

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*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:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

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

Continuing Obligations:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

Note: Comments will not print out.

Monitoring Wells:

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

Yes No N/A

*Residual Contaminant Level

**Site Specific Residual Contaminant Level

Associated ERP/LUST Sites

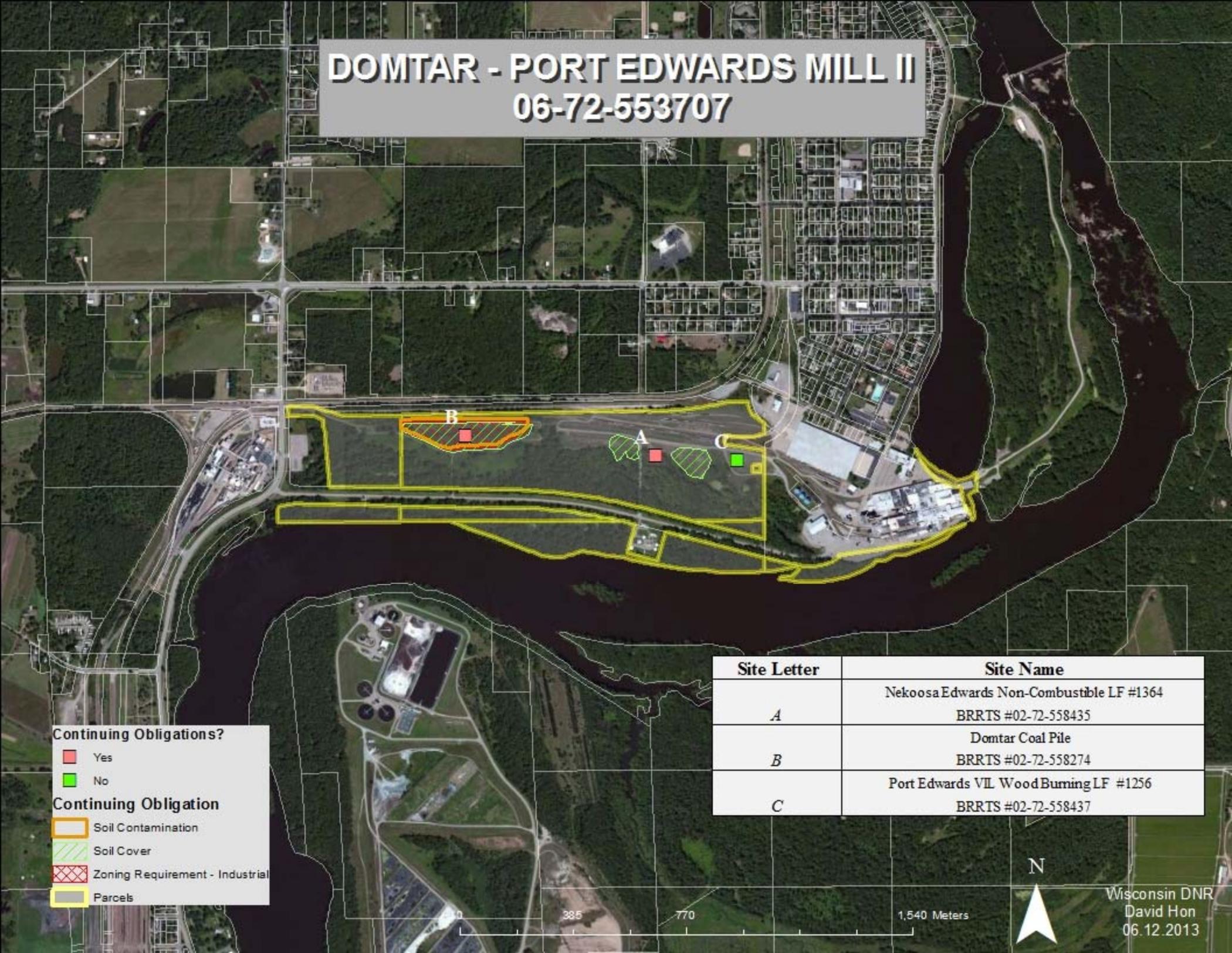
This VPLE applies to multiple closed ERP and/or LUST sites. The following links can be used to access the associated GIS packets for those sites.

BRRTS #	SITE NAME
02-72-558435	Nekoosa Edwards Non-Combustible LF #1364
02-72-558274	Domtar Coal Pile
02-72-558437*	Port Edwards VIL Wood Burning LF #1256

*This site was not required to be put on the GIS Registry.

DOMTAR - PORT EDWARDS MILL II

06-72-553707



Continuing Obligations?

- Yes
- No

Continuing Obligation

- Soil Contamination
- Soil Cover
- Zoning Requirement - Industrial
- Parcels

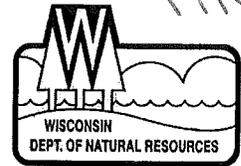
Site Letter	Site Name
<i>A</i>	Nekoosa Edwards Non-Combustible LF #1364 BRRTS #02-72-558435
<i>B</i>	Domtar Coal Pile BRRTS #02-72-558274
<i>C</i>	Port Edwards VIL Wood Burning LF #1256 BRRTS #02-72-558437

385 770 1,540 Meters



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
West Central Region Headquarters
1300 W. Clairemont Avenue
Eau Claire WI 54701

Scott Walker, Governor
Cathy L. Stepp, Secretary
Dan G. Baumann, Regional Director
Telephone 715-839-3700
FAX 715-839-6076
TTY Access via relay - 711



November 14, 2012

BRRTS No. 06-72-553707
FID No. 772010580

MR. STUART MARCOUX
DOMTAR WISCONSIN DAM CORPORATION
395 de MAISONNEUVE BLVD. WEST
MONTREAL, QUEBEC H3A 1L6

Subject: A Certificate of Completion under the Voluntary Party Liability Exemption Program for the Environmental Investigation and Cleanup of the Domtar – Port Edwards Mill (II) Site, 100 Wisconsin River Drive, Village of Port Edwards, Wood County, Wisconsin

Dear Mr. Marcoux:

The Wisconsin Department of Natural Resources (“the Department”) has reviewed your request for issuance of a *Certificate of Completion* under the Voluntary Party Liability Exemption (“VPLE”) Program for the environmental investigation and cleanup of property owned by the Domtar Wisconsin Dam Corporation and known as the Domtar – Port Edwards Mill (II) site located at 100 Wisconsin River Drive, Village of Port Edwards, Wisconsin. You have requested that the Department determine whether Domtar A.W., LLC has met the environmental investigation and remediation requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*.

The site consists of 6 parcels of real property described on two deeds (Special Warranty Deed Document #889434 and Quit Claim Deed Document #2012R04913) located in parts of the South ½ of the Southwest ¼ and South ½ of the Southeast ¼ of Section 35, Township 22 North, Range 05 East, and North ½ of the Northeast ¼ and Northeast ¼ of the Northwest ¼ of Section 2 and North ½ of the Northwest ¼ of Section 1, Township 21 North, Range 05 East, Village of Port Edwards, Wood County, Wisconsin, hereinafter referred to as “the Property”. The Property is further described in the aforementioned deeds in Attachment A of the *Certificate of Completion*.

Determination

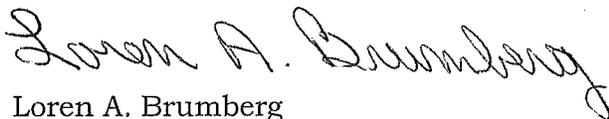
As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the Property. Based on the information received by the Department, the Department has determined that the investigation and cleanup of the Property is complete and that all conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Certificate of Completion* for this Property.

The Property has been entered onto the WDNR's Geographical Information System ("GIS") Registry due to the presence of contaminants in soils that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch NR 720, Wis. Adm. Code, and solid waste contained in a licensed, non-approved landfill. The purpose of maintaining this database is to make this information available to the public and to notify future property owners of any requirements, limitations, or conditions imposed by the Department. Continuing obligations and cap maintenance plans imposed by the Department for the Property are described in one (1) case closure letter and one (1) closure letter for the licensed landfill as attachments to the *Certificate of Completion*. Particular attention should be paid to these continuing obligations because failure to maintain and monitor the property as required in case closure letters can result in the loss of your liability protections.

Conclusions

The Department appreciates the work conducted by the Domtar Wisconsin Dam Corporation to investigate and restore the environment to the extent practicable at the Property. The exemptions provided by this *Certificate of Completion* apply to any successor or assignee of Domtar Wisconsin Dam Corporation, dependent upon the successor or assignee complying with the conditions of s. 292.15, Wis. Stats. If you have any questions or concerns regarding the *Certificate of Completion* and its exemptions or responsibilities, please call me at 715-839-3770 or Attorney Lacy Cochart at 608-267-0846.

Sincerely,



Loren A. Brumberg
Waste Management Specialist
Remediation & Redevelopment Program

LAB:lb

Attachment: *Certificate of Completion*

c: Michael Prager – RR/5
Lacy Cochart – LS/8
Bill Evans – WCR
Tom Hvizdak – Wisconsin Rapids Service Center
Dave Ulrich, Domtar A.W., LLC, 301 Point Basse Avenue, Nekoosa,
WI 54457-1422
James Hutchens, Environ, 175 North Corporate Drive, Suite 160, Brookfield,
WI 53045

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER SECTION 292.15(2)(ae), WIS. STATS.**

Whereas, **Domtar Wisconsin Dam Corporation** has applied for an exemption from liability under s. 292.15, Wis. Stats., for property located at 100 Wisconsin River Drive, Village of Port Edwards, Wisconsin, which is referred to as the Domtar - Port Edwards Mill (II) site, further described in the legal description found on Attachment A, and hereinafter referred to as “the Property”;

Whereas, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources (“the WDNR”) has determined that contamination exists at the Property;

Whereas, **Domtar Wisconsin Dam Corporation** has submitted to the WDNR certain investigation reports and remedial action plans for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(ae)1., Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR West Central Regional Closeout Committee approved of the environmental investigation on **September 6, 2012**;

Whereas, the Property contains soil contamination that exceeds site-specific and/or generic residual contaminant levels (“RCLs”) under ch. NR 720, Wis. Adm. Code, and solid waste contained in a licensed, non-approved landfill. Therefore, the Property will be included on the WDNR Geographical Information System database

("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. **Domtar Wisconsin Dam Corporation** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to s. NR 726.05(2), Wis. Adm. Code;

Whereas, on October 23, 2012, the WDNR issued a summary case closure letter for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached final case closure letters and cap maintenance plans. This site will be listed on the WDNR's GIS Registry of Sites with Residual Contamination and Continuing Obligations. The case closure letters include the following requirements:

- Residual soil contamination exists that must be properly managed should the soil be excavated or removed;
- Before the land use may be changed from industrial to non-industrial notification of the WDNR is required at a minimum and existing covers would need to be re-evaluated to determine if the covers are protective of human health based on future land uses;
- Pavement, an engineered cover, structures, or soil barriers must be maintained over contaminated soil and the WDNR must approve any changes to the barriers in accordance with the approved cap maintenance plans;
- Soil barrier or cap must be maintained over the Nekoosa Edwards Paper Co., Inc. Landfill (License #1364) in accordance with the approved cap maintenance plan.
- Activities that would alter, remove, or displace the pavement, engineered cover, structures, or soil barrier are prohibited unless prior written approval has been obtained from the WDNR;
- A written exemption issued by the WDNR under the Building on Abandoned Landfills process (under s. 506.085, Wis. Adm. Code) shall be obtained prior to any construction activities impacting the landfill soil barrier or cap.

Whereas, the WDNR determination that the response action is complete and was based on the Property being used as an industrial facility. In the event that the covers or barriers that currently exist are removed, the replacement barrier must be equally protective. Because of the residual contamination and certain continuing obligations for this site, before use of this site can be changed to residential use, or use by certain sensitive populations, such as a day care center, school, a senior center, hospital, or a similar use, notification of the WDNR is required at a minimum. In the event there is a proposed land use classification change at the Property, the existing cover would need to be re-evaluated to determine if it is protective of human health based on future land uses and, depending on the land use change and the site specific conditions, a new Certificate of Completion may need to be issued;

Whereas, if the requirements of this Certificate, the closure letters, or the maintenance plans are not followed, or if the land use changes, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.; and

Whereas, on **September 6, 2012**, the WDNR determined that response actions necessary to restore the environment to the extent practicable were completed.

Therefore, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR-approved remedial action plan for the Property and any other necessary response actions have been completed.

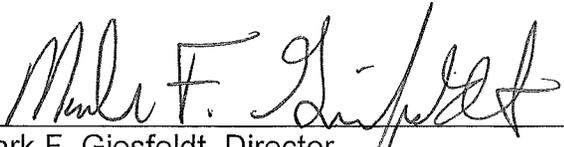
Upon issuance of this *Certificate of Completion*, **Domtar Wisconsin Dam Corporation** and persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats.

However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this *Certificate of Completion*, the final case closure letter (Attachment C), s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a *Certificate of Completion* by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which **Domtar Wisconsin Dam Corporation** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this *Certificate of Completion* or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 12th day of November, 2012.



Mark F. Giesfeldt, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Domtar Wisconsin Dam Corporation
Domtar - Port Edwards Mill (II) Site

See Attached Special Warranty Deed Document #889434 recorded with the Office of the Register of Deeds of Wood County on November 14, 2001.

See Attached Quit Claim Deed Document #2012R04913 recorded with the Office of the Register of Deeds of Wood County on May 11, 2012.

