

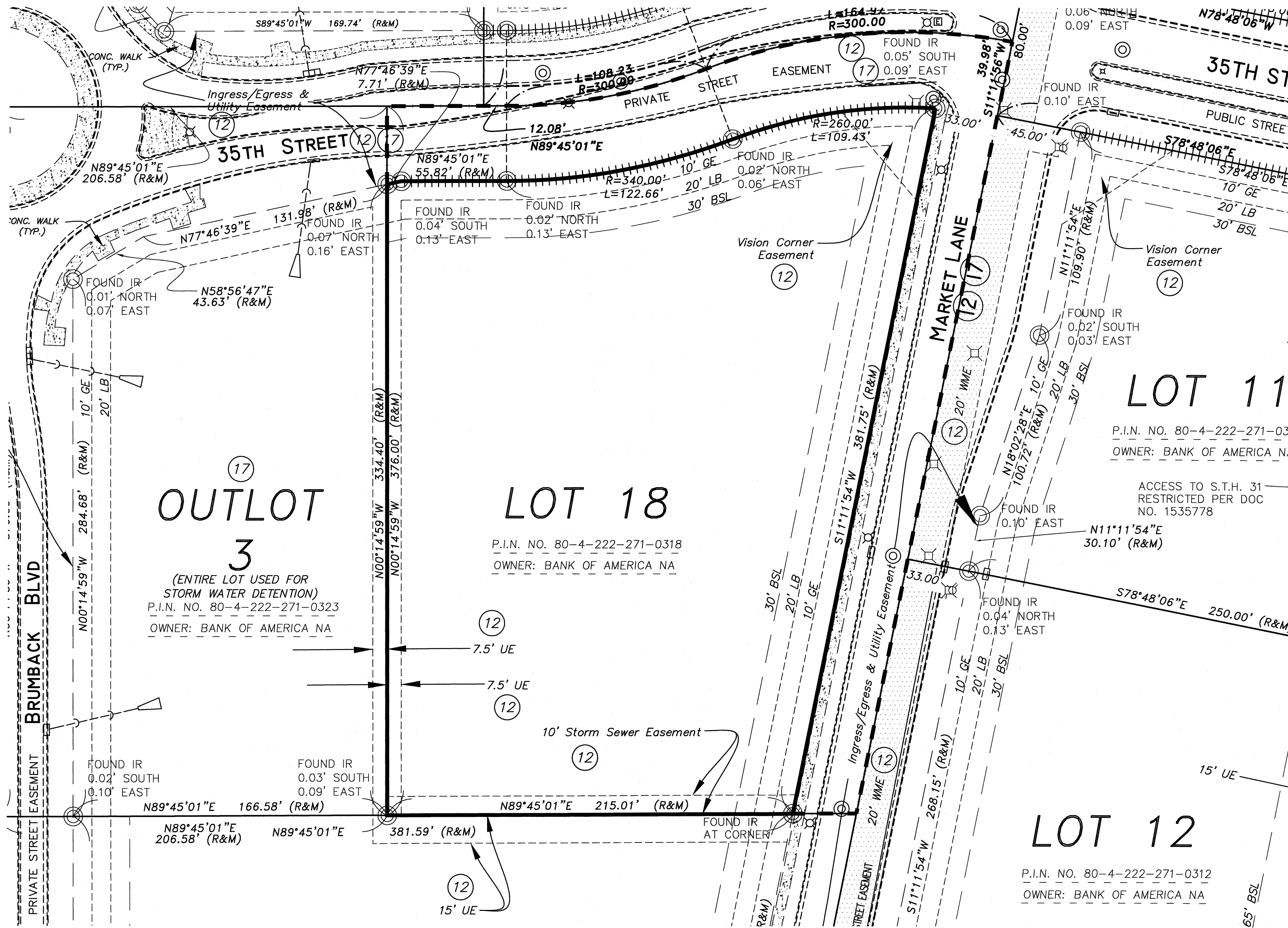
ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 18, SOMERS MARKET CENTER SUBDIVISION, RECORDED AS DOCUMENT NUMBER 1535778, DATED OCTOBER 10th 2007, IN THE REGISTER OF DEEDS OFFICE, KENOSHA COUNTY, KENOSHA WISCONSIN, BEING A PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 2 NORTH, RANGE 22 EAST, LYING AND BEING IN THE TOWN OF SOMERS, KENOSHA COUNTY, STATE OF WISCONSIN.

