

Real property in the Colson Field County of Washington, State of Maine, described as follows:

A certain lot or parcel of land with the improvements thereon situate in Township 31, M.D. B.P.P., County of Washington, State of Maine, more particularly bounded and described as follows:

beginning at a point marking the intersection of the northerly sideline of State Route 9 with the westerly wing wall of a concrete bridge over Chain of Lakes Stream in said Township 31, M.D., said beginning point bearing North $56^{\circ}-51'-15''$ East a distance of 220.05' feet from a Maine Department of Transportation control disk #4342-52 (N: 465071.668, E: 1185537.746) found in ledge on the southerly side of said Route 9, said beginning point further defined as being located westerly along the sideline of said Route 9, a distance of 450' feet, more or less, from the T31-Wesley town line;

thence in a northerly direction, along the westerly bank of said Chain of Lakes Stream, a distance of 480' feet, more or less, to an iron rod set, said iron rod bearing North $23^{\circ}-26'-30''$ West, a distance of 408.5' feet from the said point of beginning on the westerly wing wall of said bridge;

thence North $38^{\circ}-00'-00''$ West, (there was a scrivener's error in the deed of International Paper Company to IP Maine Forests, L.L.C., dated March 12, 2001, recorded in Volume 2497, Page 83 of the Washington County Registry of Deeds where the call was North $36^{\circ}-00'-00''$ West and should be North $38^{\circ}-00'-00''$ West) through land of Champion Corporation, a distance of 529.4' feet to an iron rod set at the northeast corner of a 66' foot wide right of way to be herein after described;

thence South $75^{\circ}-41'-30''$ West, along the northerly line of said 66' foot wide right of way, a distance of 66.0' feet to the northwest corner of said right of way;

thence due West, North $90^{\circ}-00'-00''$ West, through land of Champion Corporation, a distance of 710.0' feet to an iron rod set;

thence due South, South $0^{\circ}-00'-00''$, through land of said Champion, a distance of 692.2' feet to an iron rod set on the northerly sideline of said State Route 9 at Station 260+47.7 as said sideline is shown on a Maine Department of Transportation Highway Plan entitled, in part, "State Highway 46, Township No. 31 M.D. B.P.P.- Wesley, Washington County, State Project No. 004342.00, Part 11", dated 1994, Sheets 4 and 5, and located in M.D.O.T. File #15-251;

thence in an easterly direction along the sideline of Route 9, following a curve to the right having a radius of 2133.5' feet, a chord distance of 508.3' feet, and a chord bearing of South $87^{\circ}-16'-15''$ East, an arc distance of 509.6' feet to a point of tangency at Station 270+45.3 as shown on said highway plan;

thence South $80^{\circ}-25'-45''$ East, along the sideline of Route 9, a distance of 143.2' feet to a point of curvature at Station 271+88.4 as depicted on said highway plan;

thence in an easterly direction along the sideline of said Route 9, following a curve to the left having a radius of 2814.8' feet, a chord distance of 614.4' feet, and a chord bearing of South $86^{\circ}-41'-45''$ East, a arc distance of 615.7' feet to the westerly wing wall of said concrete bridge at the point of beginning, enclosing 18.1 acres, more or less.

Source of title to the within described premises can be found in the first parcel described in a deed from J. M. Huber Corporation to St. Regis Paper Company, dated March 25, 1960, recorded in Volume 563, Page 473 at the Washington County Registry of Deeds.

Also conveying to the Grantee, its successors and assigns, a 66' foot wide right of way for all purposes of a way, extending from the northerly line of State Route 9 to the northerly line of the within described premises, to be used in common with the IP Maine Forests, L.L.C. and others, over an existing gravel road crossing the within described premises identified as Champion Road #59-00-00, said right of way to be 33' feet on each side of a centerline which is more particularly bounded and described as follows:

beginning at a point marking the intersection of the northerly sideline of State Route 9 with said Champion Road #59-00-00 at Station 273+22.0 as said stationing is depicted on the above referenced highway plan; thence North $6^{\circ}-42'-15''$ West a distance of 165.0' feet to an angle point in the centerline; thence North $2^{\circ}-04'-45''$ West a distance of 105.0' feet to an angle point in the centerline; thence North $2^{\circ}-21'-45''$ East a distance of 300.0' feet to an angle point in the centerline; thence North $3^{\circ}-23'-00''$ West a distance of 125.0' feet to a point of terminus of the herein described centerline of the 66' foot wide right of way, said point of terminus bearing South $75^{\circ}-41'-30''$ West a distance of 33.0' feet from an iron rod set at the northeast corner of said 66' foot wide right of way.

The within described premises are subject to the rights of the public to any an all portions of the original right of way limits of State Route 9 as described in Hancock County Commissioners Records, Volume 2, Page 242, 1829 which encumber the within described premises.

The within described premises are subject to all other existing rights, restrictions, and easements, both public and private, which may encumber the within described premises.

Bearings referenced herein are oriented to Grid North-NAD 83 Maine East Zone, and distances referenced herein are Ground Distances (to convert to Grid Distance, apply a scale factor of .99994) as computed from a survey of the within described premises by Plisga & Day, Land Surveyors in December 2000. The premises described above was an exception described on Exhibit B in the deed of International Paper Company to IP Maine Forests, L.L.C., dated March 12, 2001, recorded in Volume 2497, Page 83 of the Washington County Registry of Deeds.