State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 08/09/2012

BRRTS #: **02-46-358629**

FID #: 246004000

ACTIVITY NAME: TRANSFORMER BANK AREA

DATCP #:

PROPERTY ADDRESS: 231 W Michigan St (146 S Wisconsin St)

PECFA#:

MUNICIPALITY: Port Washington

PARCEL ID #: 161130600002

***WTM COORDINATES:**

X: **692478** Y: **325749**

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

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

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [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 Information, Form 4400-246")*

Site Specific Obligations:

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

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*
  - [x] Direct Contact
  - [ ] Soil to GW Pathway
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(•) Yes ( ) No ( ) N/A

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

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

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 8/11)

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 #: 02-46-358629 *(No Dashes)* PARCEL ID #: 1611306000002

ACTIVITY NAME: TRANSFORMER BANK AREA WTM COORDINATES: X: 692478 Y: 325749

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

- [X] **Closure Letter**
- [X] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [ ] **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- [ ] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [X] **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.*
- [X] **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: Plat Map**
- [X] **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 11 x 17 inches unless the map is submitted electronically.

- [X] **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 #: 1-2 **Title: Site Location Map**
- [X] **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 Layout**
- [X] **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 #: 2-2 **Title: Site Layout**

BRRTS #: 02-46-358629 ACTIVITY NAME: TRANSFORMER BANK AREA

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 #: **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 #: **Title:**

☐ **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 #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 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 #: 2 **Title: Summary of Soil Sample Analytical Results**

☐ **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 #: 02-46-358629 ACTIVITY NAME: TRANSFORMER BANK AREA

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **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.

☒ **Not Applicable**

☐ **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.
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.
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:**

☐ **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
Plymouth Service Center
1155 Pilgrim Rd.
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

August 9, 2012

Tiffany Goebel
We Energies
333 West Everett Street
Milwaukee, WI 53203

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Dear Ms. Goebel:

SUBJECT: Final case closure with materials management plan, Transformer Bank Area, Units 1-3 and Units 4-5, Port Washington Generating Station, BRRTS #0246358629, FID #246004000.

Thank you for submitting a closure request for this case. The Department of Natural Resources (WDNR) considers the Transformer Bank Area, Units 1-3 and Units 4-5 closed, with a materials management plan, attached to this letter, for residual contaminated soil. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements.

This final closure decision is based on the correspondence and data that you provided, and is issued under ch. NR 726, Wisconsin Administrative Code. I reviewed your request for closure for compliance with state laws and standards. This area of the power plant had transformers containing mineral oil with PCB content. These transformers and associated underground storage vaults, drainage system, concrete foundations, concrete fire walls and trolley rails were removed. The power plant building footing foundation drainage tile that had been contaminated with PCB containing mineral oil was also removed and reconstructed as part of this remedial action.

We Energies remediated soil contaminated with DRO and PCBs by excavation and proper disposal. We Energies then completed several rounds of groundwater monitoring in accordance with your remedial action plan until all enforcement standards were met. This portion of the power plant continues to be in use with replacement transformers and equipment having to do with the electric generation near the power plant building itself. Other remedial actions have or are occurring nearby on this property as part of the plant conversion from coal to natural gas fired.

Continuing Obligations

The continuing obligation for this site is that residual soil contamination exists that must be properly managed should it be excavated or removed. Further details on actions required are found in the section Closure Conditions.

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of continuing obligations. WDNR approval prior to well construction or reconstruction is required for all sites shown on the GIS

BRRTS #0246358629, August 9, 2012

Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the Plymouth Regional DNR office, at 1155 Pilgrim Road, Plymouth. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. Soil contamination remains off the northwest corner of the former remedial excavation where buried utilities made additional excavation not practicable, as indicated on the attached map. If soil in this location 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 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 standards and rules.

Please send written notifications in accordance with the above requirements to Vicky Stovall, Remediation & Redevelopment Program Associate, Wisconsin Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53211.

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

I appreciate 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 me at 920-892-8756 extension 3023.

Sincerely,

John Feeney
Remediation & Redevelopment Program
Wisconsin Department of Natural Resources

Attachments:
- materials management plan
- remaining soil contamination map

cc: Geosyntec, SER File

MAINTENANCE AND MATERIAL HANDLING PLAN
FOR RESIDUAL SOIL IMPACTS
AT ACTIVE ELECTRICAL SUBSTATIONS AND SWITCHYARDS

July 5, 2012

Property Located at:
Switchyard Transformer Area
Port Washington Generating Station
146 South Wisconsin Street
Port Washington, WI

WDNR BRRTS No.: 02-46-358629
WDNR FID No.: 246004000

Introduction

This document is the Maintenance and Materials Handling Plan for restricted access at the above-referenced property. The maintenance activities relate to the existing security fence on the property and the gravel cover occupying the area over the impacted soil on-site. The plan also addresses materials handling for soils excavated in the future.

More site-specific information about this property may be found in:

- The case file in the DNR [Region name] regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://dnr.wi.gov/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and
- The DNR project manager for Ozaukee County.

Description of Residual Soil Impacts

Soil impacted by mineral insulating oil (MIO), as indicated by residual impacts of diesel range organics (DRO) at concentrations exceeding the NR 720 generic residual contaminant level (RCL), is located at a depth up to approximately 5 feet northwest of the former Units 1-3 transformers. The general extent of the impacted soil is shown on Figure 2 of the *Project Summary and Case Closure Request* report. Access to the impacted soil is limited by underground electrical utilities.

MIO is a non-volatile, non-combustible, mid-range petroleum hydrocarbon mixture used to provide insulating and dielectric properties for substation equipment. MIO is a highly-refined hydrocarbon product that is similar to food-grade mineral oil. MIO constituents generally consist of total petroleum hydrocarbon (TPH)/diesel range organics (DRO) and may or may not contain measurable concentrations of polychlorinated biphenyls (PCBs). PCB concentrations less than 1 milligram per kilogram were detected in the area of residual MIO soil impacts. MIO constituents are relatively immobile in the subsurface and partitioning to groundwater is very uncommon due to the constituent's high soil sorption coefficient, low water solubility and low vapor pressure.

