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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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Drafted By:
AgStar Financial Service
1921 Premier Drive
Mankato, MN 56001
507-386-4625

GRANTOR: AGSTAR FINANCIAL SERVICES PCA

GRANTEE: US BIO DYERSVILLE LLC

Return Document to:
Bev Olson
Old Republic Title
400 Second Avenue South
Minneapolis, MN 55401

Parcel Identification Number:

Legal Description: Parcel "R" located in the South 250 feet of the SW ¼ SW ¼; the SE ¼ SW ¼; the NW ¼ SW ¼; that part of the NE ¼ SW ¼ lying South of the former railroad right-of-way; that part of the SW ¼ NW ¼ lying South of the former railroad right-of-way; that part of the SE ¼ NW ¼ lying South of the former railroad right-of-way; that part of the NW ¼ SE ¼ lying South of the centerline of Vine Road; that part of the NE ¼ SE ¼ lying South of the centerline of Vine Road; and the S ½ SE ¼;
All in Sec. 26, T89N, R3W, Delaware County, Iowa, as reflected in that certain Plat of Survey dated September 12, 2006, and recorded with the Delaware County Recorder on September 12, 2006, in Book 2006, Page 3366, as Document No. 2006-3366.

RELEASE OF MORTGAGE

[THIS SPACE FOR RECORDER]

RELEASE OF MORTGAGE

The undersigned Agstar Financial Services, PCA ("Mortgagee"), as Mortgagee under the following:

MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING dated February 7, 2007 and recorded February 13, 2007 as Book 2007, Page 445 made by US Bio Dyersville, LLC, a Delaware limited liability company ("Mortgagor"), to Mortgagee, to secure an indebtedness in the amount of $115,100,000.00, (the "Mortgage"),

for the sum of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Mortgagor, its heirs, legal representatives, successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by the Mortgage to the premises therein described as follows to-wit:

See Exhibit A attached hereto and made a part hereof.

together with all appurtenances and privileges thereunto belonging or appertaining.

[Signature Page Follows]

IN WITNESS WHEREOF, Mortgagee has caused this Release of Mortgage to be duly executed this 9th day of April, 2009.

AGSTAR FINANCIAL SERVICES, PCA,
Mortgagee

By: _____
Name: Tim E. Tracy
Title: VP

STATE OF MINNESOTA)
)SS:
COUNTY OF Olmsted)

On this 9th day of April, 2009, before me, a Notary Public in and for the aforesaid County and State, personally appeared Tim E Tracy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(SEAL) DALLAS R. SCHULTZE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

Dallas R Schultze,
Notary Public in and for said County and State

Printed Name: Dallas R Schultze
My Commission expires 1-31-2010

DALLAS R. SCHULTZE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010