



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

647 Lakeland Road
Shawano, Wisconsin 54166
Telephone 715-524-2183
FAX 715-524-3214

COPY

April 5, 2000

Mr. Chris Heikenen
H&S Manufacturing
PO Box 768
Marshfield, WI 54449

Subject: Groundwater Use Restriction for H&S (Steinberg) Manufacturing, N1651 STH 22,
Clintonville, WI 54929; DNR Case # 03-69-000820.

Dear Mr. Heikenen:

I have enclosed the Groundwater Use restriction that needs to be filed at the Waupaca County Register of Deeds. Please review this document for accuracy of ownership and property description. If the information is correct, please sign and record the document at the Register of Deed Office and return a copy to me indicating that it has been filed. You were informed of this condition of case closure in my letter of September 1, 1999.

I have received the monitoring well abandonment forms as requested in my previous letter. The Department will formally close this case when documentation has been received that the restriction has been filed.

Please contact me at 715-526-4230 if you have any questions regarding this letter

Sincerely,

Tom Sturm

Tom Sturm
Hydrogeologist
Remediation and Redevelopment Program

cc: Mr. Don Brittnacher - Omni Associates, One Systems Drive, Appleton, WI 54914

*Corrected
copy
enclosed
Tom Sturm
5/19/00*

WARRANTY DEED

523978

THIS DEED, made between RICHARD G. STEINBERG and CAROL J. STEINBERG, as non-survivorship marital property, each having a one-half interest, Grantor, and OFF CENTER HOLDING COMPANY I, LLC, a Wisconsin limited liability company, Grantee.

REGISTER'S OFFICE
WAUPACA COUNTY, WI
RECEIVED FOR RECORD

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar and other valuable consideration conveys to Grantee the following described real estate in Waupaca County, State of Wisconsin.

SEP 2 1994
At 10:00 AM Book 12 and Record
in Vol. 789 Record 266
Witnessed by [Signature]

SEE ATTACHED LEGAL DESCRIPTION

Tax Parcel No. 14-06-59; 14-06-63; 14-07-51-4; 14-07-51-5; and 14-07-52-7

TRANSFER FEE
PAID IN FULL
1,125.00

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except for restrictions, conditions, reservations and easements of record, zoning ordinances, if any and general taxes and special assessments not yet due and payable and will warrant and defend the same.

Dated this 29 day of August, 1994.

Richard G. Steinberg (SEAL)
RICHARD G. STEINBERG
Carol J. Steinberg (SEAL)
CAROL J. STEINBERG

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Winnebago)

Personally came before me this 29 day of August, 1994, the above-named RICHARD G. STEINBERG and CAROL J. STEINBERG, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My Commission: expiring

This instrument was drafted by
Attorney Joseph F. Franzoi, IV
514 Racine Street
Menasha, WI 54952
(414) 725-3916

RETURN TO:
Attorney Stewart Etten
P.O. Box 3050
Wausau, WI 54402-8050

Document Number

GROUNDWATER USE RESTRICTION

REGISTERED DEEDS
WAUPACA COUNTY WI 18-
RECEIVED FOR RECORD

MAY 18 2000

At 8:00 o'clock a M and Recorded
in Vol. 976 of Record Page 805
Jill Myr Deputy Register

Declaration of Restrictions

In Re: Property in Waupaca County, Wisconsin, described in Attachment 1, incorporated and made part of this restriction

Tax Parcel No. 14-06-59, 14-06-63, 14-07-51-4, and 14-07-52-7

Recording Area

Name and Return Address

OFF CENTER HOLDING COMPANY I, LLC
P.O. BOX 768
MARSHFIELD, WI 54449

STATE OF WISCONSIN)
) ss
COUNTY OF _____)

Parcel Identification Number (PIN)

WHEREAS, Off Center Holding Company I, LLC is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at Monitoring Well MW-3 on May 20, 1999; Methyl-tert-butyl-ether at 58 micrograms per liter (ug/L) and 1,2, dichloroethane at 72 ug/L. The location of MW-3 is indicated on Attachment 2, incorporated and made part of this restriction.

