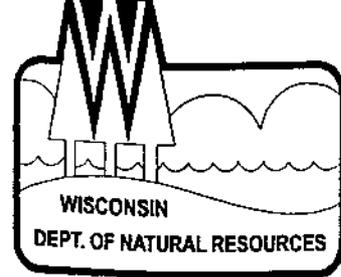


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Shawano Worksite
647 Lakeland Road
Shawano, Wisconsin 54166
Telephone 920-524-2183
FAX 920-524-3214



June 24, 1998

Attorney William C. Hess
605 Scott St.
PO Box 867
Wausau, WI 54402-0867

COPY

SUBJECT: Case Closure for Former Hotz Manufacturing 812 East Center Street,
Shawano, Wisconsin; DNR Case # 02-59-120388

Dear Atty. Hess:

I have received a copy of the Groundwater Use Restriction indicating that it has been filed with the Shawano County Register of Deeds Office. I have also received the monitoring well abandonment forms. Both these items were required as a condition of case closure.

Based on the investigative and remedial documentation provided to the Department, it appears as that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the site "closed," having determined that no further action is necessary at the site at this time. However, 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 the environment.

I appreciate the actions all involved parties have taken to protect Wisconsin's groundwater. Please contact me at 715-526-4230 if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink that reads 'Tom Sturm'.

Tom Sturm
Hydrogeologist
Remediation and Redevelopment Program

cc: John Swanke - TLC Family Corporation, PO Box 101, Shawano, WI 54166
C. Duane Patterson - Patterson Law Firm, PO Box 1144, Wausau, WI 54402-1144
Mike Berger - STS Consultants, 1035 Kepler Dr., Green Bay, WI 54311

*Quality Natural Resources Management
Through Excellent Customer Service*



**SPECIAL
WARRANTY DEED**

TLC Acquisition, LLC, a Wisconsin limited liability company conveys to Kimcar, LLC, a Wisconsin limited liability company, the following described real estate in Shawano County, State of Wisconsin:

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. 1636 recorded in the office of the Register of Deeds in Volume 6 of Certified Surveys, Pages 63 and 64 as Document No. 503221, located in the NE 1/4, Section 31, Township 27 North, Range 16 East, City of Shawano, Shawano County, Wisconsin. Said Survey was corrected by an Affidavit Recorded in the Register of Deeds in Volume 874 of Records, Page 467 as Document 503257.

Return to:
Hess, Dexter, Reinertson & Brunner S.C.
605 Scott Street
P.O. Box 867
Wausau, WI 54402-0867

This is not homestead property.

Grantor warrants only that the title to the property is good, indefeasible in fee simple and free of encumbrances arising by, through or under Grantor except deed restrictions required by Wisconsin Department of Natural Resources, easements, covenants, restrictions, reservations and/or rights of way of record, and the lien for current real estate taxes.

281-50100-0100
281-50100-0040
281-50100-0000
281-50100-0050
281-50100-0010

Dated this 12th day of March, 1998.

TLC Acquisition, LLC

By:  (SEAL)

Mark Borseth, Manager

By:  (SEAL)

LaVerne Olson, Manager

AUTHENTICATION

Signatures of Mark Borseth and LaVerne Olson authenticated this 12th day of March, 1998.

ACKNOWLEDGMENT

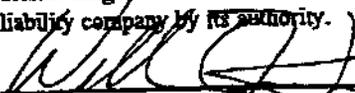
STATE OF WISCONSIN }
Marathon County. }

ss.

Personally came before me this 12th day of March, 1998 the above named Mark Borseth, Manager and LaVerne Olson, Manager of the above named limited liability company, and to me known to be the persons who executed the foregoing instrument and acknowledged the same as such officers of said limited liability company by its authority.

William C. Hess
TITLE: MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY:
William C. Hess
HESS, DEXTER, REINERTSON & BRUNNER S.C.
605 Scott Street, P.O. Box 867
Wausau, WI 54402-0867
2662-001
Adapted from: State Bar of Wisconsin Form 2 (1982)


William C. Hess, Notary Public
Marathon County, Wisconsin
My commission is permanent.

