

**VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT**

Instrument Date: 8/13/2018
 Instrument Type: DEC
 Number of Parcels: 1 Number of Pages: 73
 City [] County
SUFFOLK

TAX EXEMPT? VIRGINIA/FEDERAL LAW
 [] Grantor: _____
 [] Grantee: _____
 Consideration: \$0.00
 Existing Debt: \$0.00
 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):
 Original Principal: \$0.00
 Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: [] City [] County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME
 1 Grantor: INTERNATIONAL PAPER COMPANY
 2 Grantor: VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
 1 Grantee: INTERNATIONAL PAPER COMPANY
 2 Grantee: VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

GRANTEE ADDRESS
 Name: INTERNATIONAL PAPER COMPANY
 Address: 34040 UNION CAMP DRIVE
 City: FRANKLIN State: VA Zip Code: 23851

Book Number: _____ Page Number: _____ Instrument Number: _____
 Parcel Identification Number (PIN): 153183000 Tax Map Number: 70*1
 Short Property Description: BLOCK 100; 2694.09 ACRE(S)
SOUTHERN SUFFOLK SUBDIVISION

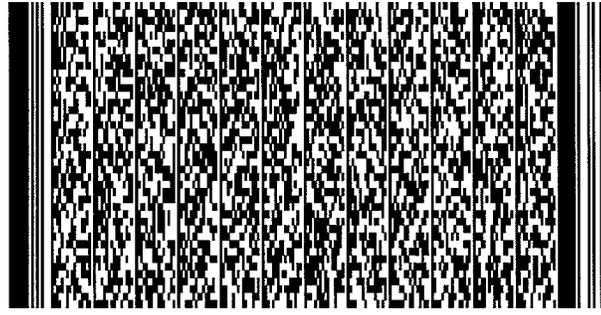
Current Property Address: 9050 CORINTH CHAPEL ROAD
 City: SUFFOLK State: VA Zip Code: 23437
 Instrument Prepared By: AECOM Recording Paid By: MICHELLE FRIEDMAN
 Recording Returned To: MICHELLE FRIEDMAN
 Address: 1600 PERIMETER PARK DRIVE
 City: MORRISVILLE State: NC Zip Code: 27560

**FILED CITY OF SUFFOLK, VA
W. RANDOLPH CARTER, JR
CLERK OF CIRCUIT COURT**

FILED Aug 13, 2018 AT 02:25:48 pm
INSTRUMENT # 180008591
TOTAL PAGES 0075

JBR

(Area Above Reserved For Deed Stamp Only)



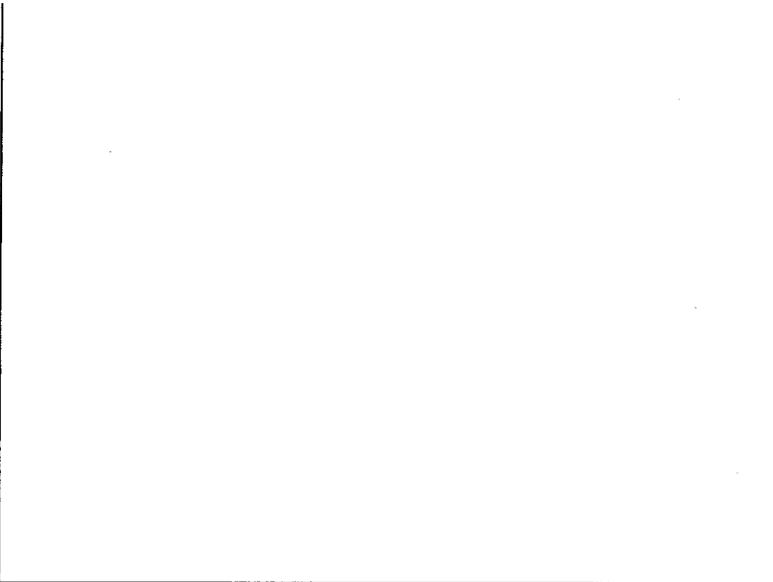
**VIRGINIA LAND RECORD COVER SHEET
FORM B – ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: 8/13/2018

Instrument Type: DEC

Number of Parcels: 1 Number of Pages: 73

City [] County
SUFFOLK



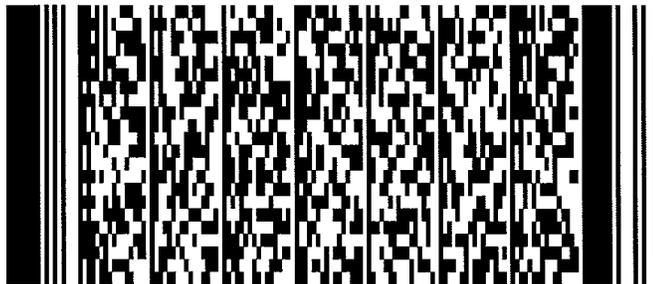
GRANTOR BUSINESS / NAME

(Area Above Reserved For Deed Stamp Only)

- 3 Grantor: VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
- [] Grantor: _____

GRANTEE BUSINESS / NAME

- 3 Grantee: VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
- [] Grantee: _____



Jurisdiction and Tax ID Number:

_____ Isle of Wight County, Virginia:

_____ 69-01-500

_____ 69-01-502

_____ 69-01-074

_____ 69-01-074A

_____ 69-01-076

_____ City of Suffolk, Virginia

_____ 70*1

Prepared by: AECOM

Remediation Program Site ID #:VAD003112265

UECA ENVIRONMENTAL COVENANT

This environmental covenant (the "Covenant") is made and entered into as of the

30th day of July, 2018, by

and between INTERNATIONAL PAPER COMPANY, a New York corporation, whose address is 34040 Union Camp Drive, Franklin, Virginia 23851 (hereinafter referred to as the "Grantor" or "Owner"), and INTERNATIONAL PAPER COMPANY, a New York corporation, whose address is 34040 Union Camp Drive, Franklin, Virginia 23851 (hereinafter referred to as the "Grantee" or "Holder").

The Virginia Department of Environmental Quality, whose address is 1111 East Main Street, Suite 1400, Richmond, Virginia 23219 (hereinafter referred to as the "Agency") also joins in this environmental covenant.

This environmental covenant is executed pursuant to the Virginia Uniform Environmental Covenants Act, § 10.1-1238 et seq. of the Code of Virginia (UECA), and subjects the Property identified in Paragraph 1 to the activity and use limitations in this document..

This environmental covenant voids and replaces that certain Declaration of Restrictive Covenants dated June 1, 2010 and recorded in the Clerk's Office of the Circuit Court of Isle of Wight County on June 7, 2010 as Instrument Number 10000245 and in the Clerk's Office of the

Circuit Court for the City of Suffolk, Virginia on June 7, 2010 as Instrument Number 20100607000069440.

1. Property affected.

The property affected (“Property”) by this environmental covenant is located at 34040 Union Camp Drive, Franklin, Virginia, and consists of four (4) areas, summarized in the table below. The legal description of the Property subject to this Covenant are included as **Exhibit A** attached hereto and incorporated herein.

Area:	Tax ID #	Jurisdiction	Acreage
Franklin Paper Mill Area	69-01-500 69-01-074 69-01-074A 69-01-076	Isle of Wight County, Virginia	1382.4 acres
Highground Disposal Area	Portion of Tax ID PT. 69-01-500	Isle of Wight County, Virginia	Part of the Franklin Paper Mill Site, 41.89 acres
Franklin Sawmill Area	Tax ID 69-01-502	Isle of Wight County, Virginia	31.84 acres
Waste Water Ponds	Tax ID 70*1	City of Suffolk, Virginia	1945 acres

2. Description of Contamination & Remedy.

- a. The Property is subject to a Resource Conservation and Recovery Act (“RCRA”) corrective action (CA) program under the Virginia Hazardous Waste Management Regulations, and the Administrative Record pertaining to the CA program described in this Covenant is located at the Agency’s office at 1111 E. Main Street, Suite 1400, Richmond, Virginia 23219.
- b. International Paper (formerly Union Camp Corporation) operated an integrated Kraft pulp and paper mill in Franklin, Virginia since 1937.

The following SWMUs/AOCs were identified in the RCRA Facility Assessment and subsequent investigations: No. 1 Lime Mud Pond (SWMU 2A), No. 2 Lime Mud Pond (SWMU 2B), No. 3 Lime Mud Pond (SWMU 2C), Waste Degreasing Solvent Disposal Area (SWMU 3), Tall Oil Sludge Disposal Area (SWMU 4), Highground Disposal Area (SWMU 5), Hazardous Waste Storage Building (SWMU 6), Hydrazine Unit (SWMU 7), Effluent Treatment System (SWMU 8), Blackwater Riverbank Area, Mill Process Area and Northwest Corner, Main Mill Canal, and Old Bleach Plant Ditch. International Paper also assessed two specialty chemical plants, the Lumber Mill, and the Effluent Treatment System C and D Ponds.

Through initial voluntary site investigation and characterization activities, several interim measures source removals, a Hazardous Waste Management Permit for No.4 Lime Mud Pond and implementation of a Site Wide Corrective Action groundwater monitoring program, the Facility has demonstrated that the constituents of concern at the Facility are primarily metals. The source of the metals detected in groundwater is naturally existing metals in the soil. The presence of organic compounds or the presence of either high or low pH conditions increases the solubility of metals resulting in dissolved metals in groundwater. In addition to these metals, only one organic constituent, benzene, was detected at two SWMUs (former Tall Oil Sludge Disposal Area and former Highground Disposal Area) in a total of three wells at a concentration above the MCL.

The results of the human health risk characterizations indicate that no adverse potentially carcinogenic or non-carcinogenic health effects would be expected to occur for a construction worker, an on-site worker, a recreating child or trespasser under both current and reasonably foreseeable future conditions, and that the risk assessments indicated that direct contact with soil, sediment, surface water, or groundwater will not result in adverse health effects. With the possible exception of exposure of aquatic and emergent vegetation to pond soils at the Effluent Treatment System, SWMU 8 (which given the Effluent Treatment System's designed use is not a significant issue), the results of the ecological risk assessments generally indicate that constituents of potential concern do not pose significant risks to ecological receptors. The site characterization and risk assessment reports completed for each SWMU/AOC have been described in a series of reports maintained in the Administrative Record.

The US EPA Region III 2008 Statement of Basis for the International Paper, Franklin Mill, Franklin, Virginia is attached as **Exhibit B**.

As described in the Statement of Basis, the selected remedy included the following items:

- Inspection of the cap at the former Highground Disposal Area, with the frequency detailed in an Agency approved Operations and Maintenance (O&M) plan.
- Institutional controls to minimize the potential for human exposure to contamination left in place by prohibiting residential use of the Property in perpetuity, use of groundwater from the upper aquifer in the area of SWMUs until the applicable standard (EPA Maximum Contaminant Level [MCLs] and EPA Region III Risk-Based Screening Levels [RSLs]) for hazardous constituents for unrestricted use of groundwater are met, and prevent disturbance of the cap on the former Highground Disposal Area.
- Groundwater monitoring to provide verification of natural attenuation, with reduction in the number of sampled wells and analytes as benchmarks described in an Agency approved O&M plan are reached.

The remedy was implemented through a site-wide corrective action module in the Facility's Hazardous Waste Post Closure Care Permit for the No.4 Lime Mud Pond in October 23, 2008. Upon recordation, this environmental covenant will serve as the mechanism for continuing remedy implementation.

Monitoring of ongoing corrective action progress will be performed in accordance with an Agency approved O&M plan until objectives are met.

3. Activity & Use Limitations.

- a. The Property is subject to the following activity and use limitations, which shall run with the land and become binding on Grantor(s) and any successors, assigns, tenants, agents, employees, and other persons under its (their) control, until such time as this Covenant may terminate as provided by law:

Activity and Use Limitation	Applies to Area
<p>The area shall not be used for residential purposes, which shall include daycare facilities, schools, or playgrounds for children under the age of 16.</p> <p>The use of groundwater from the upper aquifer beneath the area for purposes other than environmental testing is prohibited, unless it is demonstrated to the Agency that such use would not pose an unacceptable risk to human health and the environment or interfere with or adversely impact the selected remedy as described in the Statement of Basis.</p>	<p>Franklin Paper Mill Area</p> <p>Highground Disposal Area</p> <p>Franklin Sawmill Area</p>
<p>The Highground Disposal Area Cap shall not be disturbed except as necessary to perform work to maintain the integrity of the Highground Disposal Area Cap.</p>	<p>Highground Disposal Area</p>
<p>The area shall not be used for residential purposes, which shall include daycare facilities, schools, or playgrounds for children under the age of 16.</p>	<p>Waste Water Ponds</p>

- b. Geographic coordinate lists defining the boundary of each activity and use restriction, depicted as a polygon.

Activity and Use Limitation	Description	Associated Polygon
<p><u>Residential Use Restriction</u></p>	<p>Geographic coordinate lists and polygons defining the boundary of the four (4) areas included in this restriction are listed in Exhibit C. Plat maps are referenced in the property descriptions included as Exhibit A.</p>	<p><u>Franklin Paper Mill Area:</u> Portion of Tax ID 69-01-500, Tax ID 69-01-074, 69-01-074A, 69-01-076</p> <p><u>Highground Disposal Area:</u> Portion of Tax ID 69-01-500</p> <p><u>Franklin Sawmill Area:</u> Tax ID 69-01-502</p> <p><u>Waste Water Ponds:</u> Tax ID 70*1</p>
<p><u>Groundwater Use Restriction</u></p>	<p>Geographic coordinate lists and polygons defining the boundary of the three (3) areas included in this restriction are listed in Exhibit C. Plat maps are referenced in the property descriptions included as Exhibit A.</p>	<p><u>Franklin Paper Mill Area:</u> Portion of Tax ID 69-01-500, Tax ID 69-01-074, 69-01-074A, 69-01-076</p> <p><u>Highground Disposal Area:</u> Portion of Tax ID 69-01-500</p> <p><u>Franklin Sawmill Area:</u> Tax ID 69-01-502</p>
<p><u>Cap Use Restriction</u></p>	<p>Geographic coordinate and polygons lists defining the boundary of the one (1) area included in this restriction are listed in Exhibit C. Plat maps are referenced in the property descriptions included as Exhibit A.</p>	<p><u>Highground Disposal Area:</u> Portion of Tax ID 69-01-500</p>

4. Notice of Limitations in Future Conveyances.

Each instrument hereafter conveying any interest in the Property subject to this Covenant shall contain a notice of the activity and use limitations set forth in this Covenant and shall provide the recorded location of this Covenant.

5. Compliance and Use Reporting.

- a. Whenever requested in writing by the Agency, the then current owner of the Property shall submit, to the Agency and any Holder listed in the Acknowledgements below, written documentation stating whether or not the activity and use limitations in this Covenant are being observed. This documentation shall be signed by a qualified and certified professional engineer who has inspected and investigated compliance with this Covenant.
- b. In addition, within one (1) month after any of the following events, the then current owner of the Property shall submit, to the Agency and any Holder listed in the Acknowledgements below, written documentation describing the following: noncompliance with the activity and use limitations in this Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if such building or proposed site work will affect the contamination on the Property subject to this Covenant.

6. Access by the Holder(s) and the Agency.

In addition to any rights already possessed by the Holder(s) and the Agency, this Covenant grants to the Holder(s) and the Agency a right of reasonable access to the Property in connection with implementation, inspection, or enforcement of this Covenant.

7. Recording & Proof & Notification.

- a. Within 90 days after the date of the Agency's approval of this Covenant, the Grantor shall record, or cause to be recorded, this Covenant with the Clerk of the Circuit Court for each locality wherein the Property is located. The Grantor shall likewise record, or cause to be recorded, any amendment, assignment, or termination of this Covenant with the applicable Clerk(s) of the Circuit Court within 90 days of their execution. Any UECA Covenant, amendment, assignment, or termination recorded outside of these periods shall be invalid and of no force and effect.
- b. The Grantor shall send a file-stamped copy of this Covenant, and of any amendment, assignment, or termination, to the Holder(s) and the Agency within 60 days of recording. Within that time period, the Grantor also shall send a file-stamped copy to the chief administrative officer of each locality in which the Property is located, any persons who are in possession of the Property who are not the Grantors, any signatories to this covenant not previously mentioned, and any other parties to whom notice is required pursuant to the Uniform Environmental Covenants Act.

9. Termination or Amendment.

This Covenant is perpetual and runs with the land unless terminated or amended (including assignment) in accordance with UECA.

10. Enforcement of environmental covenant.

This Covenant shall be enforced in accordance with § 10.1-1247 of the Code of Virginia.

ACKNOWLEDGMENTS:

*GRANTOR (*All Fee Simple Owners*)

International Paper Company

Date 7-19-18 By (signature): *Paula Wood*
 Name (printed): Paula Wood
 Title: Mill Manager

STATE OF VIRGINIA

COUNTY OF ISLE OF WIGHT

On this 19 day of July, 2018, before me, the undersigned officer, personally
 appeared Paula Wood {Owner, Grantor} who acknowledged himself/herself to
 be the person whose name is subscribed to this Covenant, and acknowledged that s/he freely
 executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Deborah B. Bradshaw

My commission expires: 4/30/2020

[Signatures continue on next page]

*AGENCY APPROVED by the Virginia Department of Environmental Quality as required by § [10.1-1238](#) et seq. of the Code of Virginia.

Date 7/30/18



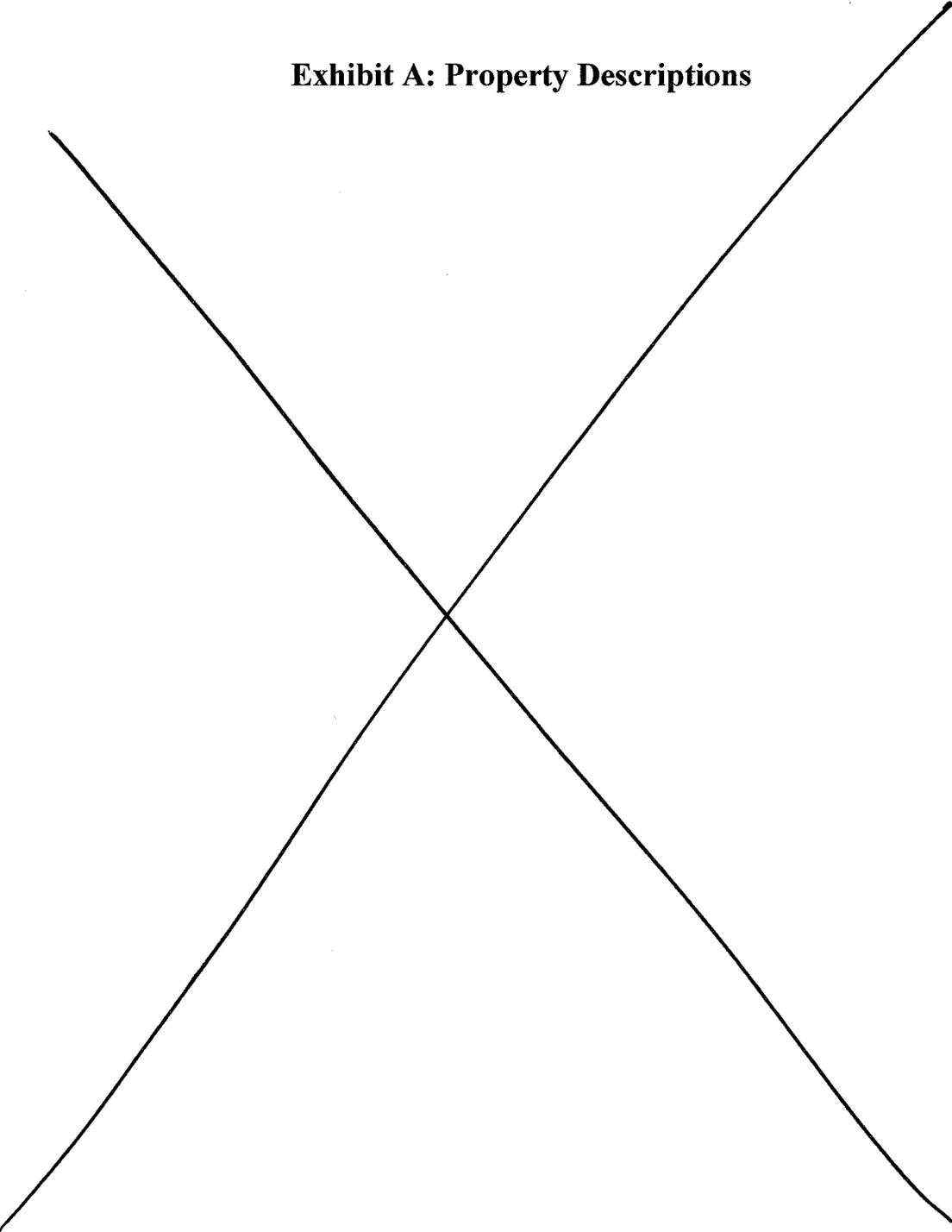
Justin Williams, Director of
Land Protection and
Revitalization

↑
Michelle Friedman
c/o IP
Returned
8-13-18

INSTRUMENT # 180003184
RECORDED IN THE CLERK'S OFFICE OF
ISLE OF WIGHT COUNTY ON
AUGUST 13, 2018 AT 12:01 PM

SHARON N. JONES, CLERK
RECORDED BY: DDS

Exhibit A: Property Descriptions



Franklin Mill Area: Tax IDs 69-01-500, 69-01-074, 69-01-074A, and 69-01-076, Franklin Paper Mill Site, Isle of Wight County, Virginia (1382.4 acres)

Tax ID 69-01-500: All those certain tracts of land lying, situate and being in Windsor Magisterial District, Isle of Wight County, Virginia, near the City of Franklin, Virginia, and being the "Paper Mill Site" of International Paper Company on the east side of the Blackwater River and south of the CSX Railroad. The tracts comprising the Paper Mill Site consist of Tract 1, containing 1,306.003 acres, and Tract 2, containing 64.874 acres, said tracts, in the aggregate, containing 1,370.882 acres, are more particularly described on plat of survey entitled "ISLE OF WIGHT CO., VIRGINIA PLAT OF SURVEY SHOWING: CONSOLIDATION OF TAX PARCELS (FOR TAX PURPOSES ONLY) FOR: UNION CAMP CORPORATION" surveyed by John R. Bradner, Land Surveyor No. 1334 of Dewberry & Davis, June 16, 1995 and recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Plat Cabinet 2, Sheet 23, pages 1 thru 20, said plat being incorporated herein by reference. Specific reference is also made to Sheet 11 of 20 for the derivation of title for each of the parcels beginning with Tract 1 and ending with 1968 IDA PARCELS.

