

**GIS REGISTRY INFORMATION**

SITE NAME: Xcel Energy - Bureau of Indian Affairs  
 BRRTS # 02-02-534636 FID # (if appropriate): \_\_\_\_\_  
 COMMERCE #: (if appropriate) -  
 CLOSURE DATE: 03/15/06  
 STREET ADDRESS: 916 Lakeshore Dr  
 CITY: Ashland

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):  
 X= 451515.31110 Y= 679650.01000

CONTAMINATED MEDIA: Groundwater  Soil  Both

OFF-SOURCE CONTAMINATION (>ES):  Yes  No

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

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

Off -Source SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL (SSRCL):  Yes  No

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

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

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

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





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
John Gozdzialski, Regional Director

Northern Region Headquarters  
107 Sutliff Ave.  
Rhinelander, Wisconsin 54501-3349  
Telephone 715-365-8900  
FAX 715-365-8932  
TTY Access via relay - 711

March 15, 2006

Xcel Energy  
Attn: LeRoy Wilder  
1414 W Hamilton Ave  
Eau Claire, WI 54702

Subject: Final Case Closure By Closure  
Xcel Energy – Bureau of Indian Affairs Building, 916 Lakeshore Dr,  
Ashland, WI  
WDNR BRRTS Activity #: 02-02-534636

Dear Mr. Wilder:

On February 6, 2006, the Northern Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.

Sincerely,  
NORTHERN REGION



Janet Kazda  
Remediation and Redevelopment Program

cc: File

Mitch Evenson  
Cedar Corporation  
604 Wilson Ave  
Menomonie, WI 54751

X286147

WARRANTY DEED
STATE OF WISCONSIN - FORM 10

DOCUMENT NO.

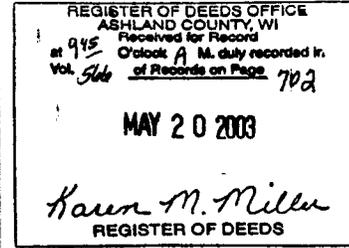
THIS INDENTURE, Made by M.O.C., Inc.

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Ashland County Wisconsin, hereby conveys and warrants to Martinsen Investment, LLC, a Wisconsin limited liability company,

grantee of Ashland County, Wisconsin, for the sum of

the following tract of land in Ashland County, State of Wisconsin:

TRANSFER \$ 84.00 FEE



THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS WTN-4839

BOX 841 Ashland WI 54804

201-32-0000 PARCEL IDENTIFICATION NUMBER

Lots Eight (8) and Nine (9) and all of Lot Ten (10), EXCEPTING, the following parcel of land: Starting at the Northeast corner of said Lot 10, thence West 3 feet on the North line of said Lot 10; thence Southerly and parallel with the Easterly line of said Lot 10, 31 feet 3 inches; thence Easterly 3 feet to the East line of said Lot 10; thence Northerly along the East line of said Lot 10, 31 feet 3 inches to the point of beginning.

Also, that part of Lot Eleven (11) described as follows: Commencing at the Southwest corner of said Lot 11; thence Easterly on the South line of said Lot 11, 1 1/2 feet; thence Northerly and parallel with the West boundary line of said Lot 11, 96 feet 9 inches; thence Westerly 1 1/2 feet; thence Southerly on the West boundary line of said Lot 11, 96 feet 9 inches to the place of beginning.

All in Block Three (3), Ashland Proper, City of Ashland, Ashland County, Wisconsin.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by Henry C. Martinsen its President, at Ashland Wisconsin, and its corporate seal to be hereunto affixed this 19th day of May, A.D., 2003.

SIGNED AND SEALED IN PRESENCE OF

M.O.C., Inc. Corporate Name
Henry C. Martinsen President
Henry C. Martinsen
XXXXXXXXXXXX

