6

Floor Plan and Plat of Survey

CONDOMINIUM FLOOR PLAN AND PLAT

Of

CUDAHY CONNECTION CONDOMINIUMS

Consisting of 9 pages, including the legal description and certification page, is set forth in full as part of Exhibit A, page 1, Exhibit B, page 1 addresses and Floor Plans as set forth in Exhibit C, pages 1 through 5 and Expansion areas are set forth on Exhibit D, page 1.

Known as: 6000 S. BUCKHORN

TAX KEY NO. 682-9958-002

LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY

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, 1978, in Reel 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 there from those parts thereof described in Deeds recorded as Documents Numbered 7423958, 7427237 and 7427260 also including a portion of the west 1/2 of vacated South Buckhorn Avenue 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, 330.30 feet along the east line of Buckhorn Avenue; Thence South 87°55'22" West, 66.01 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 aforesaid east line of Buckhorn Avenue; Thence South 01°15'14" East, 591.76 feet along said east line; Thence North 87°51'49" East, 353.67 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line the following courses: North 00°49'19" East, 54.79 feet; Thence northeast 474.87 feet along the arc of a curve deflecting to the right having a chord bearing and distance of North 03°10'40" East, 474.74 feet; Thence North 05°32'01" East, 633.90 feet to a point on said west line; Thence South 87°56'46" West, 467.28 feet to the Point of Beginning.

Said parcel contains 477,688 sq. ft. or 11.0 acres of land, more or less.

See sheet 2 for Phase 1 and expansion area descriptions.

I, ROBERT SCHMALZER RLS, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE CONDOMINIUM PROPERTY DESCRIBED HEREIN AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATIONS OF EXISTING UNITS, BUILDINGS, AND IMPROVEMENTS AND PROPOSED UNITS, BUILDINGS AND IMPROVEMENTS LOCATED UPON SAID PROPERTY. THIS SURVEY COMPLIES WITH MINIMUM STANDARDS FOR PROPERTY SURVEYS PER WISCONSIN ADMINISTRATIVE CODE, A-E 7.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF CUDAHY CONNECTION CONDOMINIUM AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, AND TO THE EXTENT FEASIBLE, THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE DIAGRAMMATIC FLOOR PLANS OF EACH BUILDING LOCATED OR TO BE LOCATED ON THE PROPERTY SHOW ONLY THE APPROXIMATE DIMENSIONS, FLOOR AREA, AND LOCATION OF EACH UNIT AND BUILDING LOCATED OR TO BE LOCATED ON THE PROPERTY.