LESS, SAVE AND EXCEPT those 41.89 acres of PROPERTY known as "The Highground" as shown on plat of survey entitled "PLAT SHOWING BOUNDARY SURVEY OF A PORTION OF TAX PARCEL 69-01-500 SHOWN HEREON AS PARCEL A FOR INTERNATIONAL PAPER CO" surveyed by Stafford Cass Camp, Land Surveyor No. 1861 of S.V. Camp III & Associates, Inc.

Tax ID 69-01-074 : "That certain lot or parcel of land lying, situate and being in Windsor District Isle of Wight County, Virginia, and bounded and described as follows: beginning at a point, an iron stob driven in the ground, on the south side of the 'Wash Hole Road' at about seventy five (75) feet northeast from the front gate of said James Watson, thence in a Northeasterly direction along said road a distance of seventy (70) yards, to another iron stob driven in the ground, thence at almost a right angle and in a southeasterly direction a distance of seventy (70) yards to another iron stob driven in the ground; thence at about a right angle and in a southwesterly direction and almost if not parallel with said road a distance of seventy (70) yards to another iron stob driven in the ground; thence at about a right angle and in a northwesterly direction a distance of seventy (70) yards to the said road the point of beginning, and containing one acre, more or less,"

It being the same property conveyed to Roger Watson, Jr. by Roger Watson, Jr., Attorney-In-Fact for Lovie Mae Boone Watson, by deed dated April 23, 1993 and recorded April 26, 1993 in said Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Deed Book 414, Page 563.

Tax IDs 69-01-074A and 69-01-076: "All that certain tract or parcel of land lying, situate in Windsor Magisterial District, Isle of Wight County, Virginia, containing ten and five-tenths (10.5) acres and described in a map of the said tract or parcel of land prepared by J. A. Riggins entitled 'Map Showing Division of J. E. Watson Estate Tract Isle of Wight County, Va.', in October, 1953, as Tract 3, bounded and described as follows: Beginning at a point, a corner for the within described land and Tract 2, as shown on said map; thence S. 34° E 833 feet to a point, a corner for the within described land and Tract 2; thence in a southwesterly direction along the run of Wash Hole Swamp 1000 feet, more or less, to a concrete marker, a corner for the within described land and the lands of Camp Manufacturing Company, Incorporated; thence N 22° W 468 feet to a concrete marker, a corner for the within described land and the lands of Camp Manufacturing Company, Incorporated; thence N. 22° W 23 feet to a point; thence N 34° 15' E 154 feet to a point;

thence N 27° E 161 feet to a point; thence N 16° 45' E 173 feet to a point; thence N 8° 30' E 19 feet to a point; thence S 71° 15' E 210 feet to a point; thence N 18° 45' E 210 feet to a point; thence N 71° 15' W 210 feet to a point; thence N 25° 45' E 208 feet to the point of beginning.”

It being the lot or parcel of land conveyed by Roger Watson and Lovie B. Watson, his wife to Jerry Thomas Watson, by deed dated November 25, 1964, recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Deed Book 177, at page 512 and the remaining property conveyed to Roger Watson, Jr. by Roger Watson, Jr., Attorney-In-Fact for Lovie Mae Boone Watson, by deed dated May 4, 1992 and recorded May 6, 1992 in said Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Deed Book 397, Page 365.LESS, SAVE AND EXCEPT all off-conveyances of record.

Note: Fee simple title to the above described parcels comprising the Paper Mill Site is vested in International Paper Company.

By Certificate of Merger dated October 30, 1944, Camp Manufacturing Company was merged into Chesapeake-Camp Corporation, and the surviving corporation, under the name of Chesapeake-Camp Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation, dated July 14, 1945, the name of Chesapeake-Camp Corporation was changed to Camp Manufacturing Company, Incorporated;

By Certificate of Merger dated July 12, 1956, Union Bag & Paper Corporation was merged into Camp Manufacturing Company, Incorporated and the surviving corporation, under the name of Union Bag-Camp Paper Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation dated April 26, 1966, the name of Union Bag-Camp Paper Corporation was changed to Union Camp Corporation;

By Certificate of Merger dated April 30, 1999, Union Camp Corporation merged with International Paper Company and the surviving corporation under the name of International Paper Company succeeded to the ownership of the property.

Highground Disposal Area: Portion of Tax ID NO.: PT. 69-01-500, Part of the Franklin Paper Mill Site, Isle of Wight County, Virginia (41.89 acres)

All those certain tracts of land lying, situate and being in Windsor Magisterial District, Isle of Wight County, Virginia, near the City of Franklin, Virginia, and being the "Highground" of International Paper Company on the south side of Union Camp Drive. The tract comprising the Highground consists of Parcel A, containing 41.89 acres and is more particularly described on plat of survey entitled "PLAT SHOWING BOUNDARY SURVEY OF A PORTION OF TAX PARCEL 69-01-500 SHOWN HEREON AS PARCEL A FOR INTERNATIONAL PAPER CO" surveyed by Stafford Cass Camp, Land Surveyor No. 1861 of S.V. Camp III & Associates, Inc.

NOTE: Fee simple title to the above described parcels comprising the Paper Mill Site is vested in International Paper Company.

By Certificate of Merger dated October 30, 1944, Camp Manufacturing Company was merged into Chesapeake-Camp Corporation, and the surviving corporation, under the name of Chesapeake-Camp Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation, dated July 14, 1945, the name of Chesapeake-Camp Corporation was changed to Camp Manufacturing Company, Incorporated;

By Certificate of Merger dated July 12, 1956, Union Bag & Paper Corporation was merged into Camp Manufacturing Company, Incorporated and the surviving corporation, under the name of Union Bag-Camp Paper Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation dated April 26, 1966, the name of Union Bag-Camp Paper Corporation was changed to Union Camp Corporation;

By Certificate of Merger dated April 30, 1999, Union Camp Corporation merged with International Paper Company and the surviving corporation under the name of International Paper Company succeeded to the ownership of the property.

Franklin Sawmill Area: Tax ID 69-01-502, Isle of Wight County, Virginia (31.84 acres)

All those certain tracts or parcels of land lying, situate and being in Windsor Magisterial District, Isle of Wight County, Virginia, known as the Sawmill of International Paper Company consisting of Parcels B, C, D, E, F, and G, with all parcels consolidated as Tax Map Parcel 69-01-502 and more particularly described on "PLAT SHOWING BOUNDARY SURVEY OF SAWMILL AREA PARCELS (B,C,D,E,F,G) FOR INTERNATIONAL PAPER CO. WINDSOR MAGISTERIAL DISTRICT ISLE OF WIGHT COUNTY, VIRGINIA SCALE : 1 = 100' DECEMBER 29, 2001 REVISIONS: JUNE 26, 2002", made by S. V. Camp III & Associates, Inc., with said plat recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Plat Cabinet 2, Slide 95, Pages 12 and 13, and with reference to said plat the parcels are more particularly identified as follows:

1. "Parcel B PORTION OF T.P. 69-1-31 NOW OR FORMERLY INTERNATIONAL PAPER CO. INST # 990003029 1.32 ACRES 57,302.9 SQ. FT."
2. "Parcel C PORTION OF T.P. 69-1-31 NOW OR FORMERLY INTERNATIONAL PAPER CO. INST # 990003029 0.07 ACRES 3,119.7 SQ FT."
3. "Parcel D T.P. 69-1-33 PORTION OF T.P. 69-1-31 NOW OR FORMERLY INTENRATIONAL PAPER CO. INST #990003029 1.79 ACRES 78,130.4 SQ FT."

LESS, SAVE AND EXCEPT, "All that certain parcel of land lying situate and being in Windsor Magisterial District, Isle of Wight County, Virginia, and designated as 'Parcel A- SECTION 1 a portion of T.P. 69-1-28, 27,614.8 SQ. FT 0.63 ACRES and Parcel A – SECTION 2 a portion of T.P. 69-1-28, 3,055.2 SQ. FT. 0.07 ACRES' on survey map entitled Plat Showing A Portion of T.P. 69-1-(28,31) To Be Acquired by ISLE OF WIGHT COUNTY from INTERNATIONAL PAPER CO. Windsor Magisterial District Isle of Wight County, Virginia Scale: 1" = 30' January 23, 2001 PARCEL A. SECTIONS 1&2 = 0.70 ACRES (30,670 SQ.FT)', said map or plat of survey is recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Plat Cabinet 2, Slide 84, Page 13, reference to which is hereby made for a more full and complete description of the property herby conveyed."

It being the same property conveyed by International Paper Company to The Industrial Development Authority of the County of Isle of Wight, Virginia, by deed of correction dated June 8, 2001 and recorded July 13, 2001 in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia as Instrument Number 013457.

4. "PARCEL E PORTION OF T.P. 69-1-31 NOW OR FORMERLY INTERNATIONAL PAPER CO. INST # 990003029 0.41 ACRES 17,924.3 SQ. FT."
5. PARCEL F: "PORTION OF T.P. 69-1-(31,59) **PARCEL F** INTERNATIONAL PAPER CO. INST #990003029 17.55 ACRES 764,468.9 SQ.FT."
6. PARCEL G: "PORTION OF T.P. 69-1-(28,31,59) T.P. 68-1-(3,4) **PARCEL G** INTERNATIONAL PAPER CO. INST #990003029 10.70 ACRES (TOTAL AREA) 465,970.3 SQ. FT."

LESS, SAVE AND EXCEPT, 1.94 +/- acres leased to Pfizer Specialty Minerals, Inc.

FURTHER, LESS SAVE AND EXCEPT, any portion of the above described parcels lying north of the Norfolk-Southern Railroad and any portion of the above described parcels conveyed by International Paper Company to Nevamar Company, LLC by deed dated May 28, 2004 and recovered in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia on June 3, 2004 as Instrument Number 040003785.

AND FURTHER, LESS SAVE AND EXCEPT, any portion of the above described parcels which lie south of the CSX Railroad and are a part of the International Paper Company's Franklin paper mill complex.

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from P. D. Camp and Ella V. Camp, his wife, J. L. Camp and Carrie F. Camp, his wife, t/a P. D. Camp & Co., dated November 30, 1887 and recorded May 8, 1889 in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Deed Book 53, page 348;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from Robert J. Neely and Elizabeth N. Neely, his wife, dated April 19, 1890 and recorded April 22, 1890 in the Clerk's Office aforesaid in Deed Book 54, page 519;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from Robert J. Neely and Elizabeth N. Neely, his wife, dated June 6, 1890 and recorded August 11, 1890 in the Clerk's Office aforesaid in Deed Book 55, page 129;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from S. V. Norfleet, widow of N. B. Norfleet, dated July 1, 1893 and recorded September 11, 1893 in the Clerk's Office aforesaid in Deed Book 58, page 228;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from S. V. Norfleet, widow of N. B. Norfleet, dated July 10, 1893, recorded September 11, 1893, in the Clerk's Office aforesaid in Deed Book 58, page 229;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from John Neely, Surviving Trustee, et als, dated December 23, recorded April 2, 1894, in the Clerk's Office aforesaid in Deed Book 58, page 538;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from A. A. Holland and Elida H. Holland, his wife, dated April 29, 1902 recorded May 2, 1902, in the Clerk's Office aforesaid in Deed Book 67, page 302;

BEING a part of the same property conveyed to Camp Manufacturing Company by deed from Jennie S. Norfleet dated February 22, 1906 recorded March 7, 1906, in the Clerk's Office aforesaid in Deed Book 73, page 374;

BEING a part of the same property conveyed to Union Bag-Camp Paper Corporation by deed from Hygeia Ice Corporation dated April 29, 1961 recorded May 6, 1961, in the Clerk's Office aforesaid in Deed Book 162, page 317;

BEING a part of the same property conveyed to Union Bag-Camp Paper Corporation by deed from Seaboard Air Line Railroad Company dated February 19, 1962 recorded June 1, 1962, in the Clerk's Office aforesaid in Deed Book 166, page 442;

This conveyance is subject to any easements or restrictions of record or easements and/or restrictions evident from an inspection of the premises.

RESERVING HOWEVER:

"A. An easement ten feet (10') in width for the utilization of the Blowpipe, solely to blow and deliver sawdust in accordance with that certain Wood Supply Agreement dated July 1, 2002 by and between Grantor and Grantee (the "Supply Agreement") or such other similar agreements as Grantor or its successors-in-interest may enter into from time to time, as shown on Exhibit B to the Survey (the "Blowpipe Easement"), together with i) the right to maintain, repair and/or replace the Blowpipe (and the obligation to do so during the term of the Supply Agreement, subject to the limitations therein), ii) a ten-foot (10') temporary construction easement on either side of said Blowpipe Easement, and iii) any such further access beyond aforesaid temporary construction easement which may be reasonably necessary for the maintenance, repair and/or replacement of the Blowpipe desired or required of Grantor by clause (i) of this Paragraph. At the request of Grantor and upon reasonable notice to Grantee, Grantee shall provide Grantor with the foregoing access to the Blowpipe. [Exhibit B is recorded in the aforesaid Clerk's Office in Plat Cabinet 2, Slide 120, Page 12.]

B. An easement ten feet (10') in width for utilities, originating at or near a junction with the Blowpipe and extending in an easterly and northerly direction (the "Utility Easement"), as more particularly shown on Exhibit B to the Survey, together with i) the right to maintain, repair and/or replace the utility line(s), ii) a ten-foot (10') temporary construction easement on either side of the Utility Easement, and iii) any such further access beyond aforesaid temporary construction easement which may be reasonably necessary for the repair, maintenance and/or replacement of the utility line(s). [Exhibit B is recorded in the aforesaid Clerk's Office in Plat Cabinet 2, Slide 120, Page 12.]

C. An easement ten feet (10') in width for the utilization of a certain thirty-six inch (36") water line (the "Water Line Easement") crossing the southeastern corner of the Premises, as more particularly shown on Exhibit A and Exhibit B to the Survey, together with i) the right to maintain, repair and/or replace said water line, ii) a ten-foot (10') temporary construction easement on the western side of said Water Line Easement, and a temporary construction easement on the eastern side of said Water Line Easement extending to the westerly right-of-way line of State Route 1606, and iii) any such further access beyond aforesaid construction easements which may be reasonably necessary for the repair, maintenance and/or replacement of the water line." [Exhibits A and B are recorded in the aforesaid Clerk's Office in Plat Cabinet 2, Slide 120, Page 12.]

By Certificate of Merger dated October 30, 1944, Camp Manufacturing Company was merged into Chesapeake-Camp Corporation, and the surviving corporation, under the name of Chesapeake-Camp Corporation, succeeded to the ownership of the property.

By Amendment of its Articles of Incorporation, dated July 14, 1945, the name of Chesapeake-Camp Corporation was changed to Camp Manufacturing Company, Incorporated.

By Certificate of Merger dated July 12, 1956, Union Bag & Paper Corporation was merged into Camp Manufacturing Company, Incorporated and the surviving corporation, under the name of Union Bag-Camp Paper Corporation, succeeded to the ownership of the property.

By Amendment of its Articles of Incorporation dated April 26, 1966, the name of Union Bag-Camp Paper Corporation was changed to Union Camp Corporation.

By Certificate of Merger dated April 30, 1999, Union Camp Corporation merged with International Paper Company and the surviving corporation under the name of International Paper Company succeeded to the ownership of the property.

Waste Water Ponds: Tax ID 70*1, City of Suffolk, Virginia (1,945 acres)

All those certain tracts or parcels of land lying, situate in Holy Neck Borough, City of Suffolk (formerly Nansemond County), Virginia, containing 5,661.74 acres, more or less, now owned by International Paper Company through its predecessor in title and more particularly described in the following deeds, reference to which is hereby made:

1. 1904 Deed from E. E. Holland, Special Commissioner, recorded in the aforesaid Clerk's Office in Deed Book 58, page 59;
2. 1912 Deed from E. J. Howell, et ux, recorded in the aforesaid Clerk's Office in Deed Book 72, page 402;
3. 1913 Deed from J. P. Jones, et ux, recorded in the aforesaid Clerk's Office in Deed Book 74, page 452;
4. 1914 Deed from Nehemiah Porter, recorded in the aforesaid Clerk's Office in Deed Book 78, page 40;
5. 1918 Deed from Nehemiah Porter, recorded in the aforesaid Clerk's Office in Deed Book 88, page 263;
6. 1920 Deed from J. Hutson Howell, et ux, recorded in the aforesaid Clerk's Office in Deed Book 94, page 153;
7. 1920 Deed from M. E. Howell, et ux, recorded in the aforesaid Clerk's Office in Deed Book 94, page 227;
8. 1922 Deed from Jacob Milteer, recorded in the aforesaid Clerk's Office in Deed Book 98, page 484;
9. 1922 Deed from W. B. Ferguson, recorded in the aforesaid Clerk's Office in Deed Book 100, page 92;
10. 1924 Deed from A. L. Jolly, et ux, recorded in the aforesaid Clerk's Office in Deed Book 106, page 156;
11. 1929 Deed from J. T. Lawrence's Trustee, recorded in the aforesaid Clerk's Office in Deed Book 118, page 162;
12. 1939 Deed from W. F. Jones, recorded in the aforesaid Clerk's Office in Deed Book 144, page 364;
13. 1948 Deed from J. Hudson Howell, recorded in the aforesaid Clerk's Office in Deed Book 163, page 488;
14. 1953 Deed from John H. Hunter's Heirs, recorded in the aforesaid Clerk's Office in Deed Book 185, page 247;
15. 1954 Deed from Martha Cameron Spencer, et vir, recorded in the aforesaid Clerk's Office in Deed Book 195, page 461;

16. 1956 Deed from Robert B. Hunter, et ux, recorded in the aforesaid Clerk's Office in Deed Book 209, page 37;
17. 1956 Deed from J. T. Cross, et ux, recorded in the aforesaid Clerk's Office in Deed Book 209, page 233;
18. 1956 Deed from Robert B. Allport, J r., et als, recorded in the aforesaid Clerk's Office in Deed Book 209, page 560;
19. 1957 Deed from W. F. Jones, et ux, recorded in the aforesaid Clerk's Office in Deed Book 218, page 220;
20. 1957 Deed from Robert B. Hunter, et als, recorded in the aforesaid Clerk's Office in Deed Book 224, page 282;
21. 1960 Deeds John A. Davidson, Jr., et ux, et als, recorded in the aforesaid Clerk's Office in Deed Book 239, page 254; Deed Book 239, page 258; Deed Book 239, page 262 and Deed Book 239, page 266;
22. 1960 Deed from C. C. Barden, Jr., et ux, recorded in the aforesaid Clerk's Office in Deed Book 240, page 160;
23. 1960 Deed from Robert B. Hunter, et ux, recorded in the aforesaid Clerk's Office in Deed Book 242, page 333;
24. 1961 Deed from C. C. Barden, Jr., et ux, recorded in the aforesaid Clerk's Office in Deed Book 248, page 662;
25. 1961 Deed from James L. Barden, et ux, recorded in the aforesaid Clerk's Office in Deed Book 248, page 665;
26. 1961 Deed from Jesse Trotman's Heirs, recorded in the aforesaid Clerk's Office in Deed Book 250, page 612;
27. 1961 Deed from Jesse Trotman's Heirs, recorded in the aforesaid Clerk's Office in Deed Book 251, page 41;
28. 1961 Deed from Wayland F. Jones, et ux, recorded in the aforesaid Clerk's Office in Deed Book 251, page 167;
29. 1961 Deed from Henry Grady Gardner, et ux, recorded in the aforesaid Clerk's Office in Deed Book 251, page 169;
30. 1961 Deed from Frank Goodman, et ux, recorded in the aforesaid Clerk's Office in Deed Book 251, page 416;
31. 1961 Deed from D. S. March, et al, recorded in the aforesaid Clerk's Office in Deed Book 254, page 46;
32. 1961 Deed from Robert B. Hunter's Heirs, recorded in the aforesaid Clerk's Office in Deed Book 253, page 256;

33. 1961 Deed from Robert B. Hunter's Heirs, recorded in the aforesaid Clerk's Office in Deed Book 255, page 238 & 241;
34. 1961 Deed from Thomas Boone, et als, recorded in the aforesaid Clerk's Office in Deed Book 255, page 459 & 466;
35. 1962 Deed from Percy Hunter, et ux, recorded in the aforesaid Clerk's Office in Deed Book 256, page 345;
36. 1962 Deed from Elard Hunter, et ux, recorded in the aforesaid Clerk's Office in Deed Book 256, page 347;
37. 1962 Deed from J. Hutson Howell, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 248;
38. 1962 Deed from James L. Barden, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 261;
39. 1962 Deed from James Flood, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 503;
40. 1962 Deed from James F. Sumner, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 507;
41. 1962 Deed from Essie Smith Hutton, et vir, recorded in the aforesaid Clerk's Office in Deed Book 257, page 510;
42. 1962 Deed from Lee E. Sumner, recorded in the aforesaid Clerk's Office in Deed Book 257, page 513;
43. 1962 Deed from William A. Boone, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 538;
44. 1962 Deed from Willie Sumner, et ux, recorded in the aforesaid Clerk's Office in Deed Book 257, page 569;
45. 1962 Deed from Emanuel L. Faulcon, recorded in the aforesaid Clerk's Office in Deed Book 258, page 39;
46. 1962 Deed from C. C. Barden, Jr., et ux, recorded in the aforesaid Clerk's Office in Deed Book 258, page 424;
47. 1962 Deed from Henry M. Saunders, et ux, recorded in the aforesaid Clerk's Office in Deed Book 259, page 613;
48. 1973 Deed from Eida C. Jones' Heirs, recorded in the aforesaid Clerk's Office in Deed Book 367, page 498.

