GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Nov 2, 2004

BRRTS #: **02-43-257603**

FID #: 443090560

ACTIVITY NAME: Vishay Intertechnology Inc

DATCP #:

PROPERTY ADDRESS: 6150 Van Hecke

COMM #:

MUNICIPALITY: Oconto

PARCEL ID #: 26528130231290B

***WTM COORDINATES:**

X: **686200** Y: **493303**

** 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:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

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

GIS Registry Checklist

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. 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 #: 02-43-257603 PARCEL ID #: 26528130231290B

ACTIVITY NAME: Vishay Intertechnology Inc WTM COORDINATES: X: 686200 Y: 493303

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

- [x] **Closure Letter**
- [x] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [x] **Conditional Closure Letter**
- [x] **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). 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:**
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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.

- [x] **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**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show 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 Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2 **Title: Site Layout**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, <u>this map is to show the location of all contaminated soil and a single contour</u> showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: D-2 **Title: Soil Sample Exceedances of TCE RCL For Migration to Groundwater**

BRRTS #: 02-43-257603 ACTIVITY NAME: Vishay Intertechnology Inc

MAPS (continued)

☒ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) 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 #: B-11A **Title: Cross-Section A-A'**

Figure #: B-11B **Title: 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 #: 3 **Title: Water Table Elevation**

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 #: G-1, 7 **Title: Summary of Phase II Investigation Sediment..., Summary of Soil Sample 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 #: 02-43-257603 ACTIVITY NAME: Vishay Intertechnology Inc

NOTIFICATIONS

Source Property

☐ **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 confirmation was received for notifying current source property owner.

Off-Source Property

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

☐ **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 confirmation was received 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 contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

November 2, 2004

Vishay Intertechnology, Inc.
Attn: Mr. Donald M. Clark
951 Wendell Boulevard
Wendell, NC 27591

Subject: A *Certificate of Completion* for the Environmental Investigation and Cleanup of Property Owned by the Cera-Mite Corporation located at 6150 Van Hecke Avenue, Oconto, WI
BRRTS # 06-43-262002 & 02-43-257603

Dear Mr. Clark:

The Department of Natural Resources ("the Department") has received your request for issuance of a *Certificate of Completion* for the environmental investigation and cleanup of property owned by the Cera-Mite Corporation located at 6150 Van Hecke Avenue, Oconto, WI, which will be referred to in this letter as "the Property". You have requested that the Department determine whether the Vishay Cera-Mite Corporation has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*.

The Property encompasses approximately 6 acres in the Oconto Industrial Park and is presently owned by the Cera-Mite Corporation. The property is described as Lot 4 and the West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW1/4 of SE1/4) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, 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 cleanup 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.

Conclusions

The Department appreciates the work undertaken by the Vishay Cera-Mite Corporation to investigate and cleanup contamination associated with the Property. The exemption provided by the *Certificate of*

Completion applies to any successor or assignee of the Vishay Cera-Mite Corporation 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) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

cc: Michael Prager - RR/3
Joe Renville - LS/5
Paula M. Berger, Environmental Strategies Corporation,
123 North Third Street, Suite 706, Minneapolis, Minnesota 55401

Document Number | DEED RESTRICTION

Declaration of Restrictions

In Re: Lot 4 and the West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW1/4 of SE1/4) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

Recording Area

Name and Return Address
Jean H. McCreary, Esq.
Nixon Peabody LLP
P.O. Box 31051
Rochester, NY 14603

STATE OF WISCONSIN)
) ss
COUNTY OF Oconto)

WHEREAS, Cera-Mite Corporation is the owner of the above-described property.

245-281 30231290 B
Parcel Identification Number

WHEREAS, one or more trichloroethene (TCE) discharges have occurred on this property, and as of May 2001 when soil samples were collected on this property, TCE-contaminated soil remained on this property at the following soil sampling location: TCE at 76 µg/kg at MW2 as outlined on Exhibit A (Figure D-2), hereby attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further 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:

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained 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. The paved surfaces and the building foundation shall be maintained on the above-described property in the locations shown on the attached map, labeled "Exhibit B (Figure 1) " unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described

property in compliance with the "Engineered Barrier Maintenance Plan" dated March 19, 2004, that was submitted to the Wisconsin Department of Natural Resources by Ms. Paula Berger, Environmental Strategies Consulting, LLC, on behalf of the Vishay Cera-Mite Corporation, as required by section NR 724.13(2), Wis. Adm. Code (1999).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist (see exhibit B), 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 capped areas and areas with impervious surfaces; (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 impervious surface.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded 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, William M. Clancy asserts that he or she is duly authorized to sign this document on behalf of Cera-Mite Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 1st day of June, 2004.

Commonwealth of Pennsylvania
County of Chester

Signature: William M. Clancy
Printed Name: William M. Clancy, 63 Lincoln Highway, Malvern, PA 19355
Title: Assistant Secretary

Subscribed and sworn to before me this 1st day of June, 2004.

Candace Conrad
Notary Public

Notary Public, State of Penna.
My commission 8-5-06

Notarial Seal
Candace Conrad, Notary Public
East Whiteland Twp., Chester County
My Commission Expires Aug. 5, 2006
Member, Pennsylvania Association Of Notaries

This document was drafted by Wisconsin Department of Natural Resources based on information provided by Environmental Strategies Consulting, LLC.

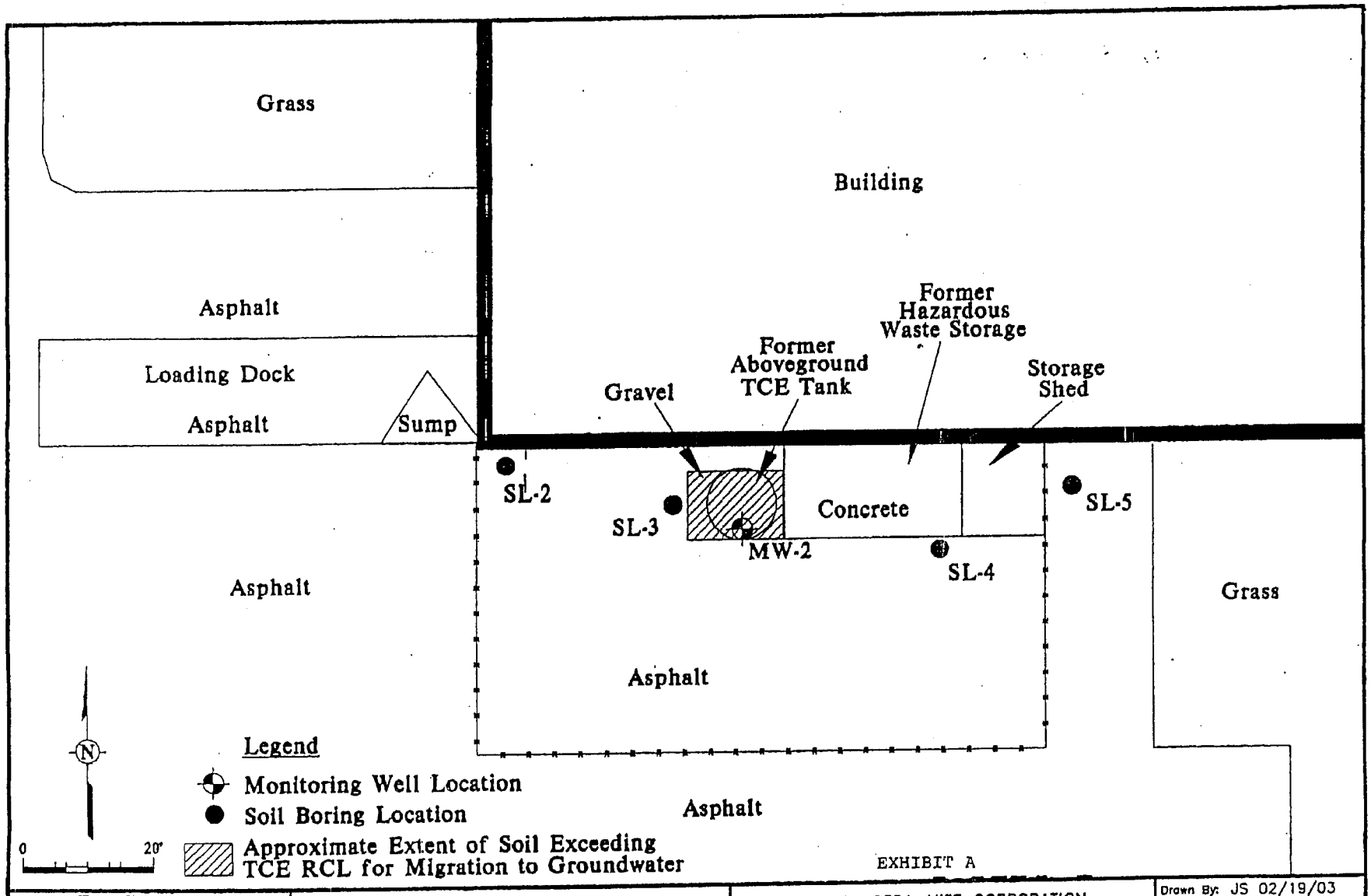
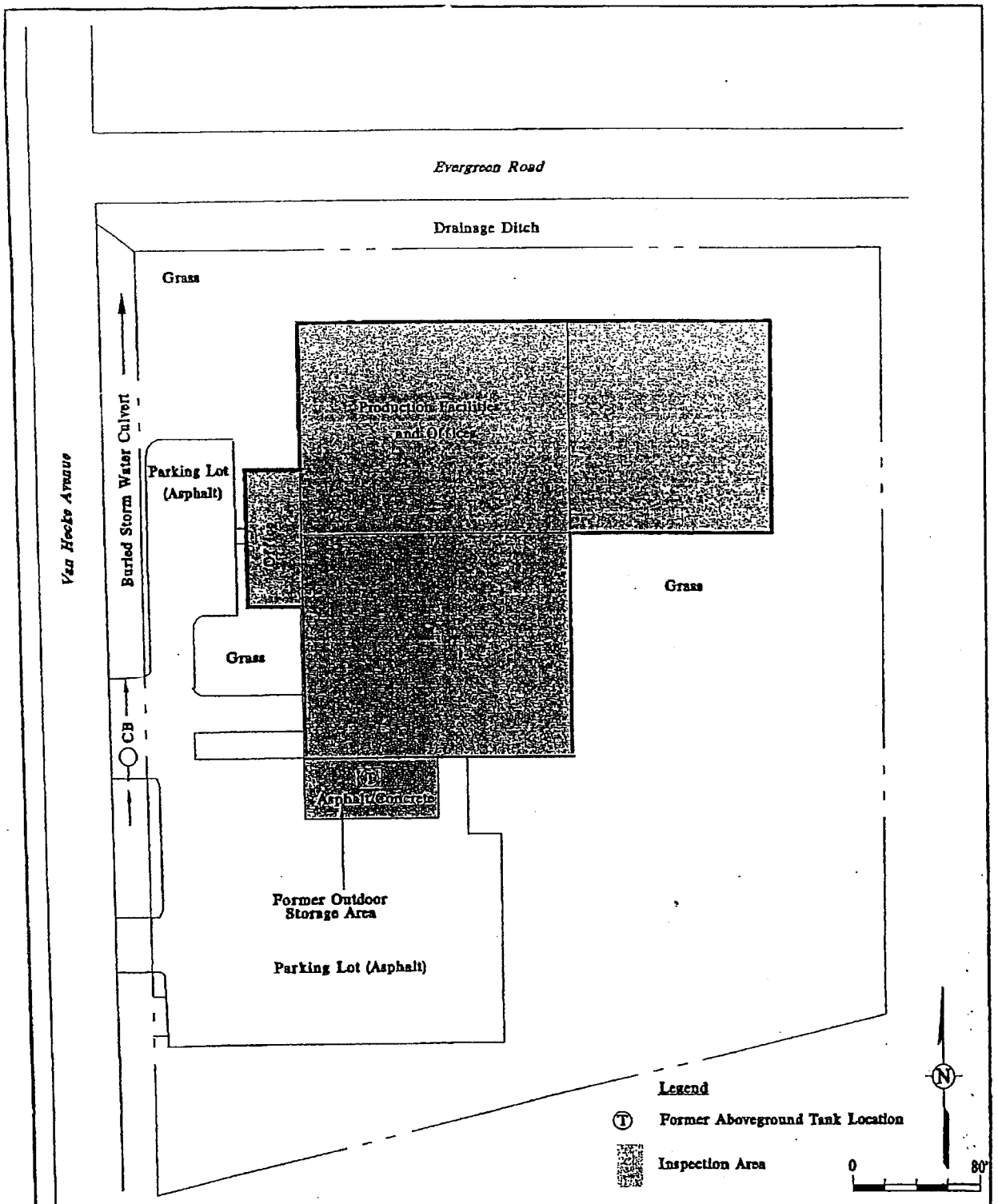


EXHIBIT A

ENVIRONMENTAL STRATEGIES CORPORATION 123 NORTH THIRD STREET SUITE 708 MINNEAPOLIS, MINNESOTA 55401 (612) 343-0510	Figure D-2 SOIL SAMPLE EXCEEDANCES OF TCE RCL FOR MIGRATION TO GROUNDWATER	VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN PREPARED FOR VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN	Drawn By: JS 02/19/03 Checked: Approved: DWG Name: 148100-04



ENVIRONMENTAL STRATEGIES CONSULTING LLC
123 NORTH THIRD STREET SUITE 706
MINNEAPOLIS, MINNESOTA 55401
(612) 343-0510

Figure 1
Site Layout EXHIBIT B
6150 Van Hecke Avenue
Oconto, Wisconsin

148130009

6

561024
DOCUMENT NUMBER

VOL. 1095 PAGE 103
RECORDED

AT 9:30 O'CLOCK A M

JUN 28 2004

LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI

AFFIDAVIT OF CORRECTION

STATE OF NEW YORK)
) ss
COUNTY OF MONROE)

JEAN H. McCREARY, being duly sworn, deposes and says: Return to: Jean H. McCreary, Esq. 21.00

1. I am a partner with the law firm Nixon Peabody LLP, attorneys for Vishay Intertechnology, Inc. ("Vishay"), in the matter regarding 6150 Van Hecke Avenue, Oconto, Wisconsin, Parcel Identification Number 265-28130231290B.