ROBERT SCHMALZER, R.L.S.
WIS. REGISTERED LAND SURVEYOR
S-1780

WISCONSIN ROBERT F. SCHMALZER S-1780 COLGATE, WI LAND SURVEYOR

LEGEND

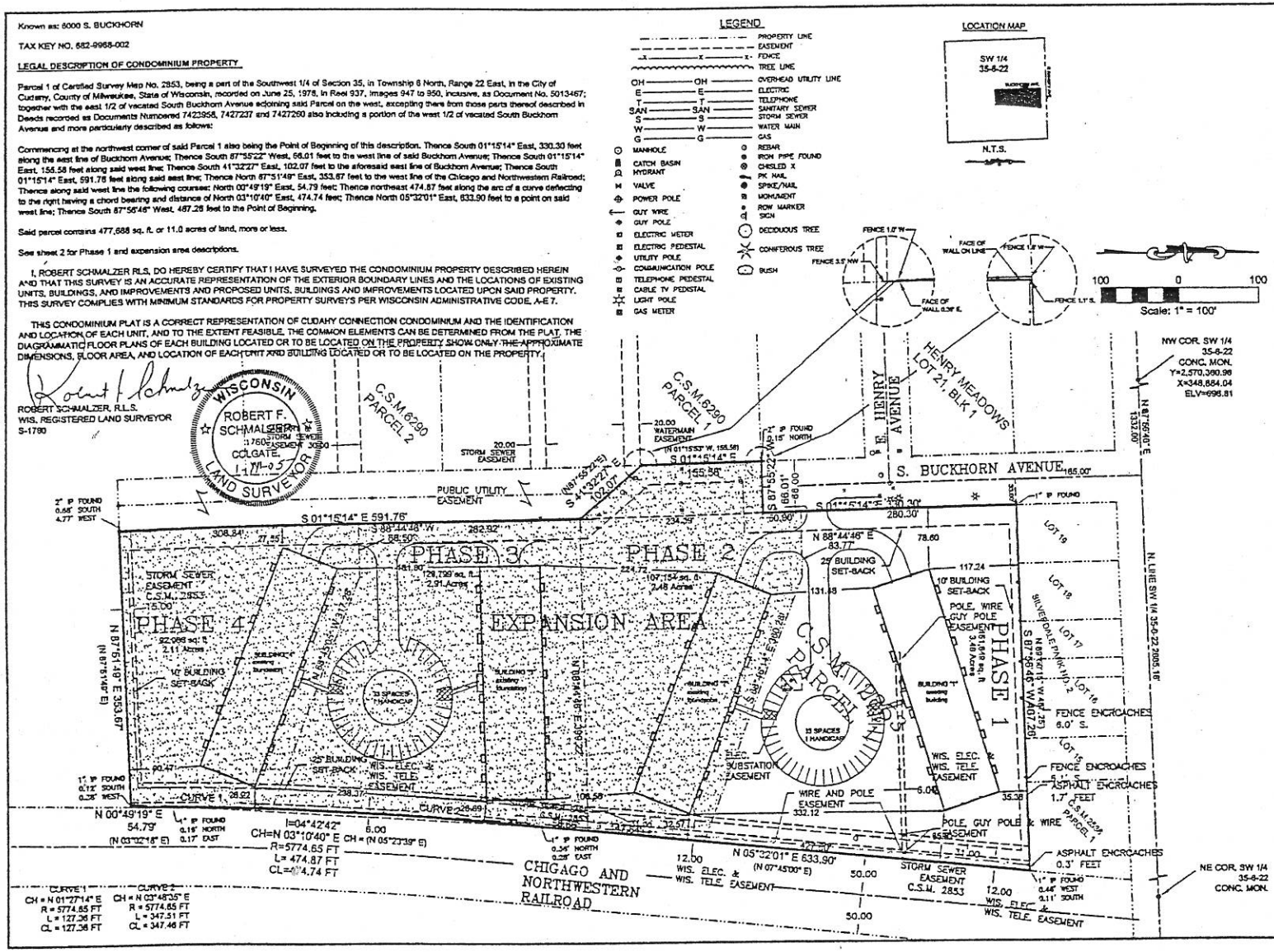
PROPERTY LINE
EASEMENT
FENCE
TREE LINE
OVERHEAD UTILITY LINE
ELECTRIC
TELEPHONE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS
MANHOLE
CATCH BASIN
HYDRANT
VALVE
POWER POLE
GUY WIRE
GUY POLE
ELECTRIC METER
ELECTRIC PEDESTAL
UTILITY POLE
COMMUNICATION POLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
LIGHT POLE
GAS METER
REBAR
IRON PIPE FOUND
CHISLED X
PK NAIL
SPIKE/NAIL
MONUMENT
ROW MARKER
SIGN
DECIDUOUS TREE
CONIFEROUS TREE
BUSH

LOCATION MAP

SW 1/4 35-6-22

N.T.S.

Scale: 1" = 100'



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

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

PHASE 1 - SITE PLAN

CUDAHY CONNECTION CONDOMINIUMS

DRAWING NO.	1630-V-002.DWG
DRAWN BY:	RFS,PDS
DATE:	12-28-04
PROJECT NO:	1630
CHECKED BY:	RFS
APPROVED BY:	RFS
SHEET NO.:	1 OF 7 SHEETS

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 Reel 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 68°46'14" East, 360.28 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line North 05°32'01" East, 427.60 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 Reel 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 7423958, 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, 50.00 feet along the east line of Buckhorn Avenue; Thence South 87°55'22" West, 66.01 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 aforesaid east line of 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, 147.64 feet to a point on said west line; Thence North 68°46'14" West, 360.28 feet; Thence South 88°44'46" West, 83.77 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

