

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: **Y:**

** 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:

- | | |
|---|--|
| <input type="checkbox"/> <u>Groundwater Contamination > ES (236)</u> | <input checked="" type="checkbox"/> <u>Soil Contamination > *RCL or **SSRCL (232)</u> |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties see "Impacted Off-Source Property")</i> | <i>(note: for list of off-source properties see "Impacted Off-Source Property")</i> |

Land Use Controls:

- | | |
|--|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <i>(note: soil contamination concentrations between residential and industrial levels)</i> | <i>(note: maintenance plan for groundwater or direct contact)</i> |
| <input checked="" type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| | <i>(note: local government or economic development corporation)</i> |

Monitoring wells properly abandoned? (234)

- Yes No N/A

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

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 #: 03-04-000384 PARCEL ID #: 04-024-2-47-8-07-3 00-330-01000

ACTIVITY NAME: BAYFIELD ELECTRIC CO-OP WTM COORDINATES: X: 411293 Y: 677899

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 #: **Title: CSM #1268**
- 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 #: 1 Title: Site Location Map
 - 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 #: 2 Title: Site Map
 - 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 #: 2 Title: Site Map

BRRTS #: 03-04-000384

ACTIVITY NAME: BAYFIELD ELECTRIC CO-OP

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.

Figure #: 3 **Title: Cross - Section (West to East)**

Figure #: 4 **Title: Cross - Section (South to North)**

- 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 #: **Title:**

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

Figure #: **Title:**

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 **Title: Soil Analytical Table**

- 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 #: **Title:**

- 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 #: **Title:**

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 #: 03-04-000384

ACTIVITY NAME: BAYFIELD ELECTRIC CO-OP

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.
- 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.
- 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.

NA **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.

- 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).

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



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 54501-3349
Telephone 715-365-8900
FAX 715-365-8932
TTY Access via relay - 711

May 3, 2010

MR CARL MELCHIORS
BAYFIELD ELECTRIC COOPERATIVE
PO BOX 68
IRON RIVER WI 54847

Subject: Final Case Closure with Continuing Obligations
Bayfield Electric Cooperative Facility, 68323 Lea Street, Iron River, Wisconsin
WDNR BRRTS Activity #03-04-000384

Dear Mr. Melchiors:

The Department of Natural Resources' Northern Region Closure Committee recently 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.

On March 24, 2010, the Department received information or documentation indicating that you have complied with the requirements for final closure. Meridian Environmental Consulting, LLC submitted a GIS Registry package for the site, along with the appropriate fee and a copy of the Appendix A notification letter sent to the current property owner.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. 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 because a structural impediment, the building foundation, is present that obstructed a complete site investigation or cleanup. If the structural impediment is removed or modified, additional environmental work must be completed.

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 the current property owner 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 included in this letter are met.

Structural Impediment

A structural impediment, the building foundation, existing at the time of cleanup, made complete investigation and remediation of the soil contamination on this property impracticable. The building foundation is shown on the attached Figure 1 Site Map (depicting the Estimated Extent of Impacted Soil). Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediment on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of petroleum contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, 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.

Post-Closure Notification Requirements

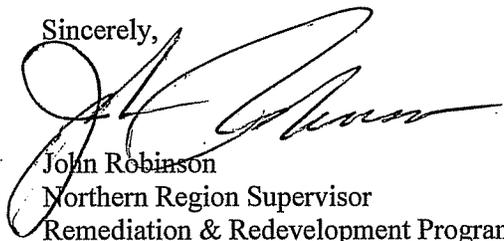
In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup.

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.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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

Attachment: Figure 1 Site Map

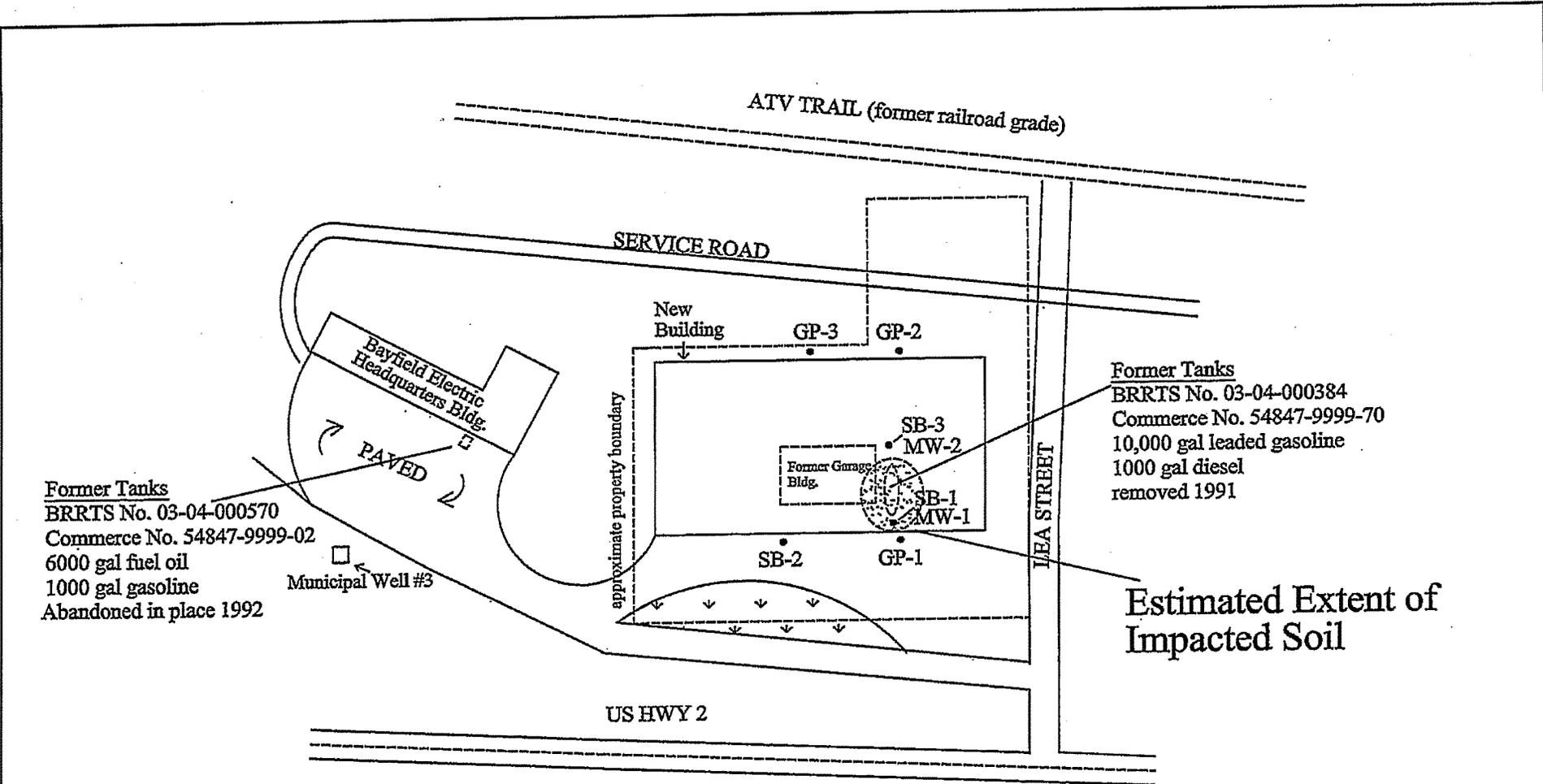
cc:

Richard Roeser
Northwest Regional Planning Commission
1400 S River St
Spooner WI 54801

Ken Shimko
Meridian Environmental Consulting LLC
2711 N Elco Rd
Fall Creek WI 54742

Chris Saari – DNR Ashland

David Swimm/David Blair
PECFA Site Review Section
Department of Commerce
PO Box 8044
Madison WI 53708-8044



Former Tanks
 BRRTS No. 03-04-000570
 Commerce No. 54847-9999-02
 6000 gal fuel oil
 1000 gal gasoline
 Abandoned in place 1992

Former Tanks
 BRRTS No. 03-04-000384
 Commerce No. 54847-9999-70
 10,000 gal leaded gasoline
 1000 gal diesel
 removed 1991

Estimated Extent of Impacted Soil

Notes

- MW-1 & MW-2 are actually soil vapor extraction vents; do not intersect ground water table.

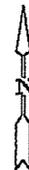


FIGURE 1
 SITE MAP
 BAYFIELD ELECTRIC
 IRON RIVER, WISCONSIN

PROJECT NO. 05C695	PREPARED BY RSK	 Meridian Environmental Consulting, LLC
DATE 11/13/06	REVIEWED BY KAS	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 30, 2010

MR RICHARD ROESER
NORTHWEST REGIONAL PLANNING COMMISSION
1400 S RIVER ST
SPOONER WI 54801

Subject: Continuing Obligations and Property Owner Requirements
Parcel Identification Number 04-024-2-47-08-07-3 00-330-01000
Final Case Closure for the Bayfield Electric Cooperative Facility
68323 Lea Street, Iron River, Wisconsin
WDNR BRRTS Activity #03-04-000384

Dear Mr. Roeser:

The purpose of this letter is to notify you that certain continuing obligations apply to your property at 68323 Lea Street, Iron River (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at the same address. The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with section 292.12, Wisconsin Statutes, and chapter NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the petroleum contamination in soil at this site, based on the information submitted by Meridian Environmental Consulting, LLC. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

As indicated in the March 10, 2010 notification letter from the Bayfield Electric Cooperative, continuing obligations will apply to the Property. The continuing obligations involve a structural impediment existing at the time of cleanup, namely the building foundation. The structural impediment, shown on the attached Figure 1 Site Map (depicting the Estimated Extent of Impacted Soil), made complete investigation and cleanup of the contamination on the Property impracticable. Prior to the removal of the structural impediment, you will need to notify the Department, in order to determine if further investigation and cleanup will be required. If the structural impediment on the Property is removed, the

owner of the Property will need to investigate the degree and extent of petroleum contamination and is responsible for any further cleanup necessary.

GIS Registry – Well Construction Approval Needed

Because of the residual soil contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get 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. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e., pass on this letter). For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the Property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the Property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all 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.

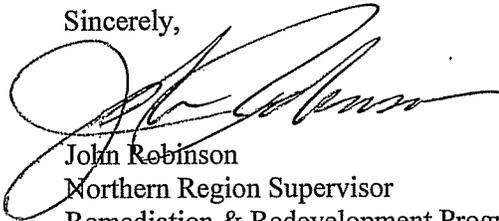
Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated

onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

If you have any questions concerning this letter or the project in general, please do not hesitate to write or call me at 715-365-8976. If you have specific technical questions, you can contact the project manager, 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 1 Site Map
RR 819 – Continuing Obligations Fact Sheet

cc:

Carl Melchioris
Bayfield Electric Cooperative
PO Box 68
Iron River, WI 54547

Ken Shimko
Meridian Environmental Consulting, LLC
2711 N Elco Rd
Fall Creek, WI 54742

Chris Saari – DNR Ashland

PATRICIA A OLSON
BAYFIELD COUNTY, WI
REGISTER OF DEEDS

2004R-496456

12/17/2004 10:00 AM

TF EXEMPT 10 0.00
RECORDING FEE 11.00

Pages 1

DOCUMENT NO.

QUIT CLAIM DEED

This Deed, made between Wisconsin Business Innovation Corporation, Grantor, and Northwest Regional Planning Commission, Grantee.

Grantor quit claims to Grantee the following described real estate in Bayfield County, State of Wisconsin:

Lot 1 of Certified Survey Map No. 1268, recorded October 2, 2003, in the Bayfield County Registry, in Volume 7 of C.S.M., Page 418, as Document No. 2003R-486204, being located in part of the NE 1/4 SW 1/4, and the NW 1/4 SE 1/4, Section 7, Town 47 North, Range 8 West, Town of Iron River, Bayfield County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Hines & Lewis Law Office
P O Box 998
Ashland, WI 54806

part of 024-1172-10 990 and 024-1012-01
PARCEL IDENTIFICATION NUMBER

This is not homestead property.

Together with all appurtenant rights, title and interests.

Dated this 14th day of December, 2004.

(SEAL)

* _____

(SEAL)

* _____

Wisconsin Business Innovation Corporation

By Myron Schuster (SEAL)
Myron Schuster, President

(SEAL)

* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signatures of _____

authenticated this _____ day of _____, 2004.

Michael S. Hines
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Michael S. Hines
WSB # 1002916

(Signature may be authenticated or acknowledged.
Both are not necessary.)

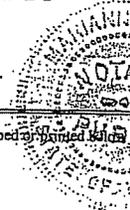
State of Wisconsin,)

) ss.
Washburn County.)

Personally came before me this 14th day of December, 2004, the above named Myron Schuster, as President, of Wisconsin Business Innovation Corporation to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Mariann O. Lee
* Mariann O. Lee
Notary Public Washburn County, Wisconsin.