2. Vishay received from the Wisconsin Department of Natural Resources ("WDNR") a Deed Restriction to be executed as the property owner and then to be filed with the Oconto County Register of Deeds. On Vishay's behalf, we forwarded the Deed Restriction for recordation in the form received by us following execution by the client. We also requested a certified copy to be sent by the Register of Deeds to WDNR. On receipt of its copy, WDNR subsequently drew to our attention the fact that one or more pages were missing from the recorded copy.

3. At this time we desire to record this Affidavit and the complete Deed Restriction, in lieu of the incomplete Deed Restriction that was recorded at 9:30 AM on June 7, 2004 in Volume 1091, Pages 272-275, and assigned Document Number 560065, as a correction.

Jean H. McCreary
JEAN H. McCREARY

Sworn to before me
June 16, 2004

Deborah J. Sexton
Notary Public

DEBORAH J. SEXTON
NOTARY PUBLIC, State of New York
Registration #: 01SE5033613
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires: 09/26/20

WI DNR
RECEIVED
JUN 30 2004
NER WASTE/RR

I, the undersigned Register of Deeds in and for Oconto County, do hereby certify that this is a true and correct copy of the original record on file in the Oconto County Register of Deeds Office, Oconto, Wisconsin.
Witness my hand and seal on JUN 28 2004
Loralee Lasley
Loralee Lasley, Register of Deeds

R777062.1

ENGINEERED BARRIER MAINTENANCE PLAN

VISHAY CERA-MITE CORPORATION FACILITY
6150 VAN HECKE AVENUE
OCONTO, WISCONSIN

BRRTS # 06-43-262002 & 02-43-257603

PREPARED
BY
ENVIRONMENTAL STRATEGIES CONSULTING LLC

MARCH 19, 2004

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Appendix A – Annual Cap Inspection Form

Introduction

This Engineered Barrier Maintenance Plan has been prepared for the building and a small portion of pavement located at 6150 Van Hecke Avenue, in Oconto, Oconto County, Wisconsin. It fulfills part of the *Deed Restriction for Contaminated Soil* condition for case closure by the Wisconsin Department of Natural Resources (WDNR) as indicated in Conditional Case Closure with NR 140 Exemption correspondence dated December 2, 2003. This plan was prepared in accordance with Wisconsin Administrative Code Chapter NR 723.13(2).

Background

The property is currently owned by Vishay Cera-Mite Corporation. Cera-Mite Corporation manufactured ceramic disc capacitors and thermistors at the facility from 1989 through late 2002. The property was undeveloped before being occupied by Cera-Mite. The property includes an approximate 50,000-square-foot, slab-on-grade building used for manufacturing and office space on an approximate 6-acre parcel of land in the Oconto Industrial Park (Figure 1). The area surrounding the building is mostly grass with asphalt-paved parking areas and an asphalt and concrete-paved outdoor storage area. The outdoor storage area is approximately 80 feet by 45 feet and is entirely paved except for an approximate 10-foot by 12-foot area where an aboveground storage tank was located. The former tank area is currently surrounded by a concrete berm and is covered with gravel. Vishay Cera-Mite plans on paving this area in Spring 2004.

Phase I and Phase II environmental assessments were conducted on the property in 2000 and 2001 as part of acquisition of Cera-Mite by Vishay Intertechnology, Inc. Trichloroethene and associated degradation compounds were detected in groundwater near the former aboveground storage tank (removed in 2000) and adjacent storage area. Based on the evaluation results, Vishay and Cera-Mite entered the site into the Wisconsin Voluntary Party Liability Exemption Program (VPLE).

A Site Investigation, including the installation of monitoring wells, was conducted in accordance with Wisconsin Administrative Code NR 716, to further evaluate the presence and extent of analytes in soil and groundwater. Trichloroethene was detected below the WDNR Enforcement Standard but above the Preventative Action Limit (PAL) in groundwater samples collected from a monitoring well located at the former storage tank and at a well located

approximately 230 feet northwest (downgradient) of the former storage tank. Affected groundwater does not extend beyond the property boundaries. Trichloroethene was also detected at a concentration of 0.076 milligrams per kilogram in a soil sample collected from a soil boring installed at the former storage tank location.

Groundwater monitoring was conducted from 2001 through 2003 to confirm groundwater quality. Based on the site investigation and monitoring results, WDNR approved conditional case closure with a PAL exemption on December 2, 2003. Conditions for case closure include proper removal of the monitoring wells, proper disposal of any wastes associated with site activities, and a deed restriction for affected soil potentially present in the former outdoor storage area and beneath the building (which was not investigated). The deed restriction will include maintenance of the pavement over the former outdoor storage area and the building floor, which serve as engineered barriers to potential contact with soil.

Engineered Barrier Maintenance Plan

Building

The building floor is comprised of approximately 5-inch thick reinforced concrete and provides a barrier to potential contact with soil or soil vapor. The floor also prevents materials used within the building from potentially migrating to the subsurface. Maintenance of the building floor is required to eliminate potential future exposure by building occupants to the subsurface or potential future leaching of analytes in soil to shallow groundwater.

Maintenance of the building floor will consist of visual inspection and repair of fractures or other openings that could allow migration to or from the subsurface. The building floor will be inspected annually for the presence of significant fractures or penetrations that would allow direct contact with soil, liquid migration from the building to the subsurface, or vapor migration from soil to indoor air. Fractures or penetrations will be repaired as needed. Any modifications to, or replacements of building floors will be of materials that meet or exceed current construction.

Performance of the annual inspection and routine maintenance of the floor shall be the responsibility of the property owner. The annual inspection shall be conducted by the property owner or their designate. The person conducting the inspection shall complete an inspection form as included in Appendix A. The original inspection form shall be maintained at the property, along with any records of building floor modification or repair. Copies of the inspection forms and repair records will be made available to the WDNR upon request.

Asphalt and Concrete Pavement

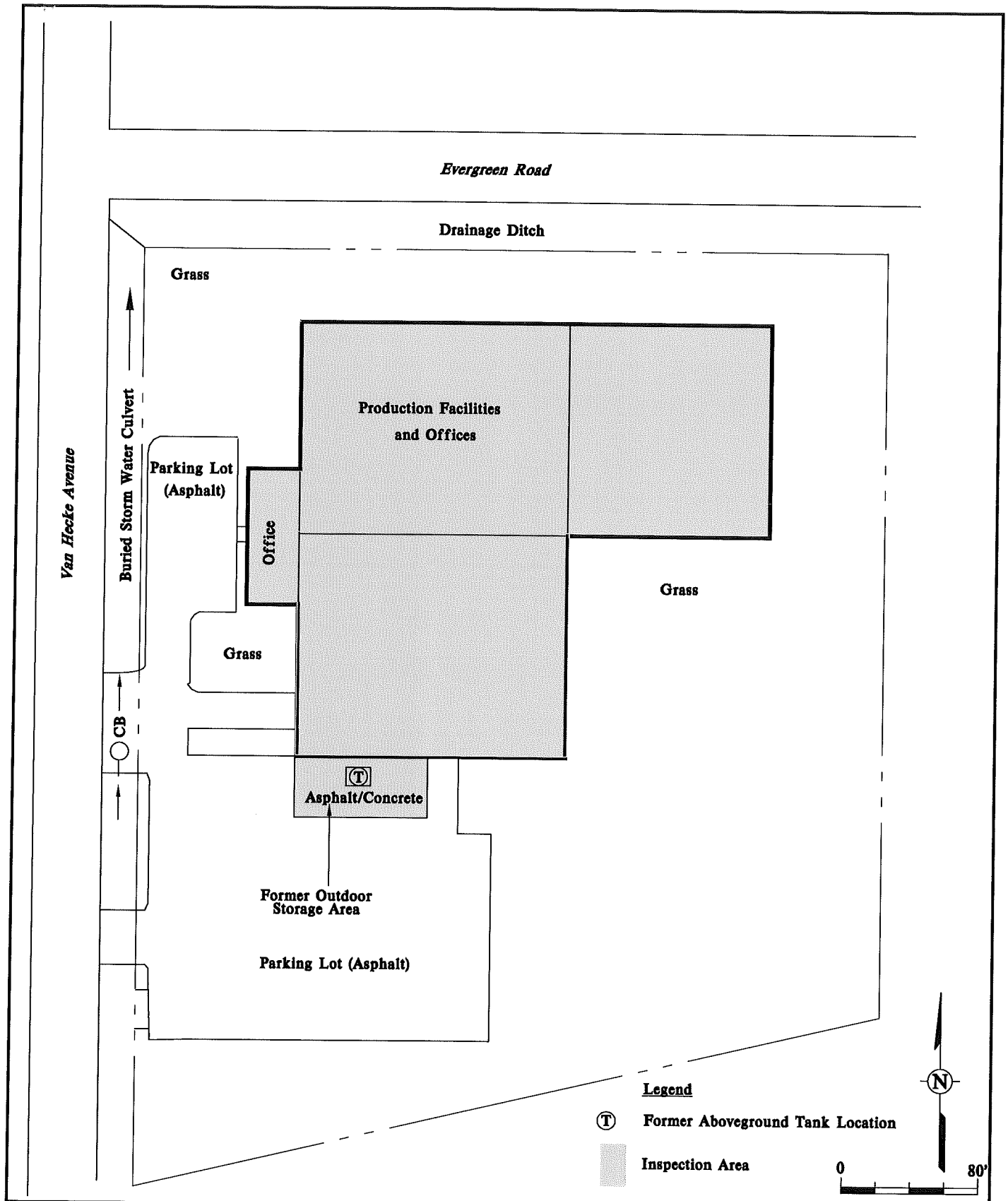
The 80-foot by 45-foot former storage area is paved with a combination of asphalt and concrete, with the exception of an approximately 10-foot by 12-foot area that will be paved in Spring 2004. Maintenance of this area is required to eliminate potential future exposure by property occupants to the subsurface and to limit leaching of potential analytes in soil to groundwater.

The asphalt and concrete pavement within this area will be inspected annually for fractures, deterioration, or penetrations. The asphalt and concrete will be repaired as needed to

provide a barrier to prevent potential direct contact exposure with soil or liquid migration from the surface to the subsurface. Any modifications or replacements of the pavement will be of materials that meet or exceed the current construction.

Performance of the annual inspection and routine barrier maintenance shall be the responsibility of the property owner. The annual inspection shall be conducted by the property owner or their designate. The person conducting the inspection shall complete the inspection form as included in Appendix A. The original inspection form shall be maintained at the property, along with any records of pavement maintenance, modification, or repair. Copies of the inspection forms and repair records will be made available to the WDNR upon request.

Figures



ENVIRONMENTAL STRATEGIES CONSULTING LLC
123 NORTH THIRD STREET SUITE 706
MINNEAPOLIS, MINNESOTA 55401
(612) 343-0510

Figure 1
Site Layout
6150 Van Hecke Avenue
Oconto, Wisconsin

148130009

Appendix A

Annual Cap Inspection Form
6150 Van Hecke Avenue
Oconto, Wisconsin

Date of Inspection: _____

Date of Last Inspection: _____

Inspectors Name: _____

Inspectors Title: _____

Inspectors Signature: _____

Building Interior: Production Area

Time Inspection Begins: _____

Time Inspection Ends: _____

Areas of Inspection: _____

Percent of Floor Visible (Areas not covered by carpet, tile, equipment, or materials)

<25	25-50	50-75	>75
☐	☐	☐	☐

Description of Floor Conditions and Floor Penetrations by Pipe or Conduit, Cracking, Spalling, Chemical/Physical Damage.

