

**GIS REGISTRY INFORMATION**

**SITE NAME:** FIRST NORTHERN

---

**BRRTS #:** 02-36-230968 **FID # (if appropriate):**

---

**COMMERCE # (if appropriate):**

---

**CLOSURE DATE:** 11/18/2003

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**STREET ADDRESS:** 622 FREMONT STREET

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**CITY:** KIEL

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**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 677663 Y= 384049

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

November 18, 2003

Dale Darmody  
Bank Mutual  
PO Box 23100  
201 N. Monroe Street  
Green Bay, WI 54301

Subject: Final Case Closure by Closure Committee with Conditions Met  
First Northern Savings Bank, 622 Fremont Street Kiel, Wisconsin  
WDNR BRRTS # 02-36-230968

Dear Mr. Darmody:

On March 19, 2003, 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 April 14, 2003, you were notified that the Closure Committee had granted conditional closure of this case.

On November 14, 2003, the Department received correspondence indicating that you have complied with the conditions of closure. The conditional closure required the filing of a deed restriction to maintain a surface barrier and follow-up investigation of residual contamination if structural impediments above contaminated soil are removed. Furthermore, three on-site monitoring wells were required to be properly abandoned.

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>

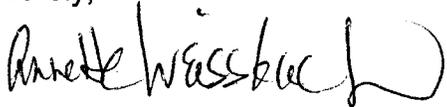
Mr. Dale Darmody, November 18, 2003

Page 2

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,

A handwritten signature in black ink that reads "Annette Weissbach". The signature is written in a cursive style with a large, sweeping flourish at the end.

Annette Weissbach  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Karl Schuldes, Robert E. Lee & Associates, 4664 Golden Park Court, Oneida 54155

458391

THIS INDENTURE, Made this 16 day of October, A. D., 1970,  
between Alvin C. Theiler and Alice E. Theiler,  
his wife

RECEIVED FOR RECORD

OCT 16 11 57

Robert B. Brandt  
REGISTRAR

parties of the first part, and  
Kiel Savings and Loan Association

a Corporation duly organized and existing under and by virtue of the laws of the  
State of Wisconsin, located at Kiel, Manitowoc County  
Wisconsin, party of the second part.

RETURN TO

Witnesseth, That the said parties of the first part, for and in consideration of  
the sum of One Dollar (\$1.00) and other  
valuable consideration

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged,  
have 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:

The East Half (E $\frac{1}{2}$ ) of Lot Number Fifteen (15) in  
Block Number Eleven (11) of Hilbert & Smith's  
Addition in the City of Kiel, according to the  
recorded plat thereof.

TRANSFER  
\$ 5.00  
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 parties 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.  
And the said Alvin C. Theiler and Alice E. Theiler, his wife

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 sealing 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 peaceful 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 parties of the first part have hereunto set their hands and seals  
this 16th day of October, A. D., 1970.

SIGNED AND SEALED IN PRESENCE OF

Douglas K. Van de Water  
Douglas K. Van de Water

Alvin C. Theiler (SEAL)

Alice E. Theiler (SEAL)

Alice E. Theiler (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Marie Murray  
Marie Murray

State of Wisconsin,

County of Manitowoc

ss.

Personally came before me, this 16th day of October, A. D., 1970,  
the above named Alvin C. Theiler and Alice E. Theiler, his wife

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Douglas K. Van de Water

NOTARY  
SEAL

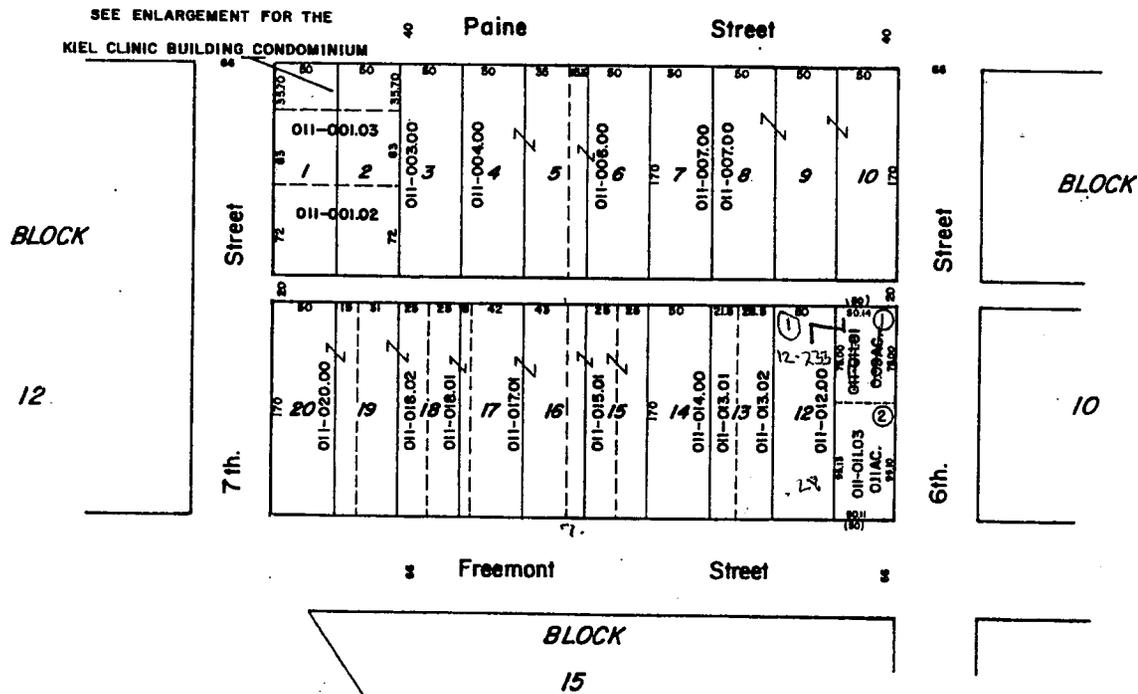
Notary Public, Manitowoc County, Wis.

