

TDI ASSOCIATES, INC.

ARCHITECTS • ENGINEERS

PLANNERS

EMPLOYEE OWNED

1285 SUNNYRIDGE ROAD, PEWAUKEE, WISCONSIN 53072

PHONE: 262/691-3400

FAX: 262/691-3547

RIVERBRIDGE CONDOMINIUMS

Riverbridge Condominiums is a 3 phase project with construction to start in June or July of 2002. Each phase for this project will be at (6) six month intervals, for a total construction time line of 21 months. The project consists of 3 four story residential buildings with 39 condominiums in each building, for a total of 117 units.

The unit mix is made up of one bedroom, one bedroom with den, two bedrooms and two bedrooms with den. There is a total of 42 one bedroom units and 75 two bedroom units. The three buildings have a common basement which provides for 165 parking spaces or 1.4 stalls per condominium unit.

The project also includes the construction of an elevated Riverwalk with access to Humboldt Avenue bridge on the east and terminates at our west property line. We will also be providing an easement and public access from Water Street to the Riverwalk. This access will be a 15 foot easement in the Old Astor Street R.O.W.

There is an Historic Registry building on the east end of the project. This building is 685 sq. ft., and will be retained by New Land Development. The building will be remodeled when a retail tenant is secured.

The building will be masonry veneer with sheet siding material on the bay out areas. Railings on the project will be steel and compatible to those used on the public stair at our Highbridge project. All the units will have decks or street level and elevated patios.

We have included the following information:

1. Statistical Sheet
2. Vicinity Map
3. Survey indicating the building, laterals, and grades.
4. Site development plan
5. Basement (parking) plan
6. Landscape plan
7. Building elevations
8. First Floor plan
9. 2nd, 3rd, and fourth floor plan
10. Perspective from Humboldt Bridge
11. Perspective from Hampton & Water Street

EXHIBIT A

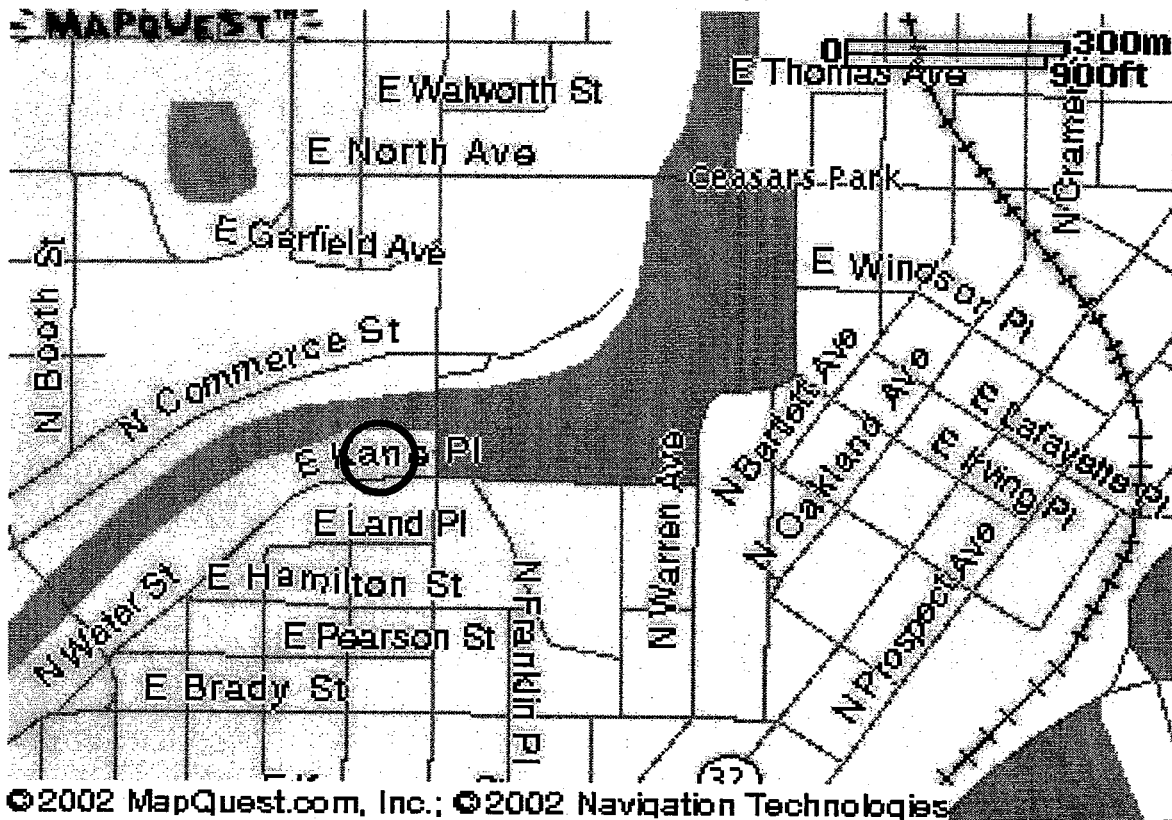
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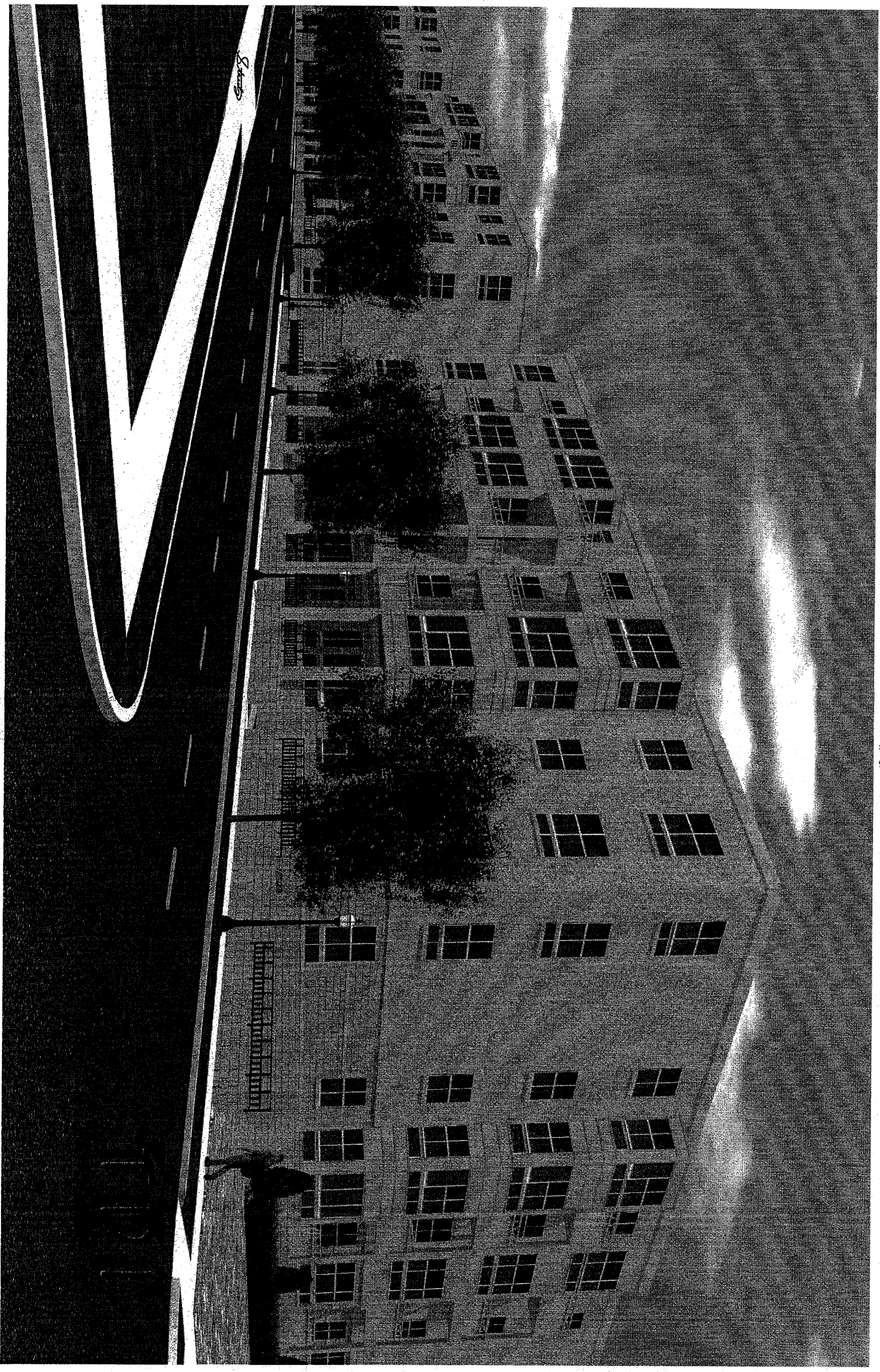
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STATICAL SHEET

