

Condominiums

Ch. 703, Wis.
Stats.

This section discusses Condominium related issues that Land Surveyor's are most likely to encounter.

DEFINITIONS SPECIFIC TO CONDOMINIUMS:

Condominium:

Condominium is a form of ownership whereby a person has both separate ownership of a portion (unit) within the development, and also an interest in the common areas of the development shared with other owners.

s. 703.02 (4),
Wis. Stats.

For the purpose of Ch. 703, Wis. Stats, a Condominium is property that is subject to a Condominium Declaration.

s. 703.02 (5),
Wis. Stats.

Condominium Instrument(s):

Recorded documents relating to the creation and subsequent modification of the Condominium, including the declaration; plats and plans of a condominium together with any attached exhibits or schedules; and addendums and amendments.

s. 703.02 (8),
Wis. Stats.

Condominium Declaration:

The Condominium Instrument by which a property becomes subject to the provisions of Ch. 703, Wis. Stats, and that instrument as amended from time to time.

s. 703.02 (1h),
Wis. Stats.

Amendment:

A condominium instrument that modifies a recorded condominium declaration. An Amendment that modifies the physical layout of units or common elements will necessitate the recording of an Addendum (see below).

s. 703.02 (1b),
Wis. Stats.

Addendum:

A condominium instrument that modifies a recorded condominium plat. An Addendum must be recorded whenever changes are made to the physical layout of units or common elements. *Not to be confused with a Correction Instrument (see below).*

s. 703.02 (6m),
Wis. Stats.

Correction Instrument:

An instrument drafted by a licensed land surveyor that complies with the requirements of [s. 59.43 \(2m\)](#) and that, upon recording, corrects an **error** in a condominium plat. "Correction instrument" does not include an instrument of conveyance, and is not to be used as an addendum.

Condominiums

DEFINITIONS SPECIFIC TO CONDOMINIUMS:

Unit(s):

s. 703.02 (15),
Wis. Stats.

The portion(s) of a condominium intended for any type of independent ownership and use, including one or more cubicles of air at one or more levels of space or one or more rooms or enclosed spaces located on one or more floors, or parts thereof, in a building. A unit may include 2 or more noncontiguous areas (ex: a dwelling area and a parking space may comprise a single unit). By definition, A development must have units in order to qualify as a condominium.

Common Element(s):

s. 703.02 (2),
Wis. Stats

All of a condominium except its units, including but not limited to driveways, parking areas, open space, walkways, recreational facilities, hallways, laundry rooms, etc. By definition, A development must have common elements in order to qualify as a condominium.

Limited Common Element(s):

s. 703.02 (10),
Wis. Stats

Common element(s) identified in a declaration or on a condominium plat as reserved for the exclusive use of one or more but less than all of the unit owners. (ex: A parking area serving only the unit owners in a specific building is a limited common element.)

Removal Instrument:

s. 703.02 (14g),
Wis. Stats

An instrument that complies with the requirements of [s. 59.43 \(2m\)](#) and that removes property from the provisions of this chapter upon recording. "Removal instrument" does not include an instrument of conveyance. A removal instrument must be recorded prior to changing the lands underlying the condominium with a CSM, subdivision plat, or other plat. (See "Removing a Condominium" later in this section.)

Small Condominium:

s. 703.02 (14m),
Wis. Stats

A condominium development with no more than 12 units.

Expandable Condominium:

s. 703.02 (9),
Wis. Stats

A condominium to which additional property or units or both may be added in accordance with the provisions of a declaration and this chapter. (See "Expanding a Condominium" later in this section.)

Condominiums

CREATING A CONDOMINIUM

A condominium is created by recording simultaneously a condominium declaration and condominium plat with the register of deeds of the county(s) where the property is located.

The Declaration must contain:

- The name and address of the condominium. The name must include the word "condominium" or be followed by the words "a condominium" (ex: "Pine Knoll Condominium" or "Windhaven, a Condominium").
- A description of the land by 1/4-1/4 section, section, town, and range or by reference to a document of record that defines the land [ex: Lot 1 of CSM XXXX] on which the condominium is to be located.
- A statement of the owner's intent to subject the property to the condominium declaration.
- A general description of each unit, including its perimeters, location and any other data sufficient to identify it with reasonable certainty; the number of association votes assigned to each unit.
- A general description of the common elements; a description of the limited common elements and the unit(s) entitled to the use thereof; the percentage interest that each unit has in the common or limited common elements. Fixtures designed to serve a single unit, located contiguous to the unit's boundaries, need not be shown or designated.
- A statement of the purpose(s) for which the building(s) and each of the units are intended, and any restrictions thereon.
- The name and address of the resident agent (see [s. 703.23](#), Wis. Stats).
- The percentage of votes by the unit owners needed to determine whether to rebuild, repair, restore or sell the property in the event of damage or destruction.

s. 703.07 (1),
Wis. Stats

s. 703.09 (1),
Wis. Stats

Condominiums

CREATING A CONDOMINIUM (continued)

The Declaration must contain:

- Other details in connection with the property which the declarant deems desirable to set forth, except those provisions which are required to be included in the bylaws.

s. 703.09 (1c),
Wis. Stats

The declaration must be signed by the owner(s) of the property, the first mortgagee, and any other holder of interest thereof.

The Condominium Plat must contain:

s. 703.11 (1-4),
Wis. Stats

- The name of the condominium (unique within each county), and the name of the county in which the property is located, on each sheet. If more than one sheet, each sheet shall be consecutively numbered and show the relation of that sheet number to the total number of sheets.
- A blank space at least 2.5 inches by 2.5 inches in size on the first sheet for recording use by the register of deeds.
- A survey map of the property, **which complies with minimum standards for property surveys (A-E 7)**, and which shows the location of all separate units and buildings located or to be located on the property.
- Plans that show the location, perimeters, approximate dimensions, and approximate square footage of each building and of each unit therein. Common and limited common elements shall be shown graphically to the extent feasible.
- Number(s) for each unit, containing no more than 8 numerals, and unique throughout the condominium. (Letter or alpha-numeric designations are not permitted.)
- Certification by the licensed land surveyor that created or under whose direction the plat was created, and is authorized to practice in this state, that the plat is a correct representation of the condominium described and that the identification and location of each unit and the common elements can be determined from the plat.

Condominiums

CREATING A CONDOMINIUM (continued)

s. 703.11 (1-4),
Wis. Stats

The Condominium Plat must be legibly prepared, with a binding margin of 1.5 inches on the left side and a one-inch margin on all other sides, on durable white media that is 14 inches long by 22 inches wide with a permanent nonfading black image. The maps and plans may be drawn to a convenient scale.

The condominium plat shall be recorded in a separate book maintained for condominium plats in the office of the Register of Deeds in which the condominium is located.

Condominium Plats Can Not:

- Create lots, outlots, or other parcels for building or sale.
- Create public streets, alleys or ways, or dedicate any area to the public.
- Alter any area previously dedicated to the public, nor modify or remove any easements, restrictions, or other encumbrances on the land.
- Be used to subdivide land, nor to convey interest in land.

We recommend consulting **75 Op. Att’y Gen. 94, 95 (1986)** for a discussion of Wisconsin Law governing condominium creation, available at:

<http://www.doj.state.wi.us/>

Condominiums

MODIFYING A CONDOMINIUM

s. 703.095,
Wis. Stats

A recorded condominium plat or declaration, and any amendment or addendum thereto, may only be modified by recording an amendment, addendum or correction instrument, or by removal from the provisions of this chapter under [s. 703.28 \(1\)](#).

An amendment is used to modify a declaration and previous amendments thereto. An addendum is used to modify a plat and previous addenda thereto.

Amendments and addenda must be numbered consecutively and must bear the name of the condominium as it appears in the declaration.

Correction instruments may only be used to correct **errors** on plats, and must refer to the plat being corrected. Declarations, amendments, and addenda are "corrected" by recording subsequent amendments and addenda.

Amendments

s. 703.09 (2-4),
Wis. Stats

Amendments to the condominium declaration may be used to change unit boundaries, common elements, and percentage interest; instigate improvements and modifications to buildings and grounds; allow separation or mergers of or modifications within units, and other particulars.

s. 703.093 (1-9),
Wis. Stats

The process for amending the condominium declaration has very specific procedural, notification, and time requirements as outlined in s. 703.09 (2-4), and s. 703.093, Wis. Stats., and will not be included in this discussion.

Condominiums

MODIFYING A CONDOMINIUM

Addendum

An addendum to a condominium plat is recorded whenever amendments to the declaration involve changes that affect unit or common element boundaries, the dimensions or locations of buildings or other improvements, and any other items shown on the condominium plat map or plans.

s. 703.11 (5),
Wis. Stats

Also, an addendum to the condominium plat that is not included as part of an amendment to the declaration may be recorded, provided that the addendum is created using the same procedure as an amendment to the declaration under [s. 703.09 \(2\)](#).

Addendum to Relocate Boundaries

Adjoining unit owners may, if allowed by the declaration or amendments thereto, agree to alter the boundaries between their units.

s. 703.13 (6)(e,f),
Wis. Stats

Plats and plans showing the altered boundaries and the dimensions thereof between adjoining units, and their identifying numbers, shall be prepared, and shall be certified as to their accuracy and compliance with ch. 703 by a civil engineer, architect or licensed land surveyor authorized to practice in this state.

After the plats and plans have been prepared and certified, they shall be delivered promptly to the adjoining unit owners upon payment of all reasonable charges for the preparation thereof.

The addenda are effective when the unit owners have executed them and they are recorded in the name of the grantor and grantee. The recordation thereof is conclusive evidence that the relocation of boundaries does not violate any condominium instruments.

Addendum to Separate Units

A unit owner may, if allowed by the declaration or amendments thereto, separate their unit into 2 or more units.

s. 703.13 (7)(c,d),
Wis. Stats

Plats and plans showing the boundaries and dimensions separating the new units, together with their other boundaries and their new identifying numbers shall be prepared, and shall be certified as to their accuracy and compliance with ch. 703 by a civil engineer, architect or licensed land surveyor authorized to practice in this state.

Condominiums

MODIFYING A CONDOMINIUM

Addendum to Separate Units (continued)

s. 703.13 (7)(c,d),
Wis. Stats

After the plats and plans have been prepared and certified, they shall be delivered promptly to the separator upon payment of all reasonable cost for their preparation.

The addenda are effective when executed by the separator and recorded. The recordation thereof is conclusive evidence that the separation does not violate any restrictions or limitation specified by the condominium instruments.

Addendum to Merge Units

s. 703.13 (8)(c,d),
Wis. Stats

Adjoining unit owners may, if allowed by the declaration or amendments thereto, agree to merge 2 or more units into one unit.