☐ 5 : Good	☐ 4 : Isolated	☐ 3 : Minor	☐ 2 : Major	☐ 1 : Failure
No Visible Distress	Small Areas of Initial or Isolated Damage	Multiple Areas of Distress in Need of Repair	Multiple Areas Penetrate to Subsurface	Total Floor Disintegration Requiring Immediate Repair
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Description of Repairs Conducted

☐ None Required	☐ Crack Repair or Sealing	☐ Spall or Crack Repair/Crack Sealing	☐ Crack Filling or FullDepth Repair	☐ Full-Depth Repair or Replacement
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Attached: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Repair Contractor or Personnel: _____

Date of Repair: _____

Annual Cap Inspection Form
6150 Van Hecke Avenue
Oconto, Wisconsin

Building Interior: Office Area

Time Inspection Begins:_____ Time Inspection Ends:_____

Areas of Inspection:_____

Percent of Floor Visible (Areas not covered by carpet, tile, equipment, or materials) <25 ☐ 25-50 ☐ 50-75 ☐ >75 ☐

Description of Floor Conditions and Floor Penetrations by Pipe or Conduit, Cracking, Spalling, Chemical/Physical Damage.

☐ 5 : Good	☐ 4 : Isolated	☐ 3 : Minor	☐ 2 : Major	☐ 1 : Failure
No Visible Distress	Small Areas of Initial or Isolated Damage	Multiple Areas of Distress in Need of Repair	Multiple Areas Penetrate to Subsurface	Total Floor Disintegration Requiring Immediate Repair
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Description of Repairs Conducted

☐ None Required	☐ Crack Repair or Sealing	☐ Spall or Crack Repair/Crack Sealing	☐ Crack Filling or Full Depth Repair	☐ Full-Depth Repair or Replacement
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Attached: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Repair Contractor or Personnel:_____

Date of Repair:_____

Annual Cap Inspection Form
6150 Van Hecke Avenue
Oconto, Wisconsin

Outdoor Storage Area

Time Inspection Begins:_____

Weather Conditions:_____
Temperature:_____
Time Inspection Ends:_____

Pecent of Pavement Visable

<25	25-50	50-75	>75
☐	☐	☐	☐

Description of Pavement Conditions and Pavement Penetrations by Pipe, Conduit, and Posts: Cracking, Spalling, Chemical or Physical Damage.

☐ 5 : Good	☐ 4 : Isolated	☐ 3 : Minor	☐ 2 : Major	☐ 1 : Failure
No Visible Distress	Small Areas of Initial or Isolated Damage	Multiple Areas of Distress in Need of Repair	Multiple Areas Penetrate to Subsurface	Total Pavement Disintegration Requiring Immediate Repair
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Description of Repairs Conducted

☐ None Required	☐ Crack Repair or Crack Sealing	☐ Spall or Crack Repair/Crack Sealing	☐ Crack Filling or Depth Repair	☐ Full-Depth Repair or Replacement
Comments: _____	Comments: _____	Comments: _____	Comments: _____	Comments: _____
Photographs Attached: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No	Photographs Taken: ☐ Yes ☐ No

Repair Contractor or Personnel:_____

Date of Repair:

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

December 2, 2003

Vishay Intertechnology, Inc.,
Attn: Mr. Donald M. Clark
951 Wendell Boulevard
Wendell, NC 27591

Subject: Conditional Case Closure With NR 140 Exemption for the Cera-Mite Corporation property located at 6150 Van Hecke Avenue, Oconto, WI
BRRTS # 06-43-262002 & 02-43-257603

Dear Mr. Clark:

On November 18, 2003, your request for closure of the case described above was reviewed by the Northeast Region Closure Committee. The Closure 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 Closure Committee has determined that the trichloroethene (TCE) contamination identified at the site in the vicinity of the former location of the TCE aboveground storage tank appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed 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/ or provided by the Department of Natural Resources.

WASTE AND SOIL PILE REMOVAL

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil and groundwater contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining contamination to prevent it from impacting human health and the environment.

The Department has received the legal description necessary to complete the deed restriction for your property. The Department will draft the deed restriction containing language regarding the remaining TCE contamination and forward it to you for your approval. If it is accurate and acceptable, you are to sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Oconto County Register of Deeds. 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.

As a condition of this closure the existing impermeable cap (building as well as a small portion of the asphalt pavement) that currently exists at the site must be maintained to minimize contaminant infiltration to groundwater. This 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.

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. 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

PAL EXEMPTION

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for TCE at monitoring wells MW1 and MW2 but compliance with the NR 140 enforcement standard. The Department 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.

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 Department believes that the above criteria have been or will be met based on the available groundwater monitoring results. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for TCE at monitoring wells MW1 and MW2. This letter serves as your exemption.

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 in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Bill Phelps, DG/2 (electronic copy only)
Paula M. Berger, Environmental Strategies Corporation,
123 North Third Street, Suite 706, Minneapolis, Minnesota 55401

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

November 2, 2004

Vishay Intertechnology, Inc.
Attn: Mr. Donald M. Clark
951 Wendell Boulevard
Wendell, NC 27591

Subject: A *Certificate of Completion* for the Environmental Investigation and Cleanup of Property Owned by the Cera-Mite Corporation located at 6150 Van Hecke Avenue, Oconto, WI
BRRTS # 06-43-262002 & 02-43-257603

Dear Mr. Clark:

The Department of Natural Resources ("the Department") has received your request for issuance of a *Certificate of Completion* for the environmental investigation and cleanup of property owned by the Cera-Mite Corporation located at 6150 Van Hecke Avenue, Oconto, WI, which will be referred to in this letter as "the Property". You have requested that the Department determine whether the Vishay Cera-Mite Corporation has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*.

The Property encompasses approximately 6 acres in the Oconto Industrial Park and is presently owned by the Cera-Mite Corporation. The property is described as Lot 4 and the West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW1/4 of SE1/4) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, 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 cleanup 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.

Conclusions

The Department appreciates the work undertaken by the Vishay Cera-Mite Corporation to investigate and cleanup contamination associated with the Property. The exemption provided by the *Certificate of*

Completion applies to any successor or assignee of the Vishay Cera-Mite Corporation 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) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

cc: Michael Prager - RR/3
Joe Renville - LS/5
Paula M. Berger, Environmental Strategies Corporation,
123 North Third Street, Suite 706, Minneapolis, Minnesota 55401

State of Wisconsin
Department of Natural Resources

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

Whereas, Vishay Intertechnology, Inc. has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 6150 Van Hecke Avenue, Oconto, WI which is commonly referred to as the Cera-Mite Corporation, further described in the legal description found on Attachment A ("the Property");

Whereas, an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

Whereas, Vishay Intertechnology, Inc. has submitted to the Wisconsin Department of Natural Resources ("WDNR") investigation reports 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)(a), 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 and WDNR has approved of the remedial approach for the Property; and

Whereas, the WDNR has granted Vishay Intertechnology, Inc. an exemption under NR 140.28(2)(b), Wis. Adm. Code, for having Trichloroethylene (TCE) in the groundwater above the ch. NR 140 preventive action limit;

Whereas, Vishay Intertechnology, Inc. has filed with the Register of Deeds of Oconto County a deed restriction (Attachment C) on the Property which declares that the Property is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

> The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained 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. The paved surfaces and the

building foundation shall be maintained on the above-described property in the locations shown on the map provided with Attachment C, labeled "Exhibit B (Figure 1) " unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the "Engineered Barrier Maintenance Plan" dated March 19, 2004, that was submitted to the Wisconsin Department of Natural Resources by Ms. Paula Berger, Environmental Strategies Consulting, LLC, on behalf of the Vishay Cera-Mite Corporation, as required by section NR 724.13(2), Wis. Adm. Code (1999).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist (see exhibit B), 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 capped areas and areas with impervious surfaces; (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 impervious surface.

Whereas, on July 22, 2004, WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed.

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the necessary response actions have been completed.

Upon issuance of this Certificate, Vishay Intertechnology, Inc. 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 department approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, Vishay Intertechnology, Inc. and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats. 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 rules promulgated by the WDNR. Any releases 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.

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 the knowing failure to disclose material information or under circumstances in which Vishay Intertechnology, Inc. 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 11th day of OCTOBER, 2004.

Scott Hassett

Scott Hassett, Secretary
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Cera-Mite Corporation

The Lot 4 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW ¼of SE ¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

The West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW ¼of SE ¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Cera-Mite Corporation

1. Phase I and Phase II Environmental Site Assessment Report, received December 26, 2000

2. NR 716 Investigation Report, Cera-Mite Corporation, Oconto, Wisconsin, received October 5, 2001

3. Case Summary and Close Out Form, received April 1, 2003

4. Supplemental Data and Request for Case Closure, received October 29, 2003

ATTACHMENT C
DEED RESTRICTION
Cera-Mite Corporation

See the attached Deed Restriction

6

561024
DOCUMENT NUMBER

VOL. 1095 PAGE 103
RECORDED

AT 9:30 O'CLOCK A M

JUN 28 2004

LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI

AFFIDAVIT OF CORRECTION

STATE OF NEW YORK)
) ss
COUNTY OF MONROE)

JEAN H. McCREARY, being duly sworn, deposes and says: Return to: Jean H. McCreary, Esq. 21.00

1. I am a partner with the law firm Nixon Peabody LLP, attorneys for Vishay Intertechnology, Inc. ("Vishay"), in the matter regarding 6150 Van Hecke Avenue, Oconto, Wisconsin, Parcel Identification Number 265-28130231290B.

2. Vishay received from the Wisconsin Department of Natural Resources ("WDNR") a Deed Restriction to be executed as the property owner and then to be filed with the Oconto County Register of Deeds. On Vishay's behalf, we forwarded the Deed Restriction for recordation in the form received by us following execution by the client. We also requested a certified copy to be sent by the Register of Deeds to WDNR. On receipt of its copy, WDNR subsequently drew to our attention the fact that one or more pages were missing from the recorded copy.

3. At this time we desire to record this Affidavit and the complete Deed Restriction, in lieu of the incomplete Deed Restriction that was recorded at 9:30 AM on June 7, 2004 in Volume 1091, Pages 272-275, and assigned Document Number 560065, as a correction.

Jean H. McCreary
JEAN H. McCREARY

Sworn to before me
June 16, 2004

Deborah J. Sexton
Notary Public

DEBORAH J. SEXTON
NOTARY PUBLIC, State of New York
Registration #: 01SE5033613
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires: 09/26/20

WI DNR
RECEIVED
JUN 30 2004
NER WASTE/RR

I, the undersigned Register of Deeds in and for Oconto County, do hereby certify that this is a true and correct copy of the original record on file in the Oconto County Register of Deeds Office, Oconto, Wisconsin.
Witness my hand and seal on JUN 28 2004
Loralee Lasley
Loralee Lasley, Register of Deeds

R777062.1

Document Number | DEED RESTRICTION

Declaration of Restrictions

In Re: Lot 4 and the West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW1/4 of SE1/4) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

Recording Area

Name and Return Address
Jean H. McCreary, Esq.
Nixon Peabody LLP
P.O. Box 31051
Rochester, NY 14603

STATE OF WISCONSIN)
) ss
COUNTY OF Oconto)

WHEREAS, Cera-Mite Corporation is the owner of the above-described property.

245-281 30231290 B
Parcel Identification Number

WHEREAS, one or more trichloroethene (TCE) discharges have occurred on this property, and as of May 2001 when soil samples were collected on this property, TCE-contaminated soil remained on this property at the following soil sampling location: TCE at 76 µg/kg at MW2 as outlined on Exhibit A (Figure D-2), hereby attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further 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:

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained 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. The paved surfaces and the building foundation shall be maintained on the above-described property in the locations shown on the attached map, labeled "Exhibit B (Figure 1) " unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described

property in compliance with the "Engineered Barrier Maintenance Plan" dated March 19, 2004, that was submitted to the Wisconsin Department of Natural Resources by Ms. Paula Berger, Environmental Strategies Consulting, LLC, on behalf of the Vishay Cera-Mite Corporation, as required by section NR 724.13(2), Wis. Adm. Code (1999).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist (see exhibit B), 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 capped areas and areas with impervious surfaces; (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 impervious surface.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded 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, William M. Clancy asserts that he or she is duly authorized to sign this document on behalf of Cera-Mite Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 1st day of June, 2004.

