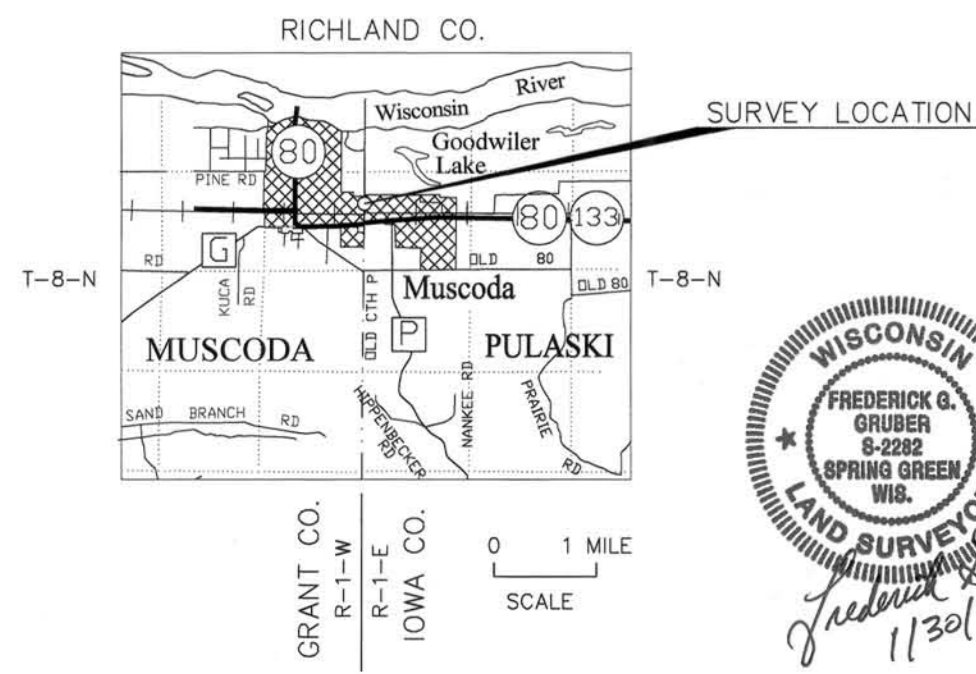
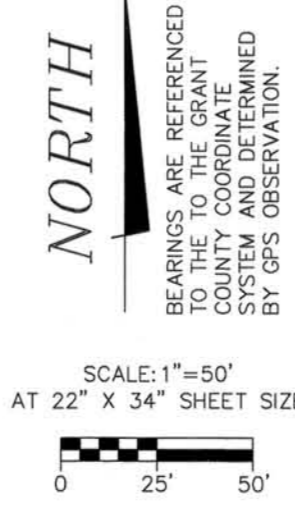


ALTA/ACSM LAND TITLE SURVEY



DATE: JANUARY 30, 2012
 SURVEYED FOR: MEISTER CHEESE COMPANY, LLC
 1050 & 1240 EAST INDUSTRIAL DRIVE
 MUSCODA, WI 53573
 MUSCODA PROTEIN PRODUCTS, LLP
 960 EAST INDUSTRIAL DRIVE
 MUSCODA, WI 53573
 SURVEYED BY: FREDERICK G. GRUBER, R.L.S. S-2282
 JEWELL ASSOCIATES ENGINEERS, INC.
 560 SUNRISE DRIVE
 SPRING GREEN, WI 53588
 PH: 608-588-7484
 EMAIL: fred.gruber@jewellassoc.com
 JOB NUMBER: M99030
 DRAWING FILE: S:\PROJECTS\M99030 MEISTER
 CHEESE ALTA\DESIGN\M99030 MEISTER.DWG



