# RIVER BLUFF CONDOMINIUM ASSOCIATION, INC.

## DISCLOSURE MATERIALS

## SECTION G

## FLOOR PLAN(S) AND MAP

STATE OF WISCONSIN, COUNTY OF WAUKESHA, } ss.

OFFICE OF REGISTER OF DEEDS

No. 227772

I, Michael J. Hasslinger, Register of Deeds, of said County, do hereby certify that the attached is a true and correct transcript from the records in my office as recorded in ~~volume~~ Reel 381 of Records on ~~page~~ Image 643; that I have carefully compared the same with said record, and that it is a correct copy thereof.

In Testimony Whereof I have hereunto set my hand and affixed my official seal this 5th day of October, A.D. 1979

Michael J. Hasslinger

Register of Deeds
(Official Title)

Fees $16.25

Kush

1109218

1109218

REGISTER'S OFFICE
WAUKESHA COUNTY
RECORDED

1979 OCT -4 AM 11:54

REEL 381 IMAGE 613

Michael J. Haselinger
REGISTER OF DEEDS

pd 16.00

REEL 381 IMAGE 613

RIVER BLUFF CONDOMINIUM

CONDOMINIUM PLAT

The undersigned hereby certifies that he is a Wisconsin licensed land surveyor, this Condominium Plat consisting of this page and the following 13 pages is a correct representation of River Bluff Condominium and the identification and location of each unit and the common elements can be determined from this Condominium Plat. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Frank L. Grisa
Frank L. Grisa

State of Wisconsin )
: SS
Milwaukee County )

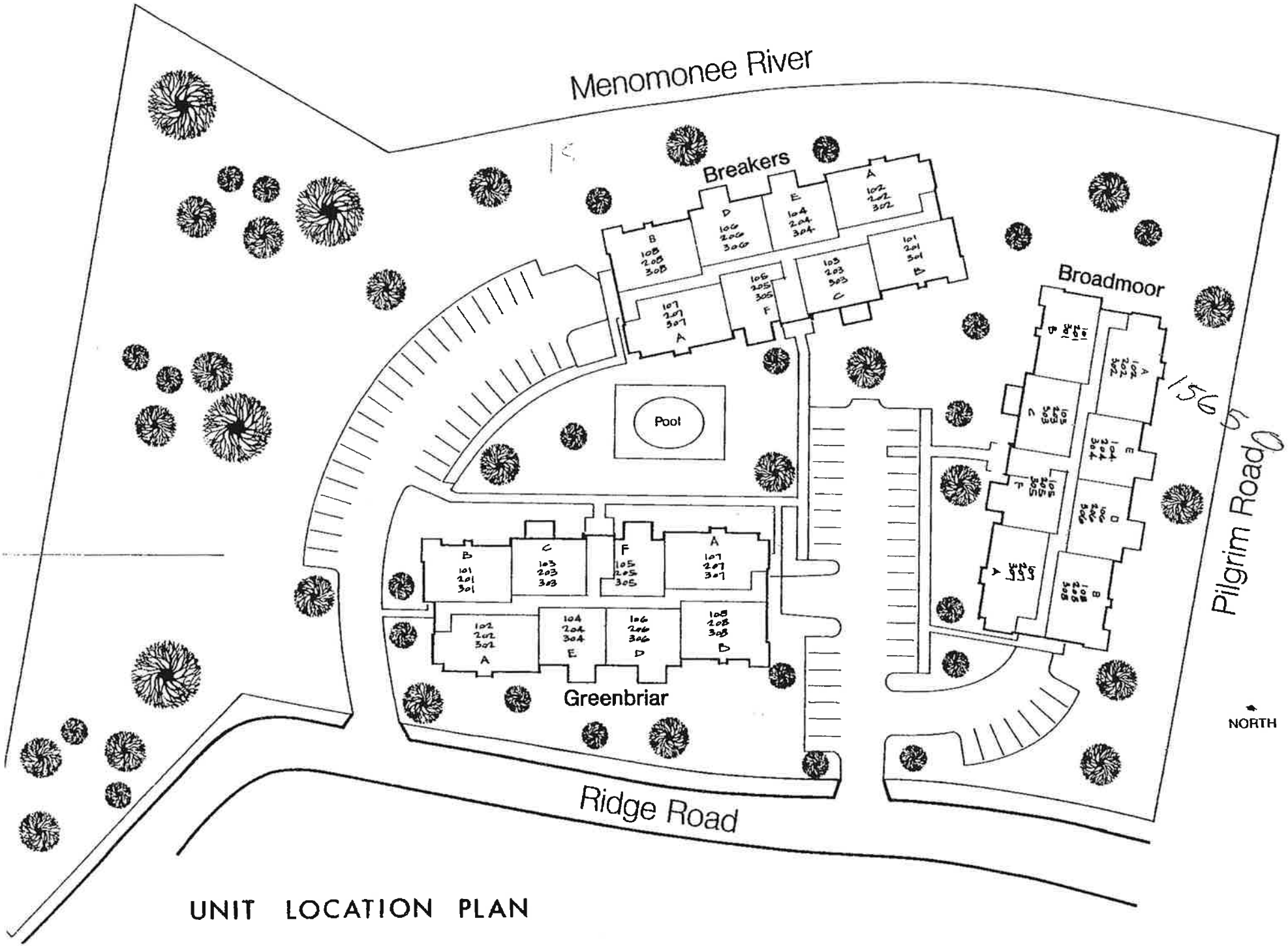
Personally came before me this 19th day of September, 1979 the above named Frank L. Grisa to me known to be the person who executed the foregoing instrument and acknowledged the same.