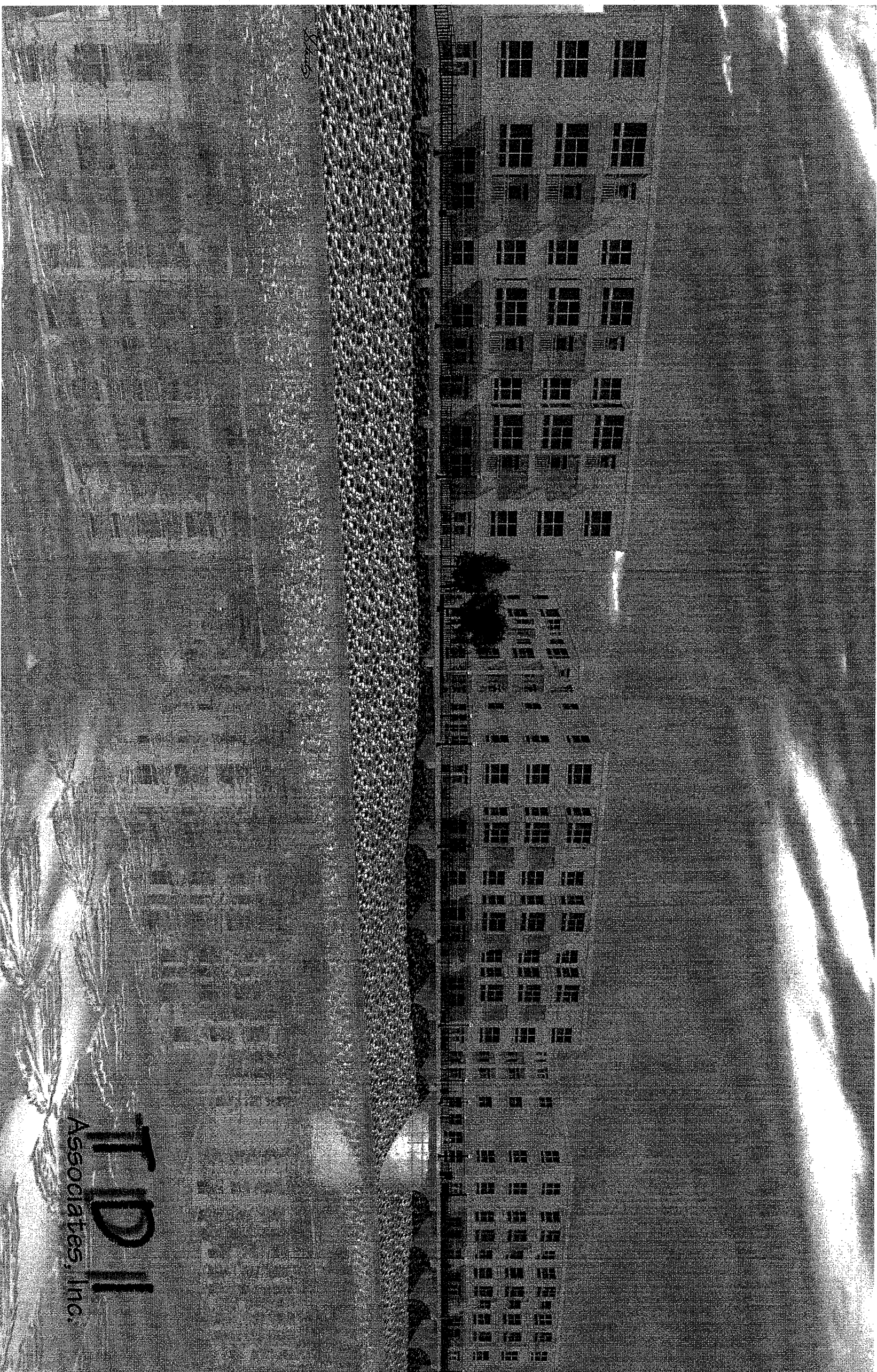
Land Gross Area (This includes the R.T. lane and old city maintenance site)	82,450 sq. ft.
Land covered by principal buildings	41,974 sq. ft.
Land devoted to drive	2090 sq. ft.
Landscape Area (18% of the site)	15,060 sq. ft.
Open space not including landscaping	23,326 sq. ft.

