluoranthene
CAS 107-06-2	Cis-1, 2-Dichloroethene	CAS 218019	Chrysene
CAS 53703	Dibenzo(a,h)anthacene	CAS 193395	Indeno(1,2,3-cd)pyrene
CAS 129000	Pyrene	CAS 79016	Trichloroethylene
CAS 75014	Vinyl Chloride		

The unconsolidated vadose zone soils are defined as those soils in the AOC which are not saturated with groundwater below the elevation of (+/- 605 ft MSL) and limited to a maximum depth of 30 ft below ground surface or 575 ft MSL). Saturated zone(s) or those sediments which have the potential to produce non-potable and/or potable water (groundwater) within the AOC defined in the unconsolidated soils above the elevation of 575 ft MSL.

The following figures are presented as Exhibit A to support and define the AOC:

- Well Locations, Screen Depths & Soil Sample Locations
  (All wells points within the AOC have been sealed before the Initiation date of this Maintenance Plan)
- VOC Contour September 2011
  NR 140 Pubic Heath Enforcement Standards
  NR 140 Prevention Action Limits
- Summary of PAH Concentrations Groundwater Regime -2011
  NR 140 Pubic Heath Enforcement Standards
  NR 140 Prevention Action Limits
- PAH/VOC/CVOC Contour September/December 2011 & January 2012
  Inspection Area for this Maintenance Plan, (Light Grey)

Description of the Surface Structures to be Maintained

The concrete floor/surface structures supporting Building 5C and those existing asphalt pavement areas surrounding Building 5C are herein described and consists of the following matrix:

Building 5C Floor/Surface Structures Supporting Building 5C

Existing Floors	(typical 8-12 inches of concrete {3,200 psi}) (*minimum maintained cover 6 inch of concrete*)

Effective February 15, 2012, an inspection of the concrete floors within the AOC will be conducted and any voids not occupied by sealed equipment will be sealed to comply with the minimum 6 inch maintained concrete cover.

Concrete surfaces will be maintained/repaired in accordance with the Wisconsin Department of Transportation Specifications for Concrete Pavement (Section 415), reference Annotated 2012 Edition of Standard Specifications. (Attachment No. 1)

Asphalt Pavement Areas Surrounding Building 5C

Asphalt Pavement (typical 4 inches of asphalt cover)
(minimum thickness 4 inches of asphalt)

Effective June 15, 2012, an inspection of the asphalt pavement within the AOC will be conducted and any voids through the pavement will be repaired and/or sealed before August 15, 2012 to comply with the minimum 4 inch maintained asphalt cover.

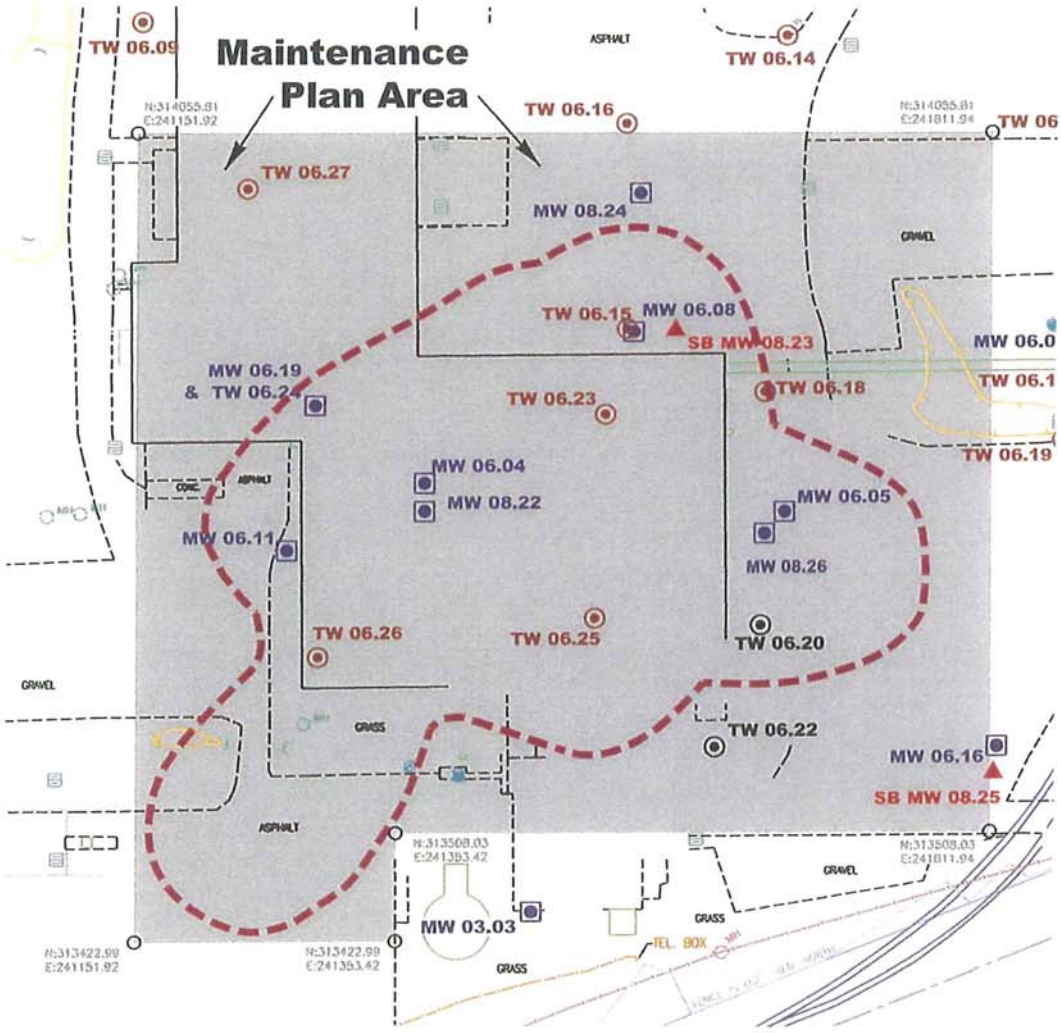
Asphalt surfaces will be maintained/repaired in accordance with the Wisconsin Department of Transportation Specifications for Asphaltic Pavement/Surface (Sections 450 and 465), reference Annotated 2012 Edition of Standard Specifications. (Attachment No. 2)

Existing surface structures (concrete for Building 5C and those asphalt areas surrounding Building 5C) as defined within the AOC are those structures that cover earth within the area shown on the Figure entitled: PAH/VOC/CVOC Contour September/December 2011 & January 2012 (Light Grey). These surface structures are subject to the controls as referenced, and may not be removed with written receipt of authorization from the WI DNR.

The concrete/asphalt over the contaminated groundwater and soil regimes serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These concrete/asphalt cover(s) also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In addition, the concrete floor within Building 5C acts as a barrier to prevent accumulation of chlorinated solvents/PAHs within the ambient air space of said Building 5C. Based on the current and future use of the property, the barrier(s) should function as intended unless disturbed.

Annual Inspection

The concrete/asphalt structures overlying the contaminated groundwater and soil regimes as depicted in the flowing figures entitled (VOC Contour September 2011, and Summary of PAH Concentrations Groundwater Regime -2011) and/or as outlined in light grey on the figure entitled (PAH/VOC/CVOC Contour September/December 2011 & January 2012,) will be inspected once a year, normally in the spring after all snow and ice is gone (*i.e. no later than June 15 of each year*), for deterioration, cracks and other potential problems that can cause additional surface water infiltration/subsurface erosion/ or allow human exposure to the underlying soils.



The inspections will be performed by SKANA ALUMINUM COMPANY (property owner) or their designated engineering representative. The inspection(s) will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and/or where surface water infiltration is being or likely to become acerbated will be documented. A log of the inspections and any repairs will be maintained by the SKANA ALUMINUM COMPANY. The Inspection Log is included as Exhibit B. The Inspection Log will include recommendations for necessary repair of any areas where underlying soils are exposed [and] where infiltration from the surface will not be effectively minimized. Once repairs are completed, (i.e. before August 15 of each year) they will be documented/photographed and incorporated in the Inspection Log/ Maintenance Plan. A copy of the Inspection Log will be kept at the subject property (SKANA ALUMINUM COMPANY, 2009 Mirro Drive, Manitowoc, WI) and be available for inspection by WI DNR representatives upon their request. In addition, no later than September 1 of each year a copy of the Inspection Log, photographic documentation of repairs/condition of the barrier(s)/cover(s)/surface structure(s) and general statement

documenting the condition of said barrier(s)/cover(s)/surface structure(s) will be forward by SKANA ALUMINUM COMPANY to the WI DNR:

State of Wisconsin
Department of Natural Resources
Northeast Regional Headquarters
Remediation & Redevelopment Program
2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: (920) 662-5100

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical.

- Exterior - Repairs can include patching and filling or larger resurfacing or construction operations.
- Interior - Repairs can include industrial epoxy crack sealing (full depth), patching or larger resurfacing or construction.

In the event that necessary maintenance activities expose the underlying soil, or maintenance crews enter into a defined confined space which is below the ground surface elevation, SKANA ALUMINUM COMPANY will inform maintenance workers of the direct contact exposure hazard, vapor potential and provide them with appropriate personal protection equipment ("PPE"). The SKANA ALUMINUM COMPANY will also sample any soil that is excavated from the AOC prior to conducting off-site disposal activities to ascertain data concerning the levels of any residual contamination. The soil will be treated, stored and disposed of by SKANA ALUMINUM COMPANY in accordance with applicable local, state and federal law.

In the event the concrete/asphalt materials overlying the contaminated groundwater/soil regimes are removed or required replacement, the replacement barrier must be of equal impervious and consistent with the minimum thickness specified in this document. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WI DNR or its successor. SKANA ALUMINUM COMPANY, in order to maintain the integrity of the concrete/asphalt barrier(s), will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WI DNR

These prohibitions may not be violated unless prior written approval has been obtained from the **WI DNR** on any portion of the property defined as part of the AOC which supports a surface cover/barrier structure which limits human exposure to the underlying residual contaminated and limits surface water infiltration:

- removal of the existing barrier
- replacement with another barrier (that does not comply with this Maintenance Plan)
- excavating or grading of the land surface
- filling on capped or paved areas
- plowing for agriculture
- installation of wells for the purpose of generating a water source

It is herein noted that this written approval requirement, does not justify the owner/responsible parties to not undertake actions should an immediate dangerous environment/condition develop in the AOC which poses an immediate risk to the general public or the environment. Under these conditions emergency trained personnel may take actions to protect the general public and the environment, but concurrently SKANA ALUMINUM COMPANY administration (property owner) must take immediate actions (defined as 24 hours) to notify the WI DNR of said emergency condition.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the SKANA ALUMINUM COMPANY (current property owner) and its successors with the written approval of WI DNR.

Maintenance Plan Contact Information

The following contact information is herein provided to WI DNR. In the event the contact information must be amendments, the existing property owner or the contact listed below is responsible for notifying the WI DNR within +/-15 days of the amendment.

