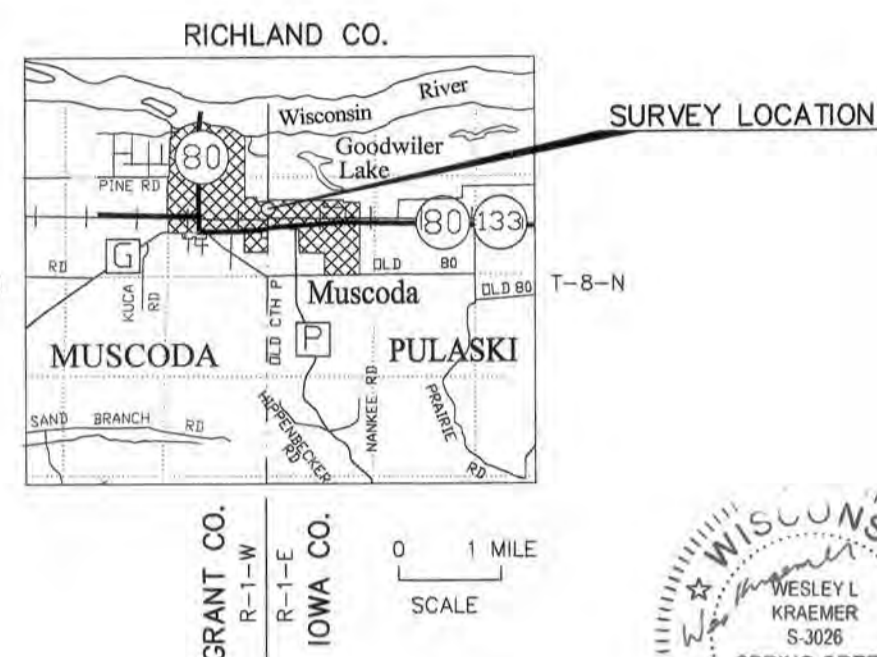
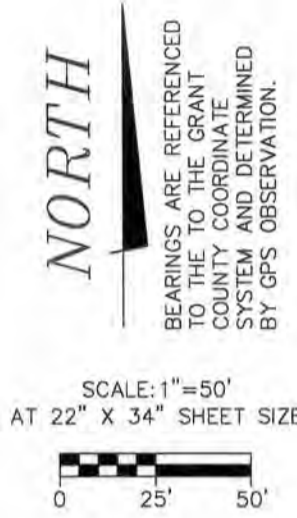


ALTA/ACSM LAND TITLE SURVEY



DATE: DECEMBER 12, 2013
 SURVEYED FOR: MUSCODA PROTEIN PRODUCTS, LLP
 960 EAST INDUSTRIAL DRIVE
 MUSCODA, WI 53573
 SURVEYED BY: WESLEY L. KRAEMER, R.L.S. 5-3026
 JEWELL ASSOCIATES ENGINEERS, INC.
 560 SUNRISE DRIVE
 SPRING GREEN, WI 53588
 PH: 608-588-7484
 EMAIL: wes.kraemer@jewellassoc.com
 JOB NUMBER: M99100
 DRAWING FILE: S:\Projects\M99100_Meister
 ALTA SURVEY\Survey Files\M99100 Meister
 ALTA NOV 2013.DWG



LEGEND	
	SECTION CORNER MONUMENT FOUND OR SET AS NOTED
	FOUND 1/2" IRON PIPE
	FOUND 3/4" x 24" LONG REBAR WEIGHING 1.502 LB./FT.
	GRAVEL
	CONCRETE
	ASPHALTIC PAVEMENT
	2" STONE
	HEIGHT OF BUILDING OR SILO
	SILO STORAGE TANK
	PARKING INDICATES PARKING AREA
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	NATURAL GAS
	UNDERGROUND TELEPHONE
	WATERMAIN
	SANITARY SEWER
	STORM SEWER
	FENCELINE
	EXISTING EASEMENT LINE
	SECTION/COUNTY LINE
	PROPERTY LINE
	PARCEL B PROPERTY LINE
	RECORDED INFORMATION FROM DEEDS
	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
	FLAG POLE
	ORNAMENTAL CRABAPPLE
	CONIFEROUS 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
	FIRE HYDRANT