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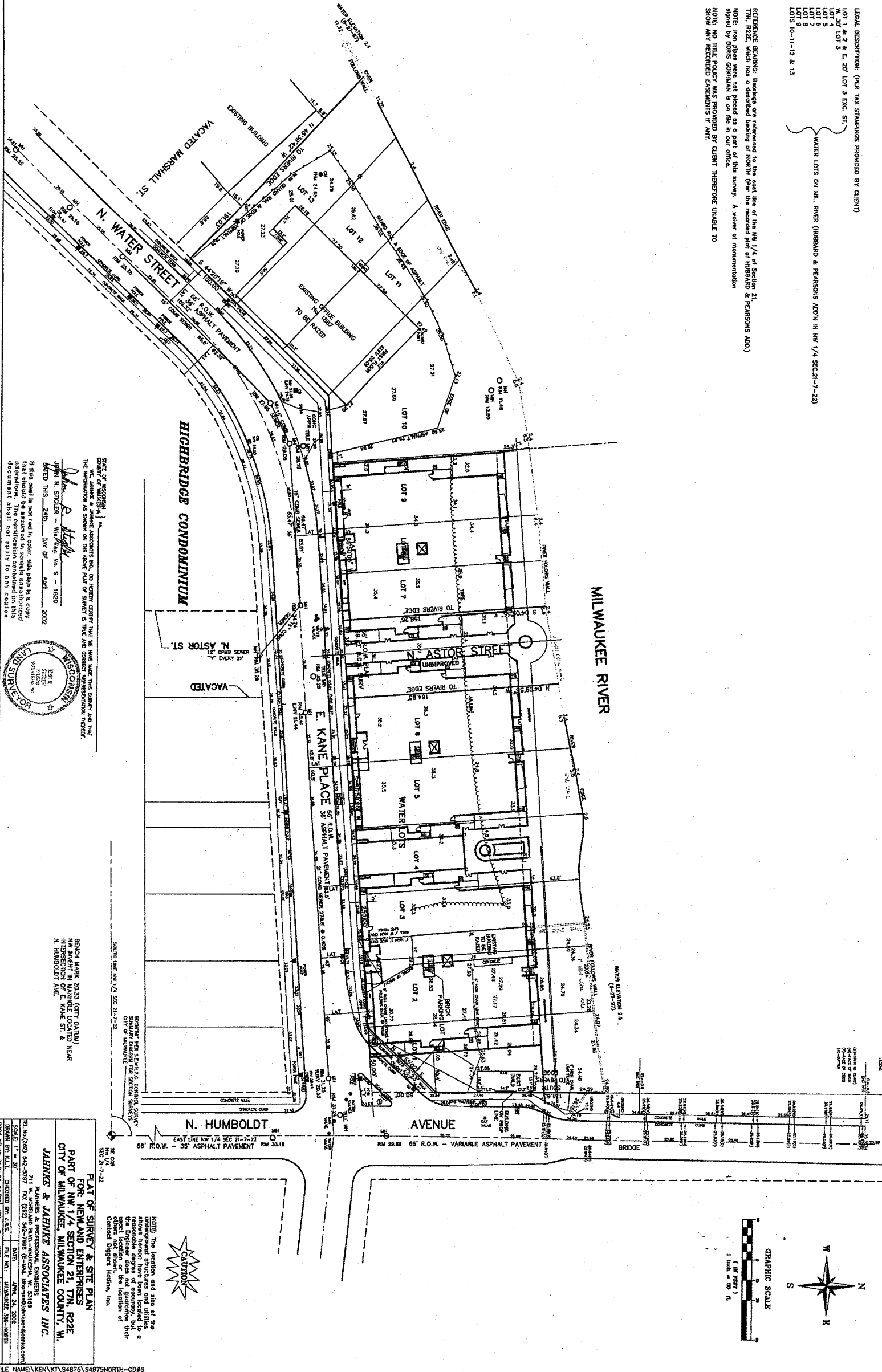
front3d.jpg (2550x1650x24b jpeg)



TID II
Associates, Inc.

REFERENCE BEARS: Section 19 referenced to the east line of the NW 1/4 of Section 21, T7N, R22E, which has a described bearing of NORTH (Per the recorded plat of HARBARD & FLEISCHING A00, NOTE: This plat was not placed as a part of this survey. A letter of documentation signed by BOBIS CORMANN is on file in our office.

