

ALTA / NSPS LAND TITLE SURVEY

THAT PART OF FRACTIONAL LOT 4, OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 7 EAST, LOT 1 OF CERTIFIED SURVEY MAP NO. 502, RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY, ON PAGE 30, AS DOCUMENT NO. 275590 AND OTHER LANDS BEING PART OF THE SE 1/4 AND SW 1/4 OF THE SW 1/4, OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

To: Saputo Cheese USA, Inc., a Delaware corporation, Milk Specialties Company, a Delaware corporation, First American Title Insurance Company & Ekum Abstract & Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 & 13 of Table A thereof. The field work was completed on August 26th, 2016.

August 29th, 2016

Todd E. Hasse
Todd E. Hasse P.L.S. - 2228



TITLE COMMITMENT NUMBER: FA5391

SCHEDULE A - LEGAL DESCRIPTION:

PARCEL 1:

Commencing at a point 667.92 feet East and 957.3 feet South of West quarter section corner of Section 34, thence running South 1,022.7 feet more or less to the right-of-way of the Illinois Central Railroad Company, thence southwesterly along said right-of-way to the south line of said section, thence East on the south line of said section 818.4 feet to the center of old Galena Road, thence N39°30'E along the center of said highway 1,353 feet, thence N68°36'W 231.45 feet to iron stake, thence N48°38'W 199.42 feet to iron stake on Illinois Central Railroad right-of-way line, thence Northeasterly to a point on the northerly line of the right-of-way of the main line of said Illinois Central Railroad Company which is 1267.20 feet south of the center line of said Section 34, thence North 150.75 feet to iron stake, thence S48°30'W 52.6 feet to iron stake, thence N79°30'W along fence line 883 feet to point of beginning, being a part of the Southwest Quarter of Section 34, Town 2 North, Range 7 East.

EXCEPT: Commencing at an iron stake which is 957.3 feet South and 667.3 feet West of the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 34, Town 2 North, Range 7 East, thence S1°40'E 958.3 feet to fence corner on Railroad right-of-way, thence N37°28'E along railroad right-of-way 170.6 feet, thence N44°17'E along railroad right-of-way 312.8 feet, thence N51°46'E along railroad right-of-way 439.4 feet to iron stake, thence N77°04'E along railroad right-of-way 14.35 feet, thence N47°02'E along railroad right-of-way 178 feet, thence N25°39'E along railroad right-of-way 48.25 feet to fence corner, thence N79°30'W 880 feet to point of beginning, and being a part of the Southwest Quarter of Section 34, Town 2 North, Range 7 East.

ALSO EXCEPT: Commencing at the Southwest corner of said Section 34, thence N71°25'32"E 1673.28 feet to a point in center line of 11th Street, thence N47°34'11"W 33.08 feet, thence N38°29'45"E 436.80 feet to iron stake and point of beginning, thence N38°29'45"E 194.83 feet, thence N62°12'09"W 306.09 feet to iron stake, thence S29°54'27"W 120.98 feet to iron stake, thence S55°55'43"E 105.53 feet to iron stake, thence S43°00'08"E 179.46 feet to point of beginning, and being a part of the Southeast Quarter and the Southwest Quarter of the Southwest Quarter of Section 34, Town 2 North, Range 7 East.

ALSO EXCEPT: That part of the Southwest Quarter of Section 34, Town 2 North, Range 7 East, Green County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section 34; thence N71°25'32"E, 1673.28 feet to a point in the centerline of 11th Street; thence N47°34'11"W, 33.08 feet, thence N38°29'45"E, 631.63 feet to the Easterly corner of property presently owned by Green County Day Care Center, Inc. and the true point of beginning of the lands being described; thence N62°12'09"W, 306.09 feet to the Northerly corner of said Green County Day Care Center, Inc. property; thence N29°54'27"E along an extension of the Northwesterly property line of said Green County Day Care Center, Inc. to the Southwesterly right-of-way line of the Central Wisconsin Railroad Company, thence Southeasterly along said right-of-way line to the Northwesterly right-of-way line of 11th Street; thence Southwesterly along the Northwesterly line of 11th Street to the point of beginning, Green County, Wisconsin.

ALSO EXCEPT: Outlot 1 and Lot 1 of Certified Survey Map Number 3403 recorded in Volume 12 of Green County Certified Survey Map on Pages 262 and 263 in the office of the Register of Deeds for Green County, WI.

THE ABOVE ALSO INCLUDES Lot 1 of Certified Survey Map Number 502, recorded in the office of the Register of Deeds of Green County, WI in Volume 2 of Certified Survey Maps on Page 30.