LESS, SAVE AND EXCEPT all off-conveyances of record; and

FURTHER, LESS, SAVE, AND EXCEPT all properties lying outside the waste water ponds area designated as "Residential Use Restriction Boundary" on Schedule 1.

NOTE: Fee simple title to the above described parcels comprising the Waste Water Pond Site is vested in International Paper Company.

By Certificate of Merger dated October 30, 1944, Camp Manufacturing Company was merged into Chesapeake-Camp Corporation, and the surviving corporation, under the name of Chesapeake-Camp Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation, dated July 14, 1945, the name of Chesapeake-Camp Corporation was changed to Camp Manufacturing Company, Incorporated;

By Certificate of Merger dated July 12, 1956, Union Bag & Paper Corporation was merged into Camp Manufacturing Company, Incorporated and the surviving corporation, under the name of Union Bag-Camp Paper Corporation, succeeded to the ownership of the property;

By Amendment of its Articles of Incorporation dated April 26, 1966, the name of Union Bag-Camp Paper Corporation was changed to Union Camp Corporation;

By Certificate of Merger dated April 30, 1999, Union Camp Corporation merged with International Paper Company and the surviving corporation under the name of International Paper Company succeeded to the ownership of the property.

Schedule 1



Coordinates of Waste Water Ponds, Tax ID 70*1		
-76.8806	36.56942	Waste Pond - Point of Beginning
-76.8808	36.56922	
-76.8818	36.56882	
-76.8832	36.56833	
-76.8849	36.56802	
-76.8863	36.56794	
-76.8868	36.56891	
-76.8869	36.56944	
-76.8864	36.56997	
-76.8869	36.57057	
-76.8890	36.57109	
-76.8911	36.57153	
-76.8959	36.57194	
-76.8965	36.57164	
-76.8965	36.57014	
-76.8960	36.56923	
-76.8956	36.56786	
-76.8950	36.56637	
-76.8944	36.56563	
-76.8952	36.56515	
-76.8966	36.56451	
-76.8978	36.56410	
-76.8982	36.56385	
-76.8990	36.56252	
-76.8998	36.56164	
-76.9004	36.56090	
-76.9010	36.56054	
-76.9020	36.56009	
-76.9025	36.55973	
-76.9027	36.55929	
-76.9029	36.55908	
-76.9035	36.55876	
-76.9036	36.55833	
-76.9036	36.55727	
-76.9037	36.55644	
-76.9040	36.55628	
-76.9049	36.55613	
-76.9059	36.55602	
-76.9070	36.55600	
-76.9075	36.55597	
-76.9078	36.55578	
-76.9082	36.55526	
-76.9091	36.55504	

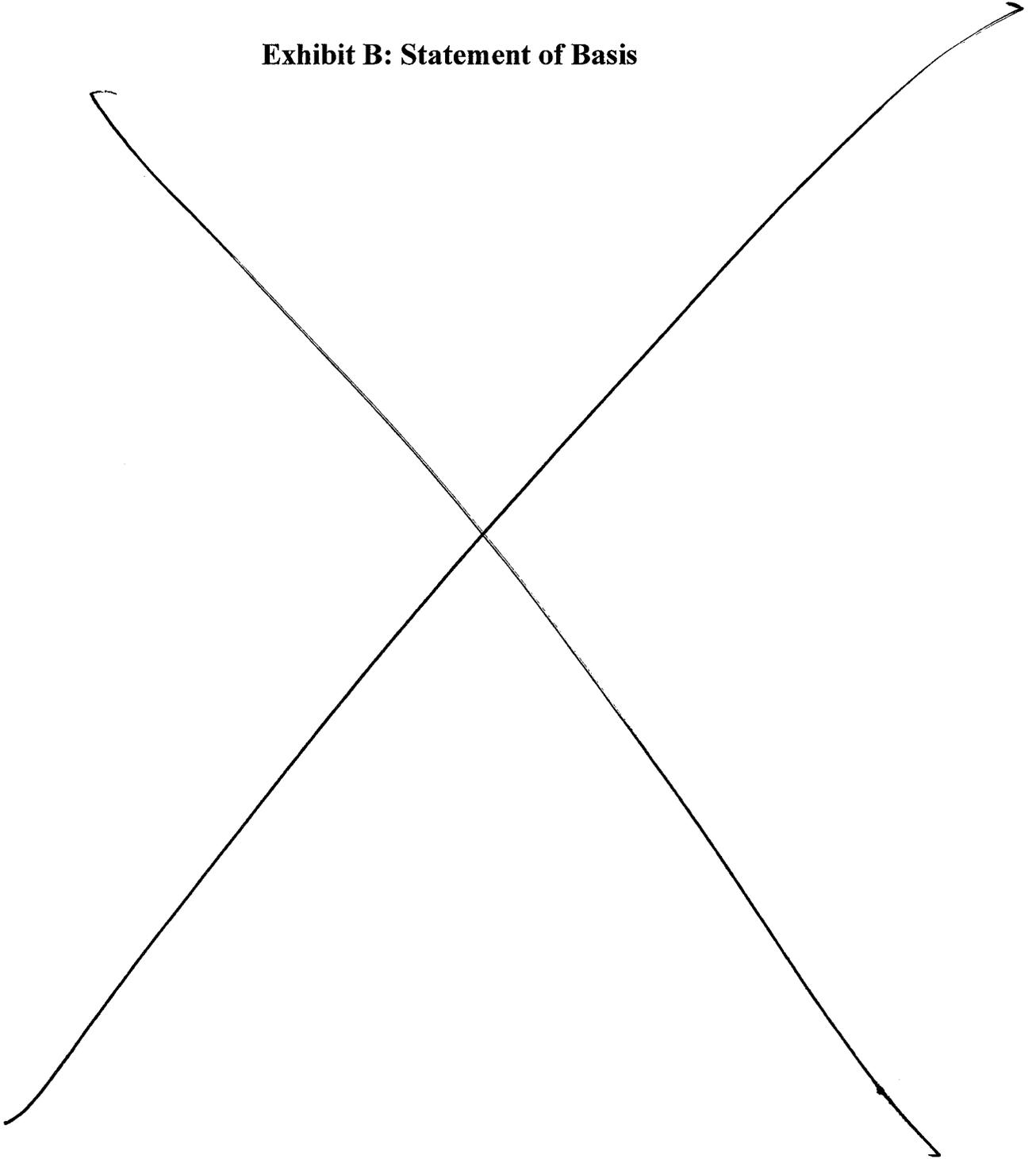
Coordinates of Waste Water Ponds, Tax ID 70*1	
-76.9092	36.55431
-76.9094	36.55389
-76.9113	36.55376
-76.9124	36.55350
-76.9127	36.55352
-76.9129	36.55369
-76.9129	36.55388
-76.9128	36.55401
-76.9125	36.55416
-76.9111	36.55465
-76.9094	36.55562
-76.9087	36.55619
-76.9067	36.55772
-76.9063	36.55827
-76.9064	36.55892
-76.9073	36.55959
-76.9078	36.55996
-76.9078	36.56045
-76.9075	36.56117
-76.9069	36.56136
-76.9063	36.56088
-76.9061	36.56215
-76.9052	36.56288
-76.9043	36.56438
-76.9049	36.56513
-76.9040	36.56600
-76.9042	36.56768
-76.9043	36.56789
-76.9043	36.56912
-76.9032	36.56980
-76.9022	36.57106
-76.9012	36.57271
-76.9016	36.57452
-76.9019	36.57487
-76.9023	36.57542
-76.9023	36.57584
-76.9011	36.57633
-76.8963	36.57594
-76.8969	36.57488
-76.8963	36.57352
-76.8961	36.57235
-76.8929	36.57209
-76.8904	36.57180
-76.8894	36.57161

Coordinates of Waste Water Ponds,
Tax ID 70*1

-76.8888	36.57156
-76.8878	36.57148
-76.8864	36.57093
-76.8855	36.57033
-76.8846	36.57028
-76.8831	36.56952
-76.8821	36.56976
-76.8819	36.57009
-76.8842	36.57256
-76.8850	36.57432
-76.8865	36.57756
-76.8872	36.58258
-76.8864	36.58597
-76.8866	36.58806
-76.8866	36.59044
-76.8860	36.59383
-76.8859	36.59420
-76.8852	36.59953
-76.8847	36.60380
-76.8845	36.60441
-76.8839	36.60453
-76.8785	36.60390
-76.8781	36.60302
-76.8773	36.60159
-76.8768	36.60039
-76.8759	36.59946
-76.8747	36.59887
-76.8729	36.59807
-76.8723	36.59697
-76.8702	36.59398
-76.8699	36.59358
-76.8682	36.59234
-76.8666	36.58844
-76.8637	36.58162
-76.8632	36.57804
-76.8627	36.57561
-76.8621	36.57391
-76.8610	36.57182
-76.8613	36.57126
-76.8625	36.57082
-76.8639	36.57035
-76.8690	36.56844
-76.8747	36.56714
-76.8753	36.56718

Coordinates of Waste Water Ponds, Tax ID 70*1		
-76.8795	36.56898	
-76.8806	36.56942	Waste Pond - Point of Beginning

Exhibit B: Statement of Basis



STATEMENT OF BASIS

International Paper, Franklin Mill
Franklin, Virginia
EPA ID No. VAD 003 112 265

1.0 INTRODUCTION

This Statement of Basis explains the Environmental Protection Agency's ("US EPA's") proposed remedy for the protection of human health and the environment at the International Paper ("IP"), Franklin Mill ("Facility"), located in Franklin, Virginia (see Figure 1). RCRA corrective action activities at the facility are being conducted under the direction of the US EPA Region III with assistance from the Virginia Department of Environmental Quality ("DEQ"). Activities under a Hazardous Waste Post Closure Care Permit for the No. 4 Lime Mud Pond are being conducted under the direction of the Virginia DEQ. This document summarizes the remedy that the US EPA Region III and IP have developed and evaluated under the US EPA Region III Facility Lead Corrective Action Agreement, entered into by IP on March 14, 2003.

The purpose of this document is to solicit public comment on this proposal.

Prior to entering the Facility Lead Program, IP completed a voluntary site investigation and characterization. The site investigation and characterization included the collection of surface and subsurface soil samples, sediment samples, and surface water samples; the installation of temporary monitoring wells; and the collection of groundwater samples from these wells. Based on the results of these investigations, IP performed interim measures or remediation activities at eight of the Solid Waste Management Units, thereby, remediating all known sources that may potentially release hazardous waste to the environment. Also in 2003, and as required by the Facility Lead Agreement, IP submitted workplans to US EPA Region III and Virginia DEQ. These workplans addressed corrective action at the facility and included the installation and replacement of groundwater monitoring wells and the collection of groundwater samples in support of the Groundwater Environmental Indicator ("EI") and site-wide corrective action. Ten rounds of groundwater samples were collected from January 2004 through September 2006. The sampling results confirm that constituents in groundwater are either stable or decreasing in their concentrations relative to historical results. US EPA Region III determined that the Human Health EI was met in September 2003 and the Groundwater EI was met in August 2007. US EPA Region III has reviewed and approved all of the site characterization and risk assessment reports and concluded there is no unacceptable risk to human health or the environment.

This document describes the remedy US EPA Region III has selected to maintain the protection of human health and the environment at the Facility. This document also summarizes information that can be found in greater detail in the work plans and reports submitted by the Facility to US EPA Region III and Virginia DEQ. To gain a more comprehensive understanding of the RCRA activities that have been conducted at the Facility, US EPA Region III encourages the public to review these documents, which are found in the Administrative Record. This Statement of Basis and the Administrative Record are located at the US EPA Region III Office in Philadelphia and at the Ruth Camp Campbell Library, 280 N. College Drive, Franklin, VA.

US EPA Region III will address all significant comments submitted in response to the proposed remedy described in this Statement of Basis. US EPA Region III will issue a Final Decision and Response to

Comments after information submitted during the public comment period has been considered. If US EPA Region III determines that new information or public comments warrant a modification to the proposed remedy, US EPA Region III may modify the proposed remedy based on such new information and/or public comments. Therefore, the public is encouraged to review and comment on the remedy described in this document. The public may participate in this process by reviewing the Statement of Basis and documents contained in the Administrative Record and submitting written comments to US EPA Region III during the public comment period. Public participation is discussed in detail in Section 8.0.

2.0 FACILITY BACKGROUND

IP (formerly Union Camp Corporation) operates an integrated Kraft pulp and paper mill in Franklin, Virginia. The site is located on the Blackwater River in Isle of Wight County, eight miles from the North Carolina border. The Facility is located to the east of the Blackwater River. The areas to the north, south and west of the Facility are generally wooded, agricultural or residential (see Figure 1). The Facility is located on approximately 3,660 acres.

The paper mill has been in operation since 1937. Types of paper manufactured at the Facility include offset paper, postcard paper, one-sided coated paper which is later converted into book covers, envelope paper, brown Kraft envelope paper, Kraft bag paper, office paper and forms paper. The operation is fully integrated, from the manufacture of bleached pulp (using elemental chlorine-free processes) to the production of paper and the conversion of that paper into customer-sized rolls and sheets. The wood resource is converted into bleached pulp in the Pulp Mill/Bleach Plant with the by-products of the process converted into saleable chemicals. The Facility also utilizes recycled content from an on-site recycling plant.

Besides the main process area, most of the Solid Waste Management Units/Areas of Concern (“SWMUs/AOCs”) are located to the south of the paper mill process area. The following SWMUs/AOCs were identified either by US EPA Region III in the draft RCRA Facility Assessment (“RFA”) or through additional investigations by IP: No. 1 Lime Mud Pond (SWMU 2A), No. 2 Lime Mud Pond (SWMU 2B), No. 3 Lime Mud Pond (SWMU 2C), Waste Degreasing Solvent Disposal Area (SWMU 3), Tall Oil Sludge Disposal Area (SWMU 4), Highground Disposal Area (SWMU 5), Hazardous Waste Storage Building (SWMU 6), Hydrazine Unit (SWMU 7), Effluent Treatment System (SWMU 8), Blackwater Riverbank Area, Mill Process Area and Northwest Corner, Main Mill Canal, and Old Bleach Plant Ditch. Figure 2 presents the layout of the SWMUs/AOCs and the Facility.

The Facility also includes two specialty chemical plants and a lumber mill. These facilities are located north of the main process area of the paper mill. Within the lumber mill, two SWMUs, the Parts Washer in the Maintenance Shop and the Oil/Water Separator/Satellite Accumulation Area, were identified, however it was determined that there had been no releases from these SWMUs. No SWMUs/AOCs were identified within the specialty chemical plants.

3.0 PREVIOUS INVESTIGATIONS

This section describes the site characterization, remediation, and groundwater monitoring work completed at the Facility. The Voluntary Remedial Action Program, interim measures, and corrective action groundwater monitoring are all components of this work, and are described below.

3.1 Voluntary Remedial Action Program (“VRAP”)

IP has completed a voluntary site investigation and characterization of all SWMUs identified by US EPA Region III in the draft RCRA Facility Assessment (“RFA”) and all other areas that might contain waste materials identified and self reported by IP as required by a post-closure care permit with the Virginia DEQ. Prior to conducting site characterization activities at the facility, IP prepared a site-specific workplan which detailed sampling protocols to determine the nature and extent of all releases of hazardous wastes and hazardous constituents at or from the facility. Additionally, prior to any sampling activity, a sampling event workplan was prepared to detail the specific sampling activities to be performed during that sampling event.

The site investigation and characterization included the collection of surface and subsurface soil samples, sediment samples, surface water samples, the installation of temporary monitoring wells, and the collection of groundwater samples from these wells. Soil samples were compared to US EPA Region III Risk Based Concentrations (“RBCs”). All soils were delineated to below the appropriate RBC screening levels or to the structural limit of the SWMU or Area of Concern (AOC) that might contain waste materials. All groundwater samples were compared to maximum contaminant levels (“MCLs”) or Tap Water RBCs. All groundwater was delineated to below appropriate screening levels or to the point of discharge to an abutting surface water body. Surface water and sediment samples were collected within SWMUs/AOCs that might contain waste materials when present. Surface water and sediment samples were also collected, as appropriate, where SWMUs /AOCs that might contain waste materials abutted surface water bodies or if groundwater above appropriate screening levels discharged to surface water bodies.

Constituents in soils or groundwater at concentrations that might cause a potential indoor or outdoor air impact were only observed at SWMU 4, the former Tall Oil Sludge Disposal Area. An interim measure that consisted of the removal of tall oil and soils to below risk-based clean-up goals was performed at this SWMU. This interim measure eliminated the need for further evaluation of potential air impacts.

A vast majority of samples collected during site characterization were submitted for chemical analysis for all Target Compound List/Target Analyte List (“TCL/TAL”) parameters: volatile organic compounds (“VOCs”), semi-volatile organic compounds (“SVOCs”), pesticides/polychlorinated biphenyls (“PCBs”), metals, and cyanide and Tentatively Identified Compounds (“TICs”). Very few constituents were detected at concentrations above screening levels, and following interim measures (see below) all constituents in all media passed site-specific risk assessments.

3.2 Facility Lead Corrective Action Groundwater Monitoring Program

The Facility Lead Corrective Action Groundwater Monitoring Program was conducted from 2004 through 2006. The Facility Lead Corrective Action Groundwater Monitoring Program was developed based on the results of sampling performed between 1997 and 2000 during IP’s VRAP. The objective of this program was to evaluate the nature and extent of releases from each SWMU/Area at the Site into the uppermost water-bearing unit. Based on the results of the 2004-2006 sampling, the objective of this Facility Lead Corrective Action Groundwater Monitoring Program was achieved, and US EPA Region III and the Virginia DEQ concluded that groundwater is adequately characterized at the Site.

Groundwater monitoring has shown that the constituents of concern at the Facility are primarily metals. The source of the metals detected in groundwater is naturally existing metals in the soil. The presence of organic compounds or the presence of either high or low pH conditions increases the solubility of metals resulting in dissolved metals in groundwater. In addition to these metals, only one organic constituent,

benzene, was detected at two SWMUs (former Tall Oil Sludge Disposal Area and former Highground Disposal Area) in a total of three wells at a concentration above the MCL.

