GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Jun 25, 2010

BRRTS #: **02-02-551051**

FID #: 802059280

ACTIVITY NAME: XCEL ENERGY BAYFRONT PLT - FMR SUBSTATION

DATCP #:

PROPERTY ADDRESS: 122 N 14TH AVE W

COMM #:

MUNICIPALITY: ASHLAND

PARCEL ID #: 201-00726-0000

***WTM COORDINATES:**

X: **450935** Y: **679627**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [X] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property")*
- [X] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property")*

Land Use Controls:

- [ ] Soil: maintain industrial zoning *(220)*

  (***note:*** *soil contamination concentrations between residential and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [X] Cover or Barrier *(222)*

  (***note:*** *maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  (***note:*** *local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

(•) Yes ( ) No ( ) N/A

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-02-551051 PARCEL ID #: 201-00726-0000

ACTIVITY NAME: XCEL ENERGY BAYFRONT PLT - FMR SUBSTATION WTM COORDINATES: X: 450935 Y: 679627

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

☒ **Closure Letter**

☒ **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)

☐ **Conditional Closure Letter**

☐ **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

☒ **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☒ **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: 1 & 2 **Title: Ashland County GIS Mapping Ashland Reg. of Deed**

☒ **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

☒ **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 3, 4 & 5 **Title: Ashland County GIS parcel ID mapping - Xcel Energy Lands Dept**

☒ **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 5 & 4 **Title: Bay Front Plot Plan / excavation Limits**

☒ **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 5 **Title: Excavation Limits - Residual Soil Contamination**

BRRTS #: 02-02-551051 ACTIVITY NAME: XCEL ENERGY BAYFRONT PLT - FMR SUBSTATION

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

NA

Figure #: **Title:**

Figure #: **Title:**

☒ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 6 **Title: Groundwater Isoconcentration Map**

☒ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 7 **Title: Groundwater Flow Map**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1, 2,& 3 **Title: Confirmation Soil sample Analytical Results - PVOC's, Metals & PAH's**

☒ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 7, 8 & 10 **Title: Water Sample PAH & PVOC, Metal Results**

☒ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 9 **Title: Water Level Elevations**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-02-551051 ACTIVITY NAME: XCEL ENERGY BAYFRONT PLT - FMR SUBSTATION

NOTIFICATIONS

Source Property

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

NA

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

NA

Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

NA

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

NA

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

NA

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
John Gozdzialski, Regional Director

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

June 25, 2010

MR LEROY WILDER
XCEL ENERGY
1414 W HAMILTON AVE
PO BOX 8
EAU CLAIRE WI 54701-0008

SUBJECT: Final Case Closure with Continuing Obligations
NSPW – Bay Front Power Plant Former Substation
122 North 14th Avenue West, Ashland, Wisconsin
WDNR BRRTS Activity #02-02-551051

Dear Mr. Wilder:

On November 11, 2009, the Department of Natural Resources' Northern Region Closure Committee reviewed the above referenced case for closure. The Northern Region Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 13, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

The Department has received documentation indicating that you have complied with the requirements for final closure spelled out in the November 13, 2009 conditional closure letter, namely that you abandon the monitoring wells on the site. Your consultant submitted monitoring well abandonment forms, which the Department received on June 1, 2010, to document that this requirement has been met.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in Chapter NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and 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 the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If the property is listed on the GIS Registry because of

remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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 at the web address listed above for the GIS Registry or at http://dnr.wi.gov/org/water/dwg/3300254.pdf.

Closure Conditions

Please be aware that pursuant to Section 292.12, Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions described in this letter are met, including compliance with the referenced barrier cover maintenance plan.

Cover or Barrier

Soil contaminated by multiple polynuclear aromatic hydrocarbons that exceed their respective suggested residual contaminant levels for direct contact remains at three to four feet below grade at excavation confirmation sample locations 3, 4, 6, 7, 10, 11 and 12, as shown on Cedar Corporation's attached Figure 5, Excavation Limits & Confirmation Sample Location Map as set within the property boundaries as identified on Figure 4, Site Map. Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt pavement cover that currently exists in the location identified as the Barrier Cover Maintenance Area on Exhibit A shall be maintained in compliance with the attached Barrier Cover Maintenance Plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached Barrier Cover Maintenance Plan and Cap Inspection and Maintenance Log (Exhibit B) are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where the asphalt pavement barrier is required as shown on Exhibit A, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

Groundwater impacted by arsenic greater than the enforcement standard set forth in ch. NR 140, Wis. Adm. Code, is present on this contaminated property as identified on Figure 6, Groundwater Isoconcentration Map, prepare by Cedar Corp have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it is possible that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://www.dnr.state.wi.us/org/water/wm/ww/

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to, disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil.

Please send written notifications in accordance with the above requirements to the Northern Region Headquarters at the address listed in the letterhead above, to the attention of the RR Environmental Program Associate.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Chris Saari at 715-685-2920, or by e-mail at Christopher.Saari@Wisconsin.gov.

Sincerely,

John Robinson
Northern Region Supervisor
Remediation & Redevelopment Program

Attachments: Figure 4, Site Map
Figure 5, Excavation Limits & Confirmation Sample Location Map
Barrier Cover Maintenance Plan for Former Substation Area/Urea Truck Unloading Area
Exhibit A, Barrier Cover Maintenance Area
Exhibit B , Cap Inspection and Maintenance Log
Figure 6, Groundwater Isoconcentration Map