Description of the Items to be Maintained

The facility is an active switchyard. Access to the site is restricted by a locked fence, and signage is present warning potential trespassers not to enter. The ground surface surrounding the electrical components and buildings within the fenced area is covered by gravel.

Maintenance Activities & Material Handling

As an active switchyard, the area is accessed on a regular basis by We Energies personnel. Restricted access to the facility is critical to safe operations, and any maintenance concerns associated with the fence are immediately noted and corrected. Because the area is only accessed by We Energies personnel or contractors, there are no mechanisms for disturbance of the gravel cover other than authorized construction or maintenance activities.

Any inspection, construction, or maintenance activities completed on switchyard property include the restoration of the ground surface. Workers performing construction or maintenance activities have training for working at switchyards including familiarity with the hazardous substances that may be present and the necessary steps that should be taken, including the appropriate use of personal protective equipment, when working in and around these areas.

Soil that is excavated as a result of construction or maintenance activities in We Energies' switchyards is profiled prior to disposal and is treated, stored and disposed of in accordance with applicable local, state and federal regulations. To the extent feasible, when impacted soils are identified, they are removed. In some instances, it is not feasible to remove all impacted soil due to structural impediments, safety or reliability concerns, or other operational restrictions.

In the event the gravel overlying the soil is removed or replaced, the replacement will be of a similar performance. When switchyard pavement and buildings are modified, any underlying material left uncovered as a result of these activities will be covered by new pavement, buildings, or rock.

Future Site Use

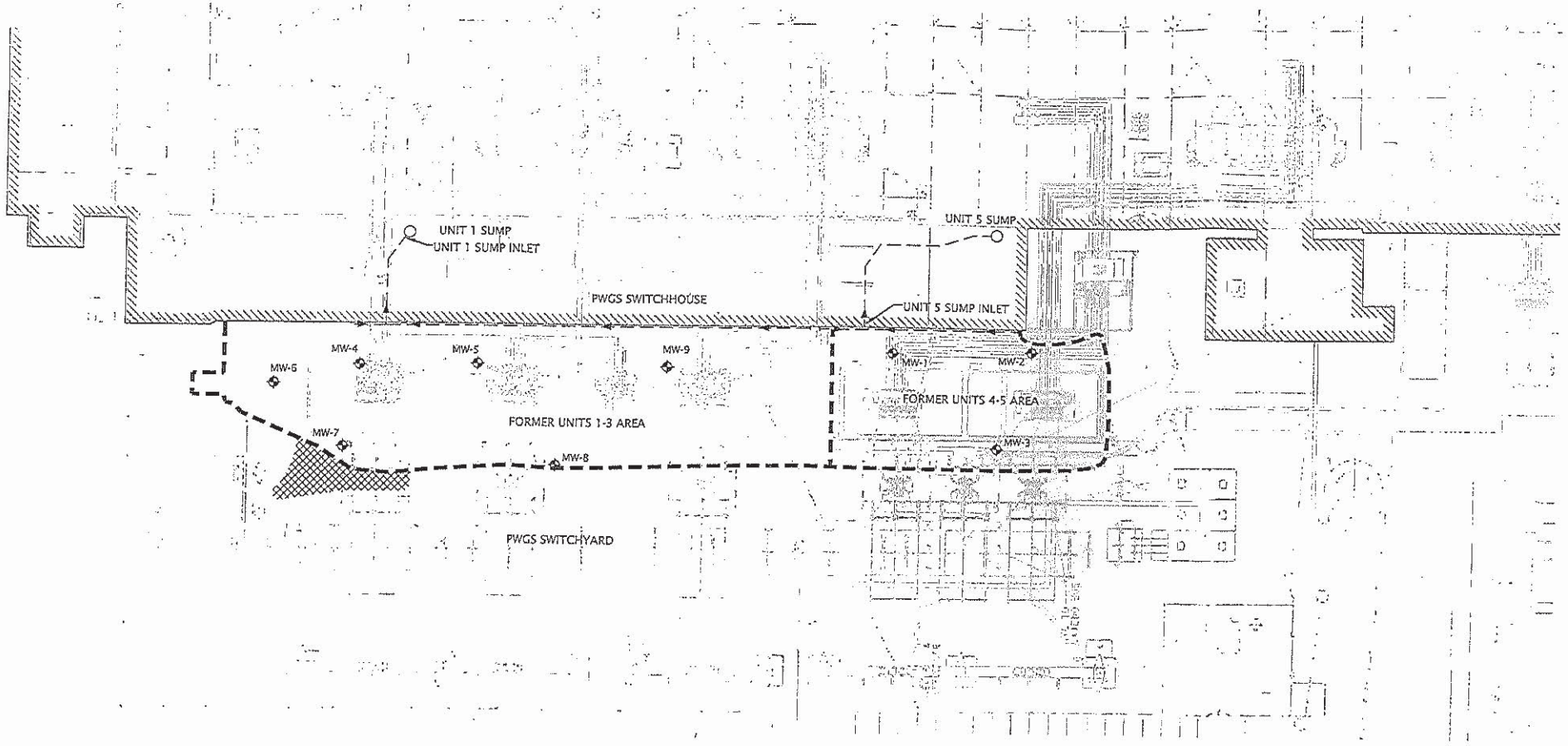
When a switchyard is taken out of service, We Energies completes additional site characterization and review prior to retirement and removal of equipment. At such time that this facility is taken out of service, We Energies will notify WDNR and will take other action, as necessary, to address soil impacts remaining in place following applicable site closure procedures.