3.3 Other Facility Lead Activities

Based on US EPA Region III review of submitted documents, IP also performed additional activities under the Facility Lead Program including the following: sediment sampling, monitoring well installation and groundwater sampling, soil sampling, surface water sampling, inventory of residential wells in the area of the Facility, revision of the Part A Application for the Facility, and assessments of the lumber mill and specialty chemical plants. An assessment of the lumber mill completed in 2007 confirmed that although the lumber mill contained two SWMUs, no releases were identified and no further characterization of the two SWMUs was required. An assessment of the two specialty chemical plants, Air Products and Specialty Mineral Facilities, was also conducted. The assessment of the specialty chemical plants identified no SWMUs.

4.0 INTERIM MEASURES

IP performed interim measures at several SWMUs/AOCs that contained waste materials within the Facility. IP's remediation approach for these areas included the removal of materials, to the extent practical, that might act as sources of constituents to the environment. Interim measures have been performed at the following SWMUs/AOCs:

- No. 1 Lime Mud Pond (SWMU 2a) – Lime mud was removed from this SWMU in 1980 and the area was filled with sand and graded. The Mill's Customer Service Building was constructed over this SWMU.
- No. 2 Lime Mud Pond (SWMU 2b) – In 1996 and 1997, a total of 15,022 tons of lime mud and soils were removed to the lower of the RBC or the soil screening level (SSL) for protection of groundwater.
- No. 3 Lime Mud Pond (SWMU 2c) – In 1995 and 1996, approximately 32,400 tons of lime mud and soils were removed to the lower of mean background or the SSL.
- Tall Oil Disposal Area (SWMU 4) – In 2001, tall oil and soils (9,519 tons) were removed to risk-based concentrations.
- Highground (SWMU 5) – This SWMU was capped in 1987 and 10 years of post-closure monitoring was performed in accordance with Virginia DEQ industrial landfill regulations. The area is currently used by IP as a recreational area.
- Hazardous Waste Storage Building (SWMU 6) – This SWMU was clean closed. Closure was approved by Virginia DEQ.
- Main Mill Sewer Canal – Sediments were removed from the base of this canal and disposed of in IP's industrial landfill. Subsequent sampling and risk assessment showed that the remaining sediments did not cause an unacceptable risk. This approach was approved by Virginia DEQ.

With the completion of these remediation activities, all known significant sources that may potentially release to the environment have been remediated at the Facility. No additional interim measures are planned for the Facility.

5.0 SUMMARY OF RISK ASSESSMENTS

Once site characterization was complete, risk assessments were performed for each area evaluated. Human health risk assessments were performed following US EPA Region III and Virginia DEQ Voluntary Remediation Regulations. Screening-level ecological risk assessments were performed for areas of the Facility property that have habitat that could potentially support ecological receptors.

The results of the human health risk characterizations indicate that no adverse potentially carcinogenic or non-carcinogenic health effects would be expected to occur for a construction worker, an on-site worker, a recreating child or trespasser under both current and reasonably foreseeable future conditions, and that the risk assessments indicated that direct contact with soil, sediment, surface water, or groundwater will not result in adverse health effects. With the possible exception of exposure of aquatic and emergent vegetation to pond soils at the Effluent Treatment System, SWMU 8 (which given the Effluent Treatment System's designed use is not a significant issue), the results of the ecological risk assessments generally indicate that constituents of potential concern do not pose significant risks to ecological receptors.

The site characterization and risk assessment reports completed for each SWMU/AOC have been described in a series of reports. Additionally, an Executive Summary for all the work completed at the facility has been prepared. US EPA Region III has reviewed and approved all of the site characterization and risk assessment reports.

6.0 PROPOSED REMEDY

The goal of the proposed remedy is to ensure the overall protection of human health and the environment. The final remedy for the Facility has three components: cap inspection of the former landfill (Former Highground Disposal Area, SWMU 5), institutional controls, and a groundwater monitoring program based on historical results.

6.1 Cap Inspection

The former Highground Disposal Area (SWMU 5) was closed and capped in 1987 following the Virginia DEQ industrial landfill closure regulations. This area is currently used as a recreational area for IP. The cap at the former Highground Disposal Area will be monitored and inspected on an annual basis. Routine monitoring will include examination of the cover integrity. The procedures for the cap inspection will be detailed in a workplan to be approved by VADEQ/US EPA.

6.2 Institutional Controls

Institutional controls (ICs) will be implemented to minimize the potential for human exposure to any contamination left in place. Specifically, ICs will be necessary to prohibit the following activities:

- Residential use of the property in perpetuity;
- Use of groundwater from the upper aquifer in the area of SWMUs and downgradient of SWMUs until Media Cleanup Requirements (MCLs and RBCs (for constituents that do not have MCLs) for hazardous constituents (defined as constituents included on 40 CFR 264 Appendix VIII or Appendix IX)) for unrestricted use of groundwater are met; and
- Disturbance of the cap on the former Highground Disposal Area.

IC mechanisms to achieve these restrictions may include, but are not limited to, easements and real covenants, title notices and land use restrictions. The specifics for the ICs will be detailed in a workplan to be approved by VADEQ/US EPA.

6.4 Groundwater Monitoring

The objectives of the final remedy groundwater monitoring program will be to:

1. Ensure the protection of human health and the environment, and
2. Provide verification of natural attenuation with the ultimate goal of achieving Media Cleanup Requirements (MCLs and RBCs (for constituents that do not have MCLs) for hazardous constituents (defined as constituents included on 40 CFR 264 Appendix VIII or Appendix IX)).

The first objective, protection of human health and the environment, is being met for groundwater in the uppermost aquifer as a result of the following:

1. Groundwater in the uppermost aquifer in the vicinity of all monitoring wells with Media Cleanup Requirement exceedances is not currently used for drinking water.
2. Groundwater in the vicinity of all monitoring wells with Media Cleanup Requirements exceedances flows into adjacent surface water bodies and IP owns all land between locations with exceedances of groundwater screening levels and the adjacent surface water bodies.
3. IP will place a deed restriction in the area of SWMUs and downgradient of SWMUs to prohibit the use of groundwater for consumption and thereby prevent the future use of the uppermost aquifer for drinking water until Media Cleanup Requirements for unrestricted use of groundwater are met.

To meet the second objective of this program, monitoring to provide verification of attenuation, wells that exceed Media Cleanup Requirements will be monitored at a frequency to be approved by VADEQ/US EPA.

A description of the program to meet this objective will be provided in a workplan to be approved by VADEQ/US EPA.

The remedy will be implemented through a site-wide corrective action module in the current Hazardous Waste Post Closure Care Permit for the No.4 Lime Mud Pond implemented through the Virginia DEQ. Virginia DEQ and US EPA Region III will review the progress of the remedy activities to confirm that they continue to be protective of human health and the environment. If Virginia DEQ and US EPA Region III determine that IP is not achieving the requirements, Virginia DEQ and US EPA Region III may require IP to address the deficiency.

7.0 EVALUATION OF PROPOSED REMEDY

This section describes the nine criteria US EPA Region III used to evaluate the proposed remedy in accordance with US EPA's guidance. The criteria are applied in two phases. In the first phase, EPA evaluates four remedy threshold criteria as general goals. These four criteria are: protectiveness of human health and the environment, attainment of cleanup standards, controlling sources, and complying with waste management standards. US EPA Region III then evaluates the remaining five remedy selection factors or balancing criteria to demonstrate the appropriateness of the proposed remedy. These five criteria are: long-term reliability and effectiveness; reduction of waste toxicity, mobility or volume; short-term effectiveness; implementability; and cost.

7.1 Protectiveness of Human Health and the Environment

The proposed remedy is protective of human health and the environment. The site characterization and risk assessment reports completed for each SWMU/AOC and approved by US EPA Region III concluded there is no unacceptable risk to human health or the environment. Although groundwater in the uppermost aquifer has Media Cleanup Requirement exceedances, groundwater in the vicinity of all monitoring wells with these exceedances is not currently used for drinking water. The proposed remedy includes placing a deed restriction in the area of SWMUs, and downgradient of SWMUs, to prohibit use of this groundwater for consumption and thereby prevent the future use of the uppermost aquifer for drinking water until Media Cleanup Requirements for unrestricted use of groundwater are met.

7.2 Attainment of Cleanup Standards

IP performed interim measures or remediation activities at eight of the SWMUs thereby remediating all known sources that may potentially release hazardous waste to the environment. The groundwater sampling results confirm that constituents in the groundwater are either stable or decreasing in their concentrations in relation to historical results. The proposed groundwater monitoring program will assess the achievement of Media Cleanup Requirements (MCLs and RBCs (for constituents that do not have MCLs) for hazardous constituents defined as constituents included on 40 CFR 264 Appendix VIII or Appendix IX) by monitoring natural attenuation.

7.3 Controlling the Sources of Contamination

This criterion does not apply. All known sources have been remediated at the Facility.

7.4 Compliance with Waste Management Standards

The only waste to be managed under the proposed remedy is small quantities of liquid waste generated during groundwater sampling (purge water and decontamination waste). These will be disposed of at the IP's on-site wastewater treatment system. Limited solid wastes are expected to be generated during groundwater sampling. These wastes will be disposed of in accordance with applicable regulations. The proposed remedy will comply with all relevant state and federal laws concerning waste management.

7.5 Long-term Reliability and Effectiveness

The proposed remedy provides long-term protectiveness of human health and the environment. Based on the risk assessments, there is no unacceptable risk to human health or the environment. There is no effect on human health from residual groundwater contamination as long as there is a prohibition on using groundwater as drinking water.

7.6 Reduction of Waste Toxicity, Mobility or Volume

This criterion does not apply. All known sources have been remediated at the Facility.

7.7 Short-Term Effectiveness

This criterion does not apply. The short-term effectiveness criterion is intended to address hazards posed during construction of the remedy. The proposed remedy does not involve construction.

7.8 Implementability

The implementability criterion addresses various constraints such as regulatory constraints, ability to obtain access agreements, and technological and practicability limitations. The proposed remedy will be easily implemented. Groundwater monitoring wells are already in place, the ICs are currently being developed, and there are no impediments to cap inspection.

7.9 Cost

The proposed remedy is cost effective in meeting the remedy objectives.

8.0 PUBLIC PARTICIPATION

EPA is requesting comments from the public on its tentative decision for this proposed remedy. The public comment period will last forty-five (45) calendar days from the date that this matter is publicly noticed in the Tidewater News, 1000 Armory Drive, Franklin, VA 23851 (April 14, 2008 to May 29, 2008). Comments should be sent to EPA in writing at the EPA address listed below, and all commenter's will receive a copy of the final decision and a copy of the response to comments.

A public meeting will be held upon request. Requests for a public hearing should be directed to Denis M. Zielinski of the EPA Regional Office at the address below or at (215) 814-3431.

The Administrative Record contains all information considered by EPA when making this proposal. The Administrative Record is available for review during business hours at the following locations:

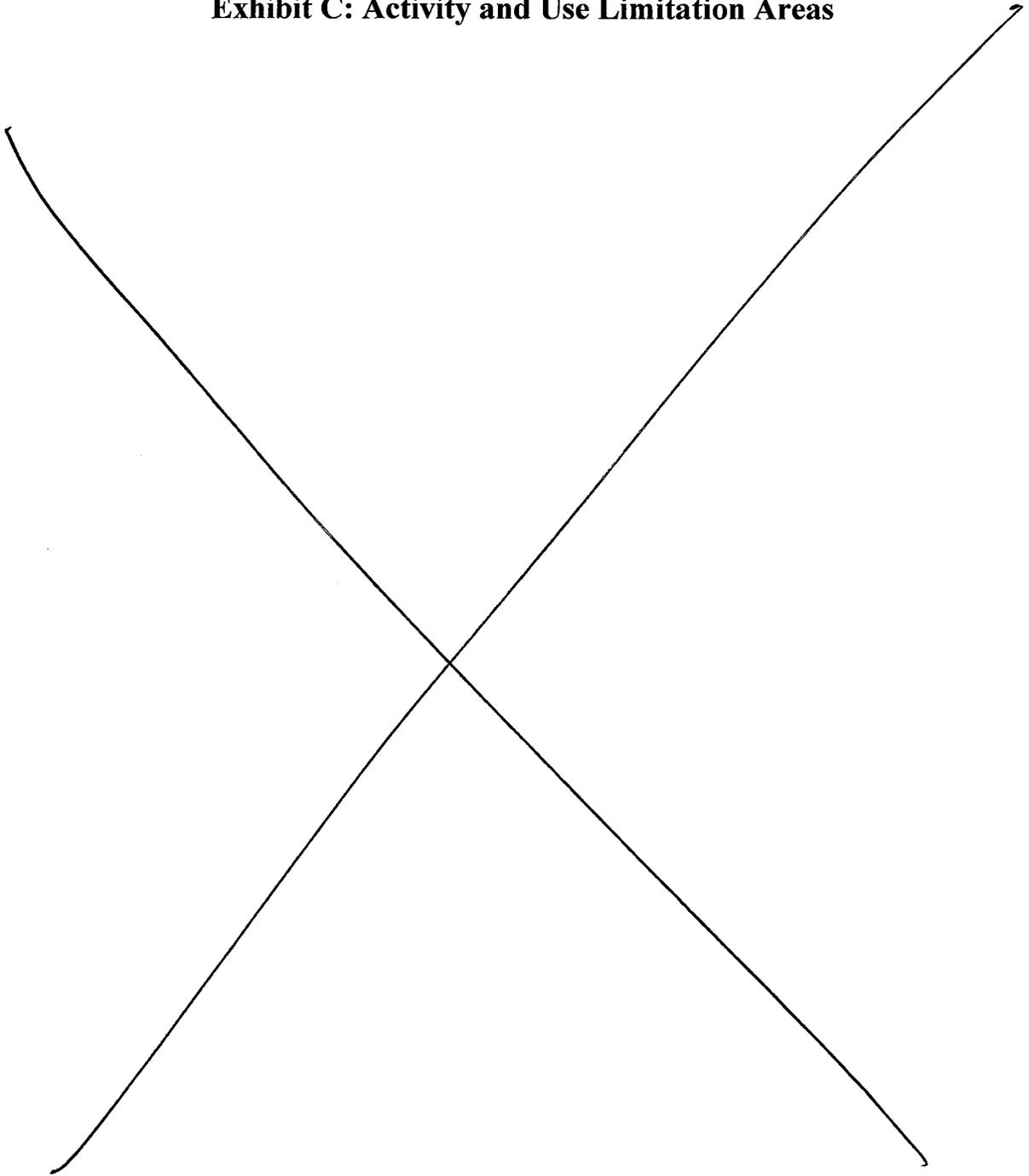
U.S. Environmental Protection Agency – Region III
1650 Arch Street – 3WC23
Philadelphia, Pennsylvania 19103-2029
Contact: Denis M. Zielinski
Telephone Number: (215) 814-3431
Fax: (215) 814-3113
E-mail: zielinski.denis@epa.gov

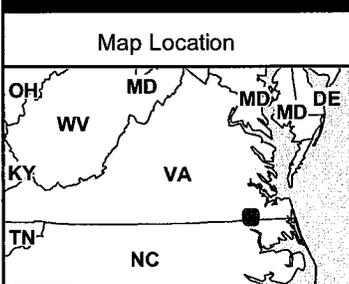
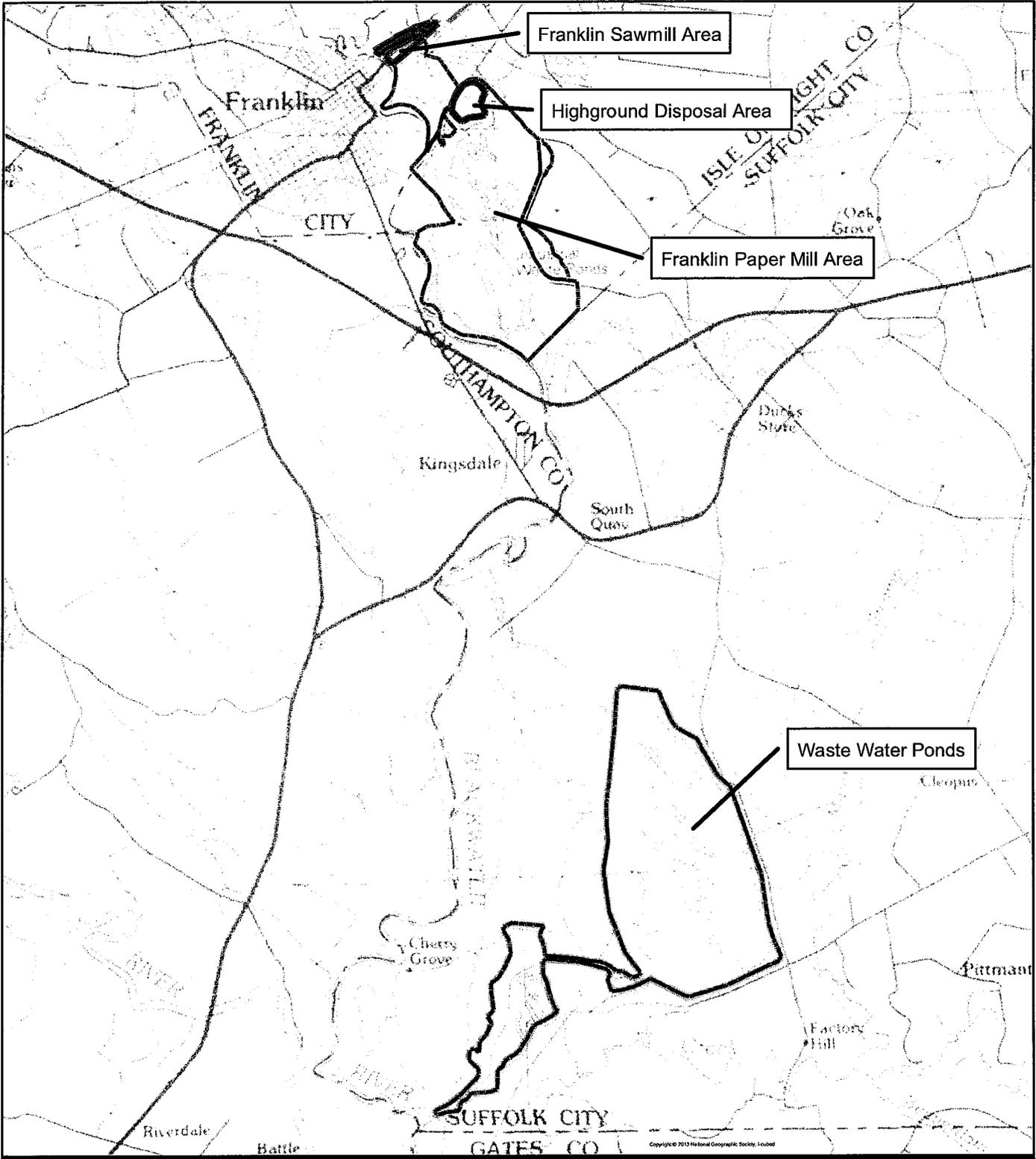
Ruth Camp Campbell Library
280 N. College Drive
Franklin, Virginia 23851
Telephone Number: (757)-562-4801

Following the forty-five (45) calendar day public comment period, EPA will prepare a Final Decision Document which will address all written comments and any substantive comments presented verbally at a public meeting, if requested. The Final Decision Document and the Response to Comments will be made available to the public. If, on the basis of such comments or other relevant information, significant changes are proposed to be made to the corrective measures proposed EPA may seek additional public comment.

The Final Decision will be implemented through a site-wide corrective action module in the current Hazardous Waste Post Closure Care Permit for the No. 4 Lime Mud Pond implemented through the Virginia DEQ.

