

SIGNED: William M. Logue Sr.
William M. Logue Sr.
Individually, and as President of C.P.D.INC.
DBA Mariners' Village & Marina

STATE OF ILLINOIS)

I, the undersigned a Notary Public in and for said State, do hereby certify that William M. Logue Sr. Individually and as President of C.P.D.Inc. a Delaware Corporation, authorized to do business in Illinois as C.P.D.Inc. DBA Mariners' Village & Marina is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such William M. Logue Sr. Individually and as president of C.P.D.Inc. a Delaware Corporation, authorized to do business in Illinois as C.P.D.Inc. DBA Mariners' Village & Marina appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument and is free and voluntarily acted for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2 day of March, A.D., 1989.70

My Commission Expires: _____ Amy M. Stetter
Notary Public

ATTESTED: C. David Koontz
C. David Koontz
as Secretary of C.P.D.INC.
DBA Mariners' Village & Marina

" OFFICIAL SEAL "
AMY M. STETTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/15/93

STATE OF ILLINOIS)

I, the undersigned a Notary Public in and for said State, do hereby certify that C. David Koontz as Secretary of C.P.D.INC. A Delaware Corporation, authorized to do business in Illinois as C.P.D.Inc. DBA Mariners' Village & Marina is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such C. David Koontz as Secretary of C.P.D.Inc. a Delaware Corporation, authorized to do business in Illinois as C.P.D.Inc. DBA Mariners' Village & Marina appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument and is free and voluntarily acted for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2 day of March, A.D., 1989.70

My Commission Expires: _____ Amy M. Stetter
Notary Public

" OFFICIAL SEAL "
AMY M. STETTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/15/93

~~ATTESTED:~~ Steven P. Jannick
FOR FIRST MIDWEST BANK / ILLINOIS
Assistant Vice-President
POSITION

STATE OF ILLINOIS)

I, the undersigned a Notary Public in and for said State, do hereby certify that Steven P. Jannick as Assistant Vice President First Midwest Bank / Illinois is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Steven P. Jannick as Assistant Vice President First Midwest Bank / Illinois appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument and is free and voluntarily acted for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of March, A.D., ~~1989~~ 1990

My Commission Expires: 11-4-90 Louis A. McLaughlin
Notary Public

ATTESTED: Vincent A. Benigno
FOR FIRST MIDWEST BANK / ILLINOIS
VP
POSITION

STATE OF ILLINOIS)

I, the undersigned a Notary Public in and for said State, do hereby certify that Vincent A. Benigno as Vice President of First Midwest Bank / Illinois is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vincent A. Benigno as Vice President First Midwest Bank / Illinois appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument and is free and voluntarily acted for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of March, A.D., ~~1989~~ 1990

My Commission Expires: 11-4-90 Louis A. McLaughlin
Notary Public

SIGNED: James Van Cleave
James Van Cleave
Individually,

STATE OF ILLINOIS)

I, the undersigned a Notary Public in and for said State, do hereby certify that James Van Cleave, Individually, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such James Van Cleave, Individually, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument and is free and voluntarily acted for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of March, A.D., 1988.

My Commission Expires:

"OFFICIAL SEAL"
Georgiana Boren
Notary Public, State of Illinois
My Commission Expires 08-22-92