This *Certificate of Completion* applies only to parcels listed in Exhibit A of Special Warranty Deed Document #889434 and parcels listed on Quit Claim Deed Document #2012R04913 as follows:

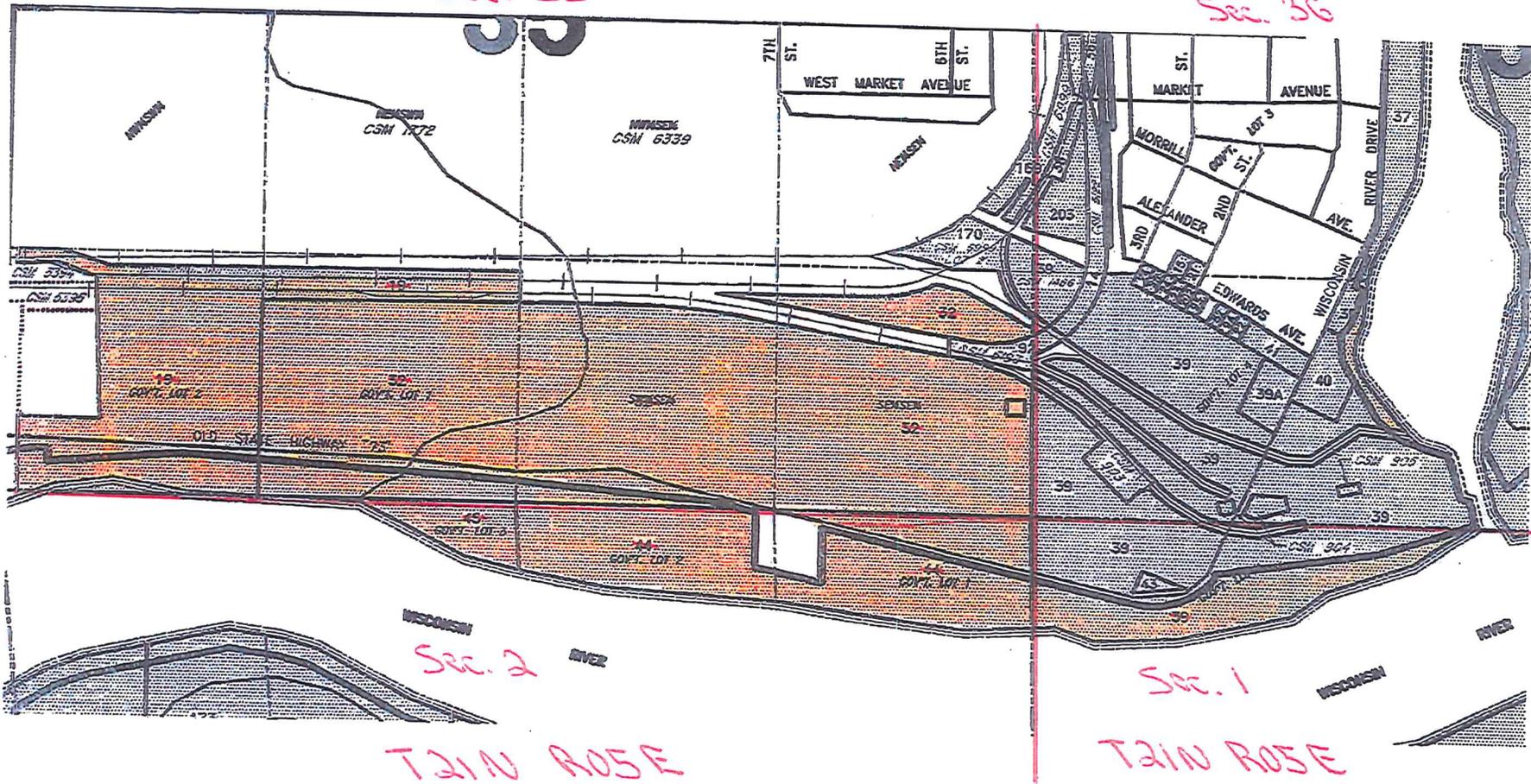
<u>Parcel No.</u>	<u>Tax Key No.</u>	<u>Acreage</u>
19	27-00059	23.29
32	27-00060	89.51
39 (part)	27-00081C	0.50
44	27-00088	19.14
45	27-00090	0.05
1	2700074A	0.18

T22N R05E

Sec. 35

T22N R05E

Sec. 36



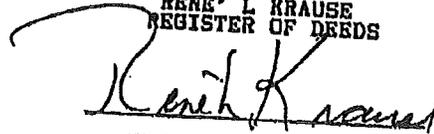
442

SPECIAL WARRANTY DEED

889434
REGISTER OF DEEDS
WOOD COUNTY
RECORDED ON

11-14-2001 2:41 PM

RENE' L KRAUSE
REGISTER OF DEEDS



REC. FEE 83.00
TRAN. FEE: 2588.10
PAGES: 37

BWA

This instrument to be returned to:

Boles-Wallner Abstract & Title, Inc.
P.O. Box 575
Wisconsin Rapids, WI 54495

Parcel ID Nos.

\$ 2,588.10
TRANSFER FEE
BWA

THIS INDENTURE, made this 7th day of August, 2001 by and between NEKOOSA PAPERS INC., a Wisconsin corporation ("Grantor"), and DOMTAR WISCONSIN DAM CORP., a Wisconsin corporation, having an address at 395 de Maisonneuve Blvd. West, Montreal, Quebec, Canada H3A 1L6, ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns where the context requires or permits);

WITNESSETH, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all that tract or parcel of land described in Exhibit A, attached hereto and by this reference made a part hereof (hereinafter the "Land").

TOGETHER WITH all rights, members, easements, and appurtenances appertaining to the Land, together with all right, title, and interest of Grantor in and to any and all streams, waterways, alleys, streets, and rights-of-way adjacent to or abutting the Land (the Land, together with such rights and appurtenances and all buildings or improvements thereon, hereinafter the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, and no further.

The conveyance effected hereby and warranty of title set forth herein is expressly made subject to the matters described in Exhibit B, attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed, the day and year first above written.

GRANTOR:

Drafted by:
Thomas K. Dotzenrod

NEKOOSA PAPERS INC.,
a Wisconsin corporation

Barbara M Smith
Witness
Name: Barbara M Smith

Carol A. Stephens
Name: Carol A. Stephens
Title: Senior Director of Corporate
Real Estate

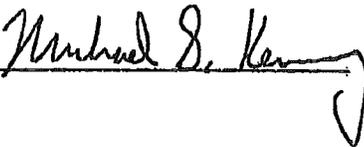
ACKNOWLEDGMENT
(CORPORATION)

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On this day, personally appeared before me, Carol A. Stephens, to me personally well known, who acknowledged that she was the Senior Director of Corporate Real Estate of Nekoosa Papers Inc., a Wisconsin corporation, and that she, as such officer, being authorized to do so, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 4th day of August, 2001.

Signature and Office of Individual
Taking the Acknowledgement



MICHAEL S. KENNY
Notary Public, State of New York
No. 01KE039499
Qualified in Queens County
Certificate Filed in New York County
Commission Expires April 3, 2002

(SEAL)

EXHIBIT A

[Legal Description of the Property]

Exhibit A

Domtar Wisconsin Dam Corp. Legal Descriptions
(FERC Lands)

The parcels described as follows, including any and all riparian rights appurtenant thereto (including, without limitation, rights as a riparian owner of the adjacent riverbeds, ownership of any and all dams on any of the parcels and adjacent riverbeds (including the dams adjacent to Parcels 7 and 83, Parcels 33, 42 and 186, Parcels 39 and 42, and Parcels 106 and 151) and rights as a riparian owner to withdraw and use water from the Wisconsin River):

Parcel 7:

That part of Government Lot 3 in Section 24, Township 22 North, Range 5 East lying East of South Centralia Addition and 2nd Avenue South, City of Wisconsin Rapids, Wood County, Wisconsin.

(Tax Key No. 34-04908)

Parcel 8:

Lot 26 of West Side Assessor's Plat No. 7, City of Wisconsin Rapids, Wood County, Wisconsin.

(Tax Key No. 34-04655)

Parcel 10:

That part of Government Lot 2 of Section 24, Township 22 North, Range 5 East lying between Centralia Pulp & Water Companys Addition to South Centralia, and the Wisconsin River and Westerly of Boles Creek and the Southerly ½ of the vacated alley adjacent to Block 11 of Centralia Pulp & Water Companys Addition to South Centralia, City of Wisconsin Rapids, Wood County, Wisconsin.

(Tax Key No. 34-04748)

Parcel 12:

That part of Government Lot 4 of Section 24, Township 22 North, Range 5 East lying East of the Railroad right-of-way, EXCEPT streets AND FURTHER EXCEPTING the South 333 feet lying West of highway and 50 feet East of Railroad right-of-way, City of Wisconsin Rapids, Wood County, Wisconsin.

(Tax Key No. 34-04910)

Parcel 16:

That part of Government Lot 1 in Section 25, Township 22 North, Range 5 East, lying East of Highway 73 and Highway 54 in the Village of Port Edwards, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map Nos. 203 and 6846.

(Tax Key No. 27-00001)

Parcel 19:

Government Lot 2, Section 35, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT Soo Line Railroad right-of-way, EXCEPT Lots 1 and 3 of Wood County Certified Survey Map No. 5394 and Lots 1 and 2 of Wood County Certified Survey Map No. 5395, AND FURTHER EXCEPTING a parcel of land described as follows: Commencing 1007.5 feet North and 91.92 feet East of the SW Section corner for a point of beginning, thence South 582.6 feet, Southeast 33.67 feet, East 403.32 feet, Northerly 619.48 feet,



Wisconsin FERC Escrow Deed
Legal Descriptions
21193535v1

447

West 392.8 feet to the point of beginning, and EXCEPT highways. Also including Lot 2 of Wood County Certified Survey Map No. 5394, as recorded in Volume 18 of Survey Maps, page 294; and including former Chicago & Northwestern Railroad right-of-way, now Nekoosa Papers intermill railroad in Government Lots 1 and 2.
(Tax Key No. 27-00059)

Parcel 27:

Government Lot 2 lying East of Hwy 73 and Hwy 54, in Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT highways AND FURTHER EXCEPTING that part conveyed in Volume 353 of Deeds, page 525, Wood County Records, more particularly described as follows: Commencing at the Southeast corner of Block 63 of the Seventh Addition to the Village of Port Edwards according to the recorded plat thereof, thence S 84 degrees 25' East (recorded in the plat of said Seventh Addition as S 84 degrees 21' East) along the prolongation of the Southerly line of said Block 63, 100.00 feet to the point of beginning of the description, which point is on the Easterly right-of-way line of Wisconsin River Drive (also known as State Trunk Highways 54 and 73). From said point of beginning thence continue S 84 degrees 25' East, 111.05 feet; thence S 5 degrees 09' West, 49.77 feet; thence S 8 degrees 28' East, 51.93 feet; thence S 12 degrees 04' East, 53.90 feet; thence S 2 degrees 49' East, 29.43 feet; thence S 46 degrees 27' West, 26.54 feet; thence S 68 degrees 16' West, 53.90 feet; thence S 47 degrees 31' West, 33.08 feet; thence S 42 degrees 28' West, 63.20 feet; thence S 32 degrees 45' West, 21.42 feet to the Easterly right of way line of said Wisconsin River Drive; thence Northeasterly along the curved line of the Easterly right-of-way line of said Wisconsin River Drive whose chord bears N 3 degrees 27' East, 219.43 feet to the beginning of said curve; thence N 4 degrees 45' East along the Easterly right-of-way line of said Wisconsin River Drive, 99.96 feet to the point of beginning.
(Tax Key No. 27-00002)

Parcel 29:

Government Lot 3 lying East of Hwy 73 and Hwy 54 in Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT lands conveyed in Volume 262 of Deeds, page 463, Wood County Records, more particularly described as follows: For the point of beginning of said parcel, extend the common lot line between Lots 11 and 12 of Block 53 of the Sixth Addition to the Townsite (now Village) of Port Edwards according to the recorded plat thereof, in a Northeasterly direction a distance of 100 feet from the Northeast corner of said Lot 11, said point of beginning (designated Station 1) being where said extended line intersects the East right-of-way line of State Trunk Highway 73 (also known as State Trunk Highway 54 and Wisconsin River Avenue) as the same now traverses said Government Lot 3. For the Southern boundary of said parcel, start at the point of beginning (Station 1) and continue in a Northeasterly direction along the same line described in the sentence above further extended a distance of 114 feet to a point (designated Station 2) on the West bank of the Wisconsin River. For the Western, Northern and Eastern boundaries of said parcel, start at the point of beginning (Station 1) and proceed in a Northwesterly and Northerly direction along the East right-of-way line of said State Trunk Highway 73 a distance of 350 feet to a point (designated Station 3); thence in a Northeasterly direction on a line parallel to the Southern boundary of said parcel a distance of 21 feet to a point (designated Station 4) on the West bank of the Wisconsin River; thence in a Southeasterly and Southerly direction on a line which follows along the West bank of the Wisconsin River a distance of approximately 440 feet to the point designated above as Station 2. AND FURTHER EXCEPTING part conveyed in Volume 353 of Deeds, page 525, Wood County Records, more particularly described as follows: Commencing at the Southeast corner of Block 63 of the Seventh Addition to the Village of Port Edwards according to the recorded plat

thereof, thence S 84 degrees 25' East (recorded in the plat of said Seventh Addition as S 84 degrees 21' East) along the prolongation of the Southerly line of said Block 63, 100.00 feet to the point of beginning of the description, which point is on the Easterly right-of-way line of Wisconsin River Drive (also known as State Trunk Highways 54 and 73). From said point of beginning thence continue S 84 degrees 25' East, 111.05 feet; thence S 5 degrees 09' West, 49.77 feet; thence S 8 degrees 28' East, 51.93 feet, thence S 12 degrees 04' East, 53.90 feet; thence S 2 degrees 49' East, 29.43 feet; thence S 46 degrees 27' West, 26.54 feet; thence S 68 degrees 16' West, 53.90 feet; thence S 47 degrees 31' West, 33.08 feet; thence S 42 degrees 28' West, 63.20 feet; thence S 32 degrees 45' West, 21.42 feet to the Easterly right of way line of said Wisconsin River Drive; thence Northeasterly along the curved line of the Easterly right-of-way line of said Wisconsin River Drive whose chord bears N 3 degrees 27' East, 219.43 feet to the beginning of said curve; thence N 4 degrees 45' East along the Easterly right-of-way line of said Wisconsin River Drive, 99.96 feet to the point of beginning.
(Tax key No. 27-00003)

Parcel 31:

That part of Government Lot 4 lying Easterly of Hwy 73 and Hwy 54 and North of a line that is 819.72 feet South of and parallel with the North line of Government Lot 4 in Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT: that part conveyed in Volume 378 of Deeds, page 37, Wood County Records, more particularly described as follows: Commencing at the Northeast corner of Lot 8, Block 51, of the Sixth Addition to the Village of Port Edwards according to the recorded plat thereof, which corner is on the Westerly right-of-way line of Wisconsin River Drive, also known as State Trunk Highways 54 and 73 (herein referred to as "Drive"), marked by an iron pipe driven in the ground; thence N 57 degrees 22' East at right angles to the Westerly right-of-way line of said Drive, 100.00 feet to a point on the Easterly right-of-way line of said Drive marked by an iron pipe driven in the ground, which is the point of beginning of this description. From said point of beginning, thence S 32 degrees 38' East along the Easterly right-of-way line of said Drive, 46.90 feet to a point marked by an iron pipe driven in the ground; thence S 89 degrees 29' 20" East, 180.00 feet to a point marked by an iron pipe driven in the ground; thence N 00 degrees 30' 40" East, 42.15 feet to a point marked by an iron pipe driven in the ground; thence N 81 degrees 24' 40" West, 61.50 feet to a point marked by an iron pipe driven in the ground; thence N 54 degrees 42' 20" West, 153.67 feet to a point marked by an iron pipe driven in the ground; thence N 73 degrees 50' 20" West, 72.80 feet to a point marked by an iron pipe driven in the ground; thence S 58 degrees 47' 20" West, 20.50 feet to a point on the Easterly curved right-of-way line of said Drive marked by an iron pipe driven in the ground; thence Southeasterly along the Easterly curved right-of-way line of said Drive, which is the arc of a curve concave to the Northeast, whose radius is 5,654.65 feet; and whose chord bears S 31 degrees 12' 40" East and is 48.40 feet in length, to the point of tangency of said curve, marked by an iron pipe driven in the ground; thence S 32 degrees 38' East along the Easterly right-of-way line of said Drive, 79.78 feet to the point of beginning.
(Tax Key No. 27-00005)

Parcel 31a:

A strip of land being 4 rods in width from the meander line of the Wisconsin River back from the said River, and running the entire length of Government Lot 4 up and down the River, in Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT the North 819.72 feet thereof.

Note: There is no Tax Key Number for this parcel.