Amendment or Withdrawal of Plan

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

Contact Information

Site Owner and Operator:	We Energies Contact: Tiffany Goebel, Environmental 333 West Everett Street – A231 Milwaukee, WI 53203 (414) 221-2850
WDNR:	John Feeney 1155 Pilgrim Parkway Plymouth, WI 53073 (920) 892-8756



LEGEND

MW-1 FORMER MONITORING WELL LOCATION

APPROXIMATE EXTENT OF EXCAVATION

FOUNDATION DRAIN TILE

ESTIMATED EXTENT OF RESIDUAL DRO > NR 720 RESIDUAL CONTAMINANT LEVEL (100 mg/kg)

SCALE IN FEET

0 50'

Geosyntec consultants

CLIENT:	WE ENERGIES
PROJECT:	SWITCHYARD TRANSFORMER AREA PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN
TITLE:	SITE LAYOUT
PROJECT: CHE8004T7B	FIGURE NO.: 2
DATE: 2/22/2012	FILE NO.: T7B\12010Map04
DRAWING NO.:	2 OF 2

Warranty deed

Helen Wanta et al

and

The Milwaukee Electric Railway and Light Company

Plant Site
Nr. #1
5736a
Encl. 1
Fl 40

112265

122912

REGISTER'S OFFICE
Ozaukee County, Wis.
Received for record this 6 day of
Feb. A.D., 1931, at 8:15 o'clock
A.M. and recorded in vol. 18 of
Deeds on page 637-638
[signature]
Register of Deeds
County

THIS INDENTURE, Made this 3rd day of January, A. D. 1931, between Helen Wanta (also known as Helen S. Wanta), Frances Wasielewski, Pelagja Kosedowski (also known as Pearl Kosedowski), Walenta Schramka (also known as Val M. Schramka) and Anna Schramka, individually and as the wife of said Walenta Schramka, Frank J. Schramka and Frances Schramka, individually and as the wife of said Frank J. Schramka, parties of the first part, and The Milwaukee Electric Railway and Light Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Ozaukee and State of Wisconsin to-wit:

All of Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten, (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Thirteen (13) in the South Addition to the City of Port Washington, together with the north and south alley, vacated in said Block Thirteen (13), the east One-half (E½) of Wisconsin Street, vacated, the west One-half (W½) of Franklin Street vacated, the south One-half (S½) of Chestnut Street, vacated, and all of Lake Street, vacated, adjacent to said Block Thirteen (13);

Also Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block numbered Fourteen (14) in said South Addition to Port Washington, together with the north One-half (N½) of Chestnut Street, vacated, the south One-half (S½) of 2nd Pier Street, vacated, and the west One-half (W½) of Franklin Street, vacated, adjacent to said Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9);

Also Lots numbered Six (6), Seven (7), Eight (8) and Nine (9) in Block numbered Fifteen (15) in said South Addition to Port Washington, together with the north One-half (N½) of 2nd Pier Street, vacated, adjacent to said Lots Six (6), Seven (7), Eight (8) and Nine (9) and the West One-half (W½) of Franklin Street vacated, adjacent to said Lot Nine (9);

Also all of Block numbered Nineteen (19) in said South Addition to Port Washington, together with the east One-half (E½) of Franklin Street vacated, the north One-half (N½) of Chestnut Street, vacated, the south One-half (S½) of 2nd Pier Street vacated and the west One-half (W½) of Lake Street, vacated, adjacent to said Block Nineteen (19);

Also all of Block numbered Twenty (20) in said plat of South Addition to Port Washington; together with the east One-half (E½) of Franklin Street, vacated, the south One-half (S½) of Chestnut Street, vacated and the west One-half (W½) of Lake Street, vacated, adjacent to said Block Twenty (20);

Also all of Block numbered Twenty-three (23) in said plat of South Addition to Port Washington, together with the south One-half (S½) of 2nd Pier Street, vacated, the east One-half (E½) of Lake Street, vacated and the north One-half (N½) of Chestnut Street, vacated, adjacent to said Block Twenty-three (23);

Also all of Block numbered Twenty-four (24) in the plat of South Addition to Port Washington, together with the south One-half (S½) of Chestnut Street vacated and the east One-half (E½) of Lake Street, vacated, adjacent to said Block Twenty-four (24);

Also all riparian rights appurtenant to all of the above described premises.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditements and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

AND THE SAID Helen Wanta, Frances Wasielewski, Pelagja Kosedowski, Walente Schramka and Anna Schramka, and Frank J. Schramka and Frances Schramka, for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 3rd day of January, 1931.

Signed and Sealed
in presence of

Helen Wanta (SEAL)

Frances Wasielewski (SEAL)

Pelagja Kosedowski (SEAL)

Walente Schramka (SEAL)

Anna Schramka (SEAL)

Frank J. Schramka (SEAL)

Frances Schramka (SEAL)