PARCEL 2:

The East part of Lot Four, except one-half acre of Section 3, Town 1 North, Range 7 East, being more particularly described as follows: The East part of the following piece of land: Commencing at the Northwest corner of Fractional Lot 4 in Section 3, Town 1 North, Range 7 East, running thence East on the town line 72 perches 19 links to the center of the highway, thence along said highway S36 1/2°W, 14 perches, thence S53°W 71 perches 16 links to the section line, thence North along said section line 55 perches 10 links to the place of beginning, being all that land that lies East of the Illinois Central Railroad right-of-way and North and West of public highway running in a Southwesterly direction through said Lot 4, and contained in the above described premises, Green County, Wisconsin.

(NOW ANNEXED TO THE CITY OF MONROE BY AN INSTRUMENT RECORDED IN VOLUME 478 OF RECORDS, PAGE 590 AS DOC. NO. 343193.)

NOTE: Tax Parcel Numbers 23-251-2398.3000, 23-251-2398.4000, 23-251-2398.5000

NOTES:

- Bearings and distances shown in parenthesis, indicates recorded as data.
- Bearings are referenced to the South line of the SW 1/4 of Section 34, which bears S89°56'49"E, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.
- This survey references Title Commitment No. FA5391, Effective Date: August 4th, 2016 at 4:30 P.M. Insured by First American Title Company and issued by Ekum Abstract and Title, 912 17th Avenue, Monroe, Wisconsin.
- All overhead and underground utilities shown on this survey were field located from existing visible structures, markings on the ground placed by utility companies and/or their agents and utility maps provided by utility companies. No warranty is given to the utility markings by others and utility maps or that all underground utilities affecting this property were marked and subsequently located for this survey. Diggers Hotline Ticket Number 20163215819.
- The address for the surveyed property is 245 11th Street, Monroe, Wisconsin.
- This property is not subject to any Flood Zone Classification.
- There were no clearly identifiable parking spaces on this site.
- The right of way of 17th Street was previously established by Surveyor Robert Talarczyk and was accepted.
- This property is currently zoned M-1 Light Industrial and the building setback requirements are listed as follows per the City of Monroe Engineering Department on August 11th, 2016:
Front yard - 30' from right of way line.
Side yard - 10' from property line.
Rear yard - 10' from property line.

CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC CHORD	CHORD BEARING	TANGENT BEARING
1-2	1857.56'	53°18'22"	7128.21'	N27°21'57"E	N 0°42'46"E
PARCEL 1	1857.56'	36°56'56"	1197.90'	N35°32'40"E	N17°04'12"E
PARCEL 2	1857.56'	18°21'28"	530.31'	N 8°53'29"E	
TO R/W	1857.56'	15°11'40"	492.61'	N 9°29'22"E	
3-4	647.00'	20°10'46"	227.87'	S52°02'42"W	N 1°52'32"E

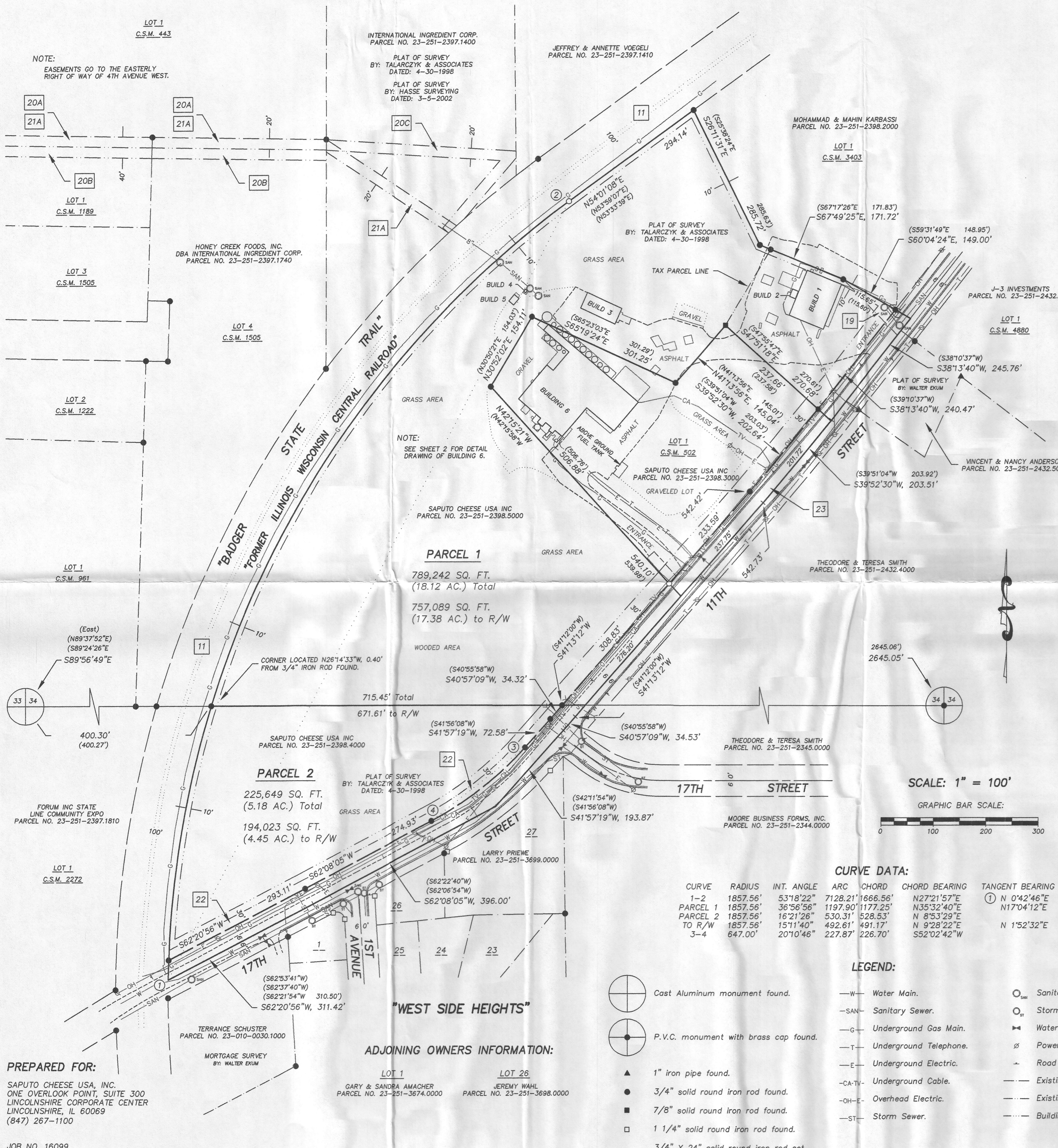
LEGEND:

- W- Water Main.
- SAN- Sanitary Sewer.
- G- Underground Gas Main.
- T- Underground Telephone.
- E- Underground Electric.
- CA-TV- Underground Cable.
- CH-E- Overhead Electric.
- ST- Storm Sewer.
- _{SM} Sanitary Manhole.
- _{ST} Storm Manhole.
- ⊕ Water Valve.
- ⊗ Power Pole.
- Road Sign.
- Existing Property Line.
- Existing Easement Line.
- Building Setback Line.
- ⊙ Cast Aluminum monument found.
- ⊙ P.V.C. monument with brass cap found.
- ▲ 1" iron pipe found.
- 3/4" solid round iron rod found.
- 7/8" solid round iron rod found.
- 1 1/4" solid round iron rod found.
- 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.

ADJOINING OWNERS INFORMATION:

LOT 1
GARY & SANDRA AMACHER
PARCEL NO. 23-251-3674.0000

LOT 26
JEREMY WAHL
PARCEL NO. 23-251-3698.0000



NOTE:
EASEMENTS GO TO THE EASTERLY
RIGHT OF WAY OF 4TH AVENUE WEST.

INTERNATIONAL INGREDIENT CORP.
PARCEL NO. 23-251-2397.1400

PLAT OF SURVEY
BY: TALARCZYK & ASSOCIATES
DATED: 4-30-1998

PLAT OF SURVEY
BY: HASSE SURVEYING
DATED: 3-5-2002

JEFFREY & ANNETTE VOEGELI
PARCEL NO. 23-251-2397.1410

MOHAMMAD & MAHIN KARBASSI
PARCEL NO. 23-251-2398.2000

LOT 1
C.S.M. 3403

PLAT OF SURVEY
BY: TALARCZYK & ASSOCIATES
DATED: 4-30-1998

LOT 1
C.S.M. 4880

NOTE:
SEE SHEET 2 FOR DETAIL
DRAWING OF BUILDING 6.

PARCEL 1
789,242 SQ. FT.
(18.12 AC.) Total
757,089 SQ. FT.
(17.38 AC.) to R/W

PARCEL 2
225,649 SQ. FT.
(5.18 AC.) Total
194,023 SQ. FT.
(4.45 AC.) to R/W

PREPARED FOR:
SAPUTO CHEESE USA, INC.
ONE OVERLOOK POINT, SUITE 300
LINCOLNSHIRE CORPORATE CENTER
LINCOLNSHIRE, IL 60069
(847) 267-1100

JOB NO. 16099
DRAWING C:\DRAWINGS\PLATS\16099.DWG

HASSE SURVEYING, LLC
W5820 ILIFF ROAD
MONROE, WI 53866
(808) 325-5321 PHONE
(808) 325-5321 FAX
hasseurveying@wekz.net

Field Map: 19, 2016 Doc 15 pg 53