

SURVEYOR'S CERTIFICATE

- (i) First American Title Insurance Company
- (ii) CH Lake Geneva LLC
- (iii) The Huntington National Bank, a national banking association, and its successors and/or assigns

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 1, 2, 3, 4, 6(a), 7(b)(1), 8 & 9 of Table A thereto. The field work was completed on March 01, 2018.

Labels are prepared in compliance with 29 CFR 1600.10. Labels are prepared by FIRST AMERICAN TITLE INSURANCE COMPANY with an EFFECTIVE DATE of MAY 01, 2020.

LANDS DESCRIBED IN COMMITMENT NO. 2914616 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 01, 2018:

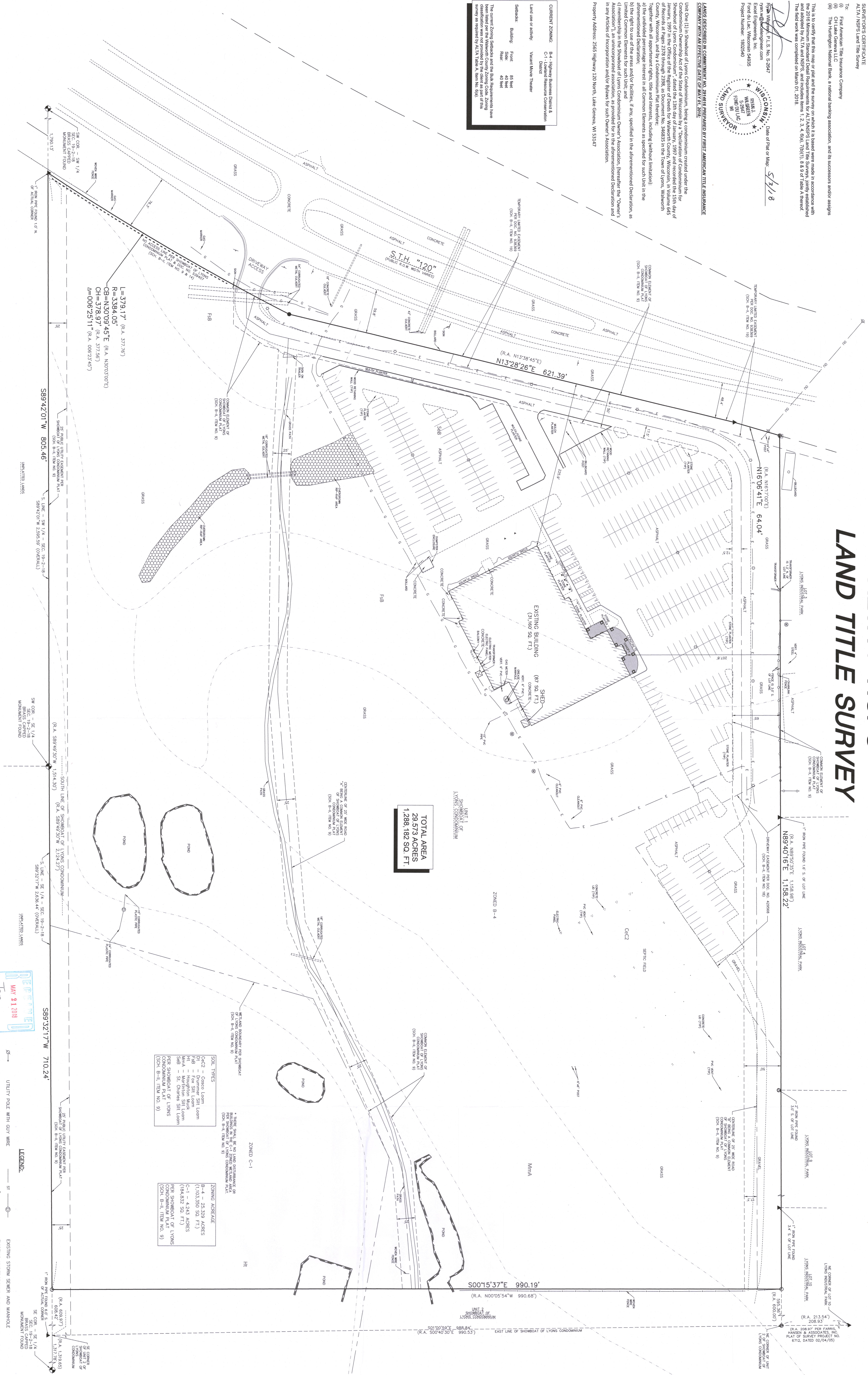
Unit One (1) in Showboat of Lyons Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin, by a "Declaration of Condominium for Showboat of Lyons Condominium", dated the 13th day of January, 1997 and recorded the 15th day of January, 1997 in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 645 of Records at Pages 3378 through 3398, as Document No. 346835 in the Town of Lyons, Walworth County, Wisconsin, and by a Condominium Plat therefore;

b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, Limited Common Elements for such Unit; and

Property Address: 2565 Highway 120 North, Lake Geneva, WI 53147

Parcel	Current Zoning	Land Use or Activity	Vacant	Move	Theater
1	P-1, -1, -2, -3, -4, -5, -6, -7, -8, -9, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58, -59, -60, -61, -62, -63, -64, -65, -66, -67, -68, -69, -70, -71, -72, -73, -74, -75, -76, -77, -78, -79, -80, -81, -82, -83, -84, -85, -86, -87, -88, -89, -90, -91, -92, -93, -94, -95, -96, -97, -98, -99, -100	Front: 36 feet Side: 40 feet Rear: 40 feet			