Contact Information

[January 2012 - _____]

Site Owner and Operator:

SKANA ALUMINUM COMPANY
2009 Mirro Drive, P.O. Box 1477
Manitowoc, WI 54221 USA
Phone: 920.482.0599 / Fax: 920.482.1039

Name: Kenneth Kazmierczak
Title: CFO, VP Administration
Email: Ken.Kazmierczak@skanaaluminum.com

Environmental Consultant:

Cardinal Environmental
3303 Paine Ave
Sheboygan, WI 53081
Phone: 800.413.7225
Scott Hanson

Environmental Consulting & Technology, Inc.
3125 Sovereign Drive
Lansing, Michigan 48911
Phone: 517.272.9200
Michael T. Hebert, CPG, CHMM, PG, CUSTP

WI DNR Project Manager:
(Manitowoc County)

Annette Weissbach
State of Wisconsin
Department of Natural Resources
Northeast Regional Headquarters
Remediation & Redevelopment Program
2984 Shawano Avenue
Green Bay, WI 54313-6727
Phone: 920.662.5100 or (5165)

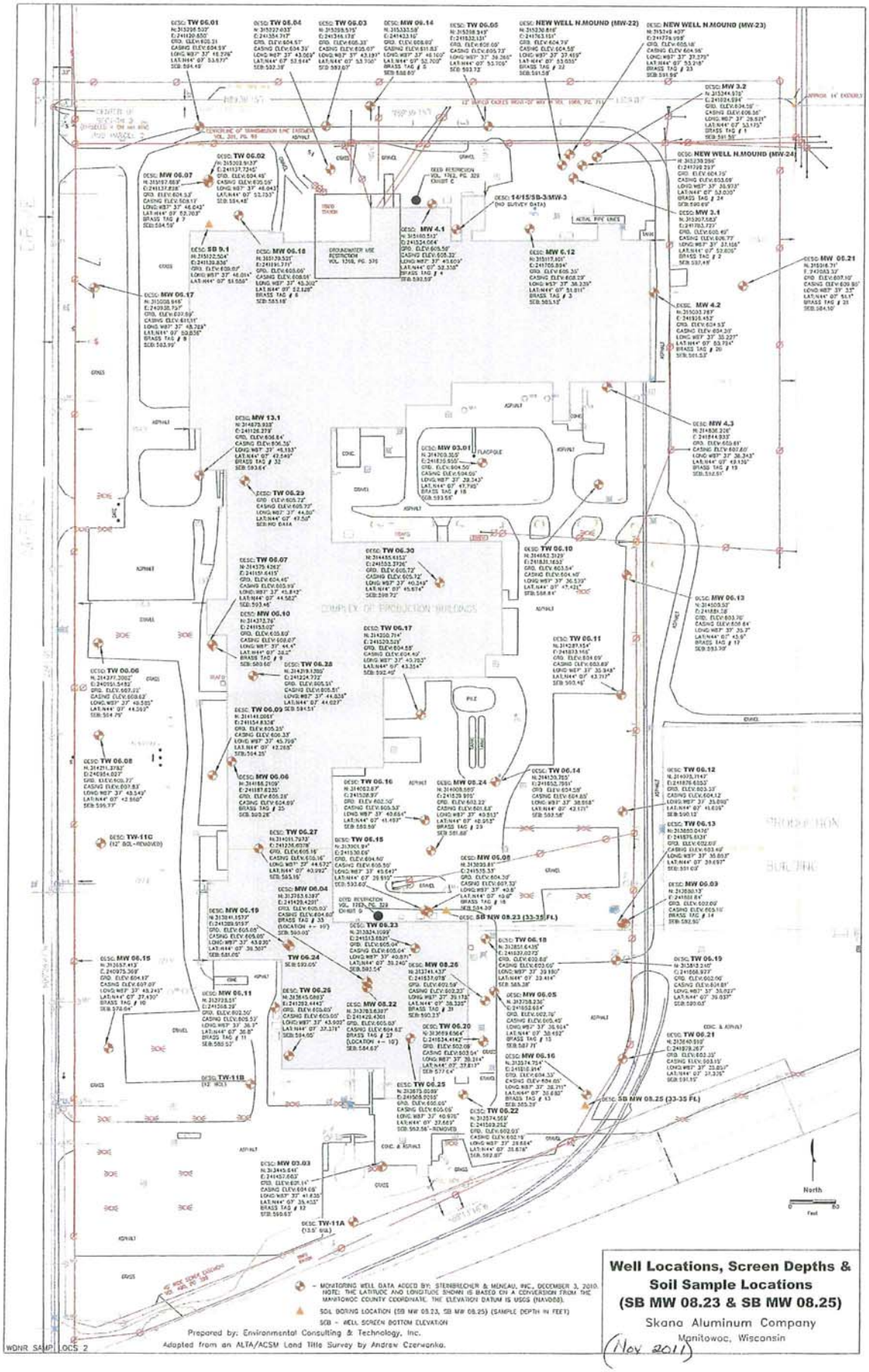
EXHIBIT A

Well Locations, Screen Depths & Soil Sample Locations

VOC summary of Last Reported Data Available

Summary of PAH Concentrations Groundwater Regime 2011

PAH/VOC/CVOC Contour September/December 2011 & January 2012



- MONITORING WELL DATA ADDED BY: STERNBERGER & MENEAU, INC., DECEMBER 3, 2010. NOTE: THE LATITUDE AND LONGITUDE SHOWN IS BASED ON A CONVERSION FROM THE MANITOWOC COUNTY COORDINATE. THE ELEVATION DATUM IS USGS (NAVD88).

▲ SOIL BORING LOCATION (SB MW 08.23, SB MW 08.25) (SAMPLE DEPTH IN FEET)

SCB - WELL SCREEN BOTTOM ELEVATION

Prepared by: Environmental Consulting & Technology, Inc.

Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

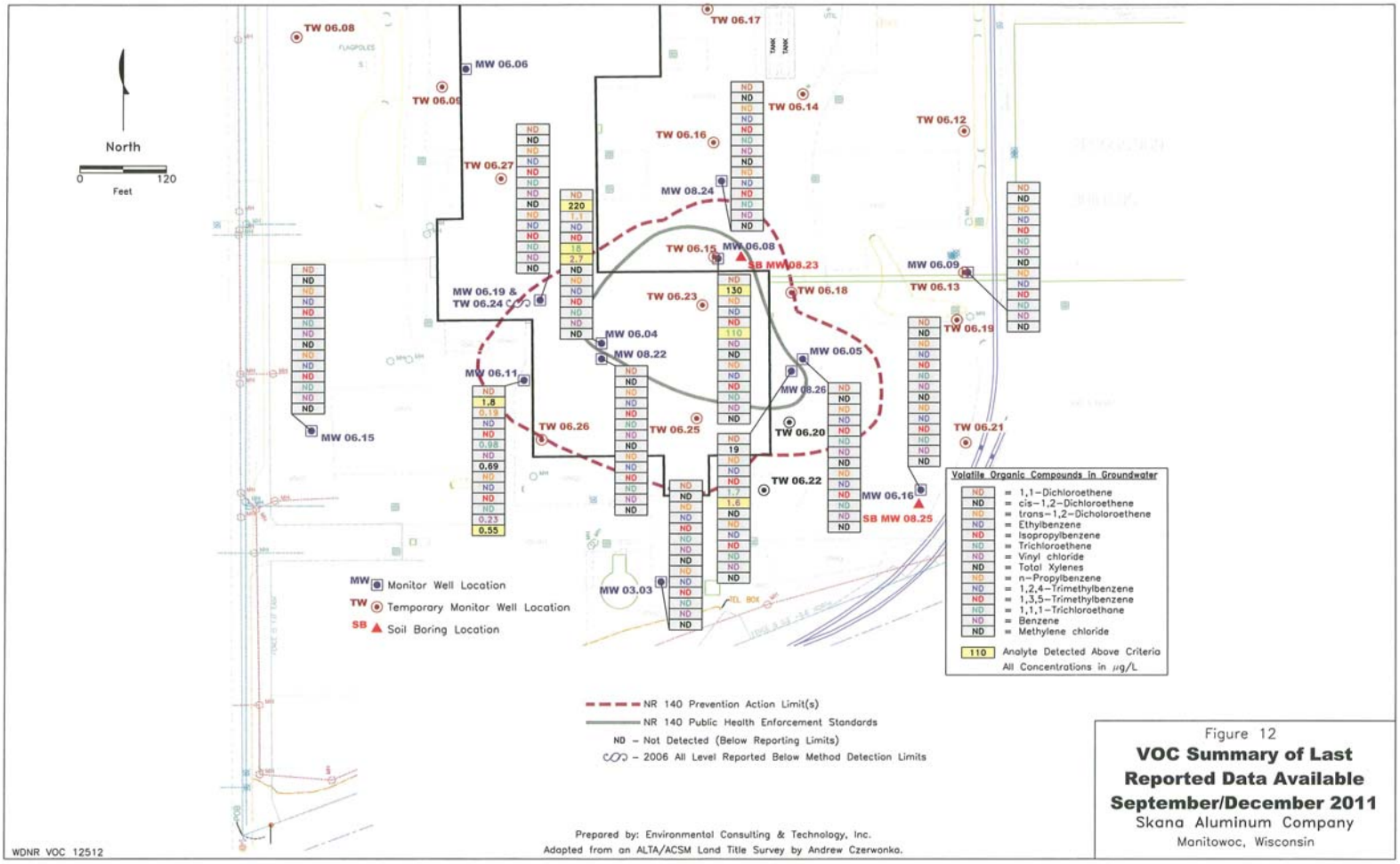
WDNR SAMP_LOCS 2

Well Locations, Screen Depths & Soil Sample Locations (SB MW 08.23 & SB MW 08.25)

Skana Aluminum Company

Manitowoc, Wisconsin

(Nov 2011)



Prepared by: Environmental Consulting & Technology, Inc.
Adapted from an ALTA/ACSM Land Title Survey by Andrew Czerwonka.

WDNR VOC 12512

Figure 12

VOC Summary of Last Reported Data Available September/December 2011

Skana Aluminum Company

Manitowoc, Wisconsin

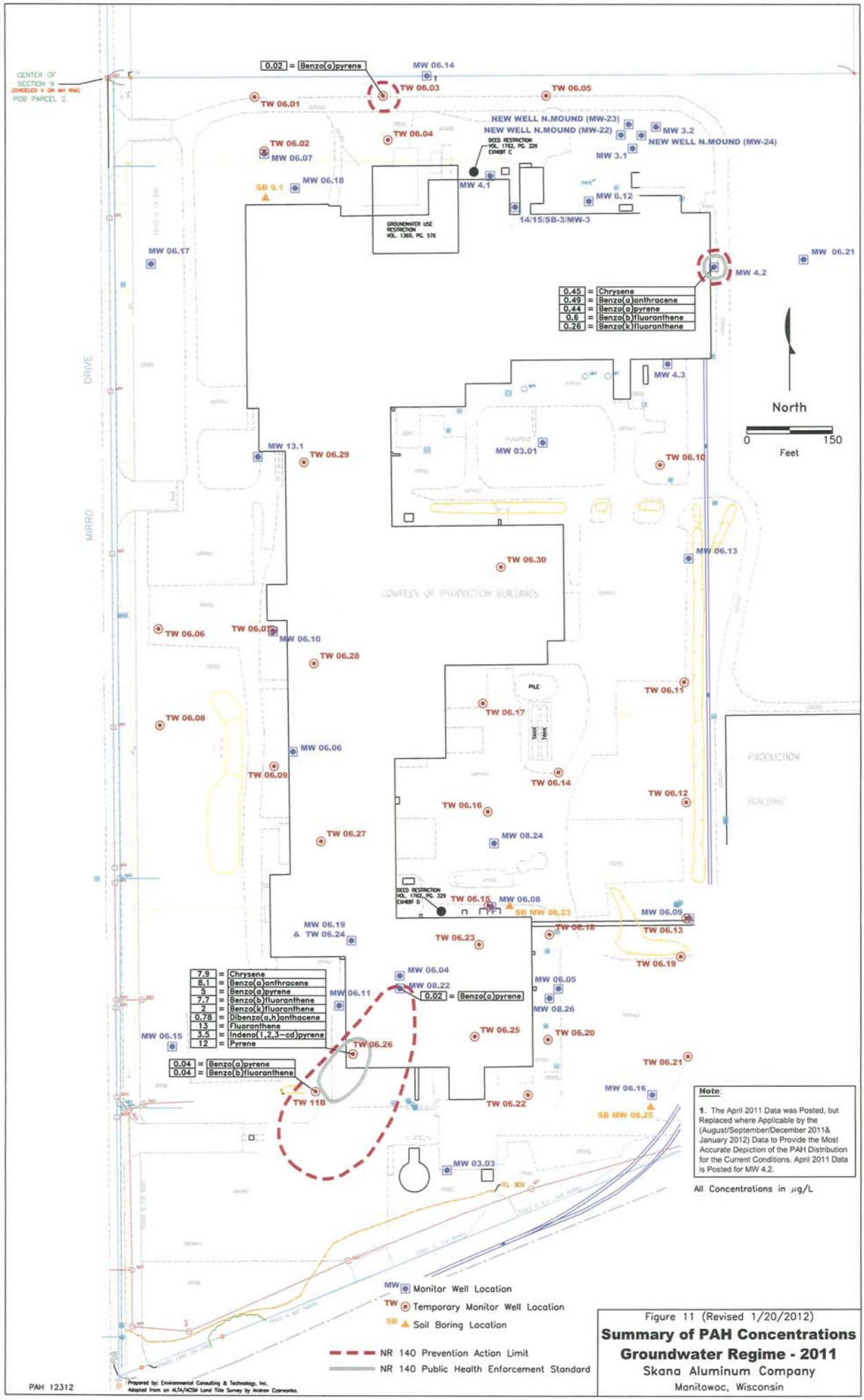


Figure 11 (Revised 1/20/2012)

