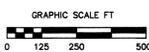
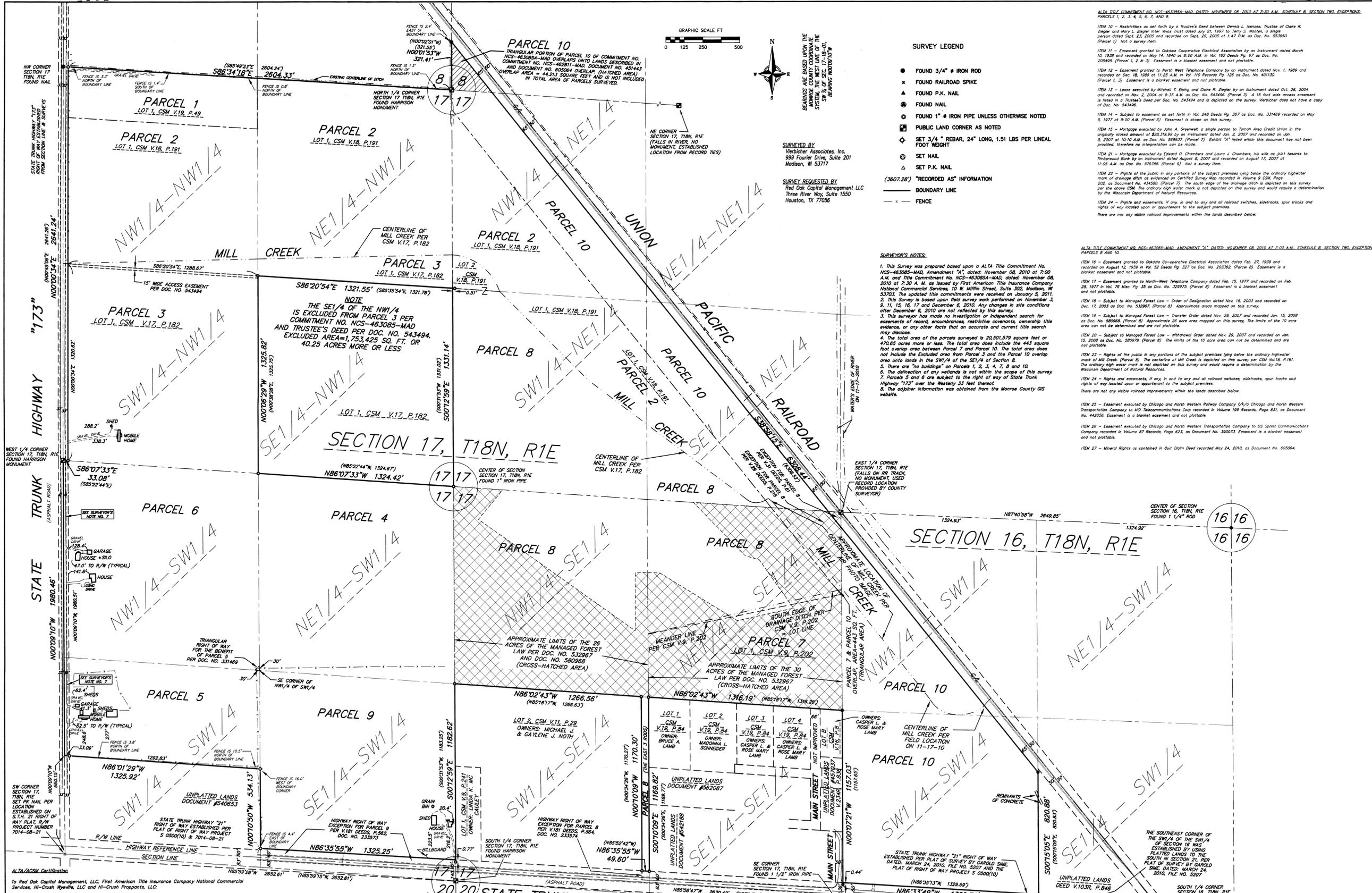


©2011 Vierbicher Associates, Inc.

by: plnu

M:\Red Oak Capital Mgmt\75107465_Survey Request\ENGINERING\Civil 3D\Red Oak Byron ALTA Survey #12-7465-01-2011.dwg

19 Jun 2011 1:27p



BEARINGS ARE BASED UPON THE MONROE COUNTY CORNER STATION 17-18-19-20 SW 1/4 OF SEC. 17-18-19-20 BEARING N007019"W

- SURVEY LEGEND**
- FOUND 3/4" # IRON ROD
 - × FOUND RAILROAD SPIKE
 - ▲ FOUND P.K. NAIL
 - FOUND NAIL
 - FOUND 1" 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