My commission is permanent. (If not, state expiration date: 3/5/05)



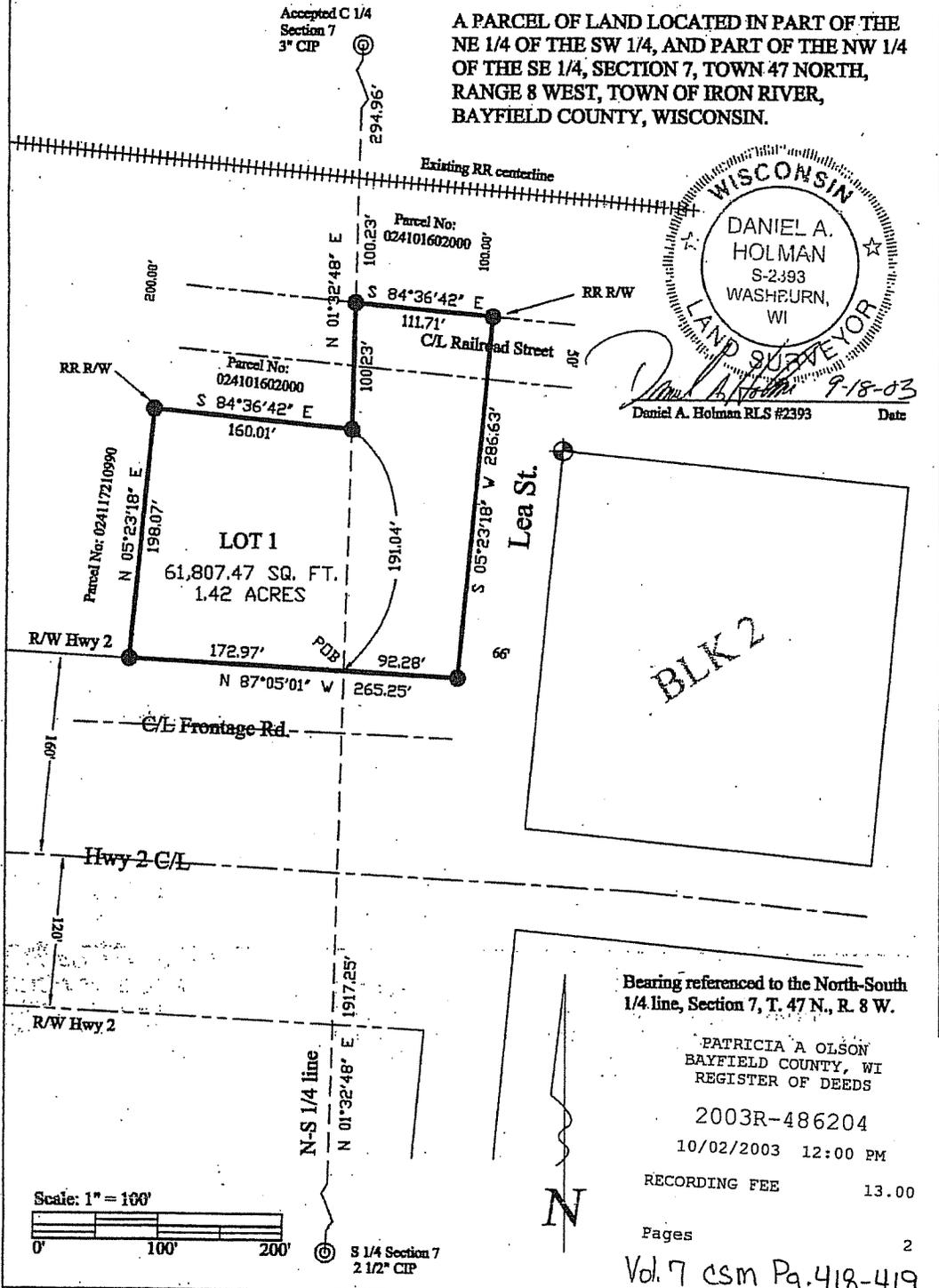
*Names of persons signing in any capacity should be typed or printed below their signatures.

V 908 P 775

RECEIVED
 SEP 18 2003

BAYFIELD COUNTY CERTIFIED SURVEY MAP NO: 1268

A PARCEL OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, SECTION 7, TOWN 47 NORTH, RANGE 8 WEST, TOWN OF IRON RIVER, BAYFIELD COUNTY, WISCONSIN.



WISCONSIN
 DANIEL A. HOLMAN
 S-2393
 WASHBURN, WI
 LAND SURVEYOR
 Daniel A. Holman RLS #2393 Date 9-18-03

T J H Land Surveying
 Daniel A. Holman RLS # 2393
 503 West 5th Street
 Washburn, WI. 54891
 (715)-373-0848 Fax 2973
 NJPP pd 13.00

Project name: 7-47-8 NWRP
 Client name: NWRP
 Date: 5-19-2003
 Fieldbook/Page No: 47-8 Iron River
 Drafted by: Daniel A. Holman
 Page 1 of 2

Legend
 ● Iron pipe found
 ● Set 3/4"x18" iron rod - 1.50 lbs/ft
 ⊙ Found section corner

Deeds 10/2/03 12:00 P

817

BAYFIELD COUNTY CERTIFIED SURVEY MAP NO: 1268

A PARCEL OF LAND LOCATED IN PART OF THE NE ¼ OF THE SW ¼, AND PART OF THE NW ¼ OF THE SE ¼, SECTION 7, TOWN 47 NORTH, RANGE 8 WEST, TOWN OF IRON RIVER, BAYFIELD COUNTY, WISCONSIN.

I, Daniel A. Holman, Registered Land Surveyor, hereby certify:

That on the order of Northwest Regional Planning, I have surveyed, divided and mapped this parcel of Land. Described as follows:

Commencing at the South ¼ corner of said Section 7; thence N 01°32'48" E 1917.25' along the North-South ¼ line to the Point of Beginning. Thence along the North Right of Way of Hwy "2" N 87°05'01" W 172.97'; thence leaving said Right of Way N 05°23'18" E 198.07'; thence S 84°36'42" E 160.01' to a point on said North-South ¼ line; thence N 01°32'48" E 100.23' along said North-South 1/4 line; thence S 84°36'42" E 111.71' to a point on the West Right of Way of Lea Street; thence along said Right of Way S 05°23'18" W 286.63' to said Hwy "2" Right of way; thence along said Right of Way N 87°05'01" W 92.28' to the Point of Beginning.

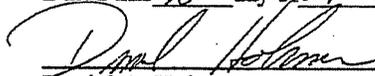
Parcel contains: 60,817.66 Sq. Ft., 1.40 acres.

That said map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of Bayfield County in surveying, dividing and mapping the same.

Subject to all easements and restrictions of record.

Dated this 18th day of SEP. 2003


Daniel A. Holman



Bayfield County Zoning Department approval, Dated this 23rd Day of SEP. 2003.


Karl Kastrosky - Zoning Administrator

T J H Land Surveying

Daniel A. Holman RLS # 2393
503 West 5th Street
Washburn, WI 54891
(715)-373-0848 Fax 2973

Project name: 7-47-8 NWRP
Client name: NWRP
Date: 5-19-2003
Fieldbook/Page No: 47-8 Iron River
Drafted by: Daniel A. Holman
Page 2 of 2

Legend

- ⊕ Found iron pipe as noted
- Set 3/4"x18" iron rod - 1.50 lbs/ft
- ⊙ Found section corner

6/14

DNR

To the best of my knowledge, the attached documents (Bayfield County Document Number 472069 and supporting documents including Bayfield County Certified Survey Map No. 1268) accurately describe the property formerly known as the Bayfield Electric Cooperative former garage site (DNR BRRTS No. 03-04-000384).