CERTIFIED SURVEY MAP NO. 1636

BEING LOTS 1, 2, 5 AND 6, BLOCK 1, PART OF BLOCKS 2 AND 3, FAIRVIEW ADDITION TO THE CITY OF SHAWANO, PART OF LOT 5, BLOCK 6, PART OF BLOCK 7 AND PART OF LOT 2, BLOCK 14, ASSESSORS PLAT OF THE CITY OF SHAWANO, LOCATED IN THE NE 1/4, SECTION 31, T.27 N., R.16 E., CITY OF SHAWANO, SHAWANO COUNTY, WISCONSIN.

REGISTERS OFFICE
 SHAWANO COUNTY, WIS.
 FILE NO. 1636
 DATE: MAR. 15, 1924
 9:40
 104
 13-14
 1000

LOT 1, SEE MAP BILL.
 VOLUME 3, PAGE 118

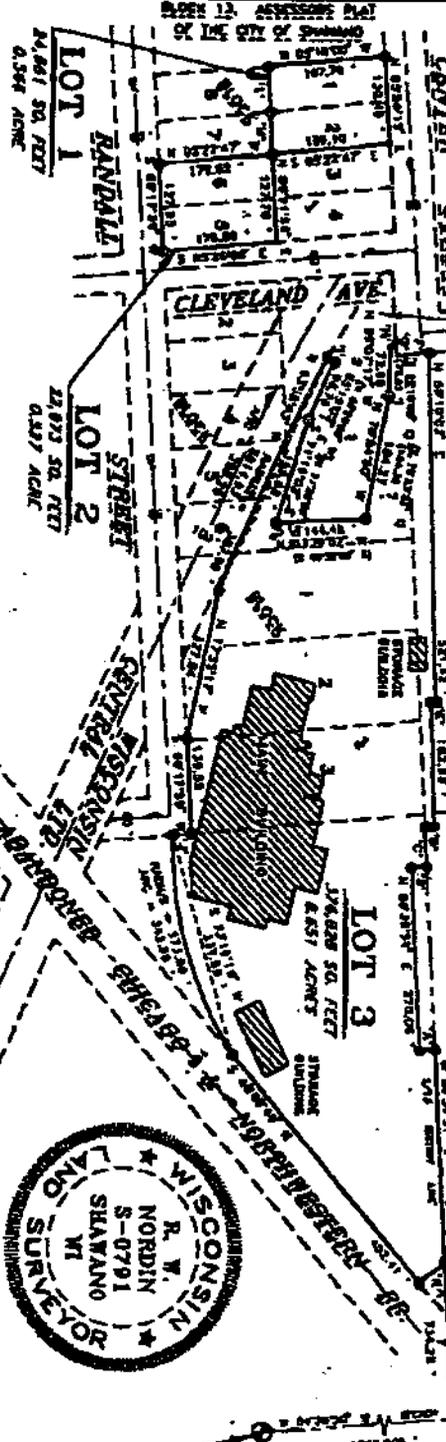
FAIRVIEW AVENUE

MAGNETIC



LEGEND AND NOTES

- DENOTES P. H. NAIL RECOVERED.
- DENOTES 1" IRON PIPE RECOVERED.
- DENOTES IRON WALL SET.
- DENOTES 3/4" IRON PIPE RECOVERED.
- DENOTES 1" X 2" IRON PIPE SET, W.H.
- WEIGHT = 1.13 LBS./LINEAL FOOT.
- DATE: 3/10/1924 NOTES AND 1924
- BUILDING STRINGS: LOT 1 & 2 - FRONT-25';
- REAR-15'; SIDE-8' AND 14' RESPECTIVE.
- LOT 3 - FRONT-15', REAR-25', SIDE-15'.
- RECORDED AS BUSINESS OR OTHERWISE ARE SHOWN BY () WHEN DIFFERENT.



EAST 1/4 CORNER OF SECTION 31, T.27 N., R.16 E., 2" IRON PIPE RECOVERED.

NORTHEAST CORNER OF SECTION 31, T.27 N., R.16 E., 3/4" IRON ROD RECOVERED.