Summary of PAH Concentrations
Groundwater Regime - 2011

Skana Aluminum Company

Manitowoc, Wisconsin

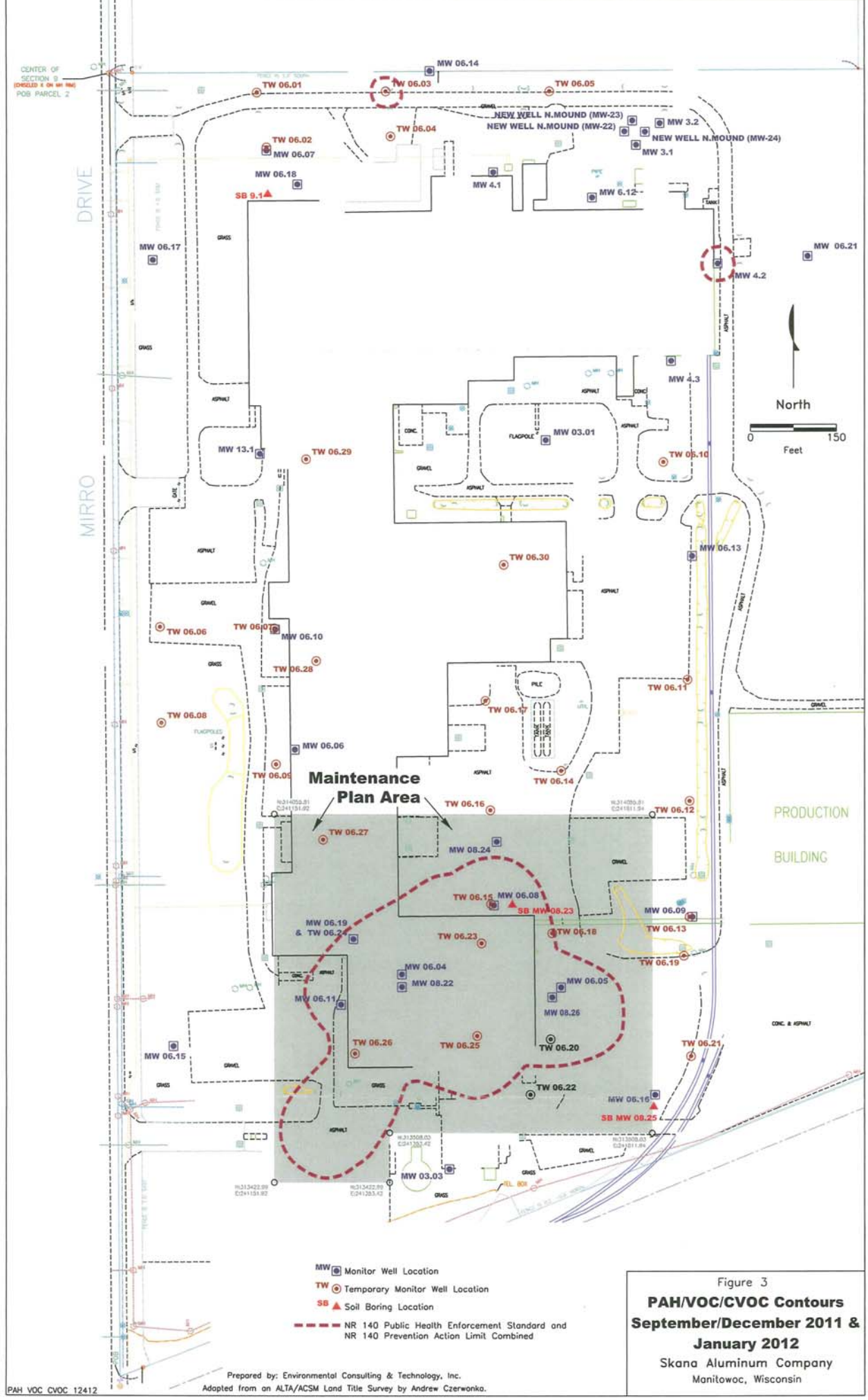


Figure 3

PAH/VOC/CVOC Contours September/December 2011 & January 2012

Skana Aluminum Company

Manitowoc, Wisconsin

INSPECTION LOG

Date: / /20

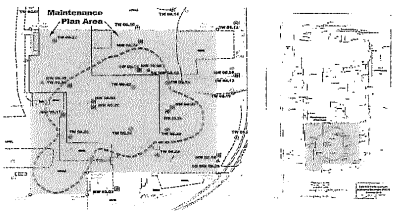
SKANA ALUMINUM COMPANY
2009 Morro Drive
Manitowoc, Wisconsin 54221

VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

INSPECTOR NAME: _____
_____
_____
_____
_____
(May Attach Business Card)

Concrete - Building 5C

Asphalt - Exterior Building 5C



Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

Barrier INSPECTION and MAINTENANCE LOG Item No.#

General Area		Condition of Surface			
Interior/Exterior	Location Marked w/Paint Yes / No	Good	Need Repair	Describe Condition (crack/void/settling, ...)	New or Old Condition (location)
Describe Location:					
Recommended Repair:					
Date Repair was Conducted : / /20				Name Documenting Repair Completed:	

INSPECTION LOG

Date: / /20

SKANA ALUMINUM COMPANY
2009 Morro Drive
Manitowoc, Wisconsin 54221

VLPE #06-36-556282
WI DNR Environmental Repair Activity # 02-36-544601/02-36-550138
Facility ID# 436106110

Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

Item No

If subcontractor used for repairs (attach Invoice)
WI DNR Approval Required (attach Approval Letter)

Condition At Time of Inspection	Repair Conducted (if needed)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Northeast Region Headquarters
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Jean Romback-Bartels, Regional Director
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

January 20, 2012

(sent via email to Ken.Kazmierczak@skanaaluminum.com)

Kenneth Kazmierczak CFO, VP Administration
Skana Aluminum Company
PO Box 1477
Manitowoc, WI 54220

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure
Skana Aluminum (K&V) North Mound (PCB)
Northeast of Rolling Mill at 2009 Mirro Drive, Manitowoc Wisconsin
WDNR Environmental Repair Activity # 02-36-555268, VPLE #06-36-556282

Dear Mr. Kazmierczak:

The Department considers this case closed and no further investigation or remediation is required at this time. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code.

On December 2, 2011, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On December 6, 2011, you were notified that the Closure Committee had granted conditional closure to this case.

On January 9, 2012, the Department received information or documentation indicating that you have complied with the requirements for final closure. The following documents were submitted.

- NR 141 Wis. Adm Code Monitoring well abandonment forms for wells MW22, MW23, MW24, MW3.1 and MW3.2
- Post Excavation Field Diagram showing base and sidewall soil sample collection sites

GIS Registry

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reason is summarized below:

- Groundwater impacted by residual polychlorinated biphenyl (PCB) contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this property, specifically as measured in groundwater at the location of the former monitoring well MW-23, as shown on the **attached map.**

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm. If the property is listed on the GIS Registry because of remaining

contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, 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 http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

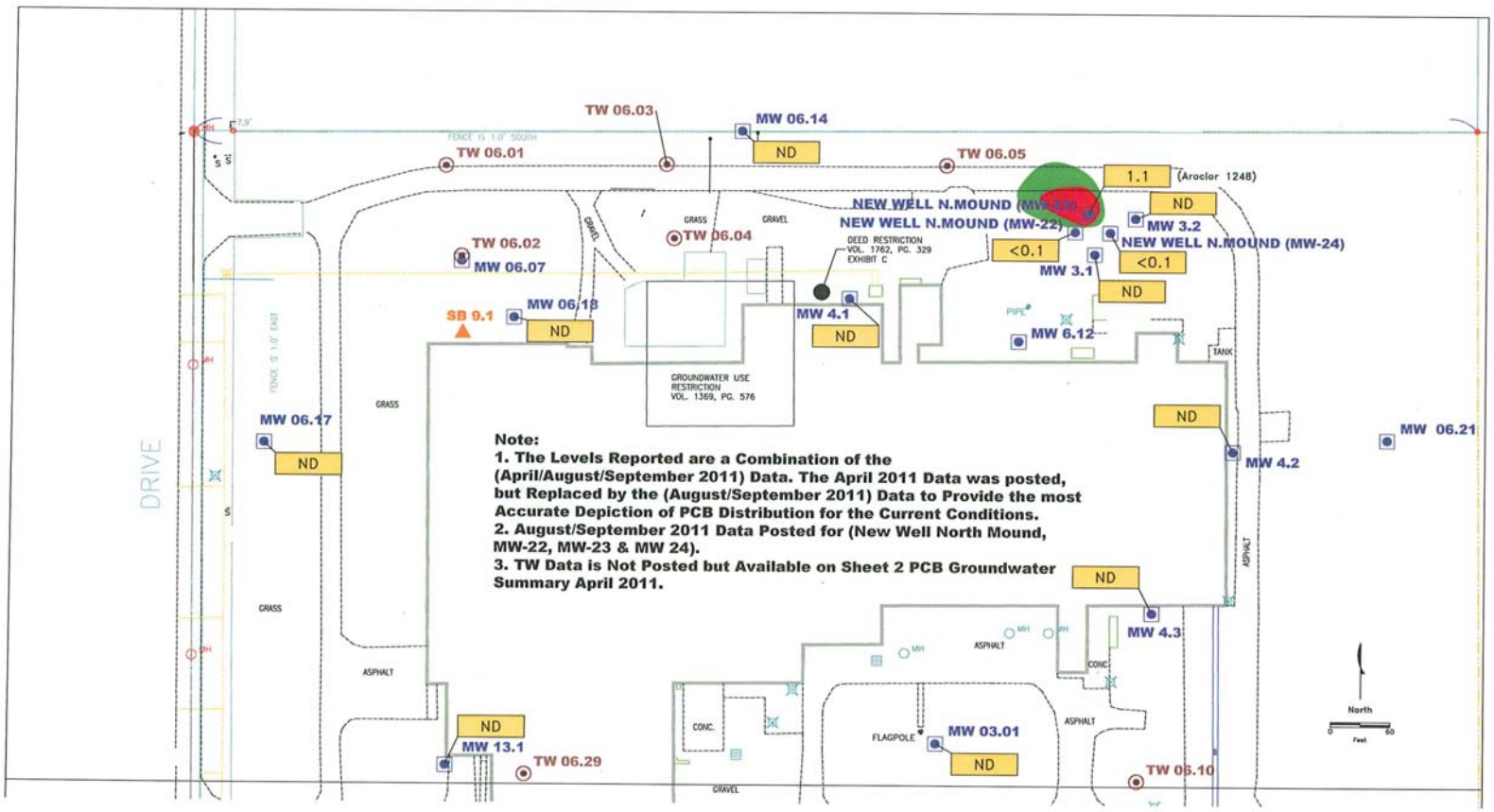
We appreciate your efforts to restore the environment at this site and enroll the property in the Voluntary Party Liability Exemption (VPLE) process. Your Certificate of Completion will be issued in the next several weeks. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Annette Weissbach at 920-662-5165.

Sincerely,

Bruce Urben Air and Waste Division Leader
Northeast Region

Attach: Remaining groundwater contamination map

e-cc: Paul Kuplic – paulk@communitybankandtrust.com
James Bolger – JBI Inc., jim@jbidata.com
Michael Hebert – ECT, Inc., MHebert@ectinc.com
Michael Prager – RR/5



North 3rd of Figure 5
PCB contour September 2011

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 920-492-5916
FAX 920-492-5859
TTY 920-492-5912

January 31, 2002

Charles Hauck
Mirro Company
A Division of Newell Rubbermaid
2015 Mirro Drive
Manitowoc, WI 54221

SUBJECT: Final Case Closure by Closure Committee with Conditions met
Mirro Plant #2 2401Mirro Drive, Manitowoc, WI
WDNR BRRTS #: 02-36-220607

Dear Mr.Hauck:

On January 8, 2002, your 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 January 31, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On January 15, 2003, the Department received correspondence indicating that Mirro Company has complied with the conditions of closure. The conditions of Closure included filing a soil deed restriction stating that inaccessible soil remains at the site in the area of soil excavation. The restriction requires that a soil barrier remain over the remaining soil contamination and that the soil barrier be maintained in accordance with a June 11, 2002, Maintenance Plan prepared by Northern Environmental. Based on the correspondence and data 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.

