RIVER BLUFF CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION B

DECLARATION

Disclosure Materials

River Bluff Condominium
Menomonee Falls, Wisconsin

Declarant:	River Bluff, Inc. 735 North Water Street Milwaukee, WI 53202
Declarant's Agent:	Milo E. Schandelmeier, Jr. 735 North Water Street Milwaukee, WI 53202

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN FIVE BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT FOR SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

INDEX

The disclosure materials the Declarant is required by law to provide to each prospective condominium purchaser contain the following documents and exhibits:

1. Declaration. The Declaration establishes and describes the Condominium, the units and the common elements. The Declaration begins on page. IV

2. By-Laws. The By-Laws contain rules which govern the Condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on page. V

3. Articles of Incorporation. The operation of the Condominium is governed by the Association of which each unit owner is a member. Powers, duties and operation of the Association are specified in the Articles of Incorporation of the Association. The Articles of the Incorporation begin on page. X

4. Annual Operating Budget. The Association incurs expenses for the operation of the Condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on page. XI

5. Floor Plan and Plat of Survey. The Declarant has provided floor plans of the units being offered for sale and a plat of survey of the Condominium which shows the location of the unit you are considering and all facilities and common elements which are part of the Condominium. The floor plans and plat of survey are set forth in the Condominium Plat which begins on page XII

6. Condominium Deed. The form of deed to be used for conveyances of units begins on page XIII

DECLARATION

Table of Contents

		Page
1.	Description of Land.	1
2.	Description of Buildings	1
3.	Description of Units	2
4.	Description of Common Elements	3
5.	Description of Limited Common Elements . . .	4
6.	Percentage Interests and Voting.	4
7.	Assessment of Common Expenses.	4
8.	Residential Use.	4
9.	Service of Process	4
10.	Damage or Destruction.	5
11.	Further Matters.	5
12.	Additional Rights of Lenders	6
13.	Amendment of Declaration	7

381 627

RIVER BLUFF CONDOMINIUM
DECLARATION OF CONDOMINIUM

River Bluff, Inc., a Wisconsin corporation (the "Declarant"), does hereby declare that the real estate described below is subject to the Wisconsin Condominium Ownership Act. The said real estate and all the improvements now or subsequently placed thereon and the appurtenances thereto shall hereafter be known and described as River Bluff Condominium (the "Condominium"). The address of the Condominium shall be 735 North Water Street, Milwaukee, Wisconsin.

1. Description of Land. The land which is the subject of this Declaration and upon which the buildings and improvements are and will be located is in Waukesha County, Wisconsin, more particularly described:

> Certified Survey Map No. 3514, recorded February 1, 1979 in Volume 26 of Certified Survey Maps on Pages 315 to 319, inc., as Document No. 1080515, being a division of Lots 4, 6 and 7, Block 2, and part of Lots 2, 3 and 5, Block 2, and part of Lot 1, Block 3, and Lots 2 and 3, Block 3, and vacated Terrace Road and vacated Karen Drive, all in the plat of Armin Walters Subdivision, a part of the Northeast 1/4 of Section 10, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin.

2. Description of Buildings. Three buildings containing 72 units and a pool are in process of construction or have been constructed upon the land with locations as shown on the Condominium Plat for the Condominium filed for record in the Office of the Register of Deeds for Waukesha County, Wisconsin (the "Condominium Plat") and incorporated herein by reference. The condominium dwelling units in each building are hereinafter called "units". The buildings are named the Broadmoor, Greenbriar and Breakers as indicated on the Condominium Plat.

Each building contains 24 units. Each building has three levels of living space with eight units on each level, and parking and storage areas in an underground

level. The principal materials of which the buildings are and will be constructed are concrete block foundation, concrete slab basement, drywall interior partitions, wood frame, wood and concrete floors, brick and metal panels. All roofs are wood shingle. Each unit has a natural fireplace. Each unit has a separate heating and central air-conditioning system and a separate water heater. Heating is by gas-forced air. Electricity, gas and water are separately metered for each unit. Electricity, gas and water used or consumed in or in connection with the pool and other common elements is separately metered and the cost thereof shall be assessed to the unit owners as a common expense in accordance with section 7 of this Declaration. In each building there are sump pumps, an elevator, a water softener and certain other equipment serving more than one unit. The cost of the electricity used to operate such equipment and the cost of maintenance of it shall be assessed to the unit owners as a common expense in accordance with section 7 of this Declaration.