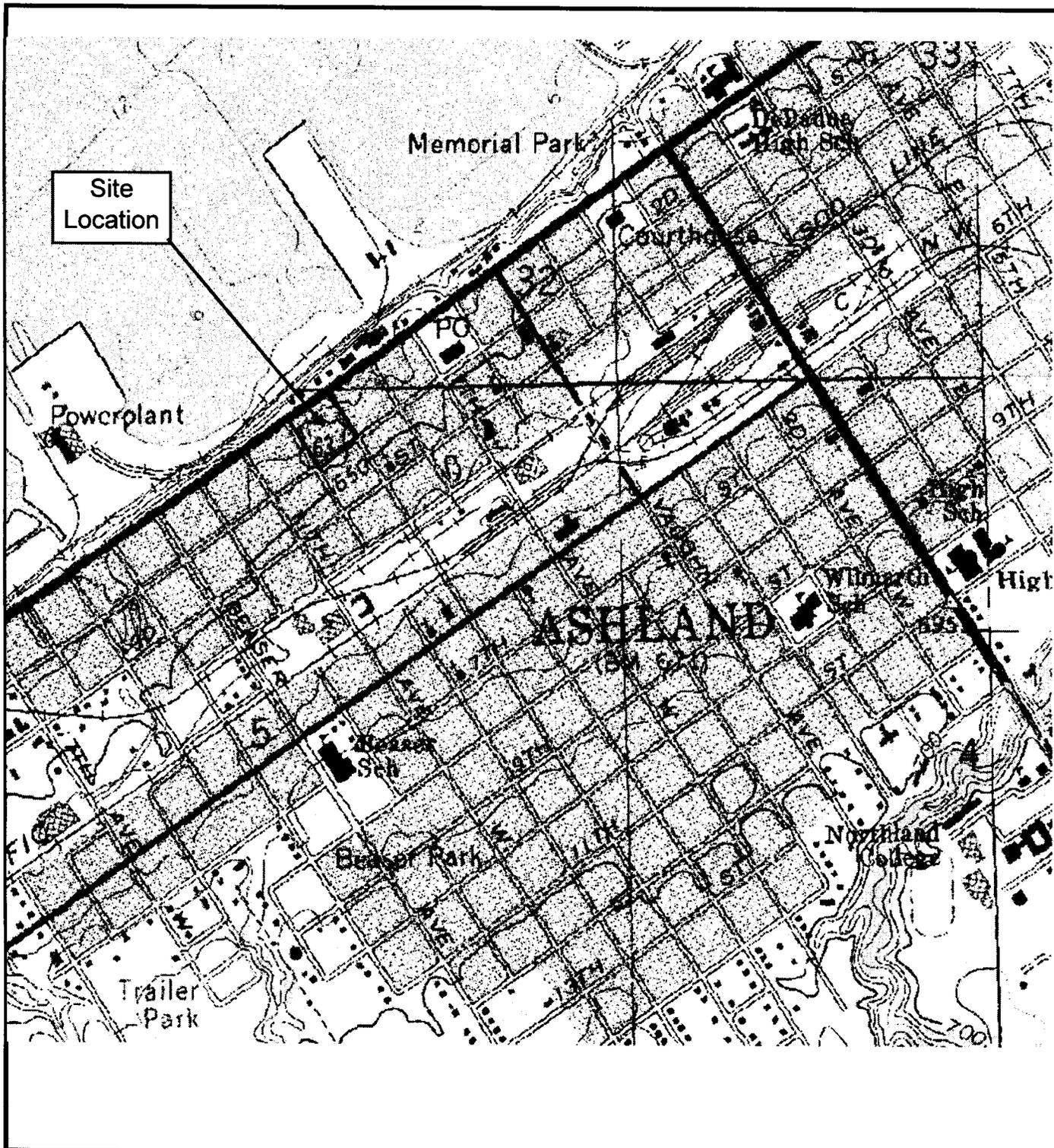
State of Wisconsin, Ashland County, ss. Personally came before me, this 19th day of May, A.D., 2003, Henry C. Martinsen, President, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY Attorney Matthew F. Anich Dallenbach & Anich, S.C.



Jamie L. Wegner Notary Public, Ashland County, Wis. My commission (expires) (is) 4-23-2006





**LEGEND**

**TOPOGRAPHIC MAP**  
**ASHLAND WEST**  
**QUADRANGLE**  
**1964**

CONTOUR INTERVAL = 10 FEET



*engineers • architects • planners • environmental specialists  
 land surveyors • landscape architects • interior designers*