Plats and plans showing the boundaries and dimensions of the new unit together with the new identifying number shall be prepared, and shall be certified as to their accuracy and compliance with ch. 703 by a civil engineer, architect, or licensed land surveyor authorized to practice in this state.

After the plats and plans have been prepared and certified, they shall be delivered promptly to the owner or owners of the merged unit upon payment of all reasonable costs for their preparation.

The addenda are effective when executed by the owner or owners of the merged unit and recorded. The recordation thereof is conclusive evidence that the merger did not violate any restriction or limitation specified by the condominium instruments.

Addendum to Accommodate Code or Zoning Changes

s. 703.265,
Wis. Stats

If the revision or adoption of a building code or zoning ordinance prevents or substantially affects the construction or reconstruction of a unit or common elements as platted, the declarant, unit owner, or association, as appropriate, may reasonably modify the condominium plat by addendum, to the extent necessary to comply with the code or ordinance in order to construct or reconstruct the unit or common elements.

Condominiums

MODIFYING A CONDOMINIUM

Addendum to Merge Condominiums

s. 703.275,
Wis. Stats

Unit owners of any 2 or more condominiums may, if allowed by the declaration or amendments thereto, agree to merge 2 or more condominiums into one condominium.

Plats and plans showing the boundaries, buildings, units, and common elements of the merged condominium, together with the new identifying numbers of the units, shall be prepared, and shall be certified as to their accuracy and compliance with ch. 703 by a civil engineer, architect, or licensed land surveyor authorized to practice in this state. The plat shall retain the name of one the preexisting condominiums, and will be recorded as an addendum thereto.

The resultant condominium plat addendum, and a restatement of the declaration of the resultant condominium that includes the merger agreement, shall be recorded as provided in [s. 703.07](#). The register of deeds shall reference the document number, volume and page of the plat of the resultant condominium on the plats of the preexisting condominiums and shall note that the preexisting condominium has been merged.

s. 703.28 (1m) (a),
Wis. Stats

If the merger necessitates the creation of a new plat for the resultant condominium, the property of the preexisting condominiums shall first be removed from the provisions of this chapter by recording a removal instrument (see next page).

Condominiums

REMOVING PROPERTY FROM THE CONDOMINIUM

s. 703.28 (1),
Wis. Stats

All of the unit owners by agreement **may** remove all or any part of the condominium property from the provisions of Ch. 703 by the recording of a removal instrument that complies with the requirements of [s. 59.43 \(2m\)](#) (Note: s. 59.43 (2m) relates to formatting requirements of documents submitted for recording).

s. 703.28 (2),
Wis. Stats

Once removed, the property is owned in common by all unit owners, at the same percentage interest that each owner previously held in the common elements.

s. 703.28 (1m) (b),
Wis. Stats

Prior to the recording of a certified survey map, condominium plat, subdivision plat or other plat affecting property within the condominium, the condominium **must** be removed from the provisions of Ch. 703 by recording a removal instrument.

Upon removal, the description of the land on which the condominium was located reverts to the description that existed prior to the creation of the condominium (e.g. "Lot 1 of CSM XXXX").

s. 703.29,
Wis. Stats

Subsequent to making changes to the lands on which the condominium was located, the property may then be reestablished as a condominium per the provisions of Ch. 703.

Condominiums

EXPANDING A CONDOMINIUM

s. 703.26 (1),
Wis. Stats

A declarant may reserve the right to expand a condominium, provided that:

s. 703.26 (2)(a),
Wis. Stats

- The declaration establishing the condominium describes each parcel of property which may be added to the condominium.

s. 703.26 (2)(b),
Wis. Stats

- The declaration establishing the condominium shows the maximum number of units which may be added, and the percentage interests in the common elements, the liabilities for common expenses and the rights to common surpluses, and the number of votes accorded to each unit following the expansion.

s. 703.26 (2)(c),
Wis. Stats

- The condominium plat includes, in general terms, the outlines of the land, buildings, and common elements of property that may be added to the condominium.

s. 703.26 (2)(d),
Wis. Stats

- The expansion must take place within 10 years from the date of recording the declaration.

s. 703.26 (3),
Wis. Stats

If the above conditions are complied with, property may be added to a condominium when the declarant records an amendment to the declaration, showing the new percentage interests of the unit owners, and the votes which each unit owner may cast in the condominium as expanded, and records an addendum to the condominium plat that includes the detail and information concerning the new property as required in the original condominium plat.

s. 703.365 (7),
Wis. Stats

Small Condominiums as defined by s. 703.02 (14m) may not be expanded.

Condominiums

REGULATION AND REVIEW

s. 703.27,
Wis. Stats

A zoning or other land use ordinance or regulation may not prohibit the condominium form of ownership or impose any requirements upon a condominium development that it would not impose if the development were under a different form of ownership.

No subdivision ordinance may be extended to apply to any condominium, unless such ordinance expressly states that it is applicable to condominiums.

Any other ordinance that regulates condominiums must be expressly applicable to condominiums, and must be reasonably related to the nature of condominium ownership.

No county, city, or other jurisdiction may enact any law, ordinance, or regulation that would impose a greater burden or restriction on a condominium or provide a lower level of services to a condominium than would be imposed or provided if the condominium were under a different form of ownership.

s. 703.115,
Wis. Stats

A county may adopt an ordinance that requires the county, or any city, village or town within the county, to review any or all condominium instruments prior to recording, provided that the ordinance does all of the following:

- Requires the review to be completed within 10 working days after submission and provides that, if the review is not completed within this period, the condominium instrument is deemed approved for recording.
- Provides that a condominium instrument may be rejected only if it fails to comply with the applicable requirements of [ss. 703.095](#), [703.11 \(2\) \(a\)](#), [\(c\)](#) and [\(d\)](#) and [\(3\)](#), [703.275 \(5\)](#) and [703.28 \(1m\)](#) or if the surveyor's certificate under [s. 703.11 \(4\)](#) is not attached to or included in the condominium plat.
- Requires the person performing the review, upon approval, to certify said approval in writing upon the condominium instrument, accompanied by their signature and title.

The approving authority may charge a fee that reflects the actual cost of performing the review.

Condominiums

RULES OF CONSTRUCTION FOR CONDOMINIUM INSTRUMENTS

s. 703.12,
Wis. Stats

Description Of Units

A description in any deed, condominium instrument, or other instrument, which makes reference to the unit number as shown on the condominium plat, shall be a good and sufficient description for all purposes.

s. 703.30 (2),
Wis. Stats

Conformity to Ch. 703

The provisions of any condominium instruments filed per Ch. 703 shall be liberally construed to facilitate the creation and operation of the condominium. So long as the condominium instruments substantially conform with the requirements of the chapter, no variance from the requirements shall affect the condominium status of the property nor the title of any unit owner.

s. 703.30 (4),
Wis. Stats

Conflicts Between Instruments

In the event of a conflict between the provisions of a declaration and the provisions of a condominium plat or of the bylaws, the provisions of the declaration shall control. In the event of a conflict between the provisions of any condominium instrument and the provisions of the bylaws, the provisions of the condominium instrument shall control. In the event of a conflict between the provisions of the condominium instruments or bylaws and the provisions of Ch. 703, the provisions of the chapter shall control.

s. 703.30 (5),
Wis. Stats

Condominium instruments are construed together to the extent that any deficiency in the requirements of Ch. 703 within one instrument can be satisfied when the deficiency is corrected within any of the other instruments.

Condominiums

EASEMENTS WITHIN A CONDOMINIUM

s. 703.32 (1),
Wis. Stats

The existing physical boundaries of any unit or common element that is constructed or reconstructed in substantial conformity with the condominium plat shall be conclusively presumed to be the actual boundaries, regardless of any minor variation between the physical boundaries and those as described in the declaration or as shown on the condominium plat.

s. 703.32 (2),
Wis. Stats

If a unit encroaches on a common element or a common element encroaches on a unit due to the duly authorized construction, reconstruction or repair of any building, a valid easement for the encroachment shall exist so long as the building stands.

s. 703.32 (4),
Wis. Stats

The condominium association has an easement to enter units to make repairs to common elements when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the condominium. Except in cases involving manifest danger to public safety or property, the association shall give reasonable notice to the owner of any unit to be entered for the purpose of such repairs. Entry by the association for these purposes may not be considered a trespass.

s. 703.32 (3),
Wis. Stats

The sale, exchange, merger, separation, grant or other disposition of a condominium unit shall include and be subject to these easements without specific or particular reference to the easement.

WISCONSIN CONDOMINIUM PLAT CHECKLIST

(This form is NOT the statute. It is a guide to the statute)

s. 703.11 CONDOMINIUM PLAT

s. 703.11 (1) Plat is to be filed for record when any condominium instruments are recorded.

s. 703.11 (2) Required particulars

- (a) The county and condominium name (unique within the county) must appear on each sheet.
- (a) All sheets must be numbered as sheet ____ of ____ sheets, if more than one sheet.
- (am) A blank space 2.5" x 2.5" on sheet 1 for register of deeds recording data.
- (b) Survey of the property described in declaration in compliance with [A-E 7.01](#) Wis. Admin. Code.
-show location of building and/or unit located or to be located
- (c) Plat must show: perimeters, approximate dimensions, approximate areas of each building and each unit therein; location of each unit within each building; common elements shown graphically and identified.
- (d) Plats shall be legibly prepared at any scale, with a nonfading black image on durable white paper, 14" x 22" with a 1 1/2" binding margin on left side and 1" margins on other sides.

s. 703.11 (3) **Designation of units.** Units must be designated by number that may not contain more than 8 numerals and must be unique throughout the condominium.