3. Description of Units.

(a) The unit number of each unit and the approximate area, location, number of rooms and immediate portion of the common elements to which it has access are shown on the set of floor plans included in the Condominium Plat. The Declarant may make any improvements or alterations within the boundaries of the units that do not impair the structural integrity or lessen the support of any portion of the Condominium. Working drawings and general specifications for the Condominium are on file at the office of the Declarant, 735 North Water Street, Milwaukee, Wisconsin.

(b) The boundaries of each unit shall consist of that part of the cubic area of each building which is enclosed as follows:

(i) The vertical or perimetrical boundaries of the unit shall be the plane of the outer surfaces of the drywall (being the first layer of double drywall as to common walls between units) and the plane of the outside faces of doors and windows bounding a dwelling extended in each case to an intersection with the upper and lower boundaries; and

(ii) The upper boundary shall be the plane of the outer surface of the ceiling drywall and the

lower boundary shall be the plane of the underside of the cellular concrete floor.

(c) It is intended that the structural portions of each building be common elements except for the drywall, doors, windows and floors which are included within the boundaries of the units described in section 3(b) of this Declaration. Those utility lines and plumbing fixtures located within the boundaries of the units shall be repaired and maintained by and at the expense of the respective unit owner. Those utility lines and plumbing fixtures not located within the boundaries of the units shall be repaired and maintained by and at the expense of the Association. The heating and central air-conditioning system, water heater and any other items of equipment servicing a single unit shall be considered part of the respective unit serviced by said items. Said items shall be replaced, repaired and maintained by and at the expense of the unit owner of said unit.

(d) If any portion of the common or limited common elements shall encroach upon any unit, or if any unit shall encroach upon any other unit or upon any portion of the common or limited common elements as a result of the duly authorized construction, reconstruction or repair of a building, or as a result of settling or shifting of a building, a valid easement for the encroachment and for its maintenance shall exist so long as the building stands. The existing physical boundaries of a unit or common elements constructed or reconstructed in substantial conformity with the Condominium Plat shall be conclusively presumed to be its boundaries, regardless of the shifting, settlement or lateral movement of the building and regardless of minor variations between the physical boundaries described in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such unit or common element.

4. Description of Common Elements. The common elements shall include all of the Condominium except its units and shall include, but not be limited to, the following: land, halls, walks, driveways, parking areas, the pool and related equipment, sump pumps and elevators. The common elements shall be repaired and maintained by and at the expense of the Association.

5. Description of Limited Common Elements. The following common elements are permanently assigned to and limited to the use of units as follows (the "limited common elements"):

(a) The storage space assigned to each unit as indicated on the Condominium Plat; and

(b) The parking space assigned to each unit as indicated on the Condominium Plat.

6. Percentage Interests and Voting. The undivided percentage interest in the common elements (including limited common elements) appertaining to each unit shall be as set forth on Exhibit A attached hereto and made a part hereof. There shall be one vote appertaining to each unit.

7. Assessment of Common Expenses. Except for the cost of insurance premiums on policies which have been obtained by the Board of Directors of the Association, common expenses shall be assessed in 72 equal shares against the unit owners of each unit collectively; in other words, 1/72 of the common expenses (except for the cost of such insurance premiums) shall be assessed against the unit owners of each unit collectively. The cost of such insurance premiums shall be assessed against the unit owners of each unit collectively in proportion to the undivided percentage interest in the common elements appertaining to each unit.

8. Residential Use. All units are intended for and shall be restricted to use by the owner, his family, lessees, invitees and frequenters, for residential purposes only. All buildings are intended and restricted to use for residential purposes only.

9. Service of Process. The resident agent for the Condominium shall be the Declarant. Service of process shall be made upon the Declarant at 735 North Water Street, Milwaukee, Wisconsin, as to matters provided in the Wisconsin Condominium Ownership Act until all units have been sold, conveyed and paid for or until the first meeting of the unit owners, at which time the Association may designate a successor by vote of a simple majority of a quorum present at any meeting (members or Board of Directors) of the Association.

