

## PLAT OF SURVEY

## ALTA / ACSM LAND TITLE SURVEY

PART OF LOTS 11 AND 12 OF BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF LAKE GENEVA, NOW CITY OF LAKE GENEVA, BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SELLERS: DVG, an Illinois Limited Partnership

C/O Atty: Lawrence Eppley  
Bell, Boyd and Lloyd  
3 First National Plaza  
70 West Madison Street  
Suite 3300  
Chicago, IL 60602-4207

Purchaser: Harrington Exchange Trust

John K. Kimball, Trustee  
c/o Mr. Robert Stewart  
827 Washington Street  
Gloucester, Ma. 01930

### Legal Description

### A.I.T.A. COMMITMENT

Commitment No. 67710 Effective Dec. 3, 1998

PARCEL 1:

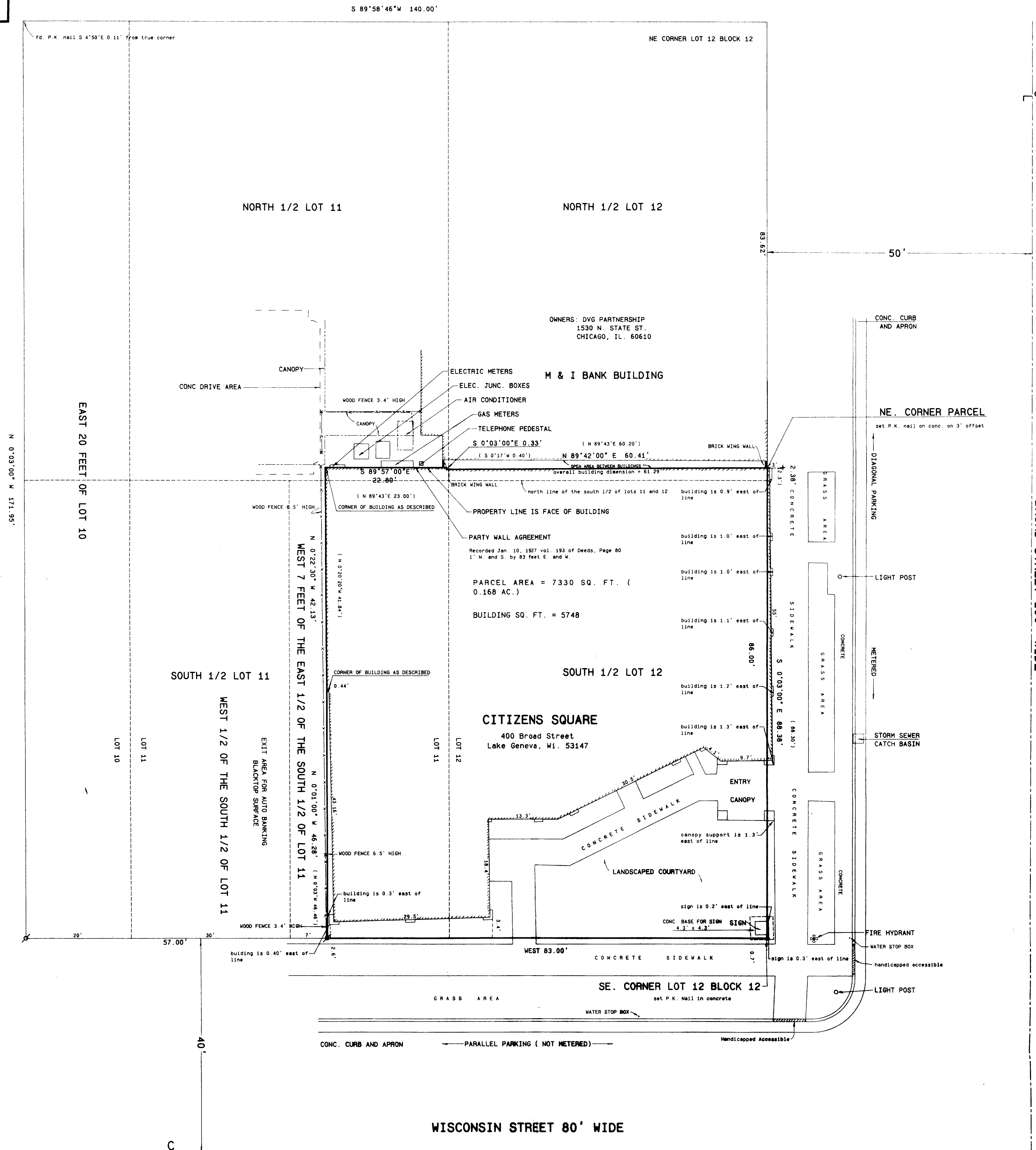
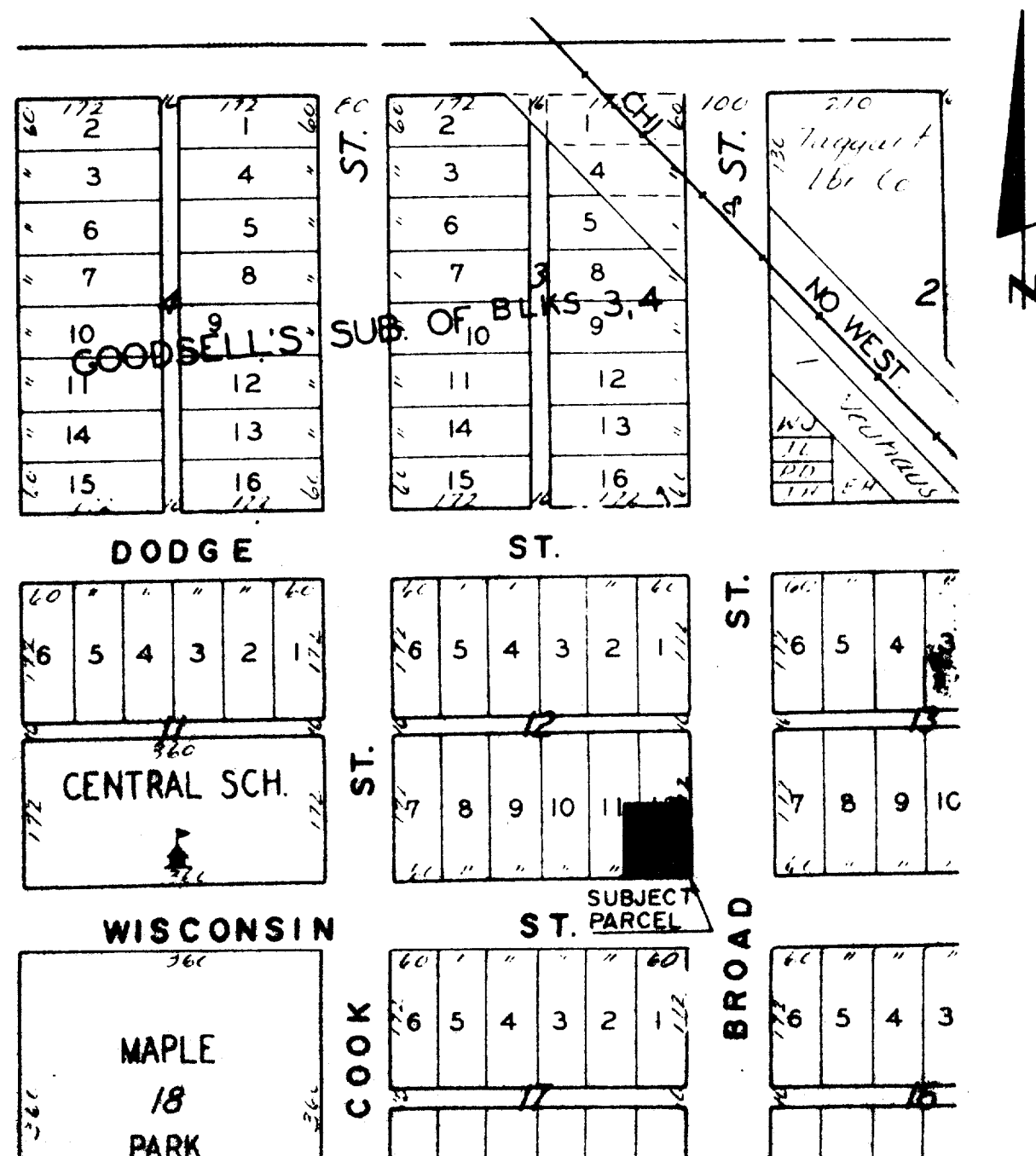
The South 1/2 of Lots 11 and 12 excepting the West 1/2 of the South 1/2 of Lot 11 and also excepting a strip 7 feet wide off the West 1/2 of the East 1/2 of the South 1/2 of said Lot 11, and Block 12 of the Village of Geneva, now City of Lake Geneva, in the County of Walworth and State of Wisconsin, according to the recorded plat of said Village of record in the office of the Register of Deeds in and for the County of Walworth.

