

GIS REGISTRY INFORMATION

SITE NAME:	AMERICAN ROLLER COMPANY		
BRRTS # and FID #:	0252275723 252013630		
CLOSURE DATE:	09/10/2004		
STREET ADDRESS:	1525 11TH AVE		
CITY:	UNION GROVE		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	678956	Y= 247765

OFF-SOURCE CONTAMINATION (>ES): <small>(if there are more than 2 off-source properties, make a note and attach additional sheet(s))</small>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

IF YES, STREET ADDRESS 1: _____

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

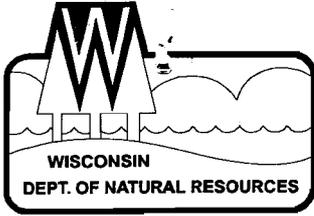
IF YES, STREET ADDRESS 2: _____

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

CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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CONTAMINATED MEDIA: (Groundwater, Soil or Both?) _____

DOCUMENTS NEEDED:	
Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	
County Parcel ID number, if used for county, for all affected properties	
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	X
Latest groundwater flow/monitoring well location map	X
Latest extent of contaminant plume map	
Geologic cross-sections, if available from SI. (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)	
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.	X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

September 10, 2004

Mr. Terry Traeger
American Roller Company
1440 13th Ave.
Union Grove, WI 53182

Subject: Final Closure for the American Roller Company Site, 1525 11th Ave., Union Grove, WI FID 252013630, BRRTS 02-52-275723

Dear Mr. Traeger:

The Department has received the finalized and recorded deed restriction document.

At this time your site will be noted as being closed based upon information provided to the Department by your consultant. If additional information identifies additional areas or sources of contamination in the future those will need to be reported to the Department and addressed appropriately at that time.

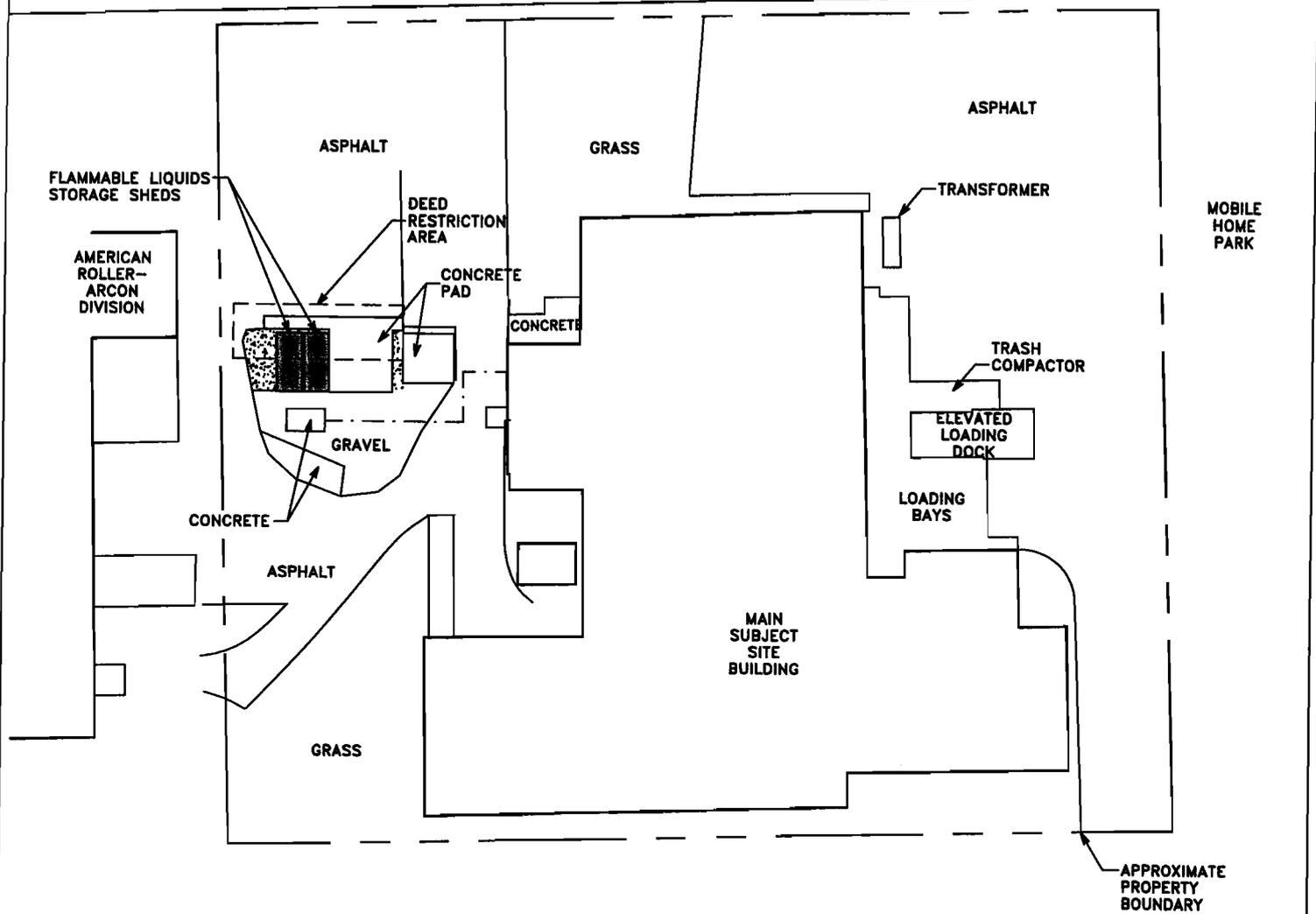
Thank you for you efforts to remediate your site. If you have any questions feel free to contact me at 262-884-2341.

Sincerely,

Shanna L Laube, P.G.
Hydrogeologist

Cc: Zoy Begos, Key Engineering Group, LTD, W66N215 Commerce Court, Cedarburg, WI 53012

11TH AVENUE



LEGEND

-  UNDERGROUND ELECTRICAL LINE
-  NEW CONCRETE

SCALE IN FEET



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FIGURE 1
SITE LAYOUT
 DEED RESTRICTION
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN



DESIGNED BY ZB	DATE 11/25/03
DRAWN BY CTM	PROJECT 1012009.1
APPROVED BY DJG	SHEET NO. 1
CADFILE G:\ACAD\1012009\101200912.dwg	
XREF LMAN	

TABLE 2
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

SITE INVESTIGATION ADDENDUM
FLAMMABLE LIQUID STORAGE AREA

AMERICAN ROLLER FACILITY
1528 11TH AVENUE
UNION GROVE, WISCONSIN

PARAMETERS	MW-1					MW-2				MW-3				MW-4				MW-5				MW-6		ES	PAL				
	8/28/01	10/29/01	4/28/02	8/13/02	11/5/02	8/28/01	10/29/01	4/28/02	8/13/02	11/5/02	8/28/01	10/29/01	4/28/02	8/13/02	11/5/02	8/28/01	10/29/01	4/28/02	8/13/02	11/5/02	10/29/01	4/28/02	8/13/02			11/5/02	10/7/02	11/5/02	
Date Sampled																													
Detected VOCs (µg/l)																													
1,1 - Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	6.12	16.9	43.1	38.3	19.6	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	850	85
1,1 - Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	1.78	2.24	6.82	8.83	3.42	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	7	0.7
cis - 1,2 - Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	2.78	4.28	8.96	13.3	8.96	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	70	7
trans - 1,2 - Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.950	1.38	0.848	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	100	20
Toluene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	11.8	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	1,000	200
1,1,1 - Trichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	6.95	5.92	28.4	21.9	6.59	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	200	40
Trichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	8.748	<0.500	<0.500	0.838	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	5	0.5
Total Xylenes	<0.500	0.534	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.552	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	10,000	1,000
Vinyl Chloride	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	0.897	1.32	1.78	8.884	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	0.2	0.02

Notes

- Bold concentrations exceed NR 140 PAL
- Boxed concentrations exceed NR 140 ES

ES - NR 140 enforcement standard
Methylene Chloride was detected at a concentration of 1.09 µg/l in a groundwater sample collected from MW-1 on 11/5/02, this constituent is a common laboratory artifact
PAL - NR 140 preventive action limit
µg/l - microgram per liter
VOCs - volatile organic compounds

TABLE 4
SUMMARY OF SITE SPECIFIC RESIDUAL CONTAMINANT LEVELS
SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT
FLAMMABLE LIQUID STORAGE AREA