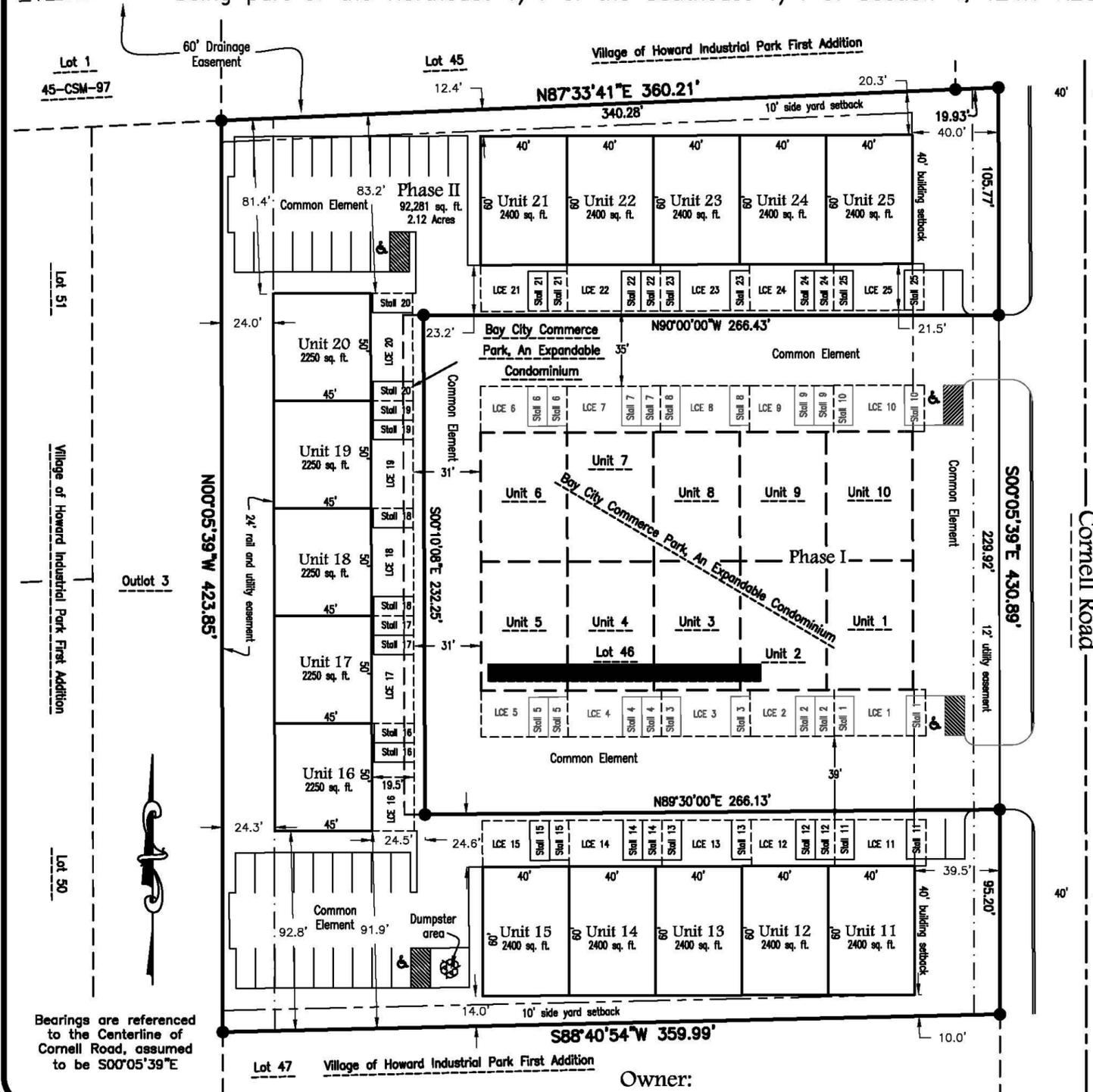
s. 703.11 (4) Surveyor's Certificate

- Statement that the plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

<http://doa.wi.gov/platreview>

Bay City Commerce Park, An Expandable Condominium, First Addendum

Part of the recorded "Bay City Commerce Park, An Expandable Condominium" (Vol. 4, Condominium Plats, page 257, Document Number 2213005, Brown County Records), and part of Lot 46, of the recorded plat of "Village of Howard Industrial Park First Addition," all being part of the Northeast 1/4 of the Southeast 1/4 of Section 4, T24N-R20E, in the Village of Howard, Brown County, Wisconsin.



Descriptions

Total Boundary

All of Lot 46, Plat of "Village of Howard Industrial Park First Addition," said lot being Part of the NE 1/4 of the SE 1/4 of Section 4, T24N-R20E, Village of Howard, Brown County, Wisconsin

Parcel contains 153,813 square feet / 3.53 acres, more or less. Parcel subject to easements and restrictions of record.

Phase II

Part of the recorded "Bay City Commerce Park, An Expandable Condominium" (Vol. 4, Condominium Plats, page 257, Document Number 2213005, Brown County Records), and part of Lot 46, of the recorded plat of "Village of Howard Industrial Park First Addition," all being part of the Northeast 1/4 of the Southeast 1/4 of Section 4, T24N-R20E, in the Village of Howard, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast Corner of Lot 46 "Village of Howard Industrial Park First Addition"; thence S00°05'39"E, 105.77 feet along the westerly right-of-way of Cornell Road; thence N90°00'00"W, 266.43 feet; thence S00°10'08"E, 232.25 feet; thence N89°30'00"E, 266.13 feet; thence S00°05'39"E, 95.20 feet along said right-of-way; thence S88°40'54"W, 359.99 feet along the southerly line of said Lot 46; thence N00°05'39"W, 423.85 feet along the westerly line of said Lot 46; thence N87°33'41"E, 360.21 feet along the northerly line of said Lot 46 to the point of beginning.

Parcel contains 92,281 square feet / 2.12 acres, more or less. Parcel subject to easements and restrictions of record.

Surveyor's Certificate

I, _____, Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "BAY CITY COMMERCE PARK, AN EXPANDABLE CONDOMINIUM, FIRST ADDENDUM" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

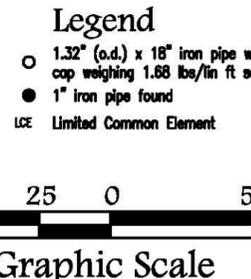
July 28, 2006
Revised: July 25, 2007

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.
Dated this _____ day of _____, 20__.

James E. Wallen
Brown County Property Lister

Notes

- 1) Building plans provided by client and do not represent as built conditions.
- 2) Parking stalls & walks are limited common elements to the appurtenant unit.
- 3) All areas within the condominium and outside the units and expansion lands, except those areas designated as limited common elements, are common elements.
- 4) The developer/owner reserves the right to vary the number and orientation of buildings and units in the expansion lands.



Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20__
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____

Cathy Williquette, Register of Deeds

TAX PARCEL NO.
VH-747-B-748

DRAWN BY:
JMP

CHECKED BY:
LDB

SCALE: 1" = 50'

DATE
July 25, 2007

Autocad Drawing No.
P-8405 Paters 1st Addendum

PROJECT NO.
G-8405

SHEET NO.
1 of 1

DRAWING NO.
X-584

Bearings are referenced to the Centerline of Cornell Road, assumed to be S00°05'39"E

Owner:

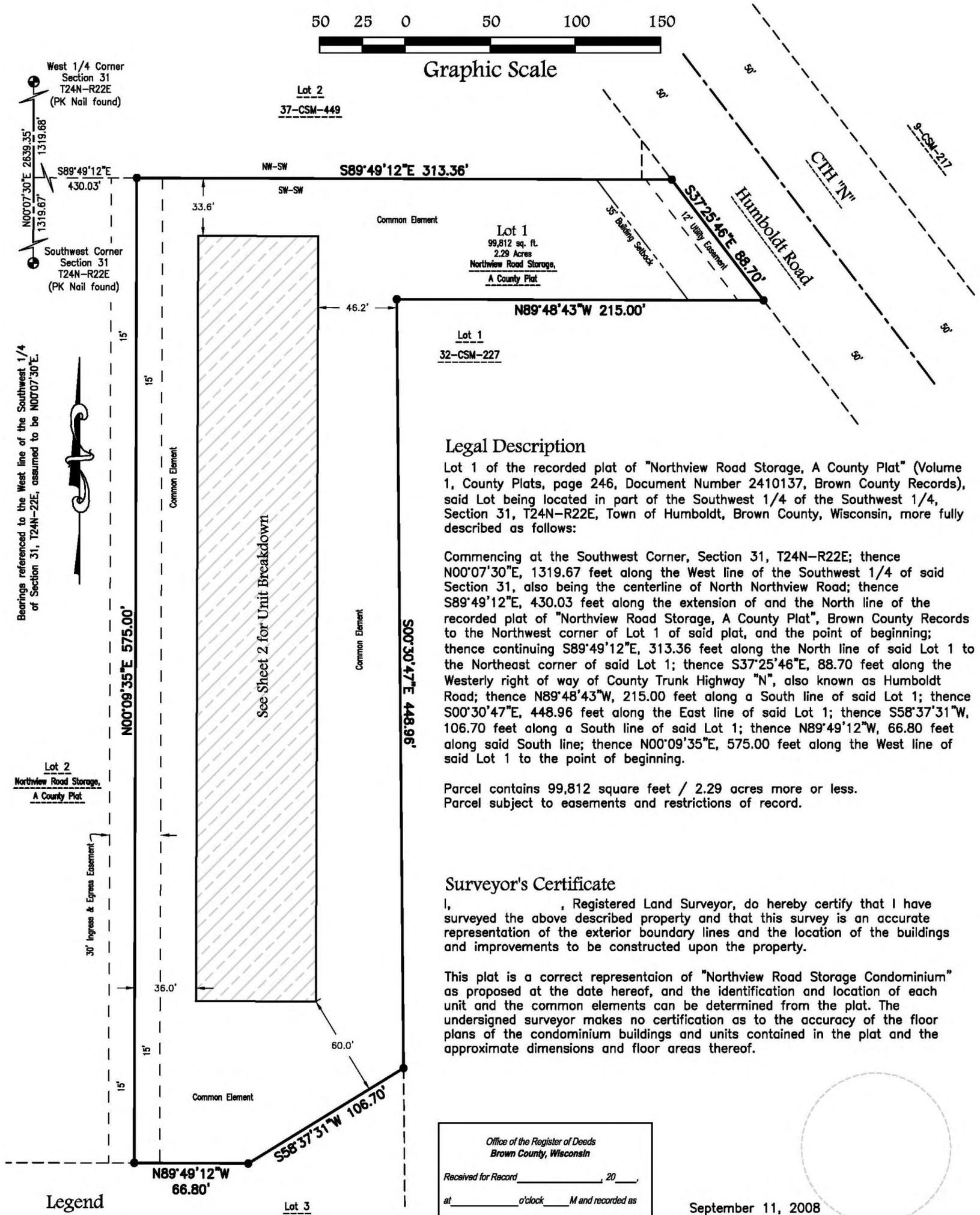
Northview Road Storage Condominium

Lot 1 of the recorded plat of "Northview Road Storage, A County Plat" (Volume 1, County Plats, page 246, Document Number 2410137, Brown County Records), said Lot being located in part of the Southwest 1/4 of the Southwest 1/4, Section 31, T24N-R22E, Town of Humboldt, Brown County, Wisconsin.