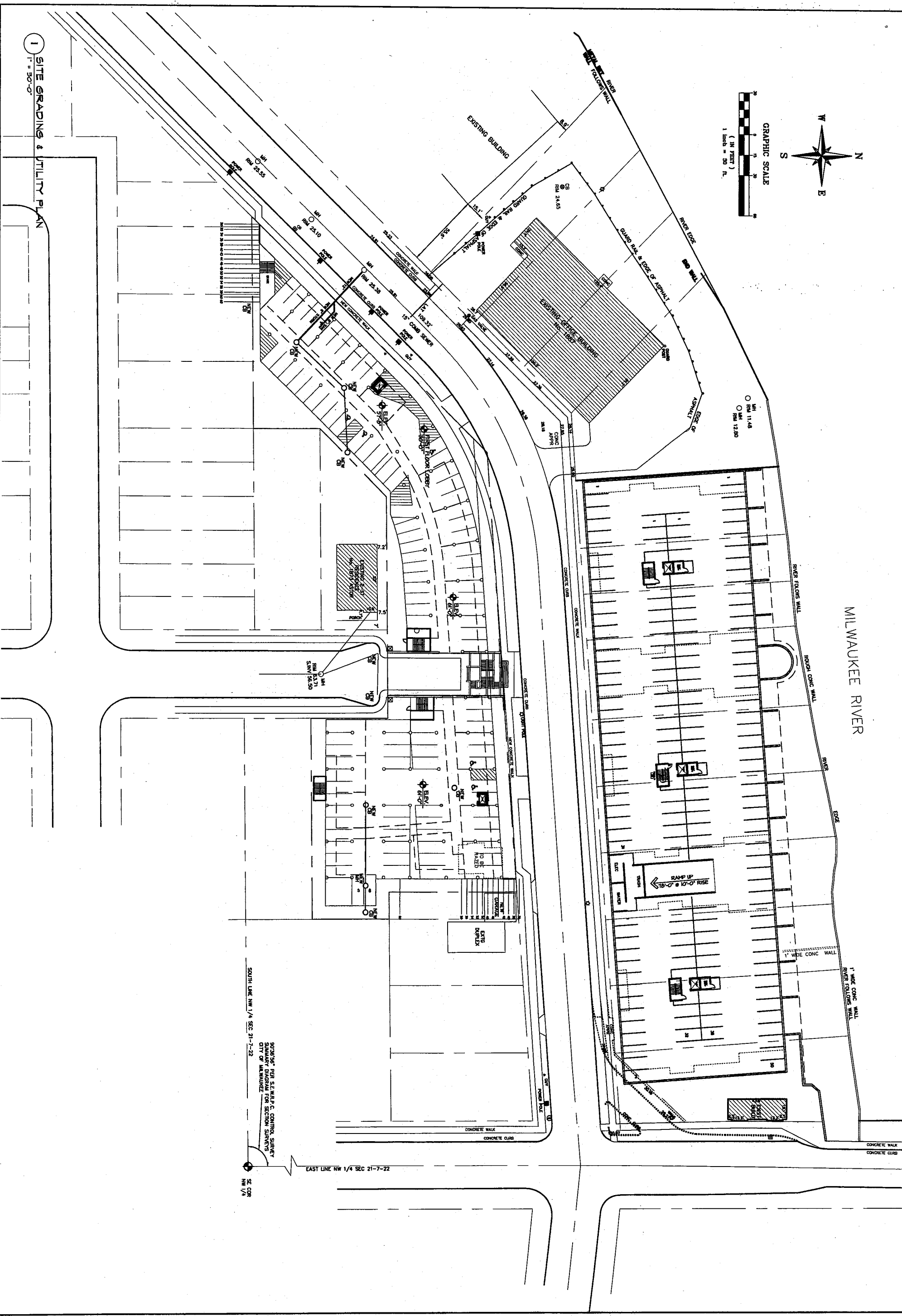
NOTE: NO TITLE PLAT WAS PROVIDED BY CLIENT THEREFORE UNABLE TO SHOW ANY REQUIRED EASEMENTS IF ANY.





MILWAUKEE RIVER

1 SITE GRADING & UTILITY PLAN
1" = 30'-0"



90-36756" PER S.E.W.R.P.C. CONTROL SURVEY
SUMMARY DIAGRAM FOR SECTION SURVEYS
CITY OF MILWAUKEE

EAST LINE NW 1/4 SEC 21-7-22

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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