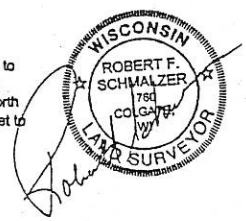
A parcel of land being part of Parcel 1 of Certified Survey Map No. 2853, being a part of the South West 1/4 of Section 35, in Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin, recorded on June 25, 1976, in Reel 937, Images 947 to 950, inclusive, as Document 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, 66.01 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 aforesaid east line of Buckhorn Avenue to the Point of Beginning; Thence South 01°15'14" East, 282.92 feet along said east line; Thence North 88°44'46" East, 68.50 feet; Thence South 68°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 deflecting to the right having a chord bearing and distance of North 03°48'35" 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 126,799 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 Reel 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, 66.01 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 aforesaid east line of Buckhorn Avenue; Thence South 01°15'14" East, 282.92 feet along said east line to the Point of Beginning; Thence South 01°15'14" East, 308.84 feet along said east line; Thence North 87°51'49" East, 353.67 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line the following courses: North 00°49'19" East, 54.79 feet; Thence Northeast 127.36 feet along the arc of a curve deflecting 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 68°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.



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

PHASE 1 DESCRIPTION

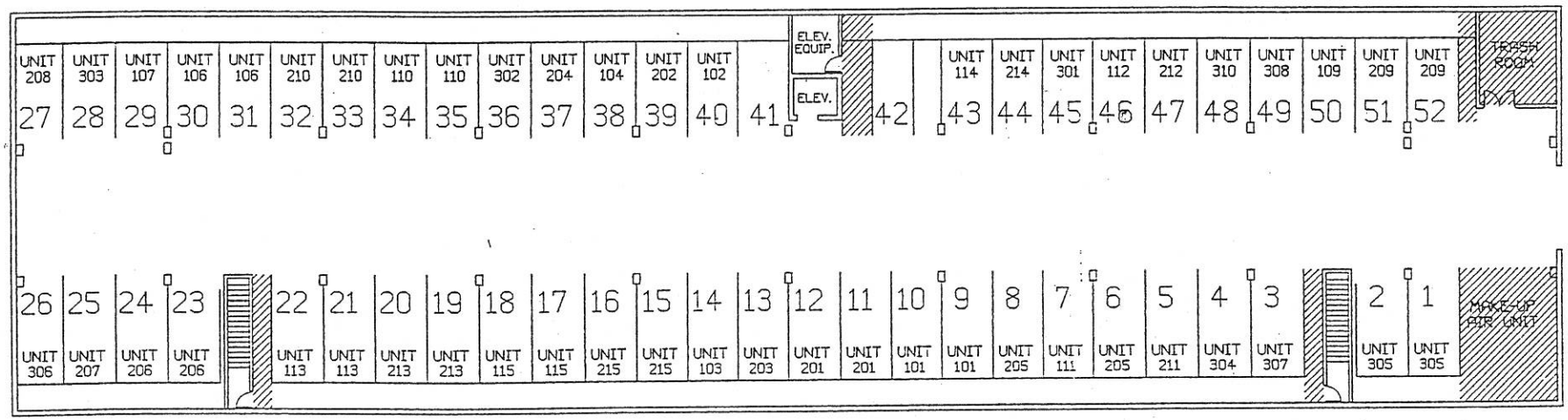
CUDAHY CONNECTION CONDOMINIUMS

DRAWING NO.	1630-V-002.DWG
DRAWN BY:	PDS
DATE:	12-28-04
PROJECT NO:	1630
CHECKED BY:	RFS
APPROVED BY:	
SHEET NO.:	2 OF 7 SHEETS

Exhibit B p. 1

CUDAHY CONNECTION - 38 UNIT BUILDING - 6000 S. BUCKHORN AVENUE
CONDOMINIUM PLAT

CUDAHY, MILWAUKEE COUNTY, WI.