Exhibit C: Activity and Use Limitation Areas

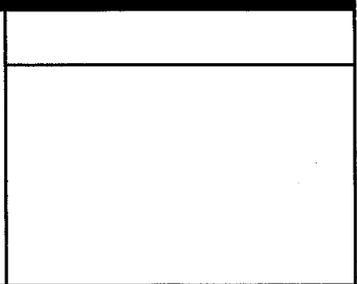




Areas of Activity and Use Limitations

International Paper
 Franklin, Virginia
 USGS 7.5' Quadrangle: Franklin
 Isle of Wight County, Virginia
 USGS Topographic Quadrangle

0 6,000 12,000
 Feet



Franklin Paper Mill Area

Portion of Tax ID 69-01-500, 69-01-074, 69-01-074A, and 69-01-076

Tax ID 69-01-500, Tract 1		
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-76.8985	36.64475	
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Tax ID 69-01-500, Tract 1	
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Tax ID 69-01-500, Tract 1

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Tax ID 69-01-500, Tract 1		
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-76.8895	36.64995	Tract 1 - Point of Beginning

Tax ID 69-01-500, Tract 2		
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Tax ID 69-01-500, Tract 2

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Tax ID 69-01-500, Tract 2		
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Tax ID 69-01-074, 69-01-074A, 69-01-076		
		69-01-074 / 69-01-074A /
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Franklin Sawmill Area

Tax ID 69-01-502

Tax ID 69-01-502, Subparcel B		
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Tax ID 69-01-502, Subparcel C		
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-76.9123	36.68384	Parcel C - Point of Beginning

Tax ID 69-01-502, Subparcel D		
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-76.9114	36.68386	
-76.9117	36.68421	Parcel D - Point of Beginning

Tax ID 69-01-502, Subparcel E		
-76.9120	36.68330	Parcel E - Point of Beginning
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-76.9112	36.68378	
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-76.9106	36.68408	
-76.9120	36.68330	Parcel E - Point of Beginning

Tax ID 69-01-502, Subparcel F		
-76.9168	36.67987	Parcel F - Point of Beginning
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-76.9175	36.68131	
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Tax ID 69-01-502, Subparcel G		
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-76.9179	36.68161	
-76.9181	36.68145	
-76.9183	36.68125	
-76.9184	36.68107	Parcel G - Point of Beginning

Highground Disposal Area
 Portion of Tax ID 69-01-500

Portion of Tax ID 69-01-500		
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-76.9070	36.67306	
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Waste Water Ponds

Tax ID 70*1

Waste Water Ponds		
Tax ID 70*1		
-76.8806	36.56942	Waste Pond - Point of Beginning
-76.8808	36.56922	
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-76.8863	36.56794	
-76.8868	36.56891	
-76.8869	36.56944	
-76.8864	36.56997	
-76.8869	36.57057	
-76.8890	36.57109	
-76.8911	36.57153	
-76.8959	36.57194	
-76.8965	36.57164	
-76.8965	36.57014	
-76.8960	36.56923	
-76.8956	36.56786	
-76.8950	36.56637	
-76.8944	36.56563	
-76.8952	36.56515	
-76.8966	36.56451	
-76.8978	36.56410	
-76.8982	36.56385	
-76.8990	36.56252	
-76.8998	36.56164	
-76.9004	36.56090	
-76.9010	36.56054	
-76.9020	36.56009	
-76.9025	36.55973	
-76.9027	36.55929	
-76.9029	36.55908	
-76.9035	36.55876	
-76.9036	36.55833	
-76.9036	36.55727	
-76.9037	36.55644	
-76.9040	36.55628	
-76.9049	36.55613	
-76.9059	36.55602	
-76.9070	36.55600	
-76.9075	36.55597	
-76.9078	36.55578	

Waste Water Ponds

Waste Water Ponds	
Tax ID 70*1	
-76.9082	36.55526
-76.9091	36.55504
-76.9092	36.55431
-76.9094	36.55389
-76.9113	36.55376
-76.9124	36.55350
-76.9127	36.55352
-76.9129	36.55369
-76.9129	36.55388
-76.9128	36.55401
-76.9125	36.55416
-76.9111	36.55465
-76.9094	36.55562
-76.9087	36.55619
-76.9067	36.55772
-76.9063	36.55827
-76.9064	36.55892
-76.9073	36.55959
-76.9078	36.55996
-76.9078	36.56045
-76.9075	36.56117
-76.9069	36.56136
-76.9063	36.56088
-76.9061	36.56215
-76.9052	36.56288
-76.9043	36.56438
-76.9049	36.56513
-76.9040	36.56600
-76.9042	36.56768
-76.9043	36.56789
-76.9043	36.56912
-76.9032	36.56980
-76.9022	36.57106
-76.9012	36.57271
-76.9016	36.57452
-76.9019	36.57487
-76.9023	36.57542
-76.9023	36.57584
-76.9011	36.57633
-76.8963	36.57594
-76.8969	36.57488
-76.8963	36.57352
-76.8961	36.57235
-76.8929	36.57209

Waste Water Ponds	
Tax ID 70*1	
-76.8904	36.57180
-76.8894	36.57161
-76.8888	36.57156
-76.8878	36.57148
-76.8864	36.57093
-76.8855	36.57033
-76.8846	36.57028
-76.8831	36.56952
-76.8821	36.56976
-76.8819	36.57009
-76.8842	36.57256
-76.8850	36.57432
-76.8865	36.57756
-76.8872	36.58258
-76.8864	36.58597
-76.8866	36.58806
-76.8866	36.59044
-76.8860	36.59383
-76.8859	36.59420
-76.8852	36.59953
-76.8847	36.60380
-76.8845	36.60441
-76.8839	36.60453
-76.8785	36.60390
-76.8781	36.60302
-76.8773	36.60159
-76.8768	36.60039
-76.8759	36.59946
-76.8747	36.59887
-76.8729	36.59807
-76.8723	36.59697
-76.8702	36.59398
-76.8699	36.59358
-76.8682	36.59234
-76.8666	36.58844
-76.8637	36.58162
-76.8632	36.57804
-76.8627	36.57561
-76.8621	36.57391
-76.8610	36.57182
-76.8613	36.57126
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-76.8639	36.57035
-76.8690	36.56844

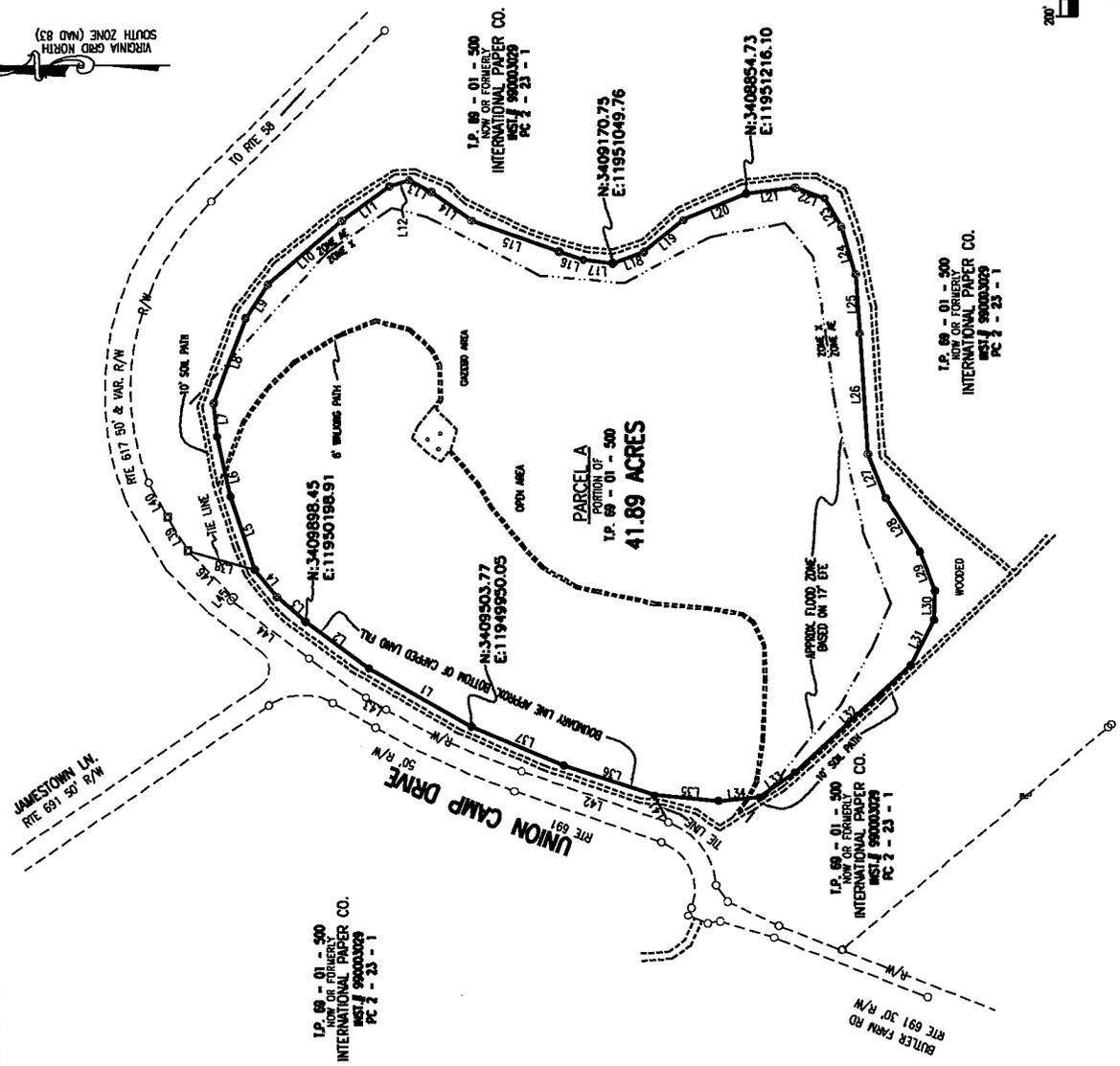
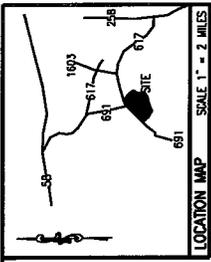
Waste Water Ponds		
Tax ID 70*1		
-76.8747	36.56714	
-76.8753	36.56718	
-76.8795	36.56898	
-76.8806	36.56942	Waste Pond - Point of Beginning

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "X" & "AE" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510003 0320 E, DATED DECEMBER 2, 2015.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NOTE:
THIS SURVEY REPRESENTS THE CAPPED AREA OF THE INTERNATIONAL PAPER LAND FILL CALLED THE HIGHGROUNDS.

LINE	BEARING	DISTANCE
L1	N 294.53° E	179.80
L2	N 179.13° E	180.00
L3	N 510.32° E	84.40
L4	N 71.50° E	182.87
L5	N 77.17° E	114.56
L6	N 84.92° E	79.18
L7	S 69.56° E	121.55
L8	S 58.27° E	94.77
L9	S 40.43° E	232.37
L10	S 36.02° E	139.53
L11	S 17.17° E	49.27
L12	S 27.42° W	89.40
L13	S 35.40° W	117.61
L14	S 19.44° W	219.21
L15	S 16.40° W	61.50
L16	S 07.77° W	89.50
L17	S 39.57° E	120.62
L18	S 23.08° E	161.75
L19	S 09.19° E	116.71
L20	S 19.45° E	74.18
L21	S 60.03° W	79.46
L22	S 75.18° W	116.88
L23	S 85.38° W	141.74
L24	S 95.00° W	286.49
L25	S 68.12° W	111.95
L26	S 57.77° W	152.21
L27	S 69.56° W	98.25
L28	N 87.59° W	70.49
L29	N 63.00° S	120.53
L30	N 42.65° E	125.64
L31	N 35.06° E	103.76
L32	N 19.22° E	122.68
L33	N 04.56° E	181.48
L34	N 23.13° E	246.60
L35	N 15.53° E	163.49
L36	N 58.92° E	93.55
L37	N 61.10° S	63.55
L38	S 62.92° W	72.37
L39	N 19.23° W	368.11
L40	N 30.58° E	155.19
L41	S 36.47° W	220.44
L42	S 53.72° W	10.00
L43	S 45.47° W	1154.02



- LEGEND:**
- COMPLETED POINT
 - IRON NAIL SET
 - IRON ROD SET
 - MONUMENT FOUND
 - P/L PROPERTY LINE
 - C/L CENTER LINE
 - R PROPERTY LINE
 - R/W RIGHT OF WAY



S.V. CAMP & ASSOCIATES, INC.
 27730 MAIN ST. COURTLAND, VIRGINIA
 PHONE: (757)653-8278
 FAX: (757)653-8900
 CASHE@SVCAMP.COM
 SINCE 1958
 SDC 1198-50
 SDC 1198-50
 SHEET: 1 OF 1

PLAT SHOWING BOUNDARY SURVEY OF
 A PORTION OF TAX PARCEL 69 - 01 - 500
 SHOWN HEREON AS PARCEL A
 FOR
INTERNATIONAL PAPER CO.
 WINDSOR MAGISTERIAL DISTRICT
 ISLE OF WIGHT COUNTY, VIRGINIA
 SCALE : 1" = 200' APRIL 30, 2018
TOTAL AREA = 41.89 ACRES

T.P. 69 - 01 - 500
 NOW OR FORMERLY
 INTERNATIONAL PAPER CO.
 INST # 990003029
 PC # 2 - 23 - 1

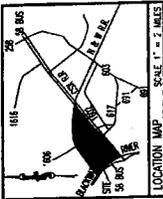
T.P. 69 - 01 - 500
 NOW OR FORMERLY
 INTERNATIONAL PAPER CO.
 INST # 990003029
 PC # 2 - 23 - 1

PARCEL A
 PORTION OF
 T.P. 69 - 01 - 500
41.89 ACRES

T.P. 69 - 01 - 500
 NOW OR FORMERLY
 INTERNATIONAL PAPER CO.
 INST # 990003029
 PC # 2 - 23 - 1

T.P. 69 - 01 - 500
 NOW OR FORMERLY
 INTERNATIONAL PAPER CO.
 INST # 990003029
 PC # 2 - 23 - 1

2-95-12



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	11,356.83	603.01'	03°02'30"	602.94'	N 68°24'13" E
C2	557.74	172.89'	17°43'58"	17.93'	S 60°27'51" W

- LEGEND:**
- COMPUTED POINT
 - BORN ROD SET
 - BORN ROD SET
 - MONUMENT FOUND
 - POWER POLE

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 14, 4, 4, ON THE FLOOD INSURANCE RATE MAP OF STAFFORD COUNTY, VIRGINIA, DATED AUGUST 15, 1991.

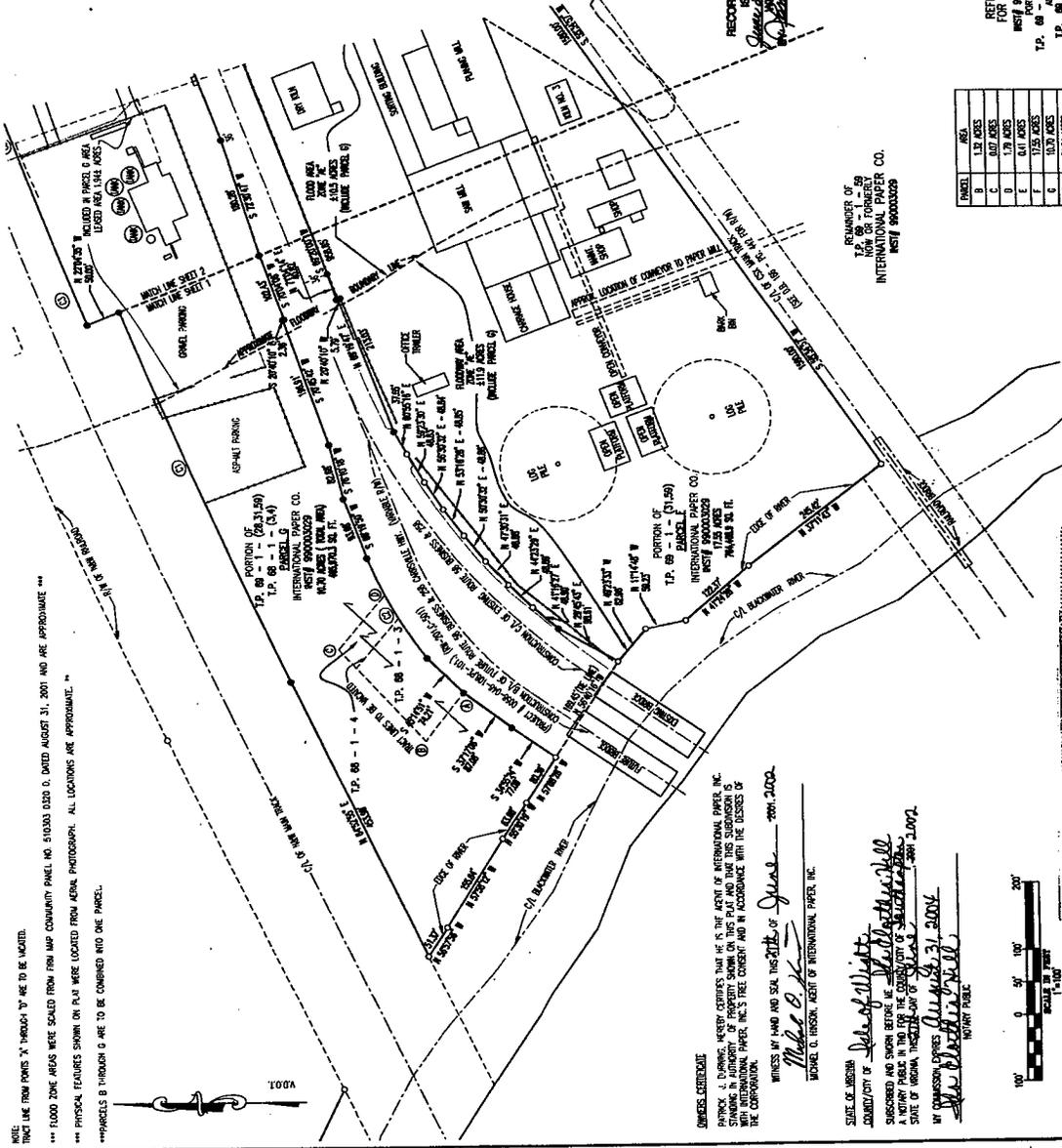
THIS SURVEY WAS PERFORMED WHOLLY FOR THE BENEFIT OF A CERTAIN TITLE INTEREST, AND AS SUCH, THE SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NOTE: TRACT LINE FROM POINTS X THROUGH Y ARE TO BE MONITORED.

*** FLOOD ZONE AREAS WERE OBTAINED FROM FIRM MAP COUNTY PANEL NO. 510003 DATED 0, DATED AUGUST 31, 2001 AND ARE APPROXIMATE ***

*** PHYSICAL FEATURES SHOWN ON PLAT WERE LOCATED FROM AERIAL PHOTOGRAPHY. ALL LOCATIONS ARE APPROXIMATE. **

*** PARCELS B THROUGH G ARE TO BE COMBINED INTO ONE PARCEL.



THIS SURVEY WAS PERFORMED WHOLLY FOR THE BENEFIT OF A CERTAIN TITLE INTEREST, AND AS SUCH, THE SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NOTE: TRACT LINE FROM POINTS X THROUGH Y ARE TO BE MONITORED.

*** FLOOD ZONE AREAS WERE OBTAINED FROM FIRM MAP COUNTY PANEL NO. 510003 DATED 0, DATED AUGUST 31, 2001 AND ARE APPROXIMATE ***

*** PHYSICAL FEATURES SHOWN ON PLAT WERE LOCATED FROM AERIAL PHOTOGRAPHY. ALL LOCATIONS ARE APPROXIMATE. **

*** PARCELS B THROUGH G ARE TO BE COMBINED INTO ONE PARCEL.

I HEREBY CERTIFY THAT THIS PLAT AND SUBMISSION WAS MADE BY ME AT THE REQUEST OF THE OWNER AND IS EXEMPT FROM THE REQUIREMENTS OF ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS HAVE BEEN COMPLIED WITH.

OTHER THAN IN THIS PLAT, THIS IS OF 2002.

STAFFORD COUNTY, VIRGINIA, DATED AUGUST 15, 1991.

THE PLAT OF SURVEY & SUBMISSION IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF STAFFORD COUNTY, VIRGINIA, ON THIS 15th DAY OF AUGUST, 2002.



RECORDED IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VIRGINIA, ON THIS 26th DAY OF JUNE, 2002, AT 10:00 A.M.

PLAT SHOWING BOUNDARY SURVEY OF SHREVE AREA PARCELS (B,C,D,E,F,G) FOR INTERNATIONAL PAPER CO. WINDSOR MAGISTERIAL DISTRICT ISLE OF WIGHT COUNTY, VIRGINIA

SCALE: 1" = 100' DECEMBER 29, 2001

REVISIONS: JUNE 26, 2002

REFERENCE FOR SURVEY

WEST 90000209	T.P. 88 - 1 - (243.50)
WEST 90000209	T.P. 88 - 1 - (33.4)
WEST 90000209	T.P. 88 - 1 - (33.4)
WEST 90000209	T.P. 88 - 1 - (33.4)

PANEL	AREA
A	1.17 ACRES
B	0.07 ACRES
C	0.07 ACRES
D	1.78 ACRES
E	0.41 ACRES
F	13.55 ACRES
G	10.07 ACRES
TOTAL	23.84 ACRES

REMAINDER OF THIS PLAT OR PORTION THEREOF BY INTERNATIONAL PAPER CO. WEST 90000209

STAFFORD COUNTY, VIRGINIA
22750 MAIN ST. STAFFORD, VA 22750
PHONE: (703) 635-9270
FAX: (703) 635-9800
SINCE 1959
REC. FROM FIELD BOOK NO. 1 SHEET 1 OF 2



2-95-12

2-95-13

- LEGEND:**
- COMPUTED POINT
 - IRON ROD SET
 - IRON ROD FOUND
 - IRON ROD FOUND
 - ⊙ POWER POLE

REFER TO THE PROPERTY SHOWING HEREIN AS LOCATED IN ZONE "A" & B.T. ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51000 0330 B, DATED AUGUST 19, 1991.