AMERICAN ROLLER FACILITY
1525 11TH AVENUE
UNION GROVE, WISCONSIN

PARAMETERS	SSRCL		
	GROUNDWATER PATHWAY	DIRECT CONTACT PATHWAY	
		INGESTION	INHALATION
Trichloroethene, µg/kg	6.3E + 05	260,000	5,200
1,1,1 - Trichloroethene, µg/kg	6.3E + 05	2.0E07	2.5E06
1,1 - Dichloroethene µg/kg	9.2E + 05	4,800	100
1,1 - Dichloroethane µg/kg	1.5E + 06	1.0E08	1.4E06

Notes:

µg/kg - micrograms per kilogram

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT
FLAMMABLE LIQUID STORAGE AREA
AMERICAN ROLLER FACILITY
1525 11TH AVENUE
UNION GROVE, WISCONSIN

PARAMETERS	GP-1	GP-2	GP-5	GP-6		GP-7		GP-8		GP-9		GP-10		GP-11		GP-12		GP-13		GP-14	
Date Sampled	3/28/01	3/28/01	3/28/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01	4/6/01
Depth (feet bgs)	8-10	7-9	2-4	1-3	7-9	2-4	6-8	2-4	6-8	1-3	5-7	1-3	5-7	1-3	6-8	2-4	5-7	1-3	6-8	1-3	6-8
PID (i.u.)	<1	<1	<1	<1	<1	17.1	6.6	<1	<1	5.0	3.5	<1	<1	24.0	5.0	<1	<1	2.2	<1	<1	<1
Detected VOCs (µg/kg)																					
1,1-Dichloroethane	<25.0	<25.0	152	<25.0	<25.0	627	343	<25.0	<25.0	<25.0	249	<25.0	<25.0	361	106	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	<25.0	<25.0	532	<25.0	<25.0	119	141	<25.0	<25.0	61.5	471	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis - 1,2 - Dichloroethene	<25.0	<25.0	537	<25.0	168	682	1,040	<25.0	<25.0	164	1,780	<25.0	191	96.1	40.5	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2- Dichloroethene	<25.0	<25.0	43.5	<25.0	<25.0	89.1	81.5	<25.0	<25.0	<25.0	118	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1 - Trichloroethane	<25.0	<25.0	<25.0	609	<25.0	252	717	<25.0	<25.0	2,360	<25.0	11,400	252	99.4	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trichloroethene	<25.0	<25.0	2,510	<25.0	<25.0	37.2	<25.0	<25.0	<25.0	7,410	3,370	<25.0	<25.0	35.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	<25.0	<25.0	<25.0	<25.0	<25.0	28.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	149	<25.0	<25.0	<25.0
n-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	104	<25.0	<25.0	<25.0
Total Xylenes	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	152	<25.0	<25.0	<25.0	45.0	<25.0	<25.0	<25.0

Notes:
 --- - not analyzed, not applicable or no standard
 bgs - below ground surface
 i.u. - instrument unit
 PID - Photoionization Detector
 µg/kg - micrograms per kilogram
 VOCs - volatile organic compounds

TABLE 2 (CONTINUED)
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT
FLAMMABLE LIQUID STORAGE AREA
AMERICAN ROLLER FACILITY
1525 11TH AVENUE
UNION GROVE, WISCONSIN

PARAMETERS	B-1		B-2		B-4		B-5		B-6		B-7		B-8	
	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	10/10/01	10/10/01
Date Sampled	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	08/14/01	10/10/01	10/10/01
Depth (feet bgs)	3.5 - 5	8.5-10	3.5-5	8.5-10	3.5-5	8.5-10	1-2.5	8.5-10	3.5-5	8.5-10	1-2.5	8.5-10	3.5-5	8.5-10
PID (i.u.)	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Detected VOCs (µg/kg)														
1,1-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis - 1,2 - Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2- Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1 - Trichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Total Xylenes	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Notes:

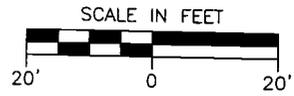
- - not analyzed, not applicable or no standard
- bgs - below ground surface
- i.u. - instrument unit
- PID - Photoionization Detector
- µg/kg - micrograms per kilogram
- VOCs - volatile organic compounds

NOTES:
 P.I.D.: PERFORMANZATION DETECTOR, LU.
 I.U.: INSTRUMENTED UNITS
 CYOCs: CHLORINATED VOLATILE ORGANIC COMPOUNDS, ug/kg
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
 1,1-DCA: 1,1-DICHLOROETHANE, ug/kg
 1,1-DCE: 1,1-DICHLOROETHENE, ug/kg
 cis-1,2: cis-1,2-DICHLOROETHENE, ug/kg
 trans-1,2: trans-1,2-DICHLOROETHENE, ug/kg
 1,1,1-TCA: 1,1,1-TRICHLOROETHANE, ug/kg
 TCE: TRICHLOROETHENE, ug/kg
 VC: VINYL CHLORIDE, ug/kg
 X: TOTAL XYLENES, ug/kg
 n-BB: n-BUTYLBENZENE, ug/kg
 o-BB: o-BUTYLBENZENE, ug/kg
 p-BB: p-BUTYLBENZENE, ug/kg
 ug/kg: MICROGRAMS PER KILOGRAM
 <: LESS THAN
 ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS

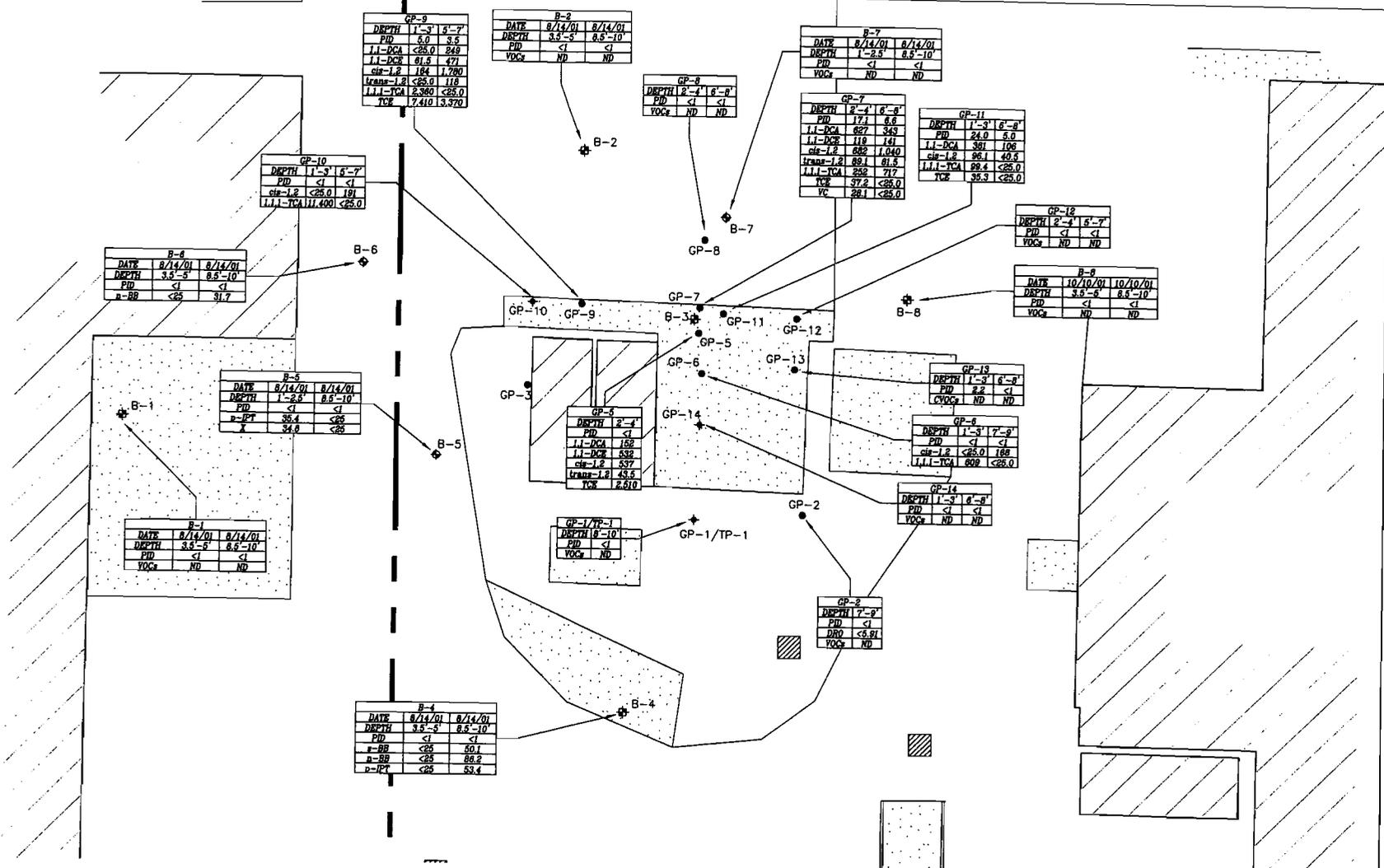
LEGEND
 ◆ SOIL BORING LOCATION
 ⊕ SOIL BORING LOCATION W/ MONITORING WELL
 ● GEOPROBE LOCATION
 ⬤ GEOPROBE LOCATION W/ TEMPORARY WELL