Carl Melchior, General Manager
Bayfield Electric Cooperative

Date 3-11-10

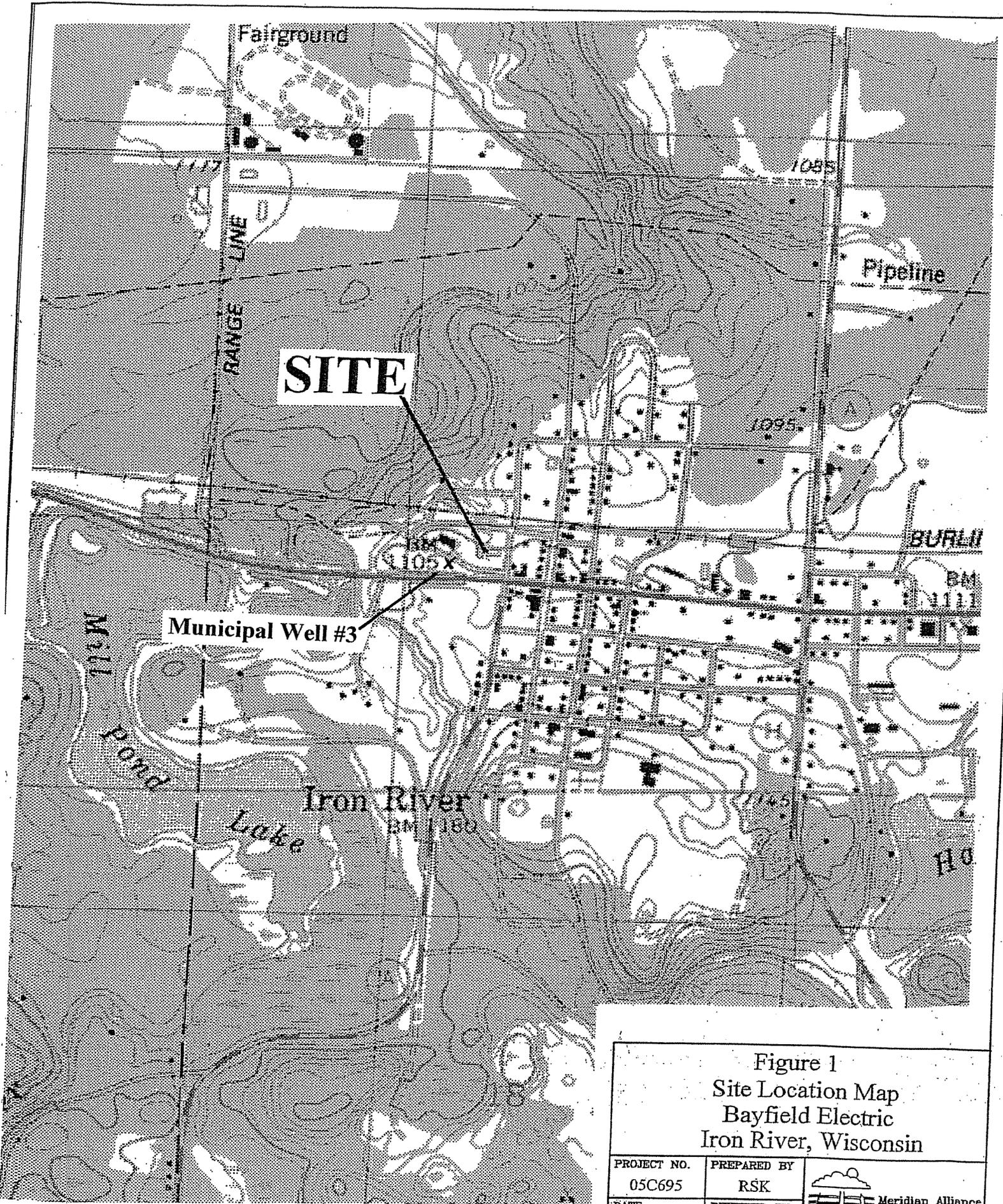
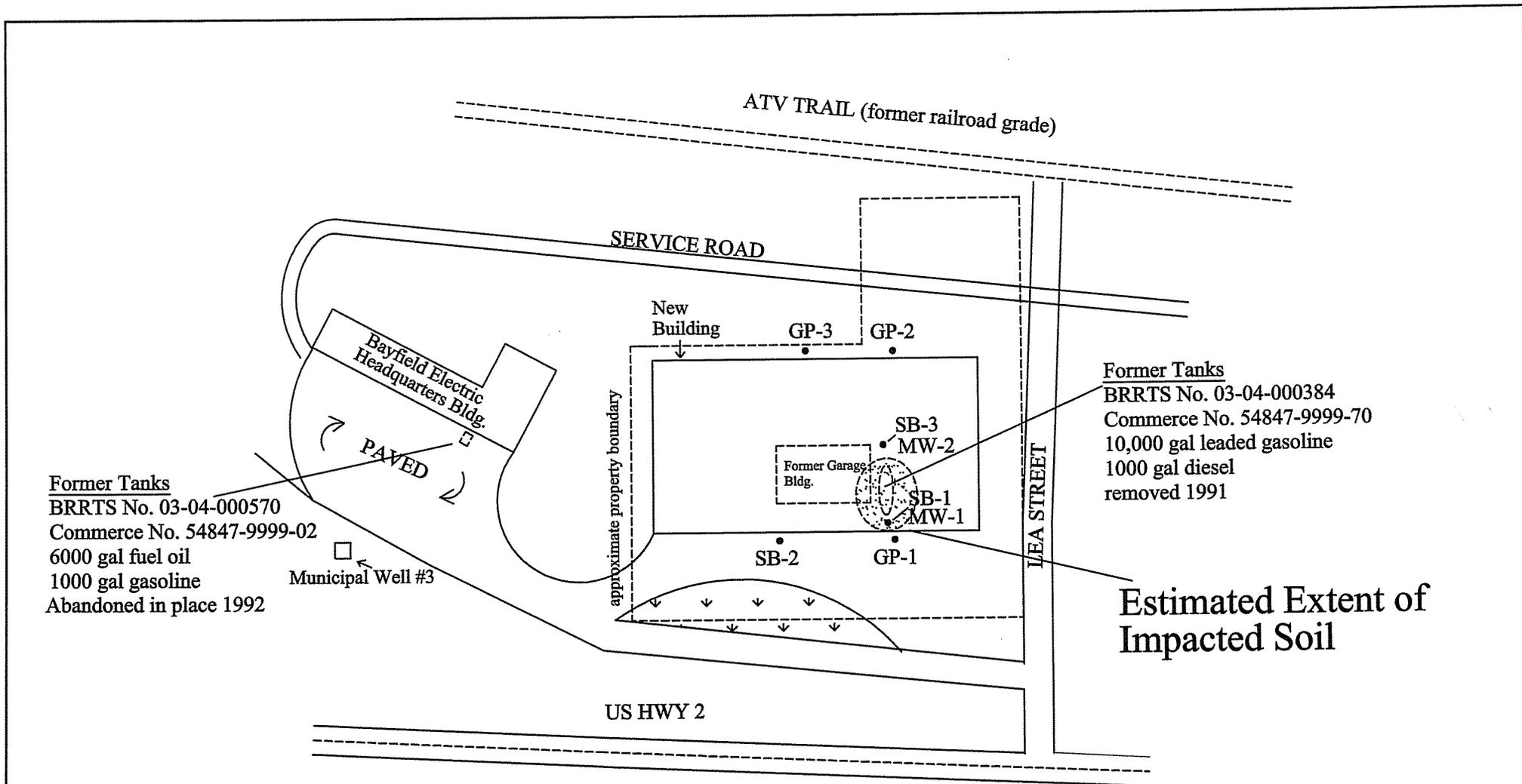