Parcel 32:

Government Lot 1, SW frl ¼ of the SE ¼ and the SE ¼ of the frl. SE ¼, in Section 35, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT railroad right of ways, EXCEPT highways, EXCEPT the West 94 feet of the East 134 feet of the North 82 feet of the South 624 feet of the SE ¼ of the Frl. SE ¼, AND FURTHER EXCEPTING part of Wood County Certified Survey Map No. 1486.
(Tax Key No. 27-00060)

Parcel 33:

That part of Government Lot 1 lying Easterly of Wisconsin River Avenue in Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.
(12.30 acres – 4.98 acres flooded area)
(Tax Key No. 27-00075)

Parcel 35:

That part of Government Lot 2 lying Easterly of Wisconsin River Avenue in Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.
(5.84 acres – 3.26 acres flooded area)
(Tax Key No. 27-00076)

Parcel 37:

That part of Government Lot 3 lying Easterly of Wisconsin River Avenue in Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.
(6.10 acres – 2.43 acres flooded area)
(Tax Key No. 27-00077)

Parcel 39 (part):

All that part of Government Lot 1, Section 1, T21N, R5E, and Government Lot 4, Section 36, T22N, R5E, Village of Port Edwards, Wood County, Wisconsin, lying South and East of the following described line, said line being defined as the FERC line lying within said Government Lots, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 1, T21N, R5E, said corner also be the southwest corner of Section 36, T22N, R5E;

THENCE S 01°13'40" E, along the west line said Section 1, 427.84 feet to a point on the FERC line and the POINT OF BEGINNING;

THENCE with said FERC line the following 28 courses:

1. S 75°41' 36" E, 294.34 feet
2. Northeasterly on a curve to the left having a radius of 673.70 feet, said curve subtended by a chord which bears N 80°43' 55" E a chord distance of 538.88 feet, an arc distance of 554.39 feet;
3. N 32°50' 33" W, 40.00 feet;
4. N 56°34' 23" E, 11.00 feet;
5. N 79°50' 21" E, 992.09 feet;
6. N 63°36' 43" E, 346.14 feet;
7. N 63°36' 43" E, 87.69 feet;

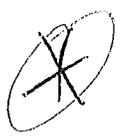
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- 8. N 70°10' 35" E, 123.11 feet to a building corner;
- 9. N 76°25' 18" E, along a building line, 23.28 feet to a building corner;
- 10. N 13°34' 42" W, along a building line, 46.55 feet to a building corner;
- 11. N 76°00' 45" E, along a building line, 6.00 feet to a building corner;
- 12. N 13°34' 42" W, along a building line, 85.87 feet to a building corner;
- 13. N 73°56' 28" W, along a building line, 53.95 feet to a building corner;
- 14. N 13°56' 27" W, along a building line, 123.75 feet to a building corner;
- 15. S 76°03' 33" W, along a building line, 1.40 feet to a building corner;
- 16. N 13°56' 27" W, along a building line, 66.70 feet to a building corner;
- 17. S 76° 03' 32" W, along a building line, 5.30 feet to a building corner;
- 18. N 13°56' 27" W, along a building line, 51.04 feet;
- 19. S 76°04' 45" W, 11.17 feet;
- 20. N 76°14' 39" W, 56.78 feet;
- 21. N 70°04' 26" W, 202.01 feet;
- 22. N 49°04' 26" W, 150.01 feet;
- 23. N 31°04' 26" W, 373.02 feet;
- 24. N 04°59' 43" W, 135.21 feet;
- 25. N 44°18' 29" E, 84.75 feet;
- 26. N 19°15' 26" E, 200.17 feet;
- 27. N 66°56' 09" W, 47.86 feet;
- 28. N 23°14' 42" E, 6.62 feet to a point on the north line of said Government Lot 4, Section 36, 22N, R5E.

(Part of Tax Key No. 27-00081);

Parcel 42:

Government Lots 9, 10 and 11 in Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.
(Tax Key No. 27-00084)



Parcel 44:

All of Government Lots 1 and 2 in Section 2, Township 21 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT highway AND FURTHER EXCEPTING Commencing 1353.4 feet West of the Northeast corner of Government Lot 1 which point is also the centerline of 7th Street extended; thence South to the South right of way line of S.T. Hwy. 73 and the point of beginning; thence Easterly along the South line of said highway 260 feet, thence South 330 feet, thence Westerly 350 feet, thence North 330 feet, thence East along said South right of way line 90 feet to the point of beginning.
(Tax Key No. 27-00088)



Parcel 45:

Government Lot 3 in Section 2, Township 21 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.
(Tax Key No. 27-00090)

Parcel 46:

Government Lot 2 in Section 3, Township 21 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT railroad right of way, EXCEPT that part lying Westerly of the C & St. Paul Railroad right of way AND FURTHER EXCEPTING that part of the Northerly

300 feet, more or less, lying 30 feet distant from Nekoosa-Edwards Paper Co Intermill railroad and the Northerly line of Wood County Hwy. 73.
(Tax Key No. 27-00091)

Parcel 83:

A parcel of land in Government Lot 5 of Section 24, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, which is 250 feet wide lying Southerly of and adjacent to the Wisconsin River.
(Tax Key No. 27-00587)

Parcel 85:

Government Lot 8 of Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT that part of the North 300 feet lying Easterly of a line that is 250 feet Easterly of and parallel with the East bank of the Wisconsin River, AND FURTHER EXCEPTING that part lying Easterly of the West line of Wood County Certified Survey Map No. 6868.
(Tax Key No. 27-00589)

Parcel 86:

Government Lot 7 of Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map No. 6868.
(Tax Key No. 27-00590)

Parcel 87 (Except eastern 230 feet):

Government Lot 6 of Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT highway and eastern 230 feet of said Government Lot 6.
(Tax Key No. 27-00598)

Parcel 88 (Except eastern 230 feet):

Government Lot 5 of Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT highway and eastern 230 feet of said Government Lot 5.
(Tax Key No. 27-00599)

Parcel 96:

The S 1/2 of Government Lot 3 of Section 15, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00825)

Parcel 97:

The N 1/2 of Government Lot 3 of Section 15, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00824)

Parcel 98:

Government Lot 4 of Section 15, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00823)

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Parcel 102:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00677)

Parcel 103:

Government Lot 1 of Section 11, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map No. 1094.
(Tax Key No. 18-00676)

Parcel 104:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, which is designated as Managed Forest Land.
(Tax Key No. 18-00670)

Parcel 106:

Government Lots 2 and 3 of Section 10, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00668)

Parcel 107:

Government Lot 1 of Section 10, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin. -9.03 acres except flooded area-
(Tax Key No. 18-00666)

Parcel 108:

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying Northwesterly of highway in Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00664)

Parcel 109:

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying Southeasterly of highway, in Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00663)

Parcel 112:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00661)

Parcel 113:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00660)

Parcel 118:

Government Lot 9 of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map Nos. 1094 and 1387.

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(Tax Key No. 18-00658)

Parcel 119:

Government Lot 8 of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map No. 1387.
(Tax Key No. 18-00656)

Parcel 121:

The Northerly 100 feet of Government Lot 5 lying adjacent to River in Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT Wood County Certified Survey Map No. 1093.
(Tax Key No. 18-00654)

Parcel 122:

Government Lot 7 of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT the Northerly 100 feet lying adjacent to river.
(Tax Key No. 18-00651)

Parcel 123:

The Northerly 100 feet of Government Lot 7 lying adjacent to river in Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00650)

Parcel 124:

Government Lot 6 of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, EXCEPT the Northerly 100 feet lying adjacent to river.
(Tax Key No. 18-00649)

Parcel 125:

The Northerly 100 feet of Government Lot 6 lying adjacent to river in Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00648)

Parcel 126:

Island lying Northerly of Government Lots 6 and 7 of Section 2, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
(Tax Key No. 18-00647)

Parcel 127:

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, which is designated as Managed Forest Land.
(Tax Key No. 18-00642)

Parcel 128:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin, which is designated as Managed Forest Land.
(Tax Key No. 18-00641)

Parcel 129:

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The NW ¼ of the SW ¼ of Section 1, Township 21 North, Range 5 East, Town of Saratoga,
Wood County, Wisconsin.
(Tax Key No. 18-00640)

Parcel 130:

The NE ¼ of the SW ¼ of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood
County, Wisconsin.
(Tax Key No. 18-00639)

Parcel 131:

Government Lot 3 of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood
County, Wisconsin.
(Tax Key No. 18-00638)

Parcel 132:

Government Lot 2 of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood
County, Wisconsin.
(Tax Key No. 18-00637)

Parcel 133:

Government Lot 4 of Section 1, Township 21 North, Range 5 East, Town of Saratoga, Wood
County, Wisconsin, EXCEPT the South 660 feet of the East 660 feet.
(Tax Key No. 18-00633)

Parcel 134:

The NE ¼ of the NE ¼ of Section 1, Township 21 North, Range 5 East, Town of Saratoga,
Wood County, Wisconsin, EXCEPT the South 720 feet of the W ½, AND EXCEPT highway.
(Tax Key No. 18-00632)

Parcel 136:

That part of Government Lot 3 lying Easterly of Vilas Avenue and West of River in Section 3,
Township 21 North, Range 5 East, City of Nekoosa, Wood County, Wisconsin.
(Tax Key No. 30-00001)

Parcel 141:

That part of Government Lot 4 lying East of Vilas Avenue, in Section 3, Township 21 North,
Range 5 East, City of Nekoosa, Wood County, Wisconsin.
(Tax Key No. 30-00016)

Parcel 144:

That part of Government Lot 5 lying Easterly of Vilas Avenue and Prospect Avenue in Section 3,
Township 21 North, Range 5 East, City of Nekoosa, Wood County, Wisconsin.
(Tax Key No. 30-00019)

Parcel 149:

That part of Government Lot 7 lying Easterly of Prospect Avenue in Section 10, Township 21
North, Range 5 East, City of Nekoosa, Wood County, Wisconsin.
(Tax Key No. 30-00147)

Parcel 151(part):

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All that part of Government Lot 5, Section 10, T21N, R5E, City of Nekoosa, Wood County, Wisconsin, lying South and East of the following described line, said line being defined as the FERC line lying within said Government Lot 5, and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 10, T21N, R5E;

THENCE S 00°24'27" E, along the west line said Section 10, 1321.36 feet to the southwest corner of Government Lot 5 of said Section 10;

THENCE N 89°17' 16" E, along the south line of said Government Lot 5, 1322.87 feet to a point on the FERC line and the POINT OF BEGINNING;

THENCE with said FERC line the following 18 courses:

1. N 02°52' 41" E, 82.55 feet;
 2. N 11°13' 00" E, 157.37 feet;
 3. N 31°13' 10" E, 349.17 feet to a building wall;
 4. N 55°30' 56" E, 232.05 feet to a building corner;
 5. N 58°36' 07" E, along a building wall, 424.35 feet to a building corner;
 6. S 30°35' 14" E, along a building wall, 22.28 feet to a building corner;
 7. N 57°11' 34" E, along a building wall, 14.71 feet to a building corner;
 8. S 31°44' 09" E, along a building wall, 142.91 feet to a building corner;
 9. N 57°25' 30" E, 97.67 feet;
 10. N 32° 34' 30" W, 139.64 feet;
 11. N 57°25' 30" E, 13.92 feet;
 12. N 31°23' 29" W, 39.78 feet to a building wall;
 13. N 58°36' 31" E, along a building wall, 323.64 feet to a building corner;
 14. S 86°27' 18" E, 70.02 feet to a building corner;
 15. N 61°57' 37" E, 166.47 feet;
 16. N 76°14' 42" E, 150.41 feet;
 17. N 82°00' 39" E, 597.51 feet;
 18. N 55°28' 47" E to the north line of said Government Lot 5.
- (Part of Tax Key No. 30-00150)

Parcel 152:

That part of Government Lot 4 lying Easterly of Point Basse Avenue and Southerly of the Mill Site in Section 10, Township 21 North, Range 5 East, City of Nekoosa, Wood County, Wisconsin.

(Tax Key No. 30-00151)

Parcel 154:

That part of Government Lot 5 lying East of Point Basse Avenue in Section 15, Township 21 North, Range 5 East, City of Nekoosa, Wood County, Wisconsin.

(Tax Key No. 30-00167)

Parcel 171:

Outlot 1 of Wood County Certified Survey Map No. 6868, as recorded in Volume 23 of Survey Maps, page 268, being part of the NE 1/4 of the NE 1/4 and part of Governments Lot 7 and 8,

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all in Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County,
 Wisconsin,
 (Tax Key No. 27-00588A)

Parcel 173 (part):

All of Government Lot 1, Section 3, T21N, R5E, that part of Government Lots 4, 5, 6, 8 and 9, and the Northwest Quarter of the Southeast Quarter, Section 2, T21N, R5E, and that part of Government Lot 1, Section 11, T21N, R5E, Town of Saratoga, Wood County, Wisconsin, lying to the left of the following described line, said line being defined as the FERC line lying within said Government Lots, and being more particularly described as follows:

BEGINNING at a point on the South line of Government Lot 1, Section 11, T21N, R5E, said point being 1200 feet west of the southeast corner of said Government Lot 1;

THENCE Easterly, along the said South line of Government Lot 1, a distance of 300 feet;

THENCE Northerly, parallel with and 900 feet westerly, as measured perpendicular to, the east line of said Government Lot 1 to a point on the common line between said Government Lot 1, Section 11, T21N, R5E, and Government Lot 9, Section 2, T21N, R5E;

THENCE Northerly, parallel with and 900 feet westerly, as measured perpendicular to, the east line of Government Lots 9 and 8 of said Section 2 to a point on the common line between Government Lot 8 and Government Lot 4 of said Section 2;

THENCE Westerly, along the common Line between said Government Lots 8 and 4 to the southwest corner of said Government Lot 4, Section 2, T21N, R5E, said point being on the easterly line of Government Lot 1, Section 3, T21N, R5E;

THENCE Northerly, along the common line between said Government Lots to a point 100 foot southerly of south bank of the Wisconsin River;

THENCE Easterly, 100 foot southerly of and parallel with the meanders of the south bank of the Wisconsin River to its confluence with Harvey Creek;

THENCE Southeasterly, 100 foot southwesterly of and parallel with the meanders of the westerly bank of Harvey Creek to the East line of the Northwest Quarter of Southeast Quarter of said Section 2, T21N, R5E.

(Part of Tax Key No. 18-00652)

Parcel 174:

Government Lot 1, Section 3, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.
 (Tax Key No. 18-00665)

Parcel 184:

Government Lot 6, Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT the East 1400 feet thereof.
 (Part of Tax Key No. 27-00593)

Parcel 185:

Government Lot 5, Section 25, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT the East 600 feet thereof.
(Part of Tax Key No. 27-00594)

Parcel 186:

Government Lot 8, Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT the East 1500 feet thereof.
(Part of Tax Key No. 27-00596)

Parcel 187:

Government Lot 7, Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin, EXCEPT the East 700 feet thereof.
(Part of Tax Key No. 27-00597)

Parcel 206:

Island, commonly known as "Nekoosa Island", lying Easterly of Government Lots 4 and 5 of Section 10, Township 21 North, Range 5 East, Wood County, Wisconsin.