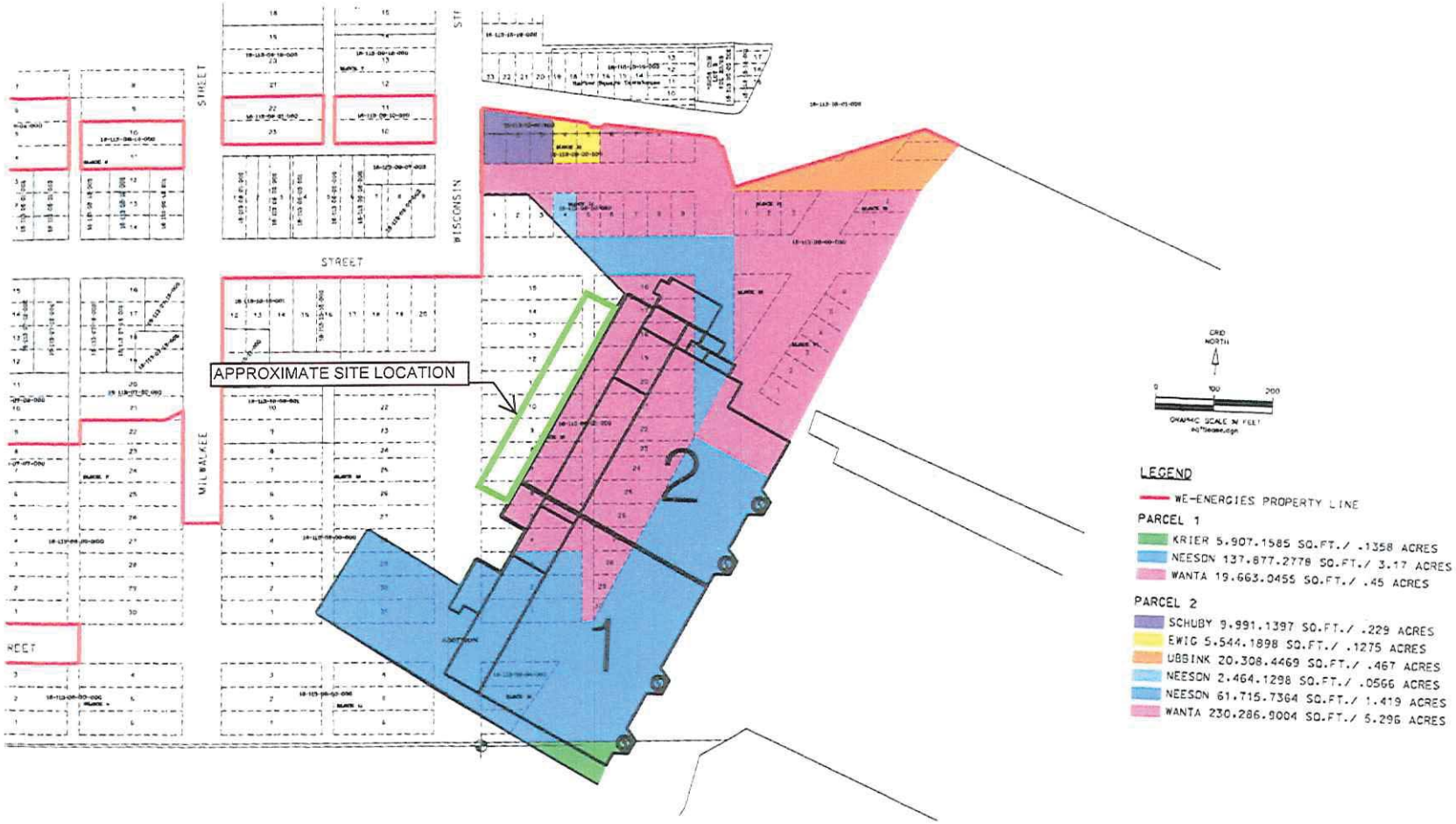
STATE OF WISCONSIN,)
) SS.
Milwaukee COUNTY.

Personally came before me, this 3rd day of January, A. D. 1931, the above named Helen Wanta (also known as Helen S. Wanta), Frances Nasielwski, Pelagja Kosedowski (also known as Pearl Kosedowski), Walenta Schremka (also known as Val M. Schramka) and Anna Schremka, individually and as the wife of said Walenta Schramka, and Frank J. Schramka and Frances Schramka, individually and as the wife of said Frank J. Schramka, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

J. E. Kutzke

Notary Public Milwaukee County, Wis.

My Commission expires June 4 A.D. 1933


STREET
STREET
WISCONSIN
MILWAUKEE
APPROXIMATE SITE LOCATION
1
2
GRID NORTH
0
100
200
GRAPHIC SCALE IN FEET
LEGEND
WE-ENERGIES PROPERTY LINE
PARCEL 1
KRIER 5,907.1585 SQ.FT./ .1358 ACRES
NEESON 137,877.2778 SQ.FT./ 3.17 ACRES
WANTA 19,663.0455 SQ.FT./ .45 ACRES
PARCEL 2
SCHUBY 9,991.1397 SQ.FT./ .229 ACRES
EWIG 5,544.1898 SQ.FT./ .1275 ACRES
UBBINK 20,308.4469 SQ.FT./ .467 ACRES
NEESON 2,464.1298 SQ.FT./ .0566 ACRES
NEESON 61,715.7364 SQ.FT./ 1.419 ACRES
WANTA 230,286.9004 SQ.FT./ 5.286 ACRES

GIS REGISTRY INFORMATION
LEGAL DESCRIPTION STATEMENT

SWITCHYARD TRANSFORMER AREA
PORT WASHINGTON GENERATING STATION
146 South Wisconsin Street
Port Washington, Wisconsin
WDNR BRRTS #02-46-358629
WDNR FID #246004000