Figure 1
 Site Location Map
 Bayfield Electric
 Iron River, Wisconsin

PROJECT NO. 05C695	PREPARED BY RSK	 Meridian Alliance Group, LLC
DATE 11/14/06	REVIEWED BY KAS	



Former Tanks
 BRRTS No. 03-04-000570
 Commerce No. 54847-9999-02
 6000 gal fuel oil
 1000 gal gasoline
 Abandoned in place 1992

Former Tanks
 BRRTS No. 03-04-000384
 Commerce No. 54847-9999-70
 10,000 gal leaded gasoline
 1000 gal diesel
 removed 1991

Estimated Extent of Impacted Soil

Notes
 - MW-1 & MW-2 are actually soil vapor extraction vents; do not intersect ground water table.

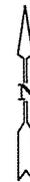
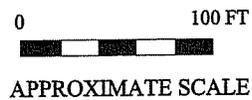


FIGURE 2
SITE MAP
BAYFIELD ELECTRIC
IRON RIVER, WISCONSIN

PROJECT NO. 05C695	PREPARED BY RSK	 Meridian Environmental Consulting, LLC
DATE 11/13/06	REVIEWED BY KAS	

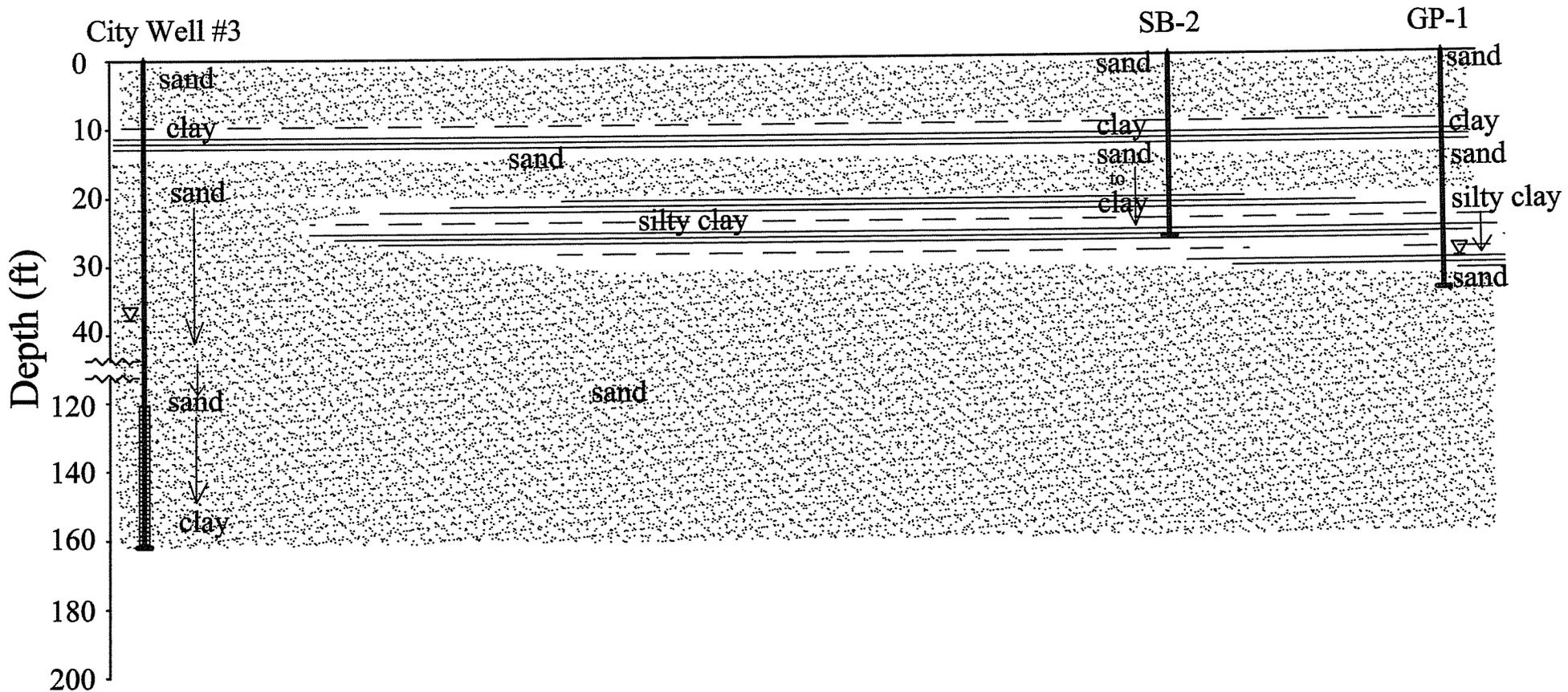


Figure 3
 Cross-Section (West to East)
 Bayfield Electric
 Iron River, Wisconsin

PROJECT NO. 05C695	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 2/18/10	REVIEWED BY KAS	