WISCONSIN
ROBERT F. SCHOALZER
LAND SURVEYOR

LOWER LEVEL OVERALL PLAN

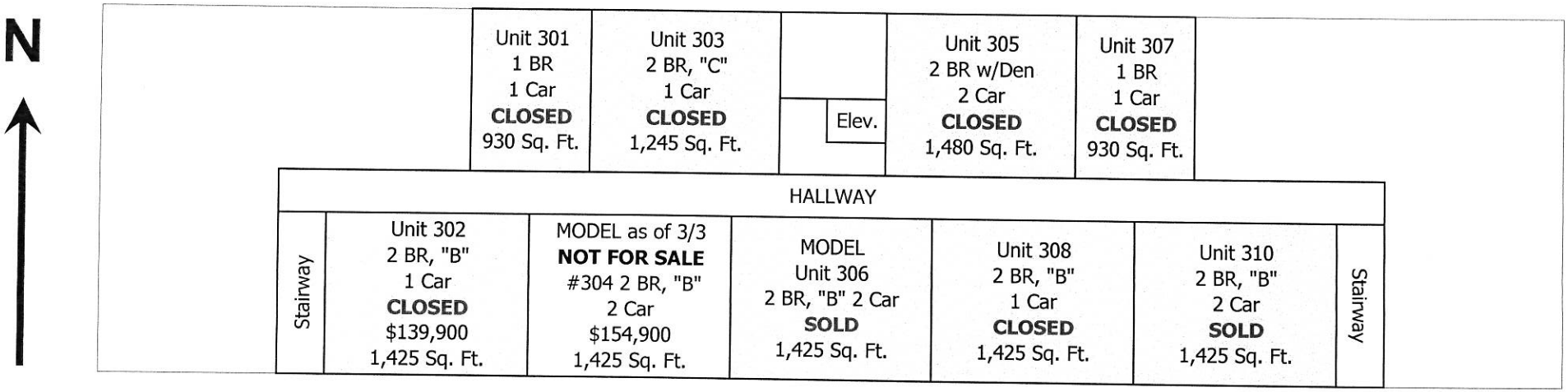
0 5 10 20 30 40 50
GRAPHICAL SCALE

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

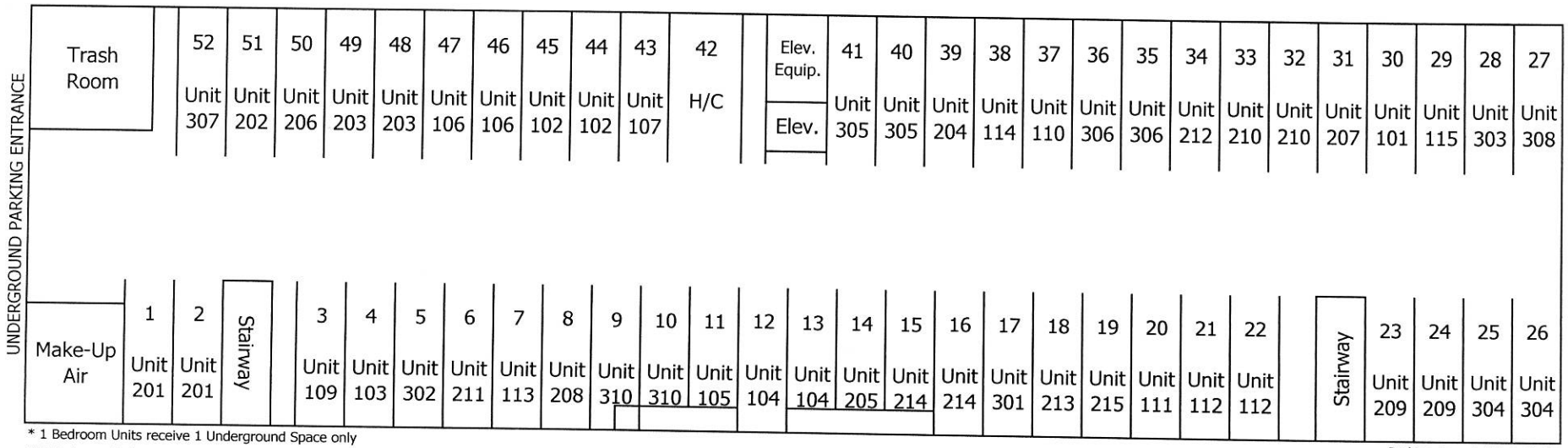
SHEET NO. 3 OF 7

CUDAHY CONNECTION CONDOMINIUMS
Building #2 - 6020 S. Buckhorn Ave.