50 25 0 50 100 150



Graphic Scale



Legal Description

Lot 1 of the recorded plat of "Northview Road Storage, A County Plat" (Volume 1, County Plats, page 246, Document Number 2410137, Brown County Records), said Lot being located in part of the Southwest 1/4 of the Southwest 1/4, Section 31, T24N-R22E, Town of Humboldt, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner, Section 31, T24N-R22E; thence N00°07'30"E, 1319.67 feet along the West line of the Southwest 1/4 of said Section 31, also being the centerline of North Northview Road; thence S89°49'12"E, 430.03 feet along the extension of and the North line of the recorded plat of "Northview Road Storage, A County Plat", Brown County Records to the Northwest corner of Lot 1 of said plat, and the point of beginning; thence continuing S89°49'12"E, 313.36 feet along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence S37°25'46"E, 88.70 feet along the Westerly right of way of County Trunk Highway "N", also known as Humboldt Road; thence N89°48'43"W, 215.00 feet along a South line of said Lot 1; thence S00°30'47"E, 448.96 feet along the East line of said Lot 1; thence S58°37'31"W, 106.70 feet along a South line of said Lot 1; thence N89°49'12"W, 66.80 feet along said South line; thence N00°09'35"E, 575.00 feet along the West line of said Lot 1 to the point of beginning.

Parcel contains 99,812 square feet / 2.29 acres more or less.
Parcel subject to easements and restrictions of record.

Surveyor's Certificate

I, _____, Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "Northview Road Storage Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____,
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____

Cathy Williquette, Register of Deeds

September 11, 2008
Revised: April 22, 2009

Legend

- 1" iron pipe found
- ⊕ Brown County Monument - type noted

Declarant: _____

DRAWING NO. X-635	SHEET NO. 1 of 2	SCALE: 1" = 50'	
		TAX PARCEL NO. HM-455-5	DRAWN BY: BAR
		File: V-2495Condo 090908.dwg	

Northview Road Storage Condominium

Lot 1 of the recorded plat of "Northview Road Storage, A County Plat" (Volume 1, County Plats, page 246, Document Number 2410137, Brown County Records), said Lot being located in part of the Southwest 1/4 of the Southwest 1/4, Section 31, T24N-R22E, Town of Humboldt, Brown County, Wisconsin.

50 25 0 50 100 150



Graphic Scale



Unit Breakdowns

Unit 1	70.0'	25.0'
Unit 2	70.0'	25.0'
Unit 3	70.0'	25.0'
Unit 4	70.0'	25.0'
Unit 5	70.0'	25.0'
Unit 6	70.0'	25.0'
Unit 7	70.0'	25.0'
Unit 8	70.0'	25.0'
Unit 9	70.0'	25.0'
Unit 10	70.0'	25.0'
Unit 11	70.0'	25.0'
Unit 12	70.0'	25.0'
Unit 13	70.0'	25.0'
Unit 14	70.0'	25.0'
Unit 15	70.0'	25.0'
Unit 16	70.0'	25.0'
Unit 19	50.0'	23.3'
Unit 18	50.0'	23.3'
Unit 17	50.0'	23.3'

Units 1 - 16 = 1,750 square feet each
 Units 17 - 19 = 1,166 square feet each

Owner's Certificate

_____ a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided, and mapped as represented hereon. _____ does further certify that this Condominium is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with current Condominium Laws.

In Witness Whereof, the said _____ has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

 Notary Public

My Commission Expires

Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
 COUNTY OF BROWN]

Brown County Planning Commission

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Dated this ____ day of _____, 20__.

 James E. Wallen
 Brown County Property Lister

Notes

- 1) Building plans provided by client and do not represent as built conditions.
- 2) Concrete & Asphalt aprons are limited common elements to the appurtenant unit.
- 3) All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.

Declarant:

SCALE: 1" = 50'

TAX PARCEL NO.
 HM-455-5

DRAWN BY:
 BAR

File: V-2495Condo 090908.dwg

DRAWING NO.
 X-635

SHEET NO.
 2 of 2

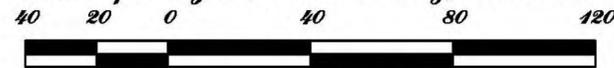
PROJECT NO.
 V-2495

The Cottages

at White Potato Lake

- A Condominium -

Lot 1, Volume 32, Certified Survey Maps, page 20, Map Number 4313, Document Number 615319, Oconto County Records, being in part of Government Lot 8, Section 26, and part of Government Lot 4, Section 25, all in T31N-R18E, in the Town of Brazeau, Oconto County, Wisconsin.



Graphic Scale

Notes

- 1) Building plans provided by client and do not represent as built conditions.
- 2) Decks, patios, drives & walks are limited common elements to the appurtenant unit.
- 3) All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.
- 4) All building setbacks and other land use requirements should be verified by the Oconto County Zoning Office prior to any construction or other use activities.
- 5) The 100-year flood plain elevation is 96.24 (local datum) per the May 1, 1995 memorandum from Dean Stitgen.
- 6) BM 1086-C; elevation 96.12 (local datum), is a square chiseled in the center of the upstream concrete wall of the dam.

Legal Description

Lot 1, Volume 32, Certified Survey Maps, page 20, Map Number 4313, Document Number 615319, Oconto County Records, being in part of Government Lot 8, Section 26, and part of Government Lot 4, Section 25, all in T31N-R18E, in the Town of Brazeau, Oconto County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Lot 1, Volume 32, Certified Survey Maps, page 20, Map Number 4313, Oconto County Records; thence S41°52'48"W, 163.52 feet along the Westerly right of way of South White Potato Lake Road; thence 132.76 feet along said right of way being the arc of a 342.00 foot radius curve to the right whose long chord bears S53°00'04"W, 131.93 feet; thence S64°07'20"W, 2.68 feet along said right of way to the Southeast corner of said Lot 1; thence N16°01'19"W, 174.47 feet along the West line of said Lot 1 to a point being S16°01'19"E, 35 feet, more or less from the waters edge of White Potato Lake and being the start of a meander line; thence N41°52'48"E, 202.74 feet along said meander line to a point being S48°07'12"E, 38 feet, more or less from said waters edge and being the end of said meander line; thence S48°07'12"E, 174.26 feet along the North line of said Lot 1 to the point of beginning.

Parcel contains 50, 024 square feet / 1.15 acres, more or less, including all lands lying between the meander line and the waters edge of said White Potato Lake.

Parcel subject to easements and restrictions of record.

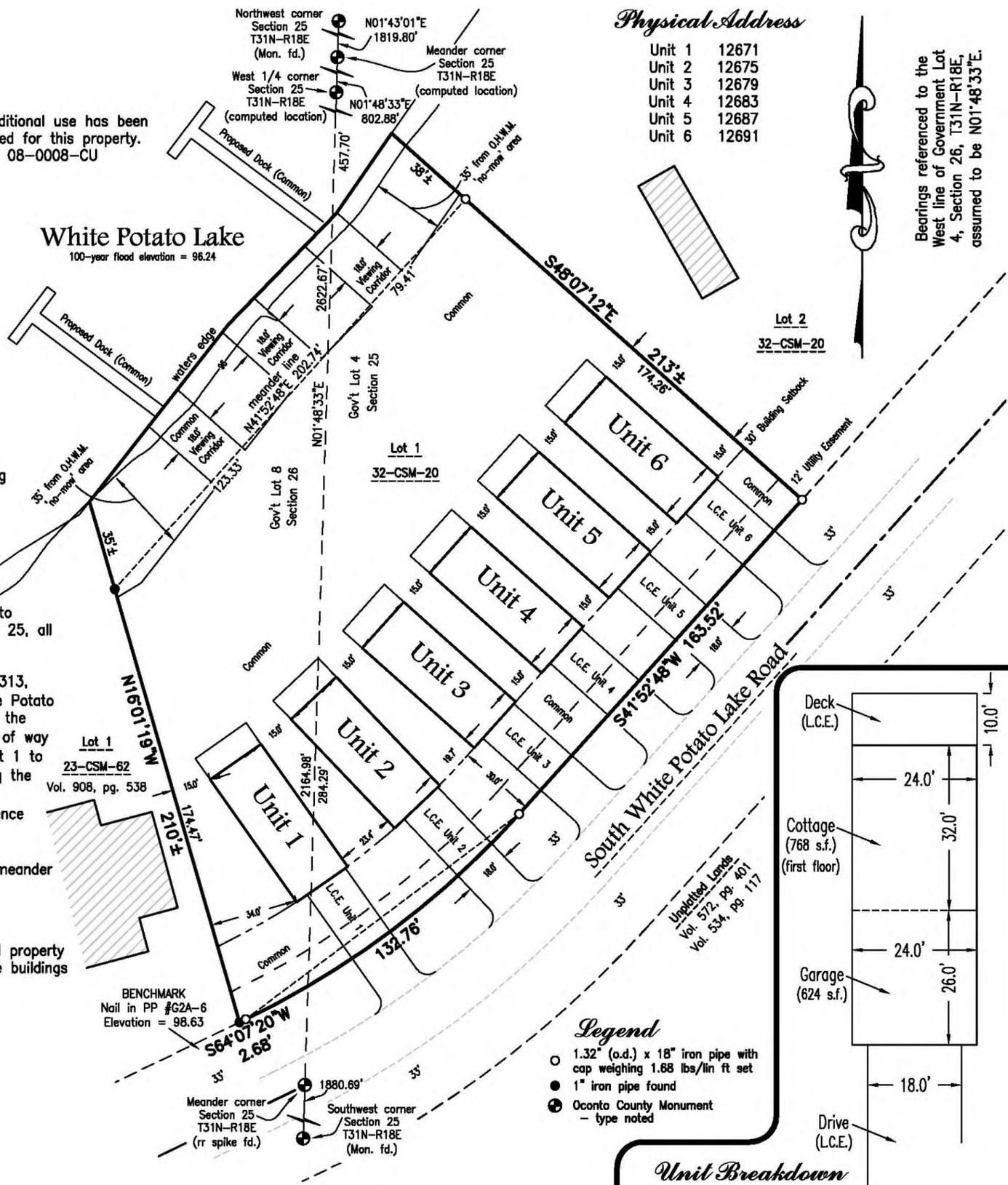
Surveyor's Certificate

I, _____, Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "The Cottages at White Potato Lake, A Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

A conditional use has been granted for this property. 08-0008-CU

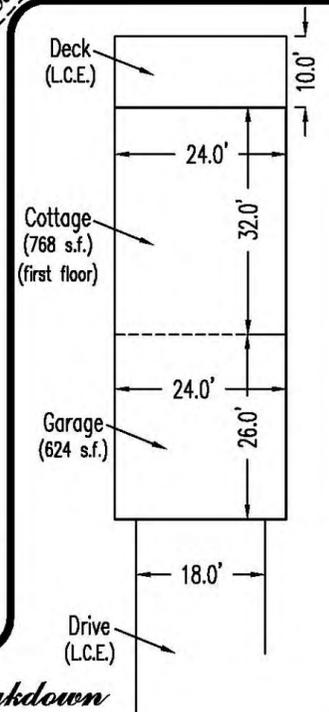
White Potato Lake
100-year flood elevation = 96.24



Physical Address

Unit 1	12671
Unit 2	12675
Unit 3	12679
Unit 4	12683
Unit 5	12687
Unit 6	12691

Bearings referenced to the West line of Government Lot 4, Section 26, T31N-R18E, assumed to be N01°48'33"E.