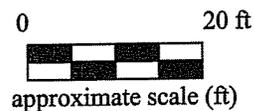
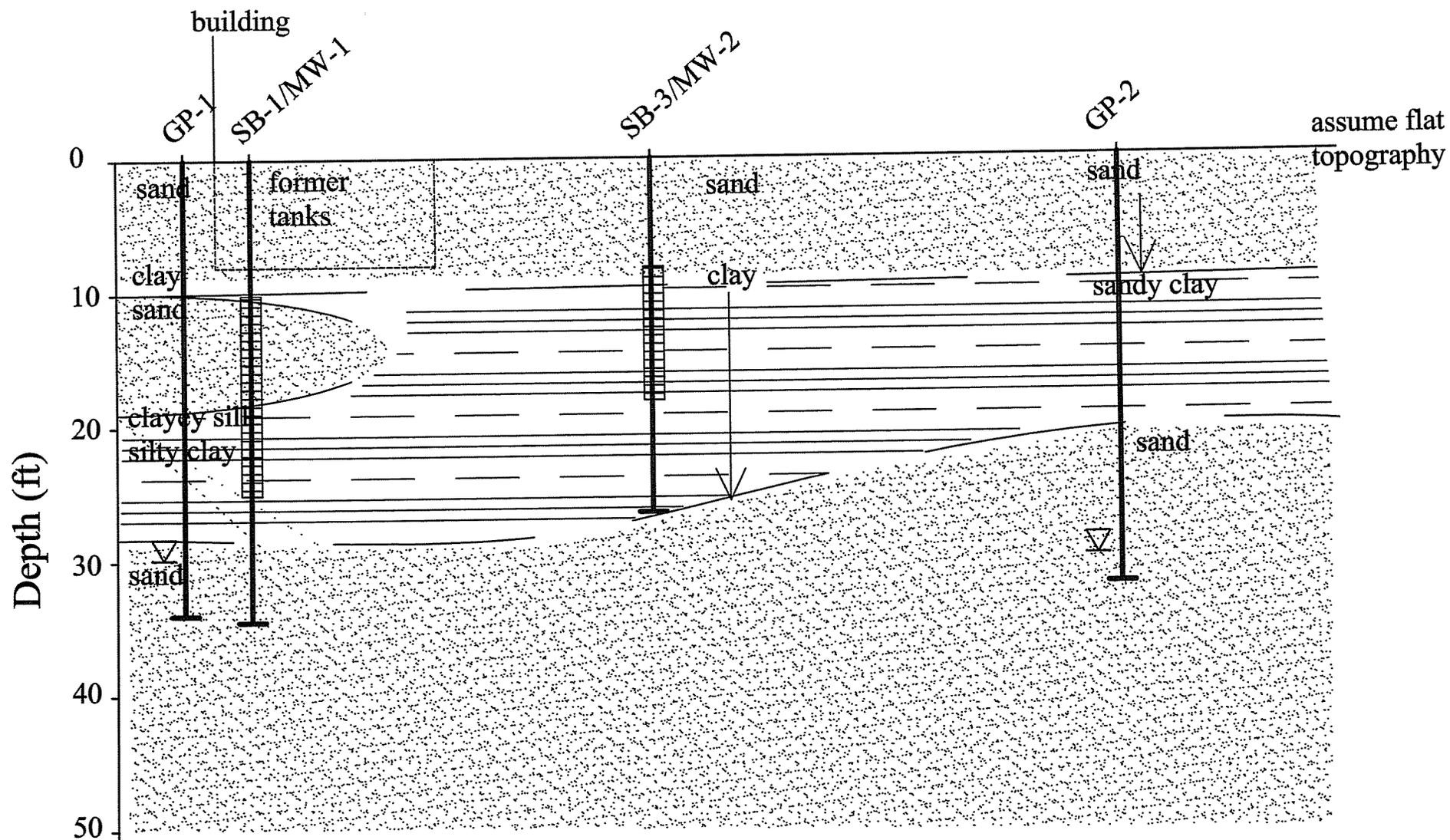


Figure 4
Cross-Section (South to North)
Bayfield Electric
Iron River, Wisconsin

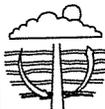
PROJECT NO. 05C695	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 2/18/10	REVIEWED BY KAS	

Table 1: Soil Analytical Table

Bayfield Electric Coop
Iron River, Wisconsin
Meridian No. 05C695

Samples Collected September 27, 2006 with Geoprobe (GP)

Soil

Sample	Units	1,2,4-TMB	1,3,5-TMB	Total TMBs	Benzene	Ethylbenzene	m&p-xylene	o-xylene	Total Xylenes	MTBE	Naphthalene	Toluene	DRO
GP-1 11-12	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GP-1 23-24	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GP-1 31-32	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GP-2 11-12	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GP-2 23-24	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GP-3 11-12	mg/kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Ground Water

Sample	Units	1,2,4-TMB	1,3,5-TMB	Total TMBs	Benzene	Ethylbenzene	m&p-xylene	o-xylene	Total Xylenes	MTBE	Naphthalene	Toluene	DRO
GP-1	ug/l	ND	ND	ND	ND	ND	2.57	1.45	4.02	ND	ND	4.13	NA
GP-2	ug/l	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-3	ug/l	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA

ND = Non-detect

NA = parameter not analyzed

COPY

March 2, 2010

Mr. Richard Roeser
Northwest Regional Planning Commission
1400 S. River St.
Spooner, WI 54801

Subject: GIS Notification for Contaminated Soil and Land Use Control (building)
Former Bayfield Electric Cooperative Garage
68323 Lea St
Iron River, Wisconsin
DNR BRRTS No. 03-04-000384
Commerce No. 54847-9999-70
Meridian No. 05C695

Dear Mr. Roeser

Please recall that the Former Bayfield Electric Cooperative Garage in Iron River (now owned by Northwest Regional Planning Commission) had underground storage tanks. The tanks were removed in 1991. The tanks were found to have leaked petroleum into the ground. Contaminated soil was removed and treated offsite.

In September 2006, soil borings were drilled around the current building. Soil samples were collected and analyzed for petroleum parameters. Based on the results of the sampling, the DNR has determined that No Further Action is required at this location. They will Close their file upon Notification to the current landowner. This letter meets the Notification requirement.

The remainder of this letter provides standard language required in this notification. You do not need to do anything or respond to this letter. However, should you have questions or comments, you may contact me at 715-372-4287 or Chris Saari at 715-685-2920.

Sincerely,


Carl Melchior
General Manager
Bayfield Electric Cooperative

Sent
Certified
3-10-10
EPM

ORIG

GIS Notification for Contaminated Soil and Land Use Control
Former Bayfield Electric Cooperative Garage
68323 Lea St
Iron River, Wisconsin
DNR BRRTS No. 03-04-000384
Commerce No. 54847-9999-70

The investigation of a release of petroleum at Northwest Regional Planning Commission (NRPC) property located at 68323 Lea St, Iron River, Wisconsin 54847 (hereinafter "the property") has shown that contamination remains on the property. Bayfield Electric Cooperative (BEC) has conducted a cleanup, and will be requesting that the Department of Natural Resources ("Department") grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, BEC is proposing that natural attenuation with a Land Use Control be used at 68323 Lea St, Iron River.

Before BEC can request closure, BEC will need to inform the Department as to who will be responsible for maintaining the Land Use Control on the property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary conditions of closure for the property will fall on NRPC or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If NRPC need more time to finalize an agreement on the responsibility for Land Use Control, NRPC will need to request additional time from the Department contact identified in the last paragraph of this letter.

If closure for this Land Use Control is approved, the following are some continuing obligations for which NRPC will be responsible. Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. Please notify any future occupants that may be affected of this continuing obligation as well. BEC has notified existing occupants.

The enclosed DNR fact sheet (RR-819, "Continuing Obligations for Environmental Protection") has been included with this letter to help explain a property owner's responsibility for continuing obligations on their property. NRPC may obtain copies at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

A structural impediment (i.e., the building currently on the property) made complete investigation of the contamination on this property impracticable. Prior to the removal of the structural impediment, NRPC will need to notify the Department of Natural Resources in order to determine if further investigation and cleanup will be required. If the structural impediments on this property are removed, the property owner will need to investigate the degree and extent of petroleum contamination and is responsible for any further cleanup necessary.