DNED BY	DATE
ZB	11/13/01
HW BY	PROJECT
CS	1012009.1
NOVED BY	SHEET NO.
GLJ	8
FILE C:\ACAD\1012009.1\1012009.dwg	

FIGURE 6
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
 SITE INVESTIGATION/REMEDIAL ACTION OPTIONS REPORT
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN



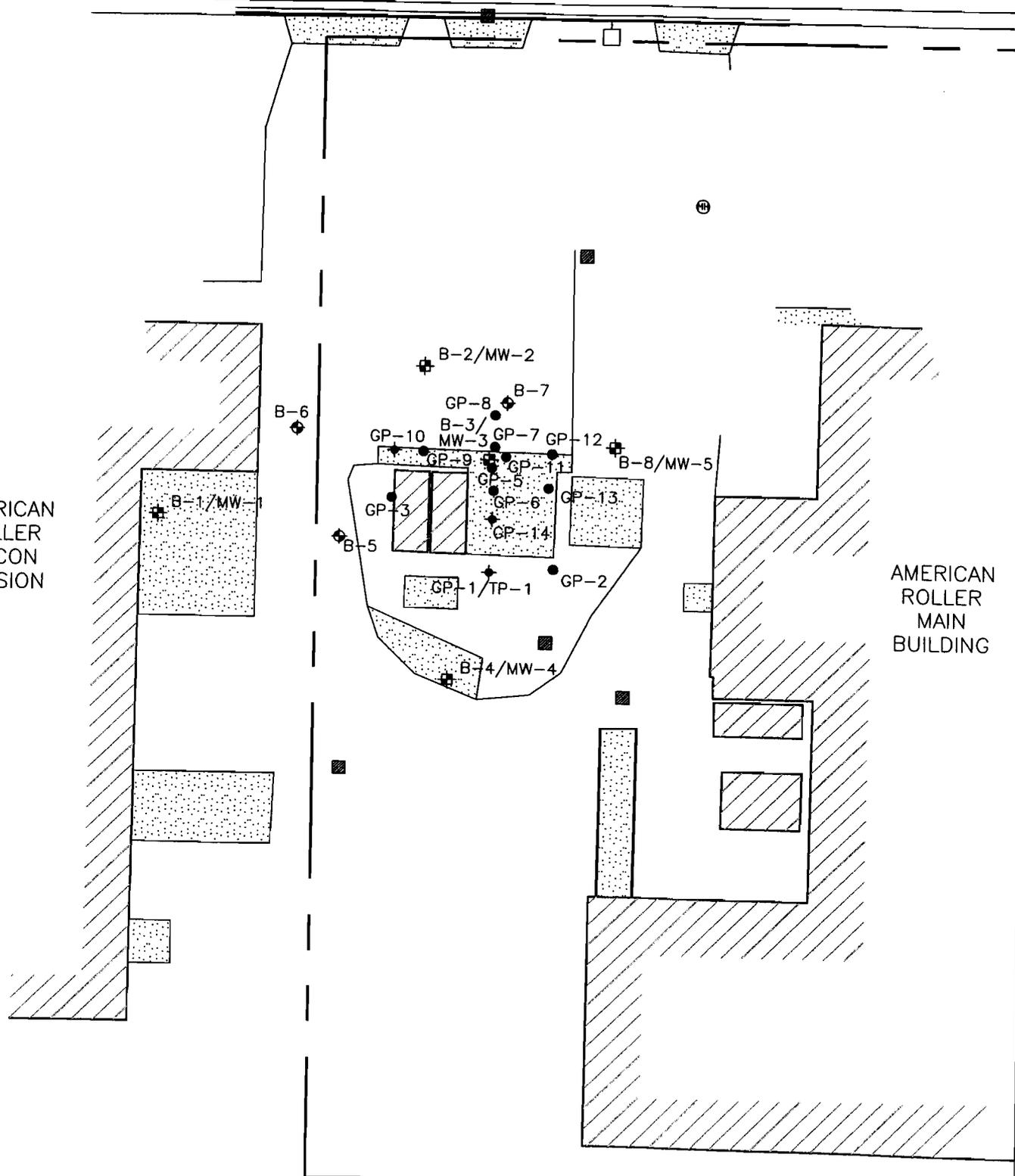
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AMERICAN
ROLLER
ARCON
DIVISION

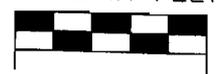
AMERICAN
ROLLER
MAIN
BUILDING



LEGEND

- ◆ SOIL BORING LOCATION
- ⊕ SOIL BORING LOCATION W/ MONITORING WELL
- GEOPROBE LOCATION
- ◆ GEOPROBE LOCATION W/ TEMPORARY WELL

SCALE IN FEET



0 50'

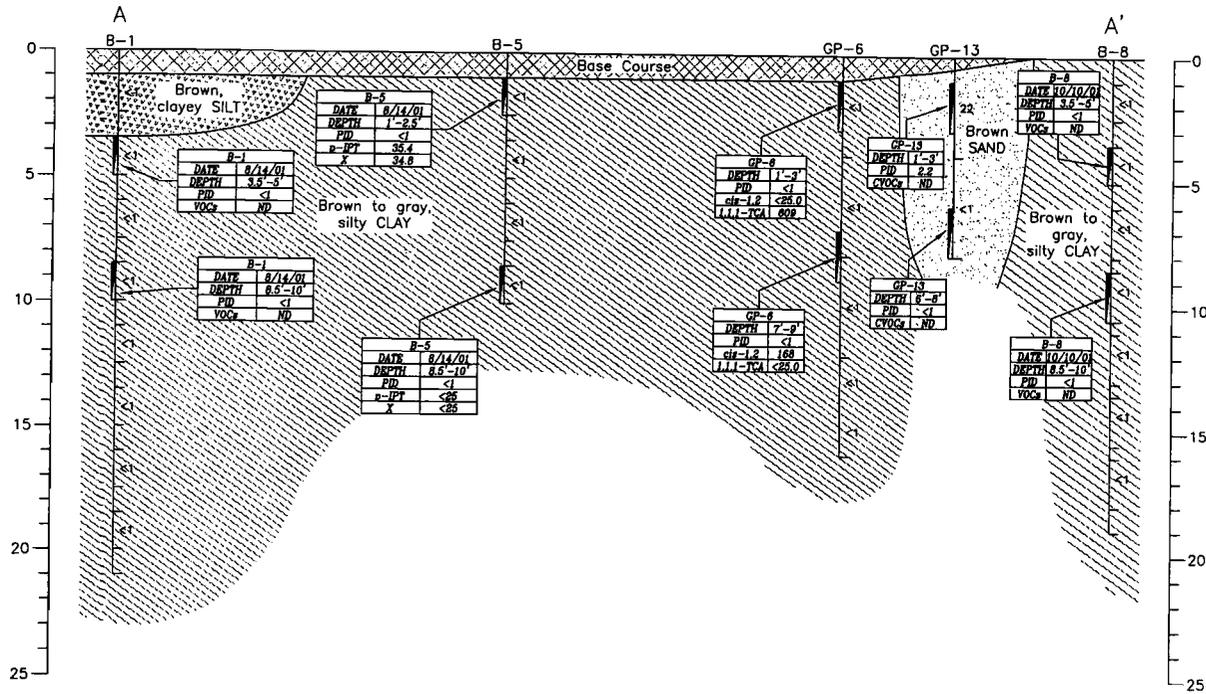
© 2001 Key Engineering Group Ltd.