Commonwealth of Pennsylvania
County of Chester

Signature: William M. Clancy
Printed Name: William M. Clancy, 63 Lincoln Highway, Malvern, PA 19355
Title: Assistant Secretary

Subscribed and sworn to before me this 1st day of June, 2004.

Candace Conrad
Notary Public

Notary Public, State of Penna.
My commission 8-5-06

Notarial Seal
Candace Conrad, Notary Public
East Whiteland Twp., Chester County
My Commission Expires Aug. 5, 2006
Member, Pennsylvania Association Of Notaries

This document was drafted by Wisconsin Department of Natural Resources based on information provided by Environmental Strategies Consulting, LLC.

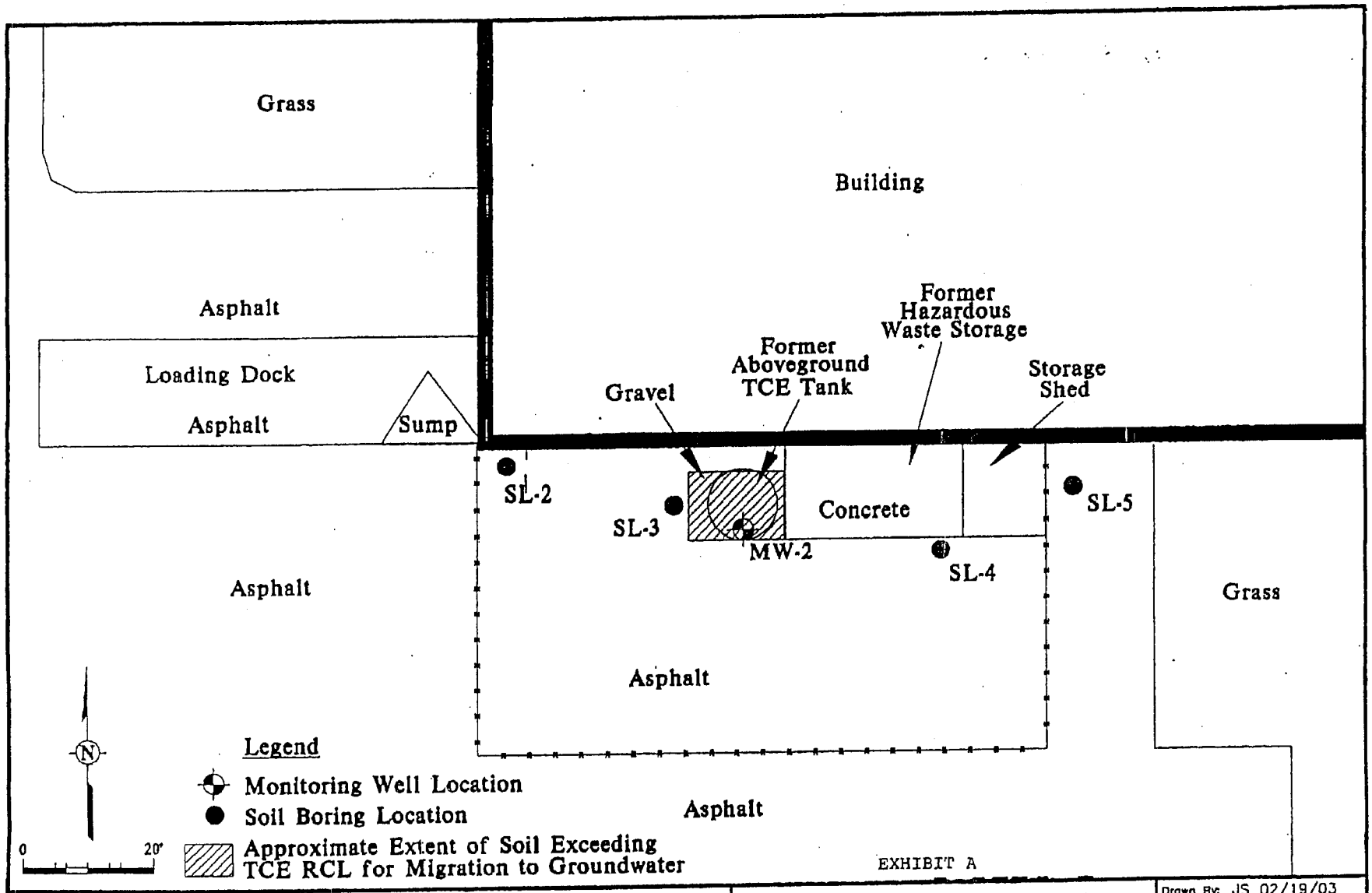
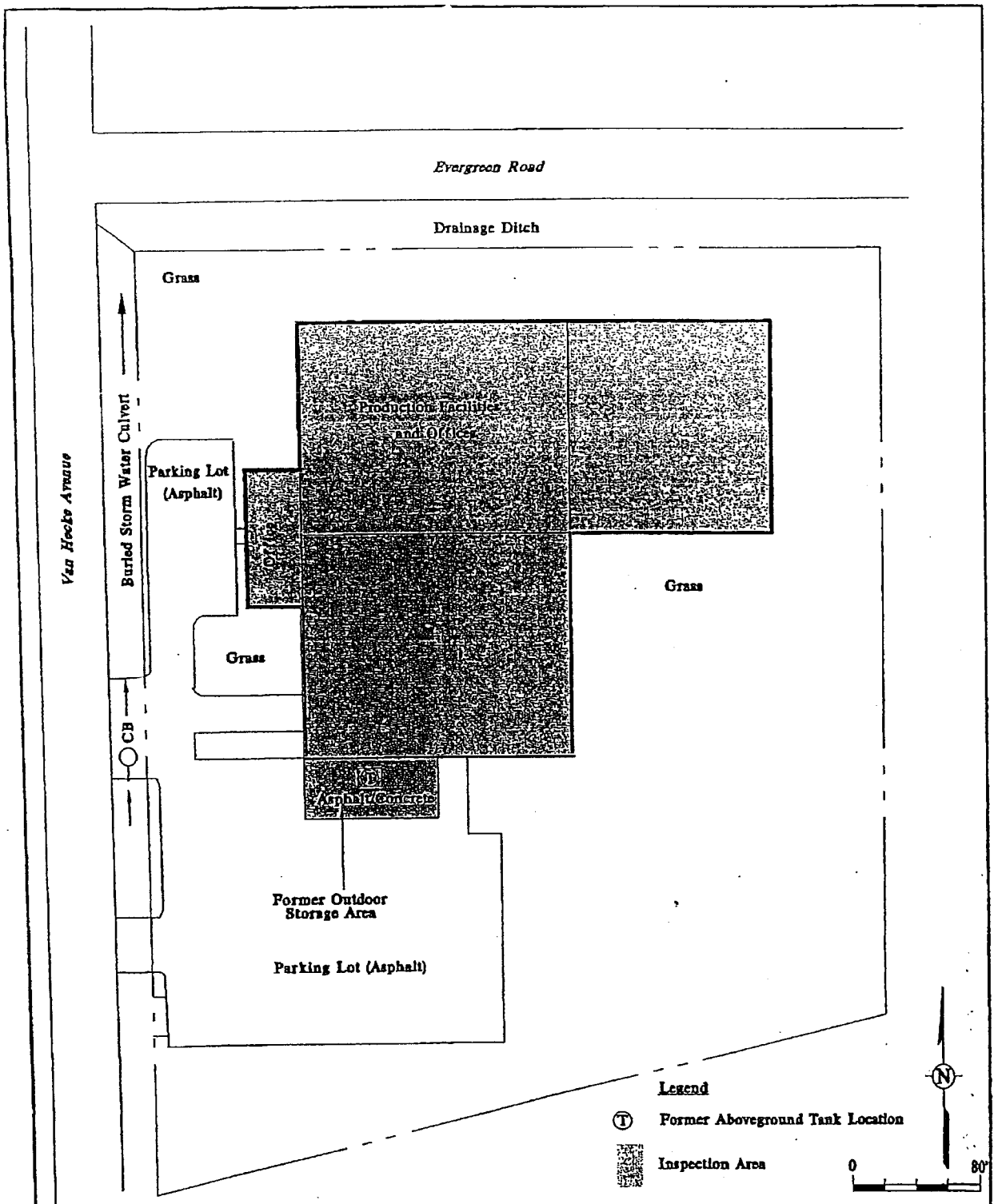


EXHIBIT A

ENVIRONMENTAL STRATEGIES CORPORATION 123 North Third Street Suite 708 Minneapolis, Minnesota 55401 (612) 343-0510	Figure D-2 SOIL SAMPLE EXCEEDANCES OF TCE RCL FOR MIGRATION TO GROUNDWATER	VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN PREPARED FOR VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN	Drawn By: JS 02/19/03 Checked: Approved: DWG Name: 148100-04



ENVIRONMENTAL STRATEGIES CONSULTING LLC
123 NORTH THIRD STREET SUITE 706
MINNEAPOLIS, MINNESOTA 55401
(612) 343-0510

Figure 1
Site Layout EXHIBIT B
6150 Van Hecke Avenue
Oconto, Wisconsin

148130009

DOCUMENT NO.

377378

WARRANTY DEED
STATE OF WISCONSIN - FORM 2

SPACE RESERVED FOR RECORDING DATA

VOL 571 PAGE 533

REGISTER OF DEEDS
OCONTO COUNTY
AT 4 O'CLOCK PM

MAY 8 1989

Joyce B. Behling
REGISTER

RETURN TO John Nelson
Sa. Dr. Eco
111 E. Wisconsin Ave
Milwaukee, WI 53202

This indenture, Made this _____ day of April A. D. 19 89, between CITY OF OCONTO, a Wisconsin municipal corporation Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Oconto Wisconsin, party of the first part, and CERRA-MITE CORPORATION

party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One and no/100 ($1.00) Dollar

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said party of the second part, heirs and assigns forever, the following described real estate, situated in the County of Oconto, State of Wisconsin, to-wit:

Lot 4 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

FEE
$ 77.25-2
EXEMPT

(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 party 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 heirs and assigns FOREVER.

And the said City of Oconto party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, heirs and assigns, that at the time of the ensealing and delivery of these presents it is 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 encumbrances whatever.

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

In Witness Whereof, the said CITY OF OCONTO party of the first part, has caused these presents to be signed by William Bake, its Mayor, and countersigned by Linda Belongia, its Clerk at Oconto, Wisconsin, and its corporate seal to be hereunto affixed, this 17th day of April A. D. 19 89

SIGNED AND SEALED IN PRESENCE OF

CITY OF OCONTO
Corporate Name

William J. Bake
William Bake Mayor

COUNTERSIGNED:
Linda Belongia
Linda Belongia Clerk

STATE OF WISCONSIN
OCONTO County, } ss.

Personally came before me, this 14th day of April A. D. 19 89, William Bake, Mayor and Linda Belongia, Clerk of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY
Atty. Richard D. Delforge

NOTARY SEAL

Notary Public, Oconto County, Wis.
My commission (expires) December 10 1991

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED — By Corporation.

STATE OF WISCONSIN
FORM No. 2

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

WISCONSIN REAL ESTATE TRANSFER RETURN — CONFIDENTIAL

Wisconsin Department of Revenue

I. GRANTOR:

1. Name CITY OF OCONTO, a Wisconsin
2. Full Address - Mailing address of property Grantor's address

3. Grantor is ☐ Individual ☐ Partnership ☒ Corporation ☐ Other

II. GRANTEE:

4. Name CERA-MITE CORPORATION
5. Full Address

6. Is grantor related to grantee? ☐ Yes ☒ No
If yes, explain how related
7. Name and address to which tax bills should be sent if different than grantee's address

III. ENERGY 8. Is this property subject to the Rental Weatherization Standards, ILHR67? ☐ Yes ☒ No Exclusion code W-11, Explain

IV. PROPERTY TRANSFERRED

9. ☒ City ☐ Village ☐ Town Town Oconto County Oconto
10. Street address
11. Tax parcel number
12. Lot no.(s) Blk. no.(s) Plat name
13. Section Township Range
14. Legal Description metes and bounds; (attach 4 copies if necessary)

V. PHYSICAL DESCRIPTION AND PRIMARY USE

15. Kind of property
☒ Land only
☐ Land and buildings
☐ Other (explain)

16. Primary use
a. ☐ Residential
☐ Single family/condominium
☐ Multi-family - # units
☐ Time share unit
b. ☐ Commercial
c. ☒ Manufacturing
d. ☐ Agricultural
Adjoining land? ☐ Yes ☐ No
e. ☐ Other (explain)

17. Estimated land area and type
a. Lot size x
b. Total acres four
c. MFL / FC / WTL acres
d. Ft. of water frontage 0

VI. TRANSFER

18. Type of transfer: ☒ Sale ☐ Gift ☐ Exchange ☐ Other (explain)
19. Ownership interest transferred: ☒ Full ☐ Other (explain)
20. Does the grantor retain any of the following rights? ☐ Life estate ☐ Easement
21. ☐ Deed in satisfaction of original land contract? Dated?
22. Points (prepaid interest) paid by seller $
23. Value of personal property transferred but excluded from (25) $
24. Value of property exempt from local property tax included on (25) $

VII. COMPUTATION OF FEE OR STATEMENT OF EXEMPTION

25. Total value of REAL ESTATE transferred $ 5,000.00
26. Transfer fee due (line 25 times .003) $ 0
27. TRANSFER EXEMPTION NUMBER, sec. 77.25 2

28. Grantee's financing obtained from
If box a or b is checked, complete Part VIII - Financing Terms
a. ☐ Seller
b. ☐ Assumed existing financing
c. ☒ Financial institution / Other 3rd party
d. ☐ No financing involved

Lot 4 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

VIII. FINANCING TERMS (FOR SELLER/ASSUMED FINANCED TRANSACTIONS ONLY)

29. Total down payment $

	30. Amount of mortgage/land contract at purchase	31. Interest rate (stated)	32. Principal and interest paid per payment	33. Frequency of pymts	34. Length of contract	35. Date of any lump sum (balloon) payments	36. Amount of lump sum
a.	$		$			/ /	$
b.	$		$			/ /	$
c.	$		$			/ /	$

37. If the dollar amount paid per payment (32) is scheduled to change (not as a result of a change in the interest rate), fill in the line letter from above ____.
Enter the date of change / / and the amount it will change to $ ____.