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Oconto County Monument - type noted

Unit Breakdown

SCALE: 1" = 40'

TAX PARCEL NO. 00858250164.1

DRAWN BY: BAR

File: W-19107Condo 011508.dwg

PROJECT NO. W-19107

SHEET NO. 1 of 2

DRAWING NO. X-619

The Cottages

at White Potato Lake - A Condominium -

Lot 1, Volume 32, Certified Survey Maps, page 20, Map Number 4313, Document Number 615319, Oconto County Records, being in part of Government Lot 8, Section 26, and part of Government Lot 4, Section 25, all in T31N-R18E, in the Town of Brazeau, Oconto County, Wisconsin.

Owner's Certificate

LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium Plat to be surveyed and mapped as represented hereon. LLC does further certify that this Condominium Plat is required to be submitted to the Oconto County Planning and Zoning Department for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said _____, LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public
_____ County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF _____ } SS

Oconto County Planning & Zoning Certificate

Approved for the Oconto County Zoning Department this ____ day of _____, 20__.

Patrick Virtues
Zoning Administrator

Town of Brazeau Certificate

Approved for the Town of Brazeau this ____ day of _____, 20__.

Town Clerk

Treasurer's Certificate

As duly elected Town Treasurer and Oconto County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Condominium Plat as of the dates listed below.

Town Treasurer Date

Oconto County Treasurer Date

SCALE: 1" = 40'

DRAWN BY:
BAR
TAX PARCEL NO.
00858250164.1

File: W-19107Condo 011508.dwg

PROJECT NO.
W-19107

SHEET NO.
2 of 2

DRAWING NO.
X-619

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____

Cathy Williquette, Register of Deeds

Owners:

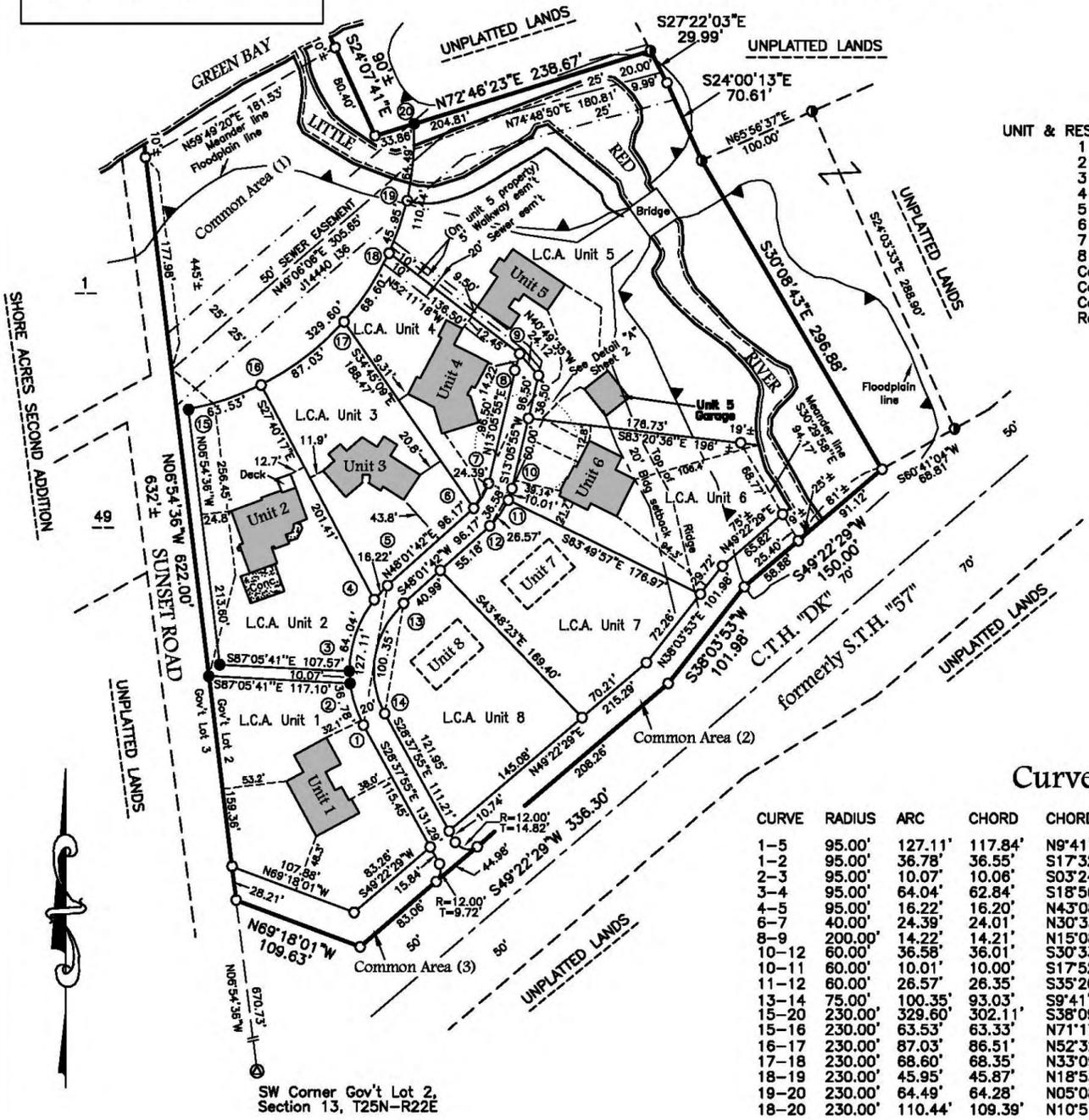
SAND BEACH COMMONS A CONDOMINIUM, FIFTH ADDENDUM

Part of Government Lot 2, Section 13, T25N-R22E, in the Town
of Green Bay, Brown County, Wisconsin.

NOTE:
Floodplain line Elev. 586.00'

100 50 0 100 200 300

Graphic Scale



UNIT & RESPECTIVE L.C.A.	SQUARE FOOTAGE
1	24,393
2	23,476
3	18,761
4	14,752
5	79,225
6	20,975
7	19,142
8	19,903
Common Area 1	48,253
Common Area 2	9,774
Common Area 3	4,901
Road Common Area	9,727

LEGAL DESCRIPTION

Part of Government Lot 2, Section 13, T25N-R22E, Town of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of Government Lot 2, Section 13, T25N-R22E; thence N6°54'36"W, 670.73 feet along the West line of said Government Lot 2, to the Northerly right of way of S.T.H. "57" and the point of beginning; thence continuing N6°54'36"W, 622.00 feet along said West line to a point being S6°54'36"E, 10 feet, more or less, from the high water mark of Green Bay and is the start of a meander line; thence N59°49'20"E, 181.53 feet along said meander line to a point being S24°07'41"E, 10 feet, more or less, from the high water mark of Green Bay and is the end of said meander line; thence S24°07'41"E, 80.40 feet along the West line of Volume 824, Records, page 589, Brown County Records; thence N72°46'23"E, 238.67 feet along the South line of said volume and page and Volume 999, Records, page 246, Brown County Records; thence S27°22'03"E, 29.99 feet along the West line of Jacket 11072, Image 43, Brown County Records; thence S24°00'13"E, 70.61 feet along the West line of said Jacket 11072, Image 43; thence S30°08'43"E, 296.88 feet to the Northerly right of way of C.T.H. "DK", formerly known as S.T.H. "57"; thence S49°22'29"W, 150.00 feet along said right of way; thence S38°03'53"W, 101.98 feet along said right of way; thence S49°22'29"W, 336.30 feet along said right of way; thence N69°18'01"W, 109.63 feet along said right of way to the point of beginning, including all lands lying between the meander line and the high water mark of the Green Bay.

Parcel contains 293,282 square feet / 6.73 acres, more or less, including all lands lying between the meander line and the high water mark of the Green Bay. Parcel subject to easements of record.

SURVEYOR'S CERTIFICATE

I, _____, Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "Sand Beach Commons, A Condominium, Fifth Addendum" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

January 17, 2007
Revised: March 01, 2007

BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission. Dated this _____ day of _____, 2007.

James E. Wallen
Brown County Property Lister

Bearings referenced to the west line of Gov't Lot 2, Section 13, T25N-R22E, assumed to be N6°54'36"W.

Legend

- 1"X24" iron pipe weighing 1.13 lbs/lin ft set
- 1" iron pipe found
- ⊙ 3/4" iron pipe found
- L.C.A. Limited Common Area - to unit listed

Curve Data

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-5	95.00'	127.11'	117.84'	N9°41'53.5"E	76°39'37"	
1-2	95.00'	36.78'	36.55'	S17°32'24"E	22°11'02"	
2-3	95.00'	10.07'	10.06'	S03°24'48"E	6°04'14"	
3-4	95.00'	64.04'	62.84'	S18°56'06"W	38°37'30"	
4-5	95.00'	16.22'	16.20'	N43°08'16.5"E	9°46'51"	
6-7	40.00'	24.39'	24.01'	N30°33'48.5"E	34°55'47"	
8-9	200.00'	14.22'	14.21'	N15°08'05"E	4°04'20"	N17°10'15"E
10-12	60.00'	36.58'	36.01'	S30°33'48.5"W	34°55'47"	
10-11	60.00'	10.01'	10.00'	S17°52'43.5"W	9°33'37"	
11-12	60.00'	26.57'	26.35'	S35°20'37"W	25°22'10"	
13-14	75.00'	100.35'	93.03'	S9°41'53.5"W	76°39'37"	
15-20	230.00'	329.60'	302.11'	S38°09'21"W	82°06'30"	
15-16	230.00'	63.53'	63.33'	N71°17'48"E	15°49'36"	S79°12'36"W
16-17	230.00'	87.03'	86.51'	N52°32'37"E	21°40'46"	
17-18	230.00'	68.60'	68.35'	N33°09'34"E	17°05'20"	
18-19	230.00'	45.95'	45.87'	N18°53'30"E	11°26'48"	
19-20	230.00'	64.49'	64.28'	N05°08'06"E	16°04'00"	N02°53'54"W
18-20	230.00'	110.44'	109.39'	N10°51'30"E	27°30'48"	

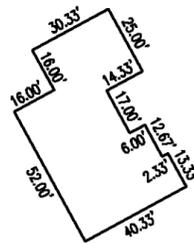
TAX PARCEL NO.	DRAWN BY: BAR	CHECKED BY: LDB	
SCALE: 1" = 100'			DATE January 17, 2007
PROJECT NO. V-5391			Autocad Drawing No. V-5391Condo 011707.dwg
SHEET NO. 1 of 2			DRAWING NO. X-591

SAND BEACH COMMONS A CONDOMINIUM, FIFTH ADDENDUM

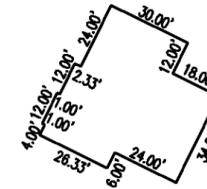
Part of Government Lot 2, Section 13, T25N-R22E, in the Town
of Green Bay, Brown County, Wisconsin.