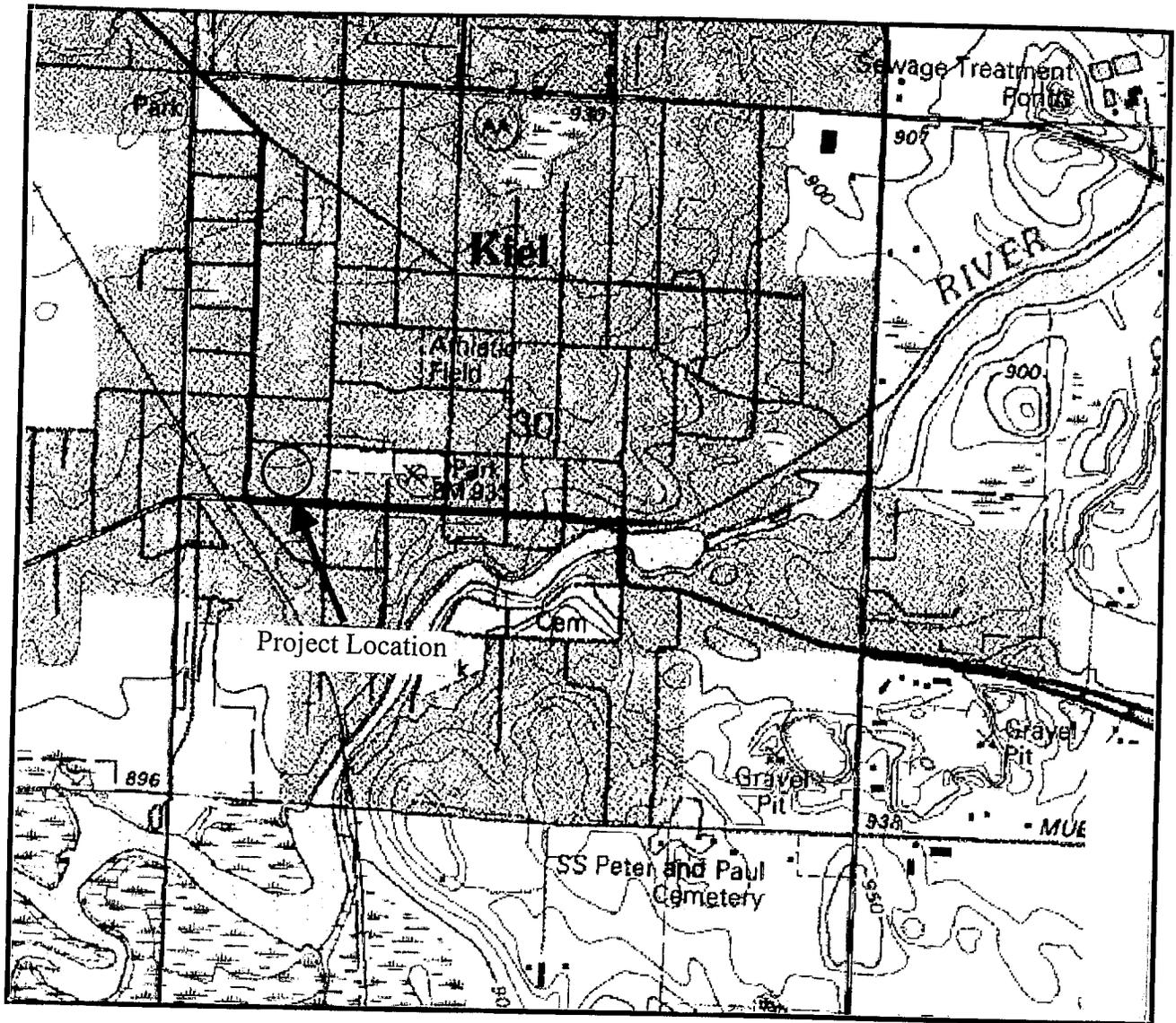
My commission (expires) (is) Oct 28, 1973

(Section 201(1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon  
the names of the grantor, grantee, witness and notary. Section 202(1) similarly requires that the name of the person who, as govern-  
ment's agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

PART OF THE NW1/4 SW1/4 SECTION 30 T.17N. R.21E.  
 CITY OF KIEL

HILBERT & SMITHS ADDITION BLOCK 11  
 51-690





**Location Map  
First Northern Bank  
633 Fremont Street  
Kiel, WI**

**Table 3**  
**Groundwater Analytical Data**

Parameter (ug/kg)	PAL	ES	MW-1						
			11/24/99	2/03/00	1/10/01	2/28/01	4/23/01	7/23/01	1/16/02
Total Trimethylbenzene	96	480	86	40.8	10.4	653	890	325	460
cis-1,2-Dichloroethene	7	70	0.56	1.2	<0.19	<4.7	<9.3	<4.7	<2.1
Ethylbenzene	140	700	2.1	18	<0.13	79	30	27	51
Isopropylbenzene	--	--	6.3	12	<0.12	50	<6.1	50	36
n-Propylbenzene	--	--	2.2	20	<0.12	79	<6.1	79	62
Naphthalene	8	40	0.3	17	0.99	69	38	27	23
p-Isopropyltoluene	--	--	6.7	6.2	<0.13	14	30	14	15
n- Butylbenzene	--	--	<8.9	<8.9	<8.9	<8.9	<8.9	<8.9	53
sec- Butylbenzene	--	--	3.8	5.7	3.6	24	12	<7.3	28
tert-Butylbenzene	--	--	1.2	1.6	<0.13	4.1	<6.5	<6.5	<2.0
Total Xylenes	124	640	6.4	1.7	<0.3	50	174	<15	23

NOTE: Only those VOCs that were detected are included in the table.