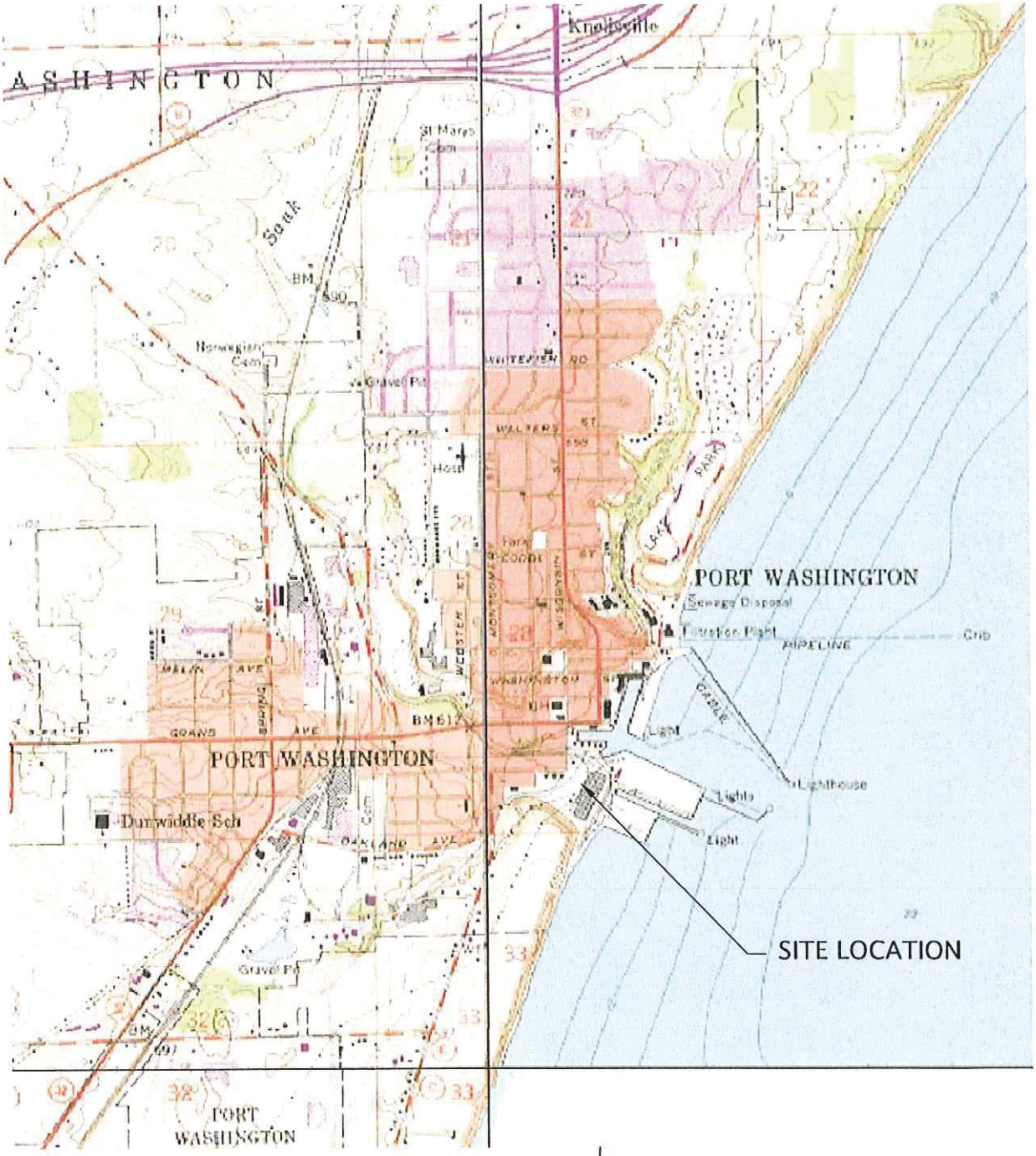
A legal description for the property on which the Port Washington Generating Station (PWGS) Switchyard Transformer Area is located is included where highlighted on the attached Warranty Deed. The approximate extent of the PWGS Switchyard Transformer Area is depicted on the attached plat map.

Signature

Elizabeth Streck-Mullane
Name

Manager - Land Quality
Title

7-11-12
Date



SOURCE: USGS Port Washington East, Wisconsin Quadrangle Map
Topographic Map 1958
Photorevised 1971 and 1976

N

SCALE IN FEET

0 2,000'

Geosyntec consultants

CLIENT	WE ENERGIES
PROJECT	SWITCHYARD TRANSFORMER AREA PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN
TITLE	SITE LOCATION MAP

