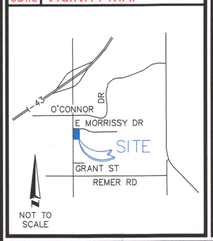
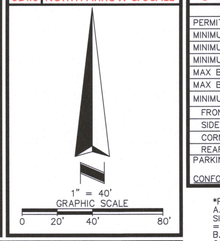
6Dile VICINITY MAP



6Dilc NORTH ARROW & SCALE



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B-2	MOB
MINIMUM LOT AREA (SQ.FT.)	20,000	181,138
MINIMUM FRONTAGE	N/S	301.90'
MINIMUM LOT WIDTH	100'	304'
MAX BUILDING COVERAGE	N/S	17%
MAX BUILDING HEIGHT	35'	27.5'
MINIMUM SETBACKS		
FRONT	30'	109.3'
SIDE	15'	16.0'
CORNER SIDE	30'	101.2'
REAR	25'	234.5'
PARKING REQUIREMENTS: *SEE BELOW*		
CONFORMANCE STATUS:	*LEGAL CONFORMING*	

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
CONTACT:
MASSEY CONSULTING GROUP
SITE # 25725
REPORT DATE: 09/10/2018
PHONE/FAX
(866) 783-7153
(866) 783-7154

NOTES:
MOB- MEDICAL OFFICE BUILDING
B-2- COMMUNITY BUSINESS DISTRICT
N/S- NOT SPECIFIED

*PARKING REQUIREMENTS:
A. PARKING SPACE FORMULA HEALTH CLINIC OR MEDICAL OFFICE -PER SITE PLAN APPROVAL – 4.83 PER 1,000 30,390 / 1,000 = 30 X 4.83 = 144.9
B. PARKING SPACES REQUIRED 145 TOTAL REQUIRED PARKING SPACES
C. EXISTING PARKING SPACES: 145 TOTAL PARKING SPACES (INCLUDING 8 HANDICAP SPACES)

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

⑦ PARKING AREA & CURBING EXTEND INTO DRAINAGE EASEMENT BY NO MORE THAN 5.3'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550596 0193 D (MAP NO. 55127C0193D), WHICH BEARS AN EFFECTIVE DATE OF 10/02/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- X PS — PARKING SPACE
- CP — CONCRETE PIPE
- CPP — CORRUGATED PLASTIC PIPE
- CSM — CERTIFIED SURVEY MAP
- DP — DUMPSTER PAD
- PVC — POLYVINYL CHLORIDE PIPE
- (R) — CERTIFIED SURVEY MAP NO. 4433 VOLUME 29, PAGE 4 DOCUMENT NO. 844818
- SQ.FT. — SQUARE FEET
- OHU — OVERHEAD UTILITY LINE
- FOUND MONUMENT AS NOTED
- CB — CABLE BOX
- HANDHOLE
- SIGN
- FLAGPOLE
- CURB STORM INLET
- GRATE TOP STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- ELECTRIC BOXES/STRUCTURES
- GUY ANCHOR
- LIGHT POLE
- SPOTLIGHT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GEN — GENERATOR
- OTOMH — FIBER OPTIC UTILITY MANHOLE
- GAS METER
- TELEPHONE BOXES/STRUCTURES

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

6 — UTILITY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ELKHORN RECORDED ON NOVEMBER 15, 2013 AS DOCUMENT NO. 875069, AS SET FORTH IN CERTIFIED SURVEY MAP NO. 4433, RECORDED ON AUGUST 21, 2012 AS DOCUMENT NO. 844818, AS MODIFIED BY AFFIDAVIT OF CORRECTION RESTRICTION REMOVAL RECORDED ON JULY 15, 2013 AS DOCUMENT NO. 867087.
(AFFECTS. AS SHOWN.)

7 — TERMS, CONDITIONS AND REQUIREMENTS OF STORM WATER MANAGEMENT AND MAINTENANCE AGREEMENT WITH THE CITY OF ELKHORN RECORDED ON NOVEMBER 15, 2013 AS DOCUMENT NO. 875070.
(AFFECTS. AGREEMENT ONLY FOR MAINTENANCE OF STORMWATER FACILITIES. NOTHING TO PLOT.)