IX. CERTIFICATION We declare under penalty of law, that this return has been examined by us and to the best of our knowledge and belief it is true, correct and complete.

SIGN HERE				
	Grantor or agent (Bake)	Grantor's social security number or FEIN 39-6005556	Date	Grantor's telephone number (414) - 834-2844
	Grantee or agent (Sarnowski)	Grantee's social security number or FEIN 39-1390489	Date	Grantee's telephone number (414) - 377-3500

Print name and address of grantor's agent
William Bake, Mayor, City of Oconto, 1210 Main St., Oconto, WI 54153
Agent's telephone number (414) - 834-2844

LEAVE THIS AREA BLANK	Document number 377570	Vol.	Page	Date recorded	Date and kind of conveyance	Conv. code 1 2 3 4
	Parcel number	Assmt. year 19		County	☐ Field	Sales number
	Parcel classification A B C D E F	L I T		Tax dist. Assmt. dist.	☐ Use ☐ Reject	

PG-300 (R. 10-97)

PROPERTY OWNER'S COPY

DOCUMENT NO.

377379

WARRANTY DEED
STATE OF WISCONSIN - FORM 3

SPACE RESERVED FOR RECORDING DATA

VOL 571 PAGE 534

REGISTER OF DEEDS
OCONTO COUNTY
AT 1 O'CLOCK PM

MAY 8 1989

Joyce B. Bebling
REGISTER

RETURN TO Jeff R. Nelson
Stafford Rosenbaum & Rieser
111 E. Wisconsin Ave
Milwaukee, WI 53202

This indenture, Made this 13 day of April A. D. 19 89 between OCONTO INDUSTRIAL FUND, INC. a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Oconto Wisconsin, party of the first part, and CERA-MITE CORPORATION

party X of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One and no/100 ($1.00) Dollar to it paid by the said part X of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said part X of the second part ~~heirs and assigns~~ forever, the following described real estate, situated in the County of Oconto State of Wisconsin, to-wit:

The West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

PIN
9725-2
EXEMPT

(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 party 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 part X of the second part, and to its ~~heirs and assigns~~ FOREVER.

And the said Oconto Industrial Fund, Inc. party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part X of the second part, its ~~heirs and assigns~~, that at the time of the ensealing and delivery of these presents it is 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 encumbrances whatever.

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

In Witness Whereof, the said OCONTO INDUSTRIAL FUND, INC. party of the first part, has caused these presents to be signed by William Gallagher its President, and countersigned by Rodney R. Johnson, its Treasurer XXXXXXXXXX at Oconto Wisconsin, and its corporate seal to be hereunto affixed, this 13th day of April A. D., 1989

SIGNED AND SEALED IN PRESENCE OF

OCONTO INDUSTRIAL FUND, INC.
Corporate Name
William Gallagher - President
President

William Gallagher

COUNTERSIGNED:

Rodney R. Johnson, Treasurer

STATE OF WISCONSIN
OCONTO County. } ss.

Personally came before me, this 13th day of April A. D. 1989 William Gallagher President and Rodney R. Johnson Treasurer of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Bernard A. McGlynn Jr.
Notary Public, Oconto County, Wis.
My commission (expires) Dec. 12, 1989

THIS INSTRUMENT WAS DRAFTED BY
Atty. Richard D. Dalforge

(Section 30.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary; Section 18.33 similarly requires that the name of the person who prepared the instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED—By Corporation

STATE OF WISCONSIN
FORM No. 3

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

5

WISCONSIN REAL ESTATE TRANSFER RETURN — CONFIDENTIAL

Wisconsin Department of Revenue

I. GRANTOR:

1. Name OCONTO INDUSTRIAL FUND, ~~INCORPORATED~~
2. Full Address - New address if property transferred was residence
3. Grantor is ☐ Individual ☐ Partnership ☒ Corporation ☐ Other

II. GRANTEE:

4. Name CERA-MITE CORPORATION
5. Full Address
6. Is grantor related to grantee? ☐ Yes ☒ No
   If yes, explain how related
7. Name and address to which tax bills should be sent if different than grantee's address

III. ENERGY 8. Is this property subject to the Rental Weatherization Standards, ILHR67?
☐ Yes ☒ No Exclusion code W-3 If W-11, explain

IV. PROPERTY TRANSFERRED

9. ☒ City ☐ Village ☐ Town Oconto
   County Oconto
10. Street address
11. Tax parcel number
12. Lot no.(s) Blk. no.(s)
    Plat name
13. Section Township Range
14. Legal Description metes and bounds: (attach 4 copies if necessary)

V. PHYSICAL DESCRIPTION AND PRIMARY USE

15. Kind of property
    ☒ Land only
    ☐ Land and buildings
    ☐ Other (explain)
16. Primary use
    a. ☐ Residential
       ☐ Single family/condominium
       ☐ Multi-family - # units
       ☐ Time share unit
    b. ☐ Commercial
    c. ☒ Manufacturing
    d. ☐ Agricultural
       Adjoining land? ☐ Yes ☐ No
    e. ☐ Other (explain)
17. Estimated land area and type
    a. Lot size x
    b. Total acres -0-
    c. MFL / FC / WTL acres
    d. FL of water frontage -0-

VI. TRANSFER

18. Type of transfer: ☒ Sale ☐ Gift ☐ Exchange ☐ Other (explain)
19. Ownership interest transferred: ☒ Full ☐ Other (explain)
20. Does the grantor retain any of the following rights? ☐ Life estate ☐ Easement
21. ☐ Deed in satisfaction of original land contract? Dated?
22. Points (prepaid interest) paid by seller $
23. Value of personal property transferred but excluded from (25) $
24. Value of property exempt from local property tax included on (25) $

VII. COMPUTATION OF FEE OR STATEMENT OF EXEMPTION

25. Total value of REAL ESTATE transferred $ 1,500.00
26. Transfer fee due (line 25 times .003) $ -0-
27. TRANSFER EXEMPTION NUMBER, sec. 77.25 2
28. Grantee's financing obtained from
    a. ☐ Seller
    b. ☐ Assumed existing financing
    c. ☒ Financial institution / Other 3rd party
    d. ☐ No financing involved

    If box a or b is checked, complete Part VIII - Financing Terms

The West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section [illegible] Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

VIII. FINANCING TERMS (FOR SELLER/ASSUMED FINANCED TRANSACTIONS ONLY)

29. Total down payment $

	30. Amount of mortgage/land contract at purchase	31. Interest rate (stated)	32. Principal and interest paid per payment	33. Frequency of pymts	34. Length of contract	35. Date of any lump sum (balloon) payments	36. Amount of lump sum
a.	$		$			/ /	$
b.	$		$			/ /	$
c.	$		$			/ /	$

37. If the dollar amount paid per payment (32) is scheduled to change (not as a result of a change in the interest rate), fill in the line letter from above ____.
    Enter the date of change / / and the amount it will change to $ ____.

IX. CERTIFICATION We declare under penalty of law, that this return has been examined by us and to the best of our knowledge and belief it is true, correct and complete.

SIGN HERE	Grantor or agent	Grantor's social security number or FEIN	Date	Grantor's telephone number
		39-1092637		( ) -
	Grantee or agent	Grantee's social security number or FEIN	Date	Grantee's telephone number
		39-1390499	4/12/99	( ) -
	Print name and address of grantor's agent			Agent's telephone number ( ) -

LEAVE THIS AREA BLANK	Document number	Vol.	Page	Date recorded	Date and kind of conveyance	Conv. code
	377371				4-12-99	1 2 3 4
	Parcel number	Asmt. year 19			☐ Field	Sales number
	Parcel classification A B C D E F	L I T	County Tax dist. Asmt. dist.		☐ Use ☐ Reject	

PE-500 (R. 10-87)

PROPERTY OWNER'S COPY

DOCUMENT NO.

424439

STATE BAR OF WISCONSIN — FORM 13
SATISFACTION OF MORTGAGE
THIS SPACE RESERVED FOR RECORDING DATA

VOL 659 PAGE 198

REGISTER OF DEEDS
OCONTO COUNTY
AT 9 O'CLOCK am

DEC 2 1 1994

Loralee Lasley
REGISTER

RETURN TO
Cera-Mite Corporation
1327 Sixth Avenue
Grafton, WI. 53024

Office Atty of Oconto

The undersigned certifies that City of Oconto

is the present owner of a mortgage executed by

Cera-Mite Corporation

to City of Oconto

to secure payment of $ 150,000.00, dated April 14, 19 89, recorded in the office of the Register of Deeds of Oconto County, Wisconsin, on May 8, 19 89, as Document Number 377382, in (Rec) (Records) (Mtgs) (Vol.) 571 of (Mtgs) on (Page) 539, has a right to satisfy the same, and hereby satisfies the above described mortgage.

Lot 4 and the West 25 feet of Lot 5 of Oconto Industrial Subdivision, located on the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section 13, Township 28 North, Range 21 East, City of Oconto, County of Oconto, State of Wisconsin.

Dated this 19th day of December, 19 94

City of Oconto

(SEAL) By: Dwaine M. Konshak (SEAL)

* Dwaine Konshak, Mayor

(SEAL) Linda Belongia (SEAL)

* Linda Belongia, City Clerk

AUTHENTICATION

Signatures authenticated this ..... day of ....., 19.....

*

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

THIS INSTRUMENT WAS DRAFTED BY

Robert J. Mraz

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Oconto County.

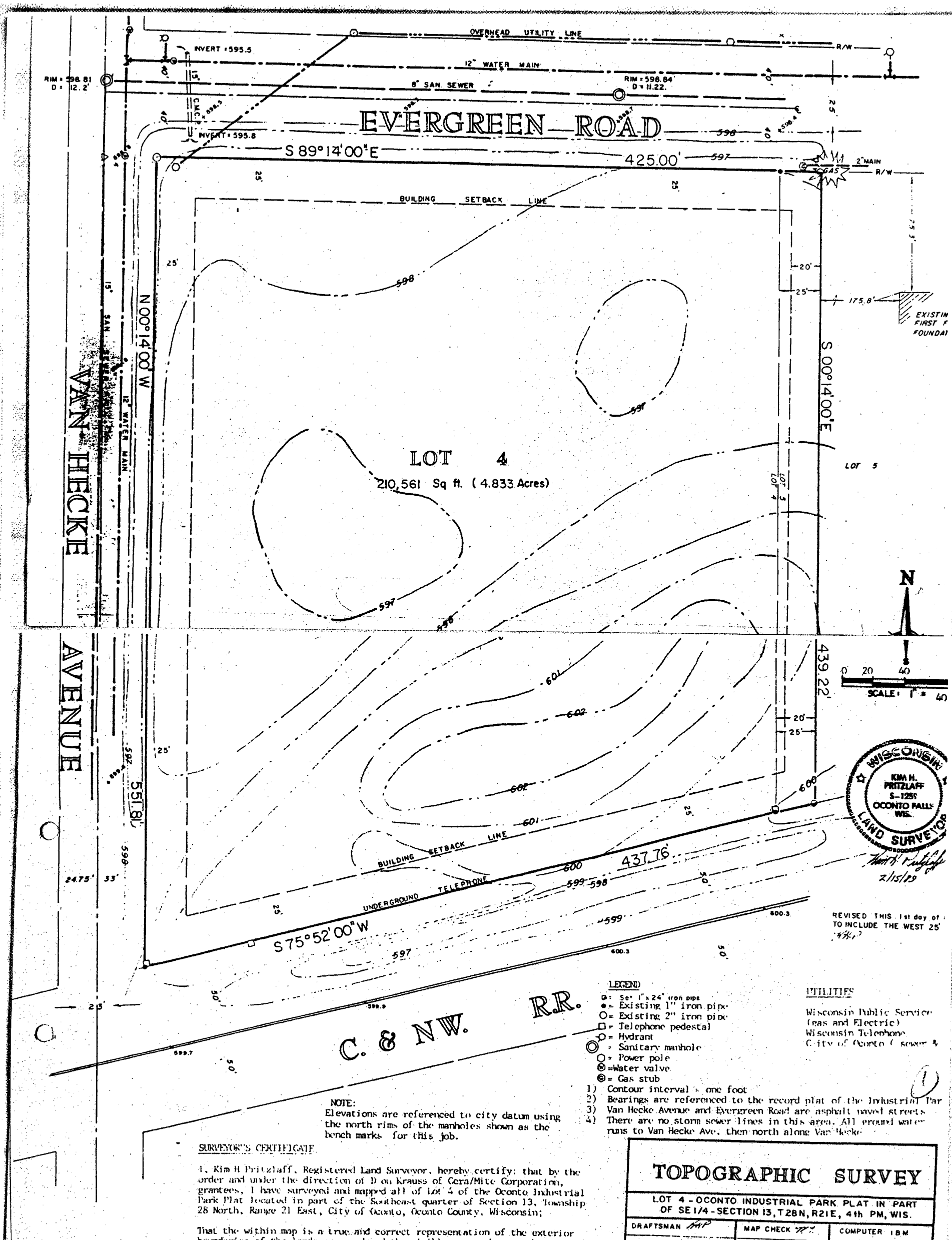
Personally came before me, this 19th day of December, 1994 the above named Dwaine Konshak, Mayor, and Linda Belongia, City Clerk,