Parcel 207:

All portions of that certain dam commonly known as and constituting "Centralia Dam" and located on or adjacent to one or both of the parcels described below:

- A. 4th Principal Meridian
T. 22 N., R. 5 E., Section 24, Tract 37
- B. 4th Principal Meridian
T. 22 N., R. 5 E., Section 24, Tract 38

Easements Nos. 1 - 22

Easement No. 1:NEPCO LAKE WATER LINE EASEMENT

The right to construct and operate a subsurface water pipe line in and across the public highways in the Town of Saratoga, Wood County, Wisconsin:

In the

SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2;

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2;

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11;

And the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10;

ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 5 EAST.

Running North and South on the line of Section 31, Township 22 North, Range 6 East, and Section 36, Township 22 North, Range 5 East.

The right to construct and maintain perpetually a pipe line for the purpose of carrying water across the following described lands to-wit:

Diagonally across the West 5 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11;

The East 5 acres of the West 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11;

Diagonally across the East 10 acres of the West 20 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11;

Diagonally across the West 5 acres of the East 20 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11;

Diagonally across the North end of the East 15 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11;

Diagonally across the Southeast corner (a distance of approximately 40 feet in length) of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11;

Diagonally across the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2;

Diagonally across the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11;

ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 5 EAST.

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Easement No. 2:

Easement to operate and maintain a segment of an intermill track upon, across and over the surface property described as:

Part of Government Lot 2, Section 3, Township 21 North, Range 5 East and part of the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 34, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin;

Commencing at the inaccessible Southeast corner of Section 34;

Thence N 01 degrees 16' 12" East along the East section line 1007.50 feet;

Thence S 89 degrees 09' 50" West, 60.00 feet to an iron rod stake on the West line of Wisconsin State Trunk Highway 73 and the point of beginning of the following description;

From said point of beginning Southwesterly 179.63 feet along the arc of a circular curve concave to the Southeast which has a radius of 781.06 feet and a central angle of 13 degrees 10' 38" to an iron rod stake measured by a chord of 179.24 feet which bears S 73 degrees 52' 23" West;

Thence N 22 degrees 42' 56" West, 37.00 feet to an iron rod stake on the arc of a circular curve concave to the Southeast which has a radius of 818.06 feet and a central angle of 37 degrees 24' 14";

Thence Southwesterly 534.05 feet along the arc of said curve to an iron pipe stake measured by a chord of 524.61 feet which bears S 48 degrees 34' 57" West;

Thence S 29 degrees 52' 50" West, 1330.88 feet to an iron pipe stake;

Thence S 60 degrees 07' 10" East, 37.00 feet to an iron pipe stake;

Thence N 29 degrees 52' 50" East, 307.79 feet to an iron pipe stake;

Thence S 62 degrees 13' 10" East, 36.66 feet to an iron pipe stake on the arc of a circular curve concave to the East on the Westerly line of Wisconsin State Trunk Highway 73;

Said curve has a radius of 1532.39 feet and a central angle of 22 degrees 19' 44";

Thence Southwesterly along the West line of said highway 597.19 feet to an iron rod stake measured as a chord of 593.42 feet which bears S 22 degrees 05' 09" West;

Thence N 60 degrees 07' 10" West, 155.35 feet to an iron rod stake;

Thence N 24 degrees 22' 50" East, 397.99 feet to an iron rod stake on the arc of a circular curve concave to the West which has a radius of 1004.93 feet and a central angle of 14 degrees 07' 16";

Thence Northeasterly 247.68 feet along the arc of said curve to an iron rod stake measured by a chord of 247.05 feet which bears N 17 degrees 19' 12" East;

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Thence N 10 degrees 15' 34" East, 26.48 feet to an iron rod stake;

Thence N 29 degrees 52' 50" East, 1015.04 feet to an iron rod stake at the beginning of a circular arc concave to the Southeast which has a radius of 837.86 feet and a central angle of 55 degrees 54' 49";

Thence Northeasterly 817.65 feet to an iron rod stake on the Westerly line of the aforesaid Highway 73 which is measured by a chord of 785.59 feet which bears N 57 degrees 50' 14.5" East;

Thence S 00 degrees 59' 53" West along the Westerly line of said Highway 73, 106.00 feet to an iron rod stake;

Thence S 89 degrees 03' 24" West continuing along said highway 27.08 feet to a steel right of way channel;

Thence S 01 degrees 25' 50" West continuing along said highway 58.49 feet to the point of beginning.

And to share the at-grade railroad crossing of Wisconsin Central Ltd.'s and the Tracks with Wisconsin STH 73 as designated in Wood County Certified Survey Map No. 5422 recorded in Volume 19 of Survey Maps, on page 22, as Document No. 759300.

Easement No. 3:

A perpetual easement to construct, replace, repair, maintain and operate an electric power transmission or distribution line(s) or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line(s) or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

Part of the NE ¼ of the NW ¼, part of Government Lot 7, and part of the SE ¼ of the NW ¼ in Section 10, Township 21 North, Range 5 East in the City of Nekoosa, Wood County, Wisconsin.

Beginning at an iron rod stake which is S 03 degrees 45' 22" East, 73.68 feet from the iron pipe stake on the East line of Lot 2 of Wood County Certified Survey Map No. 2295 at its intersection with the Northerly right of way line of the abandoned Wisconsin Central Ltd. Railway;

Thence S 03 degrees 45' 22" West, 71.57 feet to an iron rod stake;

Thence S 53 degrees 12' 26" West, 606.29 feet to an iron rod stake on the East line of Garrison Street;

Thence N 00 degrees 41' 07" West along the East line of Garrison Street 74.27 feet;

Continued...

Thence N 53 degrees 12' 26" East, 601.55 feet to the point of beginning, containing 36,235 square feet. The same being a 60-foot wide description of an easement for an aerial electric power line of lines.

Easement No. 4:

An easement area to construct, repair, relocate, replace, maintain and operate an electric transmission or distribution line or system over the following described real estate situated in Wood County, Wisconsin, to-wit:

Outlot 1 of Wood County Certified Survey Map No. 3971, as recorded in Volume 14 of Survey Maps, page 71, all in Government Lots 2 and 3, Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.

Easement No. 5:

An easement to construct, repair, maintain and operate an electric power transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

A strip of land 28 feet in width parallel to the West line of Lot 9, Block 2 of the Original Plat of the Village (now City) of Nekoosa according to the recorded plat thereof, the West line of said strip being the center line of Point Basse Avenue as platted and the East line being a line which is parallel to and 5 feet distance from the West line of said Lot 9, all as shown on the drawing attached hereto as Exhibit A which is made a part hereof. This easement is subject to any prior easements, including those for public streets and alleys.

Easement No. 6:

Road easement over existing roads located over all property identified on Exhibit B attached EXCEPT any said property located in Section 30, Township 22 North, Range 6 East; Section 4, Township 21 North, Range 6 East; or Section 11, Township 21 North, Range 5 East; all in Wood County, Wisconsin.

Easement No. 7:

A perpetual easement for the construction, location, installation, operation, maintenance, repair and replacement of an underground water line over, under and upon the South 720 feet of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the South 660 feet of the East 660 feet of Government Lot 4; and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 1, Township 21 North, Range 5 East, Wood County, Wisconsin.

Easement No. 8:

Road easement over existing roads located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 1, Township 21 North, Range 5 East, Wood County, Wisconsin.

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Easement No. 9:

A perpetual easement for the construction, location, installation, operation, maintenance, repair and replacement of an overhead power line over and upon the South 720 feet of the W ½ of the NE ¼ of the NE ¼; the South 660 feet of the East 660 feet of Government Lot 4; the SW ¼ of the NE ¼; and the SE ¼ of the NE ¼, all in Section 1, Township 21 North, Range 5 East, Wood County, Wisconsin.

Easement No. 10:

Reservation of the use of all water power, water flowage and dam privileges forever of or pertaining to a tract or parcel of land in Government Lot 3, Section 25, Township 22 North, Range 5 East, more particularly described as follows:

For the point of beginning of said parcel, extend the common lot line between Lots 11 and 12 of Block 53 of the Sixth Addition to the Townsite (now Village) of Port Edwards according to the recorded plat thereof, in a Northeasterly direction a distance of 100 feet from the Northeast corner of said Lot 11, said point of beginning (designated Station 1) being where said extended line intersects the East right-of-way line of State Trunk Highway 73 (also known as State Trunk Highway 54 and Wisconsin River Avenue) as the same now traverses said Government Lot 3.

For the Southern boundary of said parcel, start at the point of beginning (Station 1) and continue in a Northeasterly direction along the same line described in the sentence above further extended a distance of 114 feet to a point (designated Station 2) on the West bank of the Wisconsin River.

For the Western, Northern and Eastern boundaries of said parcel, start at the point of beginning (Station 1) and proceed in a Northwesterly and Northerly direction along the East right-of-way line of said State Trunk Highway 73 a distance of 350 feet to a point (designated Station 3); thence in a Northeasterly direction on a line parallel to the Southern boundary of said parcel a distance of 21 feet to a point (designated Station 4) on the West bank of the Wisconsin River; thence in a Southeasterly and Southerly direction on a line which follows along the West bank of the Wisconsin River a distance of approximately 440 feet to the point designated above as Station 2.

Easement No. 11:

Reservation of the use of all water power, water flowage and dam privileges forever of or pertaining to a tract or parcel of land in Government Lots 2 and 3, Section 25, Township 22 North, Range 5 East, more particularly described as follows:

Commencing at the Southeast corner of Block 63 of the Seventh Addition to the Village of Port Edwards according to the recorded plat thereof, thence S 84 degrees 25' E (recorded in the plat of said Seventh Addition as S 84 degrees 21' E) along the prolongation of the Southerly line of said Block 63, 100.00 feet to the point of beginning of this description, which point is on the Easterly right-of-way line of Wisconsin River Drive (also known as State Trunk Highways 54 and 73).

From said point of beginning thence continue S 84 degrees 25' E, 111.05 feet; thence S 5 degrees 09' W, 49.77 feet; thence S 8 degrees 28' E, 51.93 feet; thence S 12 degrees 04' E, 53.90 feet; thence S 2 degrees 49' E, 29.43 feet; thence S 46 degrees 27' W, 26.54 feet; thence S 68 degrees 16' W, 53.90 feet; thence S 47 degrees 31' W, 33.08 feet; thence S 42 degrees 28' W, 63.20 feet; thence S 32 degrees 45' W, 21.42 feet to the Easterly right of way line of said Wisconsin River Drive; thence Northeasterly along the curved line of the Easterly right-of-way line of said Wisconsin River Drive whose chord bears N 3 degrees 27' E, 219.43 feet to the beginning of said curve; thence N 4 degrees 45' E along the Easterly right-of-way line of said Wisconsin River Drive, 99.96 feet to the point of beginning.

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Easement No. 12:

Reservation of the use of all water power, water flowage and dam privileges forever of or pertaining to a tract or parcel of land in Government Lot 4, Section 25, Township 22 North, Range 5 East, more particularly described as follows:

Commencing at the Northeast corner of Lot 8, Block 51 of the Sixth Addition to the Village of Port Edwards according to the recorded plat thereof, which corner is on the Westerly right-of-way line of Wisconsin River Drive, also known as State Trunk Highways 54 and 73 (herein referred to as "Drive"), marked by an iron pipe driven in the ground; thence N 57 degrees 22' E at right angles to the Westerly right-of-way line of said Drive, 100.00 feet to a point on the Easterly right-of-way line of said Drive marked by an iron pipe driven in the ground, which is the point of beginning of this description. From said point of beginning, thence S 32 degrees 38' E along the Easterly right-of-way line of said Drive, 46.90 feet to a point marked by an iron pipe driven in the ground; thence S 89 degrees 29' 20" E, 180.00 feet to a point marked by an iron pipe driven in the ground; thence N 00 degrees 30' 40" E, 42.15 feet to a point marked by an iron pipe driven in the ground; thence N 81 degrees 24' 40" W, 61.50 feet to a point marked by an iron pipe driven in the ground; thence N 54 degrees 42' 20" W, 153.67 feet to a point marked by an iron pipe driven in the ground; thence N 73 degrees 50' 20" W, 72.80 feet to a point marked by an iron pipe driven in the ground; thence S 58 degrees 47' 20" W, 20.50 feet to a point on the Easterly curved right-of-way line of said Drive marked by an iron pipe driven in the ground; thence Southeasterly along the Easterly curved right-of-way line of said Drive, which is the arc of a curve concave to the Northeast, whose radius is 5,654.65 feet, and whose chord bears S 31 degrees 12' 40" E and is 48.40 feet in length, to the point of tangency of said curve, marked by an iron pipe driven in the ground; thence S 32 degrees 38' E along the Easterly right-of-way line of said Drive, 79.78 feet to the point of beginning.

Easement No. 13:

An easement to construct, repair, maintain and operate an electric power transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

A strip of land 28 feet in width parallel to the West line of Lot 8, Block 2 of the Original Plat of the Village (now City) of Nekoosa according to the recorded plat thereof, the West line of said strip being the center line of Point Basse Avenue as that street now exists and the East line being a line which is parallel to and 5 feet distance from the West line of said Lot 8.

Easement No. 14:

An easement to construct, repair, maintain and operate an electric power transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

A strip of land 28 feet in width parallel to the West line of Lot 9, Block 2 of the Original Plat of the Village (now City) of Nekoosa according to the recorded plat thereof, the West line of said strip being the center line of Point Basse Avenue as platted and the East line being a line which is parallel to and 5 feet distance from the West line of said Lot 9.

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Easement No. 15:

An easement to construct, repair, maintain and operate an electric power transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

A strip of land 28 feet in width parallel to the West lines of Lots 4 and 5, Block 56 of the Nekoosa Paper Co.'s Addition to the City of Nekoosa according to the recorded plat thereof, the West line of said strip being the center line of Point Basse Avenue as platted and the East line being a line which is parallel to and 5 feet distance from the West lines of said Lots 4 and 5.

Easement No. 16:

An easement to construct, repair, maintain and operate an electric power transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

A strip of land 28 feet in width parallel to the West line of Block 53 of the Nekoosa Paper Co.'s Addition to the City of Nekoosa according to the recorded plat thereof, the West line of said strip being the center line of Point Basse Avenue as platted and the East line being a line which is parallel to and 5 feet distance from the West line of said Block 53.

Easement No. 17:

An easement area to construct, repair, relocate, replace, maintain and operate an electric transmission or distribution line or system over the following described real estate situated in Wood County, Wisconsin, to-wit:

Outlot 1 of Certified Survey Map No. 3971 as recorded in Volume 14 of Survey Maps, page 71, all in Govt. Lots 2 and 3, Section 36, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.

Easement No. 18:

A perpetual easement to construct, replace, repair, maintain and operate an electric power transmission or distribution line(s) or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line(s) or system, over and across the following described land located in the City of Nekoosa, Wood County, Wisconsin, to-wit:

Part of the NW ¼ of the NE ¼, part of Government Lot 7, and part of the SE ¼ of the NW ¼ in Section 10, Township 21 North, Range 5 East, City of Nekoosa, Wood County, Wisconsin. Beginning at an iron rod stake which is S 03 degrees 45' 22" E, 73.68 feet from the iron pipe stake on the East line of Lot 2 of CSM 2295 at its intersection with the Northerly right of way line of the abandoned Wisconsin Central Ltd. Railway;

Thence S 03 degrees 45' 22" W, 71.57 feet to an iron rod stake;

Thence S 53 degrees 12' 26" W, 606.29 feet to an iron rod stake on the East line of Garrison Street;

Thence N 00 degrees 41' 07" W along the East line of Garrison Street 74.27 feet;

Thence N 53 degrees 12' 26" E, 601.55 feet to the point of beginning. The same being a 60-foot wide description of an easement for an aerial electric power line or lines.