cc: Mitch Evenson, Cedar Corporation 604 Wilson Avenue, Menomonie, WI 54751

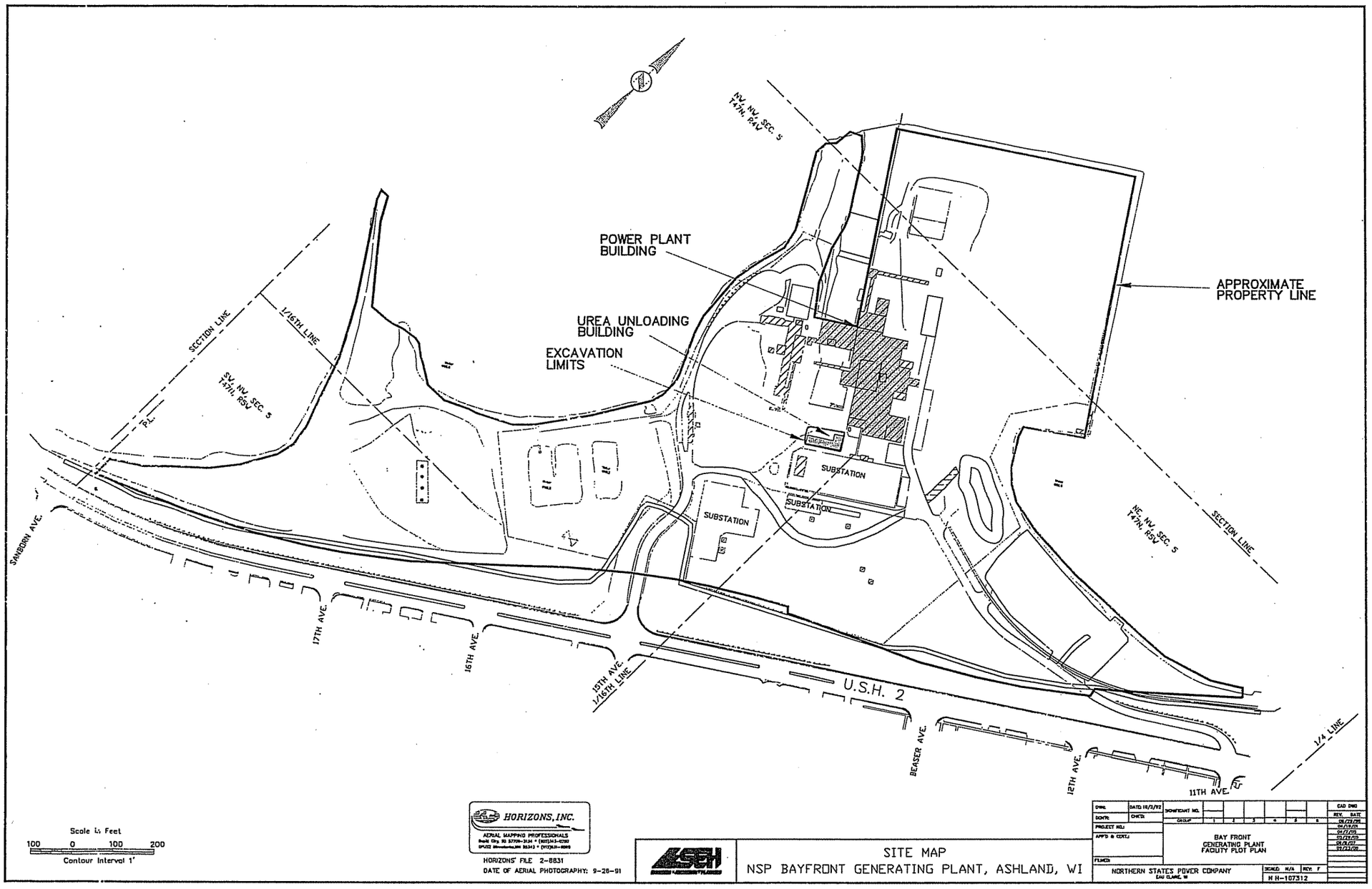
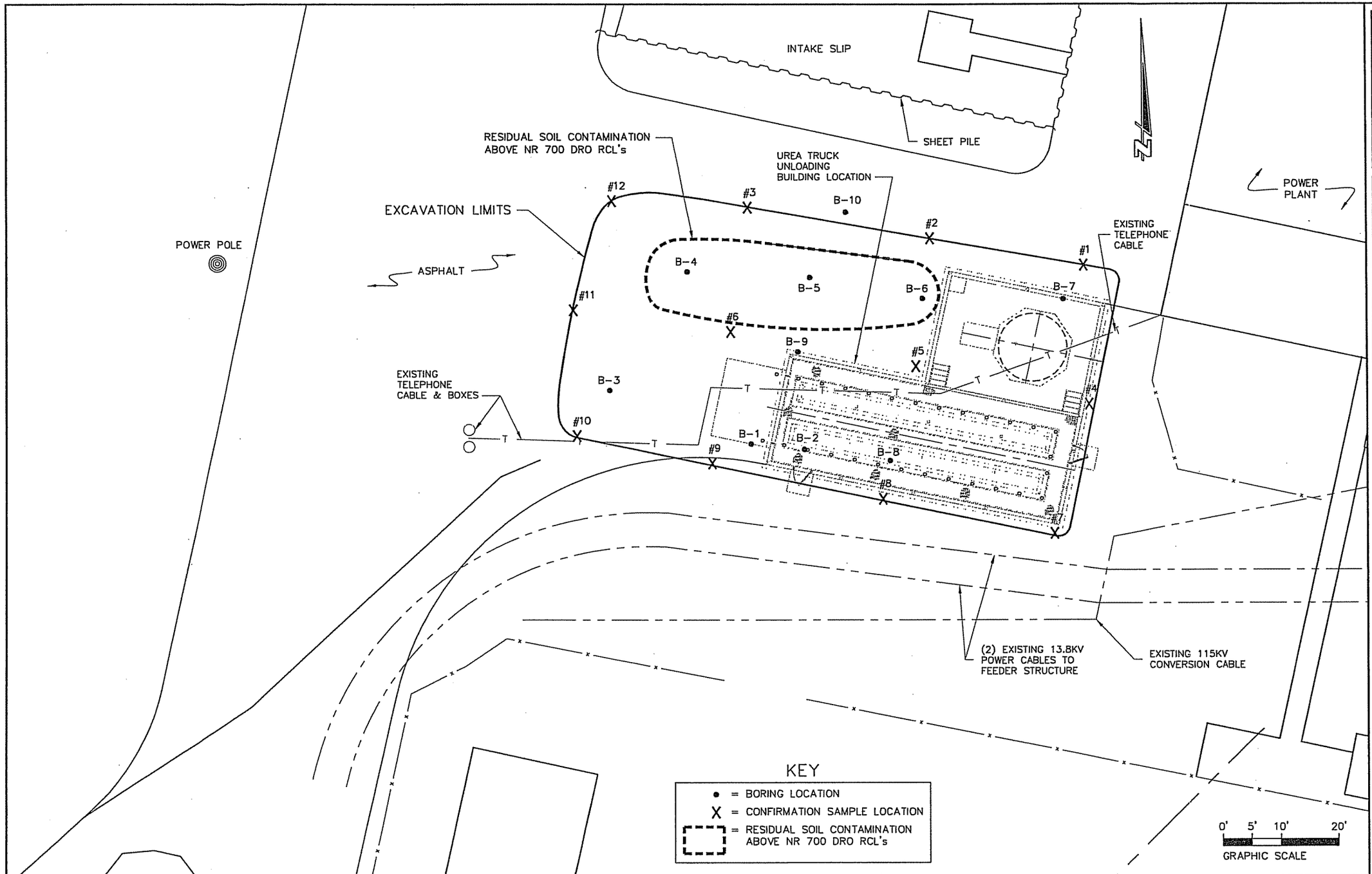

POWER PLANT BUILDING
UREA UNLOADING BUILDING
EXCAVATION LIMITS
APPROXIMATE PROPERTY LINE
SECTION LINE
1/16TH LINE
SW, NW, SEC. 5 T47N, R5W
NW, NW, SEC. 5 T47N, R4W
NE, NW, SEC. 5 T47N, R5W
SUBSTATION
SUBSTATION
SUBSTATION
SANBORN AVE.
17TH AVE.
16TH AVE.
15TH AVE.
1/16TH LINE
U.S.H. 2
BEASER AVE.
12TH AVE.
11TH AVE.
1/4 LINE
Scale in Feet
100 0 100 200
Contour Interval 1'
HORIZONS, INC.
AERIAL MAPPING PROFESSIONALS
HORIZONS' FILE 2-8831
DATE OF AERIAL PHOTOGRAPHY: 9-26-91
SITE MAP
NSP BAYFRONT GENERATING PLANT, ASHLAND, WI
BAY FRONT GENERATING PLANT FACILITY PLOT PLAN
NORTHERN STATES POWER COMPANY
EAU CLAIRE, WI
H H-107312

Figure 4



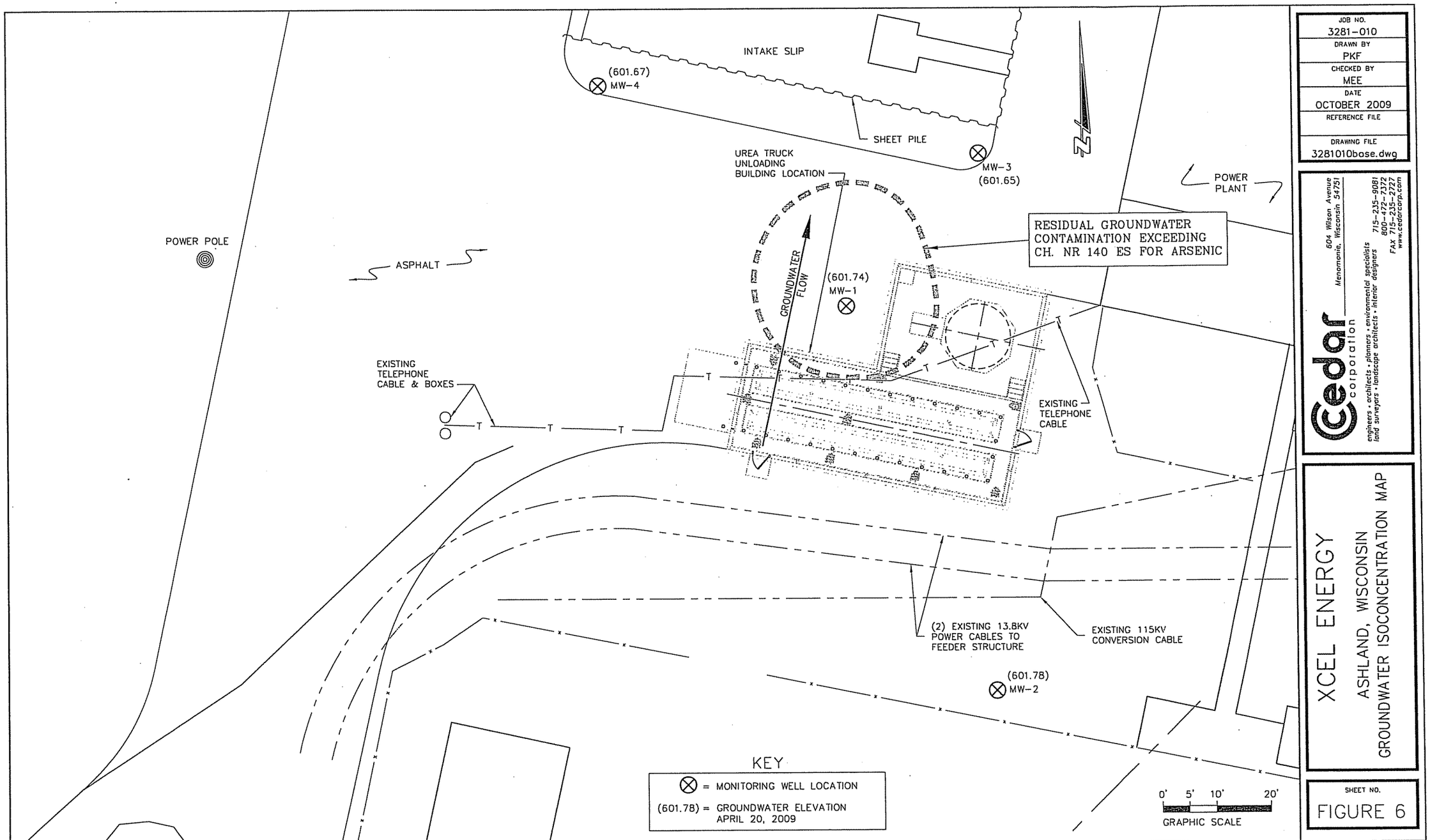
JOB NO. 3281-010
DRAWN BY PKF
CHECKED BY MEE
DATE FEB. 2008
REFERENCE FILE
DRAWING FILE 3281010base.dwg