Diane B. Schiedemeyer
( )
Notary Public, State of Wisconsin
My commission expires July 31, 1983

This instrument was drafted by:

John A. Erich, Esq.
Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
1800 Marine Plaza
Milwaukee, WI 53202

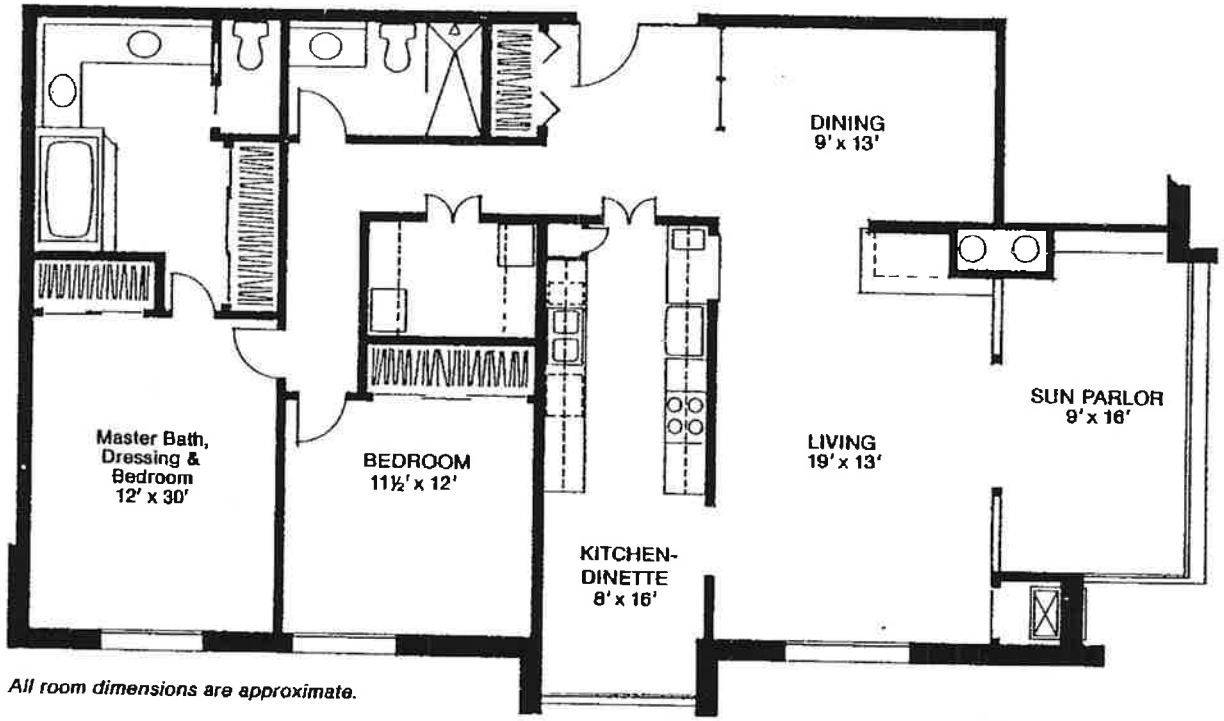