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

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

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

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

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

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

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

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

By signing this document, CHRIS HEIKENEN asserts that he/she is duly authorized to sign this document on behalf of Off Center Holding Company I, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 11 day of MAY, 2000.

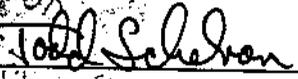
Signature: 

Printed Name: CHRIS HEIKENEN

Title: MEMBER

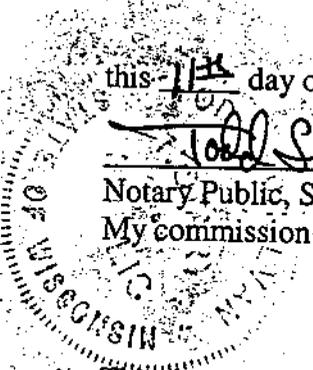
Subscribed and sworn to before me

this 11~~th~~ day of MAY, 2000.



Notary Public, State of WISCONSIN

My commission EXPIRES JUNE 24, 2001



This document was drafted by the Wisconsin Department of Natural Resources based on information submitted by Omni Associates.

LEGAL DESCRIPTION

Steinberg to Off Center Holding Company I, LLC

Government Lots 9 and 13 in Section 6, The West 8 rods of that part of Government Lot 1 in Section 7 which lies North of the highway; A part of Government Lot 2 in Section 7 bounded by a line commencing at the Northeast corner of said Government Lot; and running thence West 40 rods; thence South 34 rods and 12 links to the center of the New London and Shawano Road; thence Easterly along said road 42 rods and 4 links; thence North 21 rods and 23 links to the place of beginning; EXCEPTING THEREFROM that certain parcel of land conveyed to Clarence Graff and Clifford Graff by Warranty Deed dated January 4, 1947 and recorded in the Office of the Register of Deeds for Waupaca County on January 25, 1947 in Volume 213 of Deeds on page 49; All lying and being in Township 25 North, Range 15 East.

That part of the East 1/2 of Government Lot 2 of Section 7, T25N, R15E, lying North of Wisconsin State Highway 22 (formerly known as the New London and Shawano Road) bounded and described as follows, to-wit: Commencing at the intersection of the East line of the aforesaid Government Lot 2 with the centerline of said Highway, 350.64 feet to the place of beginning, thence continue Westerly along the centerline of said Highway, 336.00 feet, thence North parallel with the East line of Government Lot 2, 389.00 feet, thence Easterly parallel with the centerline of the highway 336.00 feet, thence Southerly 389.00 feet to the place of beginning.

That part of Government Lot 2, Section 7, T25N, R15E, in Waupaca County, Wisconsin bounded and described as follows: Commencing at the Southeast corner of the said Government Lot 2; thence North 02°06' East along the East line of the said Government Lot, 347.00 feet to the place of beginning; thence South 83°18' West 233.10 feet; thence North 87°54' West 60.00 feet; thence North 02°06' East, 543.17 feet; thence North 72°14' East 63.80 feet to place of beginning; thence continue North 72°14' East 245 feet; thence South 02°06' West 244.85 feet; thence South 72°14' West 245 feet; thence North 02°06' East 244.85 feet to the place of beginning. ALSO DESCRIBED AND REFERENCED TO AS Lot 1 in Certified Survey Map recorded in the office of the Register of Deeds for Waupaca County, Wisconsin on October 29, 1965, in Volume 1 of Certified Survey Maps at page 37, as Document No. 305344, being a part of Government Lot 2, Section 7, T25N, R15E.

