

# ALTA/ACSM LAND TITLE SURVEY

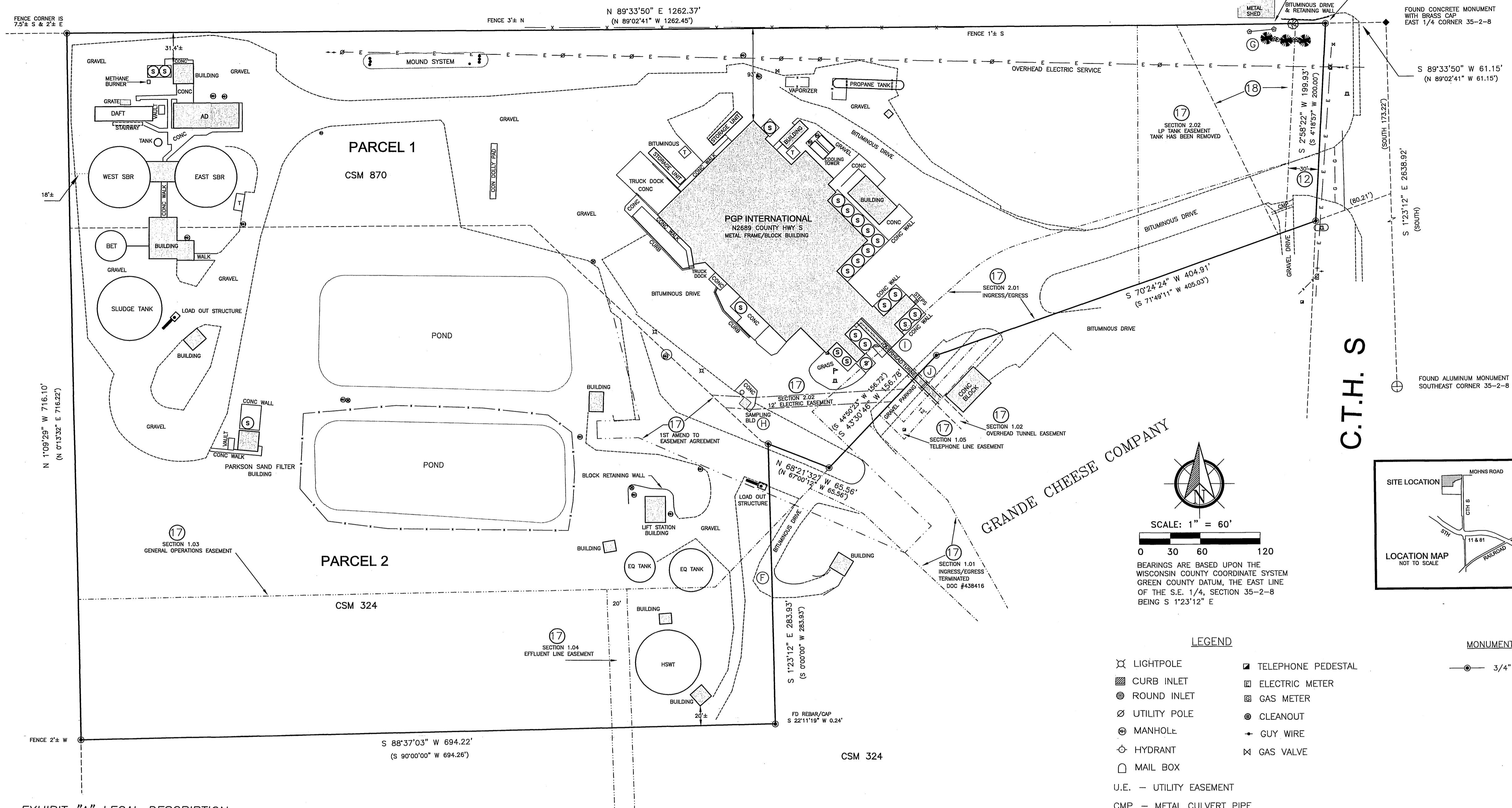
Commitment for Title Insurance provided to the Surveyor by Joseph Puchner on June 21, 2013.  
 Issued by Chicago Title Insurance Company (Ekum Abstract & Title).  
 Commitment Number: GR3259, having an effective date of April 8, 2013 at 4:30 P.M.