DIANE B. SCHIEDEMEYER NOTARY PUBLIC STATE OF WISCONSIN




UNIT LOCATION PLAN

## Broadmoor

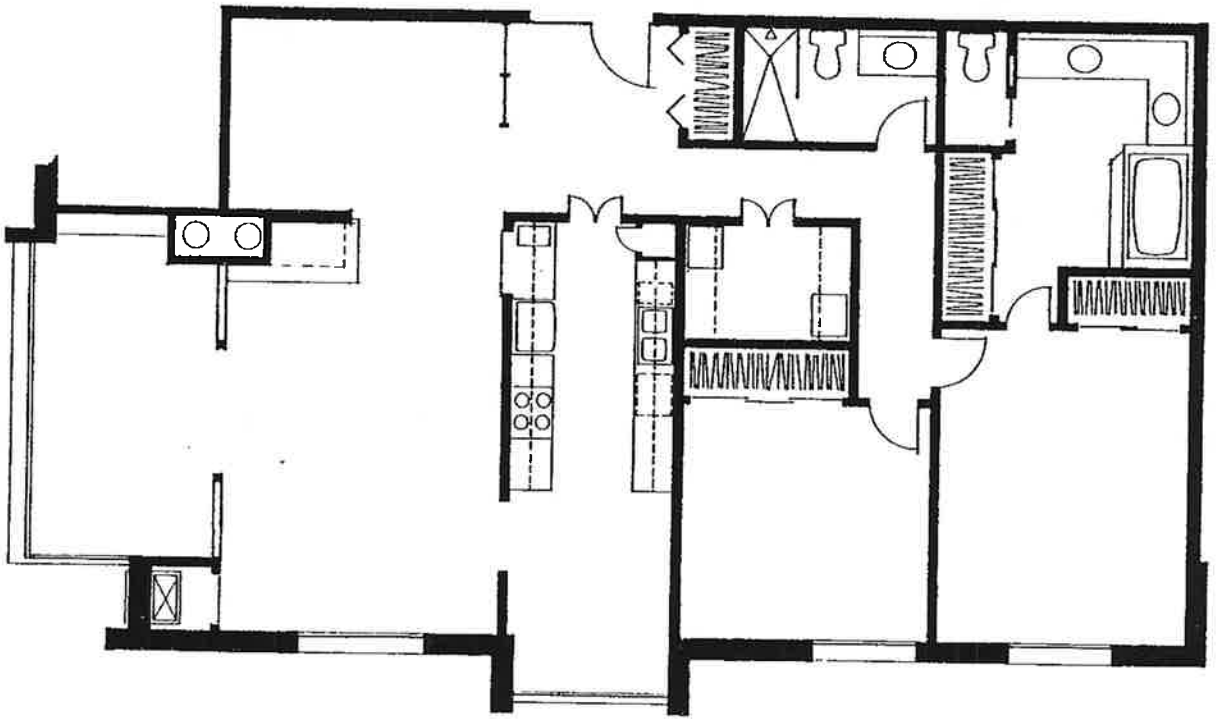
102, 202, 302
107, 207, 307



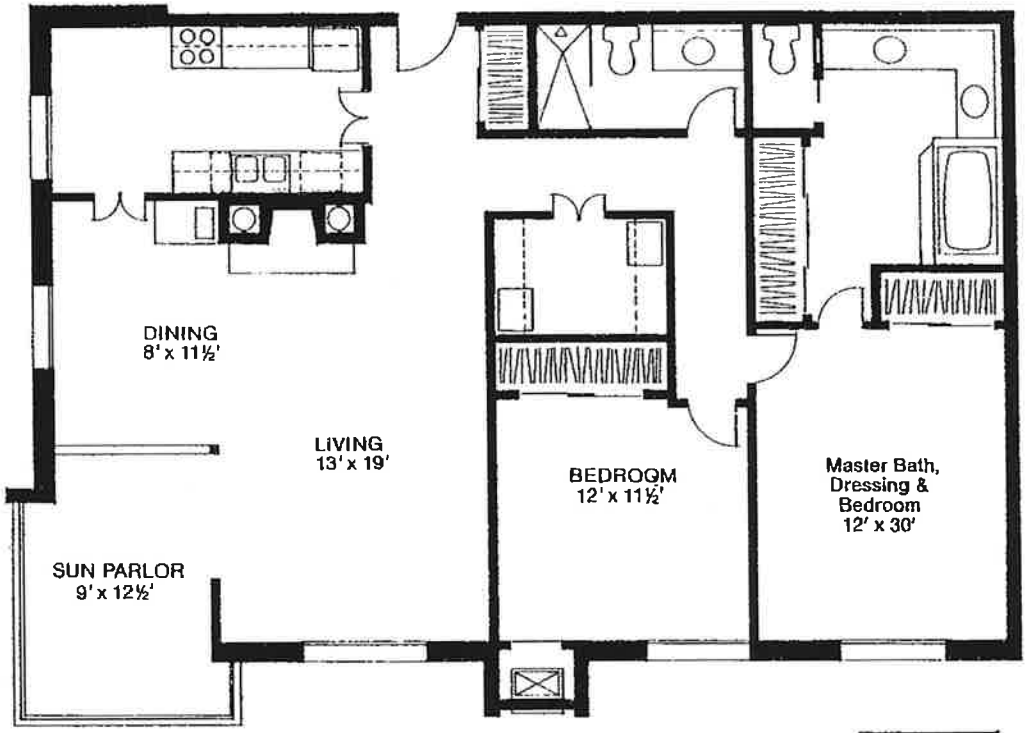

*All room dimensions are approximate.*

## Breakers and Greenbriar

102, 202, 302