Unit / Building Dimensions

Unit 1

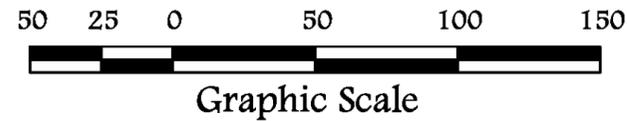


Unit 4



Unit 6

Unit 2



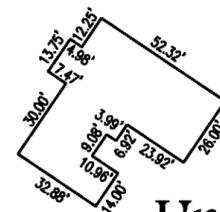
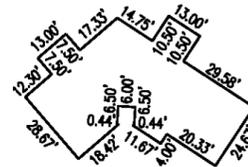
Unit 7

No Building Constructed within Unit 7
as of January 17, 2007

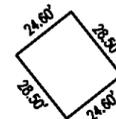
Unit 8

No Building Constructed within Unit 8
as of January 17, 2007

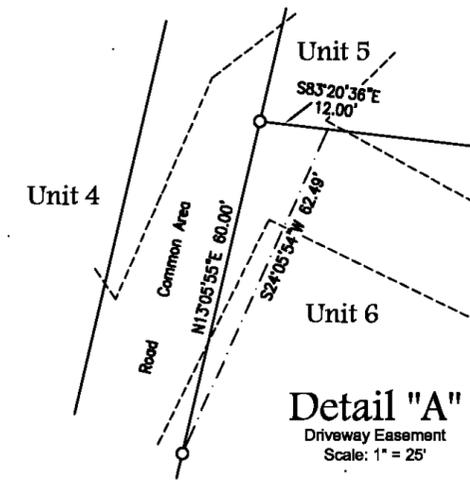
Unit 3



Unit 5



Unit 5 Garage



Owners:

TAX PARCEL NO.	DRAWN BY: BAR	CHECKED BY: LDB
SCALE: 1" = 50'	DATE January 17, 2007	Autocad Drawing No. V-5391 Condo 011707.dwg
PROJECT NO. V-5391		
SHEET NO. 2 of 2		
DRAWING NO. X-591		

The Condominiums at Spring Creek

An Expandable Condominium

Lot 1, Volume 26, Certified Survey Maps, page 159, Map Number 3131, Document Number 437126, Calumet County Records, being all of Lots 13-36 of the recorded plat of "Spring Creek Subdivision" (Volume 8, Plats, page 9, Document Number 133134, Calumet County Records), and the Vacated Pagel Avenue (City of Brillion Resolution Number 08-19), all being located in part of the Southeast 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 26, T20N-R20E, in the City of Brillion, Calumet County, Wisconsin.

100 50 0 100 200 300

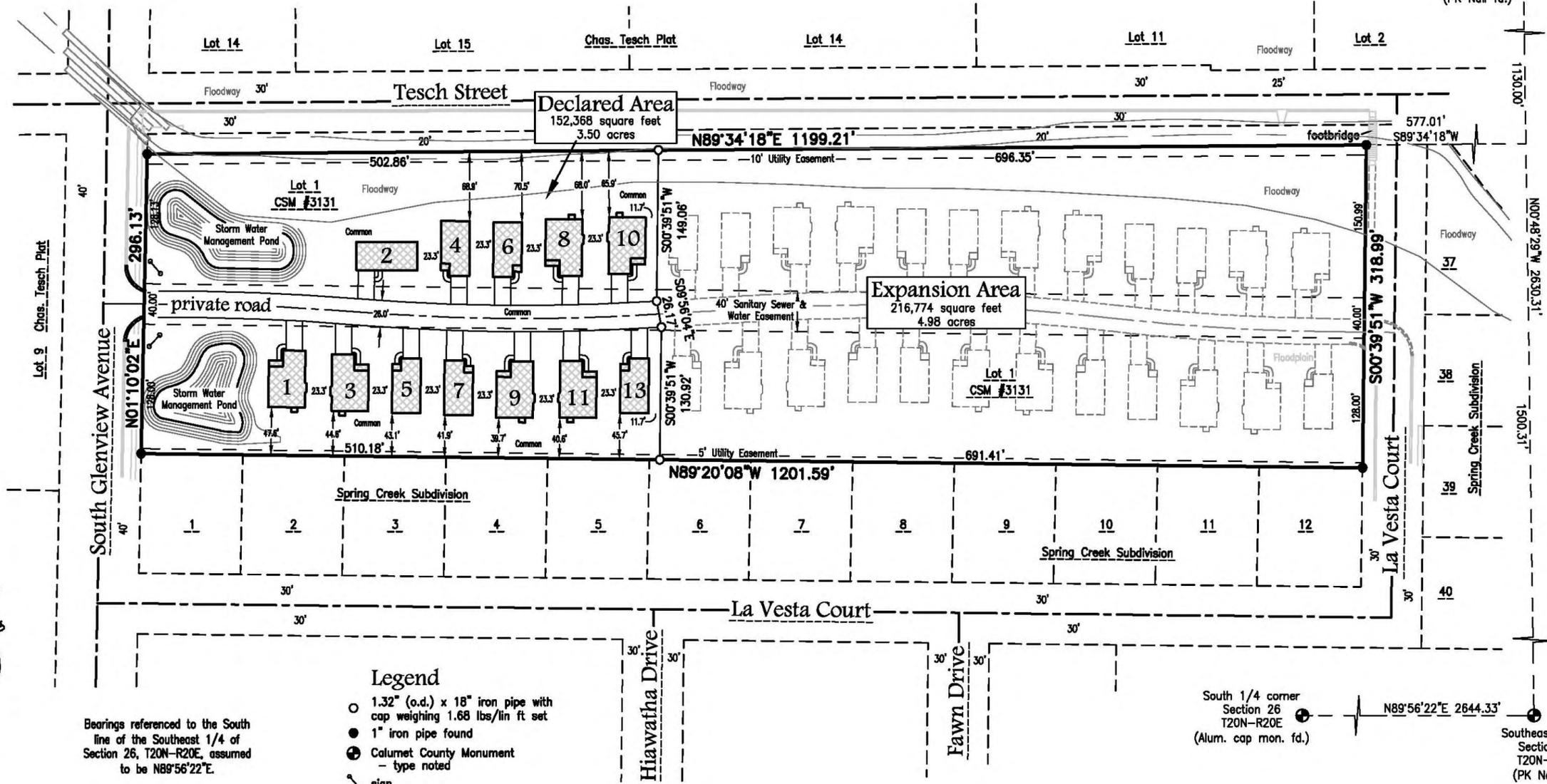


Graphic Scale

Notes

- 1) Building plans provided by client and do not represent as built conditions.
- 2) Decks, patios, drives & walks are limited common elements to the appurtenant unit.
- 3) All areas within the condominium and outside the units and expansion lands, except those areas designated as limited common elements, are common elements.
- 4) The developer/owner reserves the right to vary the number and orientation of buildings and units in the expansion lands.

East 1/4 corner
Section 26
T20N-R20E
(PK Nail fd.)



Bearings referenced to the South
line of the Southeast 1/4 of
Section 26, T20N-R20E, assumed
to be N89°56'22"E.

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Calumet County Monument - type noted
- ⊙ sign

SCALE: 1" = 100'

DRAWN BY:
BAR

TAX PARCEL NO.

File: S-16898Condo 041609.dwg

PROJECT NO.
S-16898

SHEET NO.
1 of 2

DRAWING NO.
X-636

West 29 Storage Units

~ An Expandable Condominium ~

Part of Lots 1, 2, and A, Section 33, T25N-R19E, Town of Pittsfield, Brown County, Wisconsin

100 50 0 100 200 300



Graphic Scale

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____,
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____

Cathy Willquette, Register of Deeds

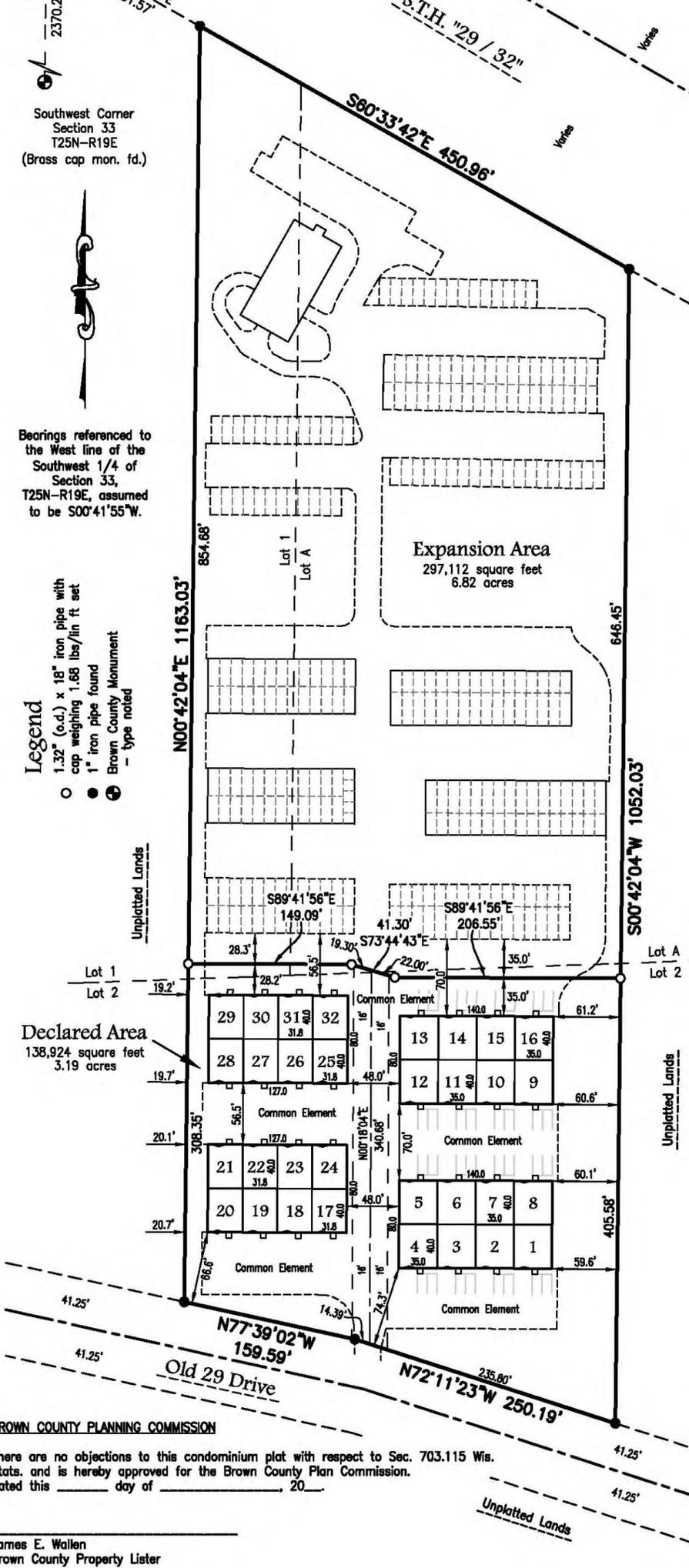
West 1/4 Corner
Section 33
T25N-R19E
(Brass cap mon. fd.)