THIRD FLOOR



UNDERGROUND PARKING



* 1 Bedroom Units receive 1 Underground Space only

* 2 Bedroom Units receive 2 Underground Spaces or 1 Underground Space + 1 Outside Space depending on Unit Number

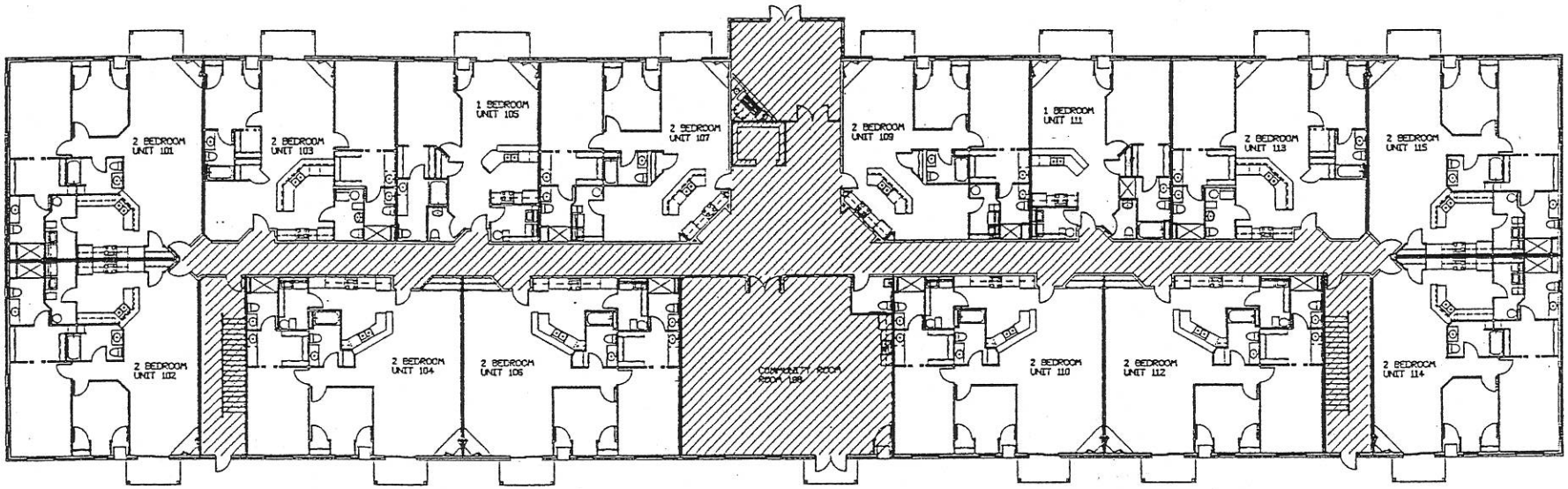
Parking Layout Not to Scale

Parking Layout Subject to Change Without Notice

Price List Current as of: 1/22/2008

CUDAHY CONNECTION - 38 UNIT BUILDING - 6000 S. BUCKHORN AVENUE
CONDOMINIUM PLAT

CUDAHY, MILWAUKEE COUNTY, WI.