LEGEND	
●	SECTION CORNER MONUMENT FOUND OR SET AS NOTED
■	FOUND 1 1/2" IRON PIPE
●	FOUND 3/4" x 24" LONG REBAR WEIGHING 1.502 LB./FT.
○	SET 3/4" x 24" LONG REBAR WEIGHING 1.502 LB./FT.
□	GRAVEL
■	CONCRETE
▨	ASPHALTIC PAVEMENT
▩	2" STONE
18.7	HEIGHT OF BUILDING OR SILO
⊙	SILO STORAGE TANK
—DH—	OVERHEAD UTILITY
—E—	UNDERGROUND ELECTRIC
—G—	NATURAL GAS
—T—	UNDERGROUND TELEPHONE
—W—	WATERMAIN
—SAN—	SANITARY SEWER
—SS—	STORM SEWER
XXXXXX	FENCELINE
---	EXISTING EASEMENT LINE
---	SECTION/COUNTY LINE
()	RECORDED INFORMATION FROM DEEDS
(())	RECORDED INFORMATION FROM PLAT OF SURVEY BY THEODORE J. GREENHECK DATED 5-17-00.
(())	RECORDED INFORMATION FROM PLAT OF SURVEY BY TODD T. RUMMLER DATED 11-19-02.
[M]	INDICATES MEASUREMENTS MADE DURING THIS SURVEY
[]	REFERS TO ITEM NUMBER IN SCHEDULE B, EXCEPTIONS OF THE COMMITMENT FOR TITLE INSURANCE. SEE LIST ON SHEET 2 OF THIS SURVEY.
⊕	WATER VALVE
⊙	BOLLARD
⊕	UTILITY MANHOLE
⊕	CLEAN OUT VALVE
⊕	GAS REGULATOR
⊕	SQUARE STORM INLET
⊕	24" DIA. ROUND STORM INLET
⊕	TELEPHONE PEDESTAL
F.P.O.	FLAG POLE
⊕	ORNAMENTAL CRABAPPLE
⊕	CANIFEROUS TREE OR SHRUB
⊕	AIR CONDITIONING UNIT
W.C.T.	WATER COOLING TOWER
I.B.	ICE BANK
H.T.	HOLDING TANK
F.D.	FLOOR DRAIN/INLET
⊕	UTILITY POLE
⊕	ELECTRIC TRANSFORMER
⊕	GUY ANCHOR

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES AND UTILITY POINT MARKINGS AS SHOWN HEREON, ELECTRIC, TELEPHONE, WATER, SEWER AND GAS LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT OF WAY(S).

PHONE	CENTURY TEL
CABLE	MEDIA COMM
GAS	WE ENERGIES
ELECTRIC	MUSCODA UTILITY COMMISSION
WATER	VILLAGE OF MUSCODA
SANITARY	VILLAGE OF MUSCODA
STORM	VILLAGE OF MUSCODA

FLOOD ZONE CLASSIFICATION

PER FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 0058E, THE PARCELS ON THIS SURVEY ARE WITHIN:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION

ACCORDING TO THE VILLAGE CLERK/TREASURER ON JANUARY 18, 2012 THE SUBJECT PROPERTY IS ZONED "INDUSTRIAL" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

ZONING CLASSIFICATION: "INDUSTRIAL"