SURVEYOR'S NOTES:

1. This Survey was prepared based upon a ALTA Title Commitment No. NCS-463085-MAD, Amendment "A", dated November 08, 2010 at 7:00 A.M. and this Commitment No. NCS-463085-MAD, dated November 08, 2010 at 7:30 A.M. as issued by First American Title Insurance Company National Commercial Services, 10 W. Miller Street, Suite 302, Madison, WI 53703. The updated title commitments were received on January 5, 2011.
2. This Survey is based upon field work performed on November 3, 8, 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 encumbrances, easements, restrictive covenants, ownership title evidence, or any other facts that occur and current title search may disclose.
4. The total area of the parcels surveyed is 20,501,579 square feet or 470.65 acres more or less. The total area does include the 443 square foot overlap area between Parcel 7 and Parcel 10. The total area does not include the Excluded area from Parcel 3 and the Parcel 10 overlap area into lands in the SW 1/4 of Section 8.
5. There are "no buildings" on Parcels 1, 2, 3, 4, 7, 8 and 10.
6. The delineation of any wetlands is not within the scope of this survey.
7. Parcels 5 and 6 are subject to the right of way of State Trunk Highway 21 over the Western 35' feet easement.
8. The address information was obtained from the Monroe County GIS website.

ALTA TITLE COMMITMENT NO. NCS-463085-MAD, DATED NOVEMBER 08, 2010 AT 7:30 A.M., SCHEDULE B, SECTION TWO, EXCEPTIONS, PARCELS 1, 2, 3, 4, 5, 6, 7, AND 8.

ITEM 10 - Restrictions as set forth by a Trustee's Deed between Dennis L. Janssen, Trustee of Oak R. Zepher and Mary L. Zepher Inter Vivos Trust dated July 21, 1997 to Perry S. Wooten, a single person dated Sept. 21, 2005 and recorded on Sept. 26, 2005 at 1:47 P.M. as Doc. No. 543592 (Parcel 1) Not a survey item.

ITEM 11 - Easement granted to Oakdale Cooperative Electrical Association by an instrument dated March 10, 1938 and recorded on May 14, 1940 at 8:00 A.M. in Vol. 162 Deeds Pg. 67 as Doc. No. 329595 (Parcel 1, 2 & 3). Easement is a blanket easement and not plottable.

ITEM 12 - Easement granted to North West Telephone Company by an instrument dated Nov. 1, 1989 and recorded on Dec. 18, 1989 at 11:25 A.M. in Vol. 110 Records Pg. 128 as Doc. No. 401130 (Parcel 1, 3). Easement is a blanket easement and not plottable.

ITEM 13 - Lease executed by Mitchell L. Elting and Claire R. Zepher by an instrument dated Oct. 26, 2004 and recorded on Nov. 14, 1940 at 8:00 A.M. as Doc. No. 543496 (Parcel 3). A 10 foot wide access easement is listed in a Trustee's Deed per Doc. No. 543494 and is depicted on the survey. Vierbicher does not have a copy of Doc. No. 543496.

ITEM 14 - Subject to easement as set forth in Vol. 248 Deeds Pg. 367 as Doc. No. 331468 recorded on May 9, 1927 at 10:00 A.M. (Parcel 6). Easement is shown on this survey.

ITEM 15 - Mortgage executed by John A. Greenwell, a single person to Tannah Area Credit Union in the original stated amount of \$28,318.99 by an instrument dated Jan. 2, 2007 and recorded on Jan. 5, 2007 at 10:10 A.M. as Doc. No. 568937 (Parcel 7) Exhibit "A" listed within this document has not been provided, therefore no interpretation can be made.

ITEM 21 - Mortgage executed by Edward O. Chambers and Laura J. Chambers, his wife as joint tenants to Timberwood Bank by an instrument dated August 8, 2007 and recorded on August 17, 2007 at 11:05 A.M. as Doc. No. 576786 (Parcel 9). Not a survey item.

ITEM 22 - Rights of the public in any portions of the subject premises (lying below the ordinary highwater mark of drainage ditch as evidenced on Certified Survey Map recorded in Volume 9 CSM, Page 202, as Document No. 434580 (Parcel 7) The south edge of the drainage ditch is depicted on this survey, per the above CSM. The ordinary high water mark is not depicted on this survey and would require a determination by the Wisconsin Department of Natural Resources.