**NOTES CORRESPONDING TO SCHEDULE B-Section 2 Exceptions**  
 Schedule B Section 2 Exceptions 1-10 and 23 are not listed.

11. TERMS AND CONDITIONS AS CONTAINED IN PRIVATE SEWAGE System in an instrument dated June 17, 2008 and recorded in the office of the Register of Deeds for Green County, WI on June 20, 2008 in Vol. 1051 of Records, Page 749 as Doc. No. 507425. (Parcel 1) **(NOT PLOTTED)**
12. UTILITY EASEMENT from A. S. Keen & Edith Keen to United Telephone Company by an instrument dated April 20, 1929 and recorded in the office of the Register of Deeds for Green County, WI on June 10, 1947 as Doc. No. 171666...over the East 30 feet of the insured real estate for utility purposes. This Easement was PARTIALLY RELINQUISHED by an instrument dated April 23, 1988 and recorded in the office of the Register of Deeds for Green County, WI on April 25, 1988 in Vol. 415 of Records, Page 497 as Doc. No. 314030. A CORRECTION OF AFORESAID RELINQUISHMENT OF EASEMENT by an instrument dated May 17, 1988 and recorded in the office of the Register of Deeds for Green County, WI on May 18, 1988 in Vol. 416 of Records, Page 204 as Doc. No. 314371. (Parcel 1) **(PLOTTED HEREON)**
13. POSSIBLE ENCROACHMENT of fences on the North and West sides of the subject premises as depicted on the ALTA/ACSM Land Title Survey dated June 13, 2001 and prepared by Hasse Surveying as Job No. 01021. (Parcel 1) **(SEE FENCE TIES PLOTTED HEREON)**
14. POSSIBLE ADVERSE RIGHTS of adjoining owners in so much of the subject premises of the fence, due to the fact that said fence is not on the boundary line but is located partially on the subject premises as depicted on ALTA/ACSM Land Title Survey dated June 13, 2001 and prepared by Hasse Surveying as Job No. 01021. (Parcel 1) **(SEE FENCE TIES PLOTTED HEREON)**
15. TERMS AND CONDITIONS of Easement by Roland G. Keen, Evelyn Keen, Jerry Jordan and Pat Jordan to Sylvester Whey Products, Inc., its licensees, agents, successors and assigns dated May 5, 1988 and recorded in the office of the Register of Deeds for Green County, WI on June 13, 1988 in Vol. 416 Records, Page 781 as Doc. No. 314720. (Parcel 1) **(AFFECTS PARCEL 1 - EASEMENT WRITTEN AS A BLANKET EASEMENT AND IS NOT PLOTTED)**
16. TERMS AND CONDITIONS AS CONTAINED WITHIN A SEVERANCE AGREEMENT (EQUIPMENT) by Protein Ingredient Technologies, Inc. ("Lessee") and Northland Capital Group, Inc. ("Lessor") dated April 7, 2003 and recorded in the office of the Register of Deeds for Green County, WI on May 23, 2003 in Vol. 808 of Records, Page 479 as Doc. No. 446107. (Parcel 1) **(NOT PLOTTED)**
17. EASEMENT AGREEMENT between Sylvester Whey Products, Inc., a Wisconsin Corporation and Mid-America Dairymen, Inc., a Kansas Corporation by an instrument recorded October 23, 1990 in the office of the Register of Deeds for Green County, WI in Vol. 438 of Records, Page 822 as Doc. No. 352878. FIRST AMENDMENT TO EASEMENT AGREEMENT by and between Grande Cheese Company and Protein Ingredient Technologies, Inc. dated on December 16, 2002 and recorded in the office of the Register of Deeds for Green County, WI on December 20, 2002 in Vol. 773 Records, Page 314 as Doc. No. 