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February 21, 2011

RE: EL 11-025 Map Proposal

To the Parties in this Docket:

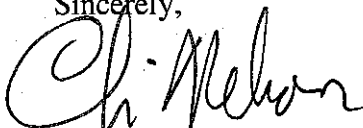
Having reviewed the maps submitted on February 17 by Southeastern, the hearing exhibits (Southeastern 6 and Xcel 3) showing current build out, and considering the guiding principles provided in my February 16 letter, I have constructed the attached map for your consideration.

One of the key considerations in drawing this map was to allow Southeastern to utilize as much of their existing build out as possible thereby minimizing the compensation amount owed by Xcel to Southeastern for infrastructure built by Southeastern but ending up in Xcel territory.

With this proposed map, I have endeavored to divide the number of lots equally using the territory border outlined in my February 16 letter as a starting point. If you chose to use this map as the basis for a final resolution, there will no doubt need to be slight adjustments made for clarity and balance.

Again, these are my thoughts alone and do not represent the thoughts of the Commission as a whole. I hope these are helpful in moving to a final resolution.

Sincerely,


Chris Nelson