

# Two 6 Unit Condominium Building Sites For Sale

Village of Saukville, Ozaukee County



Price: \$399,900 for both sites



Directions: I-43 to Hwy 33, West on Hwy 33 (across river) to South Main Street, South on South Main Street to Forest Ridge Court

*Great Opportunity!!*

Two 6 unit condominium building sites for sale in a successful condominium project in Saukville. Only 2 six family buildings remain to be built at Forest Ridge Condominiums located on South Main Street. Currently four buildings are complete and occupied with a fully functioning condo association operated by the condo owners. Site development and initial roadwork is complete. Seller will also include current approvals and construction plans for the 2 remaining buildings. When complete the project will have 30 condominium units. Great opportunity to be part of a successful development in Saukville.



Scott Bence

JBj Companies, Inc.

W178 N9912 Rivercrest Drive, Suite 101

Germantown, WI 53022

(262) 255-1800

[www.jbjcompanies.com](http://www.jbjcompanies.com)

Pricing and availability subject to change without notice.

# FOREST RIDGE CONDOMINIUMS OF SAUKVILLE

LOT 2 OF CERTIFIED SURVEY MAP 3380, RECORDED IN THE REGISTER OF DEEDS IN VOLUME 24 PAGE 11, BEING PART OF GOVERNMENT LOTS 3 AND 4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, IN THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY, WISCONSIN.  
 TAX KEY NO. 11-040-0005-000

NOTE: COMMON ELEMENTS SHALL CONSIST OF ALL THE CONDOMINIUM LAND, IMPROVEMENTS AND APPURTENANCES, ALL SIDEWALKS, COMMON LAWN AND LANDSCAPE AREAS, ACCESS DRIVEWAYS, STORAGE UNITS LOCATED ADJACENT TO THE COMMON ELEMENTS AND ALL OTHER PARTS OF THE CONDOMINIUM NECESSARY OR CONVENIENT FOR THE EXPEDIENT HANDLING AND USE OF THE COMMON ELEMENTS AND THE CONDOMINIUM UNITS AND ALL AREAS FURTHER DEFINED AS LIMITED COMMON ELEMENTS, EXCEPT THE INDIVIDUAL UNITS AND ALL AREAS FURTHER DEFINED AS LIMITED COMMON ELEMENTS.

LIMITED COMMON ELEMENTS SHALL CONSIST OF THOSE ELEMENTS CONTIGUOUS TO A UNIT AND WHICH ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THAT UNIT, IDENTIFIED AS THE CONNECTING SIDEWALK AND DRIVEWAYS, COMMON LAWN AND LANDSCAPE AREAS, ENTRY DOORS AND PORCHES, ENTRY DECKS, GYMNASIUMS, WATER AND SEWER LINES OR PIPES WITHIN AND LEADING TO EACH UNIT, ALL INTERIOR SURFACES, THAT PORTION OF EACH DRIVEWAY LEADING TO EACH UNIT'S GARAGE ALL PATIOS AND DECKS.

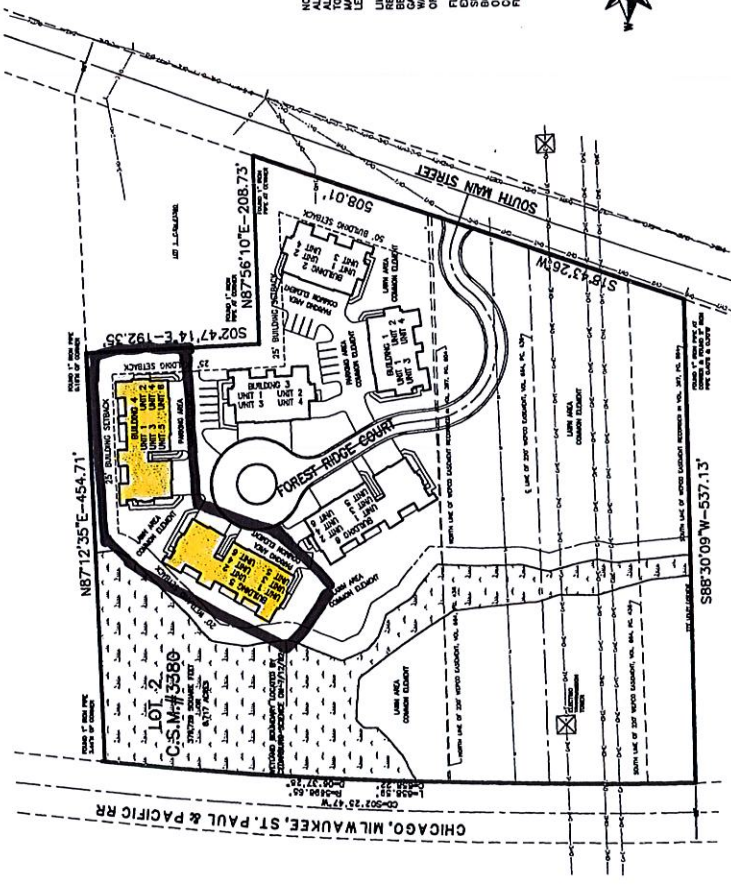
FLOOR PLANS HAVE BEEN PREPARED USING MEASUREMENTS OF BUILDINGS FROM ARCHITECTURAL PLANS. ANY DISCREPANCY BETWEEN THE MEASUREMENTS AND THE ARCHITECTURAL PLANS SHALL BE CONSIDERED IN SUBSTANTIAL CONCORDANCE WITH THE CONDOMINIUM PLAN. THE CONDOMINIUM PLAN SHALL BE CONSIDERED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHEETING, SETTLEMENT OR LATERAL MOVEMENT OF ANY BUILDING REGARDLESS OF THE DATE OF CONSTRUCTION OF THE BUILDING. THE CONDOMINIUM PLAN SHALL BE CONSIDERED TO BE THE CONDOMINIUM PLAN AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OR COMMON ELEMENT AS FINALLY CONSTRUCTED.

## CONDOMINIUM PLAN

| BLDG UNIT | ADDRESS                | AREA        |
|-----------|------------------------|-------------|
| 0         | 102 FOREST RIDGE COURT | 1391 SQ.FT. |
| 0         | 104 FOREST RIDGE COURT | 1391 SQ.FT. |
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- BEARINGS REFERENCED TO CERTIFIED SURVEY MAP NO. 3380
- LEGEND**
- BOUNDARY LINE
  - CONTIGUOUS
  - EXISTING EXCAVATION
  - RIGHT-OF-WAY LINE
  - WELAND BOUNDARY
  - ADJUTING SURVEY
  - SETBACK LINE
  - OVERHEAD ELECTRIC
  - OVERHEAD TELEPHONE
  - WATER LINE
- VOL. - VOLUME  
 PAGE - PAGE  
 CONDO. - CONDOMINIUM  
 FOUND 1" IRON PIPE  
 FOUND 1-1/4" IRON PIPE  
 FOUND 3/4" IRON REBAR



I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by order and direction of the declarant, JBA Develop, L.P., I have surveyed and mapped the land shown and described herein and that this is a true and correct representation of Forest Ridge Condominiums of Saukville, a condominium project. The boundaries and common elements can be determined from this plat. This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto, and is certified for one year from date hereon.

Date this 11th day of February, 2004.

Michael J. Laue  
 MSA Professional Services, Inc.  
 201 Corporate Drive, Beaver Dam WI 53916  
 S-1435

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Drafted by Attorney Debra Peterson Conrad