Easement No. 19:

The right and easement to construct, reconstruct, separate, maintain, remove and use 4 railroad crossings and such equipment and materials as may be necessary over and across those portions of Market Street and First Street that lie between Alexander Avenue and Garrison Avenue in the City of Nekoosa, Wood County, Wisconsin, which said Market Street, First Street, railroad crossings, materials and equipment are located in the plat (original) of the Village (now City) of Nekoosa, the SE ¼ of the NW ¼, and Government Lot 6, all in Section 10, Township 21 North, Range 5 East, Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 20:

The right and easement to construct, reconstruct, separate, maintain, remove and use 1 railroad crossing and such equipment and materials as may be necessary over and across that portion of Market Street that lies between Alexander Avenue and Garrison Avenue in the City of Nekoosa, Wood County, Wisconsin, which said Market Street railroad crossing, materials and equipment are located in the plat (original) of the Village (now City) of Nekoosa, the SE ¼ of the NW ¼, and Government Lot 6, all in Section 10, Township 21 North, Range 5 East, Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 21:

An easement area 28 feet in width to construct, repair, maintain and operate an electric power transmission line or distribution line or system and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system over, across and along those portions of Market Street, First Street, Second Street and Point Basse Avenue in the City of Nekoosa, Wood County, Wisconsin, which said portions of Market Street, First Street, Second Street and Point Basse Avenue are located in the plat (original) of the Village (now City) of Nekoosa and the plat of Nekoosa Paper Co.'s Addition of the Village (now City) of Nekoosa, all in Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 19:

The right and easement to construct, reconstruct, separate, maintain, remove and use 4 railroad crossings and such equipment and materials as may be necessary over and across those portions of Market Street and First Street that lie between Alexander Avenue and Garrison Avenue in the City of Nekoosa, Wood County, Wisconsin, which said Market Street, First Street, railroad crossings, materials and equipment are located in the plat (original) of the Village (now City) of Nekoosa, the SE 1/4 of the NW 1/4, and Government Lot 6, all in Section 10, Township 21 North, Range 5 East, Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 20:

The right and easement to construct, reconstruct, separate, maintain, remove and use 1 railroad crossing and such equipment and materials as may be necessary over and across that portion of Market Street that lies between Alexander Avenue and Garrison Avenue in the City of Nekoosa, Wood County, Wisconsin, which said Market Street railroad crossing, materials and equipment are located in the plat (original) of the Village (now City) of Nekoosa, the SE 1/4 of the NW 1/4, and Government Lot 6, all in Section 10, Township 21 North, Range 5 East, Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 21:

An easement area 28 feet in width to construct, repair, maintain and operate an electric power transmission line or distribution line or system and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric power line or system over, across and along those portions of Market Street, First Street, Second Street and Point Basse Avenue in the City of Nekoosa, Wood County, Wisconsin, which said portions of Market Street, First Street, Second Street and Point Basse Avenue are located in the plat (original) of the Village (now City) of Nekoosa and the plat of Nekoosa Paper Co.'s Addition of the Village (now City) of Nekoosa, all in Wood County, Wisconsin.

~~NOTE: This easement needs to be recorded.~~

Easement No. 22:

RESERVATION OF THE USE OF ALL WATER POWER, WATER FLOWAGE AND OTHER PRIVILEGES FOREVER OF OR PERTAINING TO A TRACT OR PARCEL OF GOVERNMENT LOT 6 SECTION 10 TOWNSHIP 21 NORTH RANGE 5 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the southerly right-of-way line of Market Street and the easterly right-of-way line of Prospect Avenue, as said streets were laid out in the duly recorded plat of the Village, now City of Nekoosa, proceed in a southwesterly direction along said easterly right-of-way line of said Prospect Avenue as originally platted and which has since been vacated, to the point of intersection with the southerly right-of-way line of the public alley designated in said plat which lies southerly of Block 8 in said plat, said point being the point of beginning of the land herein conveyed. From said point of beginning continue to run southwesterly on a line which is the prolongation of the easterly right-of-way line of said Prospect Avenue, as originally platted, to the point of intersection with a line which is the prolongation southerly of the lot line between Lots Four (4) and Five (5) of said Block 8 of said plat of the Village, now City of Nekoosa, thence North on said last described line to the southerly right-of-way line of said public alley, thence East along the southerly right-of-way line of said public alley to the point of beginning.

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Easement No. 22:

Reservation of the use of all water power, water flowage and dam privileges forever of or pertaining to: A strip or belt of land over and across the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 22 North, Range 5 East and Government Lot 2, Section 3, Township 21 North, Range 5 East, 100 feet in width, being 50 feet on either side of the center line, which is more particularly described as follows:

Commencing at the Section corner common to Section 34 and 35, Township 22 North, Range 5 East and Sections 2 and 3, Township 21 North, Range 5 East; thence North on the Section line common to said Sections 34 and 35, 993.5 feet; thence West at right angles to said Section line 60 feet to a point marked by an iron pipe driven in the ground, which point is on the Westerly right-of-way line of Wood County Trunk Highway FF and 30 feet South of and perpendicular to the center line of Nekoosa-Edwards Paper Company's intermill railroad; thence S 1 degree 27' W along the Westerly right-of-way line of said Wood County Trunk Highway FF, 517.50 feet to a point marked by an iron pipe driven in the ground; thence S 46 degrees 56' W, 194.44 feet to a point marked by an iron pipe driven in the ground, which point is on the Northerly right-of-way line of Wisconsin State Trunk Highway 73; thence Southwesterly 128.7 feet along the Northerly right-of-way line of said Wisconsin State Trunk Highway 73, which line is the arc of a 3 degree 44' curve concave to the Southeast whose radius is 1532.7 feet to the point of beginning of said center line. From said point of beginning thence S 20 degrees 23' 50" E, 350 feet, more or less, to the edge of the Wisconsin River.

EXHIBIT B

1. Taxes and special assessments for the year 2001, and subsequent years, not yet due and payable.
2. Zoning ordinances, building codes and other land use laws and applicable governmental regulations.

SCHEDULE B

Number FA1422

① General taxes for the year 2001 and subsequent years, none now due and payable.

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- ② 46. Lease by and between Nekoosa-Edwards Paper Company and Village of Port Edwards, dated March 1, 1955 and recorded March 15, 1955 in Volume 284 of Mis. Records, page 501, Document No. 404548, Wood County Records.
- ③ 47. Lease by and between Nekoosa-Edwards Paper Company and Village of Port Edwards, dated May 11, 1950 and recorded June 6, 1950 in Volume 242 of Mis. Records, page 585, Document No. 378431, Wood County Records.
- ④ 48. Short Lease by and between Nekoosa Papers Inc. and Bulls Eye Country Club, dated May 28, 1999 and recorded June 8, 1999 in Volume 940 of Records, page 339, Document No. 847601, Wood County Records.
- ⑤ 49. Solid Waste Disposal Site Affidavit recorded June 12, 1980 in Volume 499 of Mis. Records, page 521, Document No. 597351, AND recorded February 1, 1983 in Volume 517 of Mis. Records, page 180, Document No. 620063, Wood County Records, AND recorded February 24, 1989 in Volume 566 of Records, page 258, Document No. 690558, Wood County Records.
- ⑥ 20. Agreement by and between Nekoosa Papers Inc. and Arthur W. Clark, dated December 22, 1977 and recorded December 22, 1977 in Volume 478 of Mis. Records, page 67, Document No. 571022, Wood County Records. Consent to Transfer and Nonelection to Purchase by and between Nekoosa Papers Inc. and Arthur S. Clark and Robert W. Clark, dated August 3, 1987 and recorded December 18, 1987 in Volume 551 of Mis. Records, page 281, Document No. 678102, Wood County Records.

- (7) 21. License from Nekoosa Papers Inc. to Richard C. Zwicke and Kay Jean Zwicke, his wife, as joint tenants, dated March 31, 1983 and recorded October 7, 1983 in Volume 521 of Mis. Records, page 711, Document No. 628294, Wood County Records. Amendment No. 1 dated April 1, 1985 and recorded May 8, 1985 in Volume 535 of Mis. Records, page 93, Document No. 644666, Wood County Records. Amendment No. 2 dated April 1, 1990 and recorded March 27, 1990 in Volume 586 of Records; page 769, Document No. 701917, Wood County Records. *Such license has expired. Exception as to any actual encroachments as they exist as of the date hereof.*
- (8) 22. License from Nekoosa Papers Inc. to Patrick E. Cox and Shirley M. Cox, his wife, as joint tenants, dated June 23, 1983 and recorded October 7, 1983 in Volume 521 of Mis. Records, page 715, Document No. 628295, Wood County Records. Amendment No. 1 dated April 1, 1985 and recorded May 15, 1985 in Volume 535 of Mis. Records, page 147, Document No. 644844, Wood County Records. *Such license has expired. Exception as to any actual encroachments as they exist as of the date hereof.*
- (9) 23. License from Nekoosa Papers Inc. to Anthony T. Christman and Debra A. Christman, his wife, as joint tenants, dated August 15, 1989 and recorded August 21, 1989 in Volume 575 of Records, page 877, Document No. 695912, Wood County Records. *Such license has expired. Exception as to any actual encroachments as they exist as of the date hereof.*
- (10) 24. Groundwater Use Restriction dated July 20, 2000 and recorded September 21, 2000 as Document No. 868259, Wood County Records. Amended Groundwater Use Restriction dated February 16, 2001 and recorded February 21, 2001 as Document No. 874178, Wood County Records.
- (11) 25. Septic Tank Maintenance Affidavit dated December 15, 1988 and recorded September 28, 1989 in Volume 578 of Records, page 93, Document No. 697104, Wood County Records.
- (12) 26. Septic Tank Maintenance Affidavit dated September 10, 1985 and recorded September 11, 1985 in Volume 537 of Mis. Records, page 401, Document No. 648730, Wood County Records.
- (13) 27. Septic Tank Maintenance Affidavit dated October 19, 1987 and recorded October 26, 1987 in Volume 550 of Mis. Records, page 744, Document No. 676566, Wood County Records.
- (14) 28. Petenwell Agreement by and between Wisconsin River Power Company and Nekoosa Edwards Paper Company, dated January 21, 1948 and recorded April 28, 1948 in Volume 224 of Mis. Records, page 509, Document No. 256805, Wood County Records.
- (15) 29. Pipeline Right-of-Way Easement from Nekoosa Papers Inc., a Wisconsin corporation, to Wisconsin Gas Company, its successors and assigns, dated December 2, 1993 and recorded January 7, 1994 in Volume 707 of Records, page 718, Document No. 758373, Wood County Records.
- (16) 30. Easement from Nekoosa Papers Inc. to City of Nekoosa, dated September 1, 1976 and recorded October 1, 1976 in Volume 472 of Mis. Records, page 671, Document No. 555243, Wood County Records.
- (17) 31. Easement from Nekoosa Edwards Paper Company, Inc. to Village of Port Edwards, dated October 1, 1973 and recorded October 26, 1973 in Volume 445 of Mis. Records, page 519, Document No. 527813, Wood County Records.

- (18) 32. Easement from Nekoosa-Edwards Paper Company, Inc. to City of Nekoosa, dated October 1, 1973 and recorded October 26, 1973 in Volume 445 of Mis. Records, page 517, Document No. 527811, Wood County Records.
- (19) 33. Easement Agreement from Nekoosa-Edwards Paper Company, a Wisconsin corporation, to Wisconsin Gas Company, a Wisconsin corporation, dated November 15, 1966 and recorded December 9, 1966 in Volume 380 of Mis. Records, page 417, Document No. 476129, Wood County Records.
- (20) 34. Easement & Access Rights from Nekoosa-Edwards Paper Company to State of Wisconsin, dated February 21, 1962 and recorded March 16, 1962 in Volume 340 of Mis. Records, page 141, Document No. 445721, Wood County Records.
- (21) 35. Easement from Nekoosa-Edwards Paper Company to Chicago, Milwaukee, St. Paul and Pacific Railroad Company, dated January 3, 1961 and recorded February 6, 1961 in Volume 332 of Mis. Records, page 605, Document No. 439030, Wood County Records.
- (22) 36. Right-of-Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power and Light Company, dated April 19, 1957 and recorded May 1, 1957 in Volume 301 of Mis. Records, page 419, Document No. 417165, Wood County Records.
- (23) 37. Right-of-Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power and Light Company, dated April 20, 1955 and recorded May 16, 1955 in Volume 285 of Mis. Records, page 135, Document No. 405714, Wood County Records.
- (24) 38. Right of Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power & Light Company, dated January 31, 1955 and recorded February 16, 1955 in Volume 284 of Mis. Records, page 341, Document No. 404059, Wood County Records.
- (25) 39. Corrected Right-of-Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power & Light Company, dated August 31, 1954 and recorded September 13, 1954 in Volume 281 of Mis. Records, page 243, Document No. 401817, Wood County Records.
- (26) 40. Easement from Nekoosa Edwards Paper Company to City of Nekoosa, dated December 13, 1938 and recorded February 2, 1939 in Volume 172 of Mis. Records, page 389, Document No. 211885, Wood County Records.
- (27) 41. Easement from Nekoosa-Edwards Paper Company to Wisconsin Central Railway Company, dated February 21, 1917 and recorded May 7, 1917 in Volume 103 of Mis. Records, page 102, Document No. 127856, Wood County Records.
- (28) 42. Easement for Electric Line from Nekoosa Edwards Paper Company, Inc. to Adams-Marquette Electric Cooperative, dated December 28, 1973 and recorded March 7, 1974 in Volume 448 of Mis. Records, page 745, Document No. 530418, Wood County Records.
- (29) 43. Easement for Electric Line from Nekoosa Papers Inc. to Wisconsin Power and Light Company, dated October 17, 1984 and recorded November 1, 1984 in Volume 530 of Mis. Records, page 25, Document No. 639571, Wood County Records.