TAX KEY NO. 80-4-222-271-0318

TOTAL AREA = 2.61 AC. (GROSS)
2.02 AC. (NET) NET AREA = GROSS AREA MINUS THAT PART DEDICATED FOR PRIVATE STREET EASEMENT



SURVEYOR'S CERTIFICATE:

TO: RCG-Somers, LLC, a Georgia limited liability company, State Bank and Trust Company; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6A, 7A, 8, 9, 10A, 11A, 13, 14, 16, 17, and 21 from Table A thereof. The field work was completed on November 17, 2014.

No part of the subject land is located in a 100-year Flood Hazard area as reflected by the Flood Insurance Rate Map for Kenosha County, Panel No. 550523-0182 D with an effective date of June 19, 2012;

Zoning is B-4 with P.U.D.

DATE: 12-19-14
SIGNED: Theodore E. Morrill
Theodore E. Morrill, RLS-52396



SURVEYOR'S NOTES:

THIS SURVEY IS BASED ON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, NSU No.: 21403130, Local No.: KE-1645, Effective Date: December 8, 2014.

SCHEDULE B - SECTION II EXCEPTIONS

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the public records. -None observed
- Any claim of adverse possession or prescriptive easement. -None Observed
- Access limitations and Restrictions contained in Award of Damages recorded as Document No. 468971. (Fits within existing Right-Of-Way of Green Bay Road adjacent to lots 8 through 14 as monumented)
- Utility Easement Granted to Wisconsin Electric Power Company recorded as Document No. 836516, as assigned by Easement Assignment recorded as Document No. 1207209. Partial Release of Easement recorded as Document No. 1585408. (See Somers Market Center Subdivision recorded as document 1535778.) (Affects Lots 4 and 9, and Outlot 1, as shown on each survey.)
- Easements, covenants, access restrictions, wetlands, setbacks, notations, provisions and notes set forth on Plat of Somers Market Center Subdivision recorded as document No. 1535778. Market Lane, Brumback Blvd (F/K/A Somers Blvd), and the private road part of 35th Street, as shown on each survey, are shown on the Plat.
- Easement granted to Globe Corporation recorded in Volume 875 page 416, as Document No. 545084. -Shown on Survey. (Affects Outlot 1.)
- Developers Agreement recorded as Document No. 1536037. -Not Platable (Affects entire property.)
- Declaration of Stormwater Facility Maintenance recorded as Document No. 1536038. (Affects entire property.)
- Grant of Storm Water Drainage Easement recorded as Document No. 1536039. -Benefits all lots of survey. (Adjacent to the West line of Outlot 1.) -Shown on Survey.
- Easements with Covenants and Restrictions Affecting Land recorded as Document No. 1536042, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded as Document No. 1586682. -Not Platable (Affects entire property.) Market Lane, Brumback Blvd (F/K/A Somers Blvd), and the private road part of 35th Street, as shown on each survey, are shown on the Plat. The definition area as described in section 1(d) of the ECR affects Outlot 1, 2, 3 and 4, as shown on survey. Each parking area, drive, street, lighting standard, sidewalk and signage described as Common Area Improvements in section 1(a)(2) of the ECR are shown on survey. The sign easements described in section 7(b) of the ECR affect Lots 8, 10 and 16, as shown on survey.
- Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Memorandum of Development Agreement, recorded as Document No. 1536043. -Not Platable (Affects entire property.)
- Resolution No. 07-028 Order Adding Territory to Town of Somers Utility District No. 1 recorded as Document No. 1537631. -Effects All Lots of Survey.
- Electric Transmission Line Easement granted to American Transmission Company LLC, a Wisconsin limited liability company, recorded as Document No. 1576850. -Shown on Survey (Affects Outlot 1.)
- Electric Transmission Line Easement granted to American Transmission Company LLC, a Wisconsin limited liability company, recorded as Document No. 1582607. -Shown on Survey (Affects Outlot 1.)
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes. No portion of the surveyed land lies within the right-of-way of any public road, street, highway or alley.