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

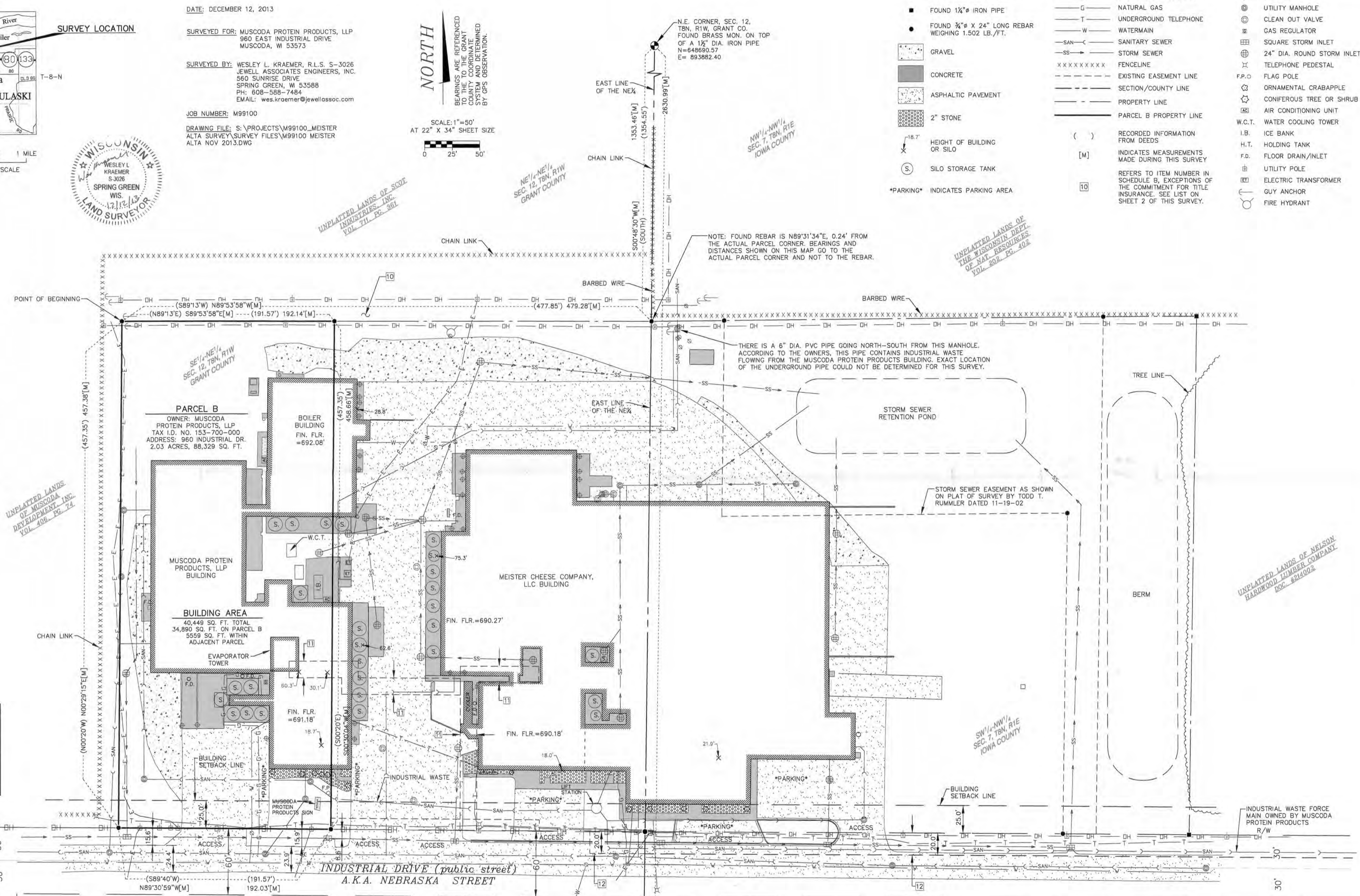
FLOOD ZONE CLASSIFICATION
 PER FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 0058E, THE PARCELS ON THIS SURVEY ARE WITHIN:
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION
 ACCORDING TO THE VILLAGE CLERK/TREASURER ON DECEMBER 5, 2013 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-639153-MAD, EFFECTIVE OCTOBER 31, 2013 AT 7:30 A.M.