Georgiana Boren
Notary Public

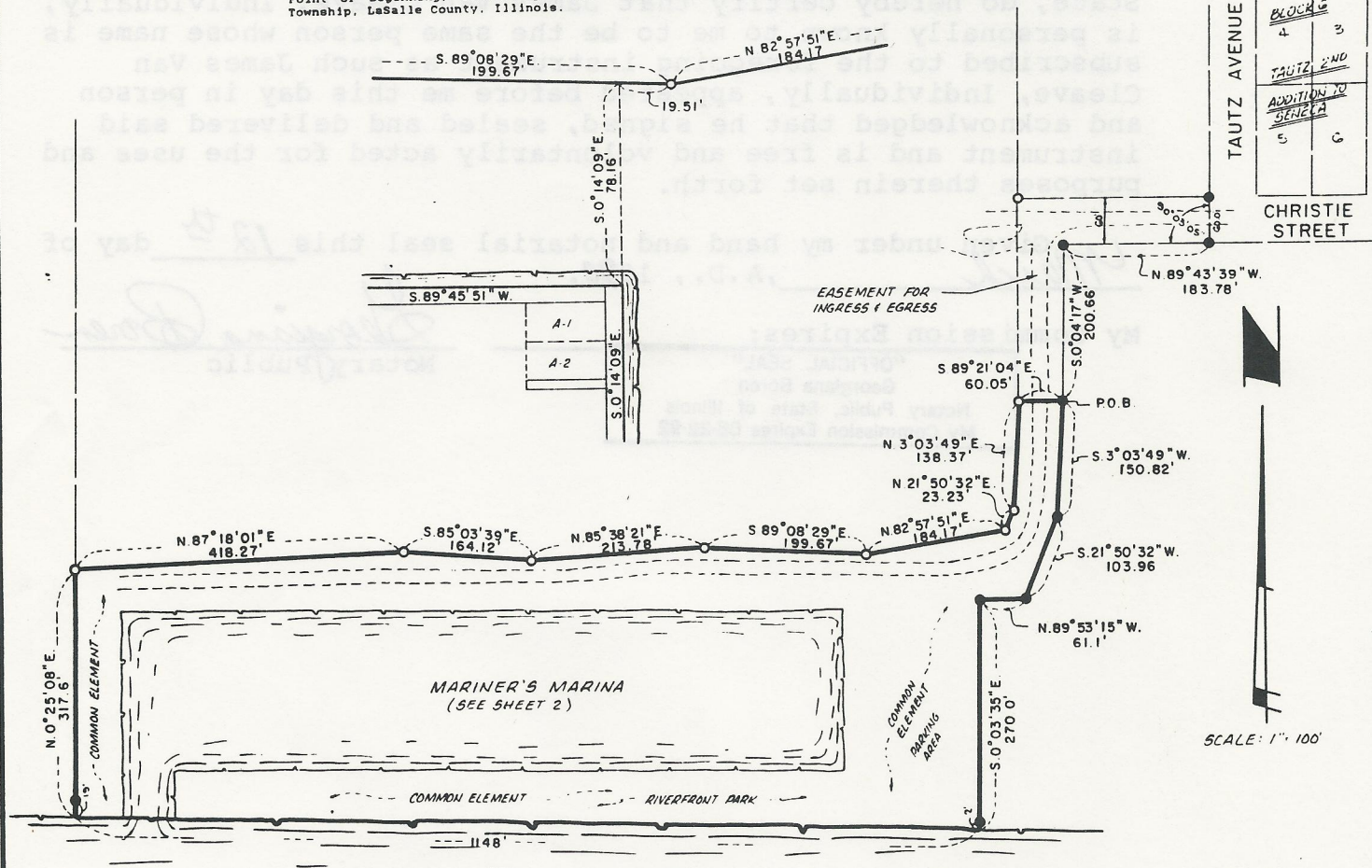
Mariners' Marina

A CONDOMINIUM DEVELOPMENT

DESCRIPTION OF PROPERTY SURVEYED

Part of the Southeast Quarter of Section 26, Township 33 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West Line of Tautz Avenue with the South Line of Christie Street; Thence North 89°43'39" West 183.78 feet to a point; said Line makes a deflection of 89°56'55" to the right with the extension of the West Line of Tautz Avenue; Thence South 0°04'17" West 200.66 feet to the True Point of Beginning; Thence South 3°03'49" West 150.82 feet to a point; Thence South 21°50'32" West 103.96 feet to a point; Thence North 89°53'15" West 61.1 feet to a point; Thence South 0°03'35" East 270.0 feet to a point on the North edge of the Illinois River; Thence Westerly 1148 feet along said North water's edge of the Illinois River to a point; Thence North 0°25'08" East 317.6 feet to a point; Thence North 87°18'01" East 418.27 feet to a point; Thence South 85°03'39" East 164.12 feet to a point; Thence North 82°57'51" East 184.17 feet to a point; Thence North 21°50'32" East 23.23 feet to a point; Thence North 82°57'51" East 184.17 feet to a point; Thence North 21°50'32" East 23.23 feet to a point; Thence North 3°03'49" East 138.37 feet to a point; Thence South 89°08'29" East 199.67 feet to a point; Thence North 82°57'51" East 184.17 feet to a point; Thence North 21°50'32" East 23.23 feet to a point; Thence North 3°03'49" East 138.37 feet to a point; Thence South 89°08'29" East 199.67 feet to the Point of Beginning, containing 9.124 Acres, being situated in the Village of Seneca, Manlius Township, LaSalle County, Illinois.

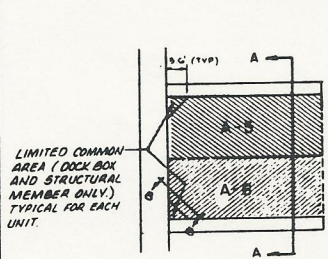
BLOCK 6	
4	3
TAUTZ AVENUE	
ADDITION TO	
5	6



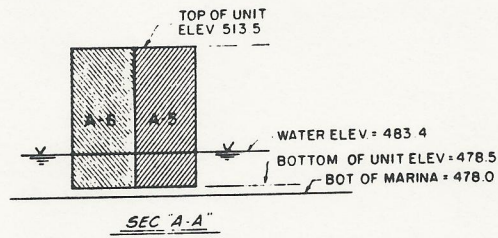
SCALE: 1" = 100'