SURVEYOR'S CERTIFICATE

I, R. W. Nordin, Land Surveyor, Wisconsin Registration No. S-791, do hereby certify that I have surveyed, mapped and monumented the following lands: Being Lots 1, 2, 5, and 6, Block 1, part of Blocks 2 and 3, Fairview Addition to the City of Shawano, part of Lot 5, Block 6, part of Block 7 and part of Lot 2, Block 14, Assumors Plat of the City of Shawano, located in the Northeast 1/4 of Section 31, Township 27 North, of Range 16 East, in the City of Shawano, Shawano County, Wisconsin, being more particularly bounded and described as follows: Commencing at the East 1/4 corner of the said Section 31; thence $N04^{\circ}28'50''W$ along the Section line 1360.505 feet to the one-sixteenth corner; thence $S86^{\circ}39'51''W$ along the one-sixteenth line 734.22 feet to the place of beginning; thence $S35^{\circ}42'09''E$ 50.60 feet to a point on the northerly line of the abandoned Chicago and Northwestern Railroad right-of-way; thence $S48^{\circ}08'49''W$ along the said right-of-way line 452.41 feet; thence following the arc of a 573.68-foot radius curve to the right, a distance of 342.98 feet to a point, the chord of which bears $S77^{\circ}19'16''W$ 337.89 feet; thence $N05^{\circ}26'08''W$ 29.78 feet; thence $S86^{\circ}17'59''W$ 139.55 feet; thence $N77^{\circ}55'12''W$ 227.84 feet; thence following the arc of a 2814.93-foot radius curve, concave to the northeast, a distance of 388.29 feet to a point, the chord of which bears $N63^{\circ}55'43''W$ 387.98 feet; thence $N00^{\circ}09'27''E$ 11.18 feet to the south line of a parcel of land previously described as Lot 1 of Volume 3, Certified Survey Maps, page 155; thence $S65^{\circ}19'02''E$ along the said south line 96.79 feet; thence $S71^{\circ}19'02''E$, continuing along the said south line 159.82 feet to the southeast corner of the said Lot 1; thence $N03^{\circ}29'02''W$ along the east line of the said Lot 1, 144.48 feet to the northeast corner of the said Lot 1; thence $N78^{\circ}54'50''W$ along the north line of the said Lot 1, 184.27 feet; thence $N89^{\circ}07'17''W$ continuing along the said north line 72.98 feet; thence $N45^{\circ}15'43''W$ 12.31 feet to the south line of Center Street; thence $N86^{\circ}13'50''E$ along the said south line 20.49 feet to the east line of Fairview Avenue; thence $N05^{\circ}08'31''W$ along the said east line 53.03 feet to the north line of Block 2 of the said Fairview Addition; thence $N85^{\circ}10'03''E$ 521.42 feet; thence $S03^{\circ}20'09''E$ 7.00 feet; thence $N87^{\circ}56'53''E$ 182.98 feet; thence $S03^{\circ}20'09''E$ 14.70 feet to the north line of the said Lot 2, Block 14; thence $N86^{\circ}39'51''E$ along the said north line 61.00 feet; thence $S03^{\circ}20'09''E$ 25.00 feet; thence $N86^{\circ}39'51''E$ 270.00 feet; thence $N03^{\circ}20'09''W$ 25.00 feet to the north line of the said Southeast 1/4 of the Northeast 1/4; thence $N86^{\circ}39'51''E$ along the said north line 320.00 feet to the place of beginning. Also, Beginning at the northwest corner of Lot 1, Block 1 of the said Fairview Addition; thence $N85^{\circ}56'15''E$ along the north line of the said Block 1, 130.49 feet to the northeast corner of Lot 2, of the said Block 1; thence $S05^{\circ}22'47''E$ along the east line thereof 189.10 feet to the northwest corner of Lot 6, of the said Block 1; thence $N86^{\circ}21'56''E$ along the north line thereof 127.78 feet to the northeast corner of Lot 5, of the said Block 1; thence $S05^{\circ}26'08''E$ along the east line thereof 179.64 feet to the southeast corner of the said Lot 5; thence $S86^{\circ}17'59''W$ along the south line of the said Block 1, 127.95 feet to the southwest corner of Lot 6, of the said Block 1; thence $N05^{\circ}22'47''W$ along the west line thereof 179.82 feet to the northwest corner of the said Lot 6; thence $S86^{\circ}21'56''W$ along the south line of the said Lot 2, Block 1, 63.77 feet to the southwest corner of the said Lot 2; thence $S86^{\circ}38'04''W$ 67.46 feet to the southwest corner of the said Lot 1, Block 1; thence $N05^{\circ}10'00''W$ along the west line thereof 187.79 feet to the place of beginning.