Your site 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

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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-492-5865.

Sincerely,

Annette Weissbach
Hydrogeologist
Remediation & Redevelopment Program

e-cc: Lynelle Caine, Northern Environmental, 954 Circle Drive, Green Bay WI 54304

926152

Document Number

VOL 1762 PG 329

DEED RESTRICTION

RCPT# 556, STN
$33.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

15 JAN 2003 1:45:13 PM

In re: All that part of the Southeast one quarter (SE1/4) of Section nine (9), Township nineteen (19) North of Range twenty-four (24) east, lying north of the Chicago and Northwestern Railway Company right of way, containing approximately one hundred and four (104) acres.

Recording Area

Name and Return Address
Charles Hauck
Newell Operating Company (Mirro)
2015 Mirro Drive
Manitowoc, Wisconsin 54221

Parcel Identification Number (PIN)

Declaration of Restrictions

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Newell Operating Company (formerly known as the Aluminum Goods Manufacturing Company, a New Jersey Corporation) is the owner of the above-described property.

WHEREAS, one or more discharges have occurred on this property. Contaminated soils exist on this property at or near the locations as shown in Exhibit A, Figure 1 Site Layout, Mirro Company

Specific types, concentrations, and locations of contaminated soil are listed below with corresponding attached drawings:

- Exhibit B: Figures 2 and 3: Diesel range organics (DRO), gasoline range organics, (GRO), petroleum volatile organic compounds (PVOC) at the northeast corner of Plant 01 [formerly known as Plant #7] (BRRTS #03-36-001476), in the location of the soil excavation and water supply line.

- Exhibit C, Figure 4: DRO and polychlorinated byphenols (PCBs) on the north side of Plant 02 (BRRTS #02-36-220607), approximately 40 feet northeast of overhead door #23

- Exhibit D, Figure 5: DRO on the North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15),on the north side of the plant at the wall, 15 feet south of the concrete access manhole.

NOW THEREFORE, the owner hereby declares that specific portions of the property described above as specifically described below, are held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

1. Northeast corner of Plant 01 [formerly known as Plant #7] (BRRTS #03-36-001476), in the location of the soil excavation and water supply line [Exhibit B: Figures 2 and 3]

   One or more petroleum discharges have occurred at this location on the property. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: near the northeast corner of Plant 01 and in the location of the soil excavation and water supply line as specifically identified in Exhibit B (Figures 2 and 3). Pursuant to the requirements of s. 292.11, Stats, if the structural impediments that currently exist on this property are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

2. North side of Plant 02 (BRRTS #02-36-220607) [Exhibit C, Figure 4]

   The following activities are prohibited on that portion of the property shown in Exhibit C, Figure 4 where a soil cover has been placed (in the vicinity of soil sample S-2) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the soil cover shall be maintained in compliance with a Plan dated June 11, 2002, prepared and submitted to the Wisconsin Department of Natural Resources by Mirro Co, as required by section NR 724.13(2), Wis. Adm. Code (1999).

3. North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15) [Exhibit D, Figure 5]

   This affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that soil contaminated with Diesel Range Organics from an underground storage tank remains on this property as shown on Exhibit D, Figure 5. If this contaminated soil is excavated in the future, it may be considered solid waste and will need to be disposed in accordance with applicable statutes and rules.

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 soil remediation activities on the property at the present time.

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 and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with 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, Douglas L. Martin acknowledges that he is duly authorized to sign this document on behalf of Newell Operating Company.

Signature: _____

Printed Name: Douglas L. Martin

Title: Vice President – Treasurer of Newell Operating Company

Subscribed and sworn to before me

this 20 day of December, 2002

Linda L. Stichter
Notary Public, State of Illinois
My commission expires March 26, 2005

"OFFICIAL SEAL"
LINDA L. STICHTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-26-05

This document was drafted by Newell Operating Company and the Wisconsin Department of Natural Resources based on documents from Northern Environmental.

EXHIBIT A

SITE LAYOUT

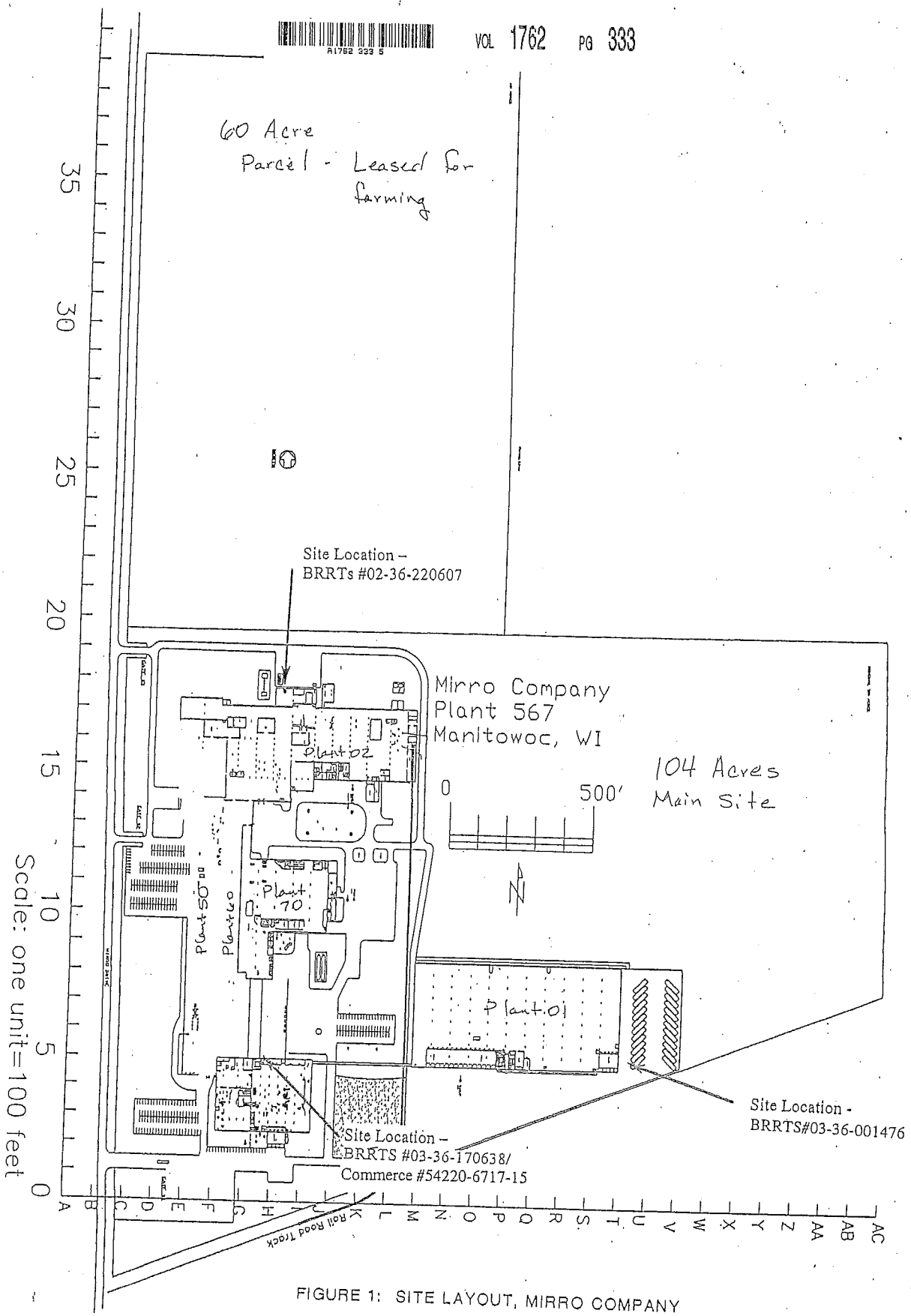


FIGURE 1: SITE LAYOUT, MIRRO COMPANY

A1762 337 9

VOL 1762 PG 337

EXHIBIT C

LOCATION OF REMAINING SOIL CONTAMINATION
PLANT #02

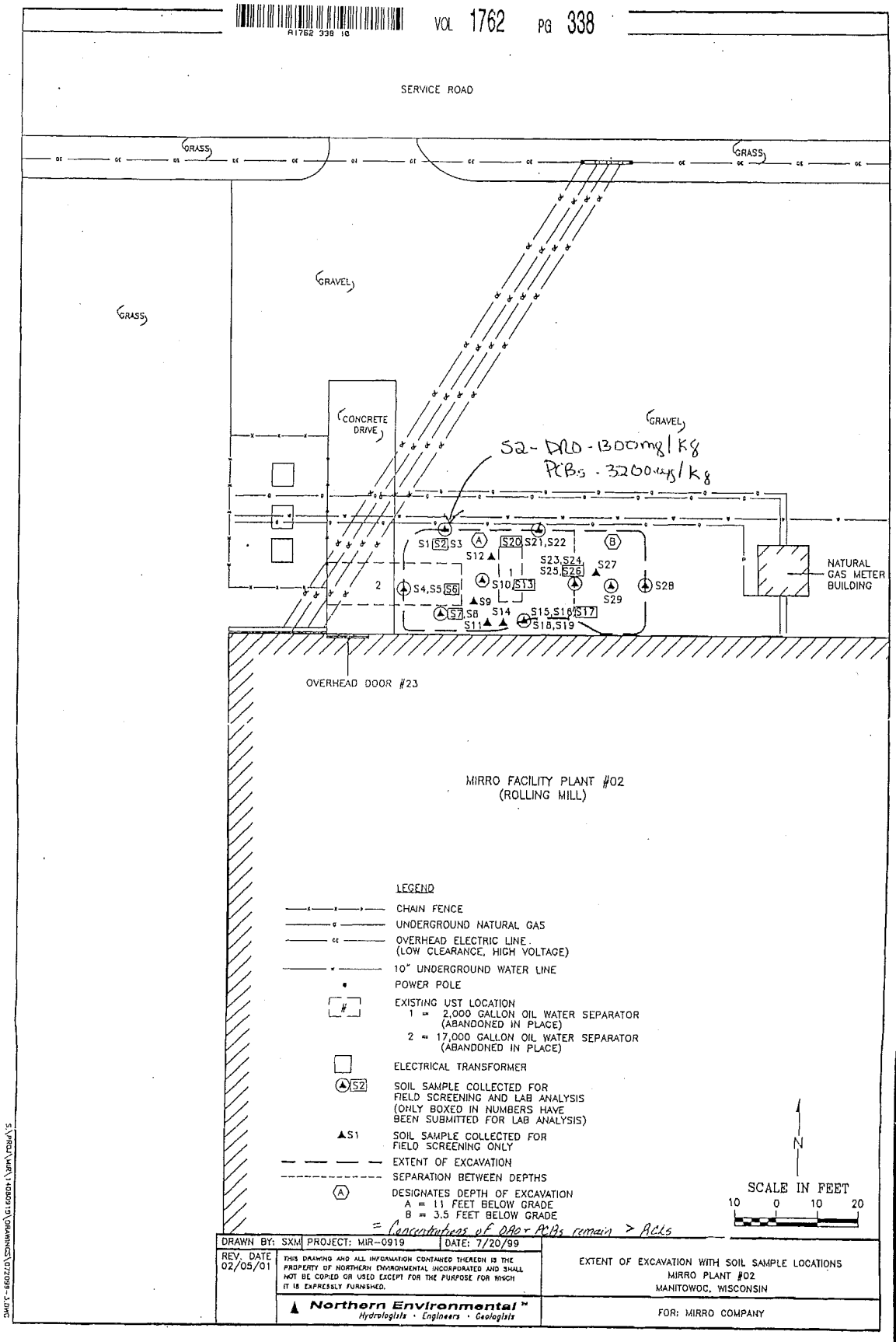


FIGURE 4

PLANT 02

Northern Environmental℠
Hydrologists • Engineers • Geologists

954 Circle Drive
Green Bay, WI 54304
920-592-8400
1-800-854-0606
Fax • 920-592-8444
E-mail • netigb@admin.itol.com

June 11, 2002
(MIR03-1408-0919)

WI DNR
RECEIVED
NER WASTE/RR

Ms. Annette Weissbach
Wisconsin Department of Natural Resources
Post Office Box 10448
Green Bay, Wisconsin 54307-0448

Re: Performance Standard Cap, Mirro Company Plant #02, 2401 Memorial Drive, Manitowoc, Wisconsin; BRRTS #02-36-220607

Dear Ms. Weissbach:

On behalf of the Mirro Company, Northern Environmental Technologies, Incorporated (Northern Environmental) is providing information regarding the performance standard cap that was required as part of the conditional case closure letter for the Mirro Company Plant #02, 2401 Mirro Drive, Manitowoc, Wisconsin (the Site). As part of the conditional case closure of the Site, the WDNR is requiring that a surface barrier be maintained over the soil contamination near soil sample S2. Given the low permeability of the native soil at the Site, Northern Environmental is recommending that the top three feet of soil near soil sample S2 serve as a performance standard cap.