Cedar corporation
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers
604 Wilson Avenue
Menomonie, Wisconsin 54751
715-235-9081
800-472-7372
FAX 715-235-2727
www.cedarcorp.com

XCEL ENERGY
ASHLAND, WISCONSIN
EXCAVATION LIMITS & CONFIRMATION SAMPLE LOCATION MAP

SHEET NO.
FIGURE 5

I:\Clients\X3281 Xcel Energy – Ashland Office\010 Bay Front Urea tank Inv\dwg\3810010base.dwg 10/22/2009 3:02:49 PM CDT



JOB NO.	3281-010
DRAWN BY	PKF
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DRAWING FILE	3281010base.dwg

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XCEL ENERGY

ASHLAND, WISCONSIN

GROUNDWATER ISOCONCENTRATION MAP

SHEET NO.

FIGURE 6

I:\Clients\X3281 Xcel Energy – Ashland Office\010 Bay Front Urea tank Inv\dwg\3810010base Revised for Mitch 1-2009.dwg 10/22/2009 3:05:06 PM CDT

OCTOBER 2009

BARRIER COVER MAINTENANCE PLAN FOR FORMER SUBSTATION AREA / UREA TRUCK UNLOADING AREA BAYFRONT POWER PLANT 122 N. 14TH AVENUE WEST ASHLAND, WI 54800

WDNR BRRTS #02-02-551051

LEGAL DESCRIPTION: Parcel #201-00726-0000, NW ¼, NW ¼, Section 5, Township 47, Range 4 West

Introduction:

This document is the Maintenance Plan for a barrier cover at the above-referenced property in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing surface occupying the area over the contaminated soil on-site. The contaminated soil is impacted with mineral oil. The location of the existing surface to be maintained in accordance with this Maintenance Plan, as well as the location of impacted soil is identified on the attached map (Exhibit A).

Cover Barrier Purpose:

The existing surface over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection:

The existing surface overlying the contaminated soil as depicted in Exhibit A will be inspected once a year, normally in the spring or summer after all snow and ice is gone. Note that the area has been identified at this site (Exhibit A). This area has 4 feet of clean sand fill and asphalt as a barrier cover. The inspection will be performed to evaluate damage due to settling, exposure to weather, wear from traffic, increasing age and other factors. Any areas where soils have become of are likely to become exposed will be documented. A log of the inspection and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Maintenance Inspection Log. The log will include any recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) if requested, or otherwise directed in the case closure letter.

Maintenance Activities:

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the existing surface overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in the Maintenance Plan unless indicated otherwise by the WDNR or its successor.

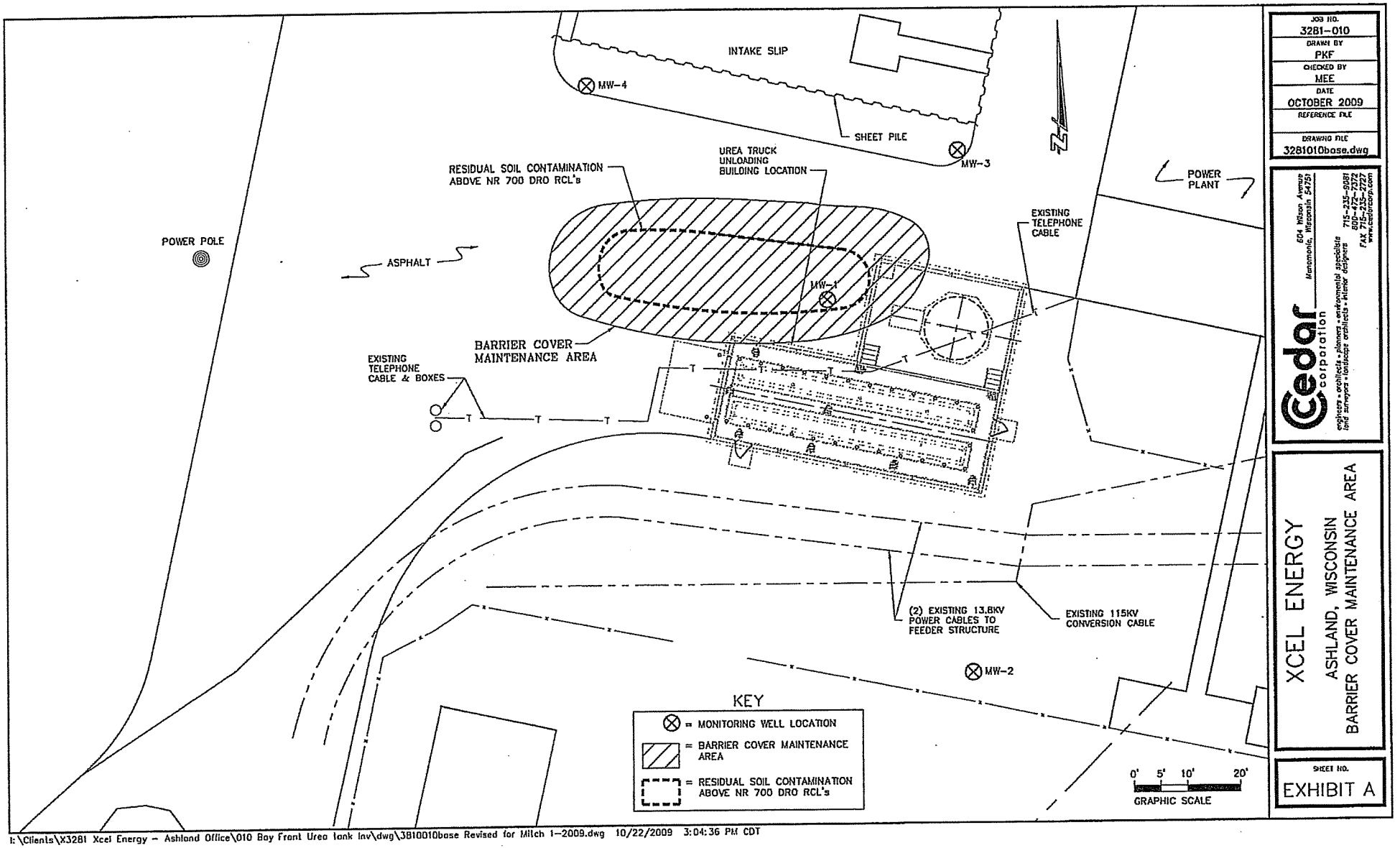
The property owner, in order to maintain the integrity of the existing surface, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan:

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

Contact Information:

Site Owner and Operator: Northern States Power Company - Wisconsin
122 N. 14th Avenue West
Ashland, WI 54806



JOB NO. 3281-010
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XCEL ENERGY

ASHLAND, WISCONSIN

BARRIER COVER MAINTENANCE AREA

SHEET NO. EXHIBIT A

I:\Clients\X3281 Xcel Energy - Ashland Office\010 Bay Front Urea tank inv\dwg\3810010base Revised for Mitch 1-2009.dwg 10/22/2009 3:04:36 PM CDT

Exhibit B

CAP INSPECTION and MAINTENANCE LOG				
Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?