10. Damage or Destruction. In the event the Condominium is destroyed or damaged in an amount in excess of $36,000, and there is in excess of $36,000 of uninsured damage or destruction, action by the Association by vote of a majority of unit owners, as defined in the By-Laws, taken within 90 days after such damage or destruction shall be necessary to determine to repair, reconstruct or sell the Condominium as more fully described in section 3, Article V of the By-Laws. Damage or destruction to a lesser extent, and damage or destruction in an amount in excess of $36,000 for which insurance proceeds plus an amount up to and including $36,000 are sufficient to complete repair or reconstruction, shall be repaired and reconstructed pursuant to arrangement by the Board of Directors of the Association as provided in said section of the By-Laws.

11. Further Matters.

(a) All present and future owners of units, tenants of such owners and any other occupants of units, employees of owners, or any other persons that in any manner use or come upon the Condominium or any part thereof shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association (the "Articles"), and the By-Laws and rules and regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any unit shall constitute an acceptance by such owner, tenant or occupant of the provisions of such instruments, as they may be amended from time to time. The provisions contained in such instruments shall be covenants running with the land and shall bind any person having at any time any interest or estate in such unit, as though such provisions were recited and fully stipulated in each deed, conveyance or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate as well as by the provisions of the Wisconsin Condominium Ownership Act.

(b) The Declarant hereby reserves the right for a period of three years from date hereof to cause one or more of the units it owns to be maintained as a model unit, and to maintain a sales office in the Condominium, and to display such models and the common elements of the Condominium for purposes of selling units in the Condominium or in other projects of the Declarant.

(c) Rules and regulations (in addition to the By-Laws) concerning the use of the units and the common and limited common elements, including provisions limiting keeping of animals and other pets, may be promulgated and amended by the Board of Directors of the Association. Copies of such rules and regulations shall be furnished by the Board of Directors of the Association to each unit owner prior to their effective date.

(d) The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the right to grant to the Village of Menomonee Falls, Wisconsin, or public or semi-public utility companies, easements and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, gas, water, telephone and for other purposes, for sewers, storm water drains, gas mains, water pipes and mains, and similar service, and for performing any public or quasi-public utility function that said Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible, in underground pipes or other conduits, with the necessary rights of ingress and egress therefrom and with the rights to do whatever may be necessary to carry out the purposes for which this easement is created.

12. Additional Rights of Lenders.

(a) As to the holder of any mortgage or land contract vendor (the "Lender") of a unit which has notified the Association in writing delivered or mailed by certified mail to the place for service of process stated in section 9 of this Declaration that it desires to receive notice of the following matters:

(i) The Board of Directors of the Association shall give the Lender written notice by mail of the call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles or the By-Laws;

(ii) The Board of Directors of the Association shall give the Lender by mail a copy of the notice of default which is given to any unit owner on any

failure to comply with or violation of any of the provisions of this Declaration, the Articles, the By-Laws and rules and regulations promulgated thereunder, and any amendments thereto, simultaneously with the giving of required notice to any unit owner; and

(iii) The Board of Directors of the Association shall notify the Lender of physical damage to structure, fixtures or equipment of a unit in an amount exceeding $2,000 when such damage is known to the Board of Directors and shall notify all Lenders if common elements of the Condominium are damaged in an amount exceeding $5,000.

(b) Unless all Lenders have given their prior written approval, the Association shall not:

(i) Change the undivided percentage interest in the common elements of the Condominium appertaining to each unit;

(ii) Partition or subdivide any unit or the common elements of the Condominium; or

(iii) By act or omission seek to abandon the condominium status of the Condominium except as provided in section 10 of this Declaration.

(c) Notwithstanding section 13 of this Declaration, this section shall not be amended unless all Lenders have given their prior written approval.

13. Amendment of Declaration. This Declaration may be amended with the written consent of at least 75% of the unit owners and 75% of the mortgagees and land contract vendors having interest in the units of the Condominium. The President of the Association is hereby appointed an attorney-in-fact with irrevocable power coupled with an interest to execute and deliver an amendment to this Declaration in accordance with this section.