WISCONSIN
ROBERT F. SCHWALLER
1750
COLGATE
LAND SURVEYOR

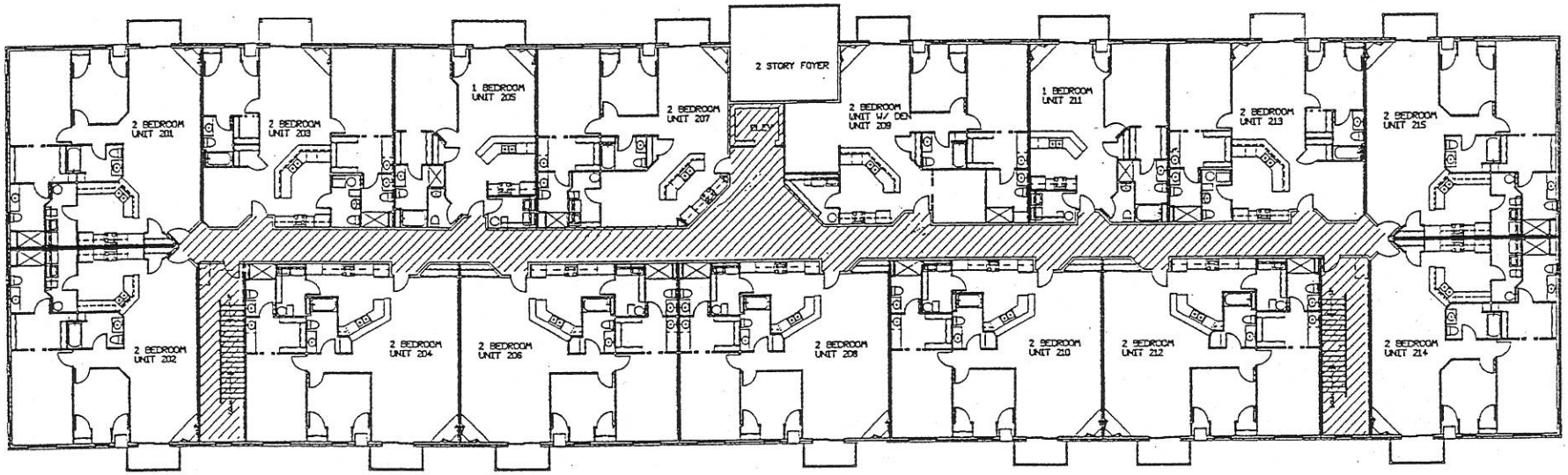
FIRST FLOOR OVERALL PLAN

0 5 10 20 30 40 50
GRAPHICAL SCALE

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

SHEET NO. 4 OF 7

CUDAHY CONNECTION - 38 UNIT BUILDING - 6000 S. BUCKHORN AVENUE
CONDOMINIUM PLAT
CUDAHY, MILWAUKEE COUNTY, WI.