NA = Not Analyzed

17 = NR 140 Preventive Action Limit Exceedance

  = NR 140 Enforcement Standard Exceedance

**Table 4**  
**Groundwater Analytical Data**

Parameter (ug/kg)	PAL	ES	MW-2				
			1/10/01	2/28/01	4/23/01	7/23/01	1/16/02
Total Trimethylbenzene	96	480	1.4	2.64	6.3	<0.12	<0.34
cis-1,2-Dichloroethene	7	70	0.56	0.92	1.9	2.7	2.9
Ethylbenzene	140	700	2.1	<0.13	0.47	0.87	0.22
Isopropylbenzene	--	--	6.3	<0.12	<0.13	<0.13	0.25
n-Propylbenzene	--	--	<0.12	0.26	<0.12	<0.12	0.27
Naphthalene	8	40	5.4	0.99	0.43	0.09	<0.69
p-Isopropyltoluene	--	--	<0.13	<0.13	<0.13	<0.13	<0.13
sec- Butylbenzene	--	--	<0.15	<0.15	<0.15	<0.15	0.51
n - Butylbenzene	--	--	<0.15	<0.15	<0.15	<0.15	0.45
tert-Butylbenzene	--	--	<0.13	<0.13	<0.13	<0.13	<0.13
Total Xylenes	124	640	<0.3	<0.3	<0.3	<0.3	<0.43

**Table 5**

Parameter (ug/kg)	PAL	ES	MW-3				
			1/10/01	2/28/01	4/29/01	7/23/01	1/16/02
Total Trimethylbenzene	96	480	<0.12	0.27	<0.12	<0.12	<0.12
cis-1,2-Dichloroethene	7	70	<0.13	<0.13	<0.13	<0.13	<0.13
Ethylbenzene	140	700	<0.13	<0.13	<0.13	<0.13	<0.13
Isopropylbenzene	--	--	<0.13	<0.13	<0.13	<0.13	<0.13
n-Propylbenzene	--	--	<0.12	<0.12	<0.12	<0.12	<0.12
Naphthalene	8	40	<0.082	<0.082	<0.082	<0.082	<0.082
p-Isopropyltoluene	--	--	<0.13	<0.13	<0.13	<0.13	<0.13
sec- Butylbenzene	--	--	<0.15	<0.15	<0.15	<0.15	<0.15
tert-Butylbenzene	--	--	<0.13	<0.13	<0.13	<0.13	<0.13
Total Xylenes	124	640	<0.3	<0.3	<0.3	<0.3	<0.3

NOTE: Only those VOCs that were detected are included in the table.

**Table 1  
 Soil Field Screening Data**

Sample Location	Depth Of Sample (Ft)	Trench 1 Pid Results	Trench 2 Pid Results
West Wall	1	NA	102
West Wall	2.5	NA	750*
North Wall	1	No Detect	220
North Wall	3	No Detect	150
East Wall	2.5	NA	107
South Wall	2.5	NA	53
TRENCH FLOOR	4.5	No Detect	72
SOIL PILE	-	No Detect	690

\* Sample Location  
 NA = Not Analyzed

**Table 2  
 Soil Analytical Data**

Parameter (ug/kg)	NR 720 Soil Standard	GP-1	GP-2	GP-3	GP-4	SB-5	SB-6
		4-6'	6-8'	2-4'	6-8'	4-6'	5'
		11-9-99	11-9-99	11-9-99	11-9-99	3-17-00	3-17-00
GRO	100	<0.65	121	925	<0.65	<0.65	<0.65
VOC'S							
Trimethylbenzene	--	<26	913	<133	<26	NA	NA
Naphthalene	--	<30	354	<154	<30	NA	NA
p-Isopropyltoluene	--	<29	861	<148	<29	NA	NA
sec-Butylbenzene	--	<19	525	<100	<19	NA	NA

NOTE: Only those VOCs that were detected are included in the table.  
 NA =Not Analyzed

= NR 720 Soil Exceedance



NOT TO SCALE

APPROXIMATE AREA OF NR140 PREVENTIVE ACTION LIMIT EXCEEDANCES

CURB

GP-4

SB-6

TRENCH 2 (4'x4')

GP-3

MW-1

MW-3

SB-6

CANOPY

GP-2

TRENCH 1 (4'x4')

GP-1

MW-2

**LEGEND**



SOIL BORING LOCATION



MONITORING WELL LOCATION



GEOPROBE LOCATION

**FIRST NORTHERN BANK  
622 FREMONT STREET  
KIEL, WISCONSIN**

**SITE PLAN**

**Table 6**  
**Natural Attenuation Parameters**

Well	Dissolved O <sub>2</sub>		Iron (II)	
	7/23/01	1/16/02	7/23/01	1/16/02
MW-1	0.7	0.6	10.0	8.0
MW-2	1.0	0.9	0.2	0.2
MW-3	2.0	1.7	0.2	0.2