I further certify that I made said survey and map by order and direction of TLC ACQUISITION, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, owner of the said lands.

That the map hereon drawn is a true and correct representation of all the exterior boundaries of the said survey and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the sub-division regulations of the City of Shawano in surveying and mapping the same.

Dated this 10th day of March, 1998.

R. W. Nordin

R. W. Nordin, Surveyor

503257

REGISTERS OFFICE
SHAWANO COUNTY, WI 53
Received for Record this 12th
day of March, A.D. 1998 at 9:40
o'clock P.M. AND Recorded in Vol. 874
of Records, Page 467
Donna Nordin, Register
REGISTERS OFFICE

AFFIDAVIT

I, R. W. Nordin, Land Surveyor, Wisconsin Registration No. S-791, do hereby depose and say that on March 10, 1998, I surveyed a parcel of land located in the Northeast 1/4 of Section 31, Township 27 North, of Range 16 East, in the City of Shawano, Shawano County, Wisconsin, and subsequently prepared a Certified Survey Map, which was recorded in Volume 6, Certified Surveys, Shawano County Registry, at page 63, as Document 503221, AKA CSM 1636.

Pursuant to Chapter 236.295 this affidavit is being recorded to correct the following error in the Certificate of the said Certified Survey Map.

In line 23 of the Surveyor's Certificate, the reference (to the north line of Block 2 of the said Fairview Addition) should be deleted. The description will then read as follows: N05°08'31"W along the said east line 53.05 feet; thence N88°10'03"E 521.42 feet;

Dated this 12th day of MARCH, 1998.

R. W. Nordin

R. W. Nordin, Land Surveyor, WI -791

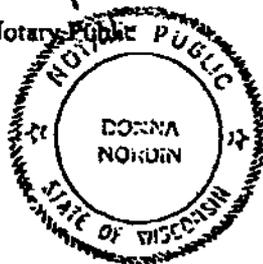
STATE OF WISCONSIN)

SHAWANO COUNTY)

Personally came before me this 12th day of March, 1998, the above-named R. W. Nordin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Donna Nordin

Donna Nordin, Notary Public



My commission expires May 6, 2001.

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15th day of June, 1998.

By signing this document, W. J. Davis acknowledges that [he/she] is duly authorized to sign this document on behalf of Kimcar, LLC.

Signature of Authorized Person for Kimcar, LLC:



Printed Name:

W. J. Davis

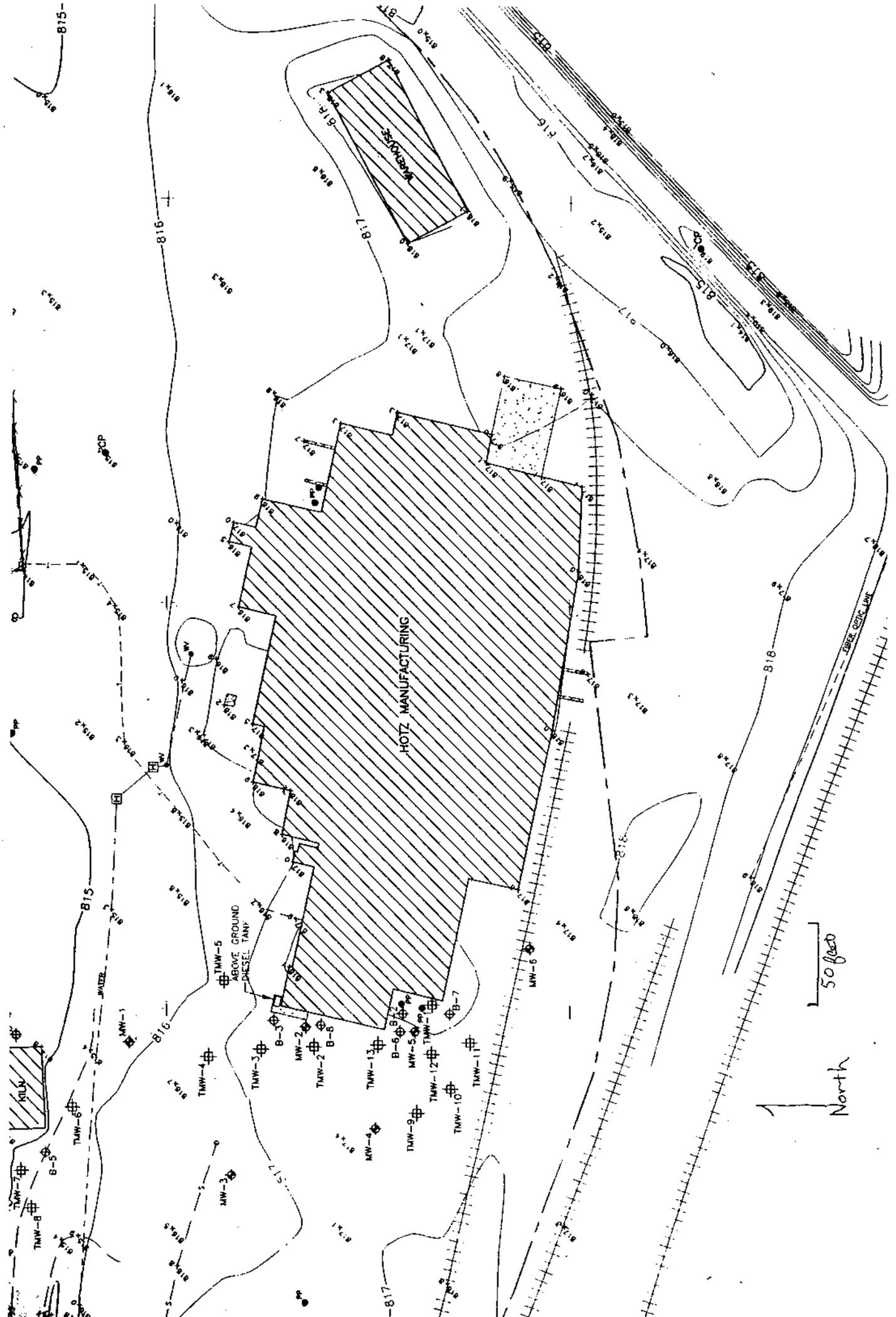
Title:

Managing Member

Subscribed and sworn to before me
this 15th day of June, 1998

Maury Summer
Notary Public, State of Wisconsin
My commission expires May 13, 2001

This document was drafted by the Wisconsin Department of Natural Resources.