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

* Julie A. Lichman

Notary Public Oconto County, Wis.
My Commission is permanent. (If not, state expiration date: 10-5, 19 97.)

*Names of persons signing in any capacity should be typed or printed below their signatures.



REVISED THIS 1st day of
TO INCLUDE THE WEST 25'

NOTE:
Elevations are referenced to city datum using the north rims of the manholes shown as the bench marks for this job.

LEGEND
- = Set 1" x 24" iron pipe
- = Existing 1" iron pipe
- = Existing 2" iron pipe
- = Telephone pedestal
- = Hydrant
- = Sanitary manhole
- = Power pole
- = Water valve
- = Gas stub

1) Contour interval = one foot
2) Bearings are referenced to the record plat of the Industrial Par
3) Van Hecke Avenue and Evergreen Road are asphalt paved streets
4) There are no storm sewer lines in this area. All ground water runs to Van Hecke Ave. then north along Van Hecke

UTILITIES

Wisconsin Public Service (gas and Electric)
Wisconsin Telephone
City of Oconto (sewer &

SURVEYOR'S CERTIFICATE

I, Kim H Pritzlaff, Registered Land Surveyor, hereby certify: that by the order and under the direction of D on Krauss of Cera/Mite Corporation, grantees, I have surveyed and mapped all of Lot 4 of the Oconto Industrial Park Plat located in part of the Southeast quarter of Section 13, Township 28 North, Range 21 East, City of Oconto, Oconto County, Wisconsin;

That the within map is a true and correct representation of the exterior boundaries of the lands surveyed and the visible encroachments thereon and

TOPOGRAPHIC SURVEY

LOT 4 - OCONTO INDUSTRIAL PARK PLAT IN PART OF SE 1/4 - SECTION 13, T28N, R21E, 4th PM, WIS.

DRAFTSMAN	MAP CHECK	COMPUTER IBM
JOB No 89-938	FBK 52	DATE 2/15/89

NOTICE OF REAL PROPERTY ASSESSMENT

Wisconsin Department of Revenue/Bureau of Manufacturing & Telco Assessment

The assessment that appears below is the January 1, 2002 100% full market value assessment for real property taxable to you in the taxation district shown below. Prior to levying the property taxes, this assessment will first be equated to the general level of all other property in your taxation district. Then the taxes will be computed on the equated assessment using the local tax rate.

Taxation District: C OF OCONTO
County of: OCONTO

Land:	$	26,200
Improvements:		862,400
TOTAL:	$	888,600

VISHAY CERA-MITE INC
ATTN BOB CAMPBELL
1327 6TH AVE
P O BOX 166
GRAFTON WI 53024

DATE OF ISSUANCE: MAY 30, 2002

PA-585 (R.10-01)

Computer Number: 81-42-265-R000250-
Local Parcel #: 265-28-130231290B
School Code: 4067

Special District Codes:

INQUIRIES should be directed to the Manufacturing & Telco Assessment Office serving the area in which your property is located. The number is (920)448-5191

APPEALS to valuation, amount, or taxability must be filed in writing on prescribed forms within 60 DAYS of the date of issuance on this notice. The original plus one copy of all information to be used in the appeal, i.e. appraisals, listing contracts, EPA clean-up orders, etc. must also be submitted. The Prescribed Forms may be obtained from the Manufacturing & Telco Assessment Office for your district, or from the State Board of Assessors (608-266-1147). The appeal forms should be filed with the State Board of Assessors, Wis. Dept. of Revenue, Mail Drop #6-97, PO Box 8971, Madison, WI 53708-8971. A non-refundable filing fee (made payable to "Wis. Dept. of Revenue") must accompany your appeal. The fee is $45 for each objection form submitted. The fee is required "unless a fee has been paid in respect to the same piece of property and that appeal has not been finally adjudicated."

(SEE OTHER SIDE)

NOTICE OF PERSONAL PROPERTY ASSESSMENT

Wisconsin Department of Revenue/Bureau of Manufacturing & Telco Assessment

The assessments that appear below are the January 1, 2002 100% full market value assessments for personal property taxable to you in the taxation district shown below. Prior to levying the property taxes, these assessments will first be equated to the general level of all other property in your taxation district. Then the taxes will be computed on the equated assessments using the local tax rate.

Taxation District: C OF OCONTO

Boats & Watercraft:	$	0
Machinery & Equipment:		40,300
Furniture & Fixtures:		24,800
All Other:		1,000
Buildings on Leased Land:		0
Mobile Homes:		0
TOTAL:	$	66,100

VISHAY CERA-MITE INC
ATTN BOB CAMPBELL
1327 6TH AVE
P O BOX 166
GRAFTON WI 53024

DATE OF ISSUANCE: MAY 30, 2002

PA-584 (R.10-01)

County of: OCONTO
Computer Number: 81-42-265-P000250- P
School Code: 4067

Special District Codes:

INQUIRIES should be directed to the Manufacturing & Telco Assessment Office serving the area in which your property is located. The number is (920)448-5191

APPEALS to valuation, amount, or taxability must be filed in writing on prescribed forms within 60 DAYS of the date of issuance on this notice. The original plus one copy of all information to be used in the appeal, i.e. appraisals, listing contracts, etc. must also be submitted. The Prescribed Forms may be obtained from the Manufacturing & Telco Assessment Office for your district, or from the State Board of Assessors (608-266-1147).
The appeal forms should be filed with the State Board of Assessors, Wis. Dept. of Revenue, Mail Drop #6-97, PO Box 8971, Madison, WI 53708-8971. A non-refundable filing fee (made payable to "Wis. Dept. of Revenue") must accompany your appeal. The fee is $45 for each objection form submitted. The fee is required "unless a fee has been paid in respect to the same piece of property and that appeal has not been finally adjudicated."

(SEE OTHER SIDE)

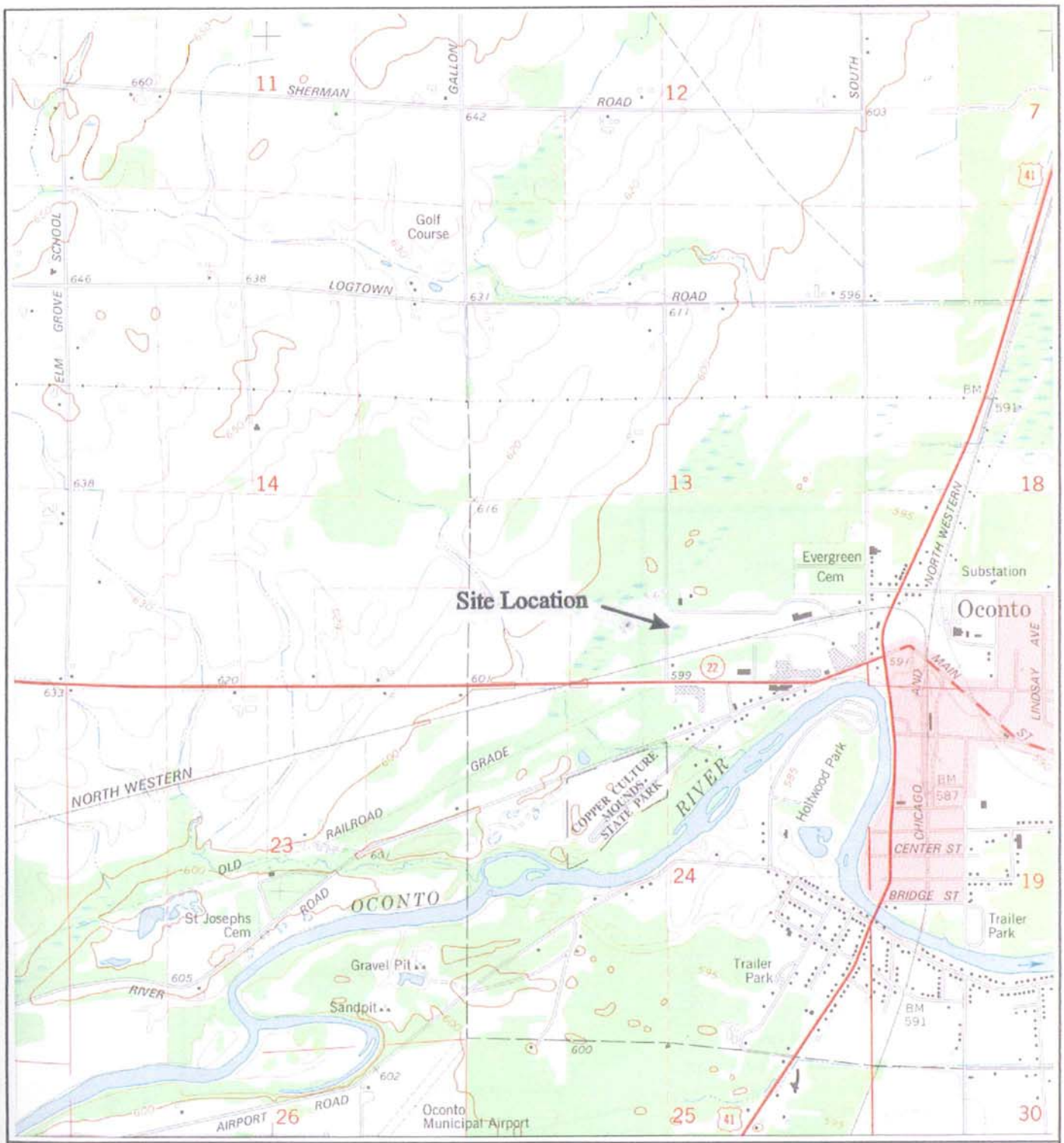
Responsible Party Statement

Cera-Mite Corporation Property Located at
6150 Van Hecke Avenue, Oconto, Wisconsin

WDNR BRRTS Case No. 06-43-262002 & 02-43-257603

I hereby state that, to the best of my knowledge, the legal description enclosed with this Case Summary and Close Out form is for the Cera-Mite Corporation property located at 6150 Van Hecke Avenue in Oconto, Wisconsin.