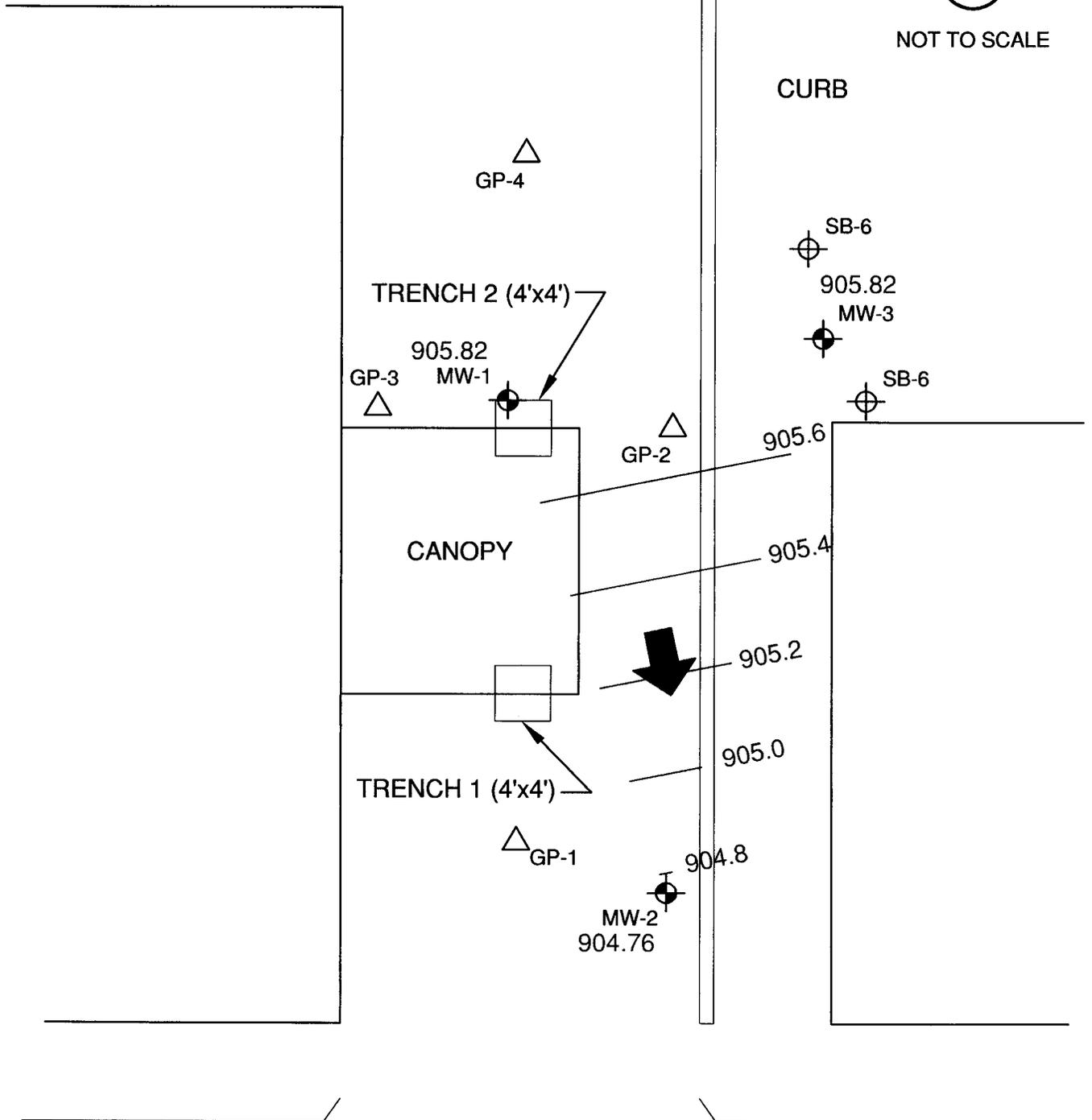
**Table 7**  
**Groundwater Elevations**

Well	PVC Elevation	Well Depth	1/10/01		2/28/01		3/29/01		7/23/01		1/16/02	
			Water Depth	Water Elev.								
MW-1	912.19	15.50	6.56	905.63	6.42	905.77	5.58	906.61	6.37	905.82	6.73	905.46
MW-2	911.43	15.70	6.80	904.63	6.89	904.54	6.44	904.99	6.67	904.76	6.94	904.49
MW-3	911.08	14.30	4.56	906.52	4.48	906.60	3.57	907.51	5.26	905.82	5.43	905.65