604 Wilson Avenue  
 Menomonie, WI 54751  
 715-235-9081  
 800-472-7372  
 Fax • 715-235-2727  
 www.cedarcorp.com

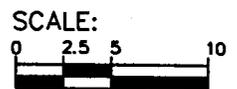
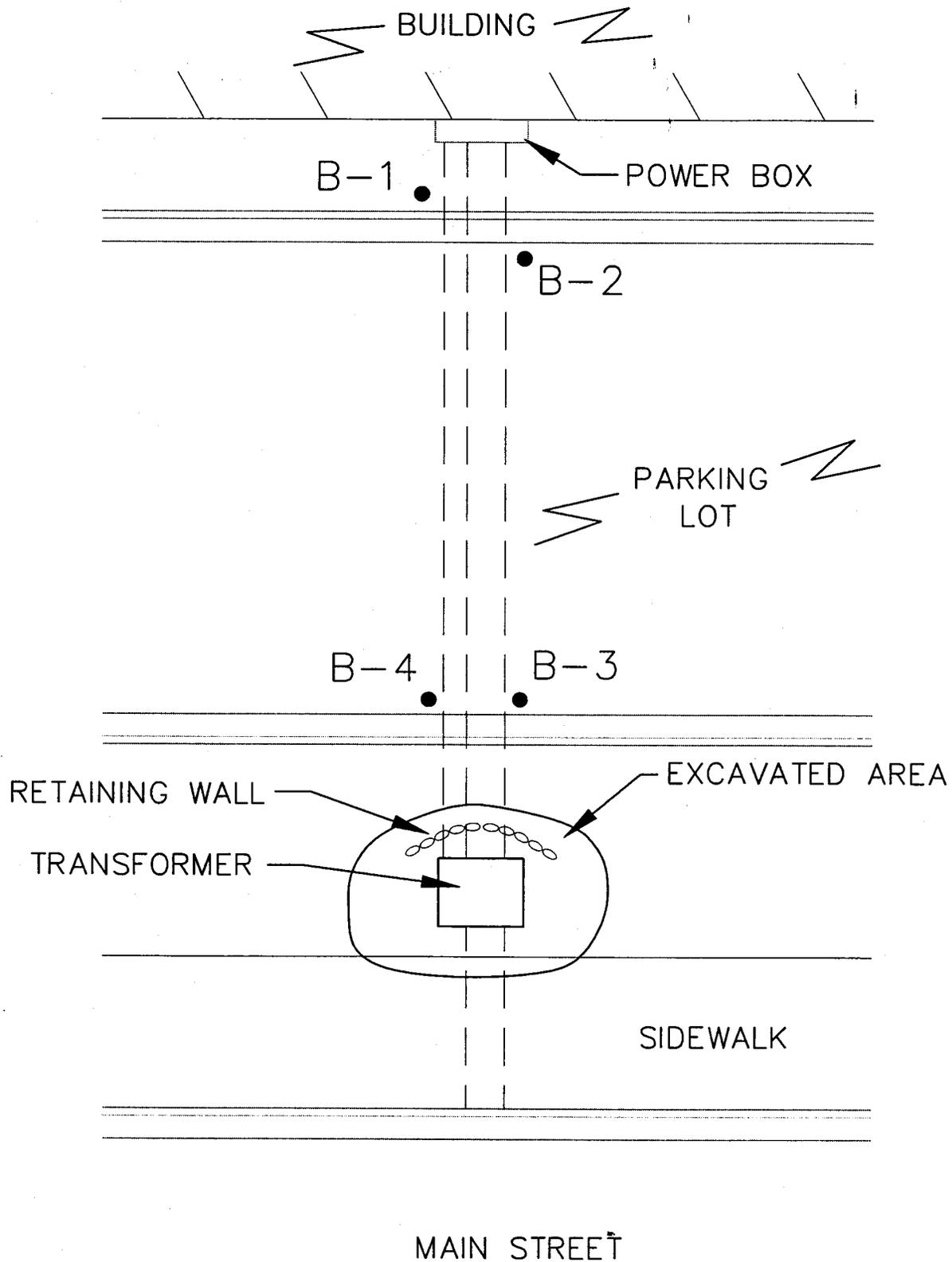
DRAWN BY  
 USGS  
 DATE  
 13-Dec  
 REVISED BY  
 KMD  
 SCALE  
 1" : 1000'