DESIGNED BY ZB	DATE 10/09/01
DRAWN BY CS	PROJECT 1012009.1
APPROVED BY GLJ	SHEET NO. 3
CADFILE G:\ACAD\1012009.1\10120098.dwg	
XREF LMAN	

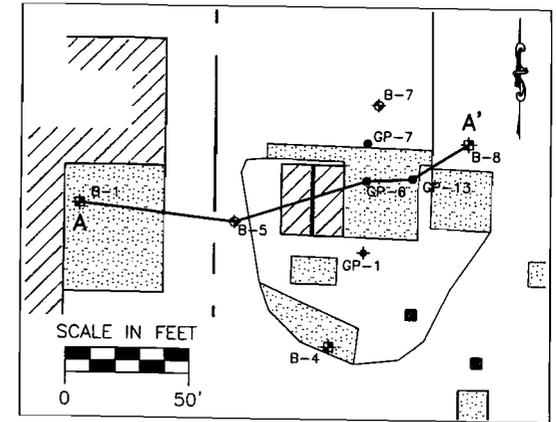
FIGURE 3
 SITE DETAIL WITH SOIL BORING/PROBE AND
 MONITORING WELL LOCATIONS
 SITE INVESTIGATION/REMEDIAL ACTION OPTIONS REPORT
 AMERICAN ROLLER FACILITY
 1525 11th AVENUE
 UNION GROVE, WISCONSIN



SCHEMATIC CROSS SECTION

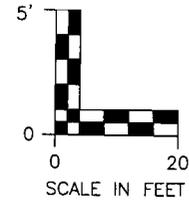


CROSS SECTION LOCATION



LEGEND

- BASE COURSE
- BROWN TO GRAY, SILTY CLAY
- BROWN, CLAYEY SILT
- BROWN, FINE TO MEDIUM SAND
- SOIL SAMPLE INTERVAL
- PID READING



NOTES:
 P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
 I.U.: INSTRUMENT UNITS
 CVOCs: CHLORINATED VOLATILE ORGANIC COMPOUNDS, ug/kg
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
 chl-1,2: chl-1,2-DICHLOROBENZENE, ug/kg
 1,1,1-TCA: 1,1,1-TRICHLOROETHANE, ug/kg
 X: TOTAL XYLENES, ug/kg
 p-TPT: p-ISOPROPYLTOLUENE, ug/kg
 ug/kg: MICROGRAMS PER KILOGRAM
 <: LESS THAN
 ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS

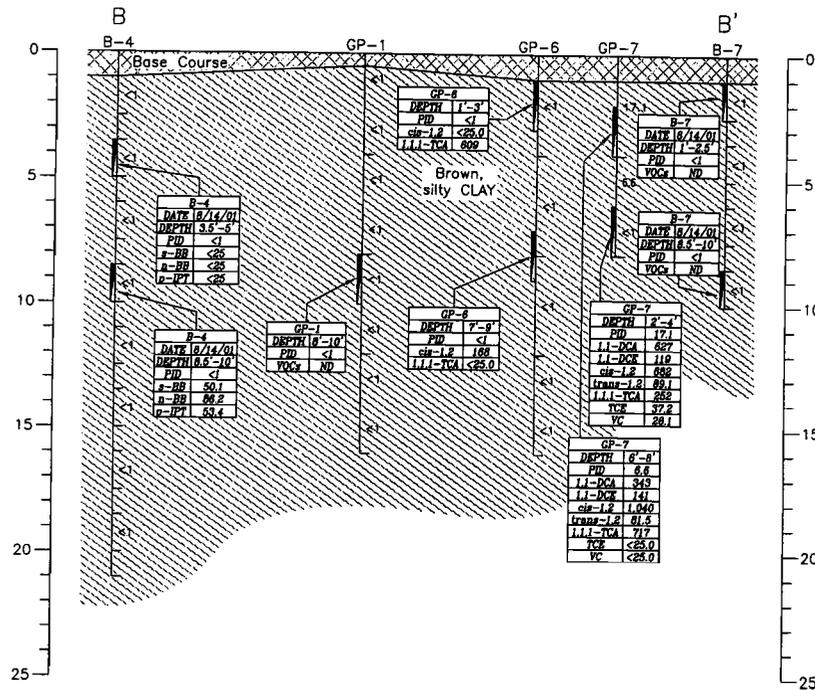
DESIGNED BY	DATE
ZB	11/13/01
REVIEWED BY	PROJECT
CS	1012C09.1
DRAWN BY	SHEET NO.
CLJ	4
FILE C:\ACAD\012008.1\012009B.dwg	

FIGURE 4A
 SCHEMATIC CROSS SECTION A-A'
 SITE INVESTIGATION/REMEDIAL ACTION OPTIONS REPORT
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN

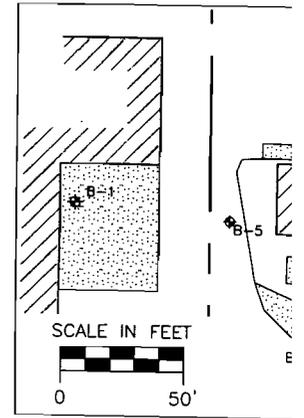
© 2001 Key Engineering Group Ltd.



SCHEMATIC CROSS SECTION

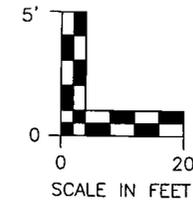


CROSS SECTI



LEGEND

- BASE COURSE
- BROWN TO GRAY, SILTY CLAY
- SOIL SAMPLE INTERVAL
- <1 PID READING



DRWN BY ZB	DATE 11/13/01
IN BY CS	PROJECT 1012009.1
REVISED BY CLJ	SHEET NO. 5
FILE C:\ACAD\1012009.1\1012009.dwg	

FIGURE 4B
 SCHEMATIC CROSS SECTION B-B'
 SITE INVESTIGATION/REMEDIAL ACTION OPTIONS REPORT
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN

P.L.L.
 L.L.
 V.O.C.
 L.L.-
 L.L.-
 cis-
 UTM
 L.L.L
 TCE
 VC
 n-BB
 p-P
 <1
 ND

TABLE 1
SUMMARY OF GROUNDWATER ELEVATION DATA

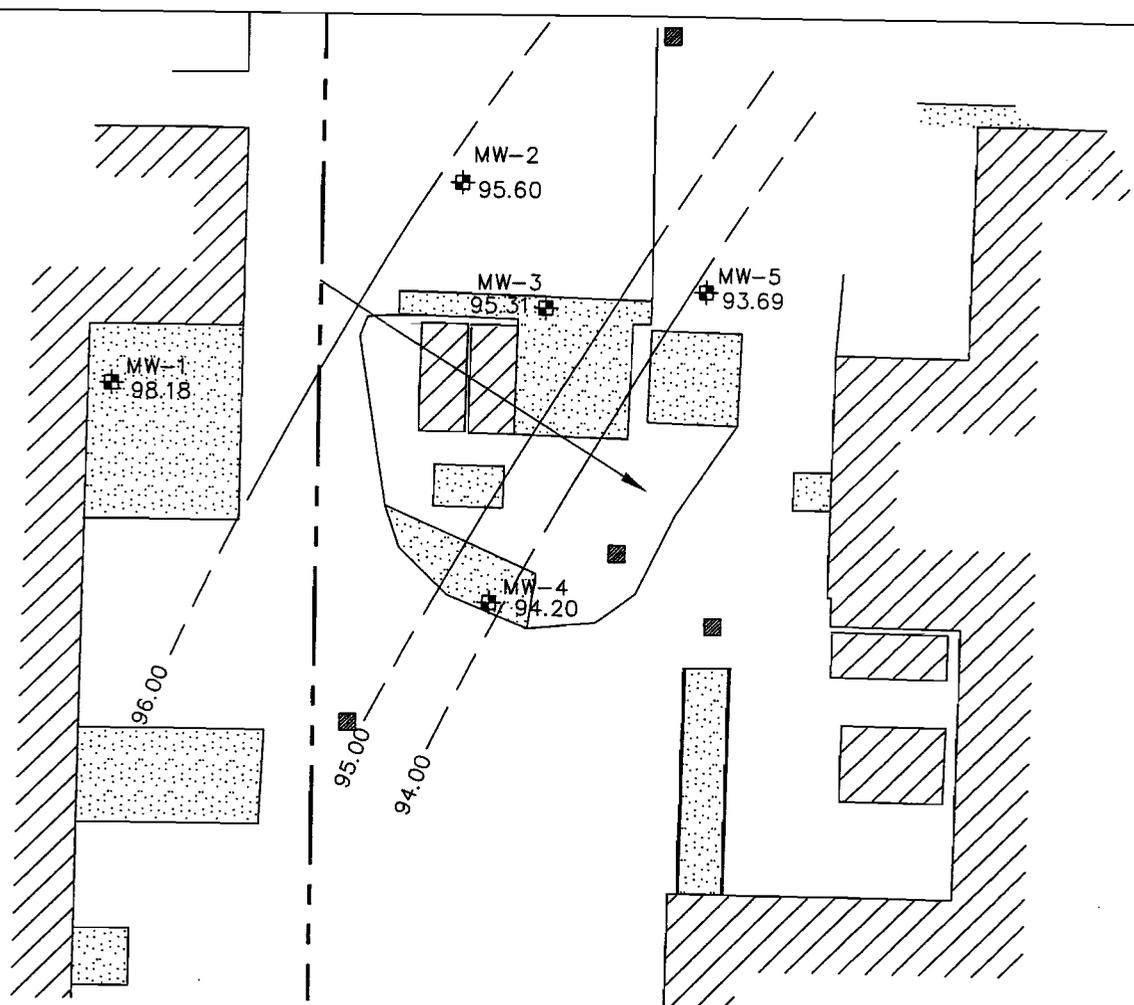
SITE INVESTIGATION ADDENDUM
FLAMMABLE LIQUID STORAGE AREA

AMERICAN ROLLER FACILITY
 1525 11th Avenue
 Union Grove, Wisconsin

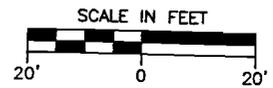
LOCATION	DATE	PVC PIPE ELEVATION *	DEPTH TO GROUNDWATER (FEET)	GROUNDWATER ELEVATION
MW-1	08/28/01	101.35	3.31	98.04
	10/28/01		1.90	99.45
	11/15/01		4.39	96.96
	4/29/02		3.17	98.18
	8/13/02		4.68	96.67
	11/5/02		3.83	97.52
MW-2	08/28/01	99.24	3.72	95.52
	10/28/01		2.54	96.70
	11/15/01		3.62	95.62
	4/29/02		3.64	95.60
	8/13/02		3.93	95.31
	11/5/02		3.73	95.51
MW-3	08/28/01	99.00	3.80	95.20
	10/28/01		2.84	96.16
	11/15/01		3.97	95.03
	4/29/02		3.69	95.31
	8/13/02		4.51	94.49
	11/5/02		3.52	95.48
MW-4	08/28/01	98.39	3.21	95.18
	10/28/01		3.56	94.83
	11/15/01		3.48	94.91
	4/29/02		4.19	94.20
	8/13/02		3.59	94.80
	11/5/02		3.55	94.84
MW-5	10/28/01	99.01	4.45	94.56
	11/15/01		4.94	94.07
	4/29/02		5.32	93.69
	08/13/02		5.20	93.81
	11/05/02		4.96	94.05
MW-6	11/05/02	99.05	4.97	94.08

Notes:

* - Relative to established 100' bench mark (top nut of fire hydrant on north side of road)



LEGEND
 ⊕ MONITORING WELL LOCATION
 98.04 GROUNDWATER ELEVATION (AUGUST 28, 2001)
 ← GROUNDWATER FLOW DIRECTION

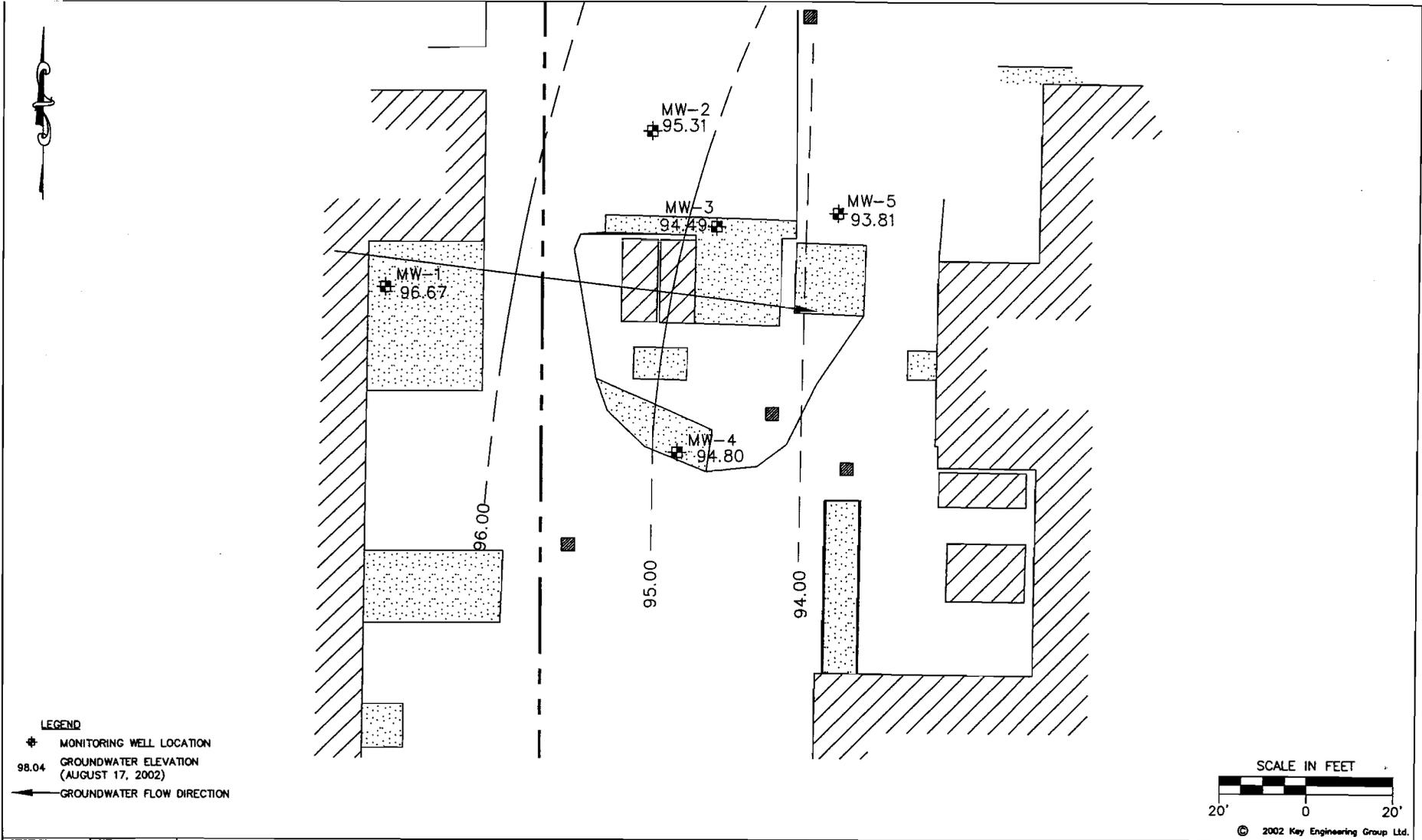


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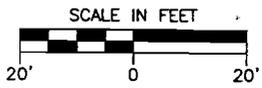
DESIGNED BY ZB	DATE 01/31/03
DRAWN BY CTM	PROJECT 1012009.1
APPROVED BY CLJ	SHEET NO. 5
<small> C:\PLOT\1012009\1012009.1.dwg 10/1/02 10:10 AM </small>	

FIGURE 5A
 GROUNDWATER ELEVATION CONTOUR MAP (APRIL 29, 2002)
 SITE INVESTIGATION ADDENDUM
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN





LEGEND
 ⊕ MONITORING WELL LOCATION
 98.04 GROUNDWATER ELEVATION (AUGUST 17, 2002)
 ← GROUNDWATER FLOW DIRECTION



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DESIGNED BY	DATE
ZB	01/31/03
DRAWN BY	PLOTSET
CTM	1012008.1
APPROVED BY	SHEET NO.
GLJ	5
<small>DATEPLOT & VACUPLOT00001\F0120087.dwg MW1</small>	

FIGURE 5B
 GROUNDWATER ELEVATION CONTOUR MAP (AUGUST 13, 2002)
 SITE INVESTIGATION ADDENDUM
 AMERICAN ROLLER FACILITY
 1525 11TH AVENUE
 UNION GROVE, WISCONSIN



Reference: *Geographic Information System Registry*
American Roller Company
1525 11th Avenue
Union Grove, Wisconsin 53182
BRRTS #: 02-52-275723

To Whom it May Concern:

I, Larry Vogus, Vice President of Finance, American Roller Company, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced property for which American Roller Company is requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the property deed for the above referenced property.

