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Expansion Plans

**CUDAHY CONNECTION CONDOMINIUMS
NOTICE
OF
EXPANSION OF CONDOMINIUM**

Expansion of Condominium

A. Declarant expressly reserves to itself, its successors and assigns, the right to expand the Condominium, without the consent or approval of any Unit Owner, at any time and from time to time on or prior to the expiration of ten (10) years from the date of recording this Declaration, by subjecting all or any portion of the Expansion Real Estate to this Declaration and by constructing thereon, no more than an additional one hundred fourteen (114) Units.

Expansion may be effected in any number of Phases provided however the total number of Units shall not exceed one hundred fifty two (152). Buildings consisting of thirty eight units in subsequent Phases shall be on a generally consistent quality with the initial thirty eight unit building. All units shall be substantially completed prior to annexation to the Condominium.

DECLARANT SHALL BE UNDER NO OBLIGATION TO AND MAKES NO REPRESENTATION THAT IT WILL IN FACT EXERCISE ITS RIGHTS TO EXPAND OR CONSTRUCT ANY PART OF ALL OF THE EXPANSION REAL ESTATE AS SUCH RIGHTS ARE RESERVED HEREIN, BUT IF SUCH EXPANSION TAKES PLACE, THEN THE UNITS ON THE EXPANSION REAL ESTATE AND THEIR OWNERS AND ANY COMMON AREAS CREATED THEREBY WILL BECOME SUBJECT TO ALL OBLIGATIONS, RESTRICTIONS AND BENEFITS OF THIS DECLARATION.

B. Effect of Expansion. Upon each expansion, the following adjustments shall be made:

(1) Each Unit's Interest, both as to Units subject to the Declaration prior to such expansion, and as added thereby, shall be calculated or recalculated as the percentage equivalent of a fraction with the numerator being one and the denominator being the total number of all Units then subject to this Declaration.

(2) The common surpluses and expenses of the Condominium shall be shared among the Owners of all Units according to their Interests in accordance with Article 6 as adjusted in the manner set forth above, or an otherwise specifically provided for herein.

(3) Each Owner of a Unit shall be a member of the Association entitled to one vote for each unit owned.

C. Method of Expansion. The right of expansion shall be exercised by recording in Milwaukee County, Wisconsin, amendments to this Declaration and the Plat and an amendment to each of the Exhibits of the Declaration. Amendments to the Exhibits and Plat shall show the location of the Buildings, Units, other improvements and Common Areas of that portion of the Expansion Real Estate being so subjected, in the same manner as shown on the original Plat.

D. Matter Related to Expansion

(1) Declarant reserves an easement over and across the Condominium, including paved portions of the General Common Areas for the benefit of the Expansion Real Estate for the purposes of construction, ingress and egress and for vehicular parking under and through the General Common Areas for the benefit of the Expansion Real Estate for the purpose of installation, maintenance and replacement of underground utilities servicing the Expansion Real Estate.

(2) If Declarant, its successors and assigns, shall determine at any time that is desirable to coordinate utility services for the Expansion Real Estate with existing utility services for the Condominium, Declarant, its successors and assigns, may connect utilities servicing the Expansion Real Estate to existing utilities.

(3) Notwithstanding Article 10 of this Declaration, the easements set forth in this Article 15 may not be amended or terminated without the prior written express consent of Declarant or its successors and assigns.

E. Acknowledgement and Agreement. By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein above, be deemed to consent and agree to the expansion and all action taken by Declarant, or its successors and assigns, to effectuate the same, including but not limited to, the recording of amendments to the Declaration and Plat and the adjustment of the Interests appertaining to Units. Each grantee of a Unit and each successor in title to such Unit or an interest therein, constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such amendments and such other instruments, if any, as may be required to effectuate the expansion.

DESCRIPTION OF PHASE 1 CUDAHY CONNECTION CONDOMINIUM PROPERTY

A parcel of land being a part of Parcel 1 of Certified Survey Map No. 2853, being a part of the Southwest 1/4 of Section 35, in Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin, recorded on June 25, 1976, in Real 937, Images 947 to 950, inclusive, as Document No. 5013467, and more particularly described as follows: Commencing at the northwest corner of said Parcel 1 also being the Point of Beginning of this description, Thence South 01°15'14" East, 280.30 feet along the east line of Buckhorn Avenue; Thence North 88°44'46" East, 83.77 feet; Thence South 88°46'14" East, 350.23 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line North 05°32'01" East, 427.50 feet to a point on said west line; Thence South 87°56'46" West, 467.26 feet to the Point of Beginning.

Said parcel contains 151,649 sq. ft. or 3.48 acres of land, more or less.