8 — EASEMENT FOR STORM WATER MANAGEMENT SYSTEM BY AND BETWEEN THE CITY OF ELKHORN AND ELKHORN MEDICAL OFFICE BUILDING, LLC RECORDED ON NOVEMBER 18, 2013 AS DOCUMENT NO. 875308.
(AFFECTS. AS SHOWN.)

9 — MATTERS SET FORTH ON TRANSPORTATION PROJECT PLAT NO. 3325-01-21-4.05, RECORDED ON JANUARY 26, 2016 AS DOCUMENT NO. 919266, AS MODIFIED BY AMENDMENT NO. 1, RECORDED ON FEBRUARY 15, 2017 AS DOCUMENT NO. 941444.
(AFFECTS. UNABLE TO PLOT EASEMENT. DOCUMENTS NOT READABLE.)

10 — MATTERS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT, WALWORTH COUNTY, WISCONSIN RECORDS RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NO. 844818 AS AMENDED AT DOCUMENT NO. 867087.
(AFFECTS. NOTHING TO PLOT.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

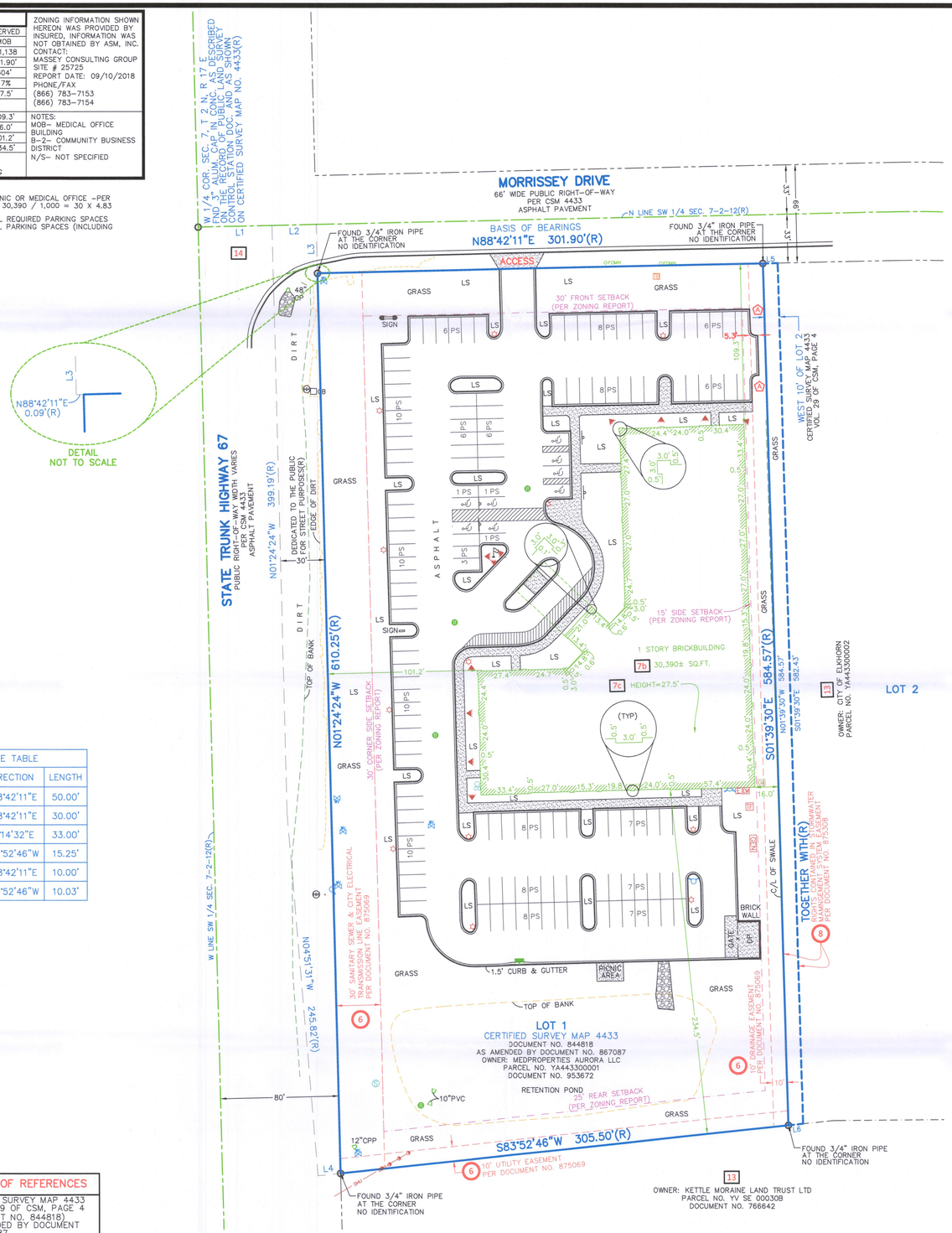
2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	8	SUBSTANTIAL FEATURES OBSERVED
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE	9	"TABLE A" PARKING SPACES
5Ei	"SCHEDULE B – SECTION 2" ITEMS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5F	CEMETERY NOTE	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
6	ZONING INFORMATION	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6Bi	TITLE DESCRIPTION	6Dvi	TYPE OF SURVEY		