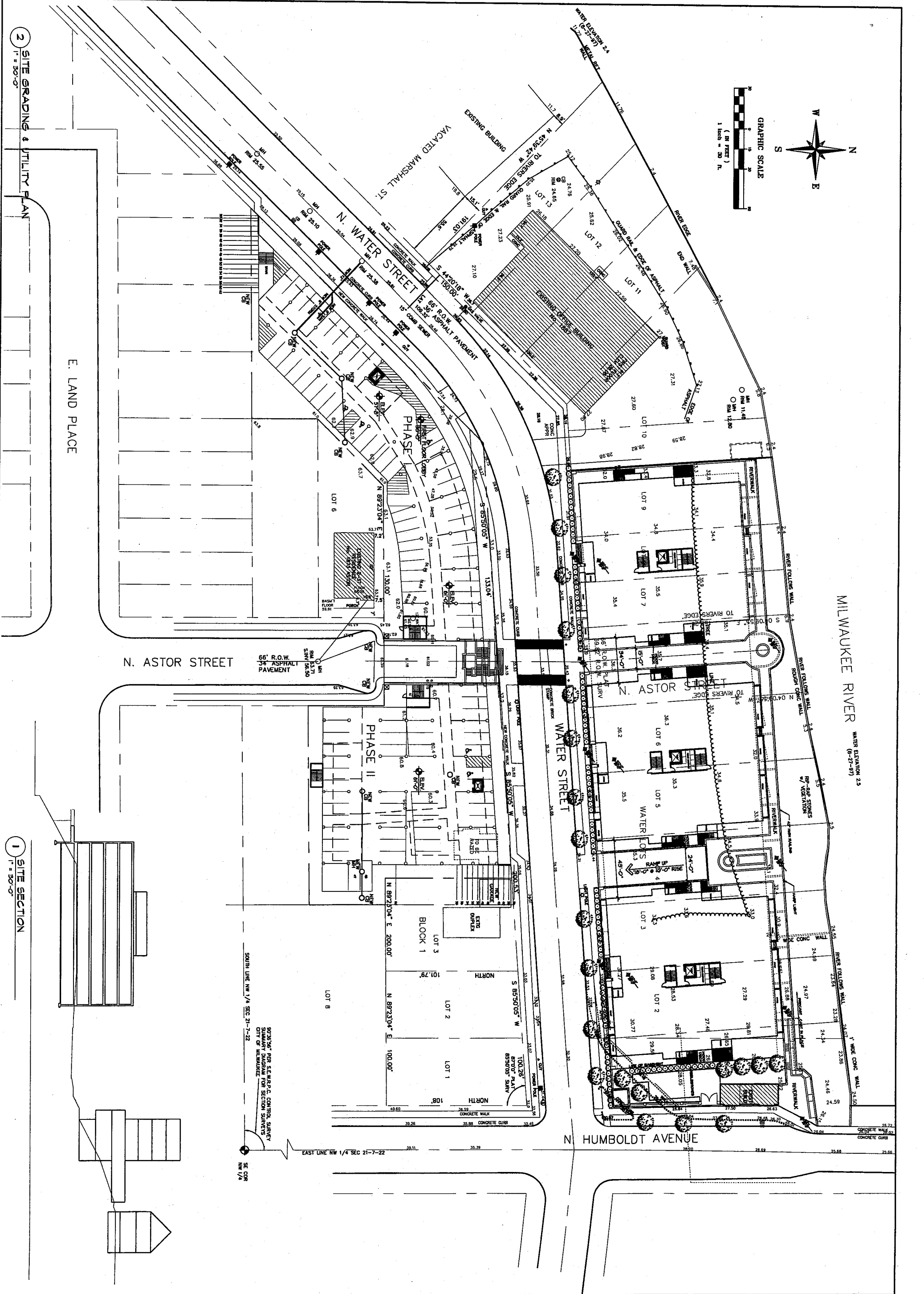
REVISIONS

SHEET C1 PROJECT NO.	DATE ISSUED DATE DRAWN 30 APRIL 02 DRAWN BY JMS	PROJECT RIVERBRIDGE N. WATER STREET MILWAUKEE, WISCONSIN TITLE SITE DEVELOPMENT PLAN
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3039-00

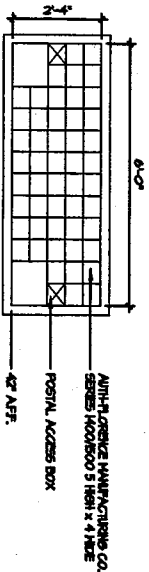
DESIGNED BY TDM ASSOCIATES, INC.

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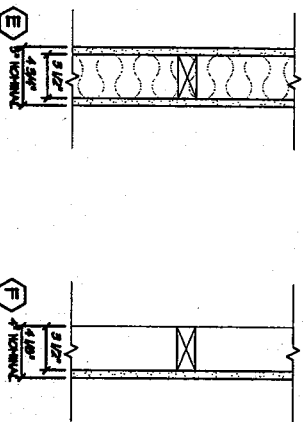
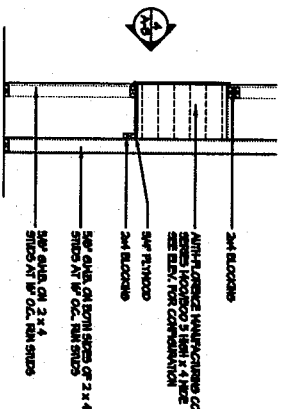
2 SITE GRADING & UTILITY PLAN
1" = 30'-0"