Maintenance Plan

The surface area near S1 will be inspected on a yearly basis by the Site owner to ensure that the cap is being maintained. The area will be examined for evidence of settling, potholes, erosion, and other damage. Damaged areas will be repaired within 30 days of discovery. A report describing the nature and extent of any damage to the barrier and subsequent repairs will be submitted to the Wisconsin Department of Natural Resources upon completion of these activities. Completed copies of written inspections will be maintained on-site. An example of the inspection form is enclosed.

We trust this information meets your needs. Please contact us at 920-592-8400 if you have any questions.

Sincerely,
Northern Environmental Technologies, Incorporated

Lynelle P. Caine
Project Manager

LPC/jmv
Mr. Doug Deaton, Mirro Company

©2002 Northern Environmental Technologies, Inc.

S:\proj\MIR\14080919\LETTERS\maintenance plan.doc

Annual Surface Barrier Inspection Report
Plant #02, 2401 Mirro Drive
Manitowoc, Wisconsin

Date: _____ Weather _____

Inspected By: _____

Observations of paved areas: _____

_____

_____

_____

_____

_____

_____

Signature: _____

ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

April 23, 2002

Mr. Douglas Deaton
Mirro Company
PO Box 1330
Manitowoc, WI 54220

RE: **Final Closure**

Commerce # 54220-6744-01 WDNR BRRTS # 03-36-280532
Mirro Company Plant #2, 2401 Mirro Drive, Manitowoc

Two 20,000-gallon fuel oil USTs

Dear Mr. Deaton:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) PECFA Site Review Section February 25, 2002 conditional closure letter. On April 23, 2002, Commerce received the monitoring well abandonment forms for the sump.

This site is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the investigation and remediation of your site.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Lynelle Caine – Northern Environmental
Case File

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

January 27, 2003

Mr. Thomas Reed
Mirro Corporation
PO Box 1330
Manitowoc, WI 54221-1330

RE: **Final Closure**

Commerce # 54220-6717-15 WDNR BRRTS # 03-36-170638
Mirro Corporation Plant 5, 2015 Mirro Drive, Manitowoc

Dear Mr. Reed:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Marty Koopman – Northern Environmental
Case File

File Ref: C:\my documents\bob\542\54220\671715mirroplant5\CLOSEFINALCONDGENERIC.doc

926152

Document Number

VOL 1762 PG 329

DEED RESTRICTION

RCPT# 556, STN
$33.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

15 JAN 2003 1:45:13 PM

In re: All that part of the Southeast one quarter (SE1/4) of Section nine (9), Township nineteen (19) North of Range twenty-four (24) east, lying north of the Chicago and Northwestern Railway Company right of way, containing approximately one hundred and four (104) acres.

Recording Area

Name and Return Address
Charles Hauck
Newell Operating Company (Mirro)
2015 Mirro Drive
Manitowoc, Wisconsin 54221

Parcel Identification Number (PIN)

Declaration of Restrictions

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, Newell Operating Company (formerly known as the Aluminum Goods Manufacturing Company, a New Jersey Corporation) is the owner of the above-described property.

WHEREAS, one or more discharges have occurred on this property. Contaminated soils exist on this property at or near the locations as shown in Exhibit A, Figure 1 Site Layout, Mirro Company

Specific types, concentrations, and locations of contaminated soil are listed below with corresponding attached drawings:

- Exhibit B: Figures 2 and 3: Diesel range organics (DRO), gasoline range organics, (GRO), petroleum volatile organic compounds (PVOC) at the northeast corner of Plant 01 [formerly known as Plant #7] (BRRTS #03-36-001476), in the location of the soil excavation and water supply line.

- Exhibit C, Figure 4: DRO and polychlorinated byphenols (PCBs) on the north side of Plant 02 (BRRTS #02-36-220607), approximately 40 feet northeast of overhead door #23

- Exhibit D, Figure 5: DRO on the North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15),on the north side of the plant at the wall, 15 feet south of the concrete access manhole.

NOW THEREFORE, the owner hereby declares that specific portions of the property described above as specifically described below, are held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

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   One or more petroleum discharges have occurred at this location on the property. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: near the northeast corner of Plant 01 and in the location of the soil excavation and water supply line as specifically identified in Exhibit B (Figures 2 and 3). Pursuant to the requirements of s. 292.11, Stats, if the structural impediments that currently exist on this property are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

2. North side of Plant 02 (BRRTS #02-36-220607) [Exhibit C, Figure 4]

   The following activities are prohibited on that portion of the property shown in Exhibit C, Figure 4 where a soil cover has been placed (in the vicinity of soil sample S-2) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the soil cover shall be maintained in compliance with a Plan dated June 11, 2002, prepared and submitted to the Wisconsin Department of Natural Resources by Mirro Co, as required by section NR 724.13(2), Wis. Adm. Code (1999).

3. North side of Plant 50 [formerly known as plant #5](Commerce #54220-6717-15) [Exhibit D, Figure 5]

   This affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that soil contaminated with Diesel Range Organics from an underground storage tank remains on this property as shown on Exhibit D, Figure 5. If this contaminated soil is excavated in the future, it may be considered solid waste and will need to be disposed in accordance with applicable statutes and rules.

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 soil remediation activities on the property at the present time.

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 and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with 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, Douglas L. Martin acknowledges that he is duly authorized to sign this document on behalf of Newell Operating Company.

Signature: _____

Printed Name: Douglas L. Martin

Title: Vice President – Treasurer of Newell Operating Company

Subscribed and sworn to before me

this 20 day of December, 2002

Linda L. Stichter
Notary Public, State of Illinois
My commission expires March 26, 2005

"OFFICIAL SEAL"
LINDA L. STICHTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-26-05

This document was drafted by Newell Operating Company and the Wisconsin Department of Natural Resources based on documents from Northern Environmental.