107, 207, 307

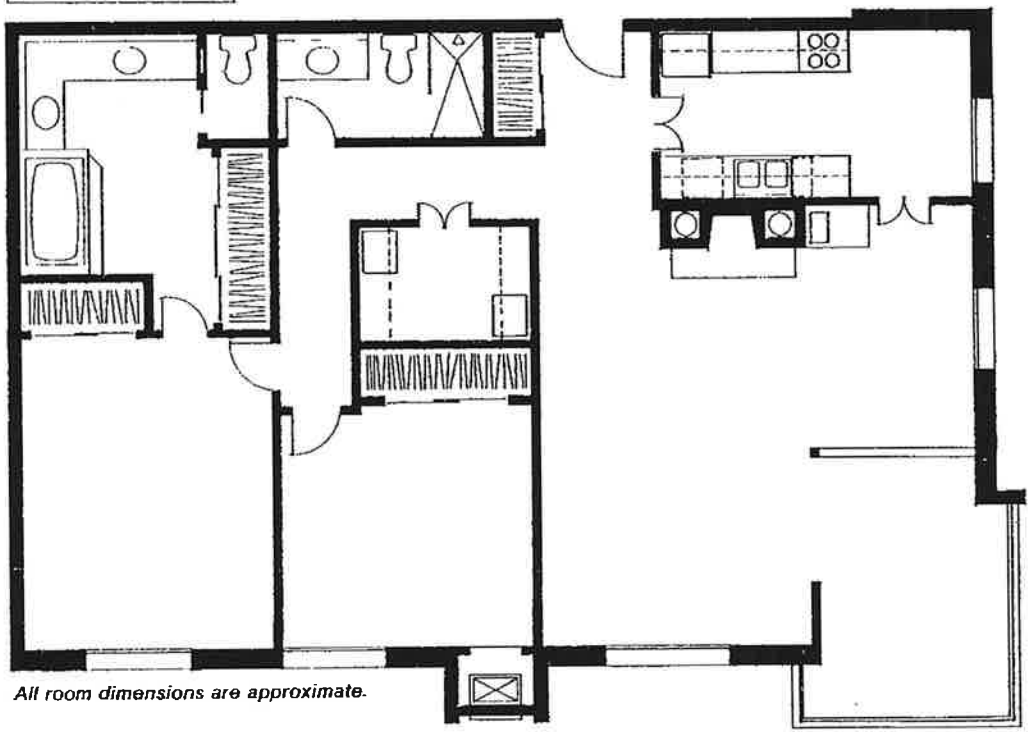


UNIT 'A'




**Broadmoor**
101, 201, 301
108, 208, 308

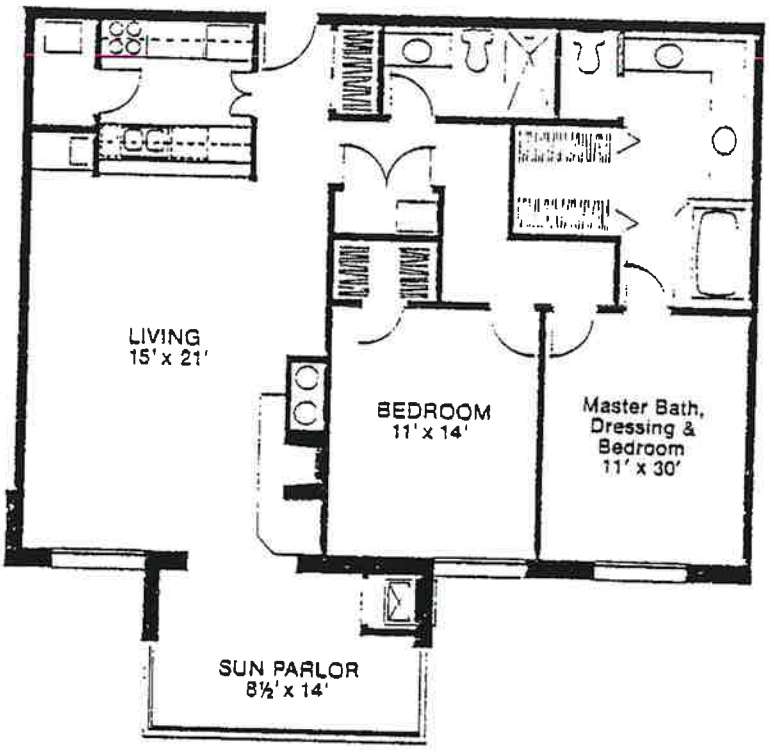
**Breakers and Greenbriar**
101, 201, 301
108, 208, 308



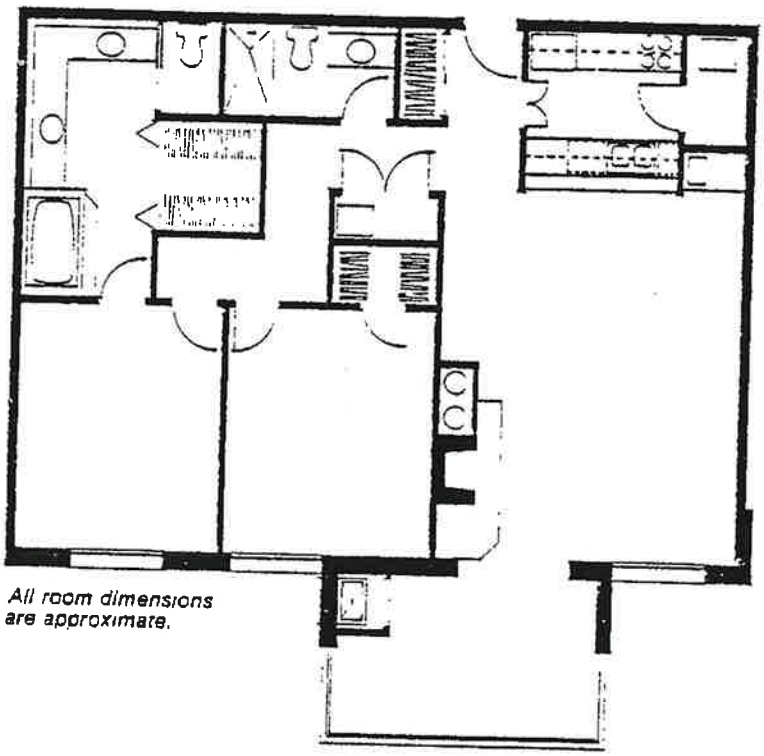
UNIT 'B'