IN WITNESS WHEREOF, this document has been executed this 11 day of Sept, 1979.

RIVER BLUFF, INC., a Wisconsin corporation

BY _____
Milo E. Schandelmeier, Jr.
Attest:

_____
James E. Grootemaat

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 11th day of September, 19 79, Milo E. Schandelmeier, Jr., Vice President and James E. Grootemaat, President of the above corporation, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers on behalf of said corporation, by its authority.

Kay A. Laabs
(Kay A. Laabs)
Notary Public, State of Wisconsin
My commission expires 1/27/80

The undersigned mortgagee consents to the above Declaration of Condominium.

ATTEST
Wayne H. Brogelman
Mortgage Banking Officer

FIRST WISCONSIN NATIONAL BANK OF MILWAUK

BY
John J. Poehlmann, Asst. Vice Preside

This instrument was drafted by John A. Erich.

Please return to: John A. Erich, Esq.
1800 Marine Plaza
Milwaukee, WI 53202

EXHIBIT A

BUILDING	UNIT NUMBER	PERCENTAGE INTERESTS IN COMMON ELEMENTS
Breakers	101	1.46
Breakers	102	1.62
Breakers	103	1.36
Breakers	104	1.20
Breakers	105	1.03
Breakers	106	1.36
Breakers	107	1.62
Breakers	108	1.46
Breakers	201	1.46
Breakers	202	1.62
Breakers	203	1.36
Breakers	204	1.20
Breakers	205	1.03
Breakers	206	1.36
Breakers	207	1.62
Breakers	208	1.46
Breakers	301	1.46
Breakers	302	1.625
Breakers	303	1.36
Breakers	304	1.20
Breakers	305	1.03
Breakers	306	1.36
Breakers	307	1.62
Breakers	308	1.46
Greenbriar	101	1.46
Greenbriar	102	1.62
Greenbriar	103	1.36
Greenbriar	104	1.20
Greenbriar	105	1.03
Greenbriar	106	1.36
Greenbriar	107	1.62
Greenbriar	108	1.46
Greenbriar	201	1.46
Greenbriar	202	1.62
Greenbriar	203	1.36
Greenbriar	204	1.20
Greenbriar	205	1.03
Greenbriar	206	1.36
Greenbriar	207	1.62
Greenbriar	208	1.46

EXHIBIT A (CONT.)

BUILDING	UNIT NUMBER	PERCENTAGE INTERESTS IN COMMON ELEMENTS
Greenbriar	301	1.46
Greenbriar	302	1.62
Greenbriar	303	1.36
Greenbriar	304	1.20
Greenbriar	305	1.03
Greenbriar	306	1.36
Greenbriar	307	1.62
Greenbriar	308	1.46
Broadmoor	101	1.46
Broadmoor	102	1.62
Broadmoor	103	1.36
Broadmoor	104	1.20
Broadmoor	105	1.03
Broadmoor	106	1.36
Broadmoor	107	1.62
Broadmoor	108	1.46
Broadmoor	201	1.46
Broadmoor	202	1.62
Broadmoor	203	1.36
Broadmoor	204	1.20
Broadmoor	205	1.03
Broadmoor	206	1.36
Broadmoor	207	1.62
Broadmoor	208	1.46
Broadmoor	301	1.46
Broadmoor	302	1.625
Broadmoor	303	1.36
Broadmoor	304	1.20
Broadmoor	305	1.03
Broadmoor	306	1.36
Broadmoor	307	1.62
Broadmoor	308	1.46

MEMORANDUM

To: River Bluff Owners

From: Jim Stahlman, Association Secretary

Date: January 17, 1984

Re: Declaration and By-Law Amendments

Please be advised that the following Amendment to the River Bluff Condominium Declaration of Condominium and the following amendment to the By-Laws of River Bluff Condominium Association, Inc. were adopted unanimously at the Unit Owners' Annual Meeting held on January 15, 1984 at 4:00 p.m. at Pepino's Italian & American Restaurant & Cocktail Lounge in Menomonee Falls, Wisconsin. Kindly keep these amendments with your copy of the Declaration and By-Laws.

DECLARATION AMENDMENT

Paragraph 3(c) (Page 3), insert after the