H & S (STEINBERG) MANUFACTURING CO.
N 11651 S.T. HWY 22
CLINTONVILLE, WI. 54929

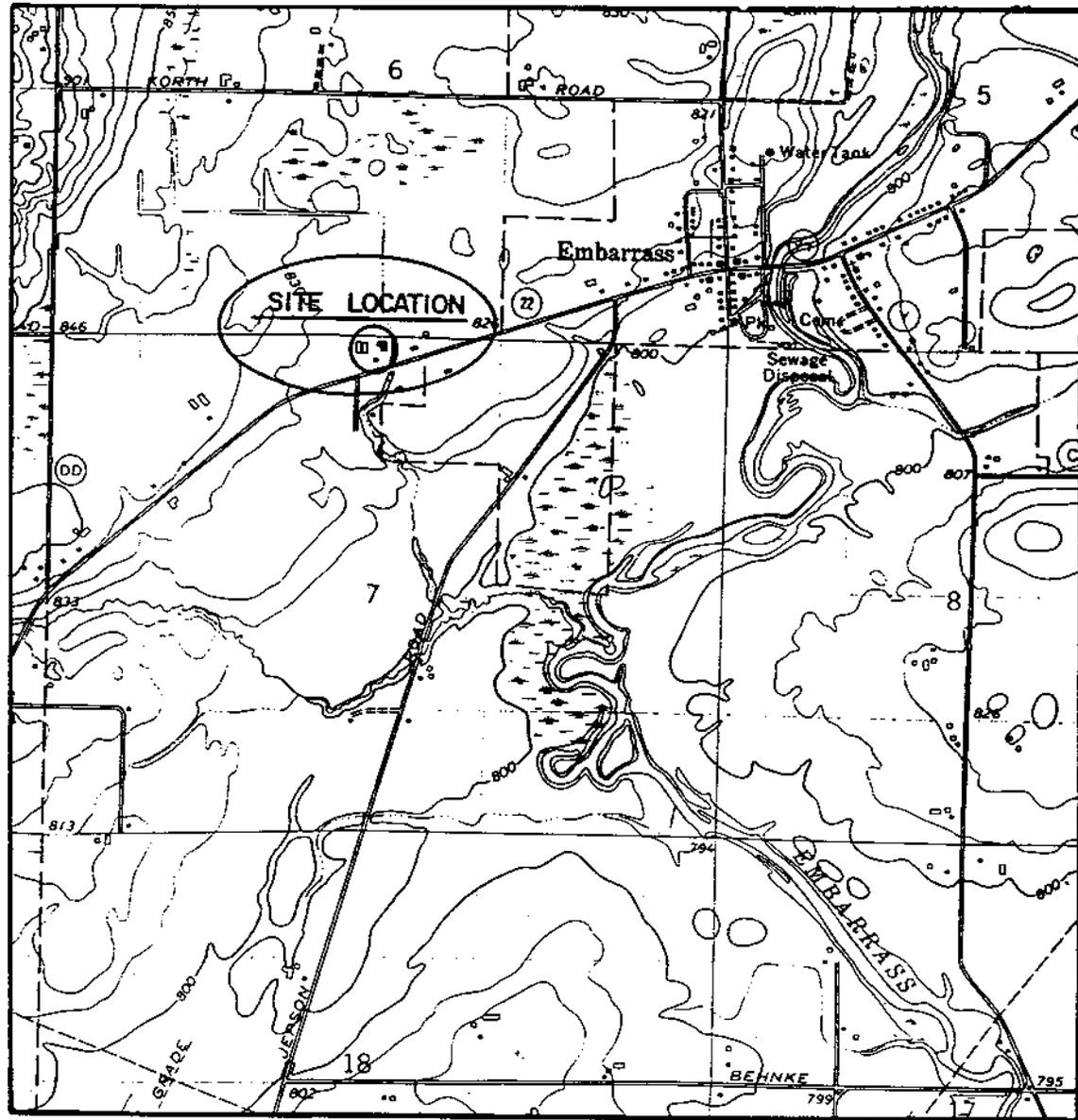
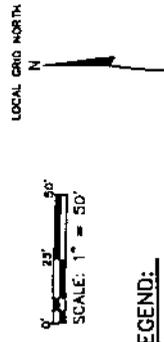


FIGURE 1
SITE LOCATION MAP

N 612 B GLM

OMNI ENGINEERS

303 SOUTH BLUEMOUND DRIVE
APPLETON, WI 54914 (414)738-7814



LEGEND:

- MW1 ⊙ SURFACE ELEVATION AT WELL
 ⊙ GROUNDWATER ELEVATION AT WELL
- 823.2 - GROUNDWATER CONTOUR LINE
 (0.1' CONTOUR INTERVAL)
- --- DEPTH TO WATER FROM SURFACE
 SCREENED INTERVAL (ft.)
- --- ESTIMATED EXTENT OF REMAINING
 CONTAMINATION
- --- PROPOSED AREA FOR WATER
 USE RESTRICTION
- --- FORMER TANK LOCATION
- --- LIMITS OF EXCAVATION
- --- WATER SUPPLY WELL
- --- SEPTIC
- --- PROPERTY LINE
- --- EDGE OF CONCRETE PAVEMENT
- --- BUILDING FACE
- --- REFERENCE POINT
- 50N --- GRID LINE (50' INTERVAL)

FIGURE 2
 SITE DETAIL MAP, AVERAGE
 GROUNDWATER CONTOUR MAP
 (9/12/91 - 5/20/99),
 AND PROPOSED AREA FOR WATER
 USE RESTRICTION

STEINBERG MFG. CO., INC.
 N11651 S.T.H. 22
 CLINTONVILLE, WI 54929

PROJECT : N061
CAD FILE : N61Z
DRAWN : DLD
DATE : 7/7/91
REVIEWED :