*All room dimensions are approximate.*

**Broadmoor**
103, 203, 303

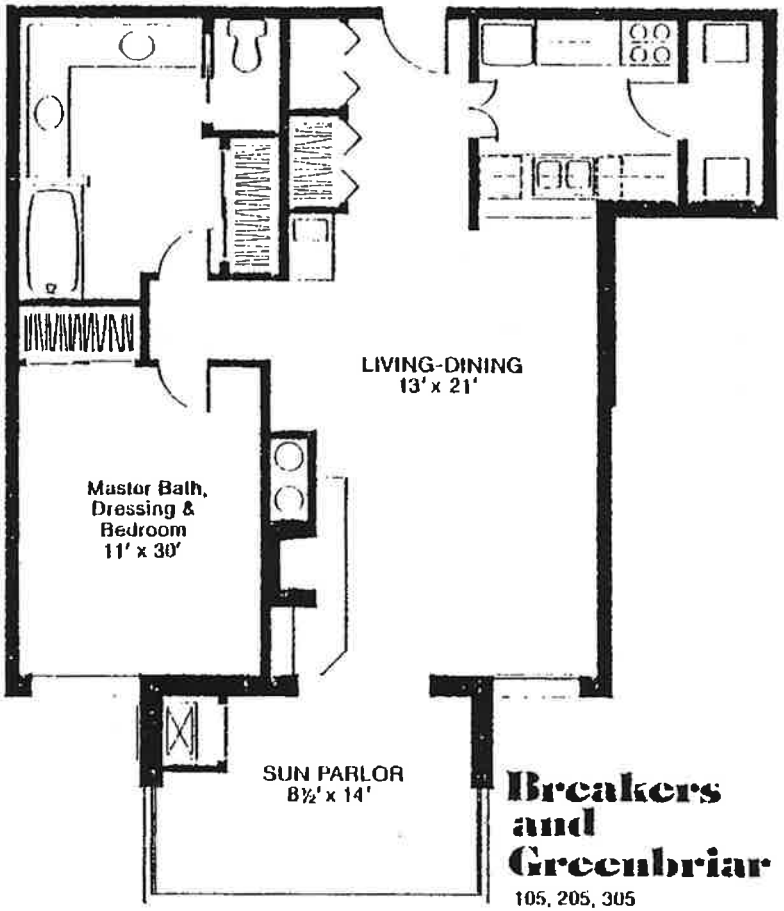



**Breakers and Greenbriar**
103, 203, 303

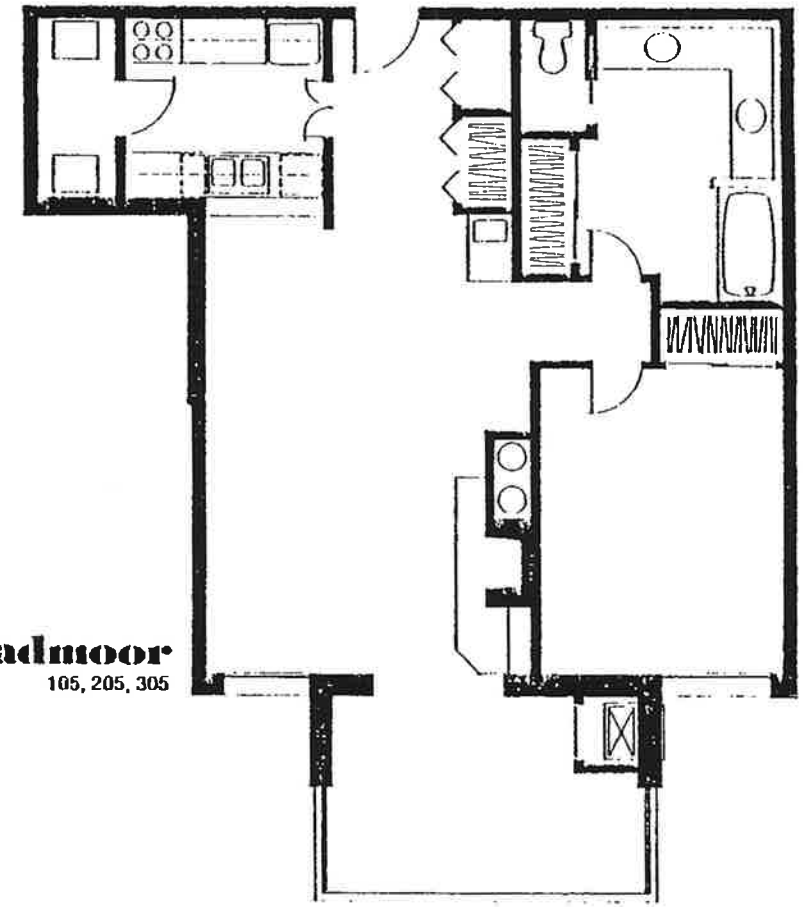


UNIT 'C'