1 SITE SECTION
1" = 30'-0"



4 MAILBOX ELEVATION
1/2" = 1'-0"

5 MAILBOX SECTION
1/2" = 1'-0"

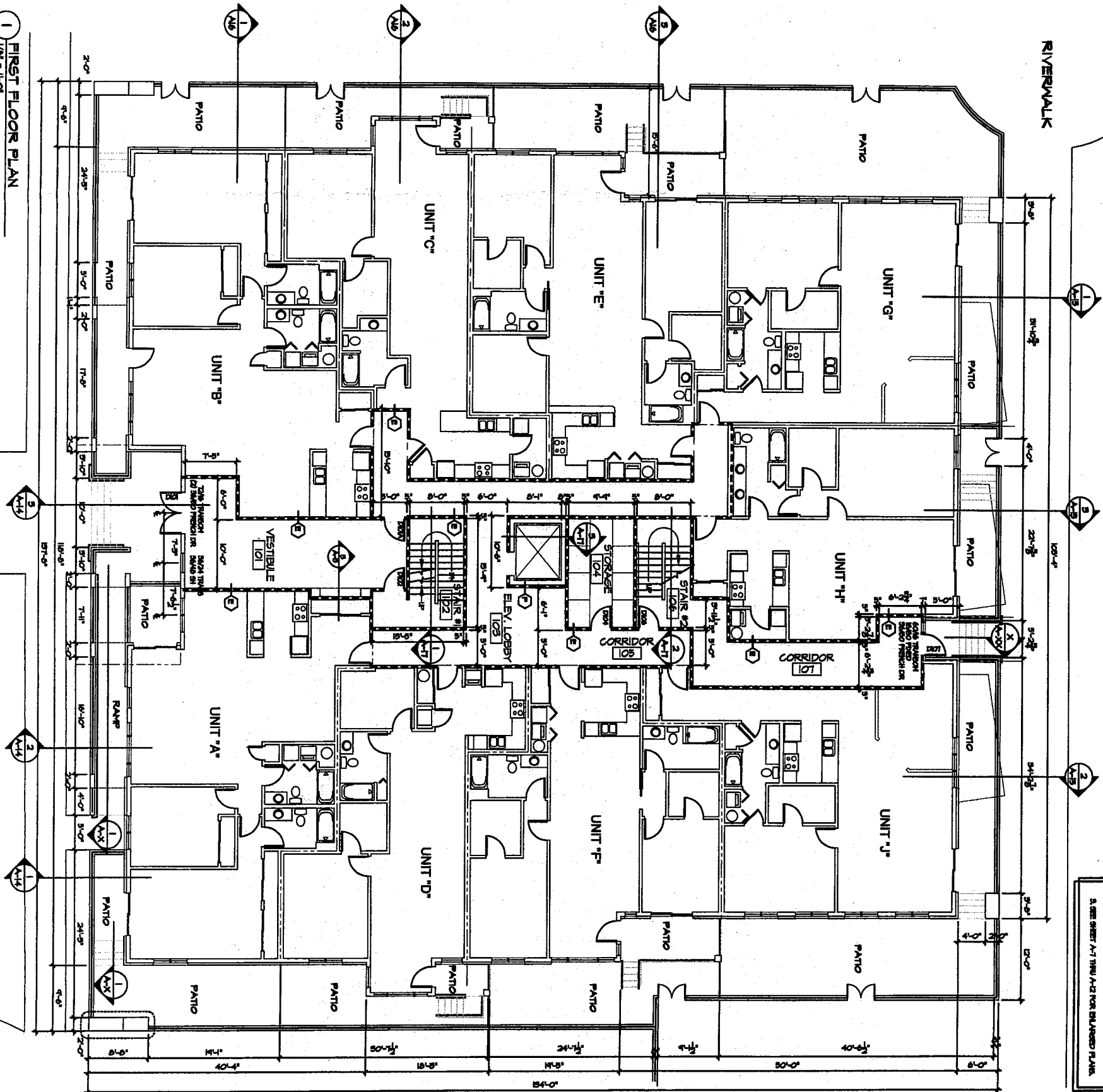


ONE HOUR FIRE RATED WALL, 5/8\"/>

NOTE
1. SEE STRUCTURAL PLANS AND SECTIONS FOR STUD TYPE PER FLOOR.

2 WALL TYPES
N.T.S.

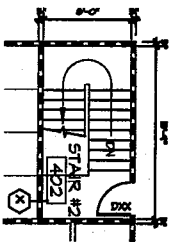
1 FIRST FLOOR PLAN
1/8\"/>



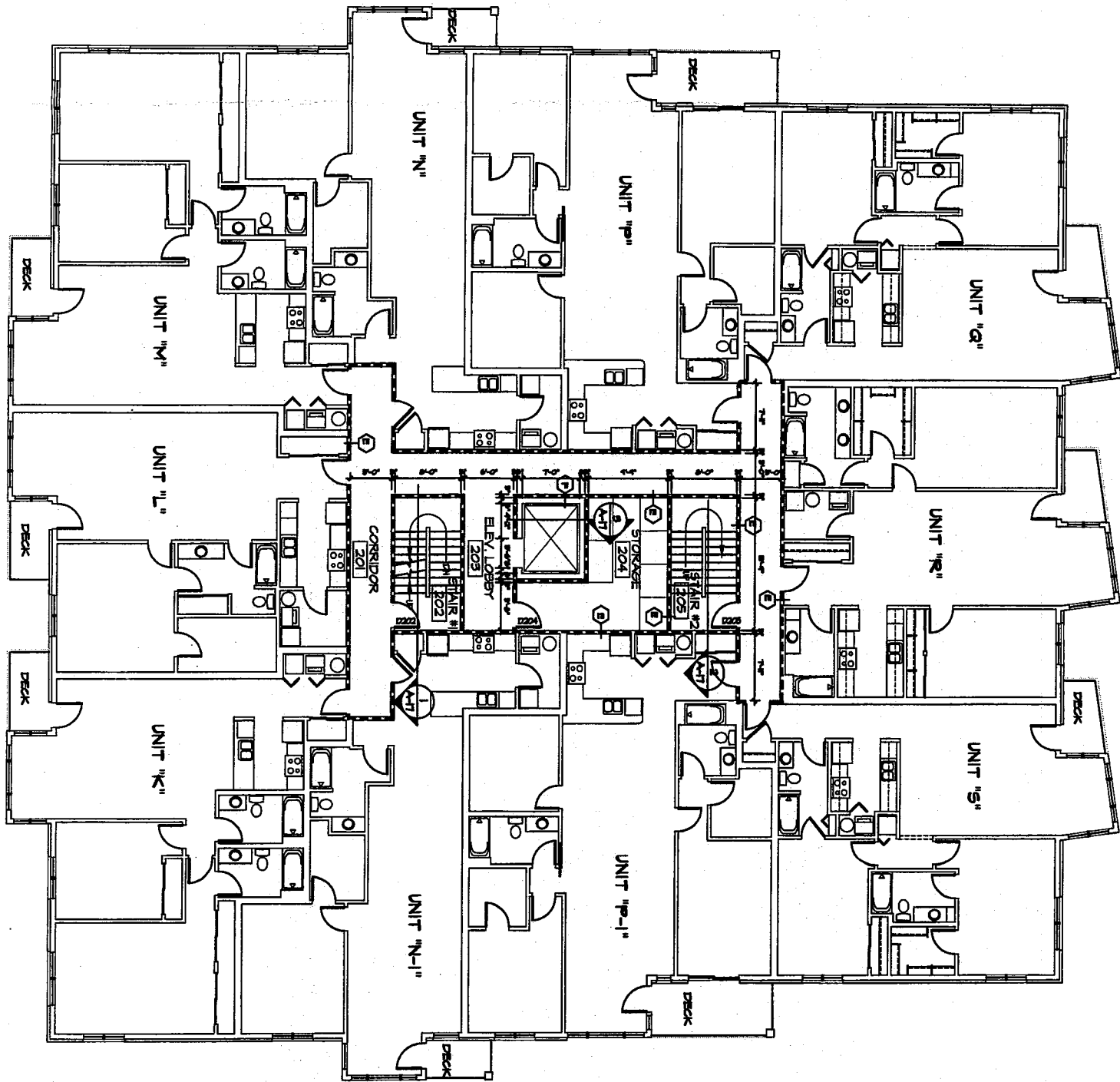
NOTE
1. SEE SHEET A-3 FOR WALL TYPES.
2. SEE SHEET A-5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE SHEET A-7 THRU A-12 FOR ENLARGED PLANS.