EXPANSION AREA DESCRIPTIONS

PHASE 2 CUDAHY CONNECTION CONDOMINIUM PROPERTY

A parcel of land being a part of Parcel 1 of Certified Survey Map No. 2853, being a part of the South West 1/4 of Section 35, in Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin, recorded on June 25, 1976, in Real 937, Images 947 to 950, inclusive, as Document No. 5013467, together with the East 1/2 of vacated South Buckhorn Avenue adjoining said Parcel on the West, excepting therefrom those parts thereof described in Deeds recorded as Documents Numbered 7423959, 7427237 and 7427260 along with a portion of the West 1/2 of said vacated South Buckhorn Avenue more particularly described as follows: Commencing at the northwest corner of said Parcel 1, Thence South 01°15'14" East, 280.30 feet along the east line of Buckhorn Avenue to the Point of Beginning; Thence South 01°15'14" East, 155.58 feet along said west line; Thence South 41°32'27" East, 102.07 feet to the west line of said Buckhorn Avenue; Thence South 87°55'22" West, 86.01 feet to the west line of said Buckhorn Avenue; Thence South 01°15'14" East, 155.58 feet along said west line; Thence South 41°32'27" East, 102.07 feet to the west line of said Buckhorn Avenue; Thence North 88°44'46" East, 399.22 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line North 05°32'01" East, 147.54 feet to a point on said west line; Thence North 88°46'14" West, 350.23 feet; Thence South 88°44'46" West, 82.77 feet to the Point of Beginning.

Said parcel contains 107,154 sq. ft. or 2.46 acres of land, more or less.

PHASE 3 CUDAHY CONNECTION CONDOMINIUM PROPERTY

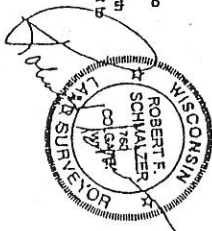
A parcel of land being part of Parcel 1 of Certified Survey Map No. 2853, being a part of the South West 1/4 of Section 35, in Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin, recorded on June 25, 1976, in Real 937, Images 947 to 950, inclusive, as Document No. 5013467, and more particularly described as follows: Commencing at the northwest corner of said Parcel 1, Thence South 01°15'14" East, 330.30 feet along the east line of Buckhorn Avenue; Thence South 87°55'22" West, 86.01 feet to the west line of said Buckhorn Avenue; Thence South 01°15'14" East, 155.58 feet along said west line; Thence South 41°32'27" East, 102.07 feet to the west line of said Buckhorn Avenue; Thence South 87°55'22" West, 86.01 feet to the west line of said Buckhorn Avenue; Thence South 01°15'14" East, 282.52 feet along said east line; Thence North 88°44'46" East, 68.50 feet; Thence South 88°45'05" East, 317.28 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line the following courses: Northeast 347.51 feet along the arc of a curve defacing to the right having a chord bearing and distance of North 03°45'35" East, 347.46 feet; Thence North 05°32'01" East, 58.66 feet to a point on said west line; Thence South 88°44'46" West, 399.22 feet to the Point of Beginning.

Said parcel contains 125,799 sq. ft. or 2.91 acres of land, more or less.

PHASE 4 CUDAHY CONNECTION CONDOMINIUM PROPERTY

A parcel of land being part of Parcel 1 of Certified Survey Map No. 2853, being a part of the South West 1/4 of Section 35, in Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin, recorded on June 25, 1976, in Real 937, Images 947 to 950, inclusive, as Document No. 5013467, and more particularly described as follows: Commencing at the northwest corner of said Parcel 1, Thence South 01°15'14" East, 330.30 feet along the east line of Buckhorn Avenue; Thence South 87°55'22" West, 86.01 feet to the west line of said Buckhorn Avenue; Thence South 01°15'14" East, 282.52 feet along said east line to the Point of Beginning; Thence South 01°15'14" East, 308.84 feet to the west line of said Buckhorn Avenue; Thence South 01°15'14" East, 353.67 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line the following courses: North 00°45'19" East, 54.79 feet; Thence Northeast 127.36 feet along the arc of a curve defacing to the right having a chord bearing and distance of North 01°27'14" East, 127.36 feet to a point on said west line; Thence North 88°45'05" West, 317.28 feet; Thence South 88°44'46" West, 68.50 feet to the Point of Beginning.

Said parcel contains 92,086 sq. ft. or 2.11 acres of land, more or less.



PARCEL 1 OF C.S.M. 2853 AND PART OF
SECTION 35, TOWNSHIP 6 NORTH, RANGE 22 EAST
CITY OF CUDAHY, MILWAUKEE COUNTY, WISCONSIN

Expansion Area
CUDAHY CONNECTION CONDOMINIUMS

SIGMA
DEVELOPMENT, INC.
1300 WEST CAVAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 643-4200
FAX: (414) 643-4210

DRAWING NO. 1630-V-002.DWG
DRAWN BY: PDS
DATE: 12-26-04
PROJECT NO: 1630
CHECKED BY: RFS
APPROVED BY:
SHEET NO: 2 OF 7 SHEET