ILLINOIS

RIVER

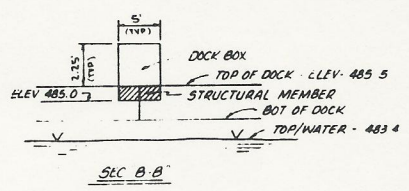


TYPICAL LIMITS OF UNIT



- LEGEND -

- BOUNDARY OF PROPERTY SURVEYED
- - - WATER'S EDGE
- SET 3/4" DIA IRON PIPE - 30" LONG
- RECOVERED IRON PIPE
- ▨ FINGER DOCKS - LIMITED COMMON ELEMENT
- ▩ MAIN DOCKS - COMMON ELEMENT
- ▧ TYPICAL UNIT AREA



SURVEYOR'S CERTIFICATE

I, Robert K. Poundstone, Illinois Registered Land Surveyor, do hereby certify that to the best of my knowledge and belief, the plat drawn hereon is a true and correct representation of a plat made under my direction, and the rules and regulations as set forth in the Seneca Zoning Ordinance pertaining to Plan Unit Developments have been complied with.

Dated: February 14, 1990

Robert K. Poundstone
IL Reg. Land Surveyor No. 2105

SHEET NO. 1

PREPARED BY
Poundstone & Associates
SUITE 3/ NORTHPOINT PROFESSIONAL CENTRE
STREATOR, IL 61364
(815) 679-4311

PERCENTAGE OF OWNERSHIP PER CONDOMINIUM BOAT SLIP
 61540.00 IS THE TOTAL SQ.FT. WITHIN THE CONDOMINIUM BOAT SLIPS
 OR 1.413 ACRES. THE COMMON AND LIMITED COMMON ELEMENTS
 ACCOUNT FOR 7.711 ACRES. THE COMBINED TOTAL IS 9.124 ACRES

UNIT NO.	SQ.FOOTAGE	%OF TOTAL	UNIT NO.	SQ.FOOTAGE	%OF TOTAL
A1	435.00	0.71%	G1	576.00	0.94%
A2	435.00	0.71%	G2	576.00	0.94%
A3	435.00	0.71%	G3	518.40	0.84%
A4	435.00	0.71%	G4	518.40	0.84%
A5	435.00	0.71%	G5	518.40	0.84%
A6	435.00	0.71%	G6	518.40	0.84%
A7	435.00	0.71%	G7	518.40	0.84%
A8	435.00	0.71%	G8	518.40	0.84%
A9	435.00	0.71%	G9	518.40	0.84%
A10	435.00	0.71%	G10	518.40	0.84%
A11	360.00	0.58%			
A12	360.00	0.58%	H1	576.00	0.94%
			H2	576.00	0.94%
B1	435.00	0.71%	H3	518.40	0.84%
B2	435.00	0.71%	H4	518.40	0.84%
B3	435.00	0.71%	H5	518.40	0.84%
B4	435.00	0.71%	H6	518.40	0.84%
B5	435.00	0.71%	H7	518.40	0.84%
B6	435.00	0.71%	H8	518.40	0.84%
B7	435.00	0.71%	H9	518.40	0.84%
B8	435.00	0.71%	H10	518.40	0.84%
B9	435.00	0.71%			
B10	435.00	0.71%	I1	576.00	0.94%
			I2	576.00	0.94%
C1	480.00	0.78%	I3	518.40	0.84%
C2	480.00	0.78%	I4	518.40	0.84%
C3	435.00	0.71%	I5	518.40	0.84%
C4	435.00	0.71%	I6	518.40	0.84%
C5	435.00	0.71%	I7	518.40	0.84%
C6	435.00	0.71%	I8	518.40	0.84%
C7	435.00	0.71%	I9	518.40	0.84%
C8	435.00	0.71%	I10	518.40	0.84%
C9	435.00	0.71%			
C10	435.00	0.71%	J1	750.00	1.22%
			J2	750.00	1.22%
D1	522.00	0.85%	J3	750.00	1.22%
D2	522.00	0.85%	J4	750.00	1.22%
D3	522.00	0.85%	J5	750.00	1.22%
D4	522.00	0.85%	J6	750.00	1.22%
D5	522.00	0.85%	J7	750.00	1.22%
D6	522.00	0.85%	J8	750.00	1.22%
D7	522.00	0.85%			
D8	522.00	0.85%	K1	660.00	1.07%
D9	522.00	0.85%	K2	660.00	1.07%
D10	522.00	0.85%	K3	660.00	1.07%
			K4	660.00	1.07%
E1	522.00	0.85%	K5	660.00	1.07%
E2	522.00	0.85%	K6	660.00	1.07%
E3	522.00	0.85%	K7	660.00	1.07%
E4	522.00	0.85%	K8	660.00	1.07%
E5	522.00	0.85%			
E6	522.00	0.85%	L1	660.00	1.07%
E7	522.00	0.85%	L2	660.00	1.07%
E8	522.00	0.85%	L3	660.00	1.07%
E9	522.00	0.85%	L4	660.00	1.07%
E10	522.00	0.85%	L5	660.00	1.07%
			L6	660.00	1.07%
F1	576.00	0.94%	L7	660.00	1.07%
F2	576.00	0.94%	L8	660.00	1.07%
F3	522.00	0.85%			
F4	522.00	0.85%			
F5	522.00	0.85%			
F6	522.00	0.85%			
F7	522.00	0.85%			
F8	522.00	0.85%			
F9	522.00	0.85%			
F10	522.00	0.85%			