NOT TO SCALE

CURB



**LEGEND**

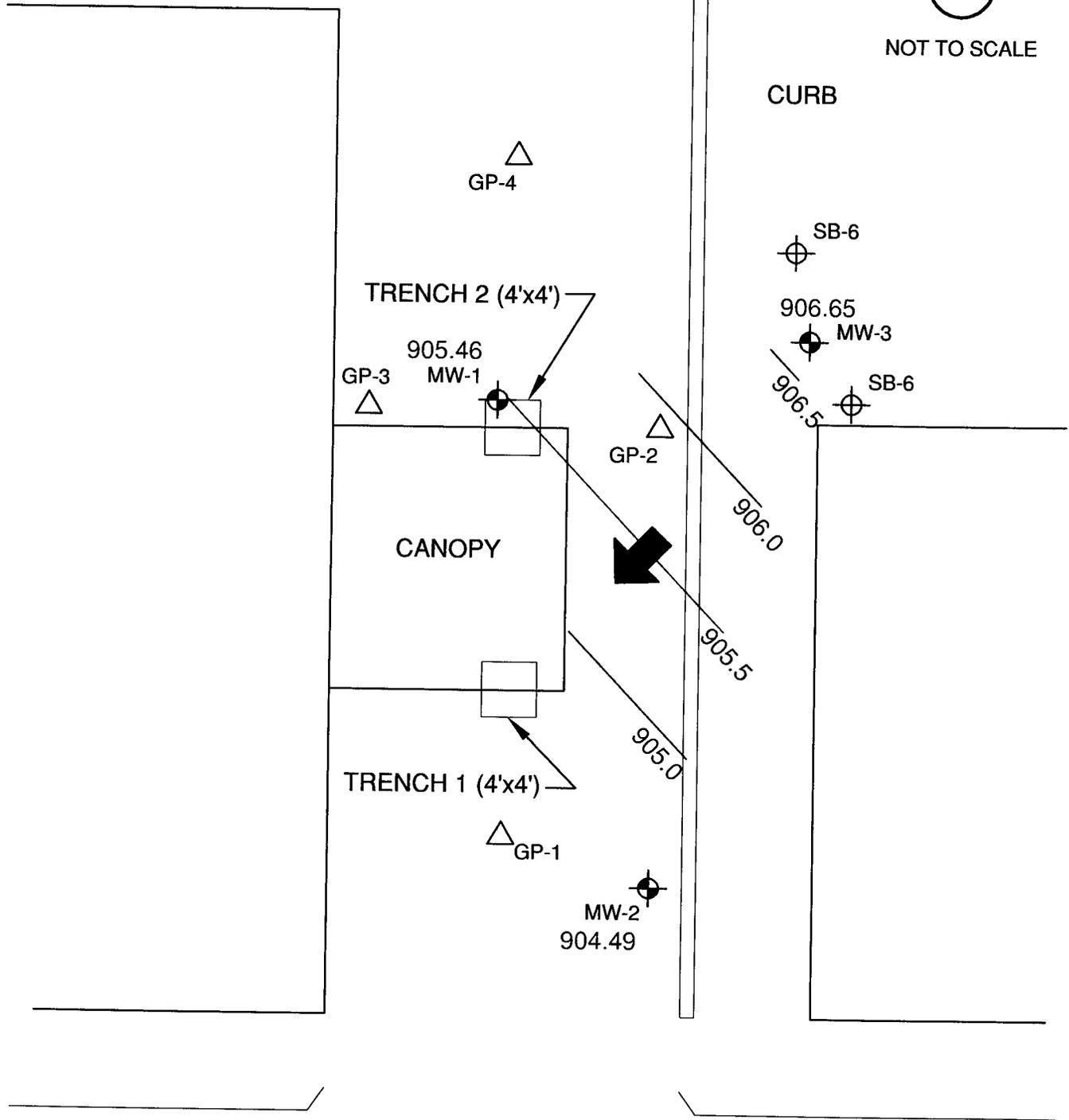
-  SB-1 SOIL BORING LOCATION
-  MW-1 MONITORING WELL LOCATION
-  GP-1 GEOPROBE LOCATION