*All room dimensions are approximate.*




**Breakers and Greenbriar**
105, 205, 305



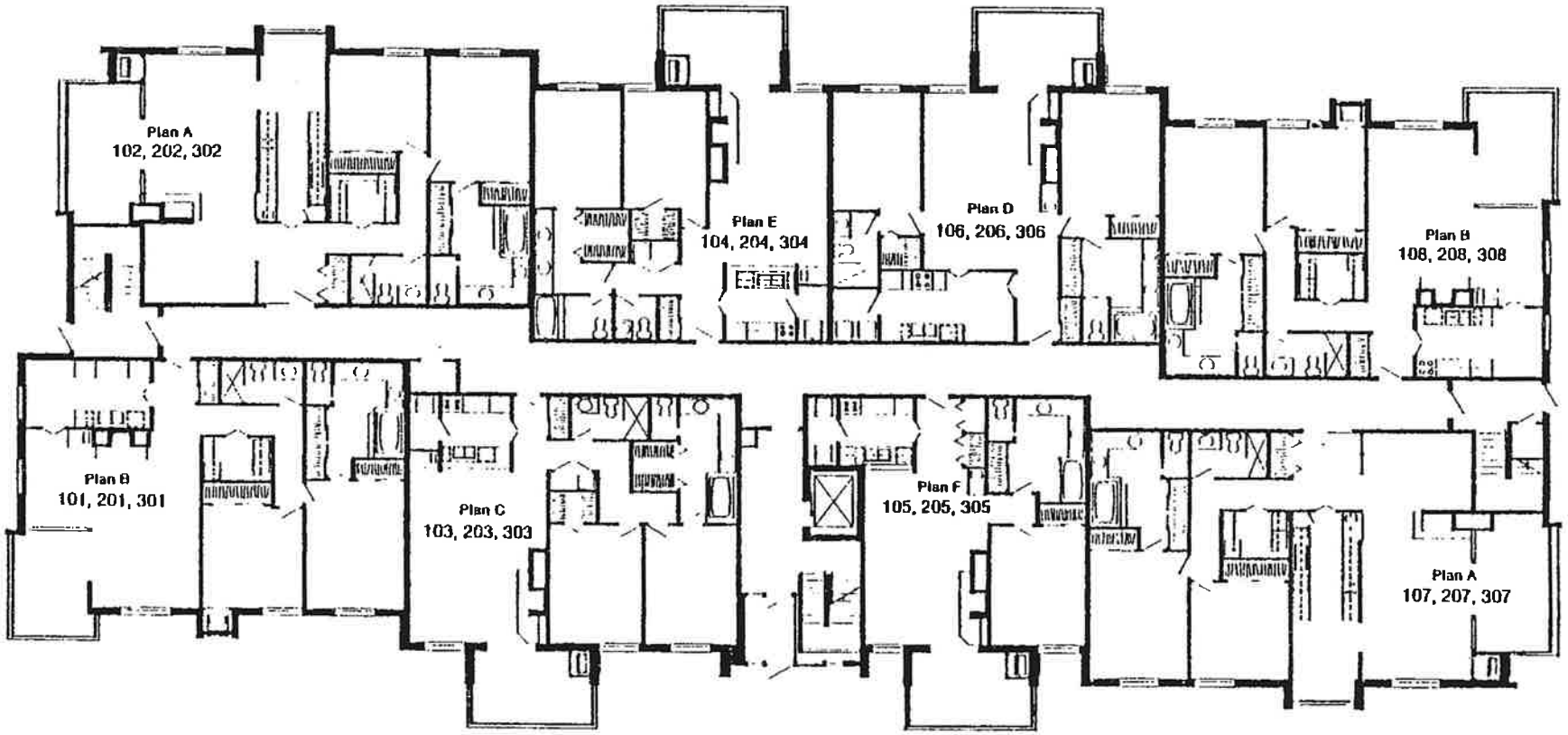
**Broadmoor**
105, 205, 305

UNIT 'F'