MARINERS' MARINA
ASSOCIATION BUDGET

Budget for The Mariners' Marina Association for the year beginning May 1, 1990 thru Jan. 1, 1991

NOTES

1. Developer estimates that the costs of maintaining the Marina Condominium will increase 10% annually due to inflation and increased utility rates. The maintenance costs noted are based on the Developer providing or contracting for these services while the Developer controls the Association. These costs may rise under a Unit Owner controlled Association.

2. The life of the docks are estimated to be 20 years.

3. Unless otherwise noted, any terms contained in this budget which are defined in the Declaration or By-Laws and shall have the same meaning as set forth therein.

4. This budget has been prepared by the Developer and constitutes an estimated summary of the mandatory financial obligations of a Unit Owner to the Association for common expenses. A budget is merely an estimate of expenses. Actual expenses may be either more or less than the estimated expenses set forth in the budget. Developer and the Association cannot and do not make any representation or warranty that actual expenses will not increase as a result of inflation, etc. Furthermore, if the estimated expenses in certain categories of the budget, for example water or electricity, are greater than the actual expenses incurred for those categories, then the excess will be used to offset deficits occurring in categories of the budget where actual expenses exceed the estimated expenses.

5. Personal utility expenses of the individual Unit Owner and security deposits for such utilities are not included in the budget (e.g. electricity, telephone and any other utilities separately billed to each Unit). Each Unit may have its own meter for electricity, and that charge is billed directly to each Unit owner.

6. All regular assessments shall be paid quarterly.

7. If additional phases are added to the Condominium, it should be anticipated that the expenses of the Association will rise. It is anticipated, however, that the increased number of Units sharing such expenses will result in assessments similar to those shown herein. Developer makes no assurance or warranties, however, that upon the addition of future phases or the creation of new Common Elements a Unit Owner's assessments will not rise.

MARINERS' MARINA ASSOCIATION BUDGET FOR THE YEAR BEGINNING
MAY 1, 1990 THRU JANUARY 1, 1990

BOATSLIP

EXPENSES	TOTAL	MONTHLY	1 YR SHARE
OFFICE EXPENSE	2,100	0.86	\$10.34
GENERAL MANAGER	15,000	6.16	\$73.89 *
DOCK MASTER	10,836	7.78	\$93.41
INSURANCE	11,000	7.90	\$94.83
SECURITY PROVISIONS	9,030	3.71	\$44.48
UTILITIES (COMMON AREAS):			
(a) ELECTRICITY	2,536.80	1.82	\$21.87
(b) WATER	700.00	0.50	\$6.03
(c) TRASH PICKUP	1,204.00	0.86	\$10.38
LANDSCAPE SERVICES	3,225.00	2.32	\$27.80 *
OPERATING RESERVES	1,500.00	1.08	\$12.93
CLUB HOUSE OPERATION	5,990.28	2.46	\$29.51
DREDGING AS NEEDED	0	0	0 *
DOCK MAINTENANCE / REPAIRS	2,320.00	1.53	\$18.41 *
ROAD / PARKING MAINTENANCE	1,500.00	1.08	\$12.93 *
MISCELLANEOUS	1,000.00	0.72	\$8.62

TOTAL	\$67,942.08	\$27.70	\$332.41

THE AMOUNT SHOWN REPRESENTS ONE 116th SHARE OF EXPENSES, EXCEPTING THE COSTS OF OFFICE EXPENCE, GENERAL MANAGER, SECURITY, AND CLUB OPERATION, THOSE ARE A ONE 203th SHARE AS THEY SERVE BOTH ASSOCIATIONS. NOTE FOR THE YEAR 1990 THOSE CATAGORIES WITH AN * ARE OMITTED. THE * INDICATES A CATAGORIE ESTIMATE TO BE CHARGED IN 1991