NSPW

BAY FRONT POWER PLANT UREA TRUCK UNLOADING AREA

PARCEL IDENTIFICATION INFORMATION

Address:	122 North 14th Avenue West, Ashland, WI
Parcel Identification Number:	201-00726-0000
Geographic Coordinates:	E450933 N679535

THIS INDENTURE, made this 27th day of September, 1940, by and between WILLIAM L. LATIMER, a bachelor, Grantor and Party of the First Part, and LAKE SUPERIOR DISTRICT POWER COMPANY, a corporation organized and existing under the laws of the State of Wisconsin, Grantee and Party of the Second Part, WITNESSETH that:

The Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) to him in hand paid by the Party of the Second Part, and of other good and valuable considerations, receipt whereof is hereby confessed and acknowledged, has remised, released, conveyed and quitclaimed, and by these presents does hereby remise, release, convey and quitclaim, unto the said Party of the Second Part, its successors and assigns, forever, any and all right, title, interest, claim and demand whatsoever which said Party of the First Part now has, or may have acquired, in and to the following described real estate situated in Ashland County, Wisconsin, to-wit:

All of Blocks Ninety-Nine (99) and One Hundred (100) of the division of the City of Ashland, known as Ashland proper, and also a strip of unplated land in said division of Ashland proper described as follows:

Commencing at a point on the center line of Front Street in the City of Ashland, and thirty-five (35) feet west of the intersection of said center line of Front Street and the west line of Beaser (Thirteenth) Avenue in the City of Ashland extended northerly; thence running in a northeasterly direction along the center line of said Front Street to the point where said Front Street is intersected by the east line of Michigan Street (now Twelfth Avenue West); thence in a northwesterly direction parallel with the east line of said Twelfth Avenue west to the shore of Lake Superior;

> thence in a southwesterly direction along the shore of said lake to the intersection of said shore and a line extended perpendicular to the south line of Front Street and passing through the point of beginning, thence southeasterly along said last described line to the place of beginning;

subject, however, to an easement granted December 14, 1937 by Party of the First Part to Ashland County, Wisconsin, for highway purposes, over that part thereof described as follows:

> That certain strip of land 50 feet in width bounded as follows: Commencing at the intersection of the center line of Front Street and the northeasterly line of Twelfth Avenue West (Michigan Street) according to the recorded plat of the Division of Ashland Proper; thence running westerly on a line parallel with and 50 feet distant northerly from the south line of Front Street, as extended, to a point 35 feet west of the intersection of said line and the west line of Beaser Avenue (Thirteenth Avenue) in the City of Ashland extended northerly; thence northerly on a line parallel with the westerly line of Beaser Avenue if and as extended, 50 feet; thence northeasterly to the southwesterly corner of Block 100 in said plat; thence southeasterly to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunder appertaining, and all the estate, right, title, interest and claim whatsoever of the said Party of the First Part, either at law or in equity, either in possession or expectancy of, to the proper use, benefit and behoof of the said Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF the Party of the First Part has hereunto set his hand and seal the day and year first above written.

William L. Latimer (Seal)

Signed and sealed in the presence of:

M. K. Graham

C. Hefton

Witnesses.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Personally came before me this 27th day of September, 1940, the within named WILLIAM L. LATIMER, a bachelor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Marie Lemming
Notary Public.

My Commission expires Aug 4, 1941.

X105053

Register of Deeds Office
ASHLAND COUNTY, WIS. SS.
Received for record this 7
day of November 19 40
at 9:25 o'clock A. M. duly
recorded in Vol. 156 of D.C.D.
on Page 973
Ralph H. Weyrauch
Register of Deeds

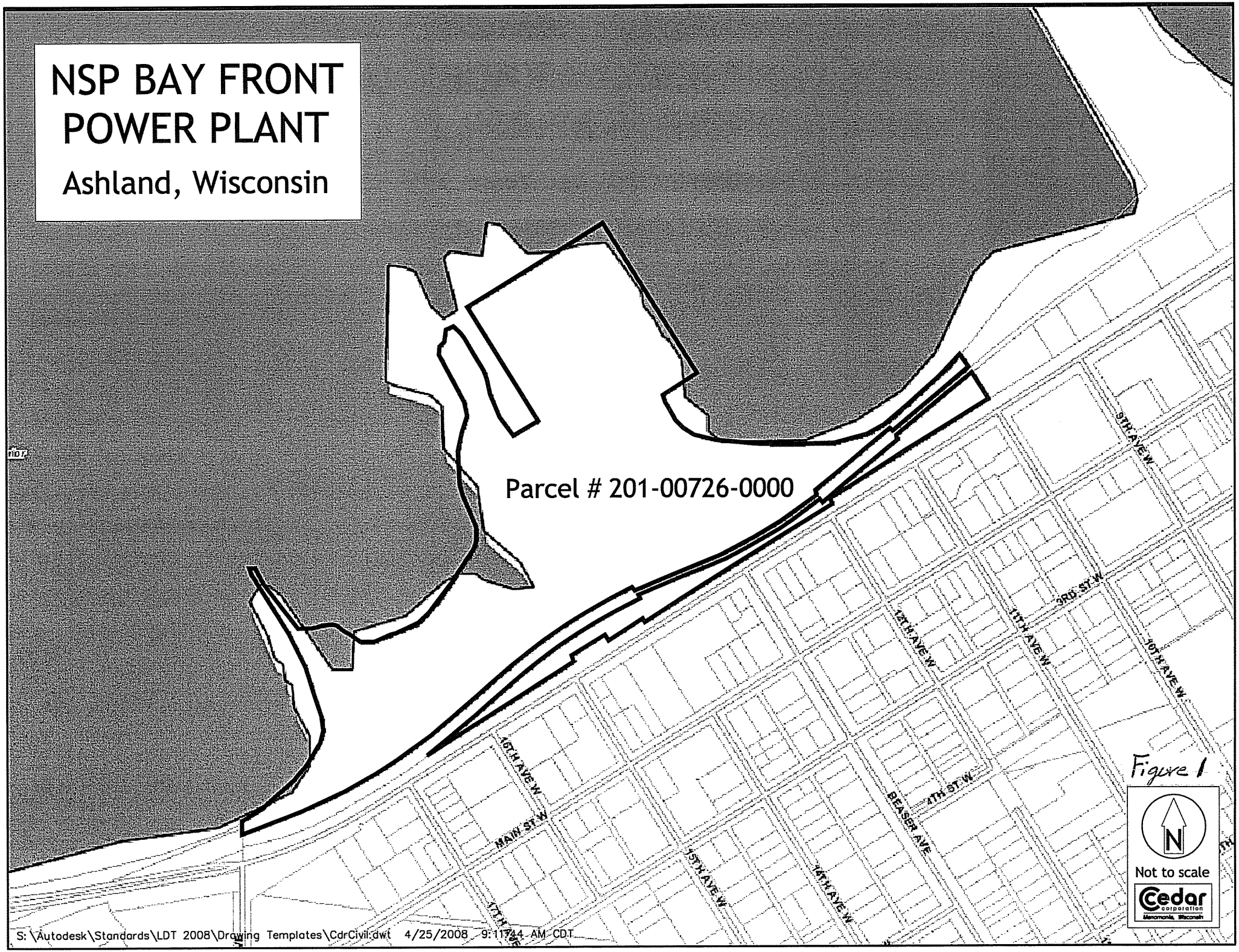
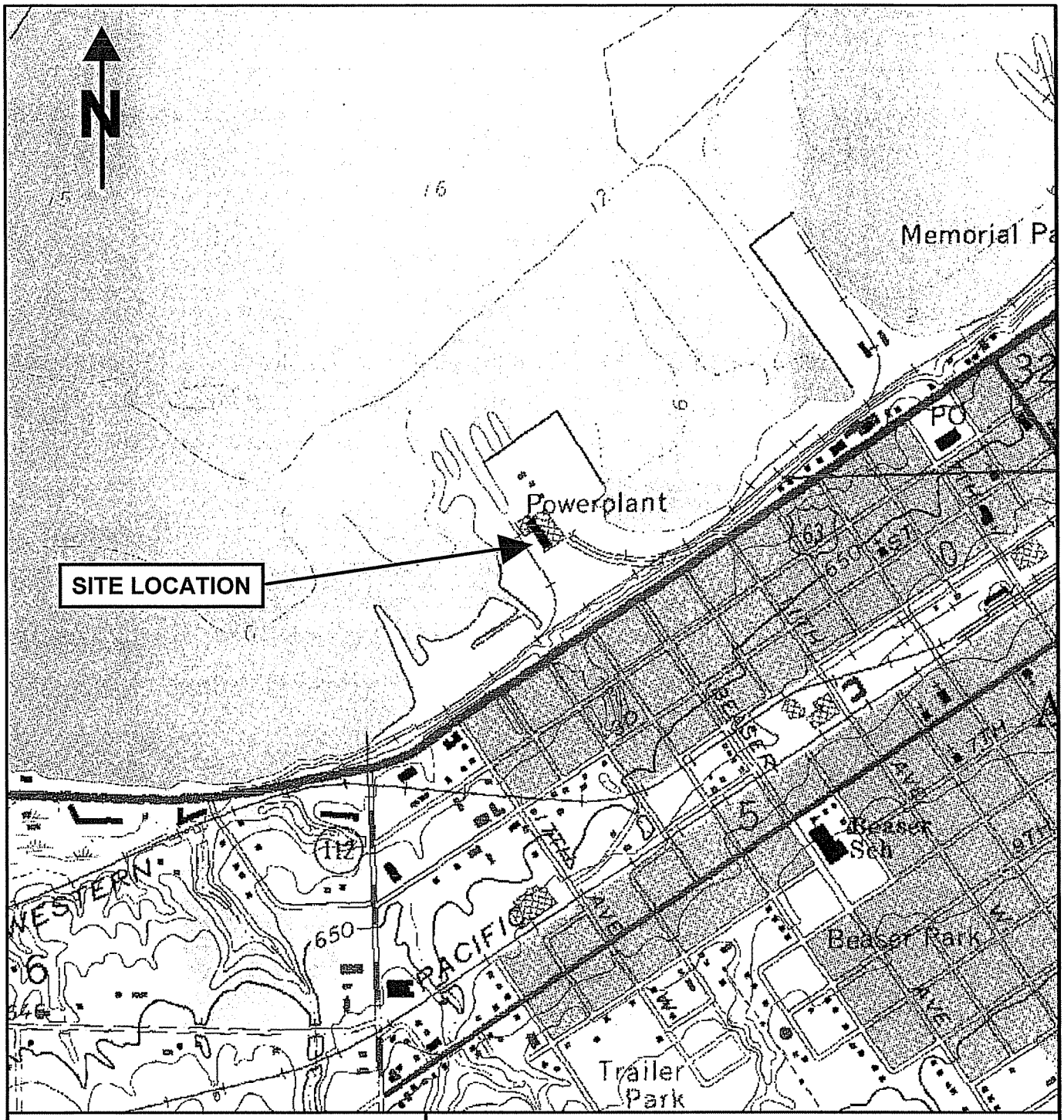