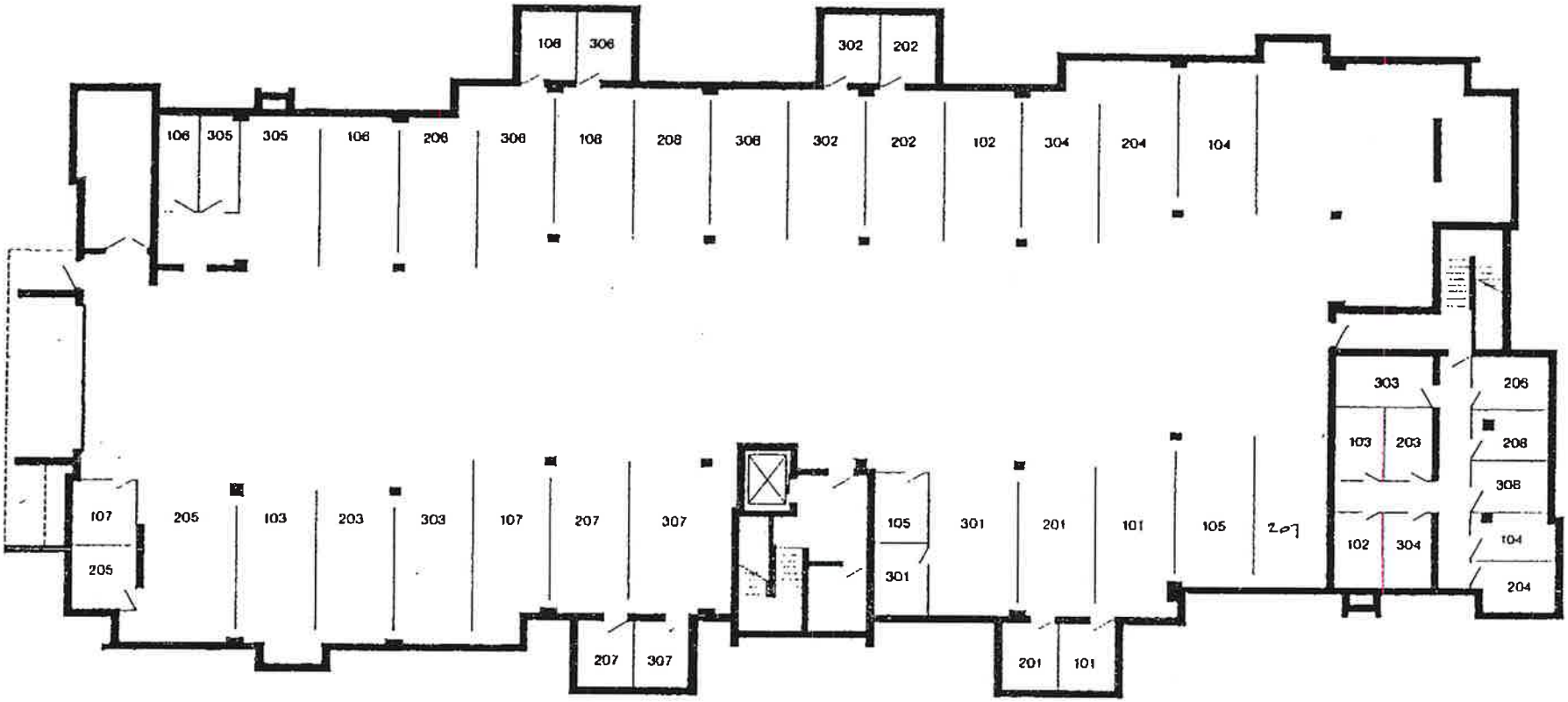
*All room dimensions are approximate.*



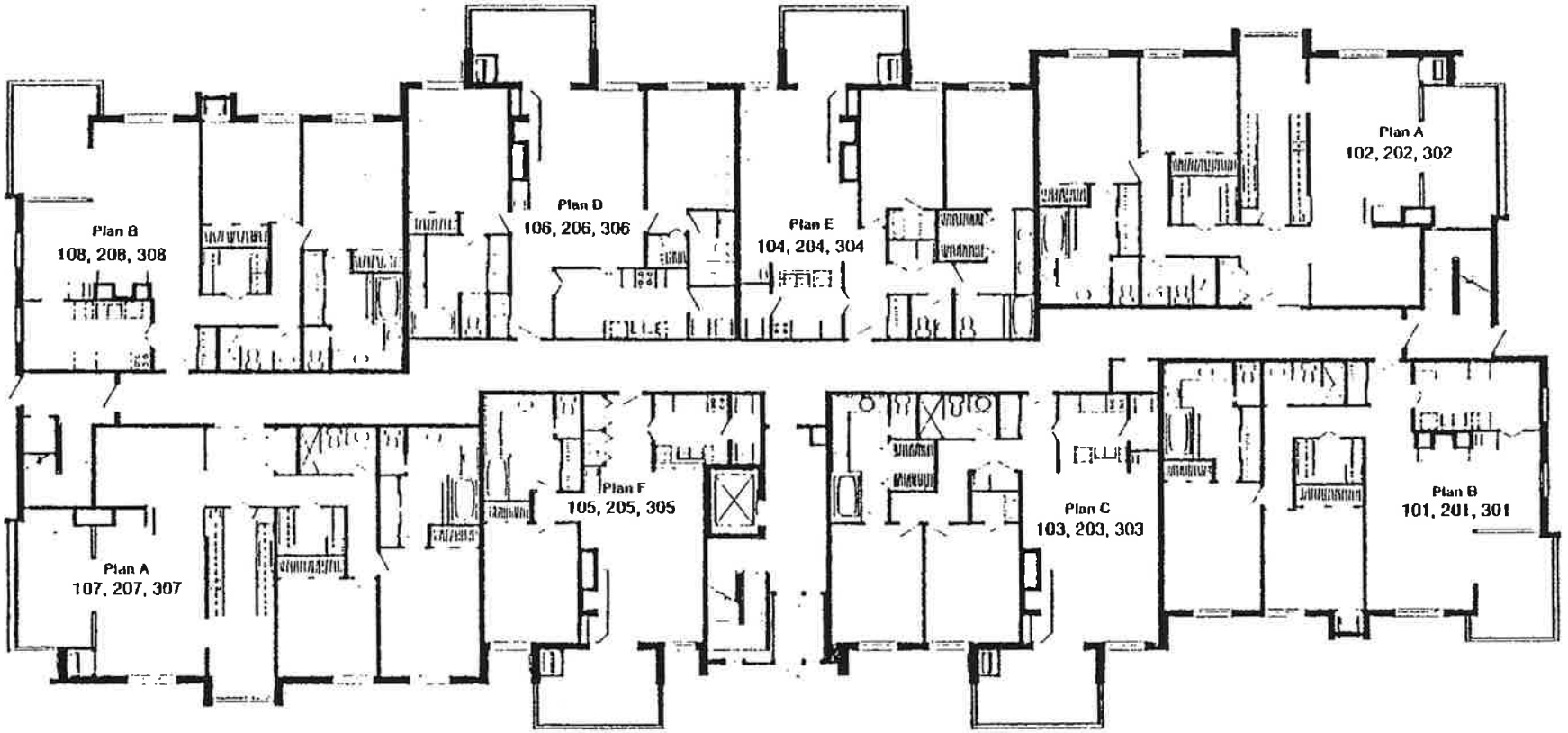

**Broadmoor underground parking and storage areas.**




FLOOR PLAN
BROADMOOR




**Greenbriar underground parking and storage areas.**




FLOOR PLAN
BREAKERS + GREENBRIAR




**Brenkers** ———— **underground parking and storage areas.**

CONDOMINIUM DEED

THIS INDENTURE, made this _____ day of _____, 19___, by and between River Bluff, Inc., a Wisconsin corporation, Grantor, and _____, Grantee (whether one or more).

WITNESSETH, that Grantor, for a valuable consideration, hereby conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin, to-wit:

> Unit _____ in _____ and an undivided _____% interest in the common elements as provided for in the hereinafter mentioned Declaration in a condominium commonly known as River Bluff Condominium (the "Condominium") created under the Wisconsin Condominium Ownership Act by Declaration of Condominium, recorded October 4, 1979 in the office of the Register of Deeds for Waukesha County, Wisconsin, in Reel 381, Images 627 through 636, as Document No. 1109219; the Condominium being located on the real estate described in and subject to said Declaration and incorporated herein by this reference thereto. The post office address of the above Unit is _____, Menomonee Falls, Wisconsin

together with all and singular the hereditaments and appurtenants thereunto belonging or in any wise appertaining.

The use of the said premises is restricted to residential purposes exclusively.

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except for the following to which this conveyance is expressly made subject, to-wit: applicable provisions of the Wisconsin Condominium Ownership Act, municipal and zoning ordinances, recorded restrictions, covenants and easements, said Declaration, the Articles of Incorporation and By-Laws of River Bluff Condominium Association, Inc., (the "Association") the rules and regulations promulgated thereunder, and all amendments thereto.