EXHIBIT A

SITE LAYOUT

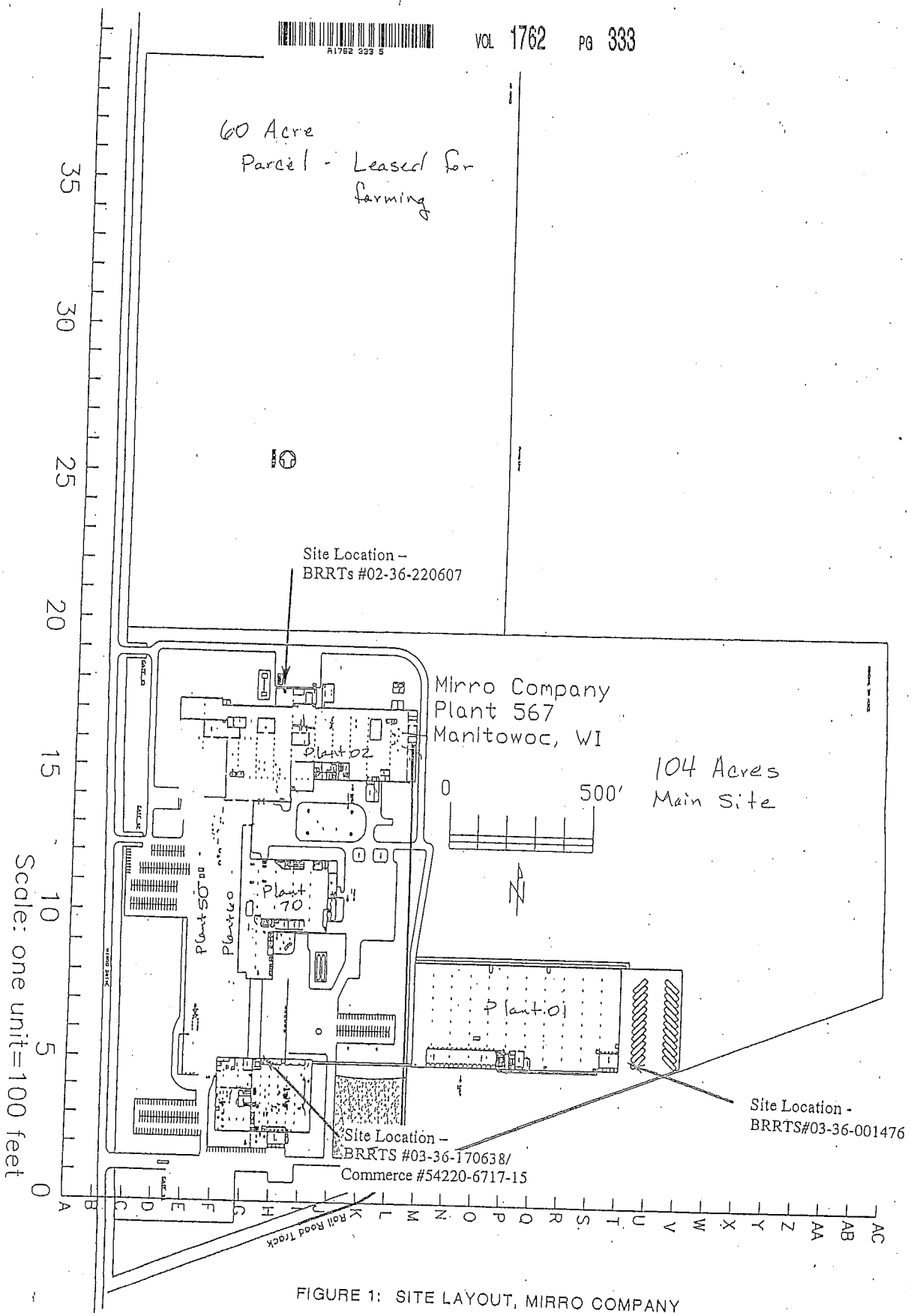


FIGURE 1: SITE LAYOUT, MIRRO COMPANY

A1762 337 9

VOL 1762 PG 337

EXHIBIT C

LOCATION OF REMAINING SOIL CONTAMINATION
PLANT #02

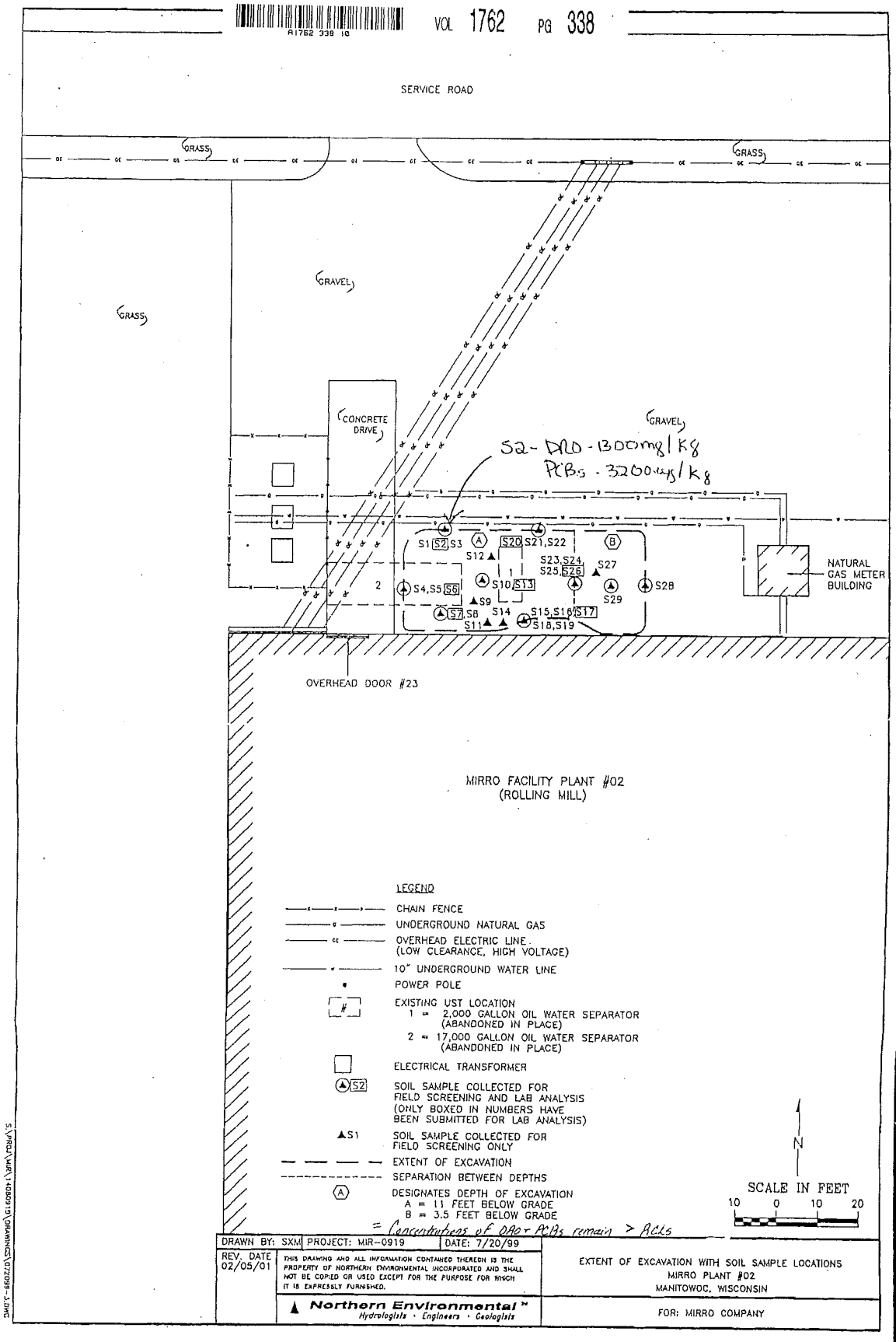


FIGURE 4

PLANT 02

Northern Environmental℠
Hydrologists • Engineers • Geologists

954 Circle Drive
Green Bay, WI 54304
920-592-8400
1-800-854-0606
Fax • 920-592-8444
E-mail • netigb@admin.itol.com

June 11, 2002
(MIR03-1408-0919)

WI DNR
RECEIVED
NER WASTE/RR

Ms. Annette Weissbach
Wisconsin Department of Natural Resources
Post Office Box 10448
Green Bay, Wisconsin 54307-0448

Re: Performance Standard Cap, Mirro Company Plant #02, 2401 Memorial Drive, Manitowoc, Wisconsin; BRRTS #02-36-220607

Dear Ms. Weissbach:

On behalf of the Mirro Company, Northern Environmental Technologies, Incorporated (Northern Environmental) is providing information regarding the performance standard cap that was required as part of the conditional case closure letter for the Mirro Company Plant #02, 2401 Mirro Drive, Manitowoc, Wisconsin (the Site). As part of the conditional case closure of the Site, the WDNR is requiring that a surface barrier be maintained over the soil contamination near soil sample S2. Given the low permeability of the native soil at the Site, Northern Environmental is recommending that the top three feet of soil near soil sample S2 serve as a performance standard cap.

Maintenance Plan

The surface area near S1 will be inspected on a yearly basis by the Site owner to ensure that the cap is being maintained. The area will be examined for evidence of settling, potholes, erosion, and other damage. Damaged areas will be repaired within 30 days of discovery. A report describing the nature and extent of any damage to the barrier and subsequent repairs will be submitted to the Wisconsin Department of Natural Resources upon completion of these activities. Completed copies of written inspections will be maintained on-site. An example of the inspection form is enclosed.

We trust this information meets your needs. Please contact us at 920-592-8400 if you have any questions.

Sincerely,
Northern Environmental Technologies, Incorporated

Lynelle P. Caine
Project Manager

LPC/jmv
Mr. Doug Deaton, Mirro Company

©2002 Northern Environmental Technologies, Inc.

S:\proj\MIR\14080919\LETTERS\maintenance plan.doc

Annual Surface Barrier Inspection Report
Plant #02, 2401 Mirro Drive
Manitowoc, Wisconsin

Date: _____ Weather _____

Inspected By: _____

Observations of paved areas: _____

_____

_____

_____

_____

_____

_____

Signature: _____

State of Wisconsin \
DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, District Director

Lake Michigan District Headquarters
PO Box 10448, 1125 N. Military Ave.
Green Bay, WI 54307-0448
TELEPHONE 414-492-5800
FAX 414-492-5913
TDD 414-492-5812

January 13, 1999

Mr. Douglas Deaton
Mirro Company
1512 Washington St.
P.O. Box 10448
Manitowoc, WI. 54221-1330

SUBJECT: Close Out Request for Mirro Plant 2 - formerly Plant 6
2401 Mirro Dr., Manitowoc, WI
ERRP CASE #02-36- 000497

Dear Mr. Deaton;

The Northeast Region Closeout Committee met January 4, 1999 to review case closure requests. The committee has determined that this case does meet the minimum closure requirements identified in Wisconsin Administrative Code Chapter NR 729. The site can be closed pending the filing of a groundwater use restriction and abandonment of the on site groundwater monitoring wells. The groundwater use restriction is required due to the persistence of ~~trichloroethylene~~ tetrachloroethylene contamination at monitoring well ~~MW6~~ MW16 dah 1-30-2012 in excess of the NR 140 groundwater enforcement standard.

Attached is an example of a model groundwater use restriction. Please complete and return a draft copy to this office. Upon Department approval, Mirro will file the restriction with the Manitowoc register of Deeds and send a recorded copy to this office. Pending the abandonment of the monitoring wells and recording the restriction the case will be closed. dah 1-30-2012

If you have any questions regarding this determination, please contact me in Green Bay, at (414) 492-5864.

Sincerely,

James Reyburn
Project Manager

Cc: Roger Miller – STS Consultants, 1035 Kepler Dr., Green Bay, WI. 54311

836608

Document Number

576

GROUNDWATER USE RESTRICTION

VOL 1369 PAGE 576

STATE OF WISCONSIN - MANITOWOC COUNTY
PRESTON JONES, REGISTER OF DEEDS
RECEIVED FOR RECORD

24 MAY 1999 2:12:09 PM

Recording Area

Name and Return Address
MIRRO COMPANY
P.O. BOX 1330
MANITOWOC WI 54221
ATN: THOMAS E. REED

14 CA

Parcel Identification Number (PIN)

Declaration of Restrictions

In Re: Part of the NW 1/4 of the SE 1/4 of Section 9, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the Center Corner of said Section 9; Thence S 2°09'43" E, 156.75 feet along the west line of said SE 1/4; Thence N 87°50'17" E, 463.00 feet to the point of beginning; Thence continuing N 87°50'17" E, 150.00 feet; Thence S 2°09'43" E, 150.00 feet; Thence S 87°50'17" W, 150.00 feet; Thence N 2°09'43" W, 150.00 feet to the point of beginning.

Said parcel contains 22,500 sq. ft. of land and is centered about a former monitoring well with elevated contaminant levels.

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

WHEREAS, MIRRO Company is the owner of the above-described property.

WHEREAS, one or more tetrachloroethylene discharges have occurred at this property. Tetrachloroethylene contaminated groundwater above its NR 140 enforcement standard (5 micrograms per liter) exists on this property at the following location (as identified on the attached map, Figure 1, hereby made part of this document): One groundwater monitoring well (MW-16) in the northern portion of property developed with MIRRO Plant No. 02 in Manitowoc, Wisconsin. Tetrachloroethylene was detected at 14 micrograms per liter in a groundwater sample collected on October 2, 1998.

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

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

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. 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 or reconstructed on this property unless applicable requirements are met.

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 and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12 day of MAY, 1999.

By signing this document, GORDON KIRSCH acknowledges that he is duly authorized to sign this document on behalf of MIRRO Company.

Signature: _____

Printed Name: GORDON J. KIRSCH

Subscribed and sworn to before me

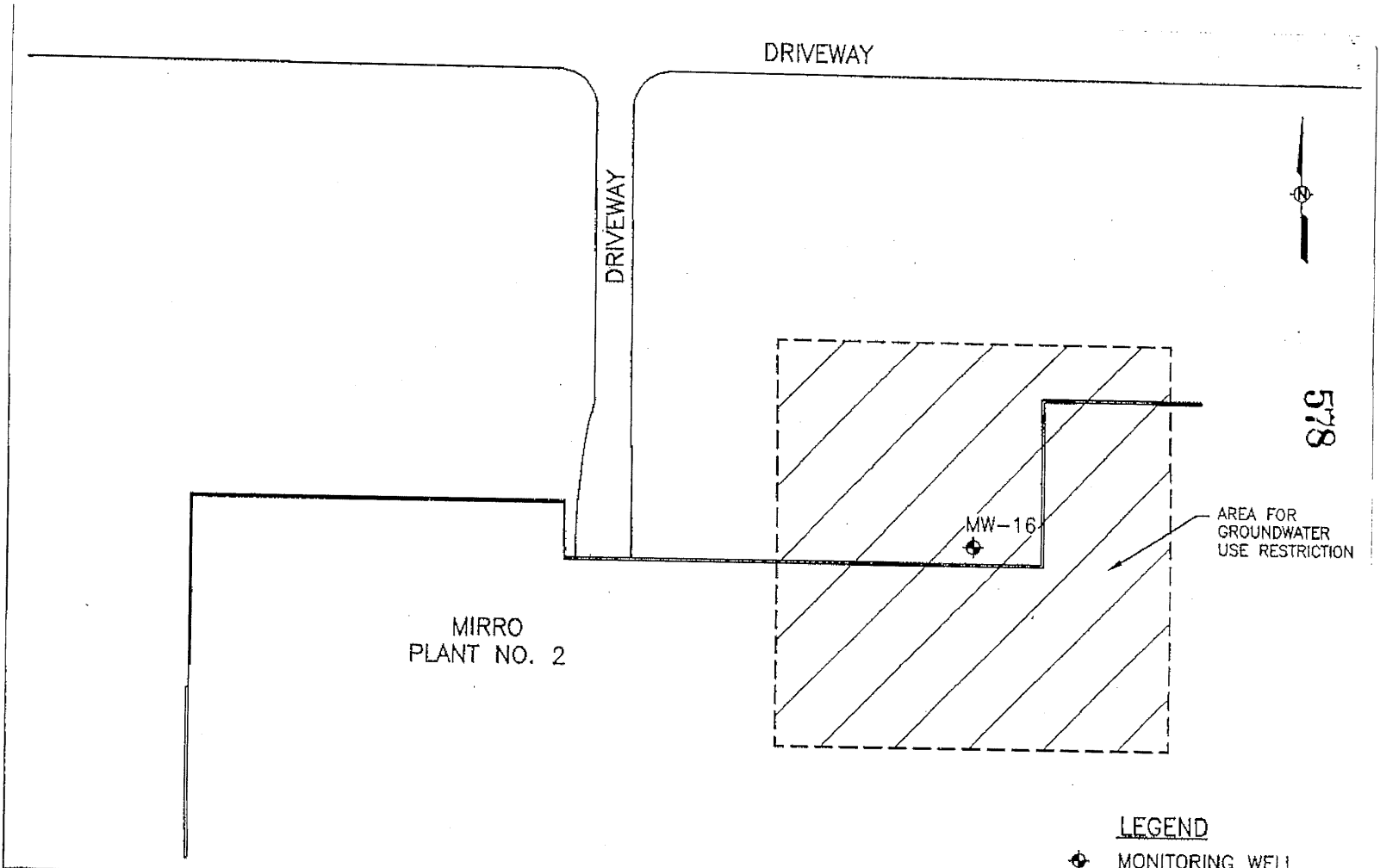
this 12 day of MAY, 1999

_____

Notary Public, State of WISCONSIN

My commission 6/16/02

This document was drafted by the Wisconsin Department of Natural Resources and modified by STS Consultants, Ltd.