ROADWAY RIGHT-OF-WAY SETBACK: 25 FEET
 ALL OTHER SETBACKS: 0 FEET

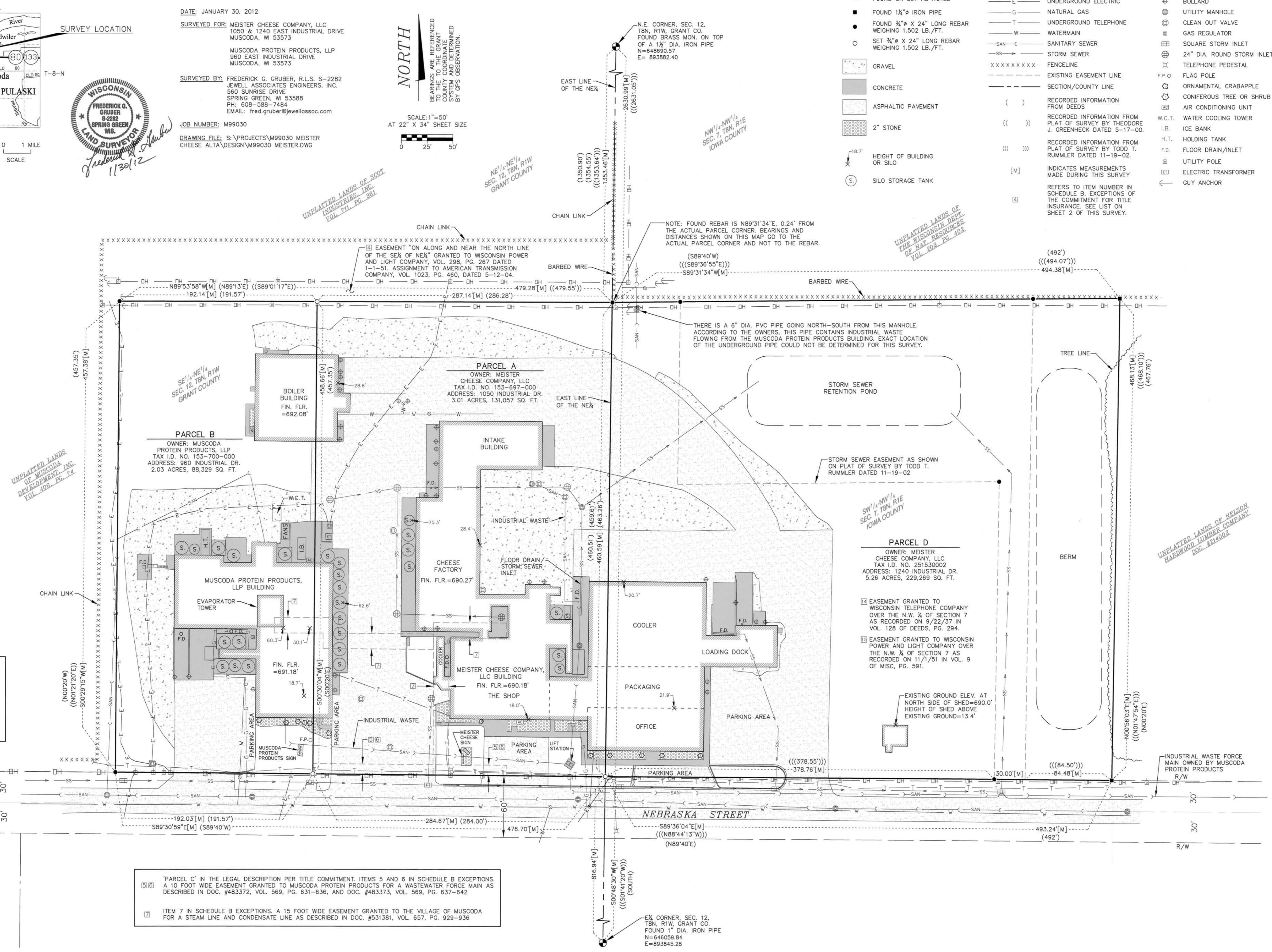
TITLE COMMITMENT NOTE

THE COMMITMENT FOR TITLE INSURANCE IS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-520414-MAD, EFFECTIVE DECEMBER 22, 2011 AT 7:30 A.M.

STATEMENT OF ENCROACHMENTS

VISIBLE EVIDENCE OF ENCROACHMENTS OR OVERLAPS WERE OBSERVED ON SITE DURING THE FIELD SURVEY COMPLETED ON JANUARY 15, 2012. SEE SHEET 2 FOR ENCROACHMENT LOCATIONS AND DIMENSIONS.