WISCONSIN
ROBERT F. SCHMALZER
COLGATE, WI
LAND SURVEYOR

SECOND FLOOR OVERALL PLAN

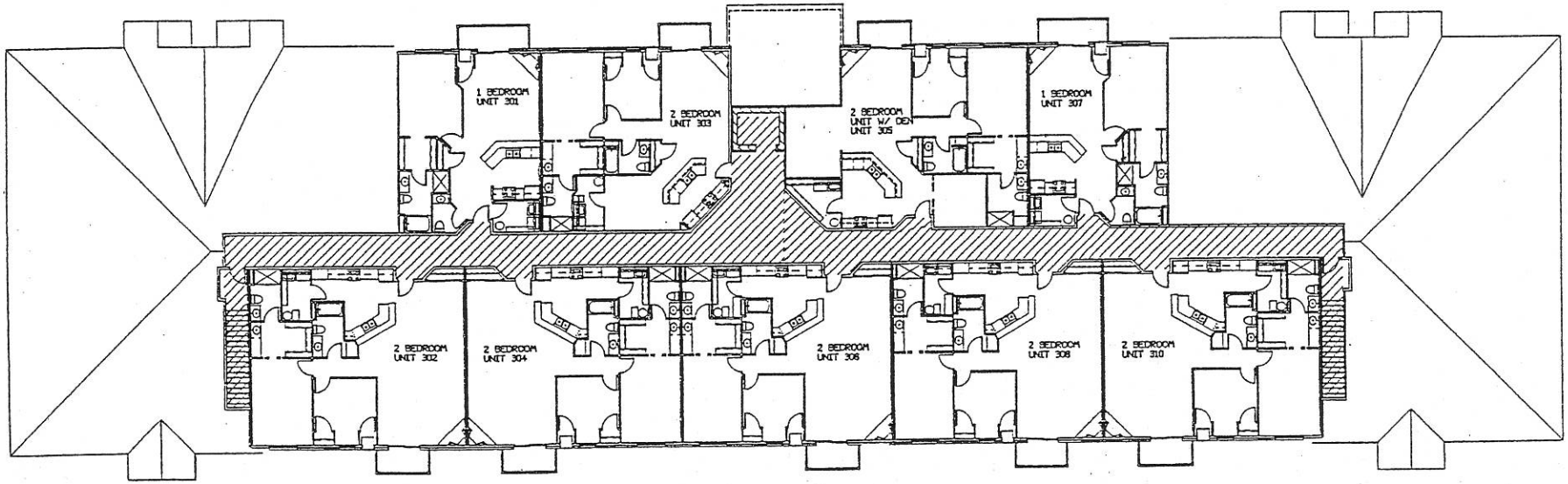
0 5 10 20 30 40 50
GRAPHICAL SCALE

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

SHEET NO.
5 OF 7

CUDAHY CONNECTION - 38 UNIT BUILDING - 6000 S. BUCKHORN AVENUE
CONDOMINIUM PLAT

CUDAHY, MILWAUKEE COUNTY, WI.



WISCONSIN
ROBERT F. SCHMALZER
1250
COLGATE, WI
LAND SURVEYOR

THIRD FLOOR OVERALL PLAN

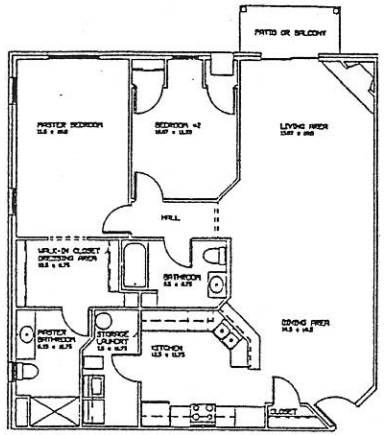
0 5 10 20 30 40 50
GRAPHICAL SCALE

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

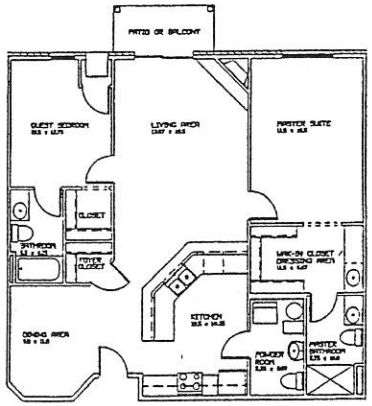
SHEET NO.
6 OF 7

CUDAHY CONNECTION - UNIT PLANS - 6000 S. BUCKHORN AVENUE
CONDOMINIUM PLAT

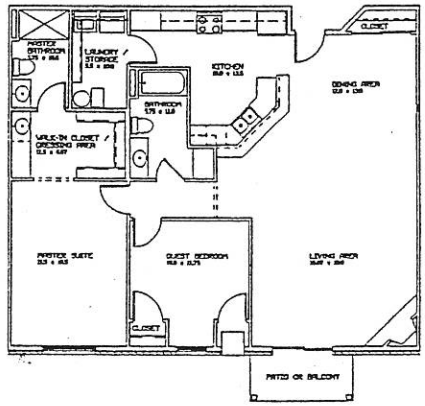
CUDAHY, MILWAUKEE COUNTY, WI.



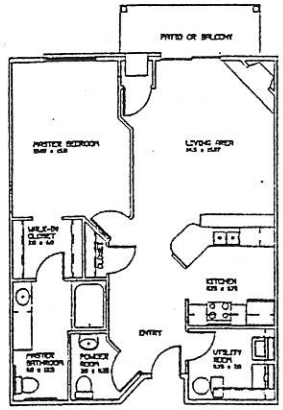
UNIT 101, 102, 114, 115, 201, 202, 214 & 215
APPROXIMATELY 1,420 S.F.