Southwest Corner
Section 33
T25N-R19E
(Brass cap mon. fd.)

Bearings referenced to
the West line of the
Southwest 1/4 of
Section 33,
T25N-R19E, assumed
to be S00°41'55"W.

Legend

○ 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
● 1" iron pipe found
⊙ Brown County Monument
- type noted



LEGAL DESCRIPTIONS

Total Boundary
Declarant: LLC
Part of Lots 1, 2, and A, Section 33, T25N-R19E, Town of Pittsfield, Brown County, Wisconsin, more fully described as follows:
Commencing at the West 1/4 corner of Section 33, T25N-R19E; thence S00°41'55"W, 221.12 feet along the West line of the Southwest 1/4 of said Section 33 to the Northwest corner of Lot 1, said Section 33; thence S60°33'42"E, 351.57 feet along the North line of the Oneida Indian Reservation to the point of beginning; thence continuing S60°33'42"E, 450.96 feet along said North line; thence S00°42'04"W, 1052.03 feet to the Northerly right of way of Old 29 Drive; thence N72°11'23"W, 250.19 feet along said right of way; thence N77°39'02"W, 159.59 feet along said right of way; thence N00°42'04"E, 1163.03 feet to said North line of the Oneida Indian Reservation and the point of beginning.
Parcel contains 436,036 square feet / 10.01 acres, more or less.
Parcels subject to easements and restrictions of record.

Declared Area
Part of Lots 1, 2, and A, Section 33, T25N-R19E, Town of Pittsfield, Brown County, Wisconsin, more fully described as follows:
Commencing at the West 1/4 corner of Section 33, T25N-R19E; thence S00°41'55"W, 221.12 feet along the West line of the Southwest 1/4 of said Section 33 to the Northwest corner of Lot 1, said Section 33; thence S60°33'42"E, 351.57 feet along the North line of the Oneida Indian Reservation; thence S00°42'04"W, 854.68 feet to the point of beginning; thence S89°41'56"E, 149.09 feet; thence S73°44'43"E, 41.30 feet; thence S89°41'56"E, 206.55 feet; thence S00°42'04"W, 405.58 feet to the Northerly right of way of Old 29 Drive; thence N72°11'23"W, 250.19 feet along said right of way; thence N77°39'02"W, 159.59 feet along said right of way; thence N00°42'04"E, 308.35 feet to the point of beginning.
Parcel contains 138,924 square feet / 3.19 acres, more or less.
Parcels subject to easements and restrictions of record.

Expansion Area
Part of Lots 1, 2, and A, Section 33, T25N-R19E, Town of Pittsfield, Brown County, Wisconsin, more fully described as follows:
Commencing at the West 1/4 corner of Section 33, T25N-R19E; thence S00°41'55"W, 221.12 feet along the West line of the Southwest 1/4 of said Section 33 to the Northwest corner of Lot 1, said Section 33; thence S60°33'42"E, 351.57 feet along the North line of the Oneida Indian Reservation to the point of beginning; thence continuing S60°33'42"E, 450.96 feet along said North line; thence S00°42'04"W, 646.45 feet; thence N89°41'56"W, 206.55 feet; thence N73°44'43"W, 41.30 feet; thence N89°41'56"W, 149.09 feet; thence N00°42'04"E, 854.68 feet to the point of beginning.
Parcel contains 297,112 square feet / 6.82 acres, more or less.
Parcels subject to easements and restrictions of record.

NOTES

- 1) Building plans provided by client and do not represent as built conditions.
- 2) All areas within the condominium and outside the units and expansion lands, except those areas designated as limited common elements, are common elements.
- 3) The developer/owner reserves the right to vary the number and orientation of buildings and units in the expansion lands.

SURVEYOR'S CERTIFICATE

I, _____, Registered Land Surveyor Number _____, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "West 29 Storage Units, An Expandable Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

December 01, 2009

OWNERS CERTIFICATE

_____, LLC, hereby acknowledges that this condominium document has been prepared under their direction and is an accurate representation in its entirety thereof.

In Witness Whereof, the said _____, LLC has caused these presents to be signed by _____, a member, on this _____ day of _____, 2009.

LLC

Personally came before me this _____ day of _____, 2009, the above named Member of said _____, LLC and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public
Brown County, Wisconsin
STATE OF WISCONSIN } SS
COUNTY OF BROWN }

My Commission Expires _____

Limited Common Element Typical

BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.
Dated this _____ day of _____, 20____.

James E. Wallen
Brown County Property Lister

DRAWING NO. X-642	SHEET NO. 1 of 1	PROJECT NO. M-10192	SCALE: 1" = 100'	
			TAX PARCEL NO. PI-602-4	DRAWN BY: BAR
			File: M-10192Condo 012909.dwg	

Legend

- 1" iron pipe found

Bearings referenced to the Westerly right of way of Redbird Circle, assumed to be S24°15'00"W.



LEGAL DESCRIPTION

Lot 2 of the recorded plat of "Enterprise Acres" (Volume 18, Plats, page 134, Document Number 1174649, Brown County Records), being located in part of Private Claims 33 & 34, East Side of the Fox River, in the Town of Ledgeview, Brown County, Wisconsin.

Parcel contains 23,700 square feet / 0.54 acres, more or less.
Parcel subject to easements and restrictions of record.

NOTES

- 1) Unit areas represent as built conditions.
- 2) Entrance approaches are limited common elements to the appurtenant unit.

~ Redbird Circle ~

~ A Condominium ~

~ First Addendum ~

Lot 2 of the recorded plat of "Enterprise Acres" (Volume 18, Plats, page 134, Document Number 1174649, Brown County Records), being located in part of Private Claims 33 & 34, East Side of the Fox River, in the Town of Ledgeview, Brown County, Wisconsin.

20 10 0 20 40 60



Graphic Scale

Declarant: Development, LLC

DECLARANTS CERTIFICATE

Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided, and mapped as represented hereon. Development, LLC does further certify that this Condominium is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with current Condominium Laws.

In Witness Whereof, the said Development, LLC has caused these presents to be signed by _____, its President, on this ____ day of _____, 20__.

Development, LLC
, President

Personally came before me this ____ day of _____, 20__, the above named _____, President of said Limited Liability Company and acknowledged that he executed the foregoing instrument as the deed of said Limited Liability Company, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN }
 } SS
COUNTY OF BROWN

BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Dated this ____ day of _____, 20__.

James E. Wallen
Brown County Property Lister

*Office of the Register of Deeds
Brown County, Wisconsin*

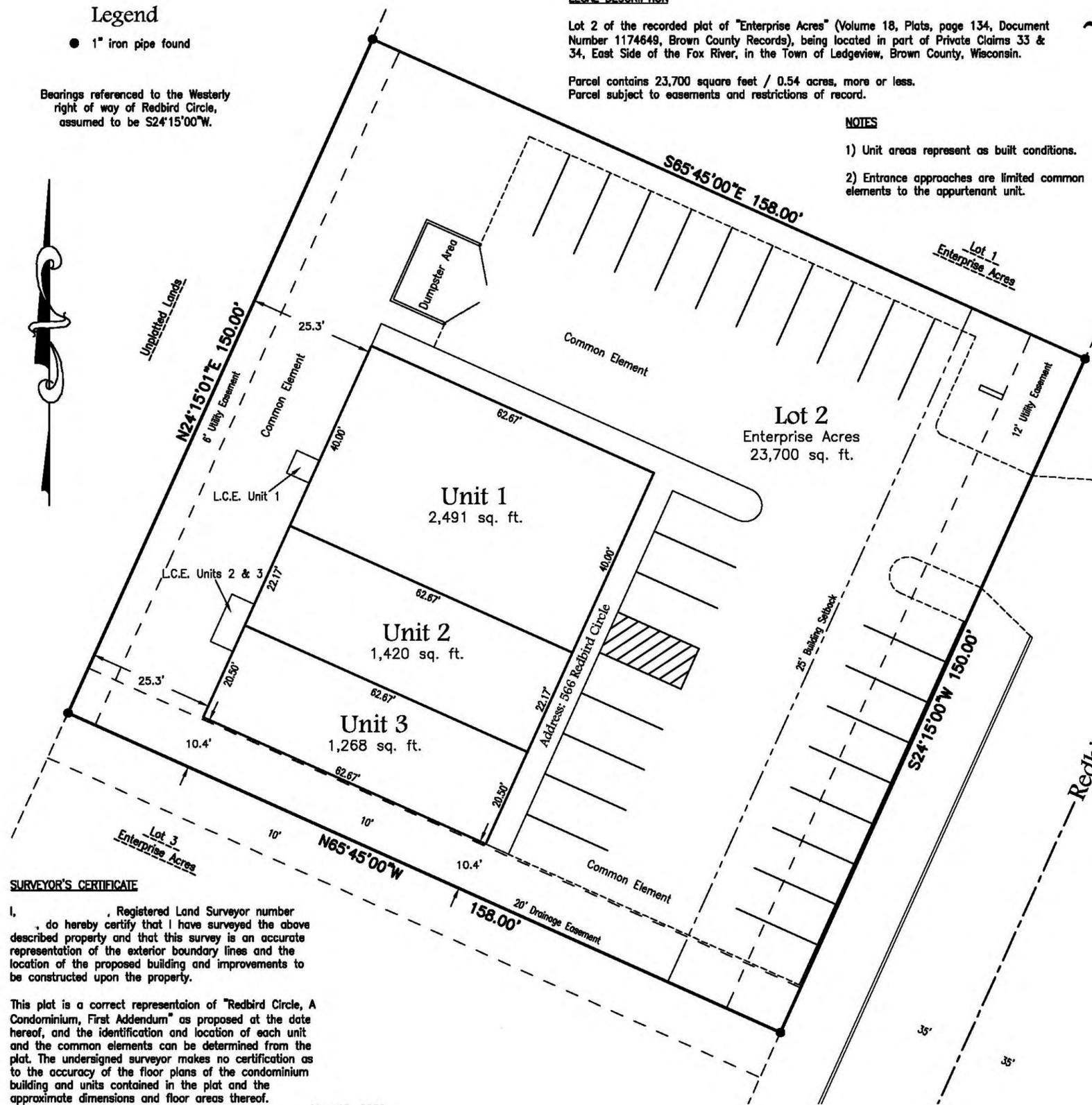
Received for Record _____, 20__.

at _____ o'clock _____ M and recorded as

Document # _____ in

Volume _____ of _____ on Page _____.