STS Consultants Ltd.
Consulting Engineers

AREA FOR GROUNDWATER USE RESTRICTION AROUND WELL MW-16 MIRRO COMPANY PLANT NO. 2 MANITOWOC, WISCONSIN

DRAWN BY	PDP	DATE	5-5-99
CHECKED BY	RAM	DATE	5-5-99
APPROVED BY	RAM	DATE	5-5-99
CADFILE	X:\PROJECTS\Dwg99\22859\XF\G459F001.dwg		

STS PROJECT NO.	22859XF
STS PROJECT FILE	G459F001.dwg
SCALE	1"=50'
FIGURE NO.	1

WARRANTY DEED—To Corporation. STATE OF WISCONSIN—FORM No. 4

Section 235.16, Wisconsin Statutes

This Indenture, Made this 21st day of October, A. D., 19 54,

between Helmuth Wenzel and Ann Wenzel, his wife

part ies of the first part, and

Aluminum Goods Manufacturing Company, a corporation duly organized and existing under and by virtue of the laws of the State of ~~Wisconsin~~ New Jersey located at Manitowoc, Wisconsin, party of the second part,

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of

One Dollar ($1.00) and other valuable considerations

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha ve given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Manitowoc and State of Wisconsin, to-wit:

All that part of the Southeast one quarter (SE¼) of Section Nine (9), Township Nineteen (19) North of Range Twenty-four (24) East, lying North of the Chicago and Northwestern Railway Company right of way, containing approximately One Hundred and Four (104) acres.

Grantors reserve the right to use all of the described real estate until October 1, 1954, except the West Eight Hundred (800) feet thereof. Taxes for 1953 to be paid by grantors and taxes for 1954 to be paid by grantees.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the said part ies of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

NOTE—The names of the parties to this instrument and of the witnesses and notary must be printed or typewritten thereon to entitle it to be recorded. Section 59.51 (1) (11), Wisconsin Statutes.

3-253

(OVER)

And the said Helmuth Wenzel and Ann Wenzel, his wife,

, party of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s this day of , A. D., 19 5

SIGNED AND SEALED IN PRESENCE OF

W. J. Clark

Lainys Yeoman

Helmuth Wenzel (SEAL)

Ann Wenzel (SEAL)

(SEAL)

(SEAL)

State of Wisconsin,
Manitowoc County. } ss.

Personally came before me, this 21 day of , A. D., 19

the above named Helmuth Wenzel and Ann Wenzel, his wife

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

Lainys Yeoman
Notary Public, Manitowoc County, Wis.
My commission expires September 2 A. D. 19 56

1953 DEC 23 AM 11 06

No.

Helmuth Wenzel and Ann Wenzel, his wife,

to

Aluminum Goods Mfg. Co.,

a New Jersey Corporation,

Premises

Warranty Deed

This instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,
State of Wisconsin, } ss.
County.

Received for Record this 23rd day of December A. D., 19 53, at 11 o'clock A. M., and recorded in Vol. of Deeds, on page

Register of Deeds.

Deputy.

January 31, 2003

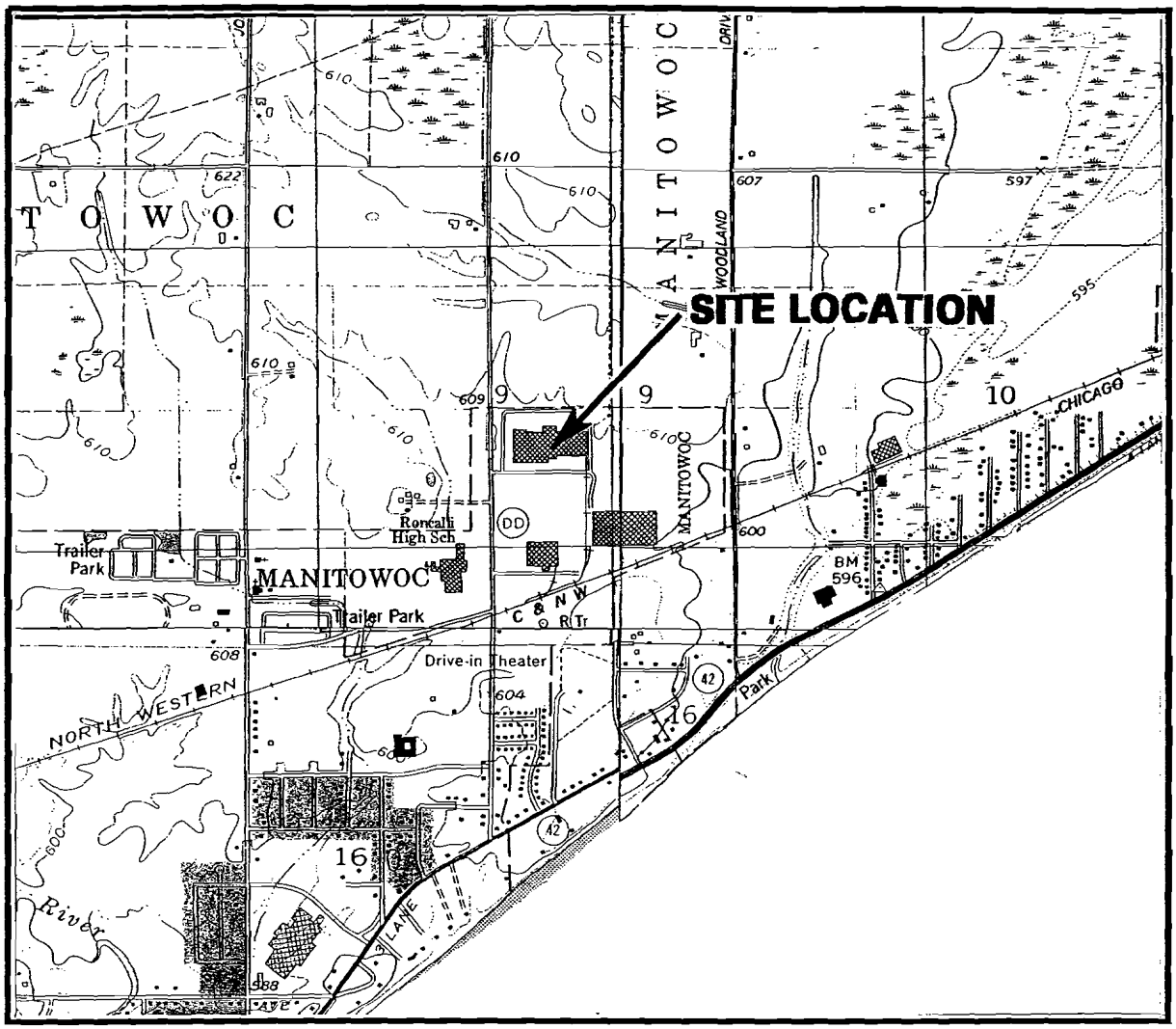
To Whom It May Concern:

RE: Legal Description for GIS Registry, Mirro Company, Plant #02, 2015 Mirro Drive, Manitowoc, Wisconsin, BRRTS # 02-36-220607

The legal description attached to this letter for the Mirro Company Plant #02 (formerly Plant #06) located at 2015 Mirro Drive, Manitowoc, Wisconsin is complete and accurate.

Sincerely,

Mr. Richard Adams
Mirro Company



SCALE IN FEET

1" = 2000'

0 1000 2000 3000 4000 5000 6000 7000 8000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION

BASE MAP SOURCE: USGS MISHICOT, AND TWO RIVERS, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1978)
BASE MAP SOURCE: USGS MANITOWOC, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1973)

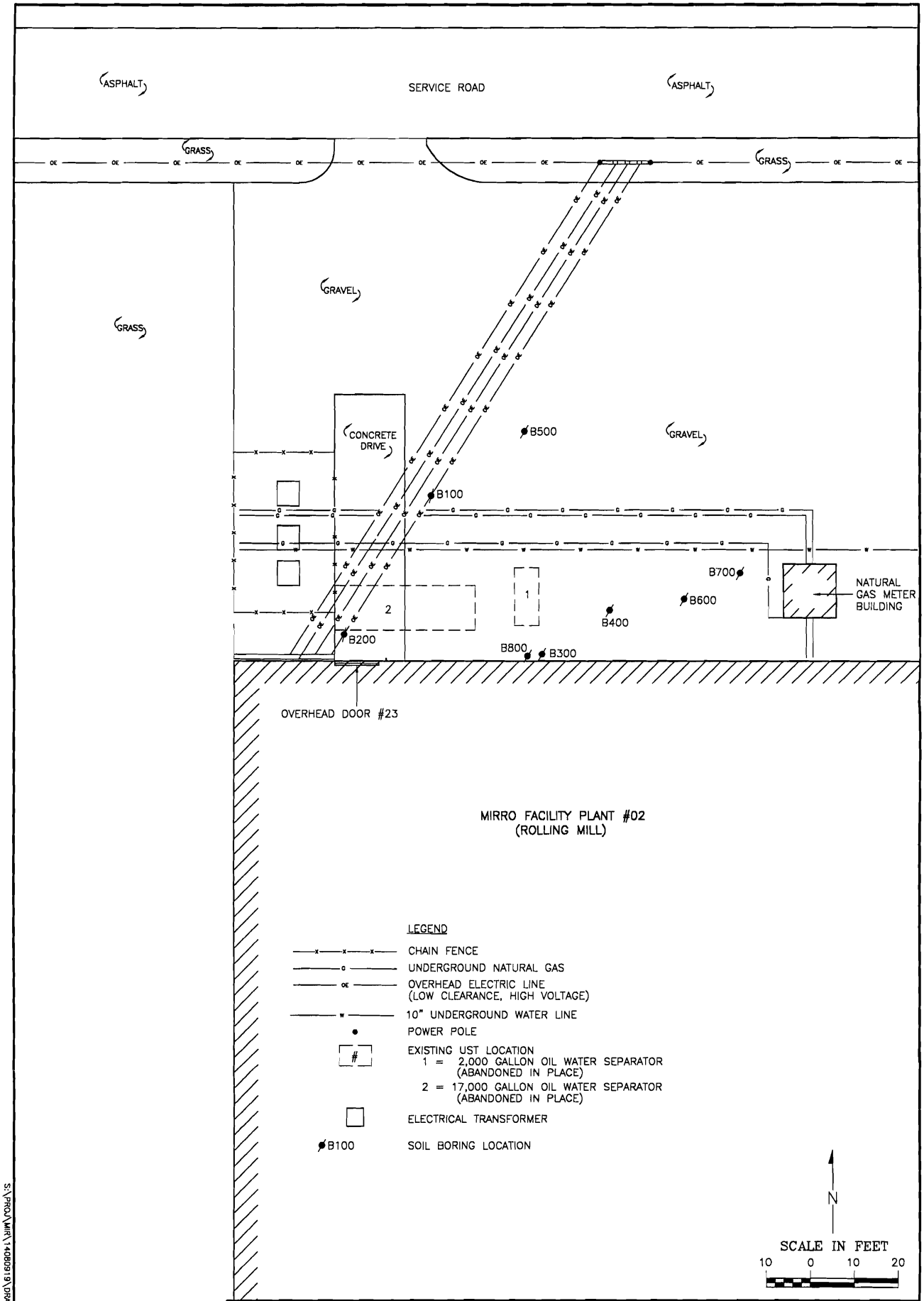
DRAWN BY: JJK	PROJECT: MIR-0919	DATE: 8/11/99
REV. DATE 02/05/01	THIS DRAWING AND ALL INFORMATION CONTAINED THEREDN IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
	Northern Environmental℠ Hydrologists · Engineers · Geologists	