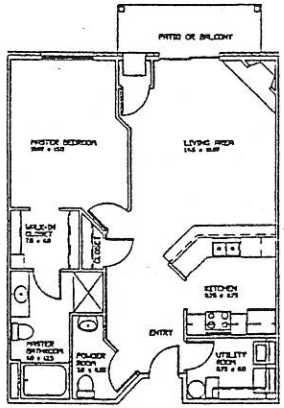
UNIT 103, 113, 203 & 213
APPROXIMATELY 1,280 S.F.



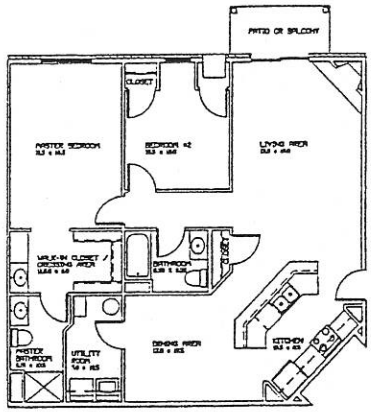
UNIT 104, 106, 110, 112, 204, 206, 208, 210, 212, 302, 304, 306, 308 & 310
APPROXIMATELY 1,435 S.F.



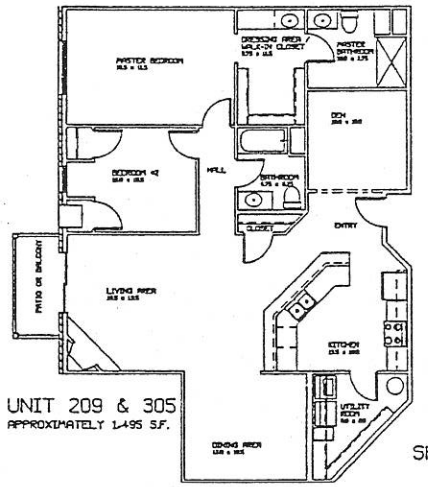
UNIT 105 - H. C. UNIT
APPROXIMATELY 940 S.F.



UNIT 111, 205, 211, 301 & 307
APPROXIMATELY 940 S.F.



UNIT 107, 109, 207 & 303
APPROXIMATELY 1,259 S.F.



UNIT 209 & 305
APPROXIMATELY 1,495 S.F.



GRAPHICAL SCALE

SHEET NO. 7 OF 7

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 Reel 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 68°46'14" East, 360.28 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line North 05°32'01" East, 427.60 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 Reel 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 7423958, 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, 50.00 feet along the east line of Buckhorn Avenue; Thence South 87°55'22" West, 66.01 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 aforesaid east line of 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, 147.64 feet to a point on said west line; Thence North 68°46'14" West, 360.28 feet; Thence South 88°44'46" West, 83.77 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

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Said parcel contains 126,799 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 Reel 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, 66.01 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 aforesaid east line of Buckhorn Avenue; Thence South 01°15'14" East, 282.92 feet along said east line to the Point of Beginning; Thence South 01°15'14" East, 308.84 feet along said east line; Thence North 87°51'49" East, 353.67 feet to the west line of the Chicago and Northwestern Railroad; Thence along said west line the following courses: North 00°49'19" East, 54.79 feet; Thence Northeast 127.36 feet along the arc of a curve deflecting 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 68°45'05" West, 317.28 feet; Thence South 88°44'46" West, 68.50 feet to the Point of Beginning.

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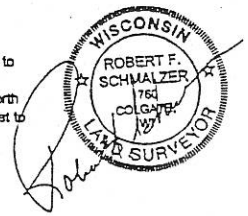

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PHONE: (414) 643-4200
FAX: (414) 643-4210

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

DRAWING NO.	1630-V-002.DWG
DRAWN BY:	PDS
DATE:	12-28-04
PROJECT NO:	1630
CHECKED BY:	RFS
APPROVED BY:	
SHEET NO.:	2 OF 7 SHEETS