**ALTA / NSPS
LAND TITLE SURVEY**



ALTA NOTES:

1. Being surveyed prior to the Wisconsin Statewide System, South Zone. The South zone is Southeast of section 19-2, it has a bearing of South 69° 42' 01" West.
 2. Only the improvements that were walked from above ground at time of survey and through a normal search and walk through the area are shown on the map. Lanes stripings and Irons are not shown on this survey.
 3. Surface indications of utility lines along with Doggett's letter markings on the surveyed parcel have been shown. Official records have not been made regarding the extent of utility service or existing on the property. Public records have not been provided for additional information. Constructed underground secondary utility facilities with Doggett's letter markings are shown. It is recommended to determine the full extent of underground services and utility lines. Contact Doggett's Home at 1-800-242-8811.
 4. The survey may not reflect all status, or encumbrances if such have not been indicated by landlocking, as stated under by building, or other means. Portions of the subject property outside of the improved area cannot be used without building are overgrown. This survey may not reflect items hidden by vegetation.
 5. The location of the property lines shown on the figure of this map are based on the description and information furnished by the client, together with the land commitment. The parcel that is reflected may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panelled 6572033DSD with an effective date of October 02, 2008 the property falls within Zone "X" (Unshaded areas determined to be outside the 0.2% annual chance floodplain).
- The property described herein contains 20.673 acres (±) (.285, 16.2 ac.) of land, more or less.

been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, *Schedule Rail Expenditure* are as follows:

Schedule B-11 Exceptions are as follows:

#9 Reservations for easements, building setback lines and other matters shown on the recorded plat, Part of Subdivision of Lyons Condominium recorded January 15, 1987 in Cabinet A, Slide 289 as Document No. 346334, referred to in Schedule A herein, 25' public utility easement, no access line, common elements, wetland boundary, zoning and soil types have been depicted on this survey.

weaning uneventfully, zovirax and some types have been depicted on this survey.

#1 Right way granted by Fred Foltz and Pauline Foltz, his wife, to Wisconsin Telephone Co., recorded October 6, 1911 in Volume 105 of Mortgages on page 446, as Document No. 190087. This document is a general assessment for utility poles along the highway (S.T.H. "120" aka HWY "36"). There is no specific width or location to depict on this survey.

location to depict on this survey.

#12 Easement granted by Fred Foltz and Pauline Foltz, his wife, to Wisconsin Gas and Electric Company, recorded September 26, 1914 in Volume 117 of *Mortgages* on page 533, as Document No. 201,853. This document is a general easement for utility pipes along the highway once known as Springfield Geneva Road. There is no specific width or location to depict on this survey.

no specific intent or location to depict on this survey.

#13. Easement granted by George Fritz to Fluorocarbon Southern Gas Company, recorded December 10, 1984 in Volume 614 of Deeds on page 203 as Document No. 56622.4, as modified by Document No. 85194.7. This document is a general ingress/egress easement to construct and maintain pipe lines on lands lying east of S.1.H. "120" (Rt.24 HWY. "37"). There is no specific width or location to depict on this survey. Document No. 56622.4 is a duplicate of the original of this document. When the Fritz-D.

Document No. 951947 conveys the rights of the above eas-

company to the Wisconsin Department of Transportation.

LEGEND:

-

NOTE: _____

SOIL TYPES	ZONING ACREAGE
OC-2 – Corno Loom 1	B-4 – 25,329 ACRES
FAB – Fox Silt Loom 1	(1,103,590 SQ. FT.)
Hi – Houghton Muck	C-1 – 4,243 ACRES
Hi – Merriam Silt Loom	(184,832 SQ. FT.)
SFB – St. Charles Silt Loom	
PER SHOWBOAT OF LYONS	
CONDOMINIUM PLAT	
(SCH. B-11, ITEM NO. 9)	
	PER SHOWBOAT OF LYONS
	CONDOMINIUM PLAT
	(SCH. B-11, ITEM NO. 9)

* THERE SHALL BE NO LAND DISTURBANCE OR BUILDINGS IN THE C-1 ZONED WETLAND AREA PER SHOWBOAT OF LYONS CONDOMINIUM PLAT. (SCH. B-II, ITEM NO. 9)

ZONING ACRESAGE
B-4 - 25.329 ACRES
(1,103,350 SQ. FT.)
C-1 - 4.243 ACRES
(184,832 SQ. FT.)
PER SHOWBOAT OF LYONS
CONDONINUUM PLAT
(SCH. B-II, ITEM NO. 9)

PROFESSIONAL SEAL

ALTA/NSPS LAND TITLE SURVEY
EMAGINE THEATER
2565 HIGHWAY 120 NORTH • LAKE GENEVA, WI 53147

PROJECT INFORMATION	
PROJECT NUMBER	1802540

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

ISSUE DATE MAR 27 2018

REVISIONS

APRIL 12, 2018

MAY 03, 2018

SHEET INFORMATION

ALIA / INSPS
LAND TITLE SURVEY
SHEET NUMBER

A

AL