FIRST NORTHERN BANK  
622 FREMONT STREET  
KIEL, WISCONSIN  
GROUNDWATER CONTOUR MAP  
07/23/01



NOT TO SCALE

CURB



**LEGEND**

-  SB-1 SOIL BORING LOCATION
-  MW-1 MONITORING WELL LOCATION
-  GP-1 GEOPROBE LOCATION

FIRST NORTHERN BANK  
622 FREMONT STREET  
KIEL, WISCONSIN  
GROUNDWATER CONTOUR MAP  
01/16/02



**LEGEND**

- ⊕ SB-1 SOIL BORING LOCATION
- ⊕ MW-1 MONITORING WELL LOCATION
- △ GP-1 GEOPROBE LOCATION
- T-2 TRENCH SAMPLE

PAVED ASPHALT CAP TO BE MAINTAINED

LOT 15

GAS REGULATOR

TELEPHONE PEDESTAL  
ELECTRIC METER

BANK

#622

TRENCH 2  
STORM CATCH BASIN

GP-3

GP-4

MW-1

GP-2

GP-1

TRENCH 1

MW-2

T-2

ALLEY

APPROXIMATE AREA OF NR720 SOIL STANDARD EXCEEDANCES

POURED WALL

LOT 14

HSE #614

MW-3

SB-5

SB-6

FREMONT STREET

CURB STOP

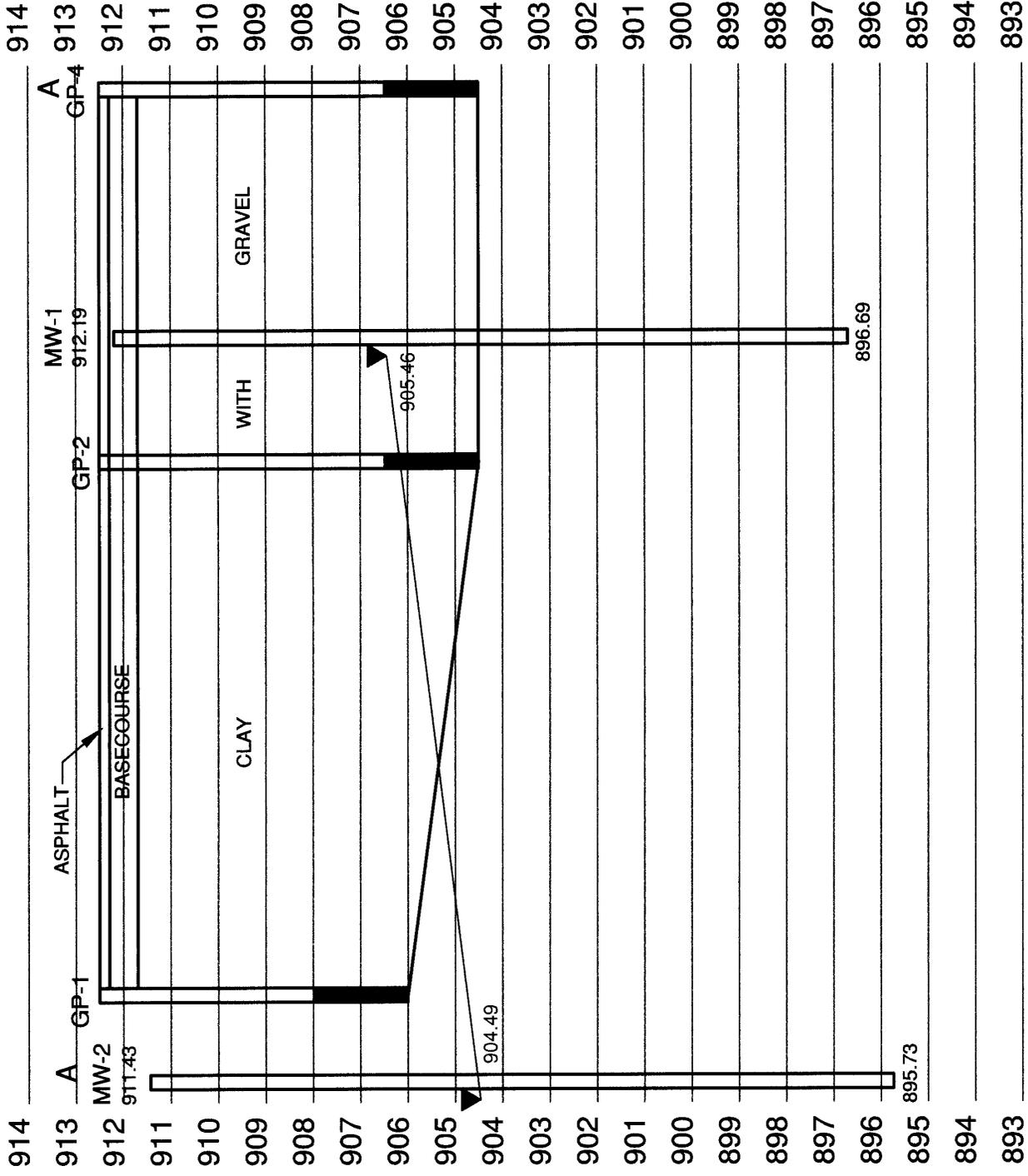
R/W

FIRST NORTHERN BANK  
622 FREMONT STREET  
KIEL, WISCONSIN

SITE PLAN

EXHIBIT A

FIGURE 1



**SCALE**

VERTICAL 1" = 3'  
 HORIZONTAL 1" = 10'