The Department of Natural Resources will not review this closure request for at least 30 days after the date of this letter. As an affected property owner, NRPC have a right to contact the Department to provide any technical information that NRPC may have that indicates that closure should not be granted for this site. If NRPC would like to submit any information to the Department of Natural Resources that is relevant to this closure request, NRPC should mail that information to: Christopher Saari at Department of Natural Resources, 2501 Golf Course Road, Ashland, Wisconsin 54806.

ORIG

Please review the enclosed legal description of NRPC property (see Deed documents) and notify BEC within the next 30 days if the legal description is incorrect. As noted previously, the Department of Natural Resources will not respond to this closure request for at least 30 days after the date of this letter to NRPC. If NRPC would like to submit any information regarding the legal description to the Department of Natural Resources that is relevant to this closure request, NRPC should mail that information to: Christopher Saari at Department of Natural Resources, 2501 Golf Course Road, Ashland, Wisconsin 54806.

If this case is closed, all properties where soil contamination attains or exceeds ch. NR 720 residual contaminant levels and/or where a continuing obligation such as this Land Use Control are required under ch. NR 726 will be listed on the Department of Natural Resources' Remediation and Redevelopment (RR) Sites Map, under the Geographic Information System (GIS) Registry. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where one or more of the continuing obligations listed above were found or imposed at the time that the case was closed. This GIS Registry is available to the general public on the Department of Natural Resources' internet web site.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, NRPC will receive a copy of the closure letter. NRPC may also obtain a copy of this letter by requesting a copy from BEC, by writing to the agency address given above or by accessing the DNR GIS Registry (via RR Sites Map) on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan. The final closure letter, any required maintenance plan and a map of the properties affected will be included as part of the site file attached on the GIS Registry.

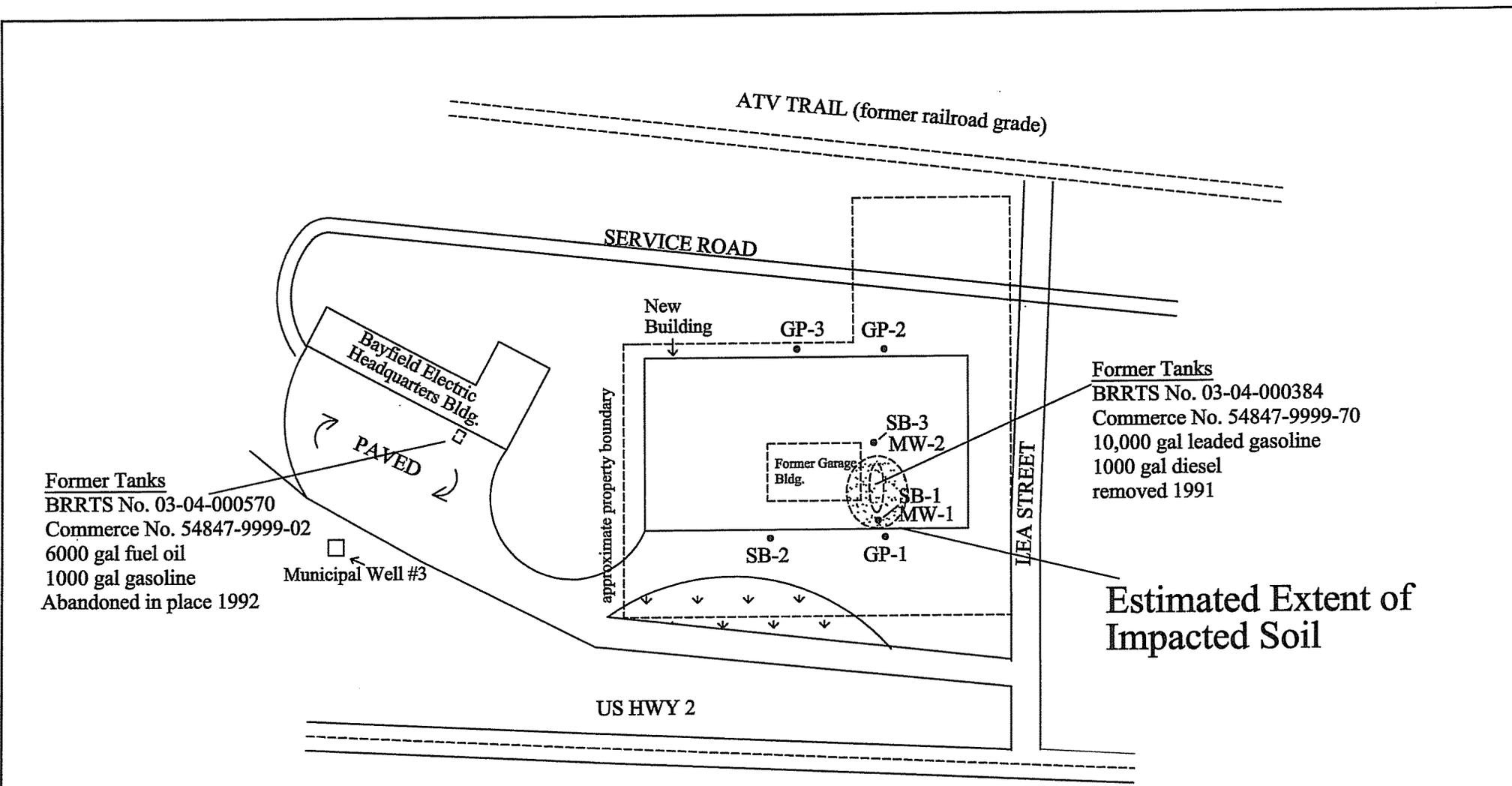
Should NRPC or any subsequent property owner wish to construct or reconstruct a well on NRPC property, special well construction standards may be necessary to protect the well from the residual contamination. Any well driller who proposes to construct a well on NRPC property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If NRPC need more information about the proposed cleanup completion and request for closure, NRPC may contact Mr. Carl Melchior, Bayfield Electric Cooperative, P.O. Box 68, Iron River, Wisconsin 54847 (715/372-4287). If NRPC need more information about cleanups and closure requirements, or to review the Department's file on this case, NRPC may contact Christopher Saari at Department of Natural Resources, 2501 Golf Course Road, Ashland, Wisconsin 54806 (715/685-2920).



Carl Melchior
General Manager
Bayfield Electric Cooperative

Date 3-10-10



Former Tanks
 BRRTS No. 03-04-000570
 Commerce No. 54847-9999-02
 6000 gal fuel oil
 1000 gal gasoline
 Abandoned in place 1992

Former Tanks
 BRRTS No. 03-04-000384
 Commerce No. 54847-9999-70
 10,000 gal leaded gasoline
 1000 gal diesel
 removed 1991

Estimated Extent of Impacted Soil

Notes
 - MW-1 & MW-2 are actually soil vapor extraction vents; do not intersect ground water table.