PROJECT: CHE00417B	FIGURE NO.: 1	DRAWING NO.: 1 OF 2
DATE: 2/22/2012	FILE NO.: TB7\1201cmap04	

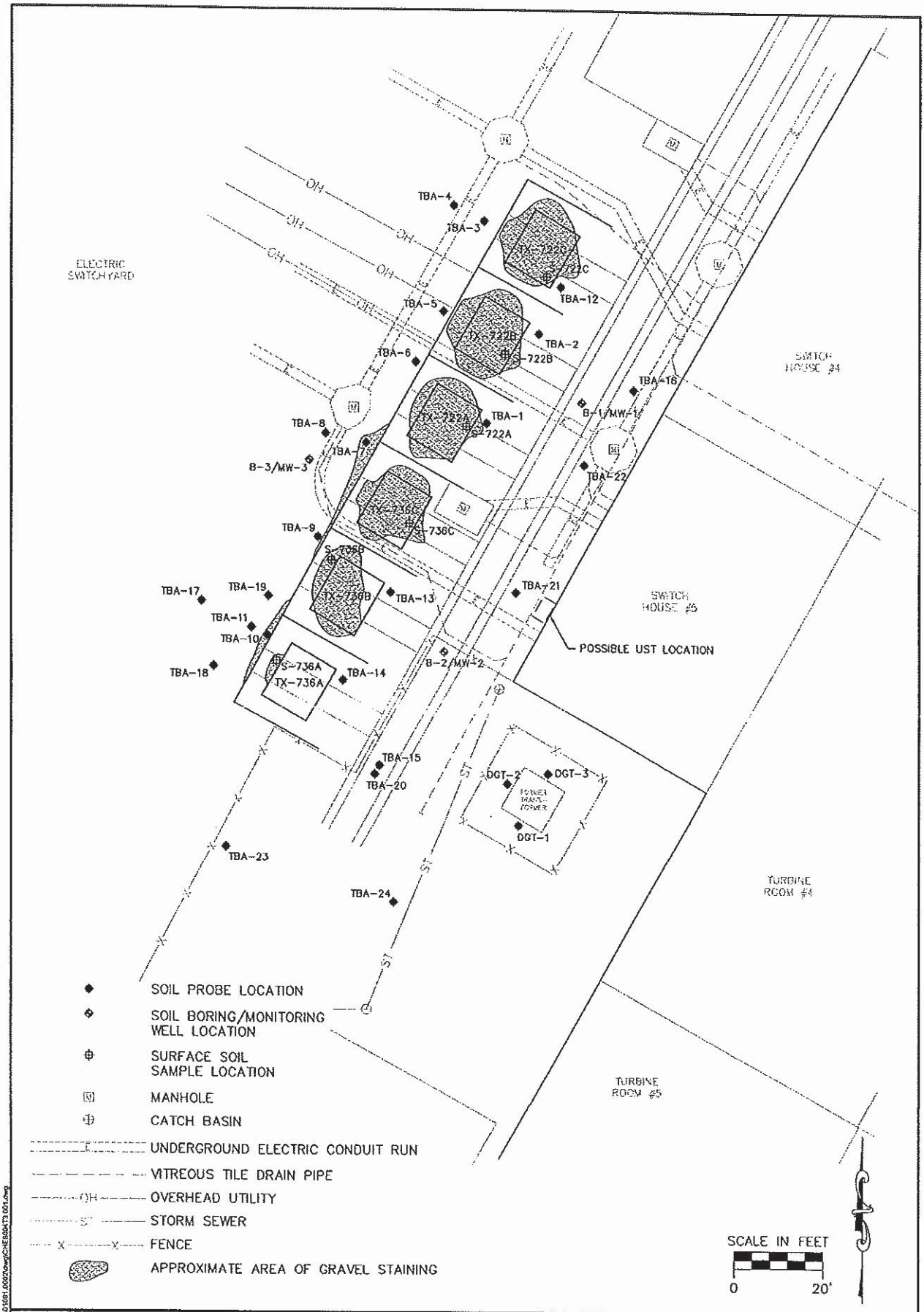
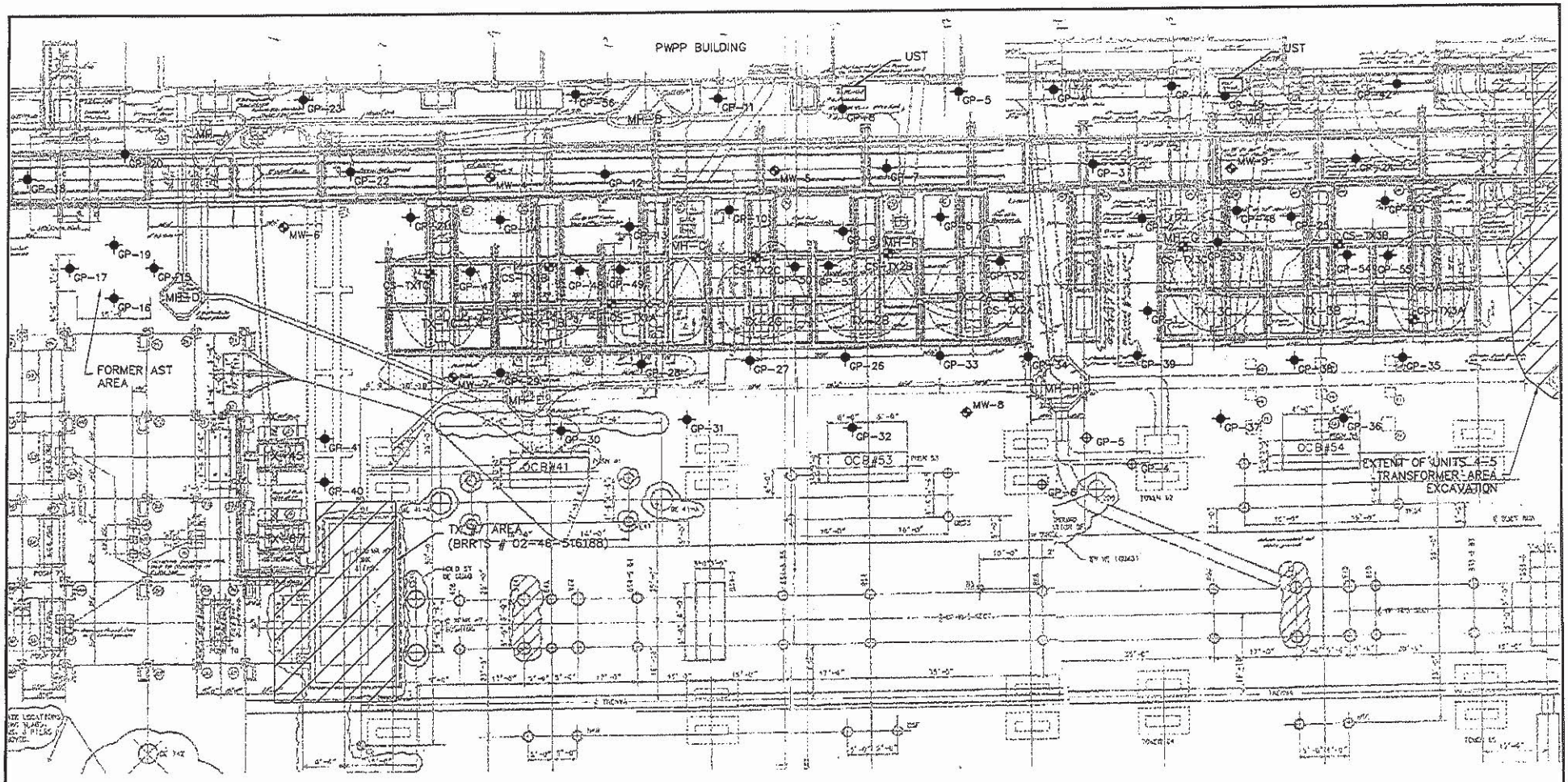


FIGURE 2
SITE LAYOUT
PORT WASHINGTON POWER PLANT - TRANSFORMER BANK AREA
146 SOUTH WISCONSIN STREET
PORT WASHINGTON, WISCONSIN