438416. (copy enclosed) AMENDMENT TO EASEMENT MODIFICATION AGREEMENT by and between Grande Cheese Company and Protein Ingredient Technologies, Inc. dated on January 6, 2004 and recorded in the office of the Register of Deeds for Green County, WI on January 20, 2004 in Vol. 856 Records, Page 334 as Doc. No. 457161. AN AFFIDAVIT by Joanne L. Matzen, attorney for Protein Ingredient Technologies, Inc. (To correct two errors in the aforesaid Easement Modification Agreement Vol. 856, Pg. 334, Doc. 457161) dated January 21, 2005 and recorded in the office of the Register of Deeds for Green County, WI on January 26, 2005 in Vol. 905 of Records, Page 681 as Doc. No. 469697. (Parcels 1 & 2) **(PLOTTED HEREON - SEE NOTE D)**
18. UTILITY EASEMENT granted by Edith Keen, Roland Keen and Evelyn Keen to United Telephone Company by an instrument dated March 10, 1970 and recorded in the office of the Register of Deeds for Green County, WI on March 16, 1970 in Vol. 234 Records page 423 Doc. No. 230887 ... covering the East half of the Northeast Quarter of the Southeast Quarter of Sec. 35, T2N, R8E, Green County, WI ... to place, replace, maintain an underground cable telephone line, etc. This Easement was PARTIALLY RELINQUISHED by an instrument dated April 13, 1988 and recorded in the office of the Register of Deeds for Green County, WI on April 21, 1988 in Vol. 415 of Records, Page 402 as Doc. No. 313978. (Parcels 1 & 2) **(EXCEPTION TO CSM 870 PLOTTED HEREON - SEE NOTE E)**
19. TERMS AND CONDITIONS contained in an Agreement with an effective date of August 1, 1987, said Agreement is referred to in an Affidavit recorded in the office of the Register of Deeds for Green County, WI on February 22, 1989 in Vol. 423 of Records, Page 407 as Doc. No. 317902 said affidavit signed by Rajan V. Vembu, Vice President & Secretary of Sylvester Whey Products, Inc. (Parcel 2) **(NOT PLOTTED)**
20. HOLDING TANK AGREEMENT from Mid-America Dairymen to Township of Sylvester by an instrument dated April 11, 1995 and recorded in the office of the Register of Deeds for Green County, WI on April 18, 1995 in Vol. 513 of Records, Page 494 as Doc. No. 357466. (Parcel 2) **(NOT PLOTTED)**
21. TERMS & CONDITIONS contained in the Warranty Deed from Zim's Dairy Products, Inc., a Wisconsin corporation to Mid-America Dairymen, Inc. dated June 1, 1990 and recorded in the office of the Register of Deeds for Green County, WI on June 22, 1990 in Vol. 435 Records, page 609 as Doc. No. 324199 ... This conveyance is by Quit Claim Deed to the extent that improvements related to the subject property, or the use of the subject property, encroach on adjacent property and to the extent that improvements related to the adjacent property, or the use of adjacent property, encroach on the subject property. (Parcel 2) **(NOT PLOTTED)**
22. TELEPHONE LINE, UNDERGROUND ELECTRIC EASEMENT AREA, GRAVEL AND PAVED DRIVES, MANHOLES, SAFETY CAGE ACCESS LADDER lying North of the North boundary as depicted on the Plat of Survey prepared by R. H. Batterman & Co., Inc. dated October 28, 1998. (Parcel 2) **(TELEPHONE, ELECTRIC EASEMENTS AND DRIVES ARE PLOTTED)**

ORDER NO. 31637  
 FOR: GRANDE CHEESE CO.