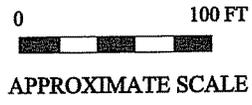


FIGURE 1 SITE MAP BAYFIELD ELECTRIC IRON RIVER, WISCONSIN		
PROJECT NO. 05C695	PREPARED BY RSK	 Meridian Environmental Consulting, LLC
DATE 11/13/06	REVIEWED BY KAS	

Real Estate Bayfield County Property Listing
 Today's Date: 1/7/2010

Property Status: Cu
 Created On: 3/15/2006 1:15:

Description Updated: 12/21/2005

Tax ID:	20751
PIN:	04-024-2-47-08-07-3 00-330-01000
Legacy PIN:	024117210990
Map ID:	
Municipality:	(024) TOWN OF IRON RIVER
STR:	S07 T47N R08W
Description:	LOT 1 CSM.#1268 V.7 P.418 (LOCATED IN NE SW & NW SE) IN V.908 P.775 IM 2004R-496456 IM 2003R-486204 IM 2003R-484064 IM 2003R-482030
Recorded Acres:	0.009
Calculated Acres:	1.419
Lottery Claims:	0
First Dollar:	No

Tax Districts Updated: 3/15/2006

1	STATE
04	COUNTY
024	TOWN OF IRON RIVER
3297	SCHL-MAPLE
17	TECHNICAL COLLEGE
047030	IRON RIVER SANITARY #1

Recorded Documents Updated: 3/15/2006

CONVERSION	496456 821-280;856-354+;908-775
Date Recorded: 3/15/2006	

Ownership Updated: 3/15

PLANNING COMMISSION NORTHWEST REGIONAL SPOONER

Billing Address:	Mailing Address:
PLANNING COMMISSION NORTHWEST REGIONAL	PLANNING COMMISSION NORTHWEST REGIONAL
1400 S RIVER ST	1400 S RIVER ST
SPOONER WI 54801	SPOONER WI 54801

Site Address
 68323 LEA ST MASON

Property Assessment Updated: 8/25

2009 Assessment Detail

Code	Acres	Land
X4-EXEMPT OTHER	1.098	0

2-Year Comparison	2008	2009	Ch
Land:	0	0	
Improved:	0	0	
Total:	0	0	

Property History
 N/A

472069

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

This Deed, made between Bayfield Electric Cooperative, Inc., Grantor, and Wisconsin Business Innovation Corporation, Grantee.
Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Bayfield County, State of Wisconsin (the "Property"):

The North 184 feet of the East 260 feet of Lot One (1), lying North of the highway, Subdivision of the Southwest Quarter (SW ¼), Section Seven (7), Township Forty-seven (47) North, Range Eight (8) West, Town of Iron River, Bayfield County, Wisconsin.

*for corrective deed
see WD in V856 P354
see also WD 856 P356*

VOL. 21 OF REC PAGE 280

Otto Korpela
REGISTER OF DEEDS

02 APR 2 PM 2 38

REGISTER'S OFFICE/S.S.
BAYFIELD COUNTY, WIS.

Recording Area

Name and Return Address
Hines & Lewis Law Office, S.C.
PO Box 998
Ashland, WI 54806

Paid 11.00 TX 450.00 Pd.

024-1172-10
Parcel Identification Number (PIN)

This is not homestead property

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, easements, restrictions, covenants and reservations of record, and general taxes levied in the year of closing.

Dated this 19th day of February, 2002.

TRANSFER FEE \$ 450.00 ~~FEE EXEMPT~~

Bayfield Electric Cooperative, Inc.

By *Carl Melchoirs*
* Carl Melchoirs, General Manager.

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

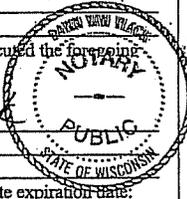
STATE OF WISCONSIN)
Ashland County) ss.

Personally came before me this 19th day of February, 2002, the above named Carl Melchoirs, as General Manager of Bayfield Electric Cooperative, Inc.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Van Ueck
* Dawn Van Ueck

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: September 2004.)



TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Michael S. Hines
WSB # 1002916

V821 P280

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

Information Professionals Co., Fond du Lac, WI

800-655-2021

2

DOCUMENT NO.

QUIT CLAIM DEED

PATRICIA A OLSON
BAYFIELD COUNTY, WI
REGISTER OF DEEDS

2003R-482029

05/19/2003 2:56 PM

RECORDING FEE 13.00
Pages 2

This Deed, made between Wisconsin Business Innovation Corporation,
Grantor, and Bayfield Electric Cooperative, Inc., Grantee.

Grantor quit claims to Grantee the following described real estate in
Bayfield County, State of Wisconsin:

See Attached Exhibit A.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Hines & Lewis Law Office
P O Box 998
Ashland, WI 54806

pd 13 to

TRANSFER FEE \$ _____	FEE EXEMPT #3
--------------------------	------------------

part of 024-1172-10 990 and 024-1012-01
PARCEL IDENTIFICATION NUMBER

This deed is given to correct a previous Warranty Deed from the Grantee to the Grantor dated February 19, 2002, and recorded in the Bayfield County Registry on April 2, 2002, in Volume 821 of Records, on Page 280, as Document No. 472069.

This is not homestead property.

Together with all appurtenant rights, title and interests.

Dated this 16th day of May, 2003.

(SEAL)

* _____

(SEAL)

* _____

Wisconsin Business Innovation Corporation

By Myron Schuster (SEAL)
Myron Schuster, President

Attest Monica Burkart
Monica Burkart, Secretary

AUTHENTICATION

ACKNOWLEDGMENT

Signatures of _____

authenticated this _____ day of _____, 2000.

Michael S. Hines
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by ϵ 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Michael S. Hines
WSB # 1002916

(Signature may be authenticated or acknowledged.
Both are not necessary.)

State of Wisconsin,)
) ss.
Washburn County.)

Personally came before me this 16th day of
May, 2003, the above named Myron
Schuster, as President, and Monica Burkart, as Secretary,
of Wisconsin Business Innovation Corporation to me
known to be the persons who executed the foregoing
instrument and acknowledge the same.

Marianne O. Lee
* Marianne O. Lee

Notary Public Washburn County, Wisconsin.
My commission is permanent. (If not, state expiration
date: 6/5/05)

*Names of persons signing in any capacity should be typed or printed below their signatures.

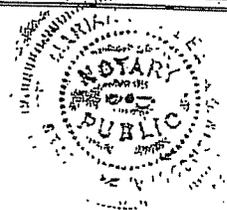


EXHIBIT A

The North 184 feet of the East 260 feet of Lot One (1), lying North of the highway, Subdivision of the Southwest Quarter (SW ¼), Section Seven (7), Township Forty - seven (47) North, Range Eight (8) West, Town of Iron River, Bayfield County, Wisconsin.

V856 P 3 55