DESIGNED ONE HOUR RATED WALL
DESIGNED TWO HOUR RATED WALL
DESIGNED THREE HOUR RATED WALL

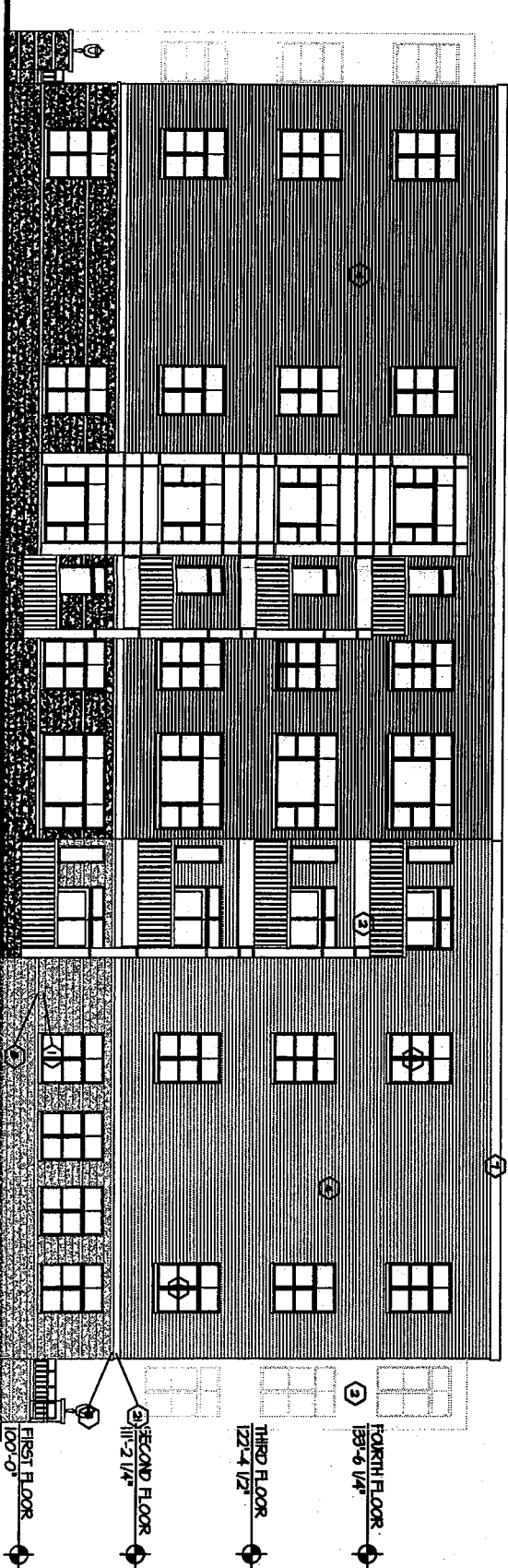
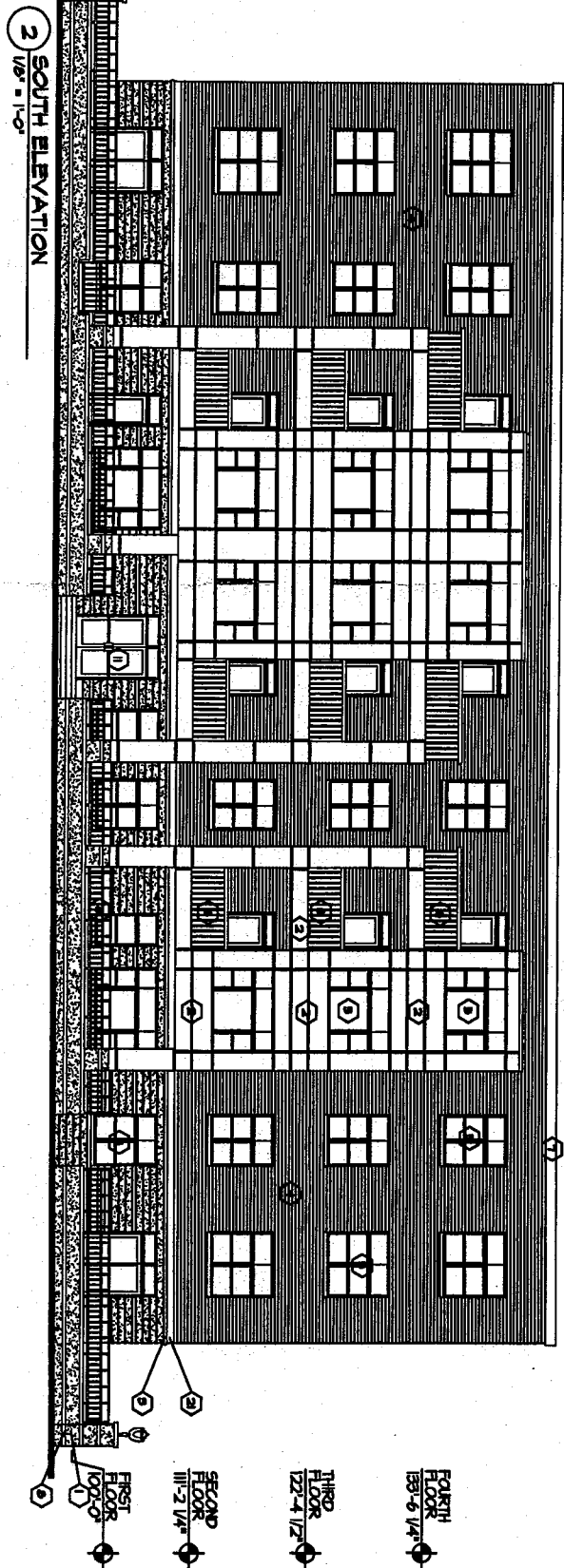
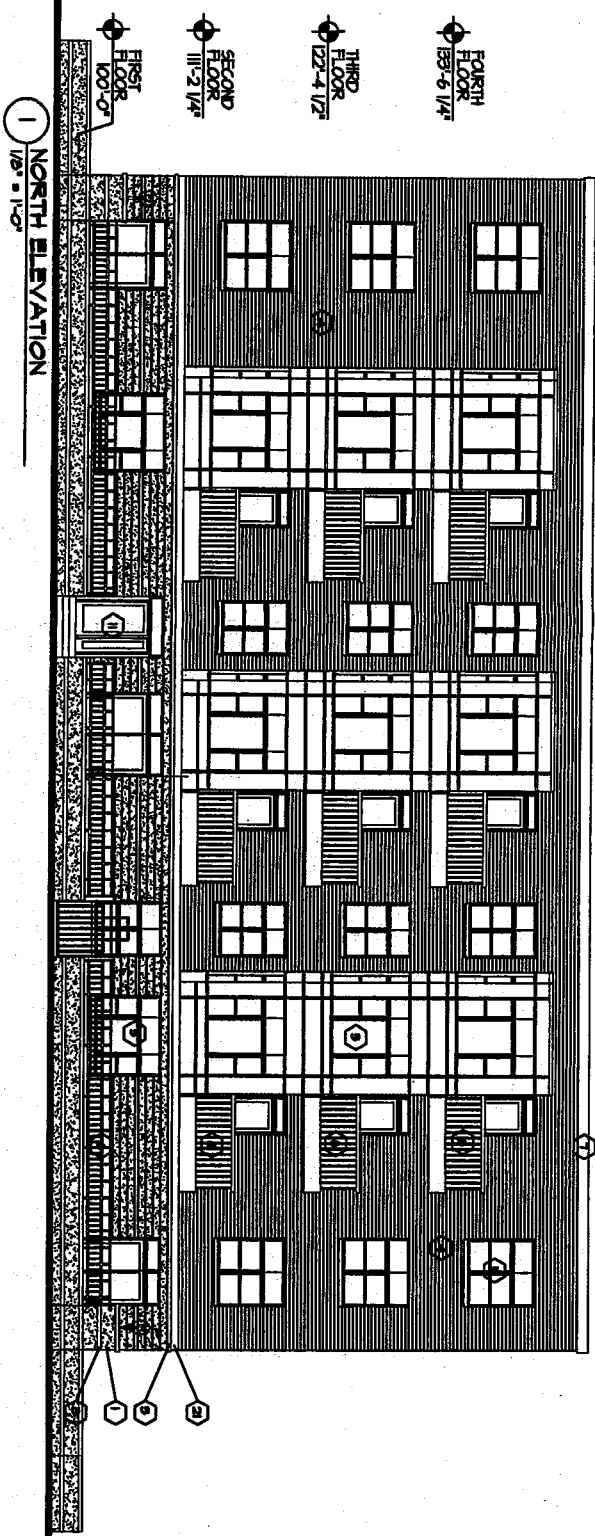
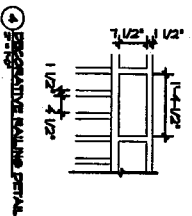
2 4th FLOOR STAIR #2 PLAN
1/8" = 1'-0"