BOOK 556 PG 11  
 File Name: J:\31600-31650\31637\31637.DWG  
 Plotted on 7/09/13 at 15:41:27.



### EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:  
 Lot One of Certified Survey Map No. 870 as recorded in Volume Three of Certified Survey Maps of Green County on Page 19 being in the Town of Sylvester, Green County, Wisconsin. Together with an easement for the construction, operation and maintenance of an underground wastewater pipeline for the benefit of the insured premises over and above the following described real estate, as stated in an Easement recorded in the office of the Register of Deeds for Green County, WI in Vol. 416 Records, Page 781 as Doc. No. 314720.

Parcel 2:  
 Part of Lot One of Certified Survey Map No. 324 as recorded in Volume 1, Page 334 of Green County Certified Survey Maps, situated in part of the Northeast Quarter of the Southeast Quarter of Section 35, T2N, R8E of the 4th P.M., Town of Sylvester, Green County, Wisconsin described as follows:

Commencing at the East quarter corner of Section 35, aforesaid; thence South 0°00'00" East along the East line of the Southeast quarter of said Section 35, a distance of 173.22 feet, thence South 71°49'11" West 485.24 feet; thence South 44°50'23" West, 156.72 feet; thence North 67°00'12" West 65.56 feet to the point of beginning for the parcel herein described; thence South 0°00'00" West 283.93 feet; thence South 90°00'00" West 694.26 feet; thence North 0°13'32" East 519.02 feet; thence South 89°02'41" East 459.79 feet; thence South 45°09'37" East 318.50 feet; thence South 67°00'12" East 7.25 feet to the place of beginning.

### REVISED LEGAL DESCRIPTION

THE FOLLOWING IS A COMPOSITE DESCRIPTION OF PARCELS 1 AND 2 AS DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT. THE DESCRIPTION IS BASED ON A CURRENT FIELD SURVEY THAT IS RELATED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY DATUM.

LOT ONE OF CERTIFIED SURVEY MAP NO. 870 AS RECORDED IN VOLUME THREE OF CERTIFIED SURVEY MAPS ON PAGE 19, ALSO, PART OF LOT ONE OF CERTIFIED SURVEY MAP NO. 324 AS RECORDED IN VOLUME ONE ON PAGE 334 OF CERTIFIED SURVEY MAPS, BEING ALL A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, T. 2 N., R. 8 E. OF THE 4TH P.M., SYLVESTER TOWNSHIP, GREEN COUNTY, WISCONSIN.

Further described as follows:  
 Commencing at the East quarter corner of Section 35, aforesaid; thence South 89°33'50" West 61.15 feet to the Northeast corner of said Certified Survey Map No. 870; thence South 2°58'22" West 199.93 feet along the Westerly right of way line of County Trunk Highway S; thence South 70°24'24" West 404.91 feet; thence South 43°30'46" West 156.78 feet; thence North 68°21'32" West 65.56 feet; thence South 1°23'12" East 283.93 feet; thence South 89°37'03" West 694.22 feet to the West line of said Certified Survey Map No. 324; thence North 1°09'29" West 716.10 feet to the Northwest corner of said Certified Survey Map No. 870; thence North 89°33'50" East 1262.37 feet to the place of beginning. Containing 15.27 acres more or less.