**LEGEND**

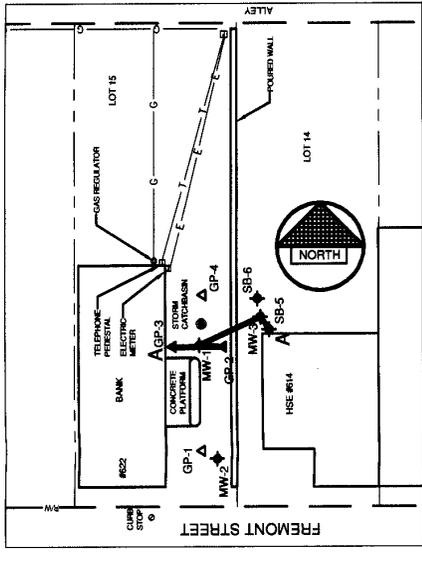
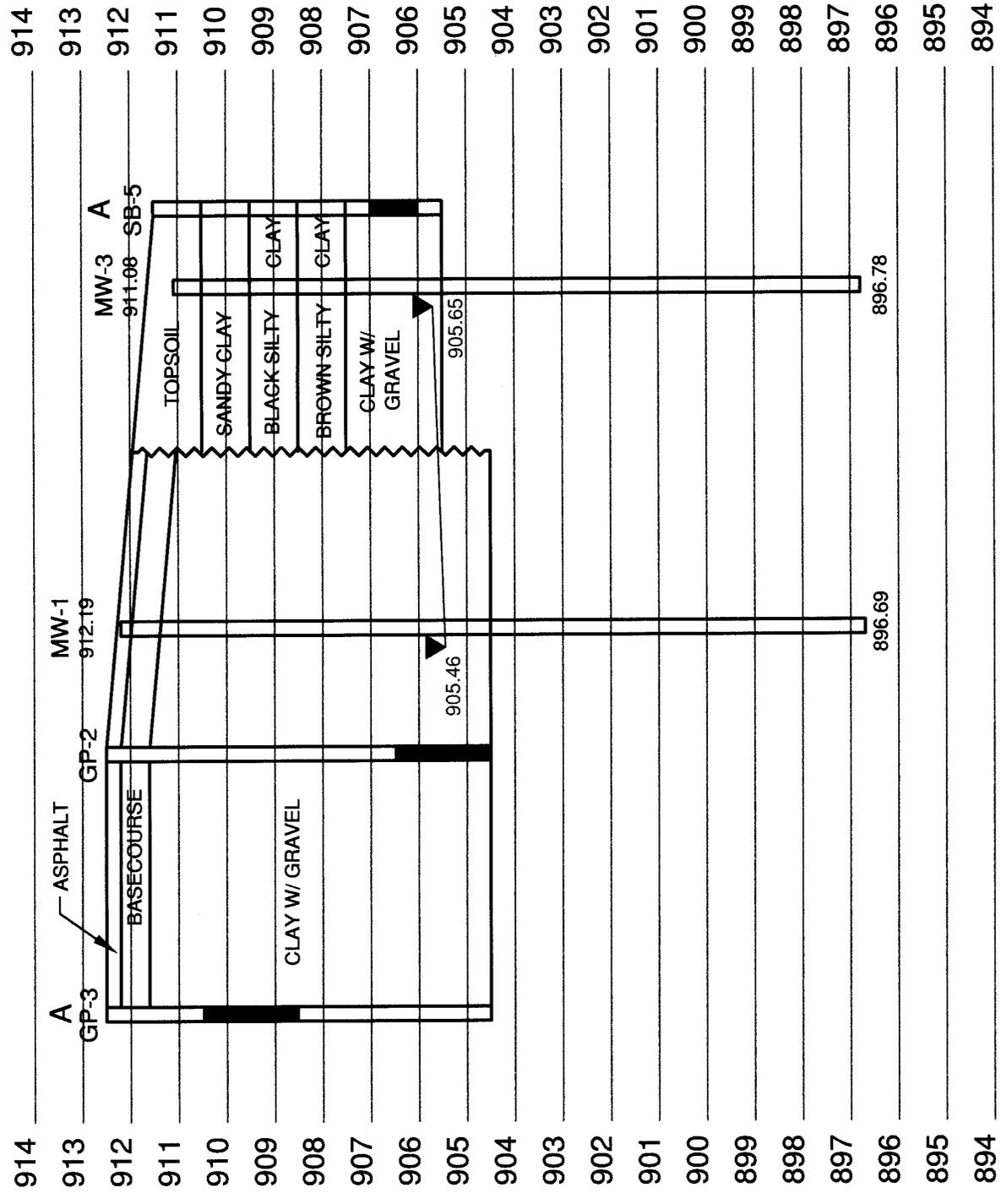
- █ BELOW NR720 SOIL STANDARDS
- █ NR720 SOIL STANDARD EXCEEDANCE
- ▼ GROUNDWATER LEVEL

**FIRST NORTHERN SAVINGS BANK  
 622 FREMONT STREET  
 KIEL, WISCONSIN**

**GEOLOGIC CROSS SECTION  
 01/16/02**

FIGURE 2

R:\3700\3785\3789003\dwg\CROSS\_SECTIONS.dwg - RAT - 02/17/03



**SCALE**

VERTICAL 1" = 3'  
 HORIZONTAL 1" = 10'

**LEGEND**

- █ BELOW NR720 SOIL STANDARDS
- █ NR720 SOIL STANDARD EXCEEDANCE
- ▼ GROUNDWATER LEVEL

**FIRST NORTHERN SAVINGS BANK  
 622 FREMONT STREET  
 KIEL, WISCONSIN**

**GEOLOGIC CROSS SECTION**

01/16/02

FIGURE 3

R:\3700\3789\3789003\dwg\CROSS\_SECTIONS.dwg - RAT - 02/17/03



**Robert E. Lee & Associates, Inc.**  
Engineering, Surveying, Environmental Services

Green Bay Office  
4664 Golden Pond Park Ct.  
Oneida, WI 54155  
920-662-9641  
FAX 920-662-9141  
E Mail [rel@releeinc.com](mailto:rel@releeinc.com)

To Whom It May Concern:

I, the undersigned, on behalf of the owner, First Northern Savings Bank, confirm with this letter that the attached legal description refers to the property at 622 Fremont Street, Kiel, Wisconsin.

A handwritten signature in cursive script, appearing to read 'Dale Darmody'.

Dale Darmody  
FIRST NORTHERN SAVINGS BANK



953084

Document Number

DEED RESTRICTION

STATE OF WISCONSIN MANITOWOC COUNTY PRESTON JONES REGISTER OF DEEDS RECEIVED FOR RECORD  8 OCT 2003 11:22:27 AM
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Declaration of Restrictions

In Re: The East Half (E½) of Lot Number Fifteen (15) in Block Number Eleven (11) of Hilbert & Smith's addition to the City of Kiel, according to the recorded plat thereof.

WTM Coordinates: 677663, 384049

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF Manitowoc County

WHEREAS, Bank Mutual (formerly known as First Northern Savings Bank; and as the Kiel Savings and Loan Association) is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of November 9, 1999 when soil samples were collected on this property, Gasoline Range Organics (GRO) and Trimethylbenzene contaminated soil remained on this property at the following locations: Soil Sample GP-2 (GP-2), GP-3, and T-2 as shown in attached Figure 1 and labeled "Exhibit A."

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.

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:

Structural impediments existing at the time of clean-up [building] made complete remediation [excavation] of the soil contamination on this property impracticable. If the structural impediments on this property that are described above 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 remediated in accordance with applicable statutes and rules. If currently inaccessible soil near or beneath the structural impediments on the property is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous

Recording Area

Name and Return Address

Dale Darmody  
Bank Mutual  
PO Box 23100  
201 N. Monroe Street  
Green Bay, WI 54301

19CR

051-690-011-015.01

Parcel Identification Number \_\_\_\_\_

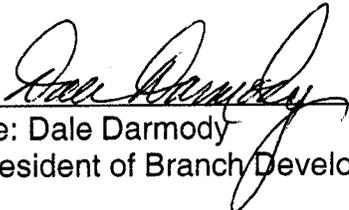


its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

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

By signing this document, Mr. Dale Darmody asserts that he is duly authorized to sign this document on behalf of Bank Mutual.