MIRRO PLANT #02
MANITOWOC, WISCONSIN

SITE LOCATION AND LOCAL TOPOGRAPHY

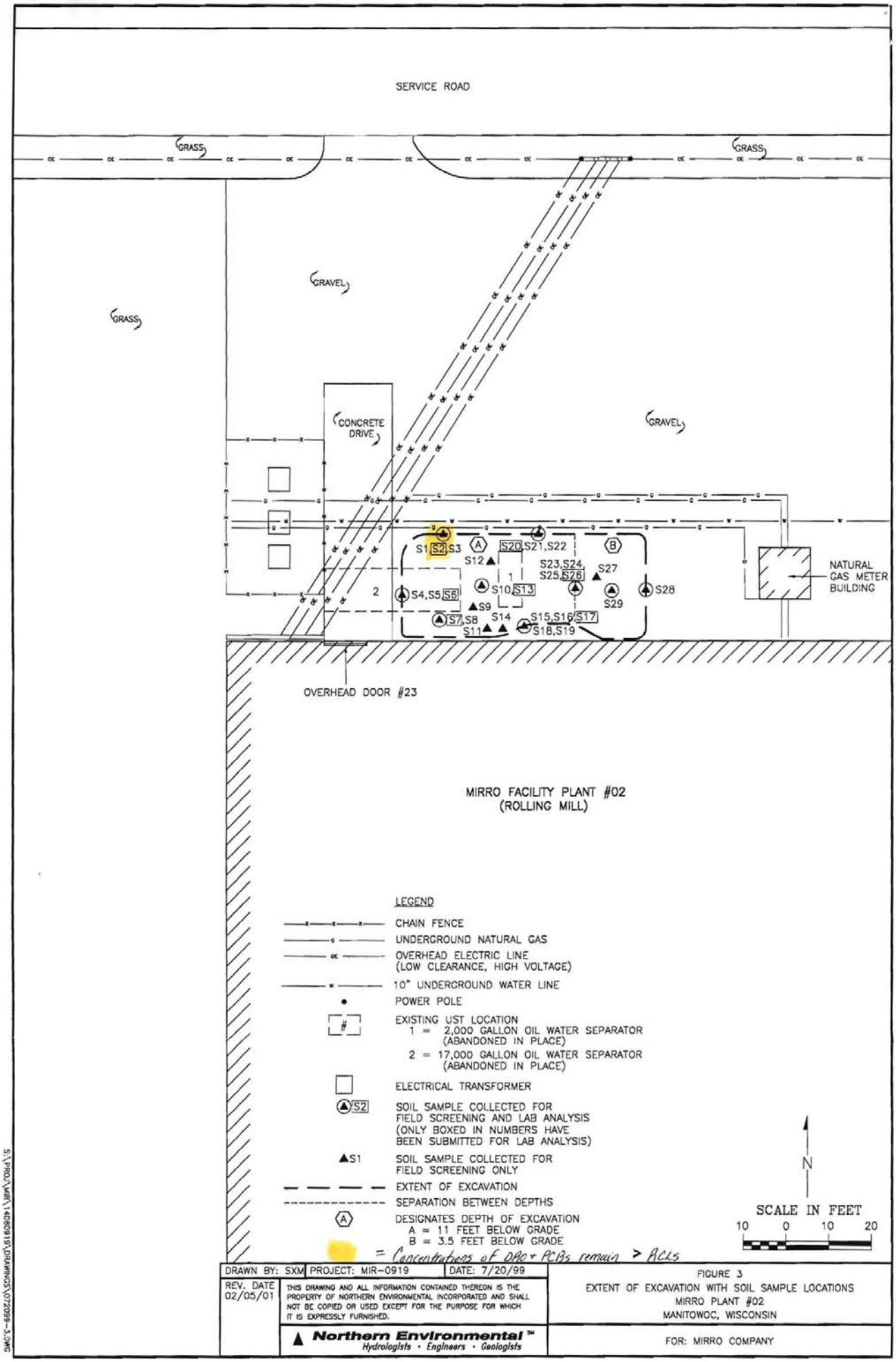
S:\PROJ\MIR\14080919\081199-1.DWG

FIGURE 1



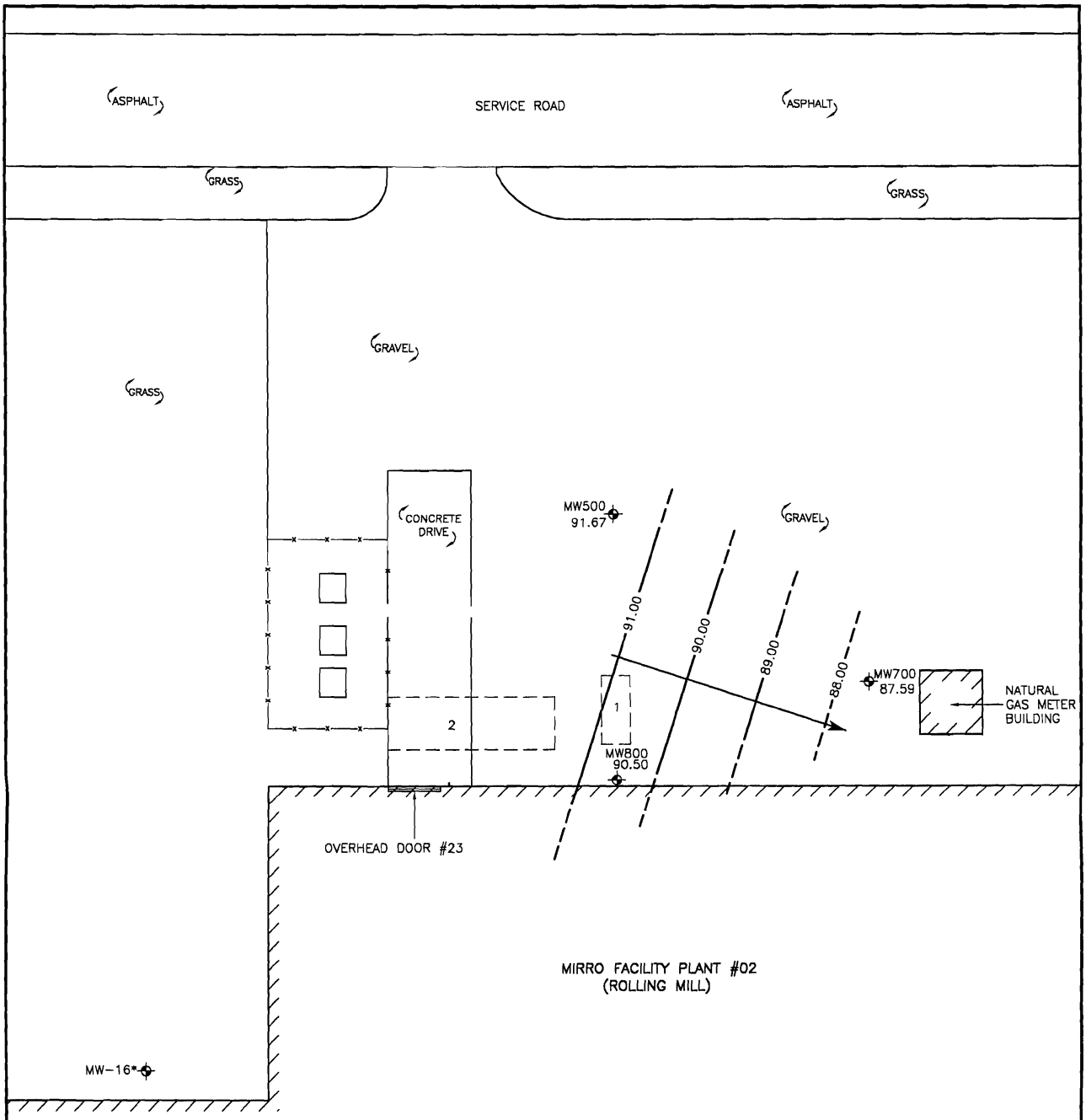
DRAWN BY: KRE	PROJECT: MIR-0919	DATE: 03/02/00
REV. DATE 02/05/01	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	FIGURE 4 SOIL BORING LOCATIONS MIRRO PLANT #02 MANITOWOC, WISCONSIN
	Northern Environmental℠ Hydrologists · Engineers · Geologists	FOR: MIRRO COMPANY

S:\PROJ\MIR\1408919\DRAWINGS\030200-3.DWG



DRAWN BY: SXM	PROJECT: MIR-0919	DATE: 7/20/99
REV. DATE 02/05/01	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	FIGURE 3 EXTENT OF EXCAVATION WITH SOIL SAMPLE LOCATIONS MIRRO PLANT #02 MANITOWOC, WISCONSIN
	Northern Environmental™ Hydrologists · Engineers · Geologists	FOR: MIRRO COMPANY

S:\PROJ\MIR\1408091\DRAWINGS\072099-3.DWG



LEGEND

MW100 100.00 — MONITORING WELL LOCATION AND GROUNDWATER ELEVATION ON 12/05/00
*= MONITORING WELL INSTALLED AS PART OF A SEPARATE INVESTIGATION

88.00 — GROUNDWATER CONTOUR LINE: DASHED WHERE INFERRED
CONTOUR LINE INTERVAL = 1.00 FEET

GROUNDWATER FLOW DIRECTION

CHAIN FENCE

[#] — EXISTING UST LOCATION
1 = 2,000 GALLON OIL WATER SEPARATOR (ABANDONED IN PLACE)
2 = 17,000 GALLON OIL WATER SEPARATOR (ABANDONED IN PLACE)

ELECTRICAL TRANSFORMER

N

SCALE IN FEET
10 0 10 20

DRAWN BY: KRE	PROJECT: MIR-0919	DATE: 02/05/01
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	FIGURE 6 GROUNDWATER ELEVATION CONTOUR MAP (12/5/00) MIRRO PLANT #02 MANITOWOC, WISCONSIN
	Northern Environmental™ Hydrologists · Engineers · Geologists	FOR: MIRRO COMPANY

S:\PROJ\MIR\MIR0919\DRAWINGS\020501-6.DWG

Table 4 Soil Excavation Analytical Results, Mirro Company Plant #02, Manitowoc, WI

Sample Number	Sample Depth (feet)	Date Sampled	Sample Location	DRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)											
					Polychlorinated Biphenyls (PCBs)							Volatile Organic Compounds (VOCs)				
					Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WAC Residual Contaminant Level				250	NE							2900	1500	NE	NE	4100
EPA Soil Screening Level-Ingestion				---	1000							---	---	---	---	---
S2	4	07/13/99	North Sidewall	1300	< 90	< 90	< 90	< 90	3200	< 90	< 90	150	190	150	160	770
S6 *	7	07/13/99	West Sidewall	820	< 4.5	< 4.5	< 4.5	< 4.5	340	< 4.5	< 4.5	380	90	75	64	2500
S7 (**)	5	07/14/99	Confirmation Sample	1300	---	---	---	---	---	---	---	36	1500	480	240	1400
S13 *	11	07/14/99	East Floor	< 10	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	270	< 25	< 25	35	2300
S17 *	6	07/14/99	South Sidewall	1100	< 4.5	< 4.5	< 4.5	< 4.5	150	< 4.5	< 4.5	30	36	< 25	28	170
S20 *	6	07/14/99	North Sidewall	160	< 4.5	< 4.5	< 4.5	< 4.5	250	< 4.5	< 4.5	35	< 25	< 25	< 25	120
S26 (**)	2	07/14/99	Confirmation Sample	4600	---	---	---	---	---	---	---	< 25	85	95	43	63
S28	3.5	07/14/99	East Sidewall	< 10	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 25	< 25	< 25	< 25	< 50
S29	3.5	07/14/99	West Floor	< 10	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 25	< 25	< 25	< 25	< 50

Key:

DRO = Diesel Range Organics

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

--- = Not Analyzed or Applicable

NE = Not Established by Wisconsin Administrative Code (WAC)

EPA = Environmental Protection Agency

120 = Residual Contaminant Level or Soil Screening Level Exceeded

* = Soil sample collected below water table

(**) = Soil sample representative of excavated soil

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Table 5 Soil Boring Analytical Results, Mirro Company Plant #02, Manitowoc, WI

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	DRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)											
					Polychlorinated Biphenyls (PCBs)							Volatile Organic Compounds (VOCs)				
					Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WAC Residual Contaminant Level				250	NE							2900	1500	NE	NE	4100
EPA Soil Screening Level-Ingestion				---	1000							---	---	---	---	---
B100	S103	4-6	09/30/99	<10	<4.5	< 4.5	< 4.5	< 4.5	<4.5	< 4.5	< 4.5	<25	<25	<25	<25	<75
B200	S203	4-6	09/30/99	<10	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	<25	<25	<25	<25	<75
B300	S403	4-6	09/30/99	<10	<4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	< 4.5	<25	<25	<25	<25	<75

Key:

DRO = Diesel Range Organics

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

NE = Not Established by Wisconsin Administrative Code (WAC)

EPA = Environmental Protection Agency

--- = Not applicable

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