Signed: Larry Vog

Date: 12/10/03

Larry Vogus, Vice President of Finance
American Roller Company

RECORDED _____

2002 JAN 10 PM 4:07

MARK A. LADD
REGISTER OF DEEDS

DOCUMENT NO.	SPECIAL WARRANTY DEED	
<p>This Deed, made between AMERICAN ROLLER COMPANY, AN ILLINOIS CORPORATION , Grantor, and CM AMERICAN ROLLER COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY , Grantee, Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Racine County, State of Wisconsin: Legally described on Exhibit A attached hereto and made a part hereof</p>		
<p>WI REAL ESTATE TRANSFER FEE \$ <u>9,930.00</u></p>	<p>THIS SPACE RESERVED FOR RECORDING DATA</p> <p>NAME AND RETURN ADDRESS Michael Manuel, Esq. Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz Ltd. 55 East Monroe Street, Suite 3700 Chicago, IL 60603</p>	
<p>See Exhibit A attached hereto and made a part hereof PARCEL IDENTIFICATION NUMBER</p>		
<p>This is <u>not</u> homestead property. (#) (is not)</p> <p>Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants title against defects, liens and encumbrances created by or through Grantor only (and none other) and specifically excepting all defects, liens, encumbrances and Permitted Liens referenced in <u>Exhibit B</u> attached hereto.</p> <p>Dated this <u>31st</u> day of December, 2001.</p>		
<p>AMERICAN ROLLER COMPANY</p> <p>By: <u>L. Michael Vogus</u> (SEAL) L. Michael Vogus, Assistant Secretary</p> <p>AUTHENTICATION</p> <p>Signature(s) of _____</p> <p>authenticated this ___ day of _____, 2001</p> <p>* TITLE: MEMBER STATE BAR OF WISCONSIN (If not, _____ authorized by § 706.06, Wis. Stats.)</p> <p>THIS INSTRUMENT WAS DRAFTED BY</p> <p><u>Brenda J. Stugelmeier, Esq. of Quarles & Brady LLP</u></p> <p>(Signatures may be authenticated or acknowledged. Both are not necessary.)</p>	<p>ACKNOWLEDGMENT</p> <p><u>ILLINOIS</u> STATE OF WISCONSIN) <u>COOK</u> County) ss.</p> <p>Personally came before me this <u>31st</u> day of December, 2001, the above named <u>L. Michael Vogus</u> as Assistant Secretary of AMERICAN ROLLER COMPANY to me known to be the person who executed the foregoing instrument and acknowledged the same.</p> <p>* <u>[Signature]</u> Notary Public <u>Cook</u> County, Wis. <u>Illinois</u></p> <p>My Commission is permanent. (If not, state expiration date: <u>20</u>)</p> <div data-bbox="730 1465 1104 1600" style="border: 2px solid black; padding: 5px; text-align: center;"> <p>"OFFICIAL SEAL" MICHAEL MANUEL COMMISSION EXPIRES 05/26/02</p> </div>	

EXHIBIT A

LEGAL DESCRIPTIONS:

PARCEL I:

Part of Lots "M", "N" and "O" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West 33.00 feet to the North line of 13th Avenue and the point of beginning of the following described parcel; thence continue North 1° 36' 56" West, 183.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 146.65 feet; thence North 88° 30' 11" East, 318.83 feet to the West line of West Street; thence South 1° 36' 56" East along said West line, 330.00 feet to the North line of 13th Avenue; thence South 88° 30' 11" West along said North line, 659.10 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Tax Key: 51-186-03-21-30-235-060

PARCEL II:

A 29 foot wide non-exclusive private road easement for the benefit of Parcel I described as follows: Part of Lots "M" and "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West 103.95 feet to the point of beginning of the following described centerline; thence South 88° 48' 12" West, 71.64 feet; thence North 1° 52' 19" West, 42.33 feet to the point of ending. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL III:

Parking easement for the benefit of Parcel I over Part of Lot "M" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 118.45 feet to the North line of a 29 foot wide Private Road Easement and the point of beginning of the following described Joint Parking Easement; thence South 88° 48' 12" West along said North line, 49.12 feet; thence North 2° 06' 00" West, 18.02 feet; thence North 88° 46' 35" East, 49.28 feet; thence South 1° 36' 56" East, 18.04 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Order No: 1125057

PARCEL IV:

A 10 foot wide storm sewer easement for the benefit of Parcel I described as follows:

Part of Lots "L", "M" and "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 146.65 feet; thence North 88° 30' 11" East, 318.83 feet to the West line of West Street; thence South 1° 36' 56" East along said West line, 20.93 feet; thence North 84° 03' 01" West, 122.91 feet; thence South 88° 30' 11" West, 165.72 feet to the point of beginning of the following described centerline; thence South 11° 23' 44" West, 150.29 feet to the point of ending. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL V:

A 10 foot wide Telecommunications Line Easement for the benefit of Parcel I, described as follows:

Part of Lots M and N of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East, of the Fourth Principal Meridian and more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet to the point of beginning of the following described easement; thence South 88° 30' 11" West, 199.00 feet; thence North 1° 29' 49" West, 36.04 feet; thence North 33° 30' 00" West, 36.60 feet; thence North 9° 00' 00" West, 68.62 feet; thence South 58° 37' 00" West, 11.43 feet; thence North 1° 36' 56" West, 11.52; thence North 58° 37' 00" East, 11.48 feet; thence North 88° 30' 11" East, 20.07 feet; thence South 58° 37' 00" West, 12.35 feet; thence South 9° 00' 00" East, 70.57 feet; thence South 33° 30' 00" East, 37.29 feet; thence South 1° 29' 49" East, 33.91 feet; thence North 88° 30' 11" East, 188.99 feet; thence South 1° 36' 56" East, 5.00 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Parcel VI:

Part of Lots "M" and "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian and more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet to the point of beginning of the following described parcel; thence continue North 1° 36' 56" West, 119.65 feet; thence North 88° 30' 11" East, 103.27 feet; thence North 1° 36' 56" West, 27.00 feet; thence North 88° 30' 11" East, 237.00 feet; thence South 1° 36' 56" East, 146.65 feet; thence South 88° 30' 11" West, 340.27 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Tax Key: 51-186-03-21-30-235-070

Order No: 1125057

PARCEL VII:

A 10 foot wide sanitary sewer easement for the benefit of Parcel VI described as follows:

Part of Lots "N" and "O" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southeast Corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 195.59 feet to the point of beginning of the following described centerline; thence South 72° 08' 21" West, 103.35 feet; thence South 44° 47' 48" West, 124.78 feet; thence South 17° 03' 57" East, 70.61 feet to the North line of 13th Avenue and the point of ending. The North line of said easement bears North 88° 30' 11" East. Said land being in the village of Union Grove, County of Racine, State of Wisconsin.

PARCEL VIII:

Parking easement for the benefit of Parcel VI, described as follows:

Over part of lot "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 89.45 feet to the South line of a 29 foot wide Private Road Easement; thence North 88° 48' 12" East along said South line, 44.50 feet to the point of beginning of the following described Joint Parking Easement; thence continue North 88° 48' 12" East along said South line, 210.15 feet; thence South 2° 13' 08" East, 17.03 feet; Thence South 88° 20' 49" West, 210.42 feet; thence North 1° 19' 24" West, 18.70 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL IX:

Parking easement for the benefit of Parcel VI, described as follows:

Over part of Lot "M" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southeast corner of the southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 118.45 feet to the North line of a 29 foot wide Private Road Easement and the point of beginning of the following described Joint Parking Easement; thence continue North 1° 36' 56" West, 18.04 feet; thence North 88° 46' 35" East, 254.69 feet; thence South 4° 38' 18" East, 18.19 feet to the North line of said road easement; thence South 88° 48' 12" West along said North line, 255.65 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL X:

A 10 foot wide water main easement for the benefit of Parcel VI, described as follows:

Part of Lot "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West,

Legal Description Continued

Order No: 1125057

216.35 feet; thence North 88° 30' 11" East 340.27 feet; thence North 1° 36' 56" West, 68.87 feet to the point of beginning of the following described centerline; thence North 89° 00' 18" East, 38.66 feet to Point "A"; thence continue North 89° 00' 18" East, 280.19 feet to the West line of West Street and the point of ending. Also beginning at the above described Point "A", run thence North 0° 59' 42" West, 20.00 feet to the point of ending. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL XI:

A 10 foot wide Stom Sewer easement for the benefit of Parcel VI, described as follows:

Part of Lots "L", "M" and "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Southeast corner of the Southeast 1/4 of said Section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said Section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 146.65 feet; thence North 88° 30' 11" East, 318.83 feet to the West line of West Street; thence South 1° 36' 56" East along said East line, 20.93 feet to the point of beginning of the following described centerline; thence North 84° 03' 01" West, 122.91 feet; thence South 88° 30' 11" West, 165.72 feet to Point "B"; thence South 70° 04' 12" West, 103.44 feet to Point "C"; thence South 88° 15' 37" West, 59.03 feet; thence South 51° 36' 32" West, 100.00 feet to the point of ending. ALSO beginning at described Point "B"; run thence South 11° 23' 44" West, 150.29 feet to the point of ending. Also beginning at the above described Point "C"; run thence North 0° 18' 38" West, 225.00 to the point of ending. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

PARCEL XII:

The South 33 feet of Lot M, excepting therefrom the East 692.10 feet and the West 33 feet and Lot N, excepting therefrom the East 692.10 feet and the West: 33 feet, and Lot O, excepting therefrom the East 692.10 feet and the South 33 feet and the West 33 feet, all in the Village of Union Grove, being a Subdivision of part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Tax Key No. 186-03-21-30-207-000 and Tax Key No. 186-03-21-30-208-000

ADDRESS: 4100 York Street

PARCEL XIII:

Part of Lots K, L and M of the Original Plat of Union Grove, located in the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said section, run thence North 1° 33' 56" West along the West line of the Southeast 1/4 of said section and the centerline of York Street, 759.00 feet; thence North 88° 30' 11" East along the South line of Eleventh Avenue and the Westerly extension thereof, 483.00 feet to the point of beginning of the following described parcel; thence continue North 88° 30' 11" East along said South line, 446.64 feet; thence South 1° 36' 56" East, 396.00 feet; thence South 88° 30' 11" West, 447.46 feet; thence North 1° 29' 49" West, at right angles to Eleventh Avenue, 396.00 feet to the point of beginning. Said land being in the Village of Union Grove, County of Racine, State of Wisconsin.

Legal Description Continued

Order No: 1125057

Part of Tax Key No. 51-186-03-21-30-202-000

PARCEL XIV:

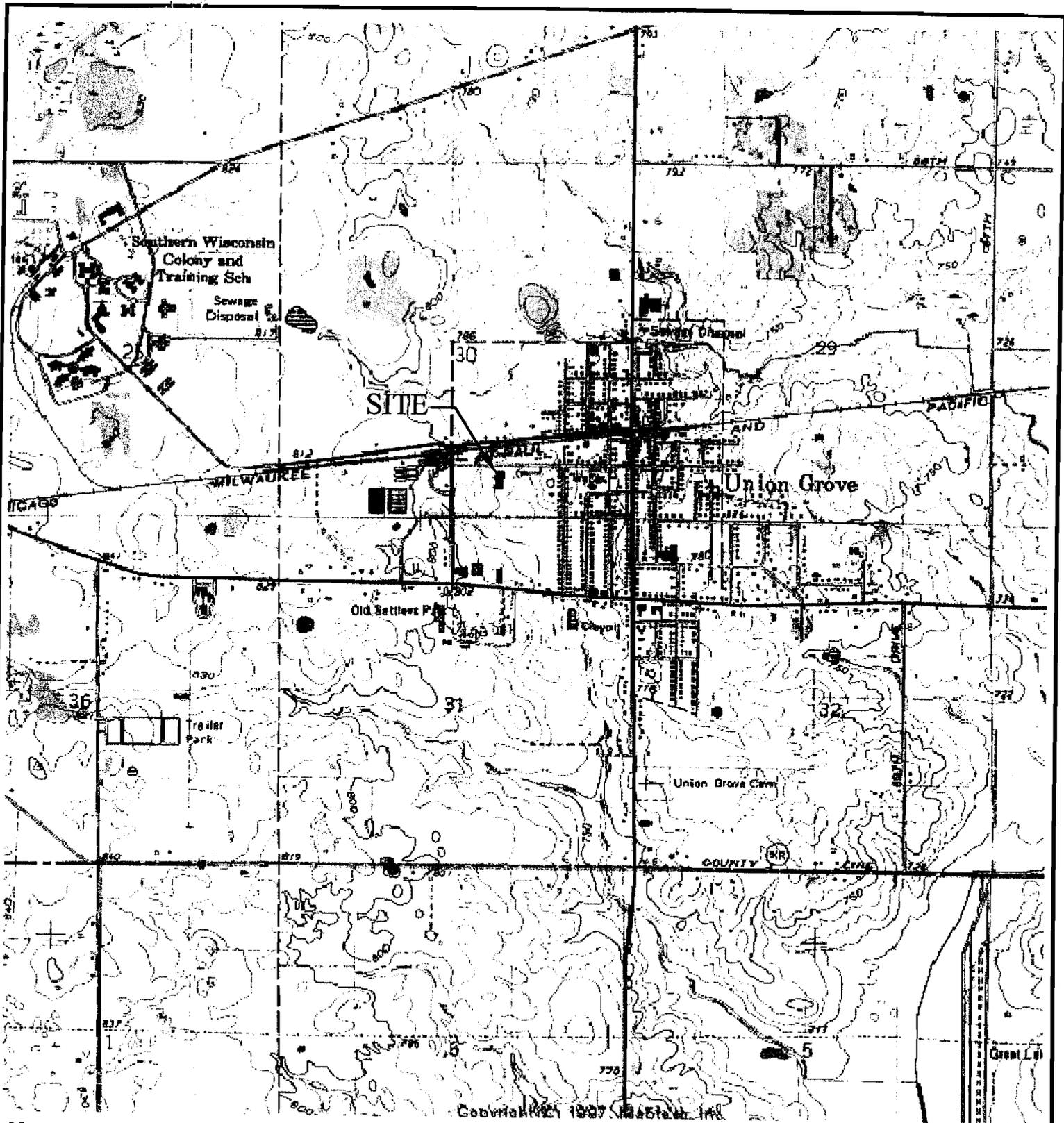
Twenty Nine foot Private Road Easement for the benefit of Parcel VI, described as follows:

Part of Lots "M" and "N" of the Original Plat of Union Grove, being part of the Southeast 1/4 of Section 30, Town 3 North, Range 21 East of the Fourth Principal Meridian, Village of Union Grove, Racine County, Wisconsin, and more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said section, run thence South 88° 30' 11" West along the South line of the Southeast 1/4 of said section, 2012.41 feet; thence North 1° 36' 56" West, 216.35 feet; thence North 88° 30' 11" East, 340.27 feet; thence North 1° 36' 56" West, 103.95 feet to the point of beginning of the following described centerline; thence South 88° 48' 12" West, 71.64 feet; thence North 88° 48' 12" East, 318.84 feet to the West line of West Street and the point of ending.

PARCEL XV:

Ten foot easement for Storm Sewer purposes as contained in Exhibit "P" of the Declaration of Land Divisions, Easements and Deed Restriction, recorded as Document No. 1415754.



SOURCE: USGS Union Grove, Wisconsin Quadrangle Map
 Topographic Map 1960
 Photorevised 1971

© 2001 Key Engineering Group Ltd.

0 1000 2000

SCALE: 1"=2000'

DRN. BY:	C.S.	DATE:	07/23/01
DSN. BY:	S.R.J.	FILE NO.:	1012009
CHK. BY:	S.R.J.	DWG. NO.:	10120091
REV. BY:	G.L.J.	SHEET NO.:	1



FIGURE 1
 SITE LOCATION MAP

AMERICAN ROLLER FACILITY
 1525 11th AVENUE
 UNION GROVE, WISCONSIN

Document Number

DEED RESTRICTION

DOC # 1988497

Recorded

AUG. 18, 2004 AT 02:18PM

MARK LADD

RACINE COUNTY

REGISTER OF DEEDS

Fee Amount: \$37.00



Declaration of Restrictions

In Re: See Special Warranty Deed and Exhibit A

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

Name and Return Address
Mr. Terry Traeger
American Roller Company
1440 13th Avenue
Union Grove, Wisconsin 53182

51-186-03-21-30-202-000

Parcel Identification Number (PIN)

WHEREAS, CM American Roller Company, LLC (American Roller Company) is the owner of the above-described property (hereinafter "the property").

