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Daren J. Couture
Manager, Asset Recovery

September 5, 2008

City Of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd
Madison WI, 53701-2985
USA

Attention: Matt Tucker

Re: Demolition Permit application for "Royster Clark" Site

This letter is intended to support the requirement of the Land Use Application for the Demolition of the "Royster Clark" site demolition of all above ground/above grade structures located on the site located at 902 Dempsy Road, Madison WI.

The structure(s) details are identified on the attached "ALTA / ACSM Land Title Survey", provided as the Site Plan. Also attached to this permit application are:

Attachment "A": Legal description of the 4 parcels of land commonly known as the "Royster Clark" site.

Attachment "B": Photographs of the structures to be demolished.

Attachment "C": Post Demolition Site Plan.

Attachment "D": Profile of Bins (Main Pit Area)

The Facility was closed in September 2006 and has been abandoned since then. The main storage granulation building is unsafe and has been identified a safety hazard. There have been several cases of illegal access, criminal activity on the site and entrance to the Buildings. There is a high risk of personal injury from the illegal access. By removing the buildings from the site we will eliminate a high risk safety hazard to persons in the area and a reason for persons to illegally access the site.

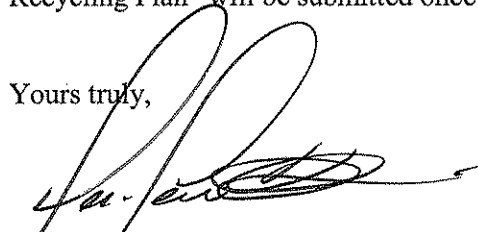
The buildings also have been identified as a major deterrent to prospective Buyers (specifically the Granulation facility). We could also better prepare the site for sale to any prospective Buyers for re-development by eliminating a major deterrent to purchase the property. No Landscaping plan is submitted as part of this application as it is not applicable to the intent.

Due to the unique nature of this Heavy Industrial facility and its historic use, the Owner (Agrium U.S. Inc.) will be working with any/all prospective Buyers to ensure that an appropriate environmental remediation plan is executed as part of any sale of the property. Included in any sale agreement will be the requirement for remediation with approval by the Wisconsin Department of Natural Resources (WDNR). To ensure there is no

possibility of new contamination to the property, the concrete currently on the property needs to remain as a Cap until a re-development plan, approved by the City, is submitted to the WDNR for approval. The condition of remediation as part of any sale will ensure the requirement of an additional Land Use Application Permit from the Buyer to complete the Demolition of Grade and below grade concrete.

Daren Couture will be "Owner Representative" responsible for the execution of the Demolition activities. All demolition will be conducted by a credible, licensed and experienced Demolition Contractor meeting strict approval criteria established by the Owner, ensuring compliance to all applicable laws. A Demolition contract will not be awarded in advance of a Demolition Permit being received from the City of Madison. A "Re-Use & Recycling Plan" will be submitted once a Demolition contract is awarded.

Yours truly,



Daren J. Couture
CMIR, C.P.M., CPIM, CIRM
Manager, Asset Recovery

Attachments a/s

cc: Lisa Parker