Cathy Willquette, Register of Deeds



SURVEYOR'S CERTIFICATE

I, _____, Registered Land Surveyor number _____, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the proposed building and improvements to be constructed upon the property.

This plat is a correct representation of "Redbird Circle, A Condominium, First Addendum" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium building and units contained in the plat and the approximate dimensions and floor areas thereof.

May 12, 2009

SCALE: 1" = 20'

DRAWN BY:
BAR

TAX PARCEL NO.
D-427-102

File: L-8003Condo 051209.dwg

PROJECT NO.
L-8003

SHEET NO.
1 of 1

DRAWING NO.
X-641

EXAMPLE CONDOMINIUM REMOVAL INSTRUMENT

Document No.

Return to:

Atty. Charles H. Williams
Schloemer Law Firm, S.C.
143 S. Main Street, Third Floor
West Bend, WI 53095

TERMINATION

HEL SAN BUSINESS PARK

TERMINATION, made pursuant to the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes, and §703.28(1) specifically, by Helsan Development Co., LLC, DNP Realty, LLC, Jaymes Investments, LLP, Mayer Holdings, LLC, TVT, LLC, and Dean Gunderson hereinafter referred to as "Owners."

WHEREAS, Helsan Business Park was created by virtue of the recording of a Declaration, pursuant to the Wisconsin Condominium Ownership Act, in the Office of the Washington County Register of Deeds on October 17 1994 in volume 1464 of records on page 446 as document number 678961 in the office of the register of deeds for Washington County Wisconsin; and

WHEREAS, the original legal description prior to the recording of the Declaration was as follows:

A part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 36 T. 10 N., R 19 E., Town of Polk (now Village of Richfield), County of Washington, State of Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of the Southeast 1/4 of said Section 36; thence South 01° 23' 21" East along the West line of the Southeast 1/4 of said Section 36, 500.52 feet; thence North 88° 39' 39" East along the North line of Lot 3, Certified Survey Map Number 3539, recorded in Volume 25, Page 109 Certified Survey Maps, Washington County Register of Deeds office 530.35 feet; thence North 01° 23' 21" West along the West line of Outlot 1 (being the West right of way line of a Private Road), said Certified Survey Map Number 3539, 128.27 feet; thence on a curve to the left, having a radius of 40.00 feet, 38.98 feet along curve to a point

which is North 29° 18' 29" West, 37.46 feet from the last described point; thence on a curve to the right having a radius of 90.00 feet 458.16 feet along curve to a point which is North 88° 36' 35" East 101.08 feet from last described point; thence on a curve to the left having a radius 40.00 feet 38.98 feet along curve to a point which is South 26° 31' 47" West, 37.46 feet from the last described point; thence South 01° 23' 32" East along the East line of said Outlot 1, 1,078.06 feet; thence along the Northerly right of way line of State Trunk Highway "145" on a curve to the right having a radius of 1,999.86 feet, 280.73 feet along curve to a point which is North 85° 05' 18" East, 280.05 feet from last described point; thence North 89° 06' 30" East along said right of way line 211.91 feet; thence North 05° 21' 20" East along the Westerly right of way line of U.S. Highway "45" 918.50 feet; thence North 06° 00' 31" West along said right of way line 523.91 feet; thence South 88° 39' 42" West along the North line of the Southeast 1/4 of said section 36; 1,153.90 feet to the point of beginning and containing 24.427 acres (1,064,050 Sq. Ft.) of land more or less and being subject to tall easements of records.

Together with an undivided 23.986 over 36.963 interest in Outlot 1 of Certified Survey map No. 3539, recorded in Volume 25 of Washington County Certified Survey Maps at page 109, in common with the owners of Lots 1,2 and 3 of Certified Survey Map No. 3539; and

WHEREAS, the purpose of the Condominium was to provide for the ownership and maintenance of the shared private road serving the property;

WHEREAS, the property has been annexed to the Village of Richfield and the private road is now a public road so the Condominium is no longer needed;

WHEREAS, the Owners desire to terminate the form of condominium ownership and remove the property from the provisions of Chapter 703 of the Wisconsin Statutes;

NOW, THEREFORE, the undersigned Owners unanimously agree as follows: Pursuant to §703.28(1), Wis. Stats., all of the above-described property shall be removed from the provisions of Chapter 703 of the Wisconsin Statutes. They are all of the owners of said condominium units.

IN WITNESS WHEREOF the Owners have executed this termination on the _____ day of _____, 2009.

Helsan Development Co., LLC, Lots 1, 2, 3
of Helsan Business Park, Lot 2 of CSM #3539,
Parcels A & B of CSM #3539

By _____
Dean Gunderson, Member

DNP Realty, LLC, Lot 4 of Helsan Business
Park

By _____
Paul Siodlarz, Member

EXAMPLE AMENDMENT TO CONDOMINIUM DECLARATION

AMENDMENT
TO
JELLYSTONE CONDOMINIUM RESORT OF WARRENS
WARRENS, MONROE COUNTY, WISCONSIN

000030

THIS AMENDMENT to the Declaration of condominium of Jellystone Park Condominium Resort of Warrens is made by Warrens Lodging LLC, a Wisconsin limited liability company, hereinafter referred to as Declarant;

WITNESSETH

WHEREAS, by Declaration, pursuant to the Unit Ownership Act of the State of Wisconsin, the Declarant did cause to be recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, a certain document bearing Document No. 24CSM131, which is a Certified Survey Map of the property subject to this Declaration, whereby certain real estate was submitted to the provisions of the Wisconsin Unit Ownership Act, said real estate hereafter being known as Jellystone Park Condominium Resort of Warrens; and

WHEREAS, pursuant to the terms of the Declaration, the Declarant has the right to relocate boundaries between adjoining units and thereby add or join additional units to the Jellystone Park Condominium Resort of Warrens;

WHEREAS, the Declarant and Todd and Mary Wolosek, are the legal title holders of certain real estate located in the Town of Lincoln, County of Monroe, State of Wisconsin, and both desire to join existing Lot 113 and a portion of Lot 114, making said real estate a part of Jellystone Park Condominium Resort of Warrens;

WHEREAS, the Declarant does hereby convey to Todd and Mary Wolosek, the following described real estate, together with the rents, profits, and other appurtenant interests in Monroe County, State of Wisconsin:

Lot 1 of Monroe County 24 Certified Survey Map 131 as recorded on Document No. 613193.

Grantee may place any size camper/recreational vehicle that will fit on the current pad in a North-South direction on the East side of Lot 1 of the above described property.

WHEREAS, a Warranty Deed has previously been filed with the Monroe County Register of Deeds from the Declarant to Todd and Mary Wolosek regarding the above property;

WHEREAS, filed herewith, Declarant's lender has provided a Partial Release of Real Estate Mortgage - by Lender concerning the above referenced property.

000031

WHEREAS, filed herewith, Declarant's lender has provided a Partial Release of Real Estate Mortgage - by Lender concerning the above referenced property.

NOW, THEREFORE, the Declarant does hereby amend the Declaration of Condominium as follows:

1. That Certified Survey Map 24CSM131 is attached hereto and marked as Exhibit A, and the Warranty Deed is attached hereto and marked as Exhibit B, is the expansion amendment to the plat of Jellystone Park Condominium Resort of Warrens. Said expansion plat is incorporated and made part of this amendment.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect, in accordance with its terms.

IN WITNESS WHEREOF, the said Warrens Lodging LLC has caused this Amendment to the Declaration to be signed.

Dated this 14 day of June, 2013.

Warrens Lodging LLC, Declarant

By:

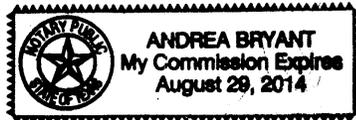
Bruce Bryant

Attest:

Cheri Theobald

STATE OF Texas)
COUNTY OF Galveston) :SS

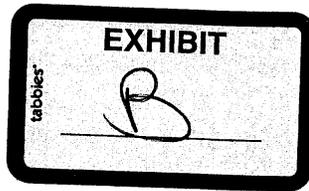
Personally came before me this 14 day of June, 2013, the above named Bruce Bryant, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Andrea Bryant
Notary Public,
My commission expires: 8-29-14

DRAFTED BY:
TIMOTHY S. GEBERT
GEBERT LAW OFFICE, LLC
321 MARKET STREET
P.O. BOX 848
WISCONSIN RAPIDS, WI 54495-0848
PHONE: 715-424-1800
FAX: 715-424-1801

634942



000033

REGISTER'S OFFICE
County of Monroe, WI

614873

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Received for record this 17
day of Jun A.D., 2011
at 9:40 o'clock A M.
John Burke Register
028

Document Number

Document Name

THIS DEED, made between Warrens Lodging LLC

_____ ("Grantor," whether one or more),
and Todd Wolosek and Mary Wolosek, as survivorship marital property

_____ ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Monroe County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Monroe County 24 Certified Survey Map 131 as recorded on Document No. 613193.

Grantee may place any size camper/recreational vehicle that will fit on the current pad in a North-South direction on the East side of Lot 1 of the above described property.

TRANSFER
\$ 7.50
FEE

30/pd
Recording Area Gebert Law Office

Black River Country Abstract Co.
208 Main St.
Black River Falls, WI 54615

185-00981-0000

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated 6/7/11

B. Bryant (SEAL) _____ (SEAL)
* Bruce Bryant * _____

_____ (SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF TEXAS)

authenticated on _____

GALVESTON COUNTY) ss.

* _____

Personally came before me on 6/7/11,
the above-named BRUCE BRYANT

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Timothy S. Gebert
GEBERT LAW OFFICE LLC

Paula Marie Creech
* PAULA MARIE CREECH
Notary Public, State of Texas
My Commission (is permanent) ()