### NOTES

- (A) A UTILITY LOCATE WAS NOT DONE OR ORDERED AS A PART OF THIS SURVEY UTILITIES SHOWN HEREON ARE A RESULT OF FIELD OBSERVATION DURING THE COURSE OF THIS SURVEY. IT IS NOT INTENDED OR IMPLIED THAT ALL UTILITIES ARE SHOWN HEREON.
- (B) EXHIBIT 'A' LEGAL DESCRIPTIONS AND SCHEDULE B-2 NOTES ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY
- (C) BUILDING LOCATIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL AND DO NOT INCLUDE ANY OVERHANGS, SOFFIT, GUTTER, CORNICES, OR ANY PROTRUSIONS BEYOND THE EXTERIOR WALL FACE, UNLESS INDICATED.
- (D) UNDER THE EASEMENT MODIFICATION AGREEMENT DOC #457161 - (III AGREEMENT) PARAGRAPH B. - TERMINATION OF EXISTING EASEMENTS  
 1.) DOC #441044 NOT PROVIDED  
 2.) DOC #438417 NOT PROVIDED  
 PARAGRAPH D. - PIPING EASEMENT - LOCATION OF PIPES NOT PROVIDED TO THE SURVEYOR
- (E) EASEMENT RELEASED OVER CSM 870 EXCEPT FOR A PORTION OF THE NE CORNER THE EASEMENT ALSO APPEARS TO AFFECT PARCEL 2 OF THIS SURVEY
- (F) GRANDE CHEESE DRIVE SITUATED IN PART ON PARCEL 2
- (G) TREES & SHRUBS APPEAR TO BE MAINTAINED BY THE ADJOINING LAND OWNER
- (H) IMPROVEMENTS SITUATED WITHIN 12' ELECTRIC EASEMENT
- (I) IMPROVEMENTS SITUATED WITHIN INGRESS/EGRESS EASEMENT
- (J) PGP EMPLOYEE PARKING ON GRANDE CHEESE PROPERTY

LEGEND	
⊗ LIGHTPOLE	☐ TELEPHONE PEDESTAL
▨ CURB INLET	⊠ ELECTRIC METER
⊙ ROUND INLET	⊠ GAS METER
⊘ UTILITY POLE	⊙ CLEANOUT
⊕ MANHOLE	⊕ GUY WIRE
⊖ HYDRANT	⊖ GAS VALVE
⊠ MAIL BOX	
U.E. - UTILITY EASEMENT	
CMP - METAL CULVERT PIPE	
⊙ SILO	
⊠ ELECTRICAL TRANSFORMER/SWITCHGEAR	
▨ BUILDING SHADING	

MONUMENT KEY	
⊕	3/4" Iron Rebar Found

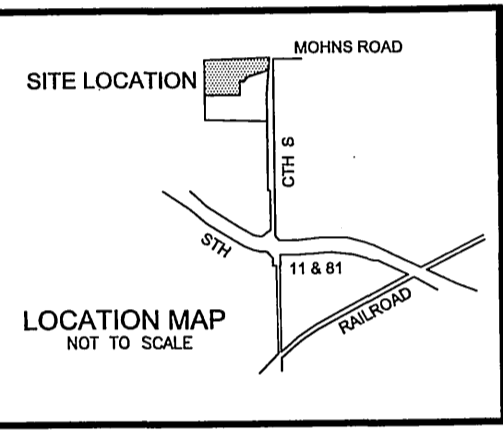
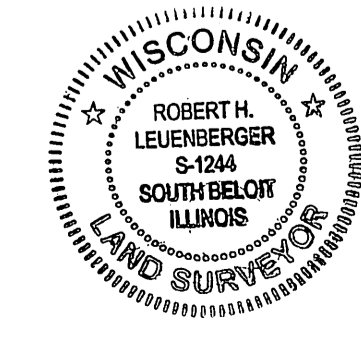
### SURVEYOR'S CERTIFICATE

To: GRANDE CHEESE COMPANY  
 CHICAGO TITLE INSURANCE COMPANY  
 EKUM ABSTRACT & TITLE

This is to certify that this map or plot 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 does not include any Table A items.

*Robert Leuenberger*  
 Robert Leuenberger  
 Wisconsin Registered Land Surveyor S-1244  
 Dated this 9th day of July, 2013.

Revised this 15th day of August, 2013 to add Ekum Abstract & Chicago Title to the surveyor's certificate



Field Aug 29, 2013 over 14 pg 22