ONE SYSTEMS DRIVE, APPLETON, WISCONSIN 54914
 PHONE : (920) 735-6900 FAX : (920) 830-6

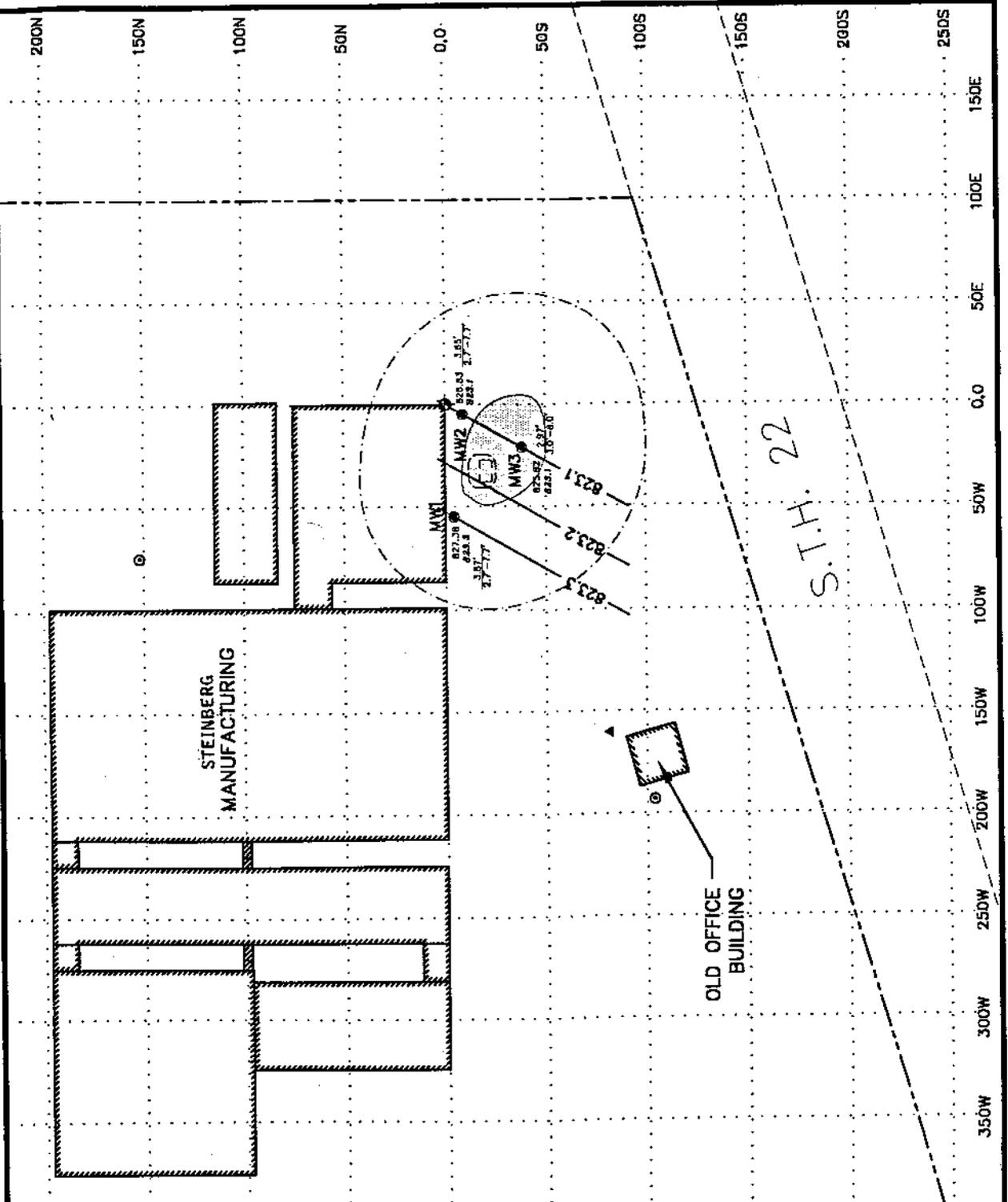


TABLE 1.
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER - HISTORICAL

Page 3 of 4

MONITORING WELL MW3

PARAMETERS	ES	PAL	6/4/91	9/12/91	10/18/91	11/19/91	12/11/91	3/6/92	8/3/92
DETECTED VOCs / PVOCs (µg/L)									
DICHLORODIFLUOROMETHANE	1000	200	ND	ND	NS	NA	ND	ND	ND
1,2-DICHLOROETHANE	5	0.5	ND	ND	NS	NA	12	ND	9.9
METHYLENE CHLORIDE	150	15	ND	ND	NS	NA	ND	ND	4.7
MTBE	60	12	ND	ND	NS	NA	ND	ND	3.8
XYLENES	620	124	ND	ND	NS	NA	ND	ND	1.3
DETECTED PAHs (µg/L)									
LEAD (µg/L)	15	1.5	NA	NA	NS	56	NA	NA	NA
CHROMIUM (µg/L)	100	10	NA	NA	NS	ND	NA	NA	NA
ZINC (µg/L)	5000	2500	NA	NA	NS	26	NA	NA	NA
DIESEL RANGE ORGANICS (µg/L)	-	-	NA	NA	NS	NA	NA	NA	NA
GASOLINE RANGE ORGANICS (µg/L)	-	-	NA	ND	NS	NA	ND	NA	NA

PARAMETERS	ES	PAL	11/4/92	8/4/93	5/18/94	6/28/95	2/14/96	8/14/96	5/20/99
DETECTED VOCs / PVOCs (µg/L)									
DICHLORODIFLUOROMETHANE	1000	200	ND	ND	NA	NA	NA	NA	NA
1,2-DICHLOROETHANE	5	0.5	12	10	8.3	16	33	25	7.2
METHYLENE CHLORIDE	150	15	1.5	ND	NA	NA	NA	NA	NA
MTBE	60	12	ND	10	55	55	38	129	58
XYLENES	620	124	ND	ND	ND	ND	ND	ND	ND
DETECTED PAHs (µg/L)									
LEAD (µg/L)	15	1.5	NA	NA	NA	NA	NA	NA	NA
CHROMIUM (µg/L)	100	10	NA	NA	NA	NA	NA	NA	NA
ZINC (µg/L)	5000	2500	NA	NA	NA	NA	NA	NA	NA
DIESEL RANGE ORGANICS (µg/L)	-	-	NA	NA	NA	NA	NA	NA	NA
GASOLINE RANGE ORGANICS (µg/L)	-	-	NA	ND	NA	NA	NA	NA	NA

ES = enforcement standard

PAL = preventive action limit

ND = not detected

NA = not analyzed

NS = not sampled

 = sample concentrations detected over the enforcement standard

 = sample concentrations detected over the preventive action limit