TABLE OF REFERENCES

CERTIFIED SURVEY MAP 4433
VOLUME 29 OF CSM, PAGE 4
(DOCUMENT NO. 844818)
AS AMENDED BY DOCUMENT
NO. 867087

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)	N88°42'11"E	50.00'
L2(R)	N88°42'11"E	30.00'
L3(R)	S1°14'32"E	33.00'
L4(R)	S83°52'46"W	15.25'
L5(R)	N88°42'11"E	10.00'
L6(R)	S83°52'46"W	10.03'

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 18-07-1313, HAVING AN EFFECTIVE DATE OF JULY 23, 2018, MARKED COMMITMENT DATED 9-14-18.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4433 RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NO. 844818, AS AMENDED BY THAT AFFIDAVIT OF CORRECTION FILED JULY 15, 2013, AS DOCUMENT NO. 867087, AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

TOGETHER WITH RIGHTS CONTAINED IN THAT CERTAIN EASEMENT FOR STORM WATER MANAGEMENT SYSTEM FROM THE CITY OF ELKHORN TO ELKHORN MEDICAL OFFICE BUILDING, LLC RECORDED ON NOVEMBER 18, 2013 AS DOCUMENT NO. 875308.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

RECEIVED
OCT 22 2018
By Jan

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS SURVEY COMPLIES WITH WISCONSIN ADMIRATIVE CODE – MINIMUM STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA

181,138± SQUARE FEET 4.158± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WHICH BEARS N88°42'11"E, PER CERTIFIED SURVEY MAP NO. 4433 RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NUMBER 844818 AS AMENDED BY DOCUMENT NO. 867087.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 137 HANDICAP = 8 TOTAL = 145

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST MORRISSEY DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: AR GLOBAL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ARHC AAEKHW01, LLC, A DELAWARE LIMITED LIABILITY COMPANY; HEALTHCARE TRUST, INC., A MARYLAND CORPORATION; HEALTHCARE TRUST OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP; STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 09/01/2018.
DATE OF PLAT OR MAP: 09/02/2018.

10-16-2018
DEREK J KLINKENBORG DATE

PROFESSIONAL LAND SURVEYOR NO: 3040-8
STATE OF: WISCONSIN
PROJECT NO: 1807027-18102

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # A070556
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

WISCONSIN S-3040 DEREK KLINKENBORG Overland Park KS LAND SURVEYOR

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

DATE	REVISIONS	TECH
9/4/18	SURVEYOR COMMENTS	ER
9/14/18	CLIENT COMMENTS	JCT
9/18/18	UPDATE TITLE	LR
10/2/18	SURVEYOR COMMENTS	SLN
10/6/18	SURVEYOR COMMENTS	SLN
10/15/18	SURVEYOR COMMENTS	SLN

FIELD	BW	DRAWING SCALE	1"= 40'
DRAWN BY	LR	QC BY	NLB 10/2/18
DRAWING NAME	1807027-18102 – ELKHORN W.DWG		

6Dvi 2 ALTA/NSPS LAND TITLE SURVEY
OF
ADVOCATE AURORA MOB
201 EAST MORRISSEY DRIVE
ELKHORN, WISCONSIN
WALWORTH COUNTY

AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
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