Grantee, by the acceptance of this Deed, does hereby agree and bind Grantee and all successors in interest to all provisions, terms and conditions of said Declaration, Articles of Incorporation and By-Laws, the rules and regulations promulgated thereunder, and all amendments thereto.

Executed at _____, Wisconsin this _____ day of _____, 19___.

RIVER BLUFF, INC., a Wisconsin corporation

BY_____
President

Attest:

_____
Secretary

State of Wisconsin )
: SS
_____ County )

On this _____ day of _____, 19___, before me, _____, the undersigned officer, personally appeared _____, President and _____, Secretary of River Bluff, Inc., a Wisconsin corporation, who signed the foregoing instrument in the capacity therein stated.

_____
( )
Notary Public, State of Wisconsin
My commission

ACCEPTANCE

The said _____, Grantee, hereby accepts the foregoing Deed of conveyance and binds Grantee and all successors in interest to all of the terms, conditions and provisions as set forth therein. By acceptance of said Deed, Grantee hereby appoints Grantor and

the President of the Association, or either of them, and their successors and assigns, as attorneys-in-fact with irrevocable power coupled with an interest to execute and deliver an amendment to said Declaration in accordance with section 13 thereof. By acceptance of said Deed, Grantee hereby consents to the authorization and direction to the Board of Directors of the Association for repair and reconstruction of the Condominium and to an action for partition in accordance with section 3 of Article V of said By-Laws.

Dated this _____ day of _____, 19___.

_____

_____

This instrument was drafted by John A. Erich (printed portions) and _____.