LEGEND:

- FOUND IRON ROD OR IRON PIPE
- FLARED END SECTION
- INLET
- MANHOLE
- LIGHT POLE
- ELECTRIC VAULT
- FIRE HYDRANT
- WATER VALVE BOX
- GAS VALVE BOX
- POWER POLE
- POWER POLE WITH GUY WIRE

- CONCRETE CURB AND GUTTER
- GROSS BOUNDARY LINE
- NET BOUNDARY LINE
- STORM SEWER LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- GENERAL EASEMENT
- WATER MAIN EASEMENT
- ACCESS RESTRICTED LINE PER SUB DOC. 1535778
- UTILITY EASEMENT

The surveyed land is wholly contained within the land described in those certain Sheriff's deed on foreclosure Sheriff's Deed from Somers Market Center LLC, dated 03-28-2012, filed for record 05-02-2012, recorded as Document 1871609, in the Office of the Register of Deeds for Kenosha County, Wisconsin; and Sheriff's Deed from Somers Market Center LLC, dated 03-28-2012, filed for record 05-02-2012, recorded as Document 1871609, aforesaid records.

The eastern boundary of the surveyed land is adjacent, contiguous, and has access, directly or via appurtenant easement, to a publicly dedicated right-of-way known as S.T.H. 31, also known as Green Bay Road; the northern boundary of the surveyed land is adjacent, contiguous, and has access, directly or via appurtenant easement, to a publicly dedicated right-of-way known as 31st Street; and the southern boundary of the surveyed land is adjacent, contiguous, and has access, directly or via appurtenant easement, to a publicly dedicated right-of-way known as 35th Street, also known as C.T.H. 'S.'

The surveyed land is wholly contained within the following tax units, to-wit: Tax Key Nos.: 80-4-222-271-0304 (Lot 4); 80-4-222-271-0305 (Lot 5); 80-4-222-271-0307 (Lot 7); 80-4-222-271-0308 (Lot 8); 80-4-222-271-0309 (Lot 9); 80-4-222-271-0310 (Lot 10); 80-4-222-271-0311 (Lot 11); 80-4-222-271-0312 (Lot 12); 80-4-222-271-0313 (Lot 13); 80-4-222-271-0314 (Lot 14); 80-4-222-271-0315 (Lot 15); 80-4-222-271-0316 (Lot 16); 80-4-222-271-0317 (Lot 17); 80-4-222-271-0318 (Lot 18); 80-4-222-271-0321 (Outlot 1); 80-4-222-271-0322 (Outlot 2); 80-4-222-271-0323 (Outlot 3); And 80-4-222-271-0324 (Outlot 4); And no other land is contained within such tax unit.

"The surveyed land is a lawfully created parcel and has been subdivided in accordance with all applicable laws, statutes, ordinances, and regulations including without limitation applicable subdivision ordinances."

Note:

- All easement and setback lines are shown per Somers Market Subdivision Doc. 1535778, unless noted otherwise.
- Refer to sub plat Doc. 1535778 for all lot dimensions, curve data, easement dimensions and details.
- Basis of Bearings North line of NE 1/4 Section 27, T2N, R22E per CSSD for Section Surveys in the Town of Somers, Kenosha County, Wisconsin having a Bearing of N89°43'14"W
- 88°22'37"W 379.18' (R&M) - RECORD AND MEASURED BEARING AND DIMENSION

REVISIONS		
NO.	ITEM	DATE

SCALE:	1" = 30'
DRAWN BY:	MH
CHECKED BY:	TM
DATE:	12/19/14

McClure
Engineering Associates, Inc.
2728 Grand Avenue Waukegan, Illinois 60085-2495
TEL 847-336-7100 FAX 847-336-7155
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ALTA/ACSM LAND TITLE SURVEY
SOMERS MARKET CENTER LOT 18
TOWN OF SOMERS JOB NUMBER: 02-13-14-199 KENOSHA COUNTY, WISCONSIN
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