NSP BAY FRONT
POWER PLANT
Ashland, Wisconsin
Parcel # 201-00726-0000
MAIN ST W
BEASER AVE
4TH ST W
3RD ST W
16TH AVE W
15TH AVE W
14TH AVE W
12TH AVE W
11TH AVE W
10TH AVE W
9TH AVE W
Figure 1
N
Not to scale
Cedar corporation
Menomonie, Wisconsin
S:\Autodesk\Standards\LDT 2008\Drawing Templates\CdrCivil.dwt 4/25/2008 9:11:44 AM CDT

Figure 2 - Ashland Proper

I, LeRoy Wilder, duly authorized agent for Xcel Energy, in accordance with Ch. 292, Wis. Stats. And Ch. NR726 Wis. Adm. Code, certify the correct legal descriptions for the property located at 122 North 14th Avenue West, City of Ashland, Ashland County, Wisconsin, is accurately described in that deed recorded in Volume 156 of Records at Page 373, a copy of which is attached.

XCEL ENERGY

By: _____
LeRoy Wilder



LEGEND

ASHLAND WEST, WI
USGS TOPOGRAPHIC QUADRANGLE
7.5 MINUTE SERIES, 1975

CONTOUR INTERVAL = 10 FEET

N 1/2 OF THE NW 1/4, SECTION 5,
TOWNSHIP 47 NORTH, RANGE 4 WEST
ASHLAND COUNTY, WI

Cedar corporation

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land surveyors • landscape architects • interior designers

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Menomonie, WI 54751
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800-472-7372
Fax • 715-235-2727
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DRAWN BY	SITE LOCATION MAP	CHECKED BY
USGS		MAT
DATE: 09/08	NORTHERN STATES POWER WISCONSIN BAYFRONT POWER PLANT 122 NORTH 14th AVENUE WEST ASHLAND. WI	JOB NO.: 724
REVISED BY: MAT		FIGURE: 3
SCALE: 1" : 1000 '		

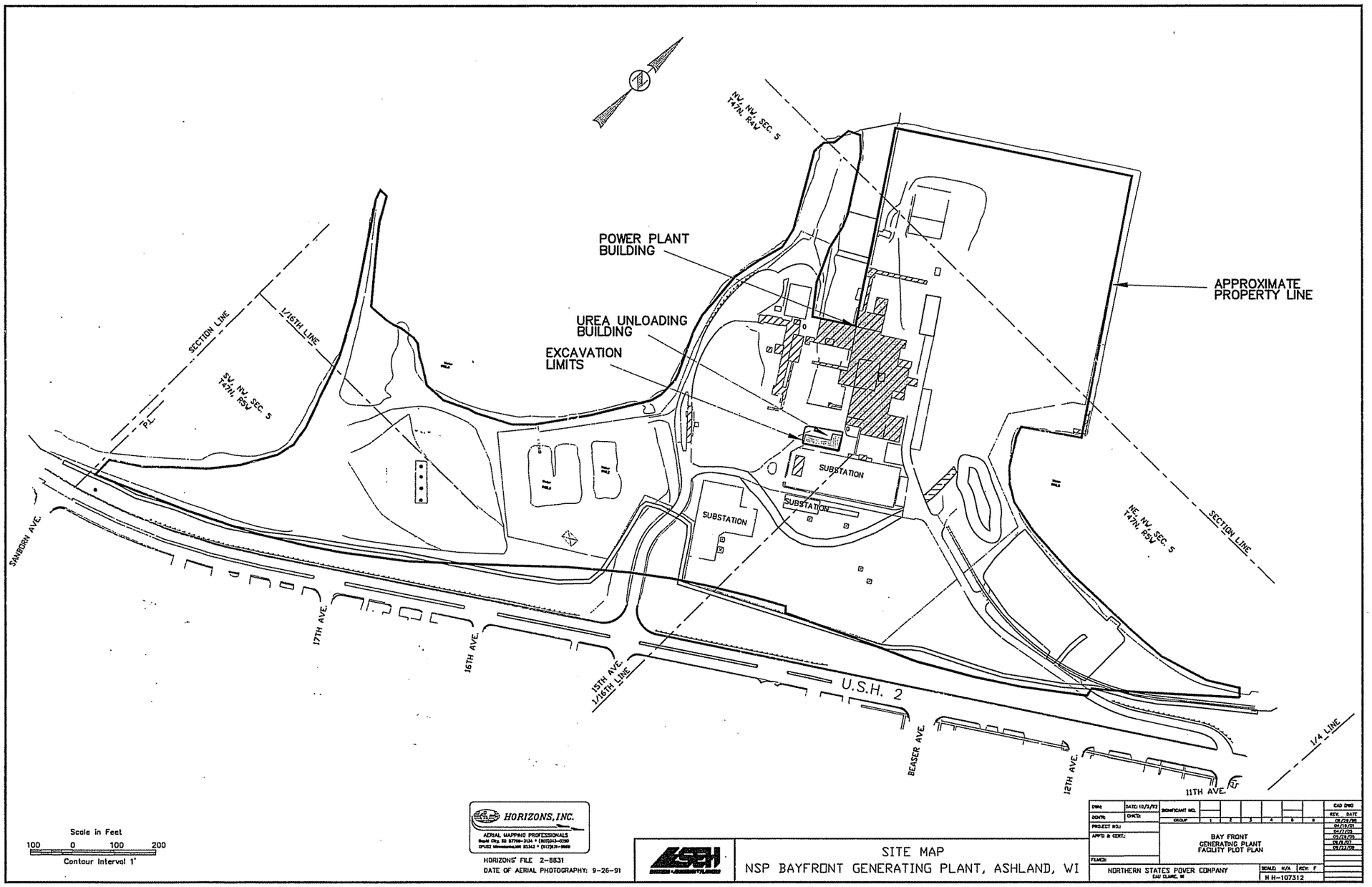
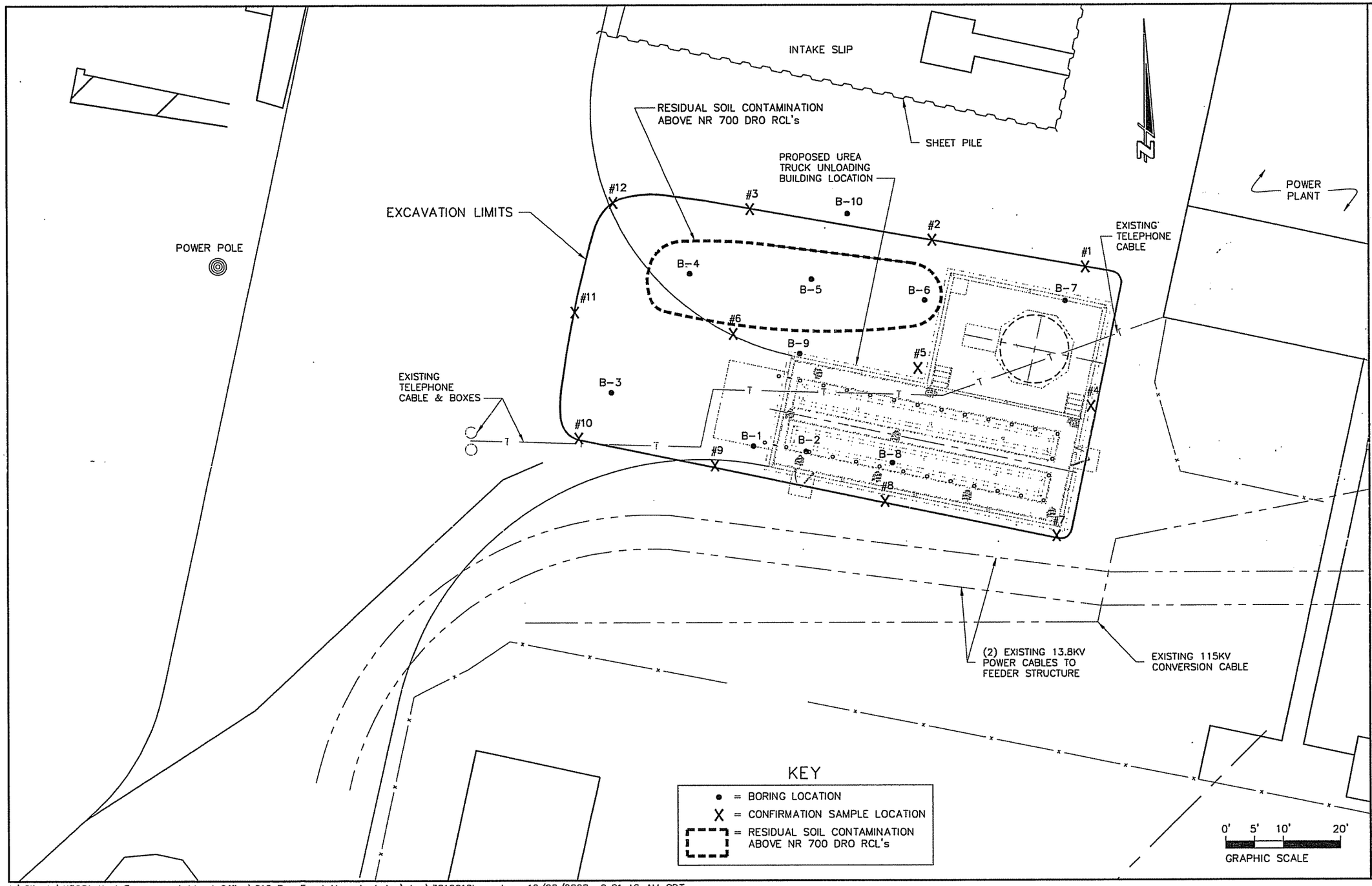