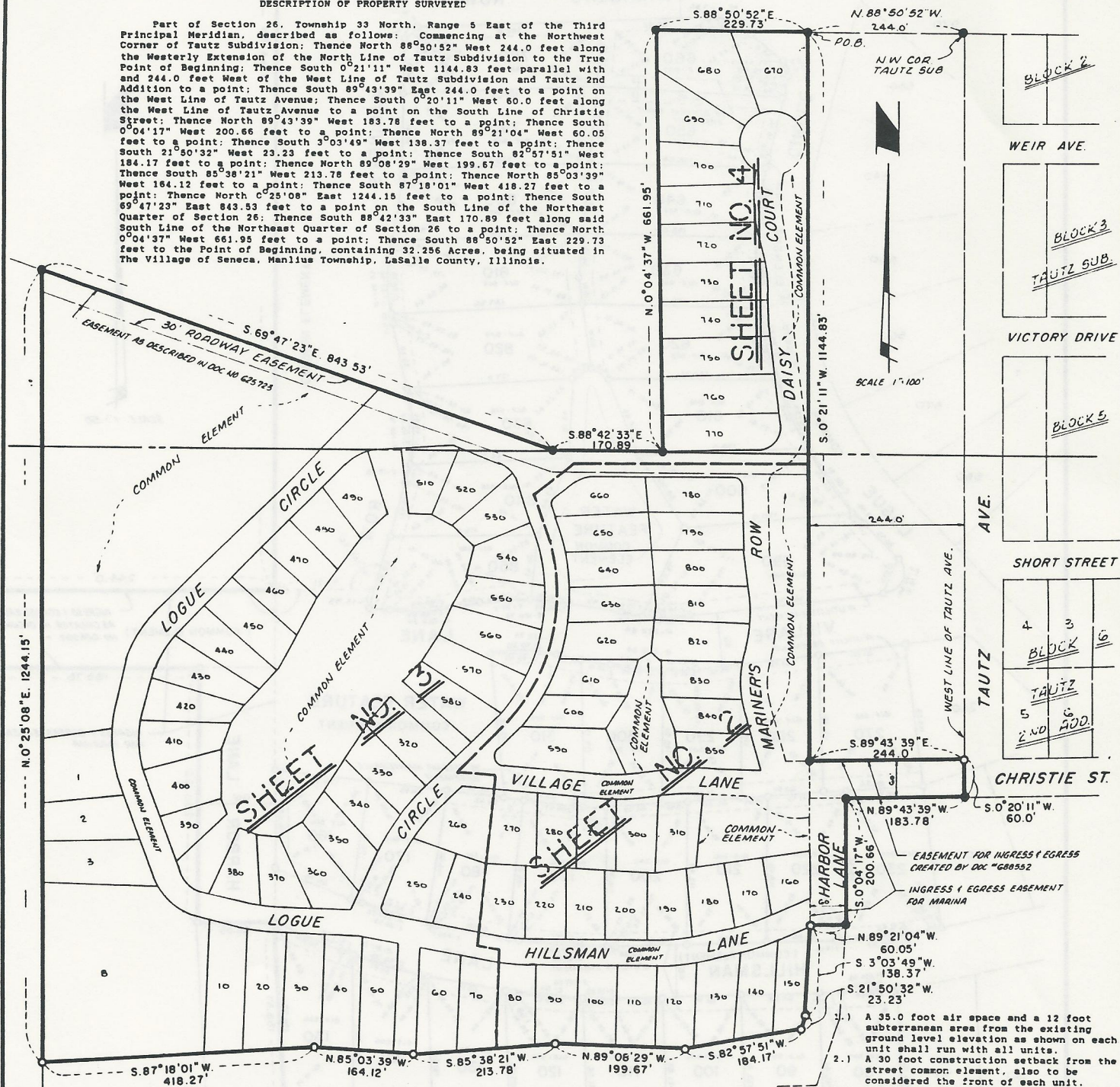
THE ACTUAL AMOUNT THAT EACH UNIT OWNER WILL PAY WILL BE DETERMINED BY THE SIZE OF THE UNIT OWNED, THAT MONTHLY AMOUNT WILL VARY ABOVE OR BELOW THE INDICATED MONTHLY AVERAGE OF \$27.70