NOTE: THE HEIGHTS OF THE BUILDINGS SHOWN ON THIS MAP ARE AT THE HIGHEST POINTS OF THE ROOF. THE HEIGHT SHOWN IS THE DISTANCE ABOVE THE FINISHED FLOOR ELEVATION OF EACH BUILDING, EXCEPT FOR THE SHED AS NOTED ON THE SOUTH SIDE OF PARCEL D. THE HEIGHT OF THE SILOS IS THE DISTANCE FROM THE TOP OF THE CONCRETE SLAB ON WHICH THE SILO SETS TO THE TOP OF THE SILO. THE HEIGHT IS SHOWN FOR THE TWO TALLEST SILOS. THE BUILDING AND SILO HEIGHTS ARE SHOWN ON SHEET 1. SEE SHEET 2 FOR ALL OTHER BUILDING DIMENSIONS.



1. PARCEL 'C' IN THE LEGAL DESCRIPTION PER TITLE COMMITMENT, ITEMS 5 AND 6 IN SCHEDULE B EXCEPTIONS, A 10 FOOT WIDE EASEMENT GRANTED TO MUSCODA PROTEIN PRODUCTS FOR A WASTEWATER FORCE MAIN AS DESCRIBED IN DOC. #483372, VOL. 569, PG. 631-636, AND DOC. #483373, VOL. 569, PG. 637-642
 2. ITEM 7 IN SCHEDULE B EXCEPTIONS, A 15 FOOT WIDE EASEMENT GRANTED TO THE VILLAGE OF MUSCODA FOR A STEAM LINE AND CONDENSATE LINE AS DESCRIBED IN DOC. #531381, VOL. 657, PG. 929-936



560 Sunrise Drive
 Spring Green, WI 53588
 phone: 608-588-7484
 fax: 608-588-9322

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MEISTER CHEESE, LLC & MUSCODA PROTEIN PRODUCTS, LLP ALTA SURVEY

Date	1-30-12
Date	Revision
Drawing Name	

ALTA SURVEY
 SHEET 1 OF 2
 Jewell Project Number
M99030

30/90

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

To Meister Cheese Company, LLC, Muscoda Protein Products, LLP, Meister and Muscoda Investment Fund, LLC, U.S. Bank National Association, First American Title Insurance Company, WBD Growth Fund VIII, LLC, and Wisconsin Business Growth Fund, Inc.:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a)&(b), 7(c), 7(b)(1), 7(c), 8, 11(a)&(b), 16, 18-20(a), and 21 of Table A thereof. The field work was completed on January 15, 2012.

1/30/12
Date
Frederick G. Gruber
Frederick G. Gruber, R.L.S. S-2282
Jewell Associates Engineers, Inc.



LEGAL DESCRIPTION PER TITLE COMMITMENT

PARCEL A
A parcel of land located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twelve (12), Township Eight (8) North, Range One (1) West of the 4th P.M. Grant County, Wisconsin, described as follows, to-wit:

Commencing at the NE ¼ of said Section 12; thence South along the East line of the Section 1354.55 feet to the point of beginning; thence South along the East line of the Section 459.61 feet to a point on the North line of Nebraska Street; thence South 89°40' West 284.00 feet; thence North 00°20' West 457.35 feet; thence North 89°13' East 286.28 feet to the point of beginning.

PARCEL B
A parcel of land located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twelve (12), Township Eight (8) North, Range One (1) West of the 4th P.M. Grant County, Wisconsin described as follows, to-wit:

Commencing at the Northeast corner of said Section 12; thence South along the East line of the Section 1354.55 feet; thence South 89°13' West 477.85 feet to the point of beginning of this description; thence North 89°13' East 191.57 feet; thence South 00°20' East 457.35 feet to a point on the North line of Nebraska Street; thence South 89°40' West 191.57 feet; thence North 00°20' West to the point of beginning.

PARCEL C
Easements for Wastewater Force Main granted to Muscoda Protein Products recorded March 16, 1981 in Volume 569 of Records, page 631 and recorded March 16, 1981 in Volume 569 of Records, page 637.