PARCEL 2:

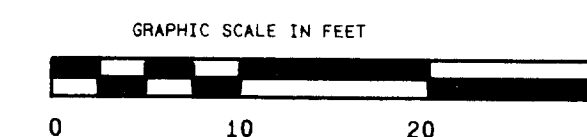
A parcel of land located in Block 12 of the original Plat of the Village of Geneva (now City of Lake Geneva), Walworth County, Wisconsin and described as follows: Commencing at the Se corner of Lot 12 of said Block 12; thence N 0°03'00" W along the east line of said lot, 86.00 feet to the place of beginning; thence West along the North line of the North 1/2 of said Lot 12, 121.22 feet to the NW corner of said lot; thence S 89°43'00" E 39 feet to the corner of a concrete block building; thence N 0°20'20" W along the west line of said building 41.84 feet to the NW corner of said building; thence N 89°43'00" E, along the North line of said building, 23.00 feet; thence S 0°17'00" E 0.40 feet; thence N 89°43'00" E, along the North line of said building, 0.20 feet to the NW corner of Lot 12; thence S 0°03'00" E 20 feet to the place of beginning.

## VICINTY SKETCH

SCALE 1" = 200 FEET



SCALE 1" = 10 FEET



### BASIS FOR BEARINGS

BEARINGS ARE BASED ON PREVIOUS PLATS OF SURVEY WHICH ASSUME THE SOUTH LINE OF BLOCK 12 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA TO BEAR EAST.

NOTES:

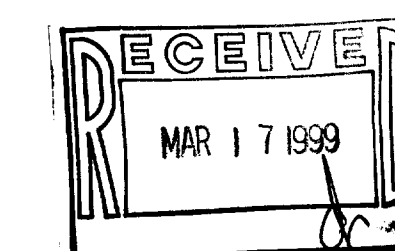
THE SUBJECT PROPERTY IS ZONED GENERAL BUSINESS (GB). See Section 98-105(3)(e) P. 65 City of Lake Geneva Zoning Ordinance.

Minimum setback requirements:

Broad St. = 40 feet (right of way equal to or exceeding 100 feet in width.  
Wisconsin St. = 25 feet.  
Rear setback = 25 feet.  
Side Lot line = 10 feet. ( Depending on building orientation the side and rear setbacks are interchangeable.  
Current Building on the subject property is designated as a non-conforming structure.

### Legend

- ♀ FOUND IRON PIPE  
 ♀ FOUND IRON ROD  
 □ FOUND BRASS CAPPED MONUMENT  
 ● FOUND CONCRETE MONUMENT  
 + CHISEL CUT IN CONCRETE  
 ● SET IRON ROD, 24" LONG, WEIGHING  
 1.5 LBS./LINEAL FT., 3/8" DIA.  
 ● SET IRON ROD, 30" LONG, WEIGHING  
 4.5 LBS./LINEAL FT., 1-11/16" DIA.  
 (xx) RECORDED AS DIMENSION  
 —x—x— EXISTING FENCE



TO: DVG, An Illinois Limited Partnership, Chicago Title Insurance Company and Harrington Exchange Trust:

THIS IS TO CERTIFY THAT THIS MAP OR  
PLAT AND THE SURVEY ON WHICH IT IS  
BASED WERE MADE (1) IN ACCORDANCE  
WITH THE MINIMUM STANDARD DETAIL  
REQUIREMENTS FOR ALTA/ACSM LAND TITLE  
SURVEYS, (2) JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA, ACSM AND NREIS IN  
1997 AND INCLUDES ITEMS  
1.2, 4.7(a)(b), 8, AND 11 OF TABLE A  
THEREOF, AND (2) PURSUANT TO THE  
ACCURACY STANDARDS (AS ADOPTED BY  
ALTA AND ACSM AND IN EFFECT ON THE  
DATE OF THIS CERTIFICATION) OF AN  
URBAN SURVEY.

DATE OF THIS CERTIFICATION) OF AN  
URBAN SURVEY. Kenneth B. Amstutz

KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR.

Date: *DECEMBER 15, 1998* Job No. *98.1207*

ZOP-105

007-1823