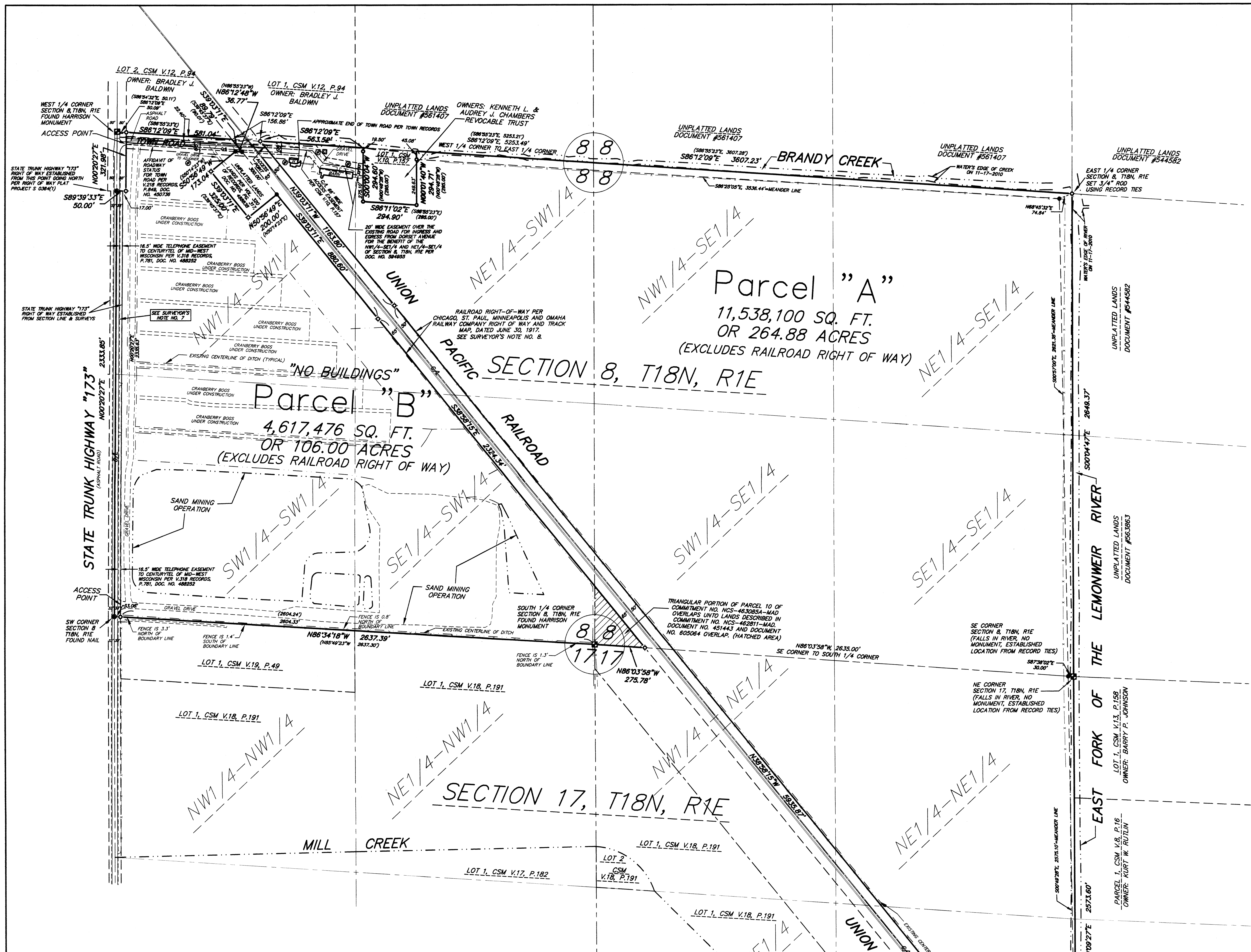
[redacted] CSR 2194

CSR 2194 [redacted]



BEARINGS ARE BASED UPON THE MONROE COUNTY COORDINATE SYSTEM, THE WEST LINE OF THE SW ¼ OF SEC. 08-18-01, BEARING N00°20'27"E

GRAPHIC SCALE FT: 0 125 250 500

SURVEY LEGEND

- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- FOUND P.K. NAIL
- FOUND NAIL
- FOUND 1" ø IRON PIPE UNLESS OTHERWISE NOTED
- PUBLIC LAND CORNER AS NOTED
- SET 3/4" REBAR, 24" LONG, 1.51 LBS PER LINEAL FOOT WEIGHT
- SET NAIL
- SET P.K. NAIL
- (3607.28') "RECORDED AS" INFORMATION
- BOUNDARY LINE
- FENCE
- H HOUSE
- G GARAGE
- ENCROACHMENT – SEE NOTE NO. 9

SURVEYED BY
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

SURVEY REQUESTED BY
Red Oak Capital Management LLC
Three River Way, Suite 1550
Houston, TX 77056

DESCRIPTION AS PROVIDED IN ALTA TITLE COMMITMENT NO. NCS-462811-MAD, DATED: NOVEMBER 05, 2010 AT 7:00 A.M.

South Half (S1/2) of Section Eight (8), and all part of Northeast Quarter (NE1/4) of Section Seventeen (17), lying East of the Chicago, St. Paul, Minneapolis and Omaha Railroad Company right of way, all in Township 18 North, Range 1 East, Town of Byron, Monroe County, Wisconsin, Excepting the following parcels:

1. Lands sold to Monroe County for highway purposes.
2. Lot One (1) of a Certified Survey Map recorded in Vol. 10 of CSM Pg. 157 as Doc. No. 446155, located in the NE 1/4 of SW 1/4 of Section 8, Township 18 North, Range 1 East, Monroe County, WI.
3. Lands described in Vol. 320 Records Pg. 317 as Doc. No. 488838.