STATEMENT OF ENCROACHMENTS
 VISIBLE EVIDENCE OF ENCROACHMENTS OR OVERLAPS WERE OBSERVED ON SITE DURING THE FIELD SURVEY COMPLETED ON NOVEMBER 26, 2013. 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.



PLOTTABLE ITEMS PERTAINING TO SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE

10	EASEMENT "ON ALONG AND NEAR THE NORTH LINE OF THE SE 1/4" GRANTED TO WISCONSIN POWER AND LIGHT COMPANY, VOL. 298, PG. 267 DATED 1-1-51. ASSIGNMENT TO AMERICAN TRANSMISSION COMPANY, VOL. 1023, PG. 460, DATED 5-12-04.
11	ITEM 11 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
12	ITEM 12 IN SCHEDULE B EXCEPTIONS. A 20 FOOT WIDE WASTEWATER PIPELINE EASEMENT AGREEMENT, RECORDED OCTOBER 18, 2012 IN VOLUME 1338 OF RECORDS, PAGE 753, AS DOCUMENT NO. 7497B3.

JEWELL
 associates engineers, inc.
 Engineers - Surveyors - Architects

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

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF JEWELL ASSOCIATES ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION OF JEWELL ASSOCIATES ENGINEERS, INC.

**MUSCODA PROTEIN PRODUCTS, LLP
 ALTA SURVEY**

Date	11-27-13
12-9-13	
12-12-13	
Date	Revision
Drawing Name	

ALTA SURVEY
 SHEET 1 OF 2
 Jewell Project Number
M99100

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

To Meister Cheese Company, LLC, Muscoda Protein Products, LLP, Meister Financial II, LLC, U.S. Bank National Association, First American Title Insurance Company, WBD Growth Fund VIII, LLC, WisconsinBusiness Growth Fund, Inc., Wisconsin Housing and Economic Development Authority, Greater Wisconsin Opportunities Fund, Inc., GWOF Sub CDE 7, LLC, Rural Development Partners LLC, RDP 20 LLC, RDP 20 Investment Fund, LLC, USBDC Investment Fund 28, LLC, U.S. Bancorp Community Development Corporation, and each of their respective successors and/or assigns:

This is to certify that this map or plat 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(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a)&(b), 13, 14, 16, 18-20(a), and 21 of Table A thereof. The field work was completed on November 26, 2013.

December 12, 2013
Date

Wesley L. Kraemer, R.L.S. S-2282
Jewell Associates Engineers, Inc.



LEGAL DESCRIPTION PER TITLE COMMITMENT

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 B is also benefitted or affected by easements as plotted on this survey and as listed in SCHEDULE B, SECTION TWO, EXCEPTIONS of the Title Commitment:

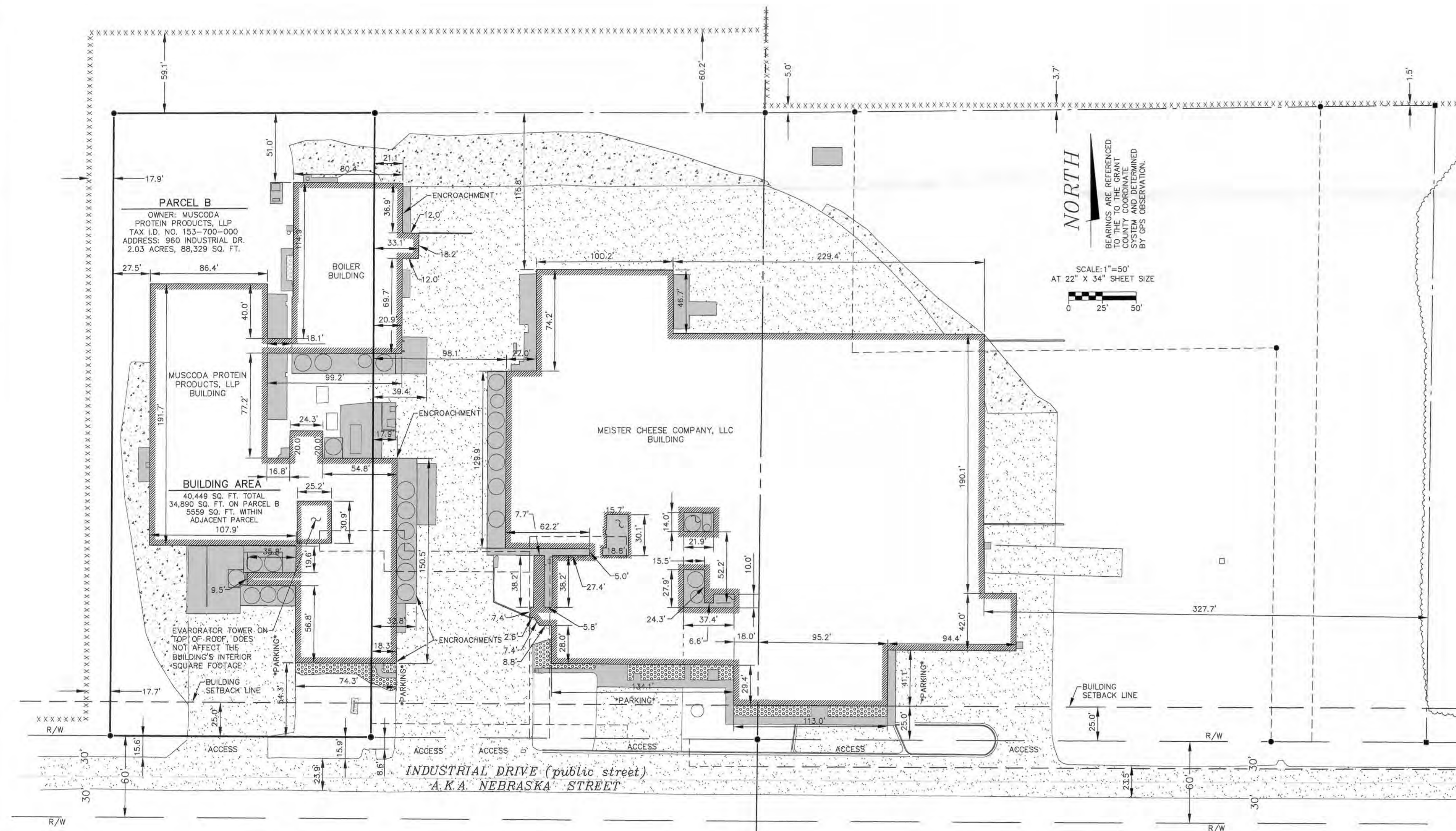
- Grant of Easement to Wisconsin Power and Light Company recorded November 1, 1951 in Volume 298 of Deeds, page 267. (As plotted on this Survey)
- Assignment to American Transmission Company recorded May 12, 2004 in Volume 1023 of Records, page 460.
- Easement granted to Village of Muscoda recorded June 5, 1989 in Volume 657 of Records, page 929. (As plotted on this Survey)
- Wastewater Pipeline Easement Agreement, recorded October 18, 2012 in Volume 1338 of Records, page 753, as Document No. 749783. (As plotted on this Survey)

ITEMS PERTAINING TO SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-639153-MAD, EFFECTIVE OCTOBER 31, 2013 AT 7:30 A.M.

- Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. (Not plottable on survey)
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Not plottable on survey)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. (Not plottable on survey)
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished imposed by law and not shown in the public records. (Not plottable on survey)
- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (Not plottable on survey)
- Special taxes, assessments or charges, if any. (Not plottable on survey)
- Taxes, general and special for the year 2013, not now due and payable. (Not plottable on survey)
- Rights of tenants now in possession of the land under unrecorded leases or otherwise. (Not plottable on survey)
- 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. (None within subject Parcel B)
- Grant of Easement to Wisconsin Power and Light Company recorded November 1, 1951 in Volume 298 of Deeds, page 267. (As plotted on this Survey)
- Assignment to American Transmission Company recorded May 12, 2004 in Volume 1023 of Records, page 460.
- Easement granted to Village of Muscoda recorded June 5, 1989 in Volume 657 of Records, page 929. (As plotted on this Survey)
- Wastewater Pipeline Easement Agreement, recorded October 18, 2012 in Volume 1338 of Records, page 753, as Document No. 749783. (As plotted on this Survey)
- 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. (Not plottable on survey)
- A financing statement recorded November 14, 2011 as Volume 1299 of Records, page 467 of Official Records. (Not plottable on survey)
- Debtor: Muscoda Protein Products, LLP
Secured Party: U.S. Bank National Association
- Mortgage dated February 7, 2012 and recorded February 9, 2012 as document 743054, made by Muscoda Protein Products, LLP, to WBD Growth Fund VIII, LLC, to secure an indebtedness in the amount of \$8,244,800.00, and the terms and conditions thereof. (Not plottable on survey)
- A financing statement recorded February 9, 2012 as Document No. 743056 of Official Records. (Not plottable on survey)
- Debtor: Muscoda Protein Products, LLP
Secured Party: WBD Growth Fund VIII, LLC
- Mortgage dated September 5, 2013 and recorded September 9, 2013 as document 757978, made by Muscoda Protein Products, LLP, to U.S. Bank National Association, to secure an indebtedness in the amount of \$, and the terms and conditions thereof. (Not plottable on survey)
- Mortgage dated September 5, 2013 and recorded September 9, 2013 as document 757979, made by Muscoda Protein Products, LLP, to RDP 20 LLC, to secure an indebtedness in the amount of \$, and the terms and conditions thereof. (Not plottable on survey)
- A financing statement recorded September 9, 2013 as Document No. 757981 of Official Records. (Not plottable on survey)
- Debtor: Muscoda Protein Products, LLP
Secured Party: U.S. Bank National Association
- A financing statement recorded September 9, 2013 as Document No. 757982 of Official Records. (Not plottable on survey)
- Debtor: Muscoda Protein Products, LLP
Secured Party: RDP 20 LLC
- Matters as shown on survey by Jewell Associates Engineers, Inc. dated January 30, 2012, Project No. M99030:

- Rights of providers in utilities lying outside of recorded easements (Not plottable on survey)
- Encroachment of Boiler Building onto property to the East. (As plotted on this Survey)



JEWELL
Associates Engineers, Inc.
Engineers - Surveyors - Architects

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

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF JEWELL ASSOCIATES ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION OF JEWELL ASSOCIATES ENGINEERS, INC.

**MUSCODA PROTEIN PRODUCTS, LLP
ALTA SURVEY**

Date	11-27-13
12-9-13	
12-12-13	
Date	Revision
Drawing Name	
ALTA SURVEY	
SHEET 2 OF 2	
Jewell Project Number	
M99100	