PARCEL D
That part of the Southwest ¼ of the Northwest ¼ of Section 7, Township 8 North, Range 1 East, Village of Muscoda, Iowa County, Wisconsin, described as commencing at a point 1350.90 feet South of the Northwest corner of said Section 7, thence South 463.26 feet, thence North 89°40' East, 492 feet, thence North 0°20' East 467.76 feet, thence South 89°0' West 492 feet to the place of beginning.

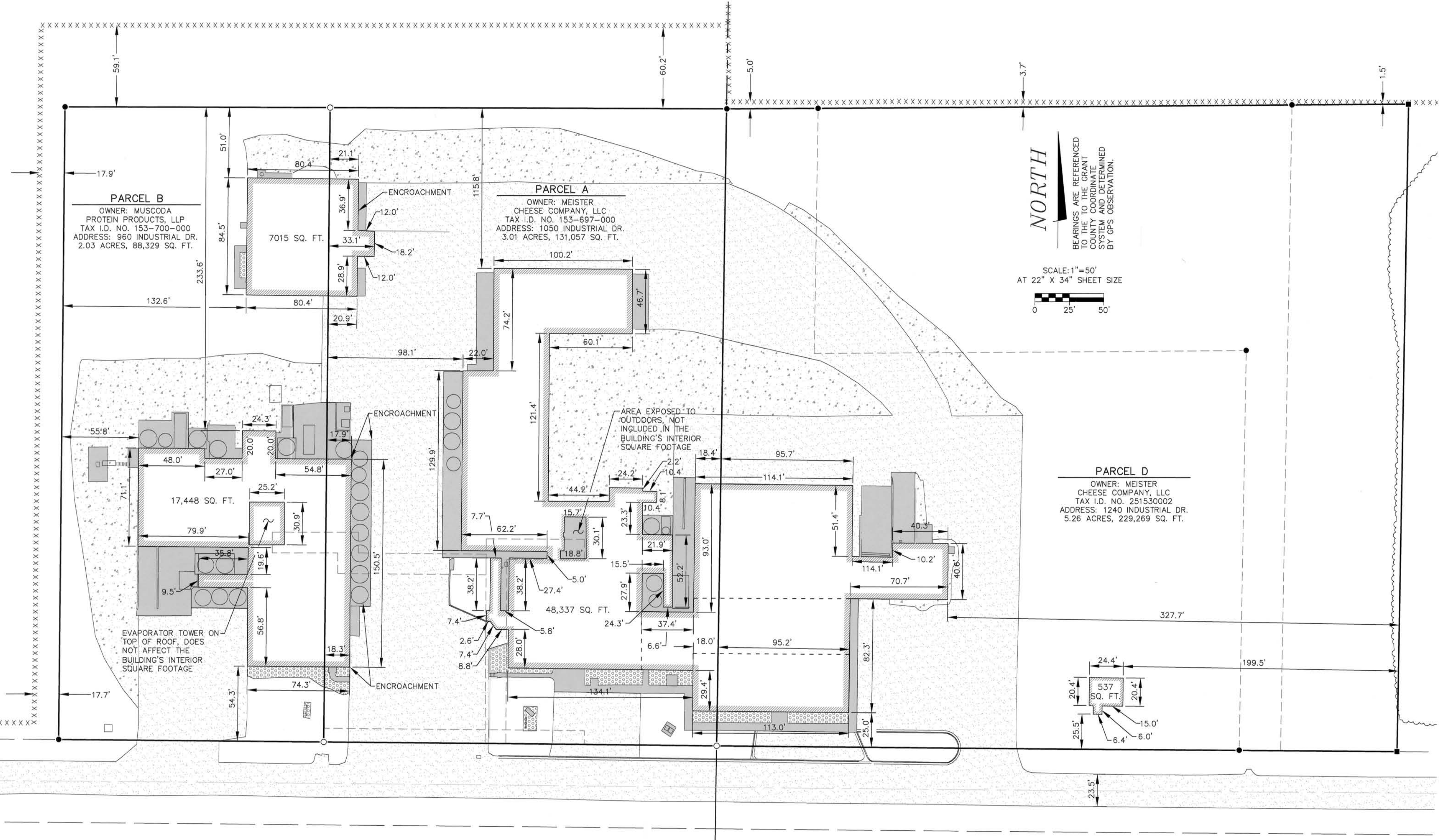
ITEMS PERTAINING TO SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE

- The lien of the general real estate taxes for the year 2012 and thereafter, none now due and payable.
- Taxes for the year 2011 in the amount of \$48,287.968 are due and payable.
Net taxes for the year 2011 in the amount of \$14,922.67, now due and payable. First installment is due January 31, 2012.
- Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
- Grant of Easement to Wisconsin Power and Light Company recorded November 1, 1951 in Volume 298 of Deeds, page 267. (Affects Parcel A & B), as shown on survey.
Assignment to American Transmission Company recorded May 12, 2004 in Volume 1023 of Records, page 460.
- Easement granted to Muscoda Protein Products recorded March 16, 1981 in Volume 569 of Records, page 631. (Affects Parcel A), as shown on survey.
- Easement granted to Muscoda Protein Products recorded March 16, 1981 in Volume 569 of Records, page 637. (Affects Parcel A), as shown on survey.
- Easement granted to Village of Muscoda recorded June 5, 1989 in Volume 657 of Records, page 929. (Affects Parcel A & B), as shown on survey.
- Mortgage dated October 31, 2011 and recorded November 3, 2011 in Volume 1298 of Records, page 318 as document 740405, made by Meister Cheese Company, LLC to U.S. Bank National Association, to secure an indebtedness in the amount of \$8,800,000.00, and the terms and conditions thereof.
- Mortgage dated October 31, 2011 and recorded November 3, 2011 in Volume 1298 of Records, page 342 as document 740406, made by Muscoda Protein Products, LLP, to U.S. Bank National Association, to secure an indebtedness in the amount of \$8,800,000.00, and the terms and conditions thereof.
- A financing statement recorded November 14, 2011 as Volume 1299 of Records, page 464 of Official Records.
Debtor: Meister Cheese Company, LLC
Secured Party: U.S. Bank National Association
- A financing statement recorded November 14, 2011 as Volume 1299 of Records, page 467 of Official Records.
Debtor: Muscoda Protein Products, LLP
Secured Party: U.S. Bank National Association
- Mortgage dated August 13, 2010 and recorded August 23, 2010 in Volume 1250 of Records, page 218 as document 728470, made by Meister Cheese Company, LLC, to Village of Muscoda, to secure an indebtedness in the amount of \$200,000.00, and the terms and conditions thereof.

The Following Parcels affect PARCEL D

- Rights of the public in that portion of the captioned premises lying with the limits of Nebraska Street and other public rights of way.
- Easement and conditions contained in instrument recorded September 22, 1937, in Volume 128 of Deeds, page 294, as shown on survey.
- Easement and conditions in instrument recorded November 1, 1951, in Volume 9 of Misc., Page 591, as shown on survey.
- Mortgage from Meister Cheese Company, LLC to Village of Muscoda, in the originally stated amount of \$200,000.00 dated August 13, 2010 and recorded August 17, 2010, in Volume 886 of Records, Page 693, as Document No. 316586.
- Matters revealed by ALTA Survey by Jewell Associates Engineers, Inc. dated January 30, 2012:

- Electric lines and sanitary sewer lines encroach onto property to the West
- Encroachment of loading dock into sanitary sewer easement and building
- Drainage of industrial waste into unrecorded easement that runs onto property of others.
- Rights of others in utilities lying outside of recorded easements.
- Possible encroachment of chain link fence onto adjoining properties
- Encroachment of Buildings located on Subject Parcel B into Subject Parcel A



JEWELL
associates engineers, inc.
Engineers - Planners - Surveyors

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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MEISTER CHEESE, LLC & MUSCODA PROTEIN PRODUCTS, LLP ALTA SURVEY

Date
1-30-12

Date Revision
Drawing Name

ALTA SURVEY

SHEET 2 OF 2
Jewell Project Number
M99030