ITEM 24 - Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

There are not any viable railroad improvements within the lands described below.

ALTA TITLE COMMITMENT NO. NCS-463085-MAD, AMENDMENT "A", DATED NOVEMBER 08, 2010 AT 7:00 A.M., SCHEDULE B, SECTION TWO, EXCEPTIONS, PARCELS 6 AND 10.

ITEM 16 - Easement granted to Oakdale Co-operative Electrical Association dated Feb. 23, 1939 and recorded on August 12, 1939 in Vol. 52 Deeds Pg. 327 as Doc. No. 203362 (Parcel 6) Easement is a blanket easement and not plottable.

ITEM 17 - Easement granted to North-West Telephone Company dated Feb. 15, 1977 and recorded on Feb. 28, 1977 in Vol. 76 Min. Pg. 35 as Doc. No. 229275 (Parcel 6). Easement is a blanket easement and not plottable.

ITEM 18 - Subject to Managed Forest Law - Order of Designation dated Nov. 16, 2003 and recorded on Dec. 17, 2003 as Doc. No. 532667 (Parcel 6). Approximate areas mapped on this survey.

ITEM 19 - Subject to Managed Forest Law - Transfer Order dated Nov. 29, 2007 and recorded on Jan. 15, 2008 as Doc. No. 580668 (Parcel 6) Approximate 26 acre area mapped on this survey. The limits of the 10 acre area can not be determined and are not plottable.

ITEM 20 - Subject to Managed Forest Law - Withdrawal Order dated Nov. 29, 2007 and recorded on Jan. 15, 2008 as Doc. No. 580978 (Parcel 6). The limits of the 10 acre area can not be determined and are not plottable.

ITEM 23 - Rights of the public in any portions of the subject premises (lying below the ordinary highwater mark of Mill Creek (Parcel 8) The centerline of Mill Creek is depicted on this survey per CSM Vol. 16, P.191. The ordinary high water mark is not depicted on this survey and would require a determination by the Wisconsin Department of Natural Resources.

ITEM 24 - Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

There are not any viable railroad improvements within the lands described below.

ITEM 25 - Easement executed by Chicago and North Western Railway Company 1/4 of Chicago and North Western Transportation Company to MCI Telecommunications Corp recorded in Volume 199 Records, Page 831, as Document No. 442056. Easement is a blanket easement and not plottable.

ITEM 26 - Easement executed by Chicago and North Western Transportation Company to US Sprint Communications Company recorded in Volume 87 Records, Page 623, as Document No. 390023. Easement is a blanket easement and not plottable.

ITEM 27 - Mineral Rights as contained in Quit Claim Deed recorded May 24, 2010, as Document No. 605064.

NOTE
THE SE 1/4 OF THE NW 1/4 IS EXCLUDED FROM PARCEL 3 PER COMMITMENT NO. NCS-463085-MAD AND TRUSTEE'S DEED PER DOC. NO. 543494. EXCLUDED AREA=1,753,425 SQ. FT. OR 40.25 ACRES MORE OR LESS

APPROXIMATE LIMITS OF THE 26 ACRES OF THE MANAGED FOREST LAW PER DOC. NO. 532987 AND DOC. NO. 580988 (CROSS-HATCHED AREA)

APPROXIMATE LIMITS OF THE 30 ACRES OF THE MANAGED FOREST LAW PER DOC. NO. 532987 (CROSS-HATCHED AREA)

ALTA/ACSM Certification
To Red Oak Capital Management, LLC, First American Title Insurance Company National Commercial Services, Hi-Crush Wyeville, LLC and Hi-Crush Proppants, LLC

This is to certify that this map or plot of the survey on which it is based was 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.

Surveyor's Certificate
Vierbicher
By: Paul R. Knudson
Paul R. Knudson S-1556
Date: 1-18-2011

State of Wisconsin
PAUL R. KNUDSON
S-1556
MCFARLAND
WI
LAND SURVEYOR

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-2 of the Wisconsin Administrative Code and that the above map is an accurately scaled and dimensional 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
Date: 1-18-2011

DESCRIPTIONS AS PROVIDED IN ALTA TITLE COMMITMENT NO. NCS-463085-MAD & NCS-463085-MAD, AMENDMENT "A"

Parcel 1
Lot One (1) of Certified Survey Map recorded in Vol. 19 CSM Pg. 49 as Doc. No. 533058 located in the NW 1/4 of NW 1/4 of Section 17, Township 18 North, Range 1 East, Town of Byron, Monroe County, Wisconsin.