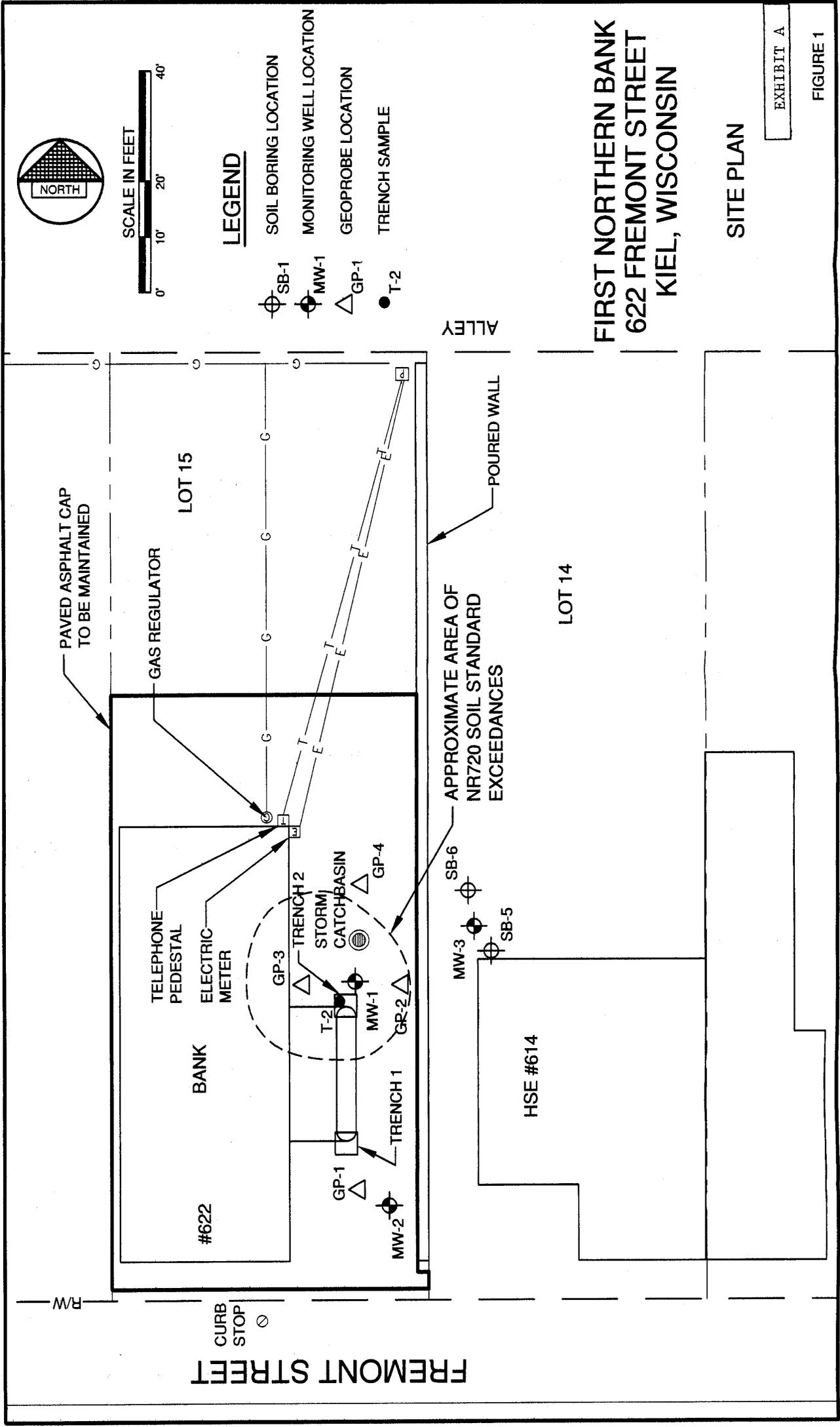
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 6<sup>th</sup> day of OCTOBER, 2003.

Signature:   
Printed Name: Dale Darmody  
Title: Vice President of Branch Development

Subscribed and sworn to before me this 6<sup>th</sup> day of OCTOBER, 2003.

 LAURA J. KLECZKA  
Notary Public, State of WISCONSIN  
My commission 3-26-2006

This document was drafted by Annette Weissbach, Wisconsin Department of Natural Resources.



**LEGEND**

- ⊕ SB-1 SOIL BORING LOCATION
- ⊕ MW-1 MONITORING WELL LOCATION
- △ GP-1 GEOPROBE LOCATION
- T-2 TRENCH SAMPLE

**FIRST NORTHERN BANK  
 622 FREMONT STREET  
 KIEL, WISCONSIN**

**SITE PLAN**

EXHIBIT A

FIGURE 1

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Engineered cap maintenance program for 622 Fremont Street, Kiel, Wisconsin, as approved by Ms. Annette Weissbach of the Wisconsin Department of Natural Resources on March 28, 2003.

The asphalt cap will be continuous from the borders of the pavement to the building, and will be inspected annually for cracks or deterioration. All necessary repairs will be made to maintain the integrity of the surface and the impermeable quality of the pavement.

EXHIBIT B