SITE LOCATION MAP

**916 Lakeshore Drive**  
**Ashland, WI 54806**

CHECKED BY  
 MEE  
 JOB NO.  
 FIGURE  
 1

BUREAU OF INDIAN AFFAIRS



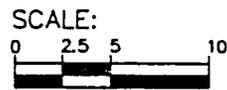
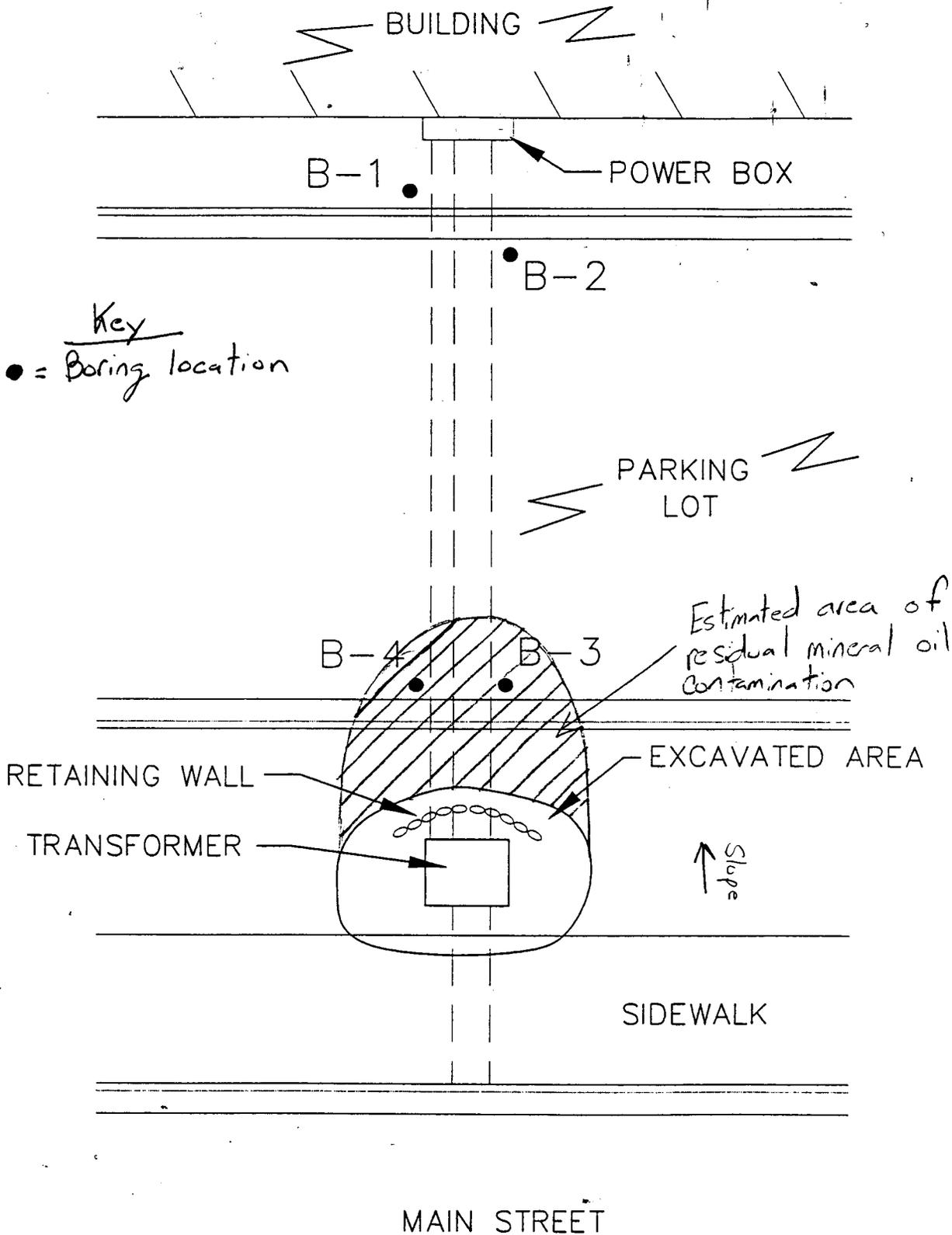
DRAWN BY MAK	PROJECT TITLE  <b>XCEL ENERGY</b>  ASHLAND TRANSFORMER SPILL  ASHLAND, W  SITE DETAIL MAP	 604 Wilson Avenue Menomonie, Wisconsin 54751 715-235-9081 800-472-7372 FAX 715-235-2727 www.cedarcorp.com  engineers • architects • planners • environmental specialists land surveyors • landscape architects • interior designers	CHECKED BY
DATE JULY 2004			JOB NO. X0724275
REFERENCE FILE -			FIGURE
DRAWING FILE XBASE.dwg			2

**TABLE 1**  
**DRO SOIL SAMPLE ANALYTICAL RESULTS**  
**ASHLAND TRANSFORMER SPILL**  
**ASHLAND, WISCONSIN**

Sample Location	Sample Depth	Sample Date	DRO (mg/Kg)
NR 720 RCLs (mg/kg) ( <b>BOLD</b> )			<b>100</b>
B-1	0 - 4'	06/25/04	<5.6
B-1	4 - 8'	06/25/04	<5.8
B-2	0 - 4'	06/25/04	<5.8
B-3	0 - 4'	06/25/04	<b>10,400</b>
B-4	0 - 4'	06/25/04	<b>8,200</b>