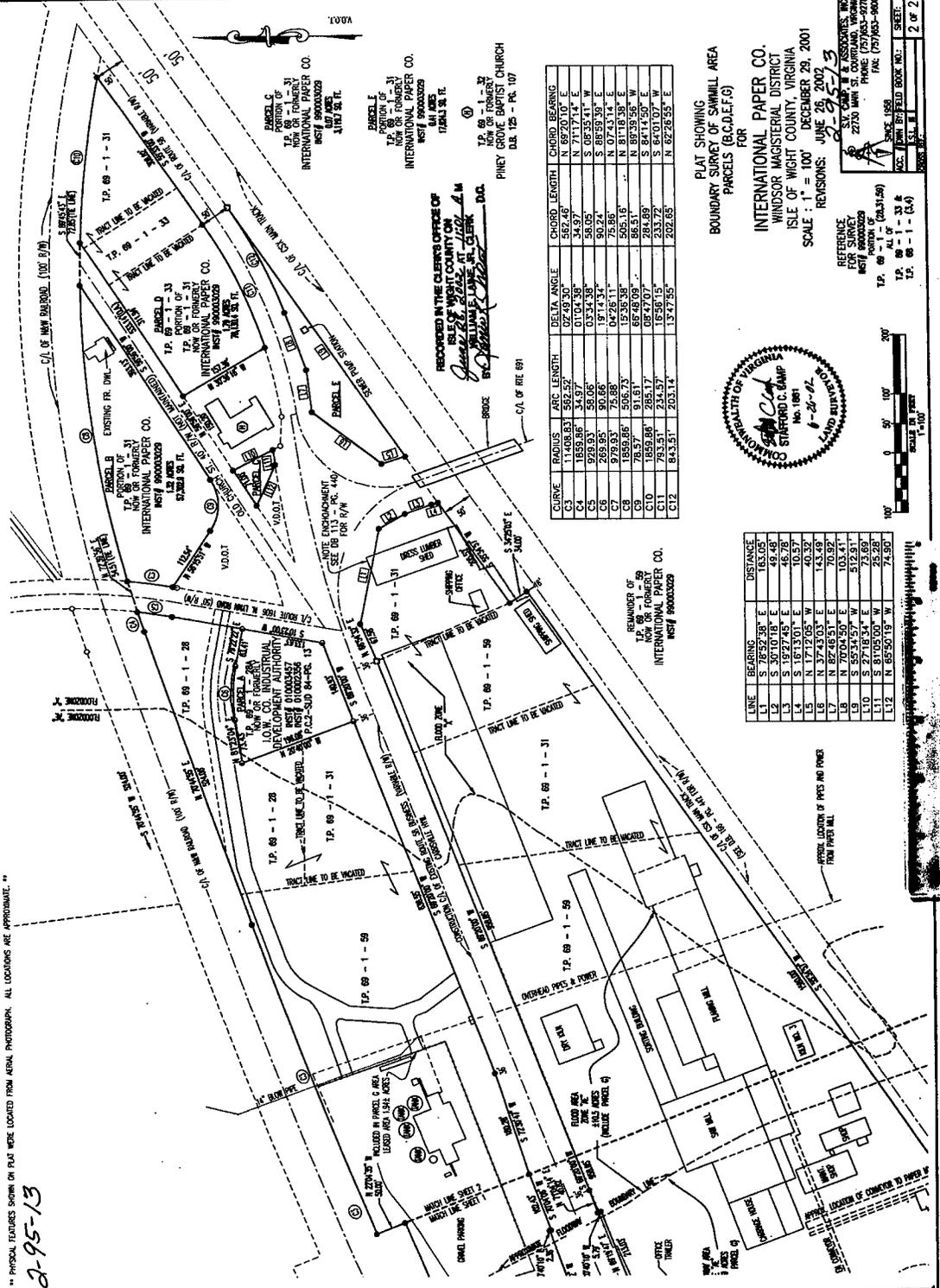
STAFFORD C. CAMP

THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLOOD INSURANCE RATE ACT AND AS SUCH, THIS SURVEY IS SUBJECT TO AN EXAMINATION OF RECORDS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT REVEAL.

** FLOOD ZONE AREAS WERE SCALED FROM FEMA MAP COMMUNITY PANEL NO. 51000 0330 D, DATED AUGUST 31, 2001 AND ARE APPROXIMATE **

** PHYSICAL FEATURES SHOWN ON PLAT WERE LOCATED FROM AERIAL PHOTOGRAPHS. ALL LOCATIONS ARE APPROXIMATE **

2-95-13



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	11408.31	382.57	07°24'36"	34.97	N. 21°17'14" E
C2	5293.93	58.05	03°24'38"	58.05	S. 08°35'41" W
C3	2659.95	90.86	19°14'34"	90.24	S. 08°59'39" E
C4	9792.93	75.88	04°26'11"	75.88	N. 07°43'14" E
C5	1859.85	506.73	15°36'38"	506.19	N. 08°19'58" W
C6	78.57	91.81	68°49'09"	284.89	S. 84°14'50" W
C7	2925.81	234.57	16°58'15"	233.72	S. 84°01'07" W
C8	843.51	203.14	13°47'55"	202.65	N. 62°26'55" E

PLAT SHOWING
BOUNDARY SURVEY OF SAWMILL AREA
PARCELS (B.C.A.E.F.9)
FOR
INTERNATIONAL PAPER CO.
WINDSOR MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE: 1" = 100'
REVISED: JUNE 28, 2002



STAFFORD C. CAMP & ASSOCIATES, INC.
2720 W. MAIN ST.
FRANKFORD, VA 23861
PHONE (757) 663-9270
FAC (757) 663-9600



LINE	BEARING	DISTANCE
L1	S. 78°52'38" E	145.00
L2	S. 30°10'18" E	48.58
L3	S. 16°11'01" E	10.57
L4	N. 17°12'05" W	40.32
L5	N. 37°43'03" E	143.49
L6	N. 62°48'51" E	76.92
L7	N. 70°04'50" W	103.61
L8	S. 27°16'34" E	73.69
L9	S. 81°05'00" W	25.29
L10	N. 65°50'19" W	74.50

2-95-13

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors

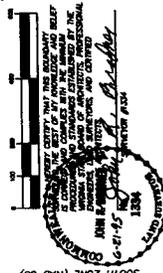
P.O. Box 1500 Durham, VA 24046-1500
 919.286.7400
 919.286.7401

STATE OF VIRGINIA
 PLAT OF SURVEY
 CONSOLIDATION OF TAX PARCELS
 (FOR TAX PURPOSES ONLY)
 UNION CAMP CORPORATION

Drawn By: K. Moore	Sheet: 9 of 20
File: UCC-BND	
Date: JUNE 16, 1995	

0-23-3

THIS SURVEY WAS FIELD INSPECTED THROUGH THE PROPERTY OF A TITLE REPORT AND DOES NOT WARRANT ACCESSARILY REQUIRE ALL ENCUMBRANCES ON THE PROPERTY.

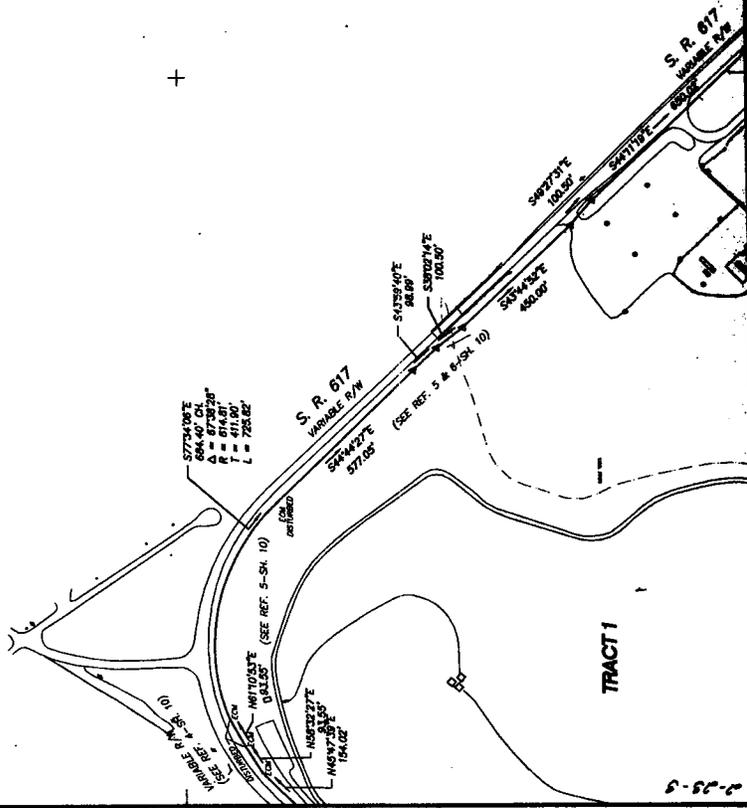


- LEGEND**
- OLD EXISTING IRON PIN
 - NEW IRON PIN
 - CHC-ORIELED HOLE IN CONC
 - CONC. MONUMENT
 - CONC. MONUMENT
 - ▲ 1/4-1/4-1/4 MONUMENT
 - ▲ UTILITY POLE
 - ▲ LIGHT POLE
 - RAILROAD
 - ⊠ ELECTRIC TOWER

Virginia, County Office of the Clerk of the County of Loudoun, VA
 11-25-95
 11-25-95
 11-25-95
 11-25-95



0-23-3



0-23-3

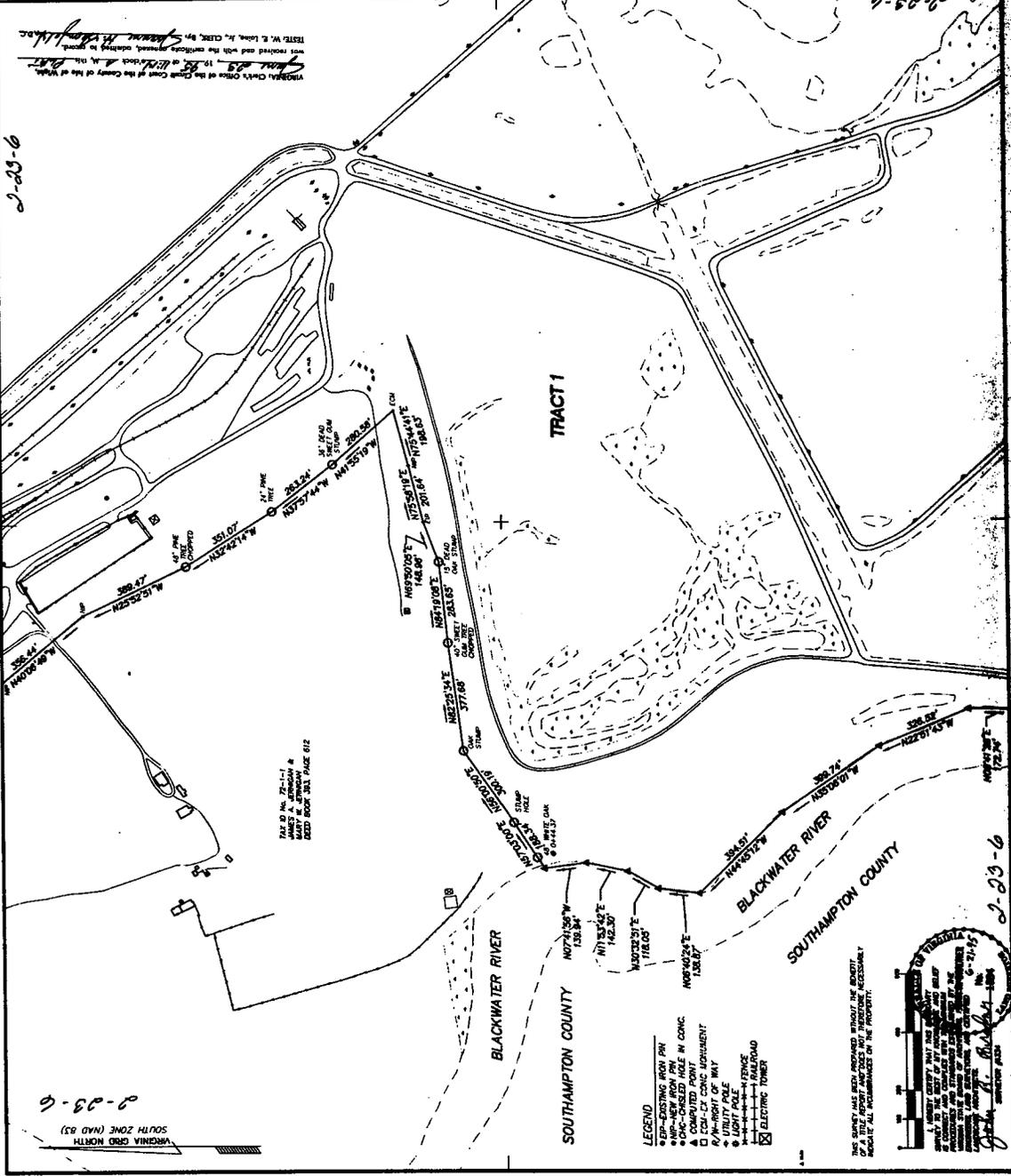
Dowberry & Davis
 Architects
 Planners
 Engineers
 Surveyors

P.O. Box 1008 Danville, VA 24101-1008
 505 First Street, Danville, VA 24101
 540-757-4487

STATE OF VIRGINIA
 COUNTY OF SOUTHAMPTON

FILE OF SURVEY
 SHOWING
 CONSOLIDATION OF TAX PARCELS
 (FOR TAX PURPOSES ONLY)
 FOR
 UNION CAMP CORPORATION

Drawn By: J. Moore
 File: UCC-840
 Date: JUNE 18, 1985
 Sheet: 6 of 20



VIRGINIA, County Clerk of the Circuit Court of the County of Southampton
 State of Virginia
 I, the undersigned, County Clerk of the Circuit Court of the County of Southampton, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Southampton, Virginia.

VIRGINIA GRID NORTH
 SOUTH ZONE (NAD 83)

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors

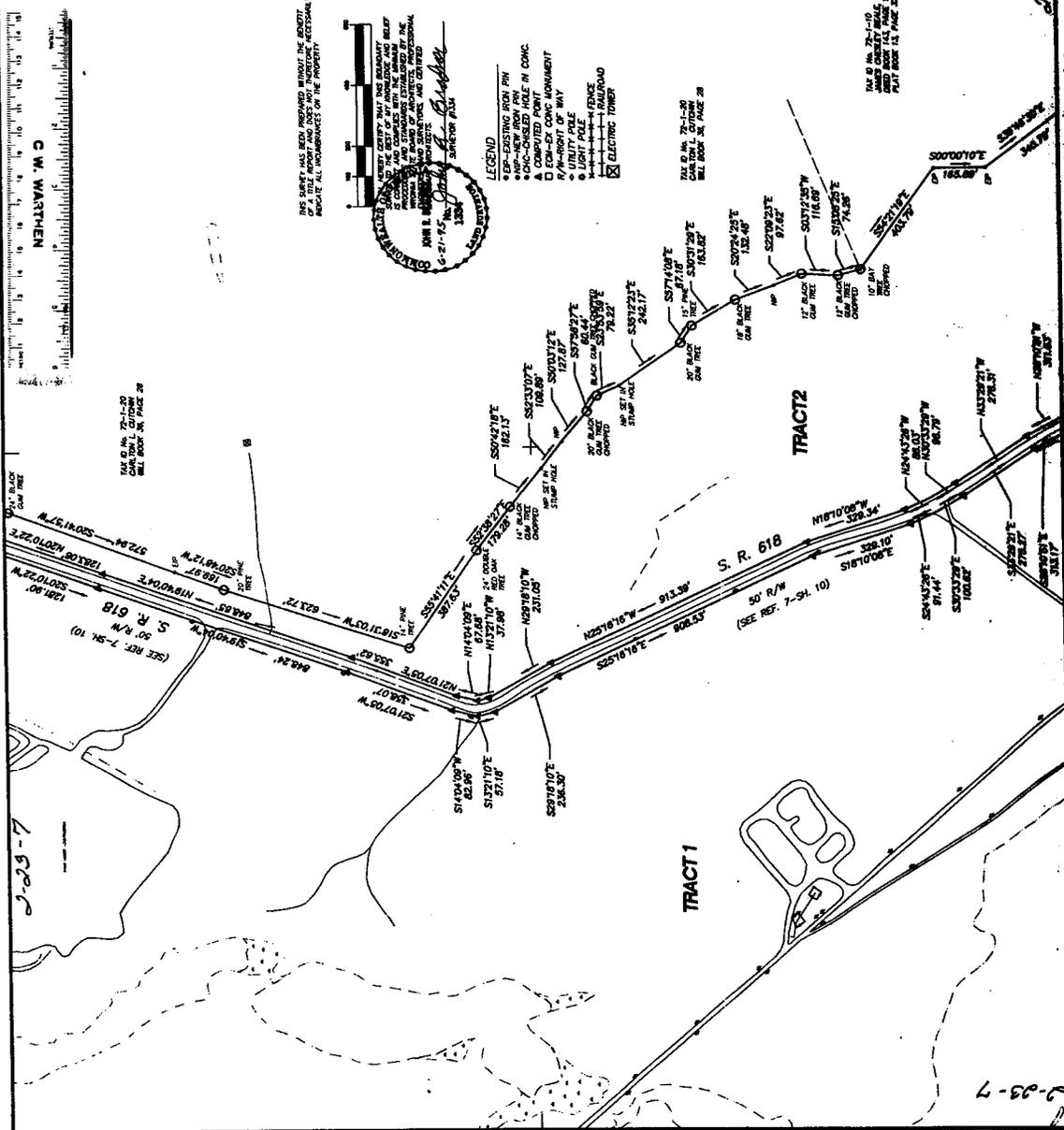
110 THE LODGE LEXINGTON, VA 24050-1008
 502.534.7874 FAX
 502.534.7877 FAX

FILE OF WIGHT CO, VIRGINIA
 PLAT OF SURVEY
 CONSOLIDATION OF TAX PARCELS
 (FOR TAX PURPOSES ONLY)
 UNION CAMP CORPORATION

Drawn By: K. Moser	Scale: 1" = 100'-0"	Date: JUNE 16, 1995	Sheet: 7 of 20
Checked: J.A.A.	Reviewed: J.A.A.	Approved: J.A.A.	Project No. 95-03-7

9-03-7

VIRGINIA CHIEF OF THE COUNTY OF WIGHT, VA
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on _____, 1995.