POWER PLANT BUILDING
UREA UNLOADING BUILDING
EXCAVATION LIMITS
APPROXIMATE PROPERTY LINE
SECTION LINE
1/16TH LINE
SW, NW, SEC. 5 T47N, R5W
NW, NW, SEC. 5 T47N, R4W
NE, NW, SEC. 5 T47N, R5W
SECTION LINE
SUBSTATION
SUBSTATION
SUBSTATION
SAMBORN AVE.
17TH AVE.
16TH AVE.
15TH AVE.
1/16TH LINE
U.S.H. 2
BEASER AVE.
12TH AVE.
11TH AVE.
1/4 LINE
Scale in Feet
100 0 100 200
Contour Interval 1'
HORIZONS, INC.
AERIAL MAPPING PROFESSIONALS
HORIZONS' FILE 2-8831
DATE OF AERIAL PHOTOGRAPHY: 9-26-91
SITE MAP
NSP BAYFRONT GENERATING PLANT, ASHLAND, WI
BAY FRONT GENERATING PLANT FACILITY PLOT PLAN
NORTHERN STATES POWER COMPANY
EAU CLAIRE, WI
SCALE: N/A
REV: F
H H-107312

Figure 4



JOB NO.	3281-010
DRAWN BY	PKF
CHECKED BY	MEE
DATE	FEB. 2008
REFERENCE FILE	
DRAWING FILE	3281010base.dwg

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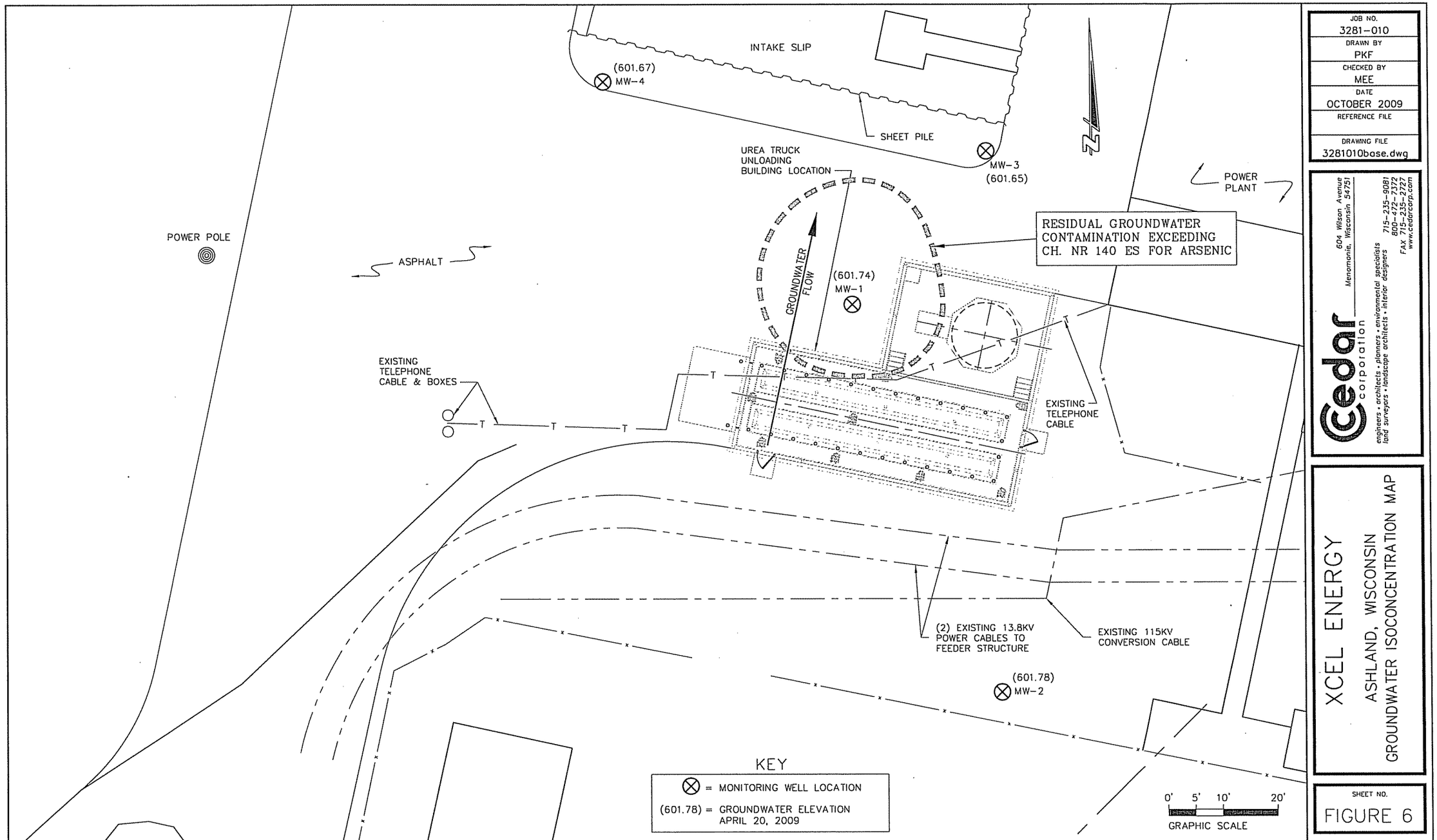
XCEL ENERGY
ASHLAND, WISCONSIN
EXCAVATION LIMITS & CONFIRMATION SAMPLE LOCATION MAP

SHEET NO.
FIGURE 5

I:\Clients\X3281 Xcel Energy – Ashland Office\010 Bay Front Urea tank Inv\dwg\3810010base.dwg 10/28/2008 9:01:46 AM CDT