1 2nd, 3rd & 4th FLOOR PLANS
1/8" = 1'-0"



NOTE
1. SEE SHEET A-9 FOR WALL TYPES.
2. SEE SHEET A-8 FOR DOOR AND FINISH SCHEDULES.
3. SEE SHEET A-7 THRU A-12 FOR BALANCED FLOOR.



MATERIAL KEY	
TAB	DESCRIPTION
1	INVERTED FACE STONE VENEER
2	WEEK-FLANK
3	4" STONE BELLIDGE
4	4" ROCK VENEER
5	VINYL CLAD WINDOW UNITS
6	PREPARED METAL BALING
7	12" SMOOTH STONE
8	4" SMOOTH FACE STONE VENEER
9	PREPARED METAL CORNICE
10	8" SMOOTH FACE STONE VENEER
11	ALUMINUM ENTRY DOOR
12	-
13	-
14	8" SLIT FACE OIL VENEER
15	-
16	-
17	METAL LANTERN COLOR TO MATCH WINDOW FRAMES
18	RELATED ALUMINUM OILS, COLOR TO MATCH OIL
19	PRECAST CONCRETE
20	WALL DOOR & FRAME, PAINT TO MATCH OIL
21	SOLDIER CORNER BRICK VENEER
22	8" STONE SILL & BAND
23	AND SMOOTH FACE STONE VENEER
24	PREPARED METAL CORNICE, COLOR TO MATCH WINDOW FRAMES
25	PREPARED METAL CORNICE, COLOR TO MATCH WINDOW FRAMES