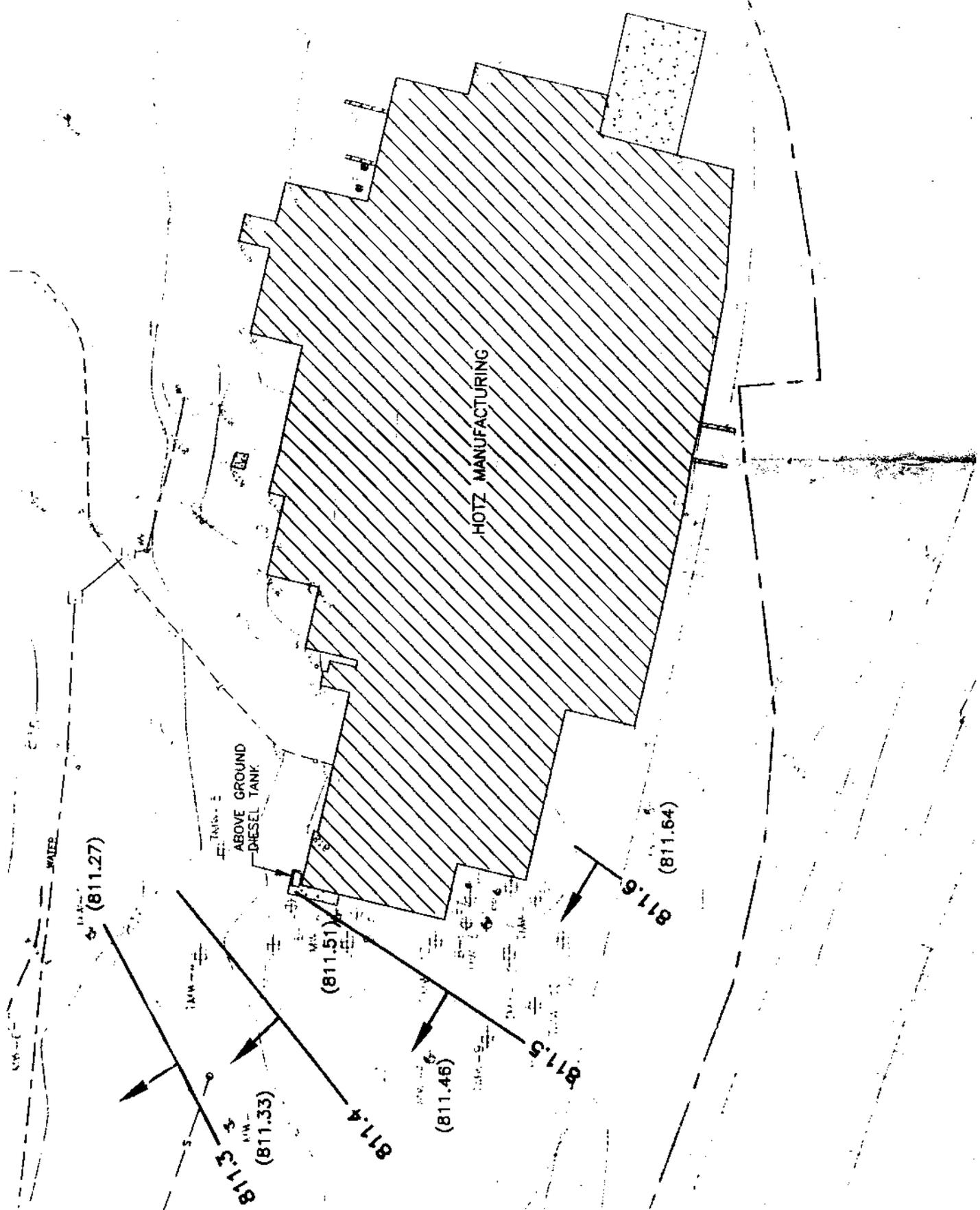


Table 1
Hotz Manufacturing Company, Inc.
Laboratory Analytical Results: Chlorinated Solvents

Well	Date	Tetrachloroethene	1,1,1-Trichloroethane	Trichloroethene	cis-1,2-Dichloroethene	1,1-Dichloroethane	Chloroform
MW-1	24-Apr-97	0.79	<0.37	<0.13	0.35	<0.31	1.2
	14-Jul-97	<0.13	<0.37	<0.13	<0.32	<0.31	<0.095
	17-Oct-97	<0.13	<0.37	<0.13	<0.32	<0.31	<0.1
MW-2	24-Apr-97	1.9	<0.37	0.13	0.98	<0.31	1.1
	14-Jul-97	2.2	<0.37	<0.13	1.02	<0.31	<0.095
	17-Oct-97	1.7	<0.37	<0.13	<0.32	<0.31	<0.01
MW-3	24-Apr-97	5.3	0.39	0.48	6.3	1.3	<0.095
	14-Jul-97	5.4	<0.37	<0.13	3.9	0.58	<0.095
	17-Oct-97	4.2	<0.37	<0.13	2.6	0.58	<0.01
MW-4	24-Apr-97	2.1	<0.37	0.33	2.6	0.52	<0.095
	14-Jul-97	3.3	<0.37	0.149	3.7	0.54	<0.095
	17-Oct-97	3.6	<0.37	<0.13	1.2	<0.31	<0.01
MW-5	24-Apr-97	6.5	0.56	0.53	5.9	1.1	0.38
	14-Jul-97	7.3	0.49	0.32	8.7	1.4	0.37
	17-Oct-97	5.5	0.41	<0.13	1.9	2.1	0.35
MW-6	24-Apr-97	<0.13	<0.37	<0.13	<0.32	<0.31	<0.095
	14-Jul-97	<0.13	<0.37	<0.13	<0.32	<0.31	<0.095
	17-Oct-97	<0.13	<0.37	<0.13	<0.32	<0.31	<0.01

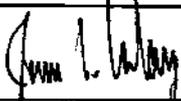
NR 140 Enforcement Standard	5	200	5	70	850	6
NR 140 Preventive Action Limit	0.5	40	0.5	7	85	0.6

Notes:
XXXXXXXXXX = Exceeds NR 140 Enforcement Standard
XXXXXXXXXX = Exceeds NR 140 Preventive Action Limit
 All values are expressed in micrograms per liter