*mg/Kg = milligrams per kilogram = ppm = parts per million*

BUREAU OF INDIAN AFFAIRS



DRAWN BY MAK DATE JULY 2004 REFERENCE FILE - DRAWING FILE XBASE.dwg	PROJECT TITLE  <b>XCEL ENERGY</b> ASHLAND TRANSFORMER SPILL ASHLAND, WI SITE DETAIL MAP	<p>604 Wilson Avenue Menomonie, Wisconsin 54751 715-235-9081 800-472-7372 FAX 715-235-2727 www.cedarcorp.com</p> <p>engineers • architects • planners • environmental specialists land surveyors • landscape architects • interior designers</p>	CHECKED BY  JOB NO. X0724275 FIGURE 2
--	--	--	--

**Certification of Legal Description**

Parcel Identification Number: 201-32-0000

(Part of 916 Lakeshore Drive, Ashland, WI)

Lots Eight (8) and Nine (9) and all of Lot Ten (10), EXCEPTING, the following parcel of land: Starting at the Northeast corner of said Lot 10, thence West 3 feet on the North line of said Lot 10; thence Southerly and parallel with the Easterly line of said Lot 10, 31 feet 3 inches; thence Easterly 3 feet to the East line of said Lot 10; thence Northerly along the East line of said Lot 10, 31 feet 3 inches to the point of beginning.

Also, that part of Lot Eleven (11) described as follows: Commencing at the Southwest corner of said Lot 11, thence Easterly on the South line of said Lot 11, 1-1/2 feet; thence Northerly and parallel with the West boundary line of said Lot 11, 96 feet 9 inches; thence Westerly 1-1/2 feet; thence Southerly on the West boundary line of said Lot 11, 96 feet 9 inches to the place of beginning.

All in Block Three (3), Ashland Proper, City of Ashland, Ashland County, Wisconsin.

I, LeRoy J. Wilder, Jr., certify that the legal description provided above and on the attached deed is complete and accurate to the best of my knowledge. The legal description correctly describes the parcel affected by residual contamination at 916 Lakeshore Drive, Ashland, WI.

Signature: 

Title: Sr. Environmental Analyst



1414 West Hamilton Avenue  
P.O. Box 8  
Eau Claire, WI 54702-0008

December 13, 2005

Mr. Hank Martinsen, Sr.  
Martinsen Investment and Land Co., Inc.  
207 2<sup>nd</sup> Avenue West  
P.O. Box 841  
Ashland, WI 54806

SUBJECT: Northern States Power Company, a Wisconsin Corporation  
d/b/a Xcel Energy ("NSPW") – Martinsen  
916 Lakeshore Drive  
Transformer Spill Site Closure Request  
WDNR BRRTS #02-02-534636

Dear Mr. Martinsen:

Case closure has been requested for the 916 Lakeshore Drive Transformer spill, Ashland, Wisconsin. As required per Wisconsin Administrative Code Chapter NR 726, this letter is your notification that case closure has been requested.

Soil contamination is present on the property located at 916 Lakeshore Drive. The levels of contamination are above standards found in Wisconsin Administrative NR 720. However, the investigation and remediation of this mineral oil spill has demonstrated that the residual contamination will not impact groundwater and it is expected to naturally degrade over time. It is believed that allowing natural attenuation to complete the clean-up at this site will meet the requirements for case closure that are found in Chapters NR 726 and NR 746, and NSPW will be requesting the Department of Natural Resources accept natural attenuation of the residual contamination as a final remedy for this site and grant case closure. Closure on this basis means that the Department will not be requiring any further investigation or clean-up action to be taken other than the reliance of natural attenuation.

The Department of Natural Resources will not review this closure request for at least 30 days after the date of this letter. As the City's property is affected, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

Mr. Christopher A. Saari  
Wisconsin Department of Natural Resources  
Ashland Service Center  
2501 Golf Course Road  
Ashland, WI 54806

If this case/site is closed, your property will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of the property in Wisconsin where residual contamination was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources internet web site. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (800-242-8511) if your property is located outside of the service area of a municipally-owned water system or, if your property is located within the designated service area of a municipally-owned water system, you will need to contact the Drinking Water Program within the Department of Natural Resources to determine if there is a need to follow special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the Department agency address given above or by accessing the Department GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closure Remediation Sites.

If you need more information, you may contact me at NSPW d/b/a Xcel Energy, 1414 West Hamilton Avenue, P.O. Box 8, Eau Claire, WI 54702-0008, 715-839-2691, or you may contact Doug Joseph, WDNR, 1300 West Clairemont Avenue, P.O. Box 4001, Eau Claire, WI 54702, 715-839-1602.

Sincerely,



LeRoy J. Wilder, Jr.  
Senior Environmental Analyst

cc: Mitch Evenson, Cedar Corporation  
Christopher A. Saari, WDNR