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- (30) 44. Easement from Nekoosa-Edwards Paper Company to Wisconsin Central Railway Company, dated April 26, 1928 and recorded April 28, 1928 in Volume 141 of Mis. Records, page 82, Document No. 174803, Wood County Records.
- (31) 45. Right-of-Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power & Light Company, dated May 7, 1954 and recorded May 12, 1954 in Volume 278 of Mis. Records, page 319, Document No. 399839, Wood County Records.
- (32) 46. Easement from Nekoosa-Edwards Paper Company to Wisconsin Power & Light Company, dated August 31, 1954 and recorded September 22, 1954 in Volume 281 of Mis. Records, page 281, Document No. 401956, Wood County Records.
- (33) 47. Easement from the City of Nekoosa to Wisconsin Power and Light Company, as noted in Resolution dated December 3, 1956 and recorded May 1, 1957 in Volume 301 of Mis. Records, page 416, Document No. 417164, Wood County Records.
- (34) 48. Easement from Nekoosa-Edwards Paper Company to the County of Wood, dated August 29, 1963 and recorded October 15, 1963 in Volume 352 of Mis. Records, page 553, Document No. 456101, Wood County Records.
- (35) 49. Right of Way Easement from Nekoosa-Edwards Paper Company to Wisconsin Power & Light Company, dated July 20, 1966 and recorded August 22, 1966 in Volume 377 of Mis. Records, page 371, Document No. 474420, Wood County Records.
- (36) 50. Easement from Nekoosa-Edwards Paper Company to Village of Port Edwards, dated August 24, 1966 and recorded September 1, 1966 in Volume 377 of Mis. Records, page 453, Document No. 474601, Wood County Records.
- (37) 51. Easement Agreement from Nekoosa-Edwards Paper Company to Wisconsin Gas Company, dated September 5, 1967 and recorded September 29, 1967 in Volume 388 of Mis. Records, page 163, Document No. 480997, Wood County Records.
- (38) 52. Easement for Electric Line from Nekoosa-Edwards Paper Company, dated April 3, 1967 and recorded April 24, 1968 in Volume 393 of Mis. Records, page 545, Document No. 484953, Wood County Records.
- (39) 53. Easement from Nekoosa-Edwards Paper Company to Village of Port Edwards, dated November 1, 1968 and recorded January 3, 1969 in Volume 399 of Mis. Records, page 203, Document No. 489662, Wood County Records.
- (40) 54. Easement for Highway Purposes from Nekoosa-Edwards Paper Company to City of Nekoosa, dated April 27, 1967 and recorded February 15, 1971 in Volume 418 of Mis. Records, page 473, Document No. 503955, Wood County Records.
- (41) 55. Easement for Electric Line from Nekoosa Edwards Paper Company to Wisconsin Power and Light Company, dated June 22, 1972 and recorded September 26, 1972 in Volume 436 of Mis. Records, page 655, Document No. 517617, Wood County Records.

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57. Easement for Electric Line from Nekoosa Edwards Paper Company, Inc. to Wisconsin Power and Light Company, dated April 20, 1973 and recorded July 13, 1973 in Volume 443 of Mis. Records, page 359, Document No. 525012, Wood County Records.
58. Easement for Electric Line from Nekoosa Edwards Paper Company, Inc. to Wisconsin Power and Light Company, dated August 15, 1975 and recorded September 3, 1975 in Volume 469 of Mis. Records, page 395, Document No. 543612, Wood County Records.
59. Easement for Highway Purposes from Nekoosa Papers, Inc. to City of Nekoosa, dated April 21, 1980 and recorded May 5, 1980 in Volume 499 of Mis. Records, page 197, Document No. 596614, Wood County Records.
60. Obstruction Light Easement by and between Nekoosa Papers Inc. and City of Wisconsin Rapids, City of Nekoosa, Village of Port Edwards, Village of Biron and Town of Grand Rapids, dated August 13, 1982 and recorded September 17, 1982 in Volume 516 of Mis. Records, page 35, Document No. 616746, Wood County Records.
61. Avigation Easement by and between Nekoosa Papers Inc. and City of Wisconsin Rapids, City of Nekoosa, Village of Port Edwards, Village of Biron, and Town of Grand Rapids, dated August 13, 1982 and recorded September 17, 1982 in Volume 516 of Mis. Records, page 41, Document NO. 616747, Wood County Records.
62. Easement for Electric Line from Nekoosa Papers Inc. to Wisconsin Power and Light Company, dated October 17, 1984 and recorded November 1, 1984 in Volume 530 of Mis. Records, page 25, Document No. 639571, Wood County Records.
63. Common Ownership Plumbing System Inspection and Enforcement Easement from Nekoosa Papers, Inc. to State of Wisconsin, Department of Industry, Labor and Human Relations, Bureau of Plumbing, recorded July 16, 1985 in Volume 535 of Mis. Records, page 743, Document No. 646742, Wood County Records.
64. Easement for Electric Line from Nekoosa Papers Inc. to Wisconsin Power and Light Company, dated August 12, 1988 and recorded September 26, 1988 in Volume 554 of Mis. Records, page 813, Document No. 686592, Wood County Records.
65. Easement from Nekoosa Papers, Inc. to Wisconsin Gas Company, dated September 6, 1991 and recorded October 9, 1991 in Volume 622 of Records, page 481, Document No. 721200, Wood County Records. Said easement was re-recorded October 30, 1991 in Volume 624 of Records, page 31, Document No. 721958, Wood County Records.
66. Pipeline Right-of-Way Easement from Nekoosa Papers Inc. to Wisconsin Gas Company, dated December 8, 1992 and recorded December 17, 1992 in Volume 665 of Records, page 433, Document No. 740494, Wood County Records.
67. Pipeline Right-of-Way Easement from Nekoosa Papers Inc. to Wisconsin Gas Company, dated August 30, 1993 and recorded October 15, 1993 in Volume 697 of Records, page 423, Document No. 754037, Wood County Records.
68. Pipeline Right-of-Way Easement from Nekoosa Papers Inc. to Wisconsin Gas Company, dated September 29, 1994 and recorded October 20, 1994 in Volume 736 of Records, page 546, Document No. 771058, Wood County Records.

69. Intentionally Deleted:

- (54) 70. Permanent Limited Easement from Nekoosa Paper Inc., a Wisconsin corporation, to City of Wisconsin Rapids, a municipal corporation, dated February 26, 2001 and recorded March 5, 2001 as Document No. 874710, Wood County Records.
- (55) 71. Notice of Transfer of Ownership – Forest Crop Law dated June 2, 1970 and recorded June 5, 1970 in Volume 5R of Lis Pendens, page 4N, Document No. 499547, Wood County Records.
- (56) 72. Forest Crop Lands Order and Approval dated March 2, 1973 and recorded March 19, 1973 in Volume 5R of Lis Pendens, page 4N, Document No. 521560, Wood County Records.
- (57) 73. Forest Crop Lands Order and Approval dated March 17, 1978 and recorded March 20, 1978 in Volume 6R of Lis Pendens, page 1N, Document No. 573723, Wood County Records.
- (58) 74. Order of Renewal of Forest Crop Lands dated November 20, 1978 and recorded November 20, 1978 in Volume 6R of Lis Pendens, page 1N, Document No. 582538, Wood County Records.
- (59) 75. Order of Renewal of Forest Crop Lands dated November 20, 1979 and recorded November 20, 1979 in Volume 6R of Lis Pendens, page 1N, Document No. 593148, Wood County Records.
- (60) 76. Order of Conversion and Designation dated November 9, 1998 and recorded January 12, 1999 in Volume 916 of Records, page 757, Document No. 839456, Wood County Records.
- (61) 77. Order of Conversion and Designation dated November 9, 1998 and recorded January 12, 1999 in Volume 916 of Records, page 773, Document No. 839459, Wood County Records.
- (62) 78. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of the Wisconsin River, Nepco Lake and Four Mile Creek, and rights of the government to regulate the use of the shore and riparian rights.
- (63) 79. This policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.

- (64) 89. Easement from Wisconsin Central LTD., an Illinois Corporation to Nekoosa Papers Inc., a Wisconsin corporation, dated May 17, 1994 and recorded June 22, 1994 in Volume 724 of Records, page 772, Document No. 765842, Wood County Records. (Affects Easement No. 2)
- (65) 90. Easement for Electric Power Line from Nekoosa Corporation, a Wisconsin corporation to Nekoosa Papers Inc., a Wisconsin corporation, dated July 25, 1989 and recorded October 19, 1989 in Volume 579 of Records, page 491, Document No. 697788, Wood County Records. (Affects Easement No. 3)

91. Easement from Electric Line as noted in Resolution by Village Board of the Village of Port Edwards to Nekoosa Papers Inc., a Wisconsin corporation, dated November 10, 1987 and recorded November 17, 1987 in Volume 551 of Mis. Records, page 23, Document No. 677321, Wood County Records. (Affects Easement No. 4)

92. Easement for Electric Power Line from Chester F. Korbol and Janet E. Korbol, husband and wife, to Nekoosa Edwards Paper Company, Inc., a Wisconsin corporation, dated May 21, 1971 and recorded June 7, 1971 in Volume 421 of Mis. Records, page 563, Document No. 506199, Wood County Records. (Affects Easement No. 5)

95. All merchantable timber standing, lying, growing and being on the land described in Exhibit C in perpetuity together with the rights of ingress and egress to plant, cultivate, harvest, manage and remove such timber as noted in QuitClaim Deed dated July 1, 2000 and recorded July 13, 2000 as Document No. 865464, Wood County Records.

97. Lack of U.S. Patent for the land described in Parcel 126.

98. Interests disclosed by Quarles & Brady document attached hereto entitled Wisconsin Leases and Licences. *To the extent still in effect or encroachment exist.*

- ⑦ 100. Reservation of the use of all water power, water flowage and dam privileges forever, as noted in Warranty Deed dated April 1, 1952 and recorded June 23, 1952 in Volume 262 of Deeds, page 463, Document No. 389873, Wood County Records.
- ⑦ 101. Reservation of the use of all water power, water flowage and dam privileges forever, as noted in Warranty Deed dated August 26, 1963 and recorded September 16, 1963 in Volume 353 of Deeds, page 525, Document No. 455497, Wood County Records.
- ⑦ 102. Reservation of the use of all water power, water flowage and dam privileges, forever, as noted in Warranty Deed dated April 7, 1966 and recorded July 12, 1966 in Volume 378 of Deeds, page 37, Document No. 473684, Wood County Records.
- ⑦ 103. Easement for Electric Power Line granted unto Nekoosa Edwards Paper Company, Inc., dated May 21, 1971 and recorded June 7, 1971 in Volume 421 of Mis. Records, page 561, Document No. 506198, Wood County Records.
- ⑦ 104. Easement for Electric Power Line granted unto Nekoosa Edwards Paper Company, Inc., dated May 21, 1971 and recorded June 7, 1971 in Volume 421 of Mis. Records, page 563, Document No. 506199, Wood County Records.
- ⑦ 105. Easement for Electric Power Line granted unto Nekoosa Edwards Paper Company, Inc., dated May 21, 1971 and recorded June 7, 1971 in Volume 421 of Mis. Records, page 565, Document No. 506200, Wood County Records.
- ⑦ 106. Easement for Electric Power Line granted unto Nekoosa Edwards Paper Company, Inc., dated May 21, 1971 and recorded June 7, 1971 in Volume 421 of Mis. Records, page 567, Document No. 506201, Wood County Records.
- ⑦ 107. Easement for Electric Line granted to Nekoosa Papers Inc. dated November 10, 1987 and recorded November 17, 1987 in Volume 551 of Mis. Records, page 23, Document No. 677321, Wood County Records.
- ⑦ 108. Easement for Electric Line granted unto Nekoosa Papers Inc. dated July 25, 1989 and recorded October 19, 1989 in Volume 579 of Records, page 491, Document No. 697788, Wood County Records.
- ⑧ 109. Affidavit for Easement dated ¹²⁻⁷⁻⁵⁹ and recorded ⁸⁻¹⁻²⁰⁰¹ as Document No. ⁸⁸³²¹¹, Wood County Records.
- ⑧ 110. Affidavit for Easement dated ¹⁰⁻⁷⁻⁶¹ and recorded ⁸⁻¹⁻²⁰⁰¹ as Document No. ⁸⁸³²¹¹, Wood County Records.
- ⑧ 111. Affidavit for Easement dated ⁶⁻⁸⁻⁷¹ and recorded ⁸⁻¹⁻²⁰⁰¹ as Document No. ⁸⁸³²¹¹, Wood County Records.

70

2012R04913

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

COPY

Document Number Document Name

THIS DEED, made between the VILLAGE OF PORT EDWARDS, a Wisconsin municipal corporation ("Grantor," whether one or more), and DOMTAR A.W., LLC a Delaware limited liability company ("Grantee," whether one or more). Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

This conveyance is exempt from transfer fee and return pursuant to Wis. Stat. 77.25(2)

Recording Area May 11, 2012
Name and Return Address
Mr. Razvan L. Theodoru
Domtar A.W., LLC
395 de Maisonneuve Blvd. West
Montreal, QC H3A 1L6
CANADA
See Exhibit A attached hereto
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

Dated 5-9, 2012.

[Signature]
(SEAL) By: [Signature]
*Edward Saylor-Village President

VILLAGE OF PORT EDWARDS
(SEAL) By: [Signature]
*Julie Ann Bodette-Village Clerk

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Wood COUNTY) ss.

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

Personally came before me on MAY 9, 2012, the above named EDWARD SAYLOR & JULIE ANN BODETTE to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT DRAFTED BY:
Waller G. Wefel, Jr., Esq.
Attorney for Village of Port Edwards

[Signature]
*Kim Holcomb-Deputy Clerk & Notary
Notary Public; State of Wisconsin
My Commission (is permanent) (expires: 12-22-13)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003
*Type name below signatures.

EXHIBIT A

Legal Description

The West 94 feet of the East 134 feet of the North 82 feet of the South 624 feet of the SE ¼ of the Fri. SE ¼, in Section 35, Township 22 North, Range 5 East, Village of Port Edwards, Wood County, Wisconsin.

PIN: 27-00074A

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Domtar Wisconsin Dam Corporation
Domtar - Port Edwards Mill (II) Site

1. *"Phase I Environmental Site Assessment (ESA), Domtar Industries, Inc., Port Edwards and Nekoosa, Wisconsin"* prepared by RMT, Inc. and dated August 2006.
2. *"Storm Water Pollution Prevention Plan for Domtar A.W. Corp., Port Edwards Mill"* prepared by D.O. Cummins/A.W. Watson, Environmental Engineers, and dated March 2007.
3. Aerial image, Port Edwards Mill general mill layout diagram, sulphite pulping process, general process flow diagram paper machines (process P40), and 2008 WDNR Facility Air Inspection Report provided by Domtar A.W., LLC.
4. Toxic and Hazardous Spill Reports, Material Safety Data Sheets ("MSDS"), and Spill location Map/Supplemental Spill Location Map provided by RMT, Inc.
5. *"Domtar A.W. Corp., SARA Title III, Section 312 Reporting, Tier II Reports – 2007, Port Edwards Mill"* prepared by David S. Ulrich, Superintendent, Environmental Services, Domtar A.W., LLC and dated February 21, 2008.
6. *"Phase I Environmental Site Assessment, Domtar Port Edwards Mill, 100 Wisconsin River Drive, Port Edwards, Wisconsin"* prepared by RMT, Inc. and dated December 2008.
7. *"Phase II Environmental Site Assessment, Domtar Port Edwards Mill, 100 Wisconsin River Drive, Port Edwards, Wisconsin"* prepared by RMT, Inc. and dated March 2009.
8. *"Domtar, Inc., Port Edwards Mill"* landfills surveys map prepared by Lambert-Lee & Associates and dated December 16, 2009.
9. *"Domtar – Port Edwards Mill Facility, Response to Comments"* prepared by RMT, Inc. and dated January 19, 2010.
10. *"Domtar – Port Edwards Mill Facility, Additional Groundwater Sampling Activities"* prepared by RMT, Inc. and dated June 8, 2010.
11. *"Additional Site Investigation Activities, Domtar – Port Edwards Mill Facility"* prepared by RMT, Inc. and dated August 26, 2010.
12. *"Remedial Action Options Report, Domtar Port Edwards Mill, Port Edwards, Wisconsin"* prepared by Environ International Corporation and dated October 2010.
13. *"Domtar - Port Edwards Mill Facility, Coal Pile Area Investigation Results"* prepared by ENVIRON International Corporation and dated July 20, 2011.