C. W. WARTHEN

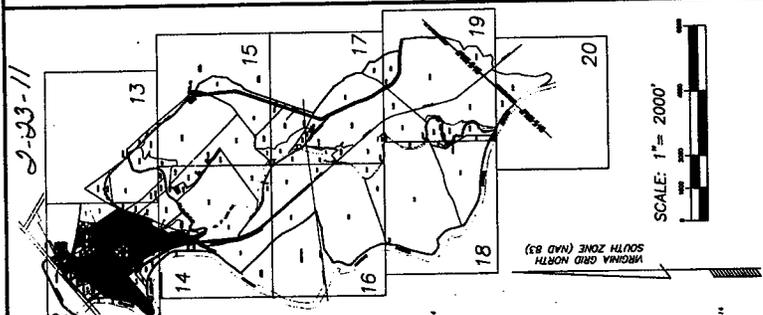
9-03-7

9-03-7

C. W. WARTHEN

Dewberry & Davis
 P. O. Box 1500 Dundas, VA 24241
 551 Perry Forest Rd Dundas, VA 24241
 804 793 4437
 Surveyors
 Engineers
 Architects

**COMPOSITE MAP OF
 OTHER LANDS AND WOODLAND TRACTS**



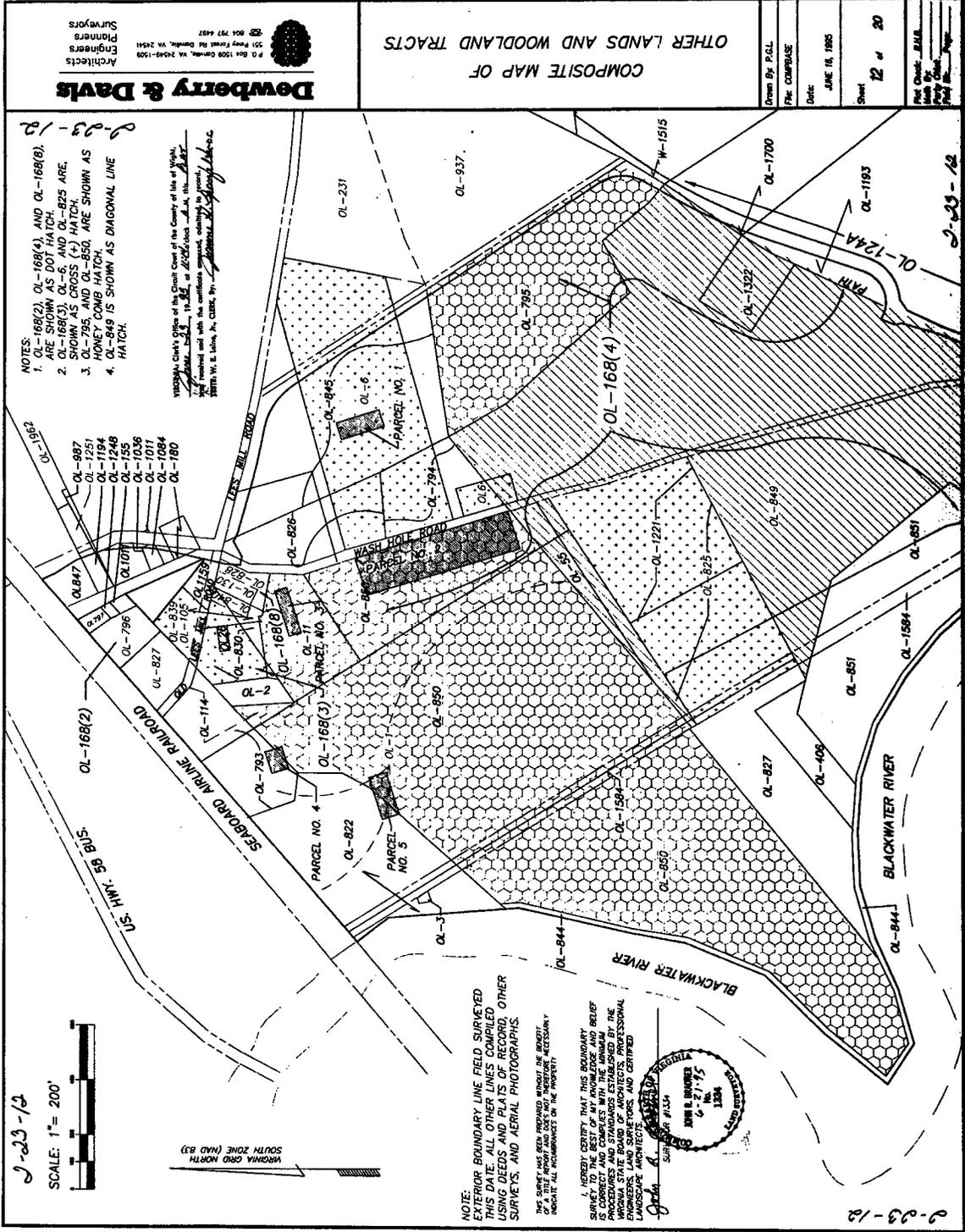
NOTE:
 EXTERIOR BOUNDARY LINE FIELD SURVEYED
 THIS DATE. ALL OTHER LINES COMPILED
 USING DEEDS AND PLATS OF RECORD, OTHER
 SURVEYS, AND AERIAL PHOTOGRAPHS.
 THIS SURVEY HAS BEEN REVIEWED BY THE BOARD
 OF PROFESSIONAL SURVEYORS OF THE COMMONWEALTH
 OF VIRGINIA AND IS IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE PROFESSIONAL SURVEYORS
 ACT OF 1954.
 I HEREBY CERTIFY THAT THIS BOUNDARY
 SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF
 ACCORDS TO THE RECORDS AND STANDARDS ESTABLISHED BY THE
 COMMONWEALTH BOARD OF PROFESSIONAL SURVEYORS
 AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE
 PROFESSIONAL SURVEYORS ACT OF 1954.
 JAMES B. WARDEN
 6-21-85
 1504
 State of Virginia
 Board of Professional Surveyors

TRACT	GRANTOR	COMMENTS	SHEET NO.	TRACT	GRANTOR	REFERENCE	COMMENTS	SHEET NO.
1	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	171	Four Tracts, Et. An.	DE 107, PC 217 DE 108, PC 218 DE 109, PC 219 DE 110, PC 220	12	18
2	Flannery, Et. An.	2 PARCELS NOT CONTIGUOUS	12	800	Flannery & Corning Flannery & Corning Flannery & Corning Flannery & Corning	DE 107, PC 491 DE 108, PC 492 DE 109, PC 493 DE 110, PC 494	12	19
3	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	801	Industrial Development Authority of the City of Newport County	DE 107, PC 519 DE 108, PC 520 DE 109, PC 521 DE 110, PC 522	12	20
4	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	802	J. V. Bann, Et. An.	DE 107, PC 523 DE 108, PC 524 DE 109, PC 525 DE 110, PC 526	12	21
5	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	803	C. H. Weaver, Jr., Et. An.	DE 107, PC 527 DE 108, PC 528 DE 109, PC 529 DE 110, PC 530	12	22
6	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	804	Special Commissioner	DE 107, PC 531 DE 108, PC 532 DE 109, PC 533 DE 110, PC 534	12	23
7	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	805	County Court, Et. An.	DE 107, PC 535 DE 108, PC 536 DE 109, PC 537 DE 110, PC 538	12	24
8	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	806	M. W. H. Smith, Et. An.	DE 107, PC 539 DE 108, PC 540 DE 109, PC 541 DE 110, PC 542	12	25
9	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	807	C. W. Goshen, Et. An.	DE 107, PC 543 DE 108, PC 544 DE 109, PC 545 DE 110, PC 546	12	26
10	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	808	J. L. Dutton, Et. An.	DE 107, PC 547 DE 108, PC 548 DE 109, PC 549 DE 110, PC 550	12	27
11	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	809	R. W. Smith, Et. An.	DE 107, PC 551 DE 108, PC 552 DE 109, PC 553 DE 110, PC 554	12	28
12	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	810	A. B. Simmons, Et. An.	DE 107, PC 555 DE 108, PC 556 DE 109, PC 557 DE 110, PC 558	12	29
13	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	811	B. W. Smith, Et. An.	DE 107, PC 559 DE 108, PC 560 DE 109, PC 561 DE 110, PC 562	12	30
14	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	812	D. S. Overman, Et. An.	DE 107, PC 563 DE 108, PC 564 DE 109, PC 565 DE 110, PC 566	12	31
15	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	813	St. Peter Paper Co.	DE 107, PC 567 DE 108, PC 568 DE 109, PC 569 DE 110, PC 570	12	32
16	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	814	Lumber Service, Et. An.	DE 107, PC 571 DE 108, PC 572 DE 109, PC 573 DE 110, PC 574	12	33
17	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	815	J. B. Smith, Et. An.	DE 107, PC 575 DE 108, PC 576 DE 109, PC 577 DE 110, PC 578	12	34
18	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	816	S. B. Smith, Et. An.	DE 107, PC 579 DE 108, PC 580 DE 109, PC 581 DE 110, PC 582	12	35
19	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	817	R. W. Smith, Et. An.	DE 107, PC 583 DE 108, PC 584 DE 109, PC 585 DE 110, PC 586	12	36
20	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	818	B. W. Smith, Et. An.	DE 107, PC 587 DE 108, PC 588 DE 109, PC 589 DE 110, PC 590	12	37
21	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	819	C. E. Gray, Et. An.	DE 107, PC 591 DE 108, PC 592 DE 109, PC 593 DE 110, PC 594	12	38
22	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	820	J. L. Dutton, Et. An.	DE 107, PC 595 DE 108, PC 596 DE 109, PC 597 DE 110, PC 598	12	39
23	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	821	J. B. Smith, Et. An.	DE 107, PC 599 DE 108, PC 600 DE 109, PC 601 DE 110, PC 602	12	40
24	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	822	S. B. Smith, Et. An.	DE 107, PC 603 DE 108, PC 604 DE 109, PC 605 DE 110, PC 606	12	41
25	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	823	R. W. Smith, Et. An.	DE 107, PC 607 DE 108, PC 608 DE 109, PC 609 DE 110, PC 610	12	42
26	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	824	C. E. Gray, Et. An.	DE 107, PC 611 DE 108, PC 612 DE 109, PC 613 DE 110, PC 614	12	43
27	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	825	J. L. Dutton, Et. An.	DE 107, PC 615 DE 108, PC 616 DE 109, PC 617 DE 110, PC 618	12	44
28	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	826	J. B. Smith, Et. An.	DE 107, PC 619 DE 108, PC 620 DE 109, PC 621 DE 110, PC 622	12	45
29	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	827	S. B. Smith, Et. An.	DE 107, PC 623 DE 108, PC 624 DE 109, PC 625 DE 110, PC 626	12	46
30	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	828	R. W. Smith, Et. An.	DE 107, PC 627 DE 108, PC 628 DE 109, PC 629 DE 110, PC 630	12	47
31	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	829	C. E. Gray, Et. An.	DE 107, PC 631 DE 108, PC 632 DE 109, PC 633 DE 110, PC 634	12	48
32	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	830	J. L. Dutton, Et. An.	DE 107, PC 635 DE 108, PC 636 DE 109, PC 637 DE 110, PC 638	12	49
33	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	831	J. B. Smith, Et. An.	DE 107, PC 639 DE 108, PC 640 DE 109, PC 641 DE 110, PC 642	12	50
34	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	832	S. B. Smith, Et. An.	DE 107, PC 643 DE 108, PC 644 DE 109, PC 645 DE 110, PC 646	12	51
35	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	833	R. W. Smith, Et. An.	DE 107, PC 647 DE 108, PC 648 DE 109, PC 649 DE 110, PC 650	12	52
36	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	834	C. E. Gray, Et. An.	DE 107, PC 651 DE 108, PC 652 DE 109, PC 653 DE 110, PC 654	12	53
37	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	835	J. L. Dutton, Et. An.	DE 107, PC 655 DE 108, PC 656 DE 109, PC 657 DE 110, PC 658	12	54
38	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	836	J. B. Smith, Et. An.	DE 107, PC 659 DE 108, PC 660 DE 109, PC 661 DE 110, PC 662	12	55
39	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	837	S. B. Smith, Et. An.	DE 107, PC 663 DE 108, PC 664 DE 109, PC 665 DE 110, PC 666	12	56
40	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	838	R. W. Smith, Et. An.	DE 107, PC 667 DE 108, PC 668 DE 109, PC 669 DE 110, PC 670	12	57
41	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	839	C. E. Gray, Et. An.	DE 107, PC 671 DE 108, PC 672 DE 109, PC 673 DE 110, PC 674	12	58
42	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	840	J. L. Dutton, Et. An.	DE 107, PC 675 DE 108, PC 676 DE 109, PC 677 DE 110, PC 678	12	59
43	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	841	J. B. Smith, Et. An.	DE 107, PC 679 DE 108, PC 680 DE 109, PC 681 DE 110, PC 682	12	60
44	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	842	S. B. Smith, Et. An.	DE 107, PC 683 DE 108, PC 684 DE 109, PC 685 DE 110, PC 686	12	61
45	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	843	R. W. Smith, Et. An.	DE 107, PC 687 DE 108, PC 688 DE 109, PC 689 DE 110, PC 690	12	62
46	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	844	C. E. Gray, Et. An.	DE 107, PC 691 DE 108, PC 692 DE 109, PC 693 DE 110, PC 694	12	63
47	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	845	J. L. Dutton, Et. An.	DE 107, PC 695 DE 108, PC 696 DE 109, PC 697 DE 110, PC 698	12	64
48	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	846	J. B. Smith, Et. An.	DE 107, PC 699 DE 108, PC 700 DE 109, PC 701 DE 110, PC 702	12	65
49	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	847	S. B. Smith, Et. An.	DE 107, PC 703 DE 108, PC 704 DE 109, PC 705 DE 110, PC 706	12	66
50	Camp Manufacturing Company	2 PARCELS NOT CONTIGUOUS	12	848	R. W. Smith, Et. An.	DE 107, PC 707 DE 108, PC 708 DE 109, PC 709 DE 110, PC 710	12	67

Drawn B.K.P.L.
 THE COMPOSER
 DATE: JUNE 16, 1985
 Sheet 11 of 20
 Plat Check: D.B.R.
 Party Check: J.A. W.
 Plat Fee: \$100.00

Virginia, Clerk of the Court of the County of Isle of Wight
 James B. Warden, Jr., Clerk
 6-21-85
 1504
 State of Virginia
 Board of Professional Surveyors

2-83-11
 12
 13
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 20



NOTES:
 1. OL-168(2), OL-168(4), AND OL-168(6), ARE SHOWN AS DOT HATCH.
 2. OL-168(3), OL-6, AND OL-825 ARE SHOWN AS CROSS (+) HATCH.
 3. OL-795, AND OL-850, ARE SHOWN AS HONEY COMB HATCH.
 4. OL-849 IS SHOWN AS DIAGONAL LINE HATCH.

VIRGINIA, Clerk of the Court of the County of the City of York.
 I hereby certify that the within map, showing the parcels of land shown on this map, was prepared by the Surveyor General of the State of Virginia, and is a true and correct copy of the original map on file in the office of the Surveyor General of the State of Virginia.

OTHER LANDS AND WOODLAND TRACTS
 COMPOSITE MAP OF

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
 1000 Park Road, Suite 100
 Fairfax, VA 22031
 703-271-4444

Drawn By: PILL	File: COMPAUSE
Date: JUNE 16, 1985	Sheet: 12 of 20
File Name: JMLA	

J-23-12

SCALE: 1" = 200'



VIRGINIA GRID NORTH
 SOUTH ZONE (NAD 83)

NOTE:
 EXTERIOR BOUNDARY LINE FIELD SURVEYED
 THIS DATE. ALL OTHER LINES COMPILED
 USING DEEDS AND PLATS OF RECORD, OTHER
 SURVEYS, AND AERIAL PHOTOGRAPHS.

THIS MAP WAS PREPARED UNDER THE PROVISIONS
 OF A TITLE ACT AND DOES NOT WARRANT NECESSARY
 INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I HEREBY CERTIFY THAT THIS BOUNDARY
 SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
 CORRECT AND COMPLETE WITH THE UNIFORM
 PROCEDURES AND STANDARDS ESTABLISHED BY THE
 PROFESSIONAL SURVEYORS AND ENGINEERS,
 LAND SURVEYORS, AND CERTIFIED
 LANDSCAPE ARCHITECTS.



C. W. WATTHEN

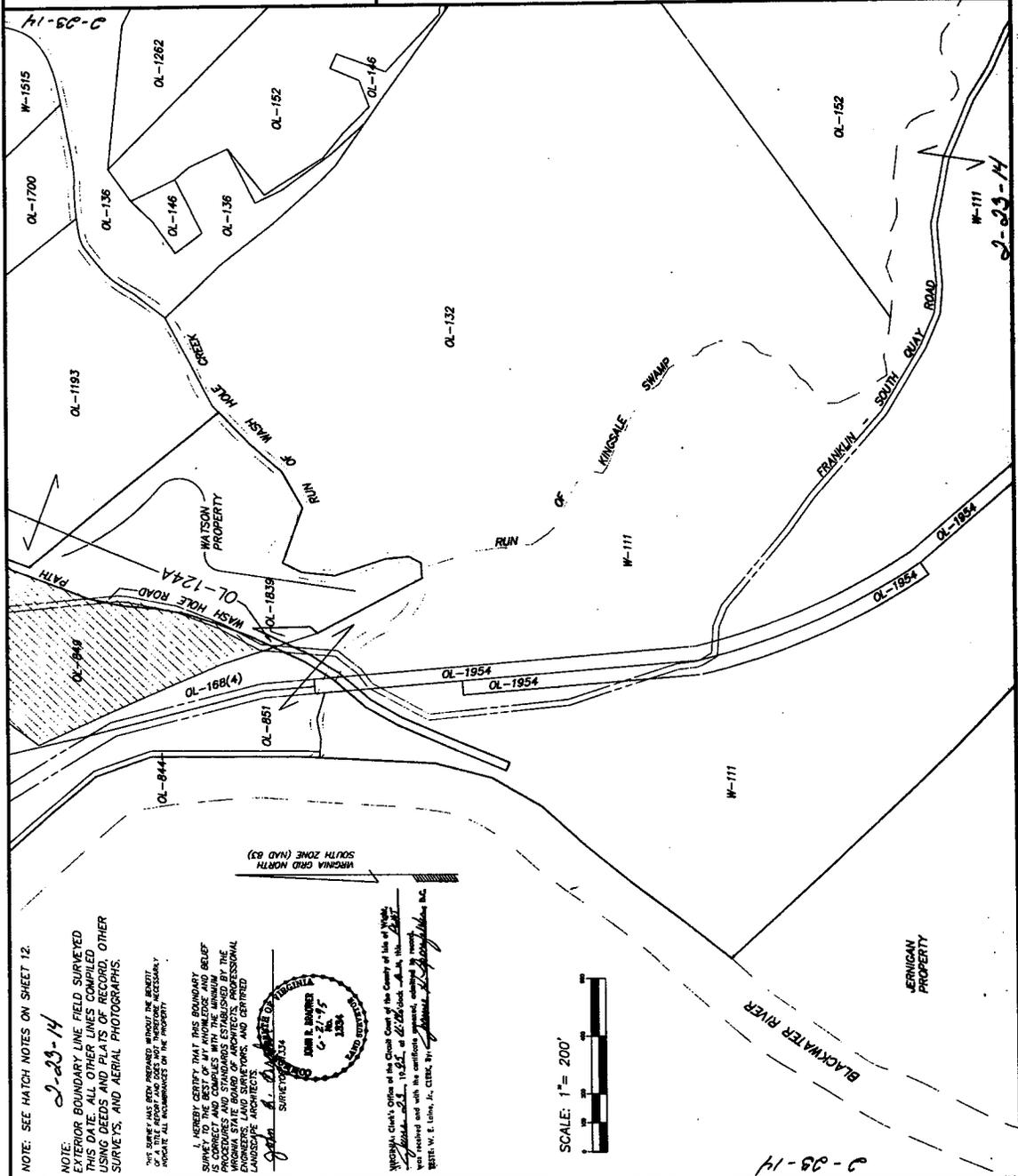
J-23-12

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors

900 East 1500th Street, Suite 200
 551 Foy Road, Norfolk, VA 23510
 804 757 4437

**COMPOSITE MAP OF
 OTHER LANDS AND WOODLAND TRACTS**

Drawn By: P.C.L.	Sheet: 14 of 20
File: COMPASS	
Date: JUNE 16, 1995	
Prepared By: P.C.L.	
Checked By: J.E.H.	
Approved By: P.C.L.	



NOTE: SEE HATCH NOTES ON SHEET 12.
 2-23-14

NOTE: EXTERIOR BOUNDARY LINE FIELD SURVEYED THIS DATE. ALL OTHER LINES COMPILED USING DEEDS AND PLATS OF RECORD, OTHER SURVEYS, AND AERIAL PHOTOGRAPHS.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLETES WITH THE MINIMUM THE PROCEEDINGS TO BE HAD IN THIS STATE BY A PROFESSIONAL ENGINEER, LAND SURVEYOR, AND CERTIFIED LANDSCAPE ARCHITECTS.