GEOSYNTEC CONSULTANTS

PROJECT NO.:	CHE8094T3	FIGURE NO.:	2
DATE:	01/23/03	FILE NO.:	CHE8094T3 001



LEGEND

- SOIL PROBE LOCATION
- LIGHTNING ARRESTOR AREA SOIL PROBE LOCATION
- MONITORING WELL LOCATION
- CONCRETE SAMPLE LOCATION
- AREA OF PREVIOUS SOIL EXCAVATION
- APPROXIMATE EXTENT OF SURFACE OIL STAINING

SCALE IN FEET

0 20'

GeoSyntec Consultants

CLIENT:	WE ENERGIES
PROJECT	UNITS 1-3 TRANSFORMER AREA PORT WASHINGTON POWER PLANT
TITLE	SITE LAYOUT
PROJECT: CHE6094TTA	FIGURE NO.: 2
DATE: 06/16/04	FILE NO.CHE6094TTA 001
DRAWING NO.	2 OF 6

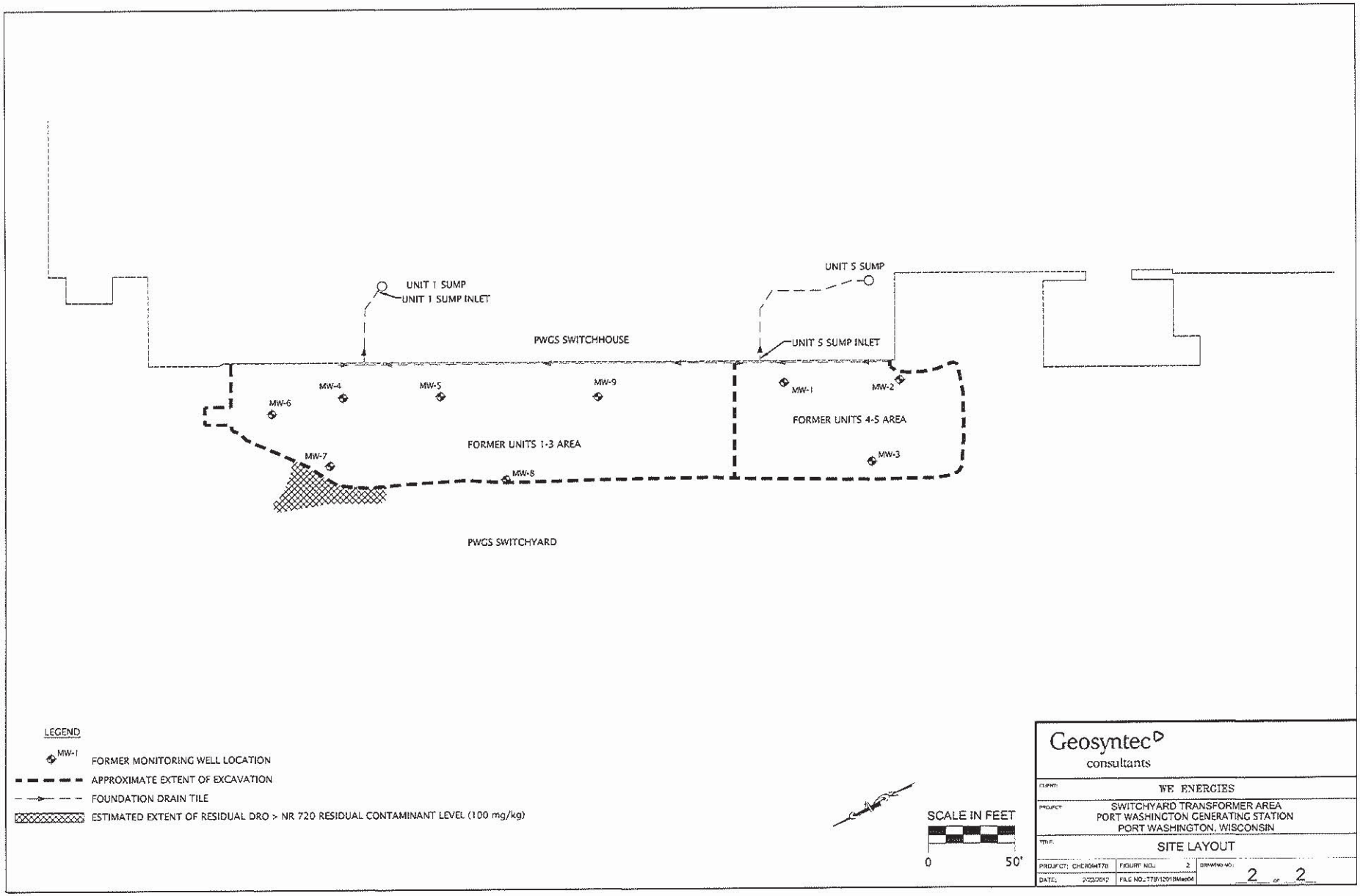

UNIT 1 SUMP
UNIT 1 SUMP INLET
UNIT 5 SUMP
UNIT 5 SUMP INLET
PWGS SWITCHHOUSE
MW-4
MW-5
MW-9
MW-6
MW-1
MW-2
FORMER UNITS 4-5 AREA
FORMER UNITS 1-3 AREA
MW-7
MW-8
MW-3
PWGS SWITCHYARD
LEGEND
MW-1
FORMER MONITORING WELL LOCATION
APPROXIMATE EXTENT OF EXCAVATION
FOUNDATION DRAIN TILE
ESTIMATED EXTENT OF RESIDUAL DRO > NR 720 RESIDUAL CONTAMINANT LEVEL (100 mg/kg)
SCALE IN FEET
0
50'
Geosyntec consultants
CLIENT: WE ENERGIES
PROJECT: SWITCHYARD TRANSFORMER AREA
PORT WASHINGTON GENERATING STATION
PORT WASHINGTON, WISCONSIN
TITLE: SITE LAYOUT
PROJECT: CHE8094778
FIGURE NO.: 2
DRAWING NO.: 2 OF 2
DATE: 2/22/2012
FILE NO.: 778\12018Map04