14. *"Cap Maintenance Plan, 100 Wisconsin River Drive – Port Edwards, WI, Nekoosa Edwards Paper Co., Inc. Non-Combustible Landfill (5.3 acres), FID No. 772010580, Solid Waste No. 1364"* prepared by ENVIRON International Corporation and dated March 6, 2012.
15. *"Engineering Control Cap Maintenance Plan, Coal Pile Area – Domtar Port Edwards"* prepared by ENVIRON International Corporation.
16. *"Request for Site Closure, Domtar A.W., LLC – Port Edwards Coal Pile Area"* prepared by ENVIRON International Corporation and dated May 7, 2012.

ATTACHMENT C
CASE CLOSURE LETTERS
CAP MAINTENANCE PLANS
Domtar Wisconsin Dam Corporation
Domtar - Port Edwards Mill (II) Site



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

October 23, 2012

BRRTS #06-72-553707
FID No. 772010580

Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
395 de Maisonneuve Blvd. West
Montreal, Quebec H3A 1L6

FILE COPY

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Summary of Continuing Obligations to maintain Voluntary Party Liability Exemption (VPLE)
Domtar Port Edwards Mill (II) Site
100 Wisconsin River Drive, Port Edwards, Wisconsin

Dear Mr. Marcoux:

The purpose of this letter is to identify all known source areas of contamination within the Domtar Port Edwards Mill II site, (referred to in this letter as the "Property") and to summarize any continuing obligations required at the Property due to contamination remaining at some of the source areas on the Property. Each source area is listed on the Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS).

The continuing obligations are part of the cleanup and case closure approved for the some of the source areas within the Property. Information on continuing obligations on properties is shown on the Internet at <http://dnrmmaps.wi.gov/imf/imf.jsp?site=brrts2>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/topic/Brownfields/clean.html>.

The following are the known contaminated sites with continuing obligations; their BRRTS Number and their locations are listed in the following table:

Site Name	BRRTS #	WTM Coordinates
Nekoosa Edwards Non-Combustible LF #1364	02-72-558435	530403, 429509
Domtar Coal Pile Area	02-72-558274	529800, 429553

Continuing Obligations

The continuing obligations for each site are summarized below. Further details on actions required at each site are found in their respective closure letter attached to this letter:

Nekoosa Edwards Non-Combustible LF #1364

- Pavement, an engineered cover or a soil barrier must be maintained over waste materials and the DNR must approve any changes to this barrier.

Domtar Coal Pile Area

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil barrier, and railroad tracks and ballast, must be maintained over the contaminated soil and the DNR must approve any changes to this barrier.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.
- Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.

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 **and nullification of the liability exemption for these impacted areas**. 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.

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 Wisconsin Department of Natural Resources West Central Region Headquarters at 1300 West Clairemont Avenue, Eau Claire, Wisconsin 54701, to the attention of the Remediation and Redevelopment Program Assistant.

October 23, 2012
Mr. Stewart Marcoux - Domtar Wisconsin Dam Corporation
Page 3

BRRTS #06-72-553707

The following 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. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Loren Brumberg at (715) 839-3770 or Tom Hvizdak at (715) 421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist
Remediation & Redevelopment Program

Attachments Nekoosa Edwards Non-Combustible LF #1364 Case Closure Letter (dated 03/14/2012)
Domtar Coal Pile Case Closure Letter (dated 09/26, 2012)
DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection"

c: Dave Ulrich, Domtar A.W., LLC, 301 Point Basse Ave., Nekoosa, WI 54457-1422
James Hutchens, Environ, 175 N. Corporate Dr., Suite 160, Brookfield, WI 53045
Loren Brumberg, Bill Evans – WDNR WCR



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY 711

March 14, 2012

BRRTS #02-72-558435
BRRTS #06-72-553707
FID No. 772010580

Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
395 de Maisonneuve Blvd. West
Montreal, Quebec H3A 1L6

FILE COPY

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Nekoosa Edwards Paper Co., Inc. Non-Combustible Landfill (License #1364)
Domtar Port Edwards Facility, Port Edwards, Wisconsin

Dear Mr. Marcoux:

The purpose of this letter is unique and is intended to serve both as a Responsible Party (RP) letter and case closeout letter. The first section entitled "Legal Responsibilities" is the RP portion of the letter and the second section entitled "Case Closure under Chapter 292, Wisconsin Statutes" is the case closeout portion of the letter.

During a recent Phase I site investigation of the Domtar Port Edwards facility it was determined that the above-referenced site is an inactive licensed solid waste facility historically used for the disposal of wood bark, saw dust, and some coal ash, from 1969 to 1973. The landfill had a licensed acreage of 5.3 acres and was operated by Nekoosa Edwards Paper Co., Inc. It is believed that the wood chip and bark landfill is located on the 89.51-acre parcel described as Parcel #32, Tax Parcel Identification #27-00060. File records indicate that a soil cap was placed over the fill material in late 1974, and a recent field inspection of the soil cap found it to be in good condition.

The Wisconsin Department of Natural Resources (WDNR) believes you are responsible for the long-term care requirements of the landfill based on acquiring rights of ownership and in accordance with s. 289.46, Wis. Stats.

Legal Responsibilities:

Your legal responsibilities are defined both in statute and in administrative codes. The transference of responsibility law, Section 289.46, Wisconsin Statutes, states:

- TRANSFERENCE OF RESPONSIBILITY... Any person acquiring rights of ownership, possession or operation in a licensed solid waste or hazardous waste facility at any time after the facility begins to accept waste is subject to all requirements of the license approved for the facility including any requirements relating to long-term care of the facility and is subject to any negotiated agreement or arbitration award related to the facility under s. 289.33, Wis. Stats.

March 14, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 2

BRRTS #02-72-558435
BRRTS #06-72-553707
FID No. 772010580

Chapter 289, Wisconsin Statutes, establish standards for solid waste management, long-term care, financial responsibility, operation, waivers, exemptions, and closure of solid waste facilities. Chapter 292, Wisconsin Statutes, establish standards for conducting environmental investigations and remedial actions.

Wisconsin Administrative Code chapters NR 500 through NR 555 provides definitions, submittal requirements, exemptions and other general information relating to solid waste facilities. Wisconsin Administrative Code chapters NR 700 through NR 749 establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. Wisconsin Administrative Code chapter NR 140 establishes groundwater standards for contaminants that reach groundwater.

Sites under Chapter 292, Wisconsin Statutes, are entered into the Bureau for Remediation and Redevelopment Tracking System ("BRRTS"), a version of which appears on the WDNR's internet site. You may view the information related to your site at any time (<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>) and use the feedback system to alert us to any errors in the data.

Case Closure under Chapter 292, Wisconsin Statutes

The Wisconsin Department of Natural Resources (WDNR) considers the Nekoosa Edwards Paper Co., Inc. Non-Combustible Landfill (License #1364) closed, with continuing obligations. 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. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

The Wisconsin Department of Natural Resources West Central Region Closure Committee reviewed the information regarding this site. This final closure decision is based on the correspondence and data provided, as well as field observations by WDNR personnel, and is issued under ch. NR 726, Wisconsin Administrative Code. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Based on the type of material that was disposed at this site and the current condition of the soil cap, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code, providing that the soil cap is properly maintained as a continuing obligation at this site. The conditions of closure and continuing obligations required were based on the property being used for residential use.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section

- A soil barrier must be maintained over the fill material and the WDNR must approve any changes to this barrier.

March 14, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 3

BRRTS #02-72-558435
BRRTS #06-72-553707
FID No. 772010580

GIS Registry

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 any continuing obligations. WDNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the WDNR 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 Wisconsin Department of Natural Resources Wisconsin Rapids Service Center located at 473 Griffith Avenue, Wisconsin Rapids, Wisconsin. 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>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the WDNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the soil cap over the fill material is required, as shown on the attached map, unless prior written approval has been obtained from WDNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on the existing barrier;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. WDNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the WDNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Solid waste remains as fill material at the site as indicated on the attached map. After receiving written approval from the WDNR, if the soil cap and/or the fill material in the area described above is excavated in the future, the property owner at the time of excavation must properly manage the fill

March 14, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 4

BRRTS #02-72-558435
BRRTS #06-72-553707
FID No. 772010580

material as a solid waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the solid waste may pose a direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The soil cap that exists over the solid waste as shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize exposure to the buried solid waste, and to prevent direct contact with the solid waste that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the WDNR prior to implementation.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to WDNR only upon request.

Any future redevelopment of this property must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the WDNR to build on an abandoned landfill prior to the start of any construction. Please refer to the following Building on Abandoned Landfill Guidances for further information. They can be found on the internet at:

<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR685.pdf>
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR684.pdf>
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR683.pdf>

The following WDNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the Wisconsin Department of Natural Resources West Central Regional Office, to the attention of the Environmental Program Assistant.

Please be aware that the 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. Upon issuance of a Certificate of Completion (COC) under the Voluntary Party Liability Exemption (VPLE) Program, the voluntary party and any "successors or assigns" are exempt from provisions of the Hazardous Substance Spills Law (s. 292.11, Wis. Stats.), as this law relates to past releases of hazardous substances, and cannot be held responsible for further environmental investigation and cleanup of these past releases contingent upon compliance with the conditions of case closure and the exemption.

March 14, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 5

BRRTS #02-72-558435
BRRTS #06-72-553707
FID No. 772010580

WDNR 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 Tom Hvizdak at (715) 421-7850.

Sincerely,



William Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

- maintenance plan
- RR 819

c: Dave Ulrich, Domtar A.W., LLC, 301 Point Basse Ave., Nekoosa, WI 54457-1422
James Hutchens, Environ, 175 N. Corporate Dr., Suite 160, Brookfield, WI 53045
Loren Brumberg, Tom Hvizdak – WDNR WCR

CAP MAINTENANCE PLAN

March 6, 2012

Property Located at: 100 Wisconsin River Drive – Port Edwards, Wisconsin

Nekoosa Edwards Paper Co., Inc. Non-Combustible Landfill (5.3 acres)

FID No. 772010580, WDNR Solid Waste No. 1364

Introduction

This document is the Cap Maintenance Plan for a cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2) Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the soil on site.

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

- in the case file in the DNR South Central Region;
- in WDNR Historic Registry of Waste Disposal Sites; and
- from the WDNR Project Manager (T. Hvizdak).

Description of Contamination

Wood waste, bark, and small amounts of coal cinders. The property boundary is shown on the attached Figure LF-1.

Description of the Cap to be Maintained

The cap consists of soil cover and vegetation.

Cover and Building Purpose

The cap over the waste material serves as a barrier to prevent environmental exposure to residual wood waste. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cover overlying the area depicted in Figure LF-1 will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where waste material have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying waste material are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include placement of additional soil cover. In the event that necessary maintenance activities expose the underlying waste material, the owner must inform the maintenance workers that if unusual conditions are observed they should evaluate the situation to determine if direct contact can require appropriate personal protection equipment. The waste material must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal laws.

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

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on the area shown on Figure LF-1, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier (unless the replacement barrier is equally protective); 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Cap Maintenance Plan

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

ENVIRON

WDNR Site Name: Domfar – Port Edwards

Contact Information

March 6, 2012

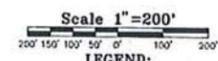
Site Owner and Operator: Stewart Marcoux
Domfar AW, LLC
395 de Maisonneuve Blvd
Montreal, Quebec Canada H3A1LC
514-848-5555

Consultant: Jim Hutchens
ENVIRON International Corporation
175 N. Corporate Drive, Suite 160
Brookfield, WI 53045
262-901-0095

WDNR: Tom Hvizdak
473 Griffith Avenue
Wisconsin Rapids WI 54494
715-421-7850

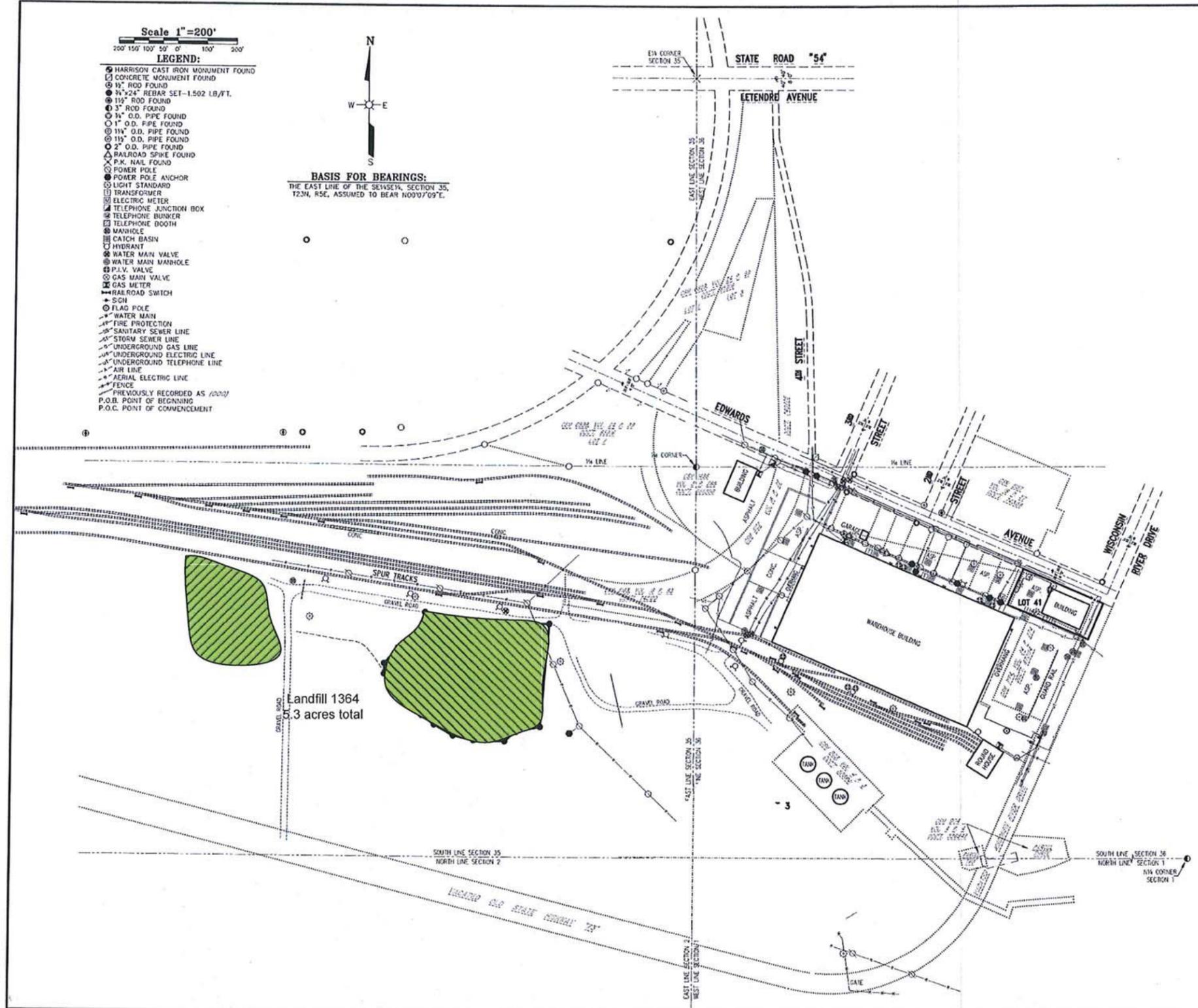
Exhibit B
Cap Inspection and Maintenance Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?