WHEREAS, one or more volatile organic compound (VOC) (including 1, 1-dichloroethane (DCA), 1,1-dichloroethene (DCE), cis-1-2-dichloroethene (cis DCE), 1,1,1-trichloroethane (TCA), trans-1,2-dichloroethene (trans DCE), trichloroethene (TCE) and vinyl chloride) discharges have occurred on this property and, as of March 28, 2001, April 6, 2001, August 14, 2001 and October 10, 2001 when soil samples were collected on this property, VOC (including DCA, DCE, cis DCE, TCA, trans DCE, TCE and vinyl chloride) contaminated soil remained on this property at depths ranging from approximately 1 to 8 feet below ground surface at the following location: generally north of the flammable storage sheds at soil boring locations GP-5, GP-6, GP-7, GP-9, GP-10 and GP-11 (see Figures 1 and 2).

WHEREAS, it is the desire and intention of American Roller Company to impose restrictions on a portion of the Property containing residual soil contamination (depicted on Figures 1 and 2) which will make it unnecessary to conduct further soil remediation activities on the Property and will preserve the integrity of certain engineering controls for the protection of human health and the environment.

NOW THEREFORE, American Roller Company hereby declares that all of the Property 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 (flammable storage sheds) 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 prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required 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 that attached map, labeled (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-referenced property in compliance with the Cap Maintenance Plan (Exhibit 1) by American Roller Company, as required by section NR 724.13(2), Wis. Adm. Code (1999).

On and after the date of this Declaration of Restrictions, the following activities are prohibited on the portion of the Property depicted on Figure 1 unless prior written approval has been obtained from the Wisconsin Department of Natural Resources, its successor or assigns (hereinafter collectively "the Department"): (1) Excavating or grading, other than in conformance with the Cap Maintenance Plan; (2) Filling or placing any material in landscaped areas on capped areas and areas with impervious surfaces other than clean topsoil or other clean landscaping material; (3) Plowing for the cultivation of agricultural crops; and (4) Construction or installation of a building or other structure, other than reconstruction of buildings and structures on the foundations that exist as of the date of this Deed Restriction as shown on Figure 1.

On and after the date of this Deed Restriction, the following activities are prohibited on the portion of the Property depicted on Figures 1 and 2 unless done in accordance with the Cap Maintenance Plan approved by the Department and appended hereto as Exhibit 1, or after obtaining the prior written approval of the Department: (1) Underground utility repairs; (2) Removal, repair or replacement of pavement or detention basin liner, and (3) Placement of plants or other landscaping features that require excavation or grading (not including those that exist as of the date of this Deed Restriction).

These restrictions are hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Department. The Department 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 Department 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 Department 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 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.

Signature: _____

Printed Name: _____

Subscribed and sworn to before me
this ____ day of _____, 2004.

Notary Public, State of _____

My commission _____

This document was drafted by Key Engineering Group, Ltd., based on information provided by the Wisconsin Department of Natural Resources.

EXHIBIT 1

CAP MAINTENANCE PLAN

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on Figures 1 and 2, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, American Roller Company, or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

ANNUAL INSPECTION

Inspect paved and landscaped areas of the Property to ensure that the integrity of the soil cover in the landscaped areas is maintained and that no significant fissures or cracks develop in the paved areas, which would allow a materially significant increase in the infiltration and percolation of precipitation or surface water through the contaminated soils beneath the paved areas.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the soil cover in the landscaped areas, and any significant cracking observed in the paved areas. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

REPAIR CAPPED AREAS

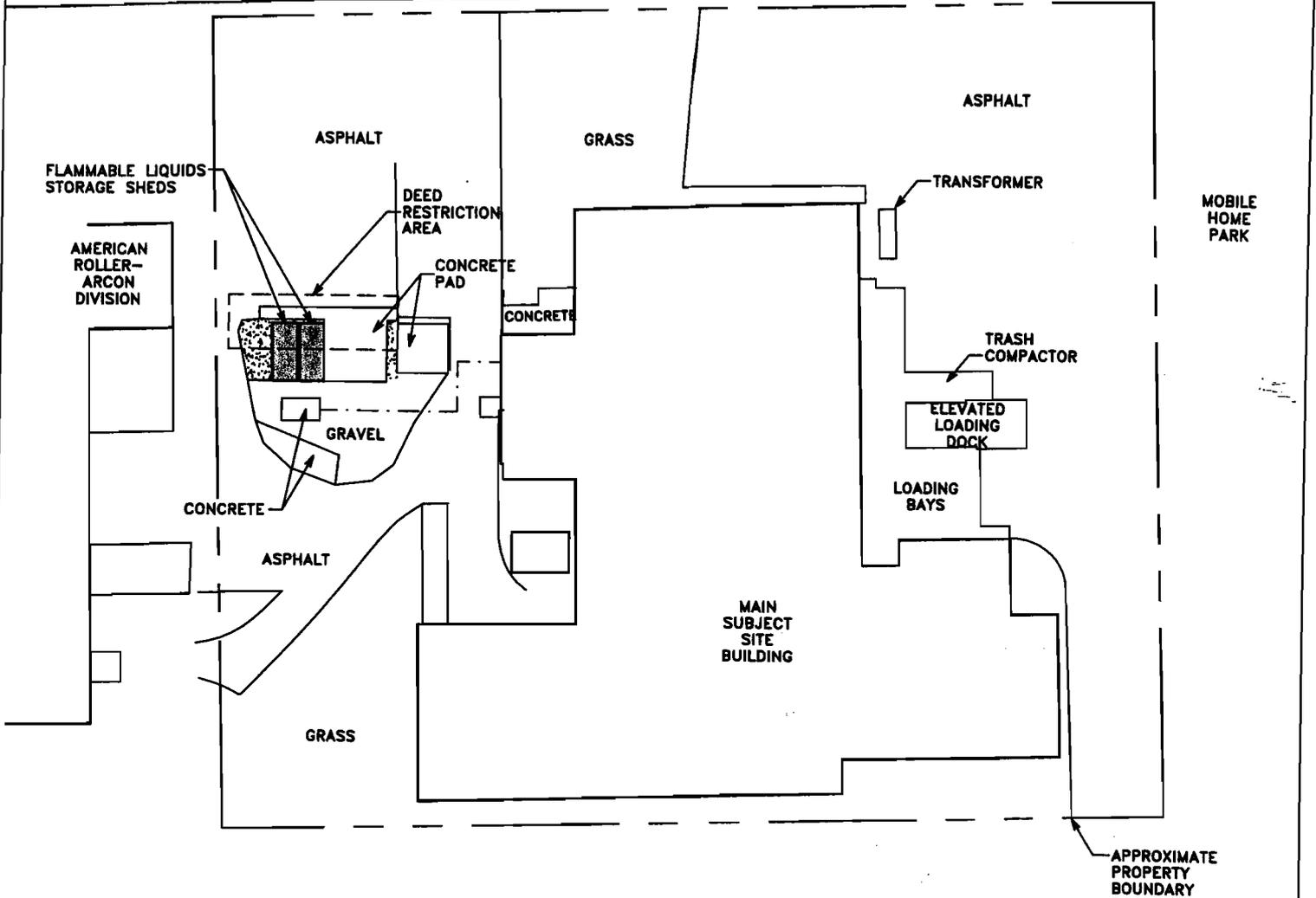
If, during the annual inspection, the soil cover is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within a reasonable period of time.

UTILITY REPAIRS

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property in the area of impacted soil until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

- The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into landscaped areas and paved areas.
- If the underground utility repairs or installation(s) involve any disturbance of the seals used to seal the entrance of utility lines into structures on the property, such seals shall be replaced with new seals of like or superior quality.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

11TH AVENUE



GRASS AND TREES

AMERICAN ROLLER ADMINISTRATIVE SERVICES BUILDING

LEGEND

- · — UNDERGROUND ELECTRICAL LINE
-  NEW CONCRETE

SCALE IN FEET



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DESIGNED BY ZB	DATE 11/25/03
DRAWN BY CTM	PROJECT 1012009.1
APPROVED BY DJG	SHEET NO. 1
CADFILE G:\ACAD\1012009\101200912.dwg	
LMAN	

FIGURE 1
SITE LAYOUT
DEED RESTRICTION
AMERICAN ROLLER FACILITY
1525 11th AVENUE
UNION GROVE, WISCONSIN