ALTA TITLE COMMITMENT NO. NCS-462811-MAD, DATED: NOVEMBER 05, 2010 AT 7:00 A.M., SCHEDULE B, SECTION TWO, EXCEPTIONS:

ITEM 10 – This property is subject to an easement for ingress an egress as shown on Vol. 10 CSM Pg. 157 as Doc. No. 446155. Easement is shown on this survey.
ITEM 11 – This property is subject to an easement to Northwest Telephone Company as set forth in Vol. 110 of Records Pg. 120 as Doc. No. 401124. Easement is a blanket easement and not plottable.
ITEM 12 – This property is subject to an easement to Northwest Telephone Company as set forth in Vol. 110 of Records Pg. 125, as Doc. No. 401129. Easement is a blanket easement and not plottable.
ITEM 13 – This property is subject to an easement to Centurytel of the Mid-West Wisconsin, Inc. as set forth in Vol. 318 Records Pg. 781 as Doc. No. 488252. Easement lies within the right of way easement of State Trunk Highway "173" and is shown on this survey.
ITEM 14 – There are not any visible railroad improvements within the lands described above. This property may be subject to a railroad right of way, but was not excepted from the legal description provided.
ITEM 15 – Mortgage recorded per Vol. 301 Records Pg. 947 as Doc. No. 481845. Not a survey item.
ITEM 16 – Mortgage recorded per Vol. 307 Records Pg. 826 as Doc. No. 484119 and mortgage assigned recorded as Doc. No. 531899. Not a survey item.
ITEM 17 – Mortgage recorded per Doc. No. 594955 lists a 20 foot wide easement for ingress and egress. Easement is shown on this survey.
ITEM 18 – Mortgage recorded per Doc. No. 608734. Not a survey item.

SURVEYOR'S NOTES:

1. This Survey was prepared based upon a ALTA Title Commitment No. NCS-462811-MAD, dated: November 05, 2010 at 7:00 A.M. as issued by First American Title Insurance Company National Commercial Services, 10 W. Mifflin Street, Suite 302, Madison, WI 53703. This Title Commitment was received on December 2, 2010.
2. This Survey is based upon field survey work performed on November 3, 9, 11, 15, 16, 17 and December 6, 2010. Any changes in site conditions after December 6, 2010 are not reflected by this survey.
3. This surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. The total area of the parcels surveyed is 16,155,576 square feet or 370.88 acres more or less. The total area excludes the railroad right of way.
5. The vesting deed for the parcels surveyed does not clearly state that the lands west of the railroad right of way are included. Parcel "A" as depicted on this survey is included in the vesting deed, but Parcel "B" as depicted on this survey may not be included.
6. The delineation of any wetlands is not within the scope of this survey.
7. Parcel "B" is subject to the right of way of State Trunk Highway "173" along the westerly side thereof.
8. The current deed for lands located in the South Half (S 1/2) of Section 8 within Parcels "A" and "B" of this survey do not except out the railroad right of way. The C.St.P.M.O. railroad right of way and track map dated June 30, 1917 lists the railroad right of way as being obtained by deed from the adjoiners.
9. The existing house on Parcel "A" encroaches up to 8.5 feet unto the 66' wide Town Road. The existing barn on Parcel "A" encroaches up to 10.5 feet unto the 66' wide access easement shown on CSM V.10, P.157. The existing garage on Parcel "A" encroaches 0.7 feet unto the 66' wide access easement shown on CSM V.10, P.157. The adjoiner's gravel driveway encroaches unto Parcel "B". The adjoiner's land is referenced in V.320 of Records, P.317, Doc. No. 488838.

ALTA/ACSM Certification

To Red Oak Capital Management, LLC, First American Title Insurance Company National Commercial Services, Hi-Crush Chambers LLC and Hi-Crush Proppants LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and include Items 1, 4, 10 and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Vierbicher
By: Paul R. Knudson

Paul R. Knudson S-1556 — 1-14-2011 Date

Surveyor's Certificate

State of Wisconsin)
County of Dane) SS

I, Paul R. Knudson, Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above property in accordance with the information furnished and in compliance with the requirements of Chapter A-E 7, Wisconsin Administrative Code; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the boundaries, visible improvements, easements and visible encroachments, if any, to the best of my knowledge and belief.

Vierbicher
By: Paul R. Knudson
Paul R. Knudson S-1556
1-14-2011
Date

WISCONSIN PAUL R. KNUDSON S-1556 MCFARLAND WI LAND SURVEYOR

CSR 2194

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19 Jan 2011 - 3:04p M:\Red Oak Capital Mgmt\75107464_Survey Request #1\ENGINEERING\Civil 3D\Red Oak_Byron ALTA Survey #1_7464_01-2011.dwg by: pknu

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW 1/4 AND SE 1/4 OF SECTION 8
AND PART OF THE NE 1/4 OF SECTION 17,
ALL IN TOWNSHIP 18 NORTH, RANGE 1 EAST,
TOWN OF BYRON, MONROE COUNTY, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS

CAD FILE/ FIELD BOOK	Red Oak_Byron ALTA #1_7465
PROJECT NO.	75107465
DRAFTER: PRK	SCALE: 1"=250'
CHECKED: JRQ	DATE: 01-14-2011
SHEET: 1 OF 1	DWG. NO.: S-329

CSR 2194

[redacted]