ALTA/NSPS
LAND TITLE SURVEY

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0333D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 196,956 square feet or 4.5215 acres.
6(b). Lake Geneva Project zoning report was provided July 7, 2022 and provides clarification on setbacks, building height, and parking for the site.
9. There are 93 regular parking spaces and 5 handicap space marked on this site.
11(a). No plans or reports provided by client.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20222614907 and 20222617911 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

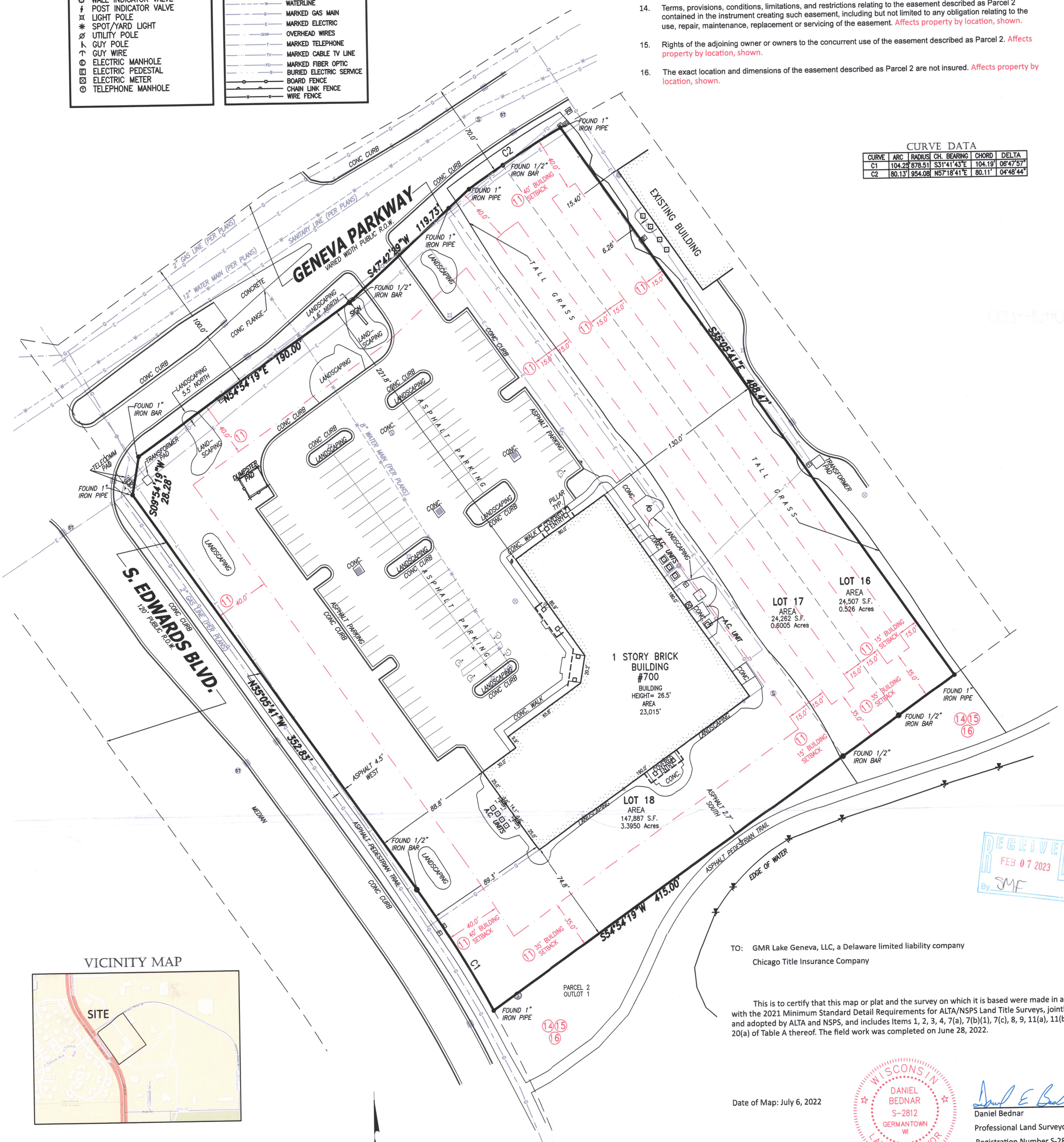
The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Lake Geneva Municipal Code Section 98-105
Site is zoned: PBP (Planned Business Park)
Front setback: 40 feet
Side setback: 25 feet
Rear setback: 30 feet
Maximum building height: 45 feet

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE



CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	104.25'	878.51	S31°41'43"E	104.19'	06°47'57"
C2	80.13'	954.08	N57°18'41"E	80.11'	04°48'44"

VICINITY MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CLIENT

Global Medical Reit

SITE ADDRESS

700 Geneva Parkway, City of Lake Geneva, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1:

Lots 16, 17, and 18, Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, and the SW 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva, Walworth County, Wisconsin, and including a replat of Lot 2 of Certified Survey Map No. 2010, according to the Plat thereof recorded February 28, 1992, as Document No. 227992.
Tax Key No. ZLGBP 00018, ZLGBP 00016 and ZLGBP 00017.

Parcel 2:
A non-exclusive perpetual drainage easement for the benefit of Parcel 1 over Outlot 1 of Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, and the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva, Walworth County, Wisconsin, and including a replat of Lot 2 of Certified Survey Map No. 2010, according to the Plat thereof recorded February 28, 1992, as Document No. 227992.

BASIS OF BEARINGS

The West line of Lot 18, Lake Geneva Business Park was taken to bear N35°05'41"W.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CCHI2204228NT, effective date of June 8, 2022 which lists the following easements and/or restrictions from schedule B-II:

1, 6, 7, 8 & 10 visible evidence shown, if any.

2, 3, 4, 5 & 9 not survey related.

11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on July 1, 1992, as Document No. 236866, and amended by document recorded December 26, 2002, as Document No. 537146, and by document recorded August 23, 2016, as Document No. 930959. Affects property by location, shown.
12. Intentionally deleted.
13. Intentionally deleted.
14. Terms, provisions, conditions, limitations, and restrictions relating to the easement described as Parcel 2 contained in the instrument creating such easement, including but not limited to any obligation relating to the use, repair, maintenance, replacement or servicing of the easement. Affects property by location, shown.
15. Rights of the adjoining owner or owners to the concurrent use of the easement described as Parcel 2. Affects property by location, shown.
16. The exact location and dimensions of the easement described as Parcel 2 are not insured. Affects property by location, shown.

TO: GMR Lake Geneva, LLC, a Delaware limited liability company
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 19 and 20(a) of Table A thereof. The field work was completed on June 28, 2022.

Date of Map: July 6, 2022

WISCONSIN DANIEL BEDNAR S-2812 GERMANTOWN WI LAND SURVEYOR

Daniel Bednar
Professional Land Surveyor
Registration Number S-2812

RECEIVED FEB 07 2023 By SMF

Date	Revision description	
07/08/2022	Made edits to title/map	lpm
07/13/2022	Made edits to building dimension	lpm

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Drawing No. 4200-LPM

ZLGBP-16 ZLGBP-17 ZLGBP-18

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