Facility/Project Name Hotz Manufacturing Company, Inc.			License/Permit/Monitoring Number		Boring Number MW-3	
Boring Drilled By (Firm name and name of crew chief) STS Consultants Ltd. - J. Denneau - STS Project No. 22737EG			Date Drilling Started 04/21/97		Date Drilling Completed 04/21/97	
DNR Facility Well No.			WI Unique Well No.		Common Well Name	
Boring Location State Plane NW 1/4 of NE 1/4 of Section 31 T 26 N.R 15 E			Final Static Water Level Feet MSL		Surface Elevation 817.1 Feet MSL	
County Shawano			DNR County Code 59		Civil Town/City/ or Village Shawano	
			Borehole Diameter 8.0 Inches		Drilling Method Hollow-Stem Auger	
			Local Grid Location (If applicable)		<input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	

Sample Number and Type	Length Alt. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	U S C S	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
S-1	1.5	16/1'	2	Fill: Gravel - brick - topsoil - medium dense					<1/ <1						SS
S-2	1.5	8/1'	4	Light brown fine to medium silty sand - trace fine gravel - loose - moist to wet at 3.5 feet	SM				<1/ <1						SS
S-3	1.5	6/1'	6						2/ <1						SS
S-4	1.5	7/1'	8						2/1						SS
S-5	1.0	9/1'	12						1/ <1						SS
S-6	1.0	6/1'	14						CL				1/ <1		
End of Boring				Boring advanced from 0.0 feet to 13.5 feet by hollow-stem auger Installed 2-inch diameter Schedule 40 PVC monitoring well											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

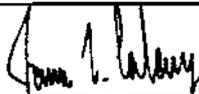
Signature 	Firm STS Consultants, Ltd. 1035 Kepler Drive, Green Bay, Wisconsin Tel: 414-468-1978, Fax: 414-468-3312
--	---

This form is authorized by Chapters 144, 147 and 162, Wis. Stats. Completion of this report is mandatory. Penalties: Forfeit not less than \$10 nor more than \$5,000 for each violation. Fined not less than \$10 or more than \$100 or imprisoned not less than 30 days, or both for each violation. Each day of continued violation is a separate offense, pursuant to ss 144.99 and 162.06, Wis. Stats.

Facility/Project Name Hotz Manufacturing Company, Inc.			License/Permit/Monitoring Number		Boring Number MW-5
Boring Drilled By (Firm name and name of crew chief) STS Consultants Ltd. - J. Denneau - STS Project No. 22737EG			Date Drilling Started 04/21/97	Date Drilling Completed 04/21/97	Drilling Method Hollow-Stem Auger
DNR Facility Well No.	WI Unique Well No.	Common Well Name	Final Static Water Level Feet MSL	Surface Elevation 818.0 Feet MSL	Borehole Diameter 8.0 Inches
Boring Location State Plane N, E NW 1/4 of NE 1/4 of Section 31 T 26 N,R 15			Lat 01"	Local Grid Location (if applicable) <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
County Shawano		DNR County Code 59	Civil Town/City/ or Village Shawano		

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments		
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200			
S-1	1.5	16/1'	2	Fill: Gravel - topsoil - wood chips - medium dense				96/1						SS		
S-2	1.0	6/1'	4	Brown fine silty sand - loose - moist to wet at 4.0 feet	SM			8/<1						SS		
S-3	1.5	8/1'	6												3/<1	SS
S-4	1.5	4/1'	8												3/<1	SS
S-5	1.5	7/1'	12	Red brown silty clay - some sand - loose to medium dense - wet	CL			2/<1					SS			
S-6	1.0	17/1'	14	Red brown fine to medium silty sand - medium dense - wet	SP-SM			2/<1					SS			
End of Boring Boring advanced from 0.0 feet to 13.5 feet by hollow-stem auger Installed 2-inch diameter Schedule 40 PVC monitoring well																

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature 	Firm STS Consultants, Ltd. 1035 Kepler Drive, Green Bay, Wisconsin Tel: 414-468-1978, Fax: 414-468-3312
--	---

This form is authorized by Chapters 144, 147 and 162, Wis. Stats. Completion of this report is mandatory. Penalties: Forfeit not less than \$10 nor more than \$5,000 for each violation. Fined not less than \$10 or more than \$100 or imprisoned not less than 30 days, or both for each violation. Each day of continued violation is a separate offense, pursuant to ss 144.99 and 162.06, Wis. Stats.