JOB NO.	3281-010
DRAWN BY	PKF
CHECKED BY	MEE
DATE	OCTOBER 2009
REFERENCE FILE	
DRAWING FILE	3281010base.dwg

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XCEL ENERGY

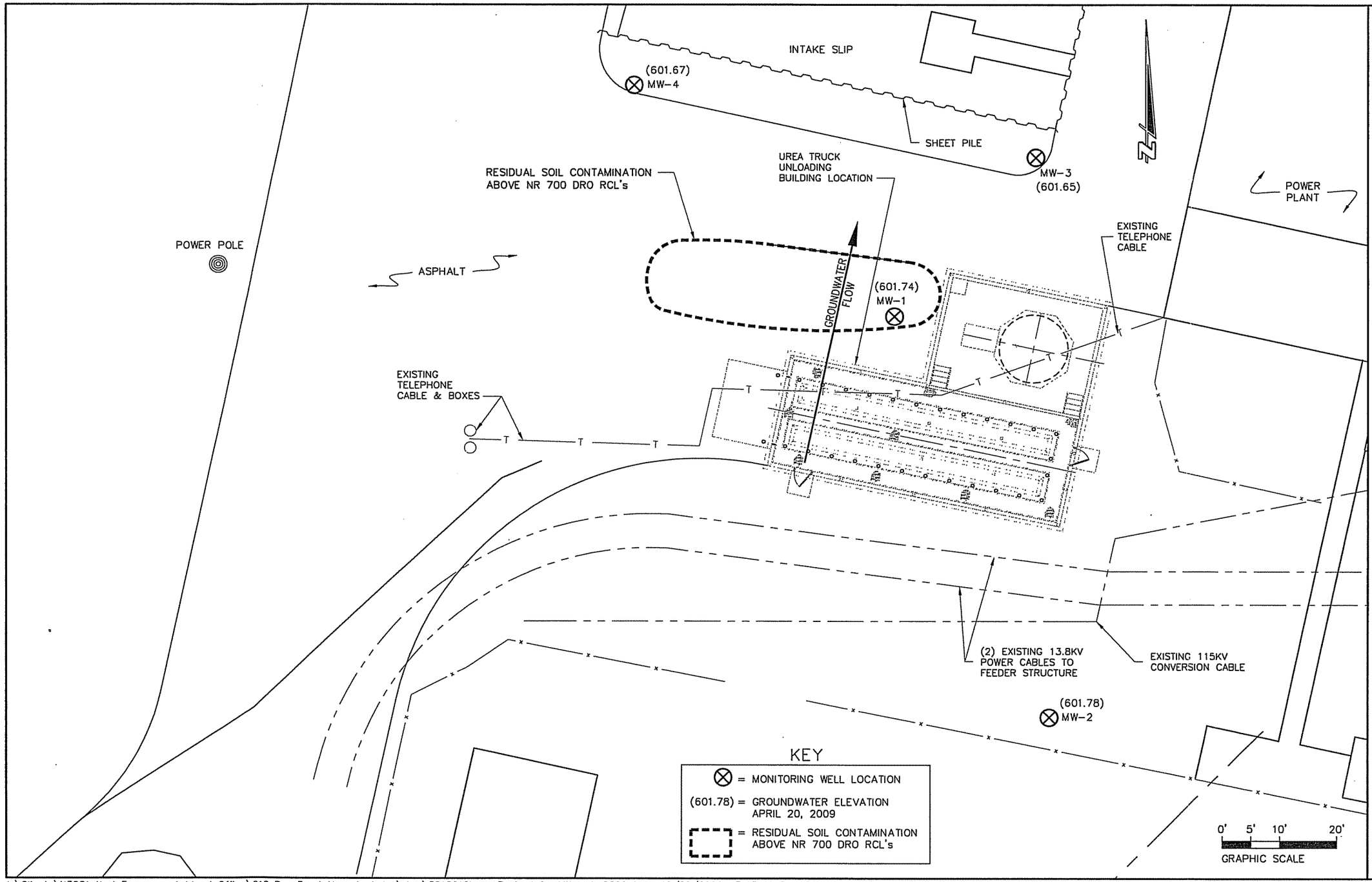
ASHLAND, WISCONSIN

GROUNDWATER ISOCONCENTRATION MAP

SHEET NO.

FIGURE 6

I:\Clients\X3281 Xcel Energy - Ashland Office\010 Bay Front Urea tank Inv\dwg\3810010base Revised for Mitch 1-2009.dwg 10/22/2009 3:05:06 PM CDT



JOB NO.
3281-010
DRAWN BY
PKF
CHECKED BY
MEE
DATE
OCTOBER 2009
REFERENCE FILE
DRAWING FILE
3281010base.dwg

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XCEL ENERGY

ASHLAND, WISCONSIN
GROUNDWATER FLOW MAP

SHEET NO.
FIGURE 7

I:\Clients\X3281 Xcel Energy – Ashland Office\010 Bay Front Urea tank Inv\dwg\3810010base Revised for Mitch 1-2009.dwg 10/22/2009 3:05:06 PM CDT

TABLE 1

CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS FOR PVOCs

Xcel Energy - Bayfront Power Plant

Urea Storage Area

Sample Location	Sample Depth	Sample Date	Analytical Compounds (ug/Kg)							
			Benzene	E-Benzene	MTBE	Naphthalene	Toluene	1,2,4 TMB	1,3,5 TMB	Xylenes
NR 720 RCLs (ug/kg) **(BOLD)**			**5.5**	**2,900**			**1,500**			**4,100**
NR 746 Table 1 RCLs (ug/kg) (Underlined)			**8,500**	**4,600**			**38,000**	**83,000**	**11,000**	**42,000**
NR 746 Table 2 Direct Contact Levels (ug/kg)			**1,100**							
1	3-4'	WRE0374-12	<29	<29	<29	<35	<29	<29	<29	<86
2	3-4'	WRE0374-08	<29	<29	<29	<35	<29	<29	<29	<88
3	3-4'	WRE0374-04	<30	<30	<30	<36	<30	<30	<30	<91
4	3-4'	WRE0374-09	<28	<28	<28	<170	<28	<28	<28	<84
5	4'	WRE0374-10	<29	<29	<29	<35	<29	<29	<29	<86
6	4'	WRE0374-11	<28	<28	<28	<34	<28	<28	<28	<84
7	3-4'	WRE0374-07	<30	<30	<30	<36	30	49	<30	<89
8	3-4'	WRE0374-01	<31	<31	<31	<37	<31	<31	<31	<92
9	3-4'	WRE0374-06	<29	<29	<29	<35	<29	<29	<29	<88
10	3-4'	WRE0374-03	<27	<27	<27	<32	<27	<27	<27	<80
11	3-4'	WRE0374-05	<30	<30	<30	<91	32	<30	<30	<91
12	3-4'	WRE0374-02	<30	<30	<30	78	<30	<30	<30	<89

MTBE = Methyl tert butyl ether
1,2,4 TMB = 1,2,4-Trimethylbenzene
1,3,5 TMB = 1,3,5-Trimethylbenzene
E-Benzene = Ethylbenzene

ug/Kg= micrograms per kilogram = ppb = parts per billion
mg/Kg= milligrams per kilogram = ppm = parts per million
IU = Instrument Units
NS = Not Sampled.

TABLE 2

CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS FOR METALS

Xcel Energy - Bayfront Power Plant

Urea Storage Area

Sample Location	Sample Depth	Sample Date	Compounds (mg/kg)	
			Arsenic	Lead
NR 720 Residual Contaminant Industrial Levels (mg/Kg)			**1.6**	**500**
NR 720 Residual Contaminant Non-Industrial Levels (mg/Kg)			**0.039**	**50**
1	3-4'	WRE0374-12	<1.6	<1.4
2	3-4'	WRE0374-08	<1.6	1.6
3	3-4'	WRE0374-04	<1.7	2.6
4	3-4'	WRE0374-09	4.2	19
5	4'	WRE0374-10	<1.6	8.4
6	4'	WRE0374-11	<1.6	7.1
7	3-4'	WRE0374-07	3.2	22
8	3-4'	WRE0374-01	1.8	6.6
9	3-4'	WRE0374-06	<1.6	6.4
10	3-4'	WRE0374-03	3	4
11	3-4'	WRE0374-05	4.3	11
12	3-4'	WRE0374-02	4.8	8.8

TABLE 3
CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS, POLYNUCLEAR AROMATIC HYDROCARBONS AND PCBs
Xcel Energy - Bayfront Power Plant
Urea Storage Area