John A. J. [Signature]
 SURVEYOR
 STATE OF VIRGINIA
 JOHN A. J. [Signature]
 C-1215
 1984

WORTHEN, Clerk of the Circuit Court of the County of York, State of Virginia, do hereby certify that the within and foregoing survey was recorded and with the certificate, bearing the date of recording, WALTER W. E. LINDSEY, JR., CLERK, BY: *[Signature]* WALTER W. E. LINDSEY, JR., CLERK, BY: *[Signature]*

SCALE: 1" = 200'

C. W. WARTHEN

WATSON PROPERTY
 LERRIGAN PROPERTY

BLACKWATER RIVER

FRANKLIN - SOUTH QUAY ROAD

W-111

OL-1244

OL-1244A

OL-1244B

OL-1244C

OL-1244D

OL-1244E

OL-1244F

OL-1244G

OL-1244H

OL-1244I

OL-1244J

OL-1244K

OL-1244L

OL-1244M

OL-1244N

OL-1244O

OL-1244P

OL-1244Q

OL-1244R

OL-1244S

OL-1244T

OL-1244U

OL-1244V

OL-1244W

OL-1244X

OL-1244Y

OL-1244Z

OL-1244AA

OL-1244AB

OL-1244AC

OL-1244AD

OL-1244AE

OL-1244AF

OL-1244AG

OL-1244AH

OL-1244AI

OL-1244AJ

OL-1244AK

OL-1244AL

OL-1244AM

OL-1244AN

OL-1244AO

OL-1244AP

OL-1244AQ

OL-1244AR

OL-1244AS

OL-1244AT

OL-1244AU

OL-1244AV

OL-1244AW

OL-1244AX

OL-1244AY

OL-1244AZ

OL-1244BA

OL-1244BB

OL-1244BC

OL-1244BD

OL-1244BE

OL-1244BF

OL-1244BG

OL-1244BH

OL-1244BI

OL-1244BJ

OL-1244BK

OL-1244BL

OL-1244BM

OL-1244BN

OL-1244BO

OL-1244BP

OL-1244BQ

OL-1244BR

OL-1244BS

OL-1244BT

OL-1244BU

OL-1244BV

OL-1244BW

OL-1244BX

OL-1244BY

OL-1244BZ

OL-1244CA

OL-1244CB

OL-1244CC

OL-1244CD

OL-1244CE

OL-1244CF

OL-1244CG

OL-1244CH

OL-1244CI

OL-1244CJ

OL-1244CK

OL-1244CL

OL-1244CM

OL-1244CN

OL-1244CO

OL-1244CP

OL-1244CQ

OL-1244CR

OL-1244CS

OL-1244CT

OL-1244CU

OL-1244CV

OL-1244CW

OL-1244CX

OL-1244CY

OL-1244CZ

OL-1244DA

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OL-1244DC

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OL-1244DJ

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OL-1244DP

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OL-1244DR

OL-1244DS

OL-1244DT

OL-1244DU

OL-1244DV

OL-1244DW

OL-1244DX

OL-1244DY

OL-1244DZ

OL-1244EA

OL-1244EB

OL-1244EC

OL-1244ED

OL-1244EE

OL-1244EF

OL-1244EG

OL-1244EH

OL-1244EI

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OL-1244IB

OL-1244IC

OL-1244ID

OL-1244IE

OL-1244IF

OL-1244IG

OL-1244IH

OL-1244II

OL-1244IJ

OL-1244IK

OL-1244IL

OL-1244IM

OL-1244IN

OL-1244IO

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OL-1244IQ

OL-1244IR

OL-1244IS

OL-1244IT

OL-1244IU

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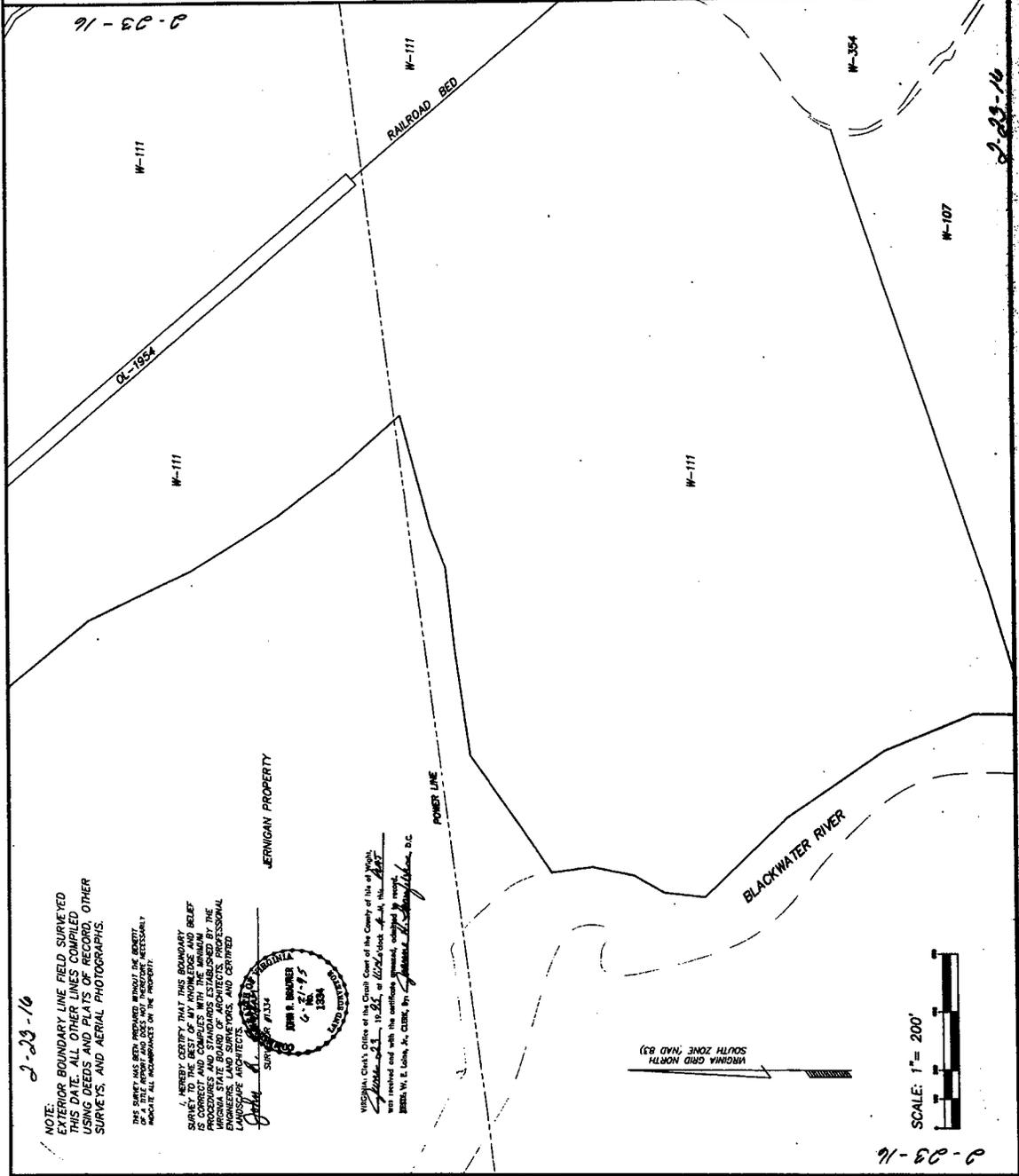
OL-1

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors

P.O. Box 1509 Danville, VA 24044-1509
 525 West Fourth St. Danville, VA 24041
 540-752-7974 ext 2

COMPOSITE MAP OF
 OTHER LANDS AND WOODLAND TRACTS

Drawn By: PALL	Sheet	16 of 20
File: COMPASS	For Check: BJA	
Date: JUNE 16, 1995	Plot Date:	



NOTE:
 EXTERIOR BOUNDARY LINE FIELD SURVEYED
 THIS DATE. ALL OTHER LINES COMPILED
 USING DEEDS AND PLATS OF RECORD, OTHER
 SURVEYS, AND AERIAL PHOTOGRAPHS.

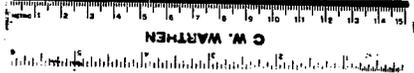
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
 OF A TITLE REPORT AND DOES NOT CONSTITUTE NECESSARILY
 AN ENDORSEMENT BY THE SURVEYOR.

I, MERVYN C. BERRY, CERTIFY THAT THIS BOUNDARY
 SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF
 IS CORRECT AND COMPLIES WITH THE MINIMUM
 REQUIREMENTS OF THE VIRGINIA SURVEYING ACT, THE
 VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL
 ENGINEERS, LAND SURVEYORS, AND CERTIFIED
 LANDSCAPE ARCHITECTS.



VIRGINIA: Clerk of the Court, Clerk of the County of the said Court,
 and the Clerk of the County of the said Court, the said
 was received and with the authority of the said Clerk,
 DEEDS, W. E. LOUIS, JR., CLERK, BY *[Signature]*, D.C.

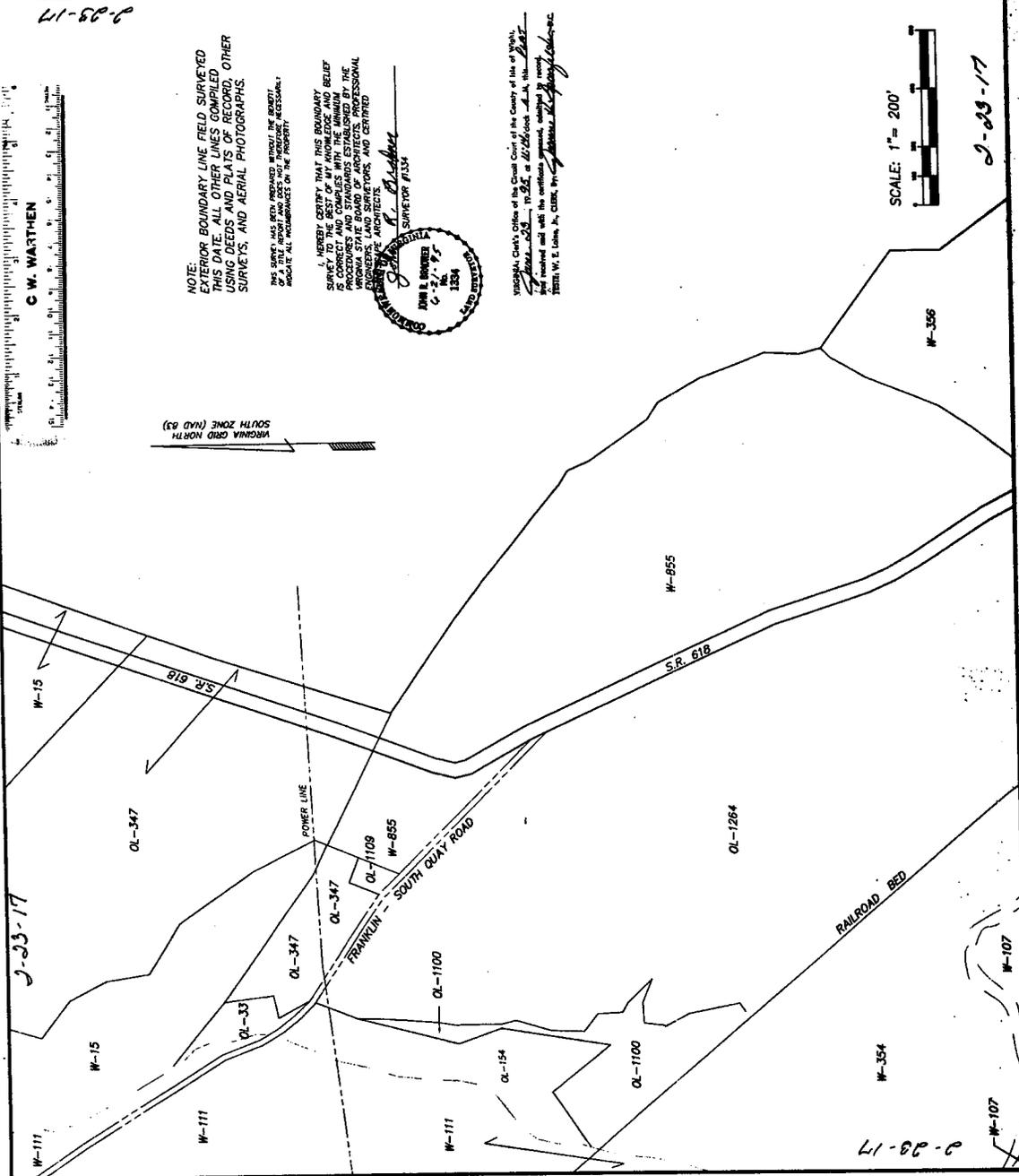
VIRGINIA GRID NORTH
 SOUTH ZONE (NAD 83)



Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
 P. O. Box 1505 Orange, VA 22654-1505
 ☎ 804 787 4477

**COMPOSITE MAP OF
 OTHER LANDS AND WOODLAND TRACTS**

Drawn By: P.O.L.	Sheet: 17 of 20
File: COMPOSITE	Date: JUNE 16, 1985
Plot Check: B.J.B. Mark By: [Signature] Plot Date: [Signature]	



2-28-17



2-28-17

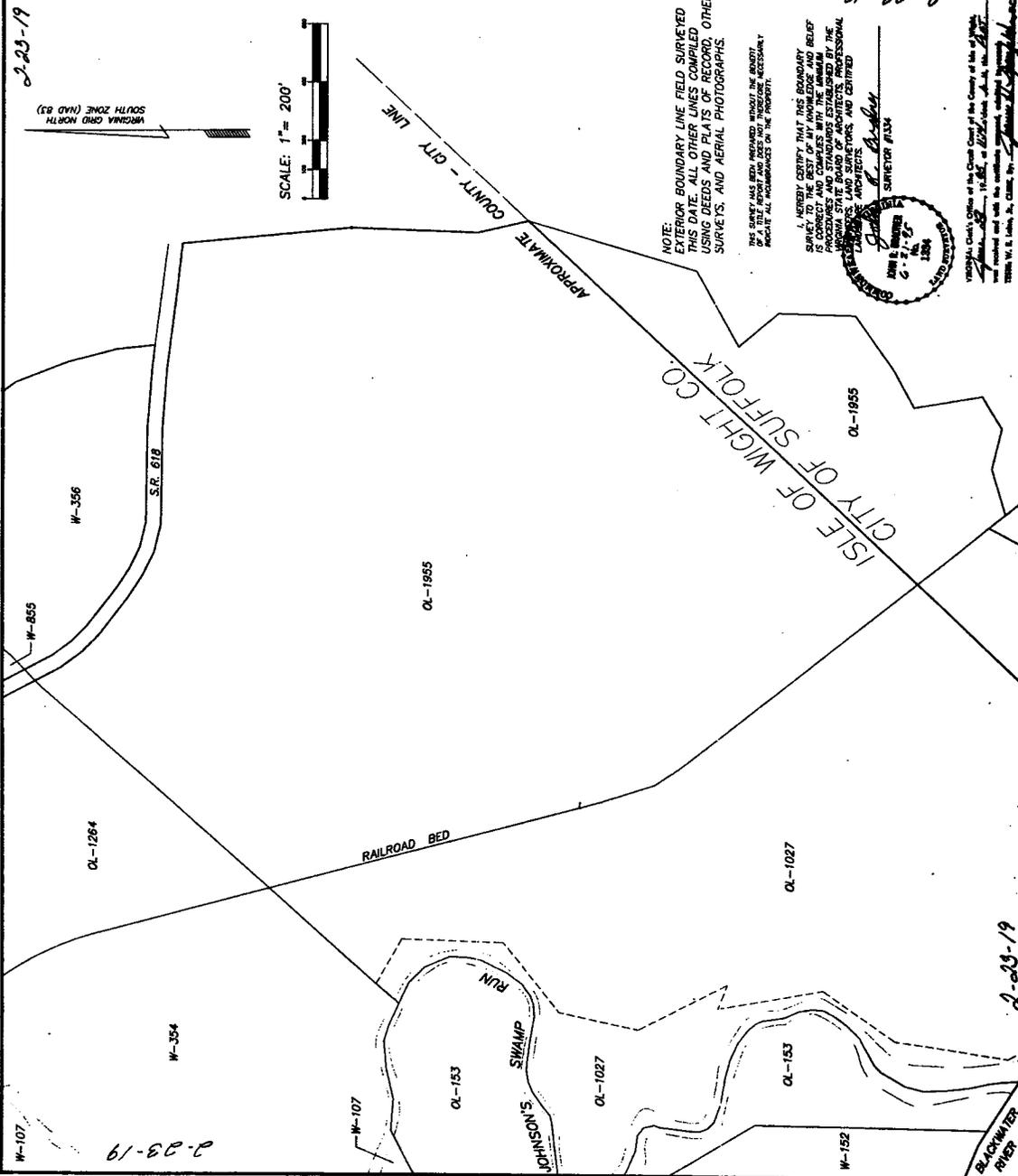
2-28-17

2-28-17

Dowberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
 P.O. Box 1209 Danville, VA 24041-1209
 501 Piney Forest Rd. Danville, VA 24041
 ☎ 804.753.4437

**COMPOSITE MAP OF
 OTHER LANDS AND WOODLAND TRACTS**

Drawn By: FILL	DATE: JUNE 16, 1989
File: COMPASB	Sheet: 19 of 20
DATE: JUNE 16, 1989	
Sheet: 19 of 20	
Map Sheet: 19 of 20	
Project No. 61-28-19	



NOTE:
 EXTERIOR BOUNDARY LINE FIELD SURVEYED
 THIS DATE. ALL OTHER LINES COMPILED
 USING DEEDS AND PLATS OF RECORD, OTHER
 SURVEYS, AND AERIAL PHOTOGRAPHS.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
 OF A FIELD SURVEY OF THE PROPERTY NECESSARY
 TO LOCATE ALL ENCUMBRANCES ON THE PROPERTY.

I, HEREBY CERTIFY THAT THIS BOUNDARY
 SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF
 IS CORRECT AND COMPLETES WITH THE SAME IN THE
 COUNTY OF ISLE OF WIGHT, VIRGINIA, THE
 VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL
 LAND SURVEYORS, AND CERTIFIED
 ENGINEERS AND SURVEYORS.

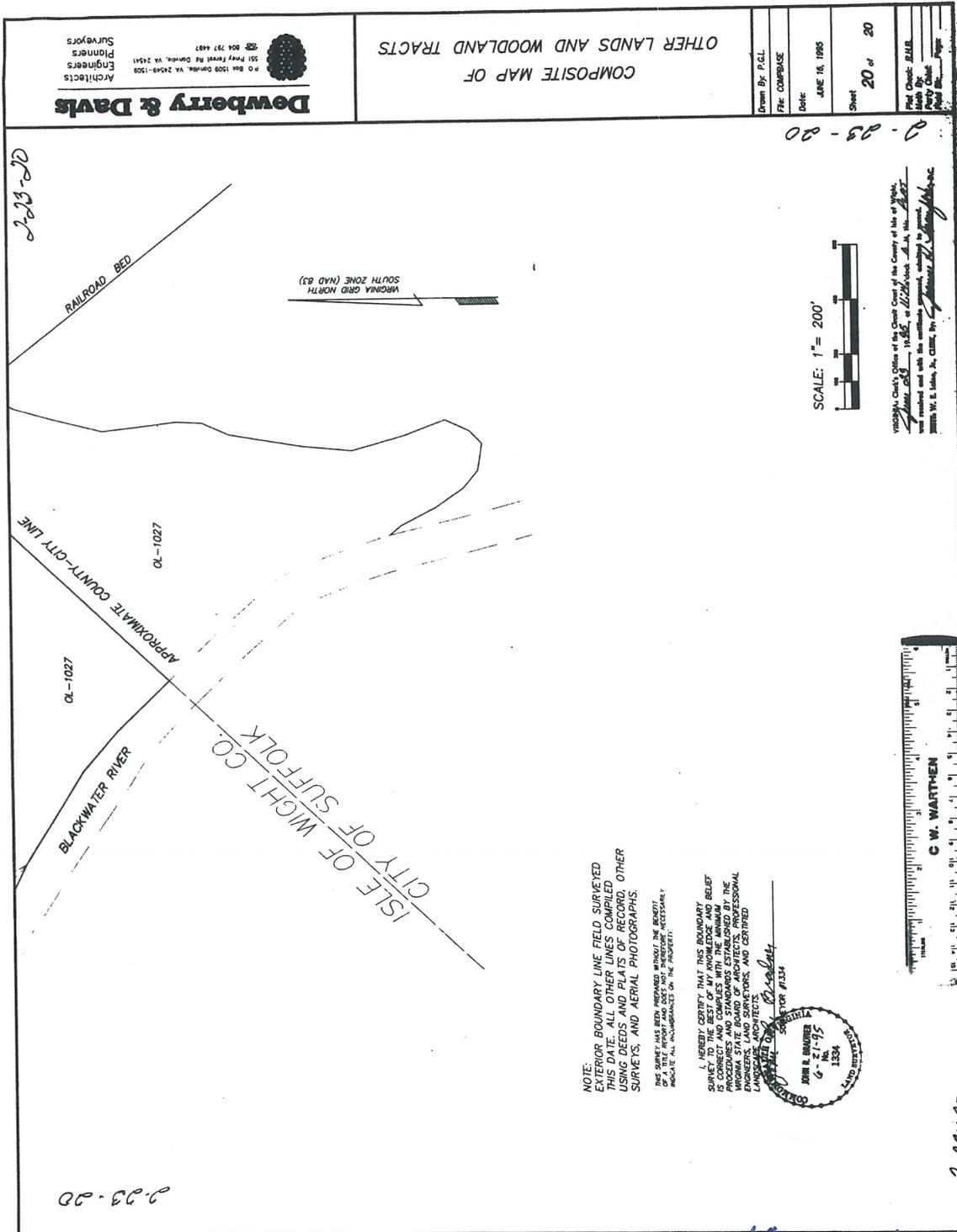
James H. Warrhen
 SURVEYOR #1204

61-28-19

61-28-19

61-28-19





INSTRUMENT # 180008591
RECORDED IN CLERK'S OFFICE OF SUFFOLK ON
Aug 13, 2018 AT 02:25:48 pm
W. RANDOLPH CARTER, JR. by JBR

Instrument # 180003184
Recorded in the Clerk's Office of
Isle of Wight County on
August 13, 2018 at 12:01 pm
Sharon N. Jones, Clerk
By: Dwight D. Spymarski DC