Parcel 2
Lot One (1) of a Certified Survey Map recorded in Vol. 18 CSM Pg. 191 as Doc. No. 550818 located in Part of the NE 1/4 of the NW 1/4, NW 1/4 of NW 1/4 of NE 1/4, SW 1/4 of NE 1/4, and SE 1/4 of NE 1/4, Section 17, Township 18 North, Range 1 East, Excepting Lot 1 of 19 CSM Pg. 49, Doc. No. 533058.

Parcel 3
Lot One (1) of Certified Survey Map recorded in Vol. 17 CSM Pg. 182, as Doc. No. 540404, being all of the South 1/2 of the NW 1/4 Except that part used for State Road 172, and part of the North 1/2 of the NW 1/4 of Section 17, Township 18 North, Range 1 East, Monroe County, WI. All of Lot 1 of 17 CSM Page 182, as Document No. 540404, Except the SE 1/4 of the NW 1/4 of Section 17, Township 18 North, Range 1 East, Town of Byron, Monroe County, Wisconsin.

Parcel 4
The Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section 17, Township 18 North, Range 1 East.

Parcel 5
The North One-half of the Southwest Quarter of the Southwest Quarter (N 1/2 of SW 1/4 of SW 1/4), Section 17, Township 18 North, Range 1 East.

Parcel 6
Alta, a right of way across that portion of the NW 1/4 of the SW 1/4, described as follows: Commencing at the SE corner of the above described premises, thence North 30 feet, thence Southwesterly to a point 30 feet West of said Southeast corner, thence 30 feet to the point of beginning.

DESCRIPTIONS - CONTINUED

Parcel 6
The Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), Section Seventeen (17), Township Eighteen (18) North, Range One (1) East.

Parcel 7
Lot One (1) of Certified Survey Map recorded in Vol. 9 CSM Pg. 202 as Doc. No. 434580, located in part of the NE 1/4 of SE 1/4, Section 17, Township 18 North, Range 1 East, Town of Byron, Monroe County, Wisconsin.

Parcel 8
Lot Two (2) of a Certified Survey Map recorded in Vol. 18 CSM Pg. 191, as Doc. No. 550818 located in the NW 1/4 of the NE 1/4 of Section 17, Township 18 North, Range 1 East, Monroe County, WI.

Parcel 9
The Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4), Section 17, Township 18 North, Range 1 East, Monroe County, Wisconsin.

Parcel 10
A parcel of land located in the SW 1/4 of SE 1/4 of Section 8, the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 16 and the NE 1/4 of the NE 1/4, NW 1/4 of NE 1/4, SW 1/4 of NE 1/4, and SE 1/4 of NE 1/4, Section 17, Township 18 North, Range 1 East, Town of Byron, and Village of Wyeville, Monroe County, Wisconsin, described as follows:
Beginning at the S 1/2 corner of said Section 8, thence N0 degrees 02'01" along the West line of said SW 1/4 of SE 1/4, a distance of 321.55 feet; thence S38 degrees 58'15" to the East line of said SW 1/4 of SW 1/4, thence S0 degrees 15'59" along said East line, a distance of 820.82 feet to the North right of way line of S 1/4 of S 1/4, thence N88 degrees 25'12" along said North line, a distance of 1329.69 feet to the West line of said SW 1/4 of SW 1/4, thence N0 degrees 07'21" along the West line of said SW 1/4 of SW 1/4, a distance of 1157.65 feet to the Southeast line of the Union Pacific Railroad, thence N38 degrees 57'52" along said Southerly line, a distance of 818.37 feet to the Southeast corner of Lot 1 of Volume 18 of Certified Survey Maps, Page 191; thence N38 degrees 58'46" along said Southerly line, a distance of 3375.13 feet to the West line of said NW 1/4 of NE 1/4, thence N0 degree 13'09", a distance of 132.49 feet to the point of beginning.

REVISIONS

NO.	DATE	REMARKS

CAD FILE / FIELD BOOK
Red Oak Byron ALTA #2-7465
PROJECT NO. 75107465

DRAWN BY: SCALE 1"=250'

CHECKED DATE 01-18-2011

JRO, MSM

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 FORT DRUM, SUITE 201, MADISON, WISCONSIN 53717
Phone: (608) 826-0332 Fax: (608) 826-0350

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 17 AND PART OF THE SW 1/4 OF SECTION 16, ALL IN TOWNSHIP 18 NORTH, RANGE 1 EAST, TOWN OF BYRON, VILLAGE OF WYEVILLE, MONROE COUNTY, WISCONSIN