PAHs & PCBs (ug/kg)	Direct Contact Pathway Non-Industrial	Generic RCLs Industrial	Generic RCLs Groundwater Pathway	Sample ID	1 (3-4')	2 (3-4')	3 (3-4')	4 (3-4')	5 (4')	6 (4')	7 (3-4')	8 (3-4')	9 (3-4')	10 (3-4')	11 (3-4')	12 (3-4')
				Lab ID	WRE0374-12	WRE0374-08	WRE0374-04	WRE0374-09	WRE0374-10	WRE0374-11	WRE0374-07	WRE0374-01	WRE0374-06	WRE0374-03	WRE0374-05	WRE0374-02
				Date	05/05/2008	05/05/2008	05/05/2008	05/06/2008	05/06/2008	05/06/2008	05/07/2008	05/07/2008	05/07/2008	05/07/2008	05/07/2008	05/07/2008
Acenaphthene	900,000	60,000,000	38,000		<58	<59	<61	<280	<58	<56	<59	<61	<58	<53	<150	<74
Acenaphthylene	18,000	360,000	700		<98	<100	<100	<470	<98	<95	<100	<100	<99	<91	<260	<130
Anthracene	5,000,000	300,000,000	3,000,000		<5.8	<5.9	8.8	99	<5.8	5.8	34	<6.1	<5.8	<5.3	85	51
Benzo (a) Anthracene	88	3,900	17,000		7.6	9.1	31	240	<5.8	22	130	<6.1	<5.8	12	240	160
Benzo (b) Fluoranthene	88	390	48,000		<5.8	7.8	36	180	<5.8	18	110	<6.1	<5.8	11	250	140
Benzo (k) Fluoranthene	880	3,900	360,000		<5.8	9.9	26	120	<5.8	14	66	<6.1	<5.8	10	190.0	93
Benzo (a) Pyrene	8.8	39,000	6,800,000		<5.8	8.2	28	210	<5.8	20	110	<6.1	<5.8	12	370	190
Benzo (ghi) Perylene	1,800	39,000	870,000		<5.8	<5.9	19	130	<5.8	15	69	<6.1	<5.8	6.5	380.0	100
Chrysene	8,800	390,000	37,000		6.4	13	24	180	<5.8	18	120	<6.1	<5.8	8.4	190	140
Dibenzo (a,h) Anthracene	8.8	390	38,000		<8.6	<8.8	<9.1	<42	<8.6	<8.4	14	<9.2	<8.8	<8	43	27
Fluoranthene	600,000	40,000,000	500,000		<12	24	54	560	15	52	290	<12	13	21	490	330
Fluorene	600,000	40,000,000	100,000		<12	<12	<12	56	<12	<11	14	<12	<12	<11	33	27
Indeno (1,2,3-cd) Pyrene	88	3,900	680,000		<5.8	<5.9	23	150	<5.8	16	77	<6.1	<5.8	7.2	290	87
1-Methylnaphthalene	1,100,000	70,000,000	23,000		<35	<35	<36	<170	<35	<34	<36	<37	<35	<32	<91	<45
2-Methylnaphthalene	600,000	40,000,000	20,000		<29	<29	<30	<140	<29	<28	<30	<31	<29	<27	300	190
Naphthalene	20,000	110,000	400		<35	<35	<36	<170	<35	<34	<36	<37	<35	<32	<91	78
Phenanthrene	18,000	390,000	1,800		7	14	34	370	13	27	140	<6.1	11	13	290	190
Pyrene	500,000	30,000,000	6,700,000		9	27	54	340	<5.8	59	270	<6.1	8.1	13	460	270

ug/kg = micrograms per Kilogram (ppb - parts per billion)
PAH = Polynuclear Aromatic Hydrocarbons

Table 7

WATER SAMPLE PAH RESULTS
NSPW - BAY FRONT POWER PLANT
Urea Storage Area

WELL #	Compounds	ACENAPHTHENE	ACENAPHTHYLENE	ANTHRACENE	BENZO (a) ANTHRACENE	BENZO (b) FLUORANTHENE	BENZO (K) FLUORANTHENE	BENZO (a) PYRENE	BENZO (ghi) PERYLENE	CHRYSENE	DIBENZO (a,h) ANTHRACENE	FLUORANTHENE	FLUORENE	INDENO (1,2,3-cd) PYRENE	1-METHYLNAPTHALENE	2-METHYLNAPTHALENE	NAPHTHALENE	PHENANTHRENE	PYRENE	TOTAL PAHs
	NR 140 PAL	None	None	600	None	0.02	None	0.02	None	0.02	None	None	80	None	None	None	40	None	50	
	NR 140 ES	None	None	3000	None	0.2	None	0.2	None	0.2	None	None	400	None	None	None	8	None	250	
	DATE																			
MW-1	4/23/2009	<0.33	<0.68	<0.038	0.071	<0.097	0.1	0.078	<0.12	0.08	<0.13	0.22	<0.061	<0.061	<0.32	<0.31	<0.40	0.1	0.22	0.869
	6/29/2009	<0.34	<0.72	0.048	<0.046	<0.10	<0.051	<0.033	<0.12	0.049	<0.14	0.17	<0.065	<0.065	<0.33	<0.32	<0.42	0.15	<0.046	0.417
MW-2	4/23/2009	<0.35	<0.73	<0.040	<0.046	<0.10	<0.052	<0.034	<0.13	<0.043	<0.14	<0.085	<0.065	<0.065	<0.34	<0.33	<0.42	<0.032	<0.046	0
	6/29/2009	<0.69	<1.5	<0.080	<0.093	<0.21	<0.10	<0.067	<0.25	<0.086	<0.27	<0.17	<0.13	<0.13	<0.67	<0.65	<0.84	0.18	<0.093	0.18
MW-3	4/23/2009	<0.35	<0.073	0.081	0.27	<0.10	0.12	0.25	0.16	0.32	<0.14	0.74	0.087	0.22	<0.34	<0.33	<0.43	0.32	0.6	3.168
	6/29/2009	<0.35	<0.73	0.049	0.17	0.19	0.12	0.14	<0.13	0.19	<0.14	0.58	<0.065	0.13	<0.34	<0.33	<0.42	0.23	0.45	2.249
MW-4	4/23/2009	14	<0.75	0.68	0.7	0.79	0.7	0.56	0.4	0.88	<0.14	4	5	0.52	2.3	18	5.7	1.5	2.3	58.03
	6/29/2009	12	<0.74	<0.041	0.075	<0.11	<0.053	<0.034	<0.13	<0.044	<0.14	1.8	4.1	<0.067	2.5	14	2.4	1.1	0.98	38.955

TABLE 8
PVOC WATER ANALYTICAL RESULTS
NSPW - Bay Front Power Plant
Urea Storage Area

Sample Location	Sample Date	Benzene	Ethylbenzene	Methyl tert-Butyl Ether	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
ES		**5**	**700**		**1,000**	**480***	**480***	**10,000**
PAL		**0.5**	**140**		**200**	**96***	**96***	**1,000**
MW-1	4/23/2009	<0.25	<0.22	<0.23	<0.25	<0.25	<0.19	<0.39
	6/29/2009	<0.25	<0.22	<0.23	<0.25	<0.25	<0.19	<0.39
MW-2	4/23/2009	<0.25	0.34	<0.23	1.4	0.57	<0.19	1.6
	6/29/2009	<0.25	<0.22	<0.23	<0.25	<0.25	<0.19	0.45
MW-3	4/23/2009	<0.25	<0.22	<0.23	<0.25	<0.25	<0.19	<0.39
	6/29/2009	<0.25	<0.22	<0.23	<0.25	<0.25	<0.19	<0.39
MW-4	4/23/2009	<0.25	0.83	<0.23	2	0.28	<0.19	0.45
	6/29/2009	<0.25	0.23	<0.23	0.75	<0.25	<0.19	<0.39

All measurements in ug/L.
** = 1,24 TMB and 1,3,5 TMB combined.*
ug/L = micrograms per liter = ppb = parts per billion
NA = Not analyzed.

TABLE 9
WATER LEVEL ELEVATIONS
NSPW FORMER SUBSTATION AREA - BAY FRONT PLANT

	WELL	MW-1	MW-2	MW-3	MW-4
DATE	TOC ELEV.	609.87	606.33	607.07	607.28
	SCREEN ELEV.	602.37-592.37	600.83-590.83	601.57-591.57	601.78-591.78
04/23/2009		601.74	601.78	601.65	601.67
06/29/2009		601.12	601.34	601.08	601.09

TABLE 10
Groundwater Metals Analytical Results
NSPW - Bay Front Power Plant
Urea Storage Area

Location	Date	Compound PAL (ug/L) ES (ug/L)	Arsenic 1 10	Lead 1.5 15
MW-1	4/23/2009		11	<0.012
	6/29/2009		15	<0.012
MW-2	4/23/2009		2.2	<0.012
	6/29/2009		4	<0.012
MW-3	4/23/2009		1.1	<0.012
	6/29/2009		0.98	0.63
MW-4	4/23/2009		1.4	<0.012
	6/29/2009		4	<0.012

All results are in ug/L (ppb - parts per billion)