- LEGEND:**
- HARRISON CAST IRON MONUMENT FOUND
 - CONCRETE MONUMENT FOUND
 - 12" ROD FOUND
 - 3/4"x24" REBAR SET-1.502 LB/FT.
 - 10" ROD FOUND
 - 3" ROD FOUND
 - 14" O.D. PIPE FOUND
 - 1" O.D. PIPE FOUND
 - 1 1/4" O.D. PIPE FOUND
 - 2" O.D. PIPE FOUND
 - △ RAILROAD SPIKE FOUND
 - × P.K. NAIL FOUND
 - POWER POLE
 - POWER POLE ANCHOR
 - LIGHT STANDARD
 - TRANSFORMER
 - ELECTRIC METER
 - TELEPHONE JUNCTION BOX
 - TELEPHONE BUNKER
 - TELEPHONE DITCH
 - MANHOLE
 - CATCH BASIN
 - HYDRANT
 - WATER MAIN VALVE
 - WATER MAIN MANHOLE
 - P.I.V. VALVE
 - GAS MAIN VALVE
 - GAS METER
 - RAILROAD SWITCH
 - SIGN
 - FLAG POLE
 - WATER MAIN
 - FIRE PROTECTION
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - AIR LINE
 - AERIAL ELECTRIC LINE
 - FENCE
 - PREVIOUSLY RECORDED AS (XXXX)
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

BASIS FOR BEARINGS:
THE EAST LINE OF THE SEVASEY, SECTION 35, T23N, R5E, ASSUMED TO BEAR N00°07'09"E.



REVISIONS		
BY	DATE	DESCRIPTION

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy. 54 East • Wisconsin Rapids, WI 54484-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

Copyright © 2009 by ESP GROUP, INC. ALL RIGHTS RESERVED. DERIVATION BY WRITTEN PERMISSION ONLY.

CLIENT: DOMTAR, INC.

PROJECT: PORT EDWARDS MILL

TITLE: PART OF GOVERNMENT LOT 1, SECTION 1; PART OF GOVERNMENT LOT 1, SECTION 2, T23N, R5E, PART OF THE SEVASEY, SECTION 35, PART OF GOVERNMENT LOT 4, SECTION 35, T23N, R5E, ALL IN THE VILLAGE OF PORT EDWARDS, WOOD COUNTY, WISCONSIN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____ BY: _____

FOR BIDDING ONLY
DATE: _____ BY: _____

FOR CONSTRUCTION
DATE: _____ BY: _____

DRAWING OF RECORD
DATE: _____ BY: _____

DESIGNER: JIM BRASEL
DRAWN BY: JIM BRASEL

FIELD DATA BY: D.S. & T.T.
DATE: 11/09 & 12/09
CHECKED BY: _____ **DATE:** _____

DWG. DATE: DEC. 16, 2009
DWG. NO.: 9452-A-1-B
PROJECT NO.: 09-152

PLAN SHEET 1 SHEET 1 OF 1 SHEET(S)

PROJECT: Domtar Port Edwards

SHEET TITLE: Landfill No 1364

DATE: 01/01/11 **FIGURE No.:** LF-1

PROJECT NO.: 21-25953A

ENVIRON 175 N. Corporate Drive, Suite 160
Brookfield, WI 53045
PHONE: (262) 901-0099
FAX: (262) 901-0079

www.environcorp.com



State of Wisconsin | DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Dan Baumann, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY 711

September 26, 2012

Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
395 de Maisonneuve Blvd. West
Montreal, Quebec H3A 1L6

RECEIVED
WI DEPT OF NATURAL RESOURCES
OCT 01 2012
WI RAPIDS SERVICE CENTER
WI RAPIDS, WI

BRRTS #02-72-558274
BRRTS #06-72-553707
FID No. 772010580

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Nekoosa Edwards Paper Co., Inc. Domtar Coal Pile
Domtar Port Edwards Facility, Port Edwards, Wisconsin

Dear Mr. Marcoux:

The Department of Natural Resources (DNR) considers Domtar Coal Pile closed, with continuing obligations. 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. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Wisconsin Department of Natural Resources West Central Region Closure Committee reviewed the request for closure on September 6, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The Coal Pile Area site includes the former coal storage area, areas around the former storage area and railroad tracks next to the former coal storage area. The conditions of closure and continuing obligations required were based on the property being used for industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil barrier, and railroad tracks and ballast, must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

September 26, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 2

BRRTS #02-72-558274
BRRTS #06-72-553707
FID No. 772010580

- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.
- Site-specific exposure assumptions were used. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.

GIS Registry

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 any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS 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 West Central Regional DNR office, at 1300 West Clairemont Avenue, Eau Claire, Wisconsin. 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>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the soil cover and the existing railroad tracks within the footprint of the former coal pile is required, as shown on the attached map, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that

September 26, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 3

BRRTS #02-72-558274
BRRTS #06-72-553707
FID No. 772010580

the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains under the soil cap and railroad tracks as indicated on the attached map. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if 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. 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 to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The soil cover, and railroad tracks and ballast, which exist in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Industrial Soil Standards (s. NR 726.05 (8) (b) 1., Wis. Adm. Code)

Soil contamination remains outside the soil cap at boring location L10-MW-4, as shown on the attached map. Samples contained arsenic, cadmium and chromium in concentrations that met the site-specific industrial soil standards developed for this site.

This property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless prior written approval has been obtained from the DNR. An investigation and remedial action to meet applicable soil cleanup standards may be required at that time.

September 26, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 4

BRRTS #02-72-558274
BRRTS #06-72-553707
FID No. 772010580

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the Wisconsin Department of Natural Resources West Central Region office, to the attention of the Remediation and Redevelopment Program Assistant.

Please be aware that the 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.

The DNR 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 Tom Hvizdak at (715) 421-7850.

Sincerely,



William Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

- Boring/Monitoring Well Locations map
- Post Excavation Surface Samples map
- Cap Maintenance Inspection Area map
- Engineering Control Cap Maintenance Plan
- RR 819

c: Dave Ulrich, Domtar A.W., LLC, 301 Point Basse Ave., Nekoosa, WI 54457-1422
James Hutchens, Environ, 175 N. Corporate Dr., Suite 160, Brookfield, WI 53045
Loren Brumberg, Tom Hvizdak – WDNR WCR



- Monitoring Well
- Soil Boring

PROJECT:		Domtar Port Edwards	
SHEET TITLE:		Boring/Monitoring Well Locations – Coal Pile	
DATE:	06/30/2011	FIGURE No.:	Figure 3
PROJECT NO.:	21-25953A		
		175 N. Corporate Drive, Suite 160 Brookfield, WI 53045 PHONE: (262) 901-0099 FAX: (262) 901-0079	
www.environcorp.com			

Imagery Date: Jun 23, 2008

© 2011 Google
 Image USDA Farm Service Agency
 44°20'22.50" N 89°52'33.64" W elev 959 ft

©2010 Google
 Eye alt 3008 ft



○ **Sampling Location**

FG – Taken in December 2011
after 2 feet of soil removed

P – Taken February 2012 after
additional 1 foot of material removed

PROJECT:		Domtar Port Edwards	
SHEET TITLE:		Post Excavation Surface Samples	
DATE:	12/30/11	FIGURE No.:	
PROJECT NO.:	21-25953A		Figure S1
ENVIRON		175 N. Corporate Drive, Suite 160 Brookfield, WI 53045 PHONE: (262) 901-0099 FAX: (262) 901-0079	
www.environcorp.com			

Engineering Control Cap Maintenance Plan

Coal Pile Area – Domtar Port Edwards

BRRTS No. 02-72-558274

Introduction

The property is located in Wood County, Wisconsin. The street address of the site is 100 Wisconsin River Drive, Port Edwards, Wisconsin. The site is bordered to the south and east by the Wisconsin River in Port Edwards, about 0.25 miles south of Highways 54 and 73.

Soil in the area consisted of primarily fill over fine to coarse sand. Depth-to-water ranged from 6 to 8 feet. Coal within the pile area averaged approximately 2 feet underlain by sandy silts and fine to medium sand. Soil samples were obtained from each boring from directly beneath the visual coal interface; or in areas with no visual coal, a sample was obtained near the groundwater table interface. Soil samples were analyzed for polycyclic aromatic hydrocarbons (PAHs) and the eight RCRA metals. Soil exceedances for arsenic were identified directly beneath the coal. Based on this, it was determined that the coal be removed from the area and confirmation samples obtained once the material is removed.

The coal was removed in November 2011 along with an average of 2 feet of underlying soils. Confirmation sampling indicated arsenic levels of 35 to 300 mg/kg. An additional 1.5 to 2 feet of material was removed along the west end of the area. Confirmation samples for this additional excavation were collected in February 2012. Arsenic levels were all above WDNR residual contaminant levels. Based on the continued elevated arsenic levels and the fact that additional excavation would potentially encounter groundwater, the WDNR was contacted and it was determined that the area would be covered with 2 feet of clean material and the site submitted for closure with an engineering control.

Description of the Cap to be Maintained

The cap consists of soil cover and vegetation.

Cover and Building Purpose

The cap over the waste material serves as a barrier to prevent environmental exposure to residual wood waste. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cover overlying the area depicted in Figure 1 including the railroad spur traversing the area will be inspected once a year (normally in the spring after all snow and ice are gone) for deterioration or other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, increasing age, and other factors. Any area where waste material have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying waste material are exposed. Once repairs are completed, they will be documented in the inspection log. A

copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include placement of additional soil cover. In the event that necessary maintenance activities expose the underlying soils, the owner must inform the maintenance workers if unusual conditions are observed, they should take care to ensure the soil remains contained. If removal is required, the soils must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal laws.

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

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on the area shown on Figure 1, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier (unless the replacement barrier is equally protective) ; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Cap Maintenance Plan

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

Contact Information

Site Owner and Operator: Stewart Marcoux
Domtar AW, LLC
395 de Maisonneuve Blvd.
Montreal, Quebec Canada H3A1LC
514-848-5555

Consultant: Jim Hutchens
ENVIRON International Corporation
175 N. Corporate Drive, Suite 160
Brookfield, WI 53045
262-901-0095

Agency: Tom Hvizdak
Wisconsin Department of Natural Resources
473 Griffith Avenue
Wisconsin Rapids WI 54494
715-421-7850

**Exhibit B
Cap Inspection and Maintenance Log**

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?



Wisconsin River Dr
 © 2011 Google
 Image USDA Farm Service Agency
 Imagery Date: Jun 23, 2008
 44°20'22.50" N 89°52'33.64" W elev 959 ft
 Eye alt 3008 ft
 Google

PROJECT:		Domtar Port Edwards
SHEET TITLE:		Cap Maintenance Inspection Area
DATE:	12/30/11	FIGURE No.:
PROJECT NO.:	21-25953A	Figure 1
		175 N. Corporate Drive, Suite 160 Brookfield, WI 53045 PHONE: (262) 901-0099 FAX: (262) 901-0079
www.environcorp.com		



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

March 9, 2012

BRRTS #02-72-558437
BRRTS #06-72-553707
FID No. 772010580

Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
395 de Maisonneuve Blvd. West
Montreal, Quebec H3A 1L6

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

FILE COPY

SUBJECT: No Further Action under Wis. Admin. Code NR 708
Village of Port Edwards Wood Burning Site (License #1256)
Domtar Port Edwards Facility, Port Edwards, Wisconsin

Dear Mr. Marcoux:

The purpose of this letter is unique and is intended to serve both as a Responsible Party (RP) letter and case closeout letter. The first section entitled "Legal Responsibilities" is the RP portion of the letter and the second section entitled "Case Closure under Chapter 292, Wisconsin Statutes" is the case closeout portion of the letter.

During a recent Phase I site investigation of the Domtar Port Edwards facility it was determined that the above-referenced site is an inactive licensed solid waste facility historically used for the burning of wood waste. The facility had a licensed acreage of 1-acre and was operated by the Village of Port Edwards for the purpose of burning trees and brush infected with dutch elm disease. It was reported that no trees or ash were buried on-site. File records indicate that at the completion of their burning operations the land surface was scraped and the surface soils and ashes were properly disposed of at a licensed landfill. It is believed that the wood burning site was located on the 89.51-acre parcel described as Parcel #32, Tax Parcel Identification #27-00060.

The Wisconsin Department of Natural Resources (WDNR) believes you are responsible for the long-term care requirements of the landfill based on acquiring rights of ownership and in accordance with s. 289.46, Wis. Stats.

Legal Responsibilities:

Your legal responsibilities are defined both in statute and in administrative codes. The transference of responsibility law, Section 289.46, Wisconsin Statutes, states:

- **TRANSFERENCE OF RESPONSIBILITY.** Any person acquiring rights of ownership, possession or operation in a licensed solid waste or hazardous waste facility at any time after the facility begins to accept waste is subject to all requirements of the license approved for the facility including any requirements relating to long-term care of the facility and is subject to any negotiated agreement or arbitration award related to the facility under s. 289.33, Wis. Stats.

March 9, 2012
Mr. Stewart Marcoux
Domtar Wisconsin Dam Corporation
Page 2

BRRTS #02-72-558437
BRRTS #06-72-553707
FID No. 772010580

Chapter 289, Wisconsin Statutes, establish standards for solid waste management, long-term care, financial responsibility, operation, waivers, exemptions, and closure of solid waste facilities. Chapter 292, Wisconsin Statutes, establish standards for conducting environmental investigations and remedial actions.

Wisconsin Administrative Code chapters NR 500 through NR 555 provides definitions, submittal requirements, exemptions and other general information relating to solid waste facilities. Wisconsin Administrative Code chapters NR 700 through NR 749 establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. Wisconsin Administrative Code chapter NR 140 establishes groundwater standards for contaminants that reach groundwater.

Sites under Chapter 292, Wisconsin Statutes, are entered into the Bureau for Remediation and Redevelopment Tracking System ("BRRTS"), a version of which appears on WDNR's internet site. You may view the information related to your site at any time (<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>) and use the feedback system to alert us to any errors in the data.

The West Central Region Closure Committee has reviewed this case and concurs that the environment had been restored to the extent practicable as provided in ch. NR 708.09, Wis. Adm. Code. Therefore, the immediate action that was taken at the time of landfill closure to remove the ash and impacted soil has been complete and the Department of Natural Resources is requiring no further action.

Please be aware that the 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. Upon issuance of a Certificate of Completion (COC) under the Voluntary Party Liability Exemption (VPLE) Program, the voluntary party and any "successors or assigns" are exempt from provisions of the Hazardous Substance Spills Law (s. 292.11, Wis. Stats.), as this law relates to past releases of hazardous substances, and cannot be held responsible for further environmental investigation and cleanup of these past releases contingent upon compliance with the conditions of case closure and the exemption.

WDNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this No Further Action determination or anything else outlined in this letter, please contact me at (715) 421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist
Remediation & Redevelopment Program

c: Dave Ulrich, Domtar A.W., LLC, 301 Point Basse Ave., Nekoosa, WI 54457-1422
James Hutchens, Environ, 175 N. Corporate Dr., Suite 160, Brookfield, WI 53045
Loren Brumberg, Bill Evans – WDNR WCR