Mariners' Village

A CONDOMINIUM DEVELOPMENT

DESCRIPTION OF PROPERTY SURVEYED

Part of Section 26, Township 33 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of Tautz Subdivision; Thence North $88^{\circ}50'52''$ West 244.0 feet along the Westerly Extension of the North Line of Tautz Subdivision to the True Point of Beginning; Thence South $0^{\circ}21'11''$ West 1144.83 feet parallel with and 244.0 feet West of the West Line of Tautz Subdivision and Tautz 2nd Addition to a point; Thence South $89^{\circ}43'39''$ East 244.0 feet to a point on the West Line of Tautz Avenue; Thence South $0^{\circ}20'11''$ West 60.0 feet along the West Line of Tautz Avenue to a point on the South Line of Christie Street; Thence North $89^{\circ}43'39''$ West 183.78 feet to a point; Thence South $0^{\circ}04'17''$ West 200.66 feet to a point; Thence North $89^{\circ}21'04''$ West 60.05 feet to a point; Thence South $3^{\circ}03'49''$ West 138.37 feet to a point; Thence South $21^{\circ}50'32''$ West 23.23 feet to a point; Thence South $82^{\circ}57'51''$ West 184.17 feet to a point; Thence North $89^{\circ}08'29''$ West 199.67 feet to a point; Thence South $85^{\circ}38'21''$ West 213.78 feet to a point; Thence North $85^{\circ}03'39''$ West 164.12 feet to a point; Thence South $87^{\circ}18'01''$ West 418.27 feet to a point; Thence North $0^{\circ}25'08''$ East 1244.15 feet to a point; Thence South $69^{\circ}47'23''$ East 843.53 feet to a point on the South Line of the Northeast Quarter of Section 26; Thence South $88^{\circ}42'33''$ East 170.89 feet along said South Line of the Northeast Quarter of Section 26 to a point; Thence North $0^{\circ}04'37''$ West 661.95 feet to the Point of Beginning, containing 32.256 Acres, being situated in the Village of Seneca, Manlius Township, LaSalle County, Illinois.



SURVEYOR'S CERTIFICATE

I, Robert K. Poundstone, Illinois Registered Land Surveyor, do hereby certify that to the best of my knowledge and belief, the plat drawn hereon is a true and correct representation of a survey made under my direction, and the rules and regulations as set forth in the Seneca Zoning Ordinance pertaining to Plan Unit Developments have been complied with.

Dated: January 18, 1990

Robert K. Poundstone
IL Reg. Land Surveyor No. 2105

STATE OF ILLINOIS
COUNTY OF LASALLE
VILLAGE OF SENECA

Approved by the Seneca Plan Commission this _____ day
of _____, 1990 A.D.

Chairman of Seneca Plan Commission

Approved by the Seneca Village Council this _____ day
of _____, 1990 A.D.

Mayor, Village of Seneca

Attest: Village Clerk

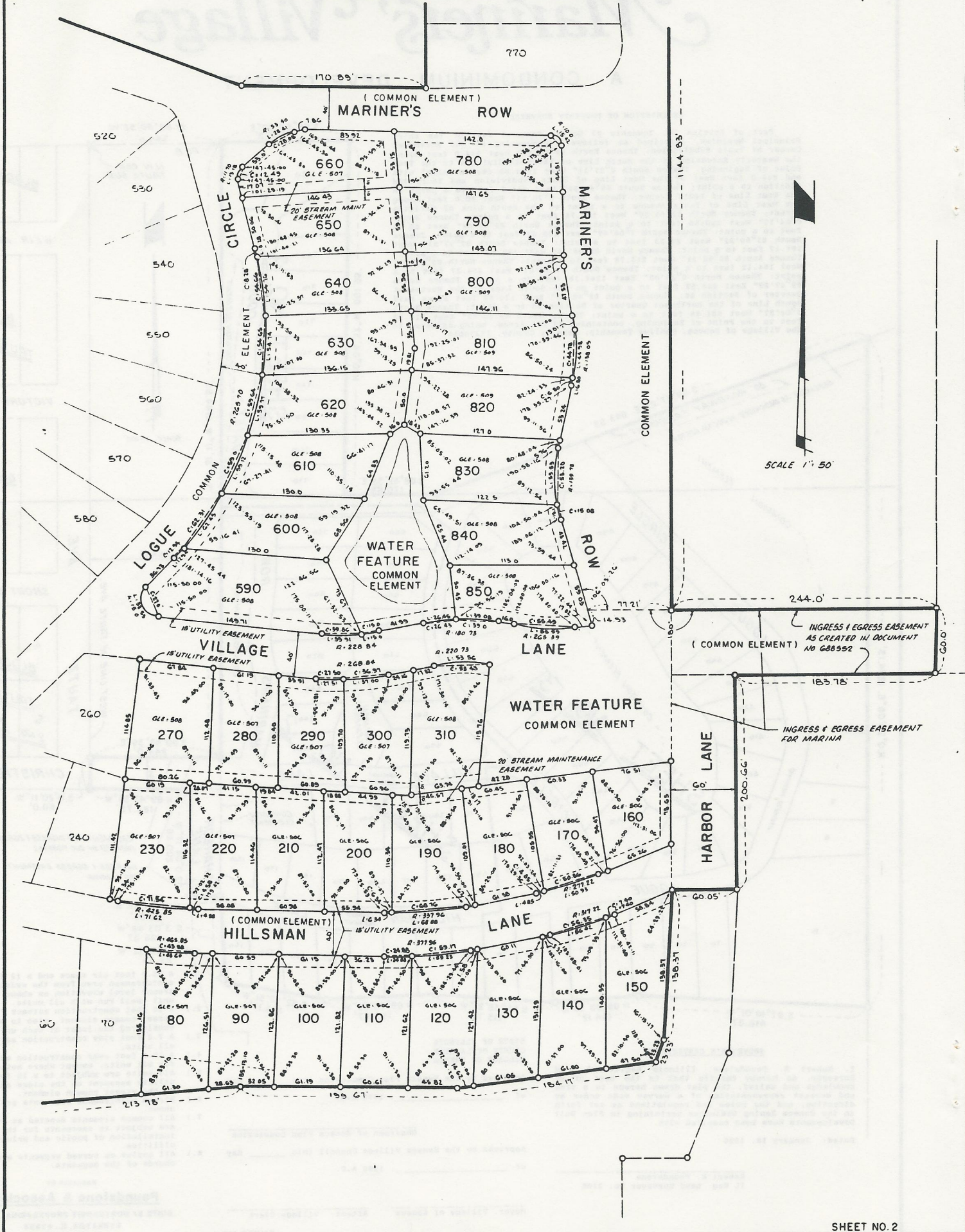
- 1.) A 35.0 foot air space and a 12 foot subterranean area from the existing ground level elevation as shown on each unit shall run with all units.
- 2.) A 30 foot construction setback from the street common element, also to be considered the front of each unit.
- 3.) A 7.0 foot side construction setback for all units.
- 4.) A 15.0 foot rear construction setback for all units, except where noted.
- 5.) All units are subject to a 16 foot utility easement on the sides adjacent to the street common element.
- 6.) Stream maintenance easements are as shown.
- 7.) All common elements denoted as streets are subject to easements for the installation of public and private utilities.
- 8.) All angles on curved segments are to the chords of the segments.