TABLE 2 (continued)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

UNITS 1-3 TRANSFORMER AREA

PORT WASHINGTON POWER PLANT
146 South Wisconsin Street
Port Washington, Wisconsin
GeoSyntec Project No. CHE8094T7A

PARAMETERS	SAMPLE IDENTIFICATION															GRCL			TSCA	PRG	
	GP-39		GP-40		GP-41	GP-42		GP-43		GP-44		GP-45				Direct Contact		Groundwater Protection	Low Occupancy	Direct Contact	
Depth	2-3	5-6	3-4	5-6	3-4	7-8	11-12	3-4	6-7	2-3	10-11	2-3	11-11.5	11.5-12							
Date	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04	2/28/04		Non-Industrial	Industrial			Non-Industrial	Industrial
PID	2.4	1.8	0.8	0.5	0.5	0.5	0.7	0.4	0.4	0.4	0.0	0.1	1.0	0.9							
DRO (mg/kg)	< 4.4	490	400	< 4.5	< 4.5	3,500	21,000	9,400	< 4.5	< 4.0	27	< 4.1	12,000	42		—	—	100/250	—	—	—
PCBs (mg/kg)																					
Aroclor 1016	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	3.9	21
Aroclor 1221	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	0.22	0.74
Aroclor 1232	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	0.22	0.74
Aroclor 1242	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	0.22	0.74
Aroclor 1248	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	0.22	0.74
Aroclor 1254	< 0.025	< 0.025	< 0.025	< 0.026	< 0.026	< 0.12	< 0.49	< 0.026	< 0.025	< 0.023	< 0.025	< 0.023	< 0.49	< 0.024		—	—	—	—	0.22	0.74
Aroclor 1260	< 0.025	0.4	0.057 Q	< 0.026	< 0.026	**1.2**	**6.0**	< 0.026	0.059 Q	< 0.023	0.084	< 0.023	**5.0**	0.058 Q		—	—	—	—	0.22	0.74
Total	< 0.025	0.4	0.057 Q	< 0.026	< 0.026	**1.2**	**6.0**	< 0.026	0.059 Q	< 0.023	0.084	< 0.023	**5.0**	0.058 Q		—	—	—	25	0.22	0.74
PAHs (ug/kg)																					
Acenapthene	—	—	—	—	—	—	—	—	—	—	—	< 12	< 12	< 12		900,000	60,000,000	38,000	—	—	—
Acenaphthylene	—	—	—	—	—	—	—	—	—	—	—	< 19	43 Q	< 19		18,000	360,000	700	—	—	—
Anthracene	—	—	—	—	—	—	—	—	—	—	—	< 12	< 12	< 12		5,000,000	300,000,000	3,000,000	—	—	—
Benzo(a)anthracene	—	—	—	—	—	—	—	—	—	—	—	6.9 Q	< 6.7	< 6.4		88	3,900	17,000	—	—	—
Benzo(a)pyrene	—	—	—	—	—	—	—	—	—	—	—	7.9 Q	< 6.7	< 6.4		8.8	390	48,000	—	—	—
Benzo(b)fluoranthene	—	—	—	—	—	—	—	—	—	—	—	8.2 Q	< 7.2	< 6.9		88	3,900	360,000	—	—	—
Benzo(g,h,i)perylene	—	—	—	—	—	—	—	—	—	—	—	< 13	< 13	< 13		1,800	39,000	6,800,000	—	—	—
Benzo(k)fluoranthene	—	—	—	—	—	—	—	—	—	—	—	< 9.5	< 10	< 9.6		880	39,000	870,000	—	—	—
Chrysene	—	—	—	—	—	—	—	—	—	—	—	11 Q	20 Q	< 7.4		8,800	390,000	37,000	—	—	—
Dibenzo(a,h)anthracene	—	—	—	—	—	—	—	—	—	—	—	< 7.8	< 8.2	< 7.9		1.8	390	38,000	—	—	—
Fluoranthene	—	—	—	—	—	—	—	—	—	—	—	< 8.5	11 Q	< 8.5		600,000	40,000,000	500,000	—	—	—
Fluorene	—	—	—	—	—	—	—	—	—	—	—	< 6.3	49	< 6.4		600,000	40,000,000	100,000	—	—	—
Indeno(1,2,3-cd)pyrene	—	—	—	—	—	—	—	—	—	—	—	< 12	< 12	< 12		88	3,900	680,000	—	—	—
1-Methyl Naphthalene	—	—	—	—	—	—	—	—	—	—	—	< 7.4	< 7.8	< 7.5		1,100,000	70,000,000	23,000	—	—	—
2-Methyl Naphthalene	—	—	—	—	—	—	—	—	—	—	—	8.7 Q	< 8.3	< 8.0		600,000	40,000,000	20,000	—	—	—
Naphthalene	—	—	—	—	—	—	—	—	—	—	—	< 7.9	< 8.3	< 8.0		20,000	110,000	400	—	—	—
Phenanthrene	—	—	—	—	—	—	—	—	—	—	—	< 8.5	23 Q	< 8.5		18,000	390,000	1,800	—	—	—
Pyrene	—	—	—	—	—	—	—	—	—	—	—	< 14	34 Q	< 14		500,000	30,000,000	8,700,000	—	—	—

Notes:
bold concentrations exceed GRCL or PRG (groundwater protection or industrial direct contact)
— - not analyzed or not applicable
DRO - diesel range organics
GRCL - NR 720 or WDNR interim guidance generic residual contaminant level
mg/kg - milligrams per kilogram
PAHs - polynuclear aromatic hydrocarbons
PCBs - polychlorinated biphenlys
PID - photoionization detector
PRG - USEPA Preliminary Remediation Goal
TSCA - Toxic Substances Control Act cleanup level
ug/kg - microgram per kilogram
& - laboratory control spike not within control limits
N - spiked sample recovery not within control limits
Q - detected between limit of detection and limit of quantitation