Signature	Title	Date
Mark May	Traffic/Materials Manager	3/25/03



Reference
Oconto East and West Quadrangles
Wisconsin, US
Photo revised 1974. Scale 1:24.000

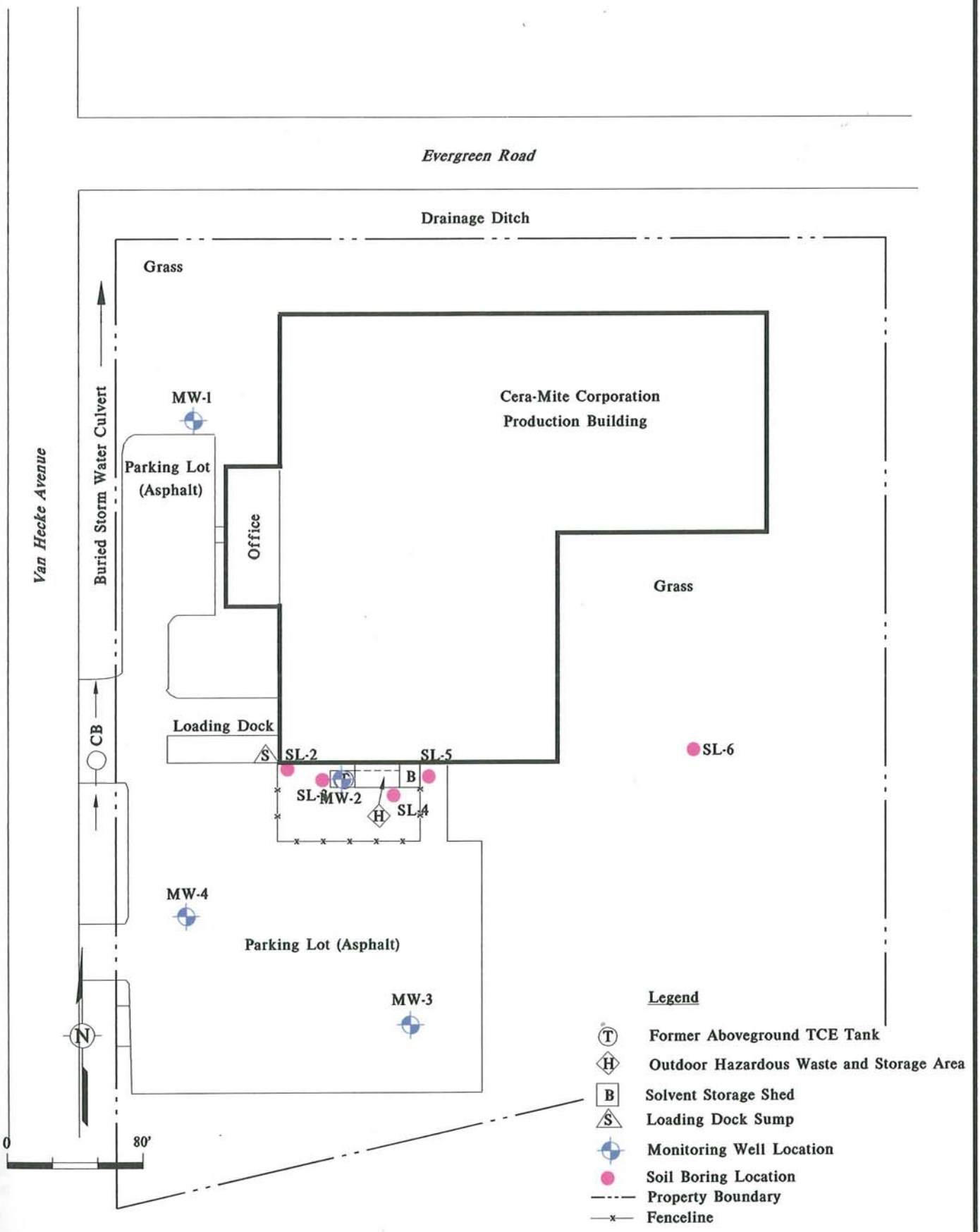
Quadrangle Location

0 2000 4000
Scale in Feet

ENVIRONMENTAL STRATEGIES CORPORATION
123 North Third Street, Suite 706
Minneapolis, Minnesota 55401
(612) 343-0510

Figure 1
Site Location
Cera-Mite Corporation
Oconto, Wisconsin

DWG Name: 148100.21
Checked:
Approved:
Drawn By: JJ 08/21/01

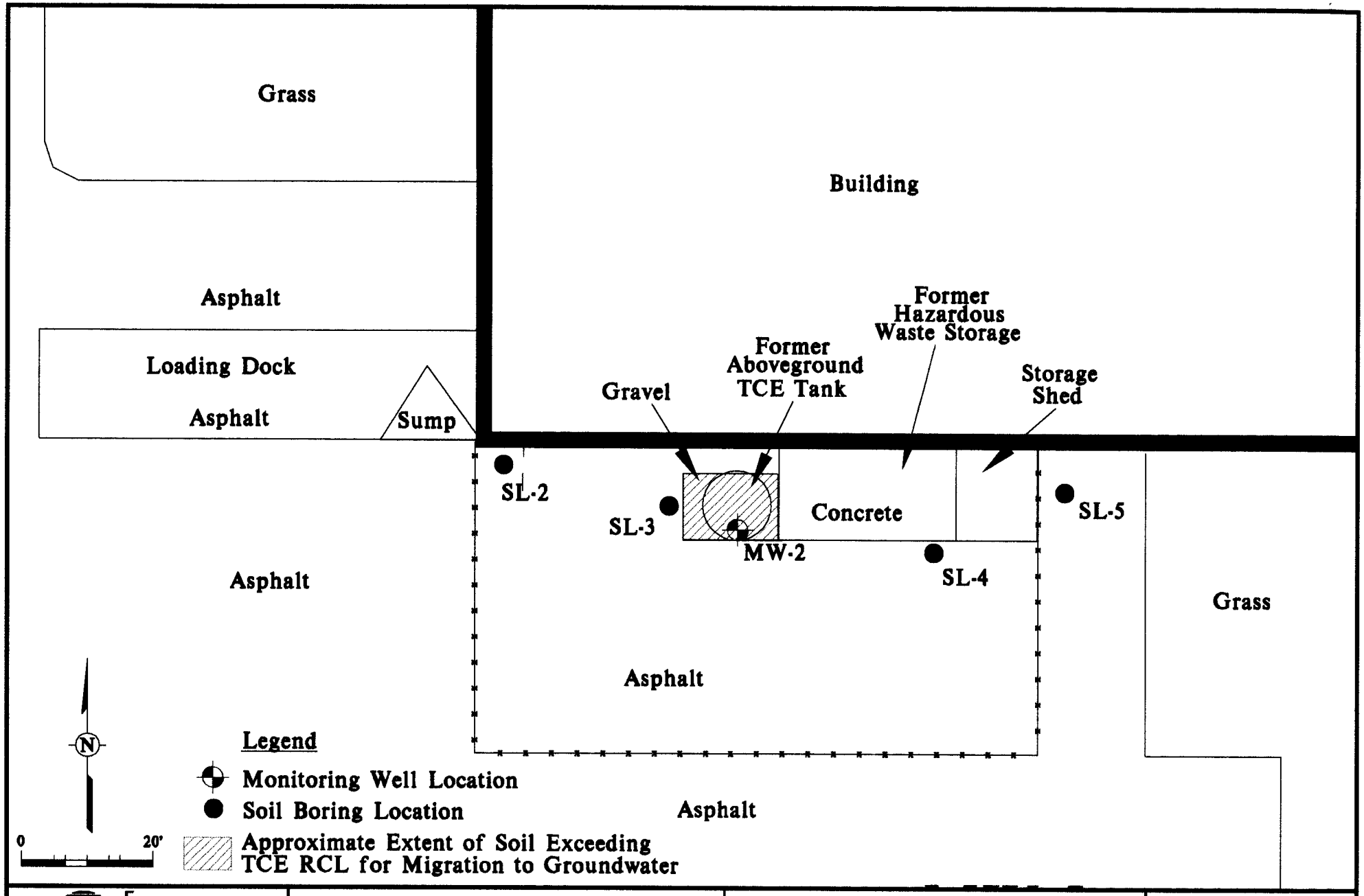


ENVIRONMENTAL STRATEGIES CORPORATION
ESC
123 North Third Street Suite 706
Minneapolis, Minnesota 55401
(612) 343-0506

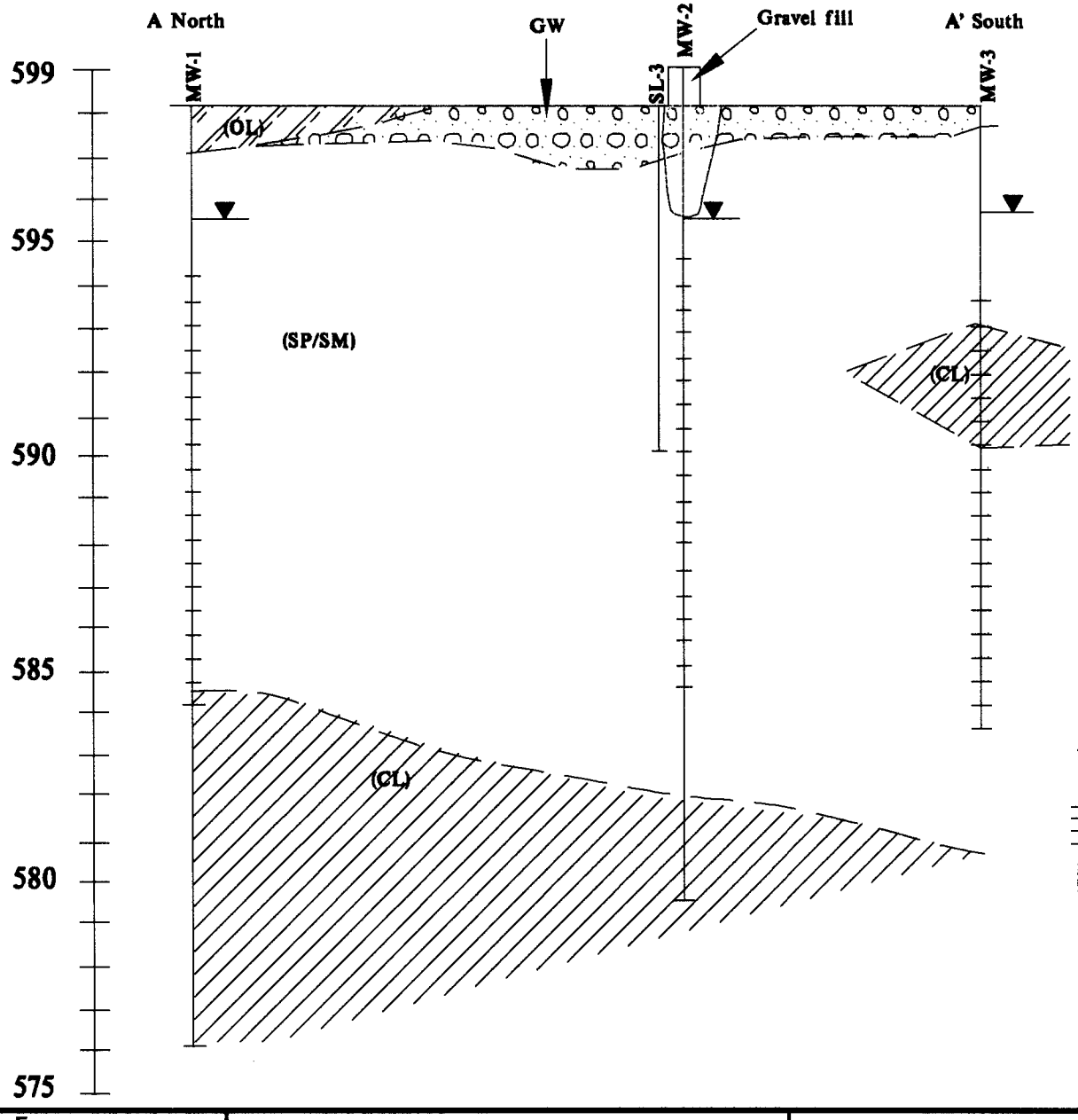
Figure 3

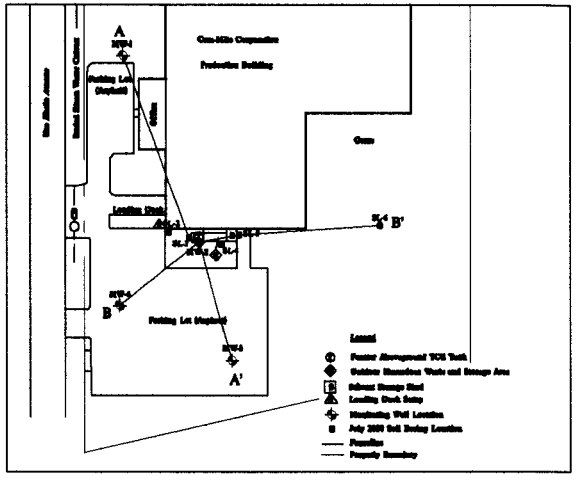
SOIL BORING AND MONITORING WELL LOCATIONS

CERA-MITE
OCONTO, WISCONSIN
PREPARED FOR
CERA-MITE



ENVIRONMENTAL STRATEGIES CORPORATION 123 NORTH THIRD STREET SUITE 706 MINNEAPOLIS, MINNESOTA 55401 (612) 343-0510	Figure D-2 SOIL SAMPLE EXCEEDANCES OF TCE RCL FOR MIGRATION TO GROUNDWATER	VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN PREPARED FOR VISHAY CERA-MITE CORPORATION OCONTO, WISCONSIN	Drawn By: JS 02/19/03 Checked: Approved: DWG Name: 148100-04





Legend

- Sandy silt with organic materials (OL)
- Fine to coarse sand with pebbles and gravel (SP/SM)
- Red-brown clay (CL) with pebbles
- Sand and Gravel Fill (GW)
- Water Table Elevation Measured June 7, 2001
- Screened Interval
- Approximate Extent of Soil Exceeding TCE SSRCL

0 — 80'
Horizontal Scale

0 — 4'
Vertical Scale

ENVIRONMENTAL STRATEGIES CORPORATION
123 North Third Street Suite 706
Minneapolis, Minnesota 55401
(612) 343-0510

Figure B-11A

CROSS-SECTION
A – A'

VISHAY CERA-MITE CORPORATION
OCONTO, WISCONSIN

PREPARED FOR
VISHAY CERA-MITE CORPORATION

Drawn By: JS 02/19/03
Checked:
Approved:
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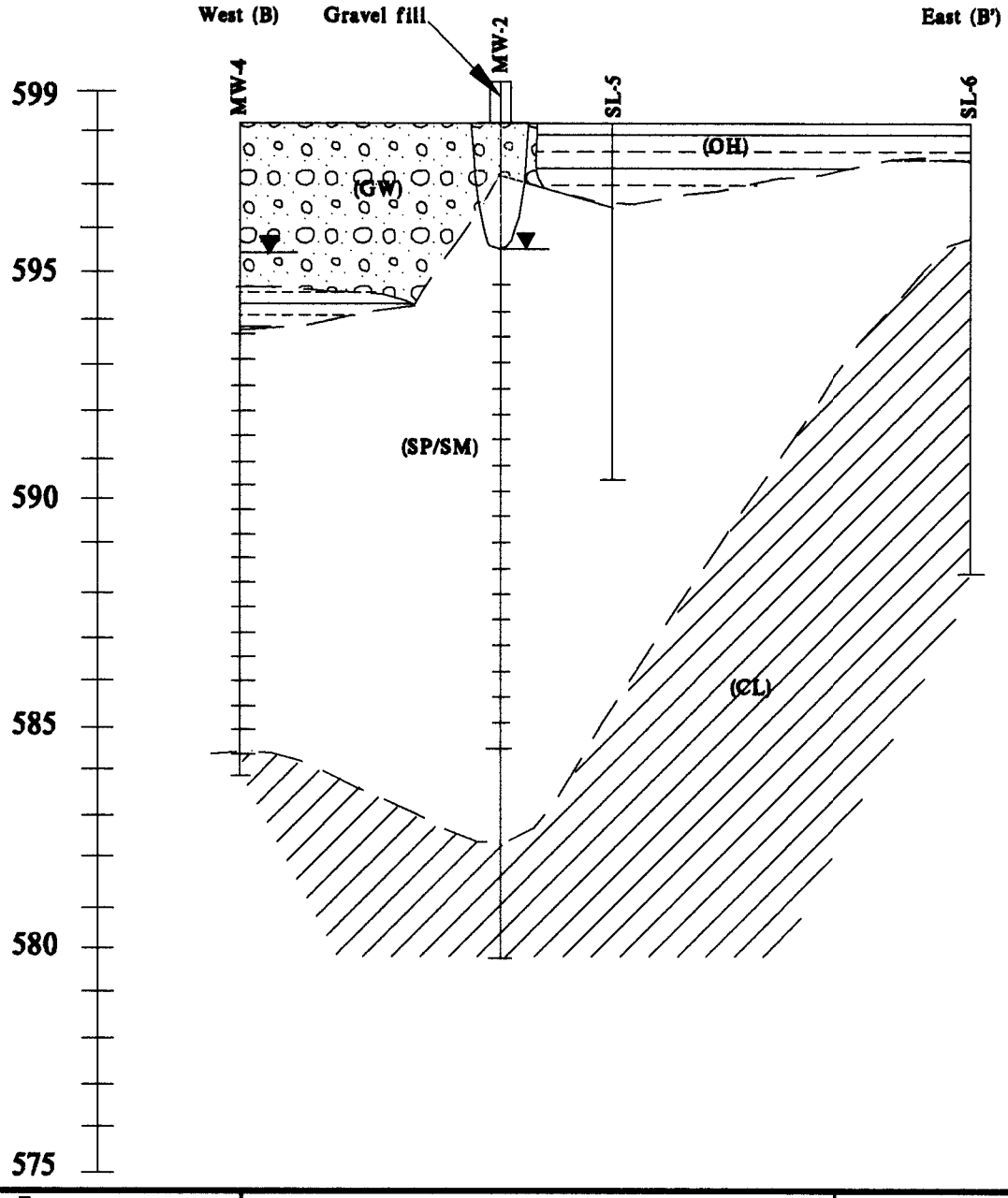
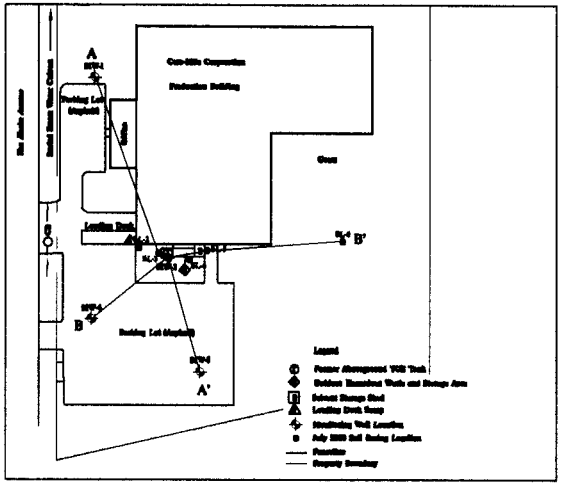




Legend

- Sand and gravel fill (GW)
- Black, sandy loam (OH)
- Fine to coarse sand with pebbles and gravel (SP/SM)
- Red-brown clay with pebbles (CL)
- Water Table Elevation Measured June 7, 2001
- Screened Interval
- Approximate Extent of Soil Exceeding TCE SSRCL

0 — 80'
Horizontal Scale

0 — 4'
Vertical Scale

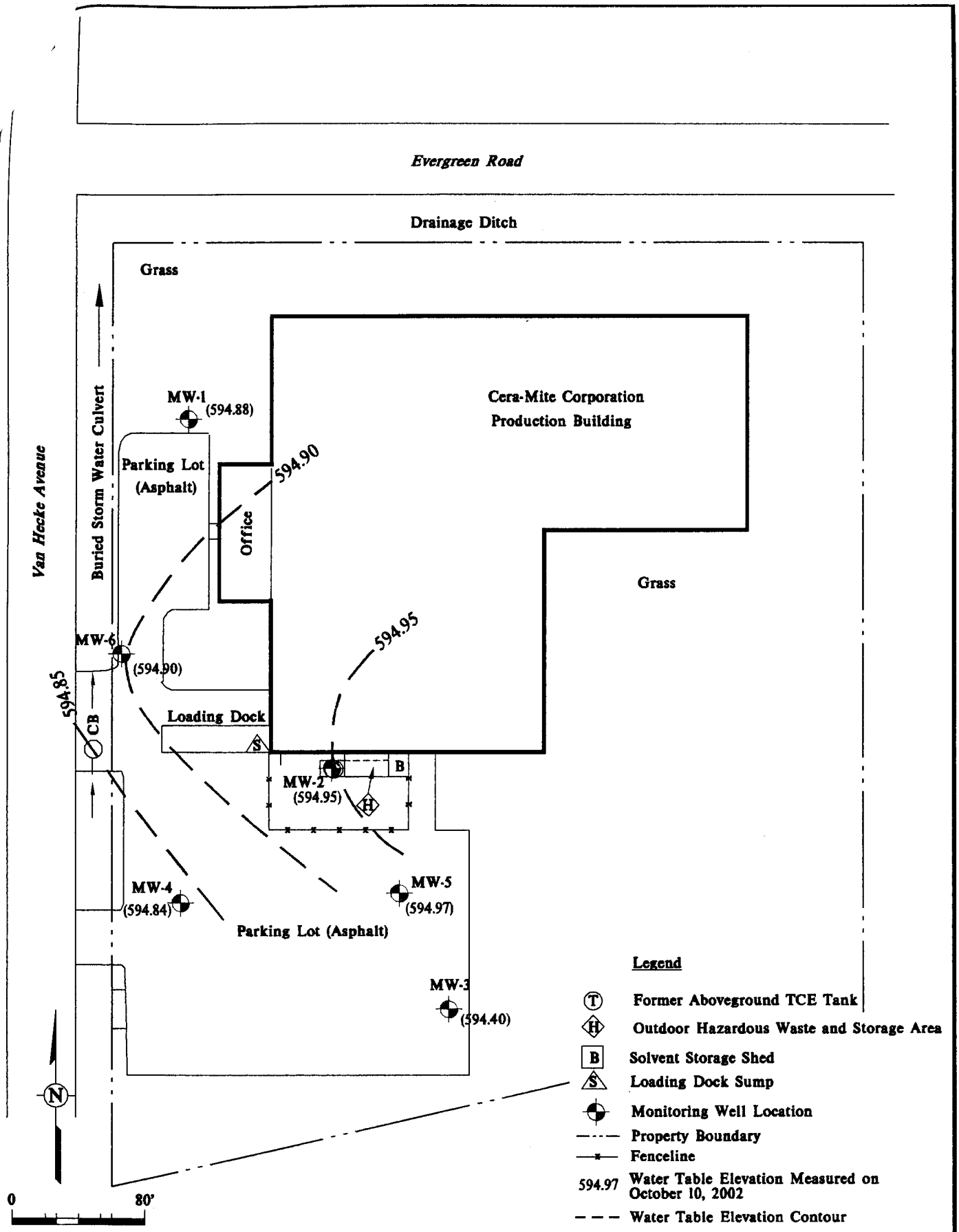
ENVIRONMENTAL STRATEGIES CORPORATION
123 North Third Street Suite 706
Minneapolis, Minnesota 55401
(612) 343-0510

Figure B-11B

CROSS-SECTION
B – B'

VISHAY CERA-MITE CORPORATION
OCONTO, WISCONSIN
PREPARED FOR
VISHAY CERA-MITE CORPORATION

Drawn By: JS 02/19/03
Checked:
Approved:
DWG Name: 148130-04-B11B



Drawn By: JS 12/17/02
Checked:
Approved:

ENVIRONMENTAL STRATEGIES CORPORATION
123 NORTH THIRD STREET SUITE 706
MINNEAPOLIS, MINNESOTA 55401
(612) 343-0510

Figure 3

WATER TABLE ELEVATION
OCTOBER 10, 2002

VISHAY CERA-MITE CORPORATION
OCONTO, WISCONSIN

PREPARED FOR
VISHAY CERA-MITE CORPORATION
OCONTO, WISCONSIN

Table G-1

Summary of Phase II Investigation Sediment Sample Analytical Results
Vishay Cera-Mite Corporation
Oconto, Wisconsin
July 10, 2000 (a)

Sample ID	**SL-1 (Drainage Ditch)**	**Non-Industrial RCLs (b)**	**Industrial RCLs (b)**
Depth of Sample (feet below grade)	0-0.5		
Metals (mg/kg)			
Arsenic	0.49 A	0.039	1.6
Barium	10 MS	NE	NE
Cadmium	0.092 Q	8	510
Chromium (total)	3.9	14/16,000 (c)	200/NE (c)
Lead	0.81 Q	50	500
Mercury	0.0100 Q	NE	NE

a\ Volatile organic compounds and polycyclic aromatic hydrocarbons were analyzed but not detected in any samples. Only detected compounds are included in this summary.
mg/kg = milligrams per kilogram
Q = Analyte detected above level of detection and below level of quantitation.
A = Analyte detected in laboratory blank.
MS = The matrix spike was outside of acceptable control limits.

b\ Generic residual contaminant levels for direct contact exposures.
NE = WDNR Cleanup Level not established.

c\ The first concentration is for trivalent chromium and the second is for hexavalent chromium. Analytical results are reported as total chromium.

Table 7

Summary of Soil Sample Analytical Results
NR 716 Investigation
Cera-Mite Corporation
Oconto, Wisconsin
May 24, 2001 (ug/kg) (a)

Sample ID	MW-2	MW-2	Field Blank (ug/l)
Depth of Sample (feet below grade)	2 - 3	16 - 17	
VOCs			
Trichloroethene	76	<25	<25

a/ Soil samples were analyzed for volatile organic compounds (VOCs) using EPA Method 8260. Only detected compounds are included in this table.
ug/kg = micrograms per kilogram.
ug/l = micrograms per liter.