PREPARED BY

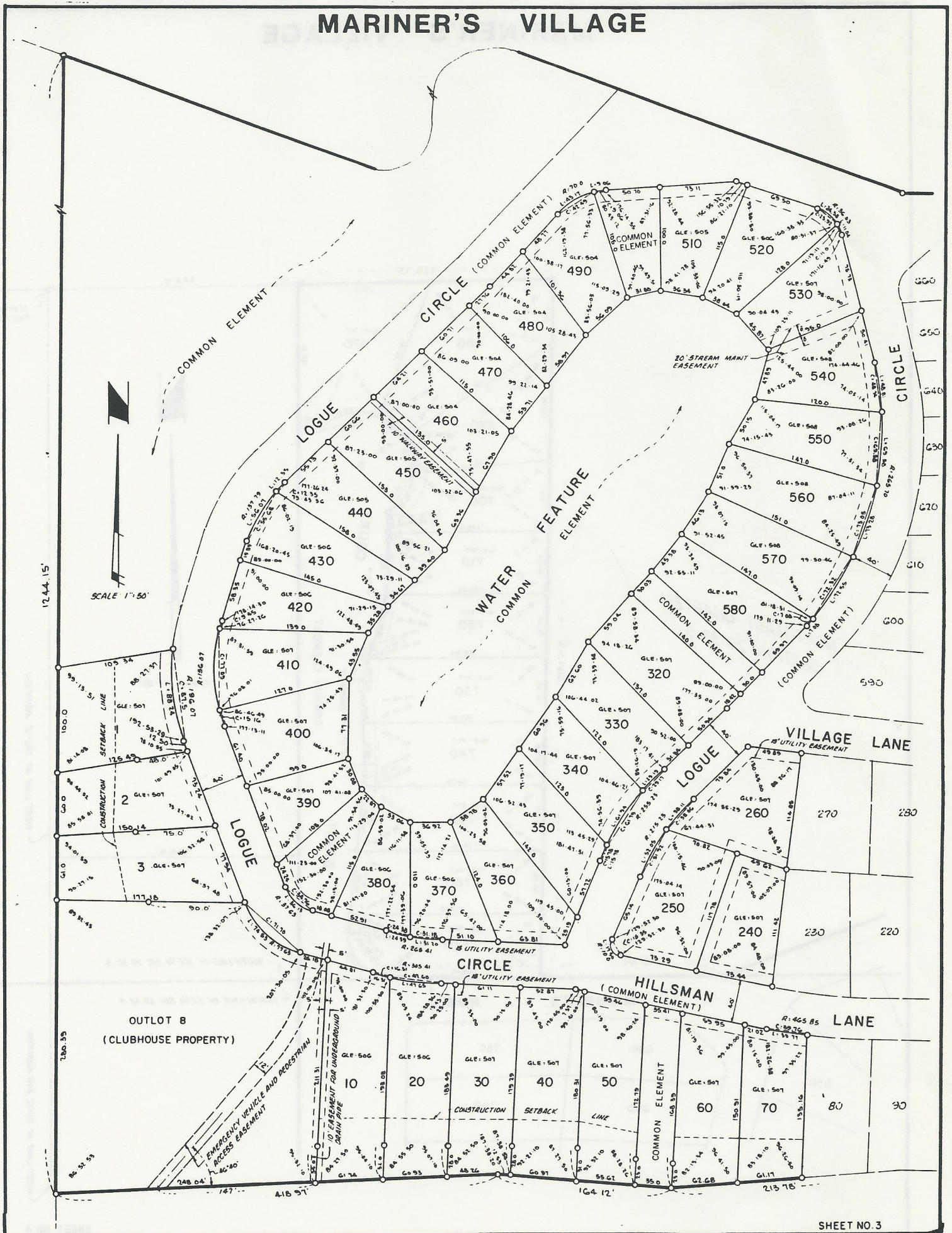
Poundstone & Associates

SUITE 2/ NORTHPOINT PROFESSIONAL CENTRE
STREATOR, IL. 61364
(815) 673-4311

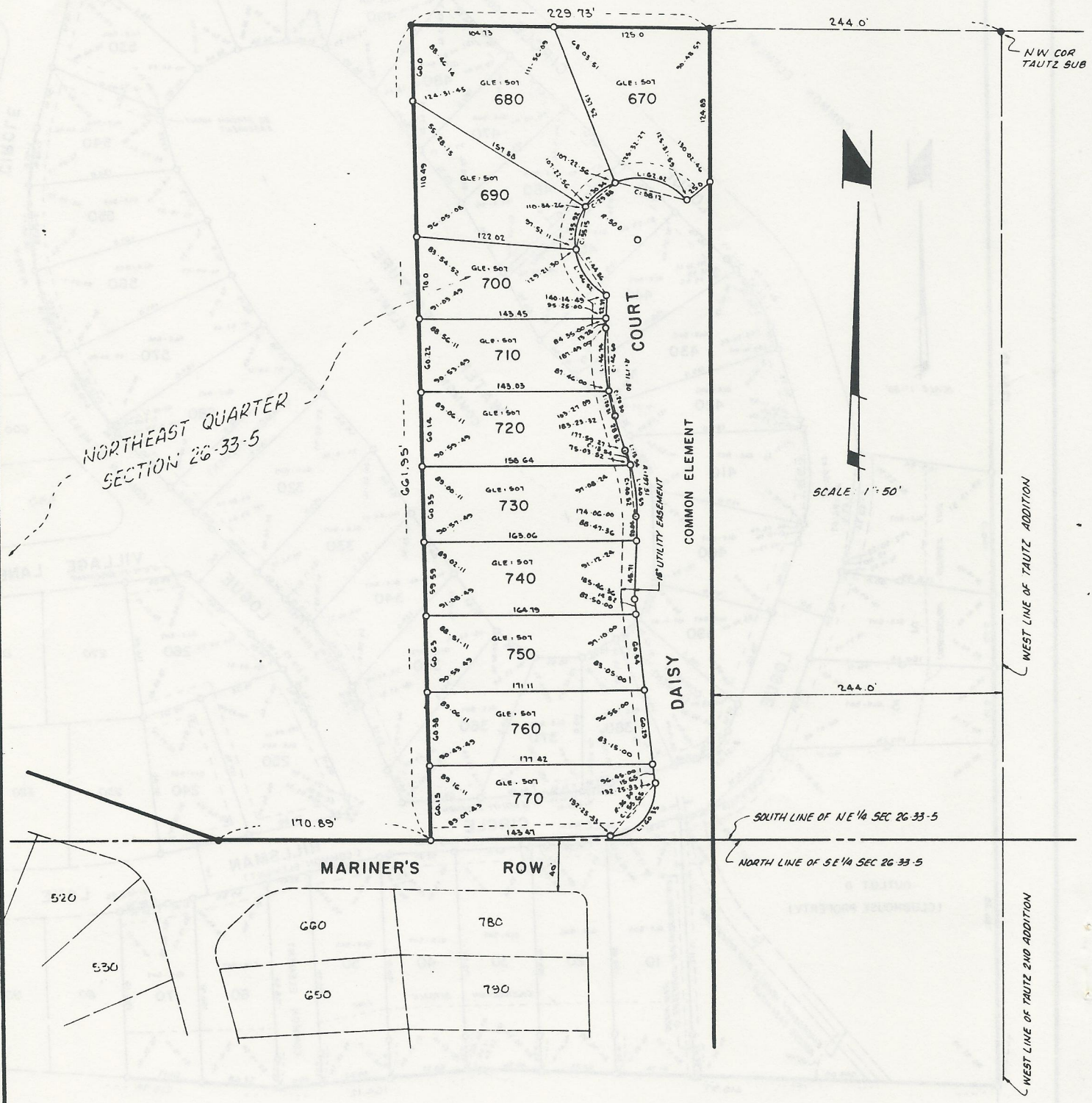
MARINER'S VILLAGE



MARINER'S VILLAGE



MARINER'S VILLAGE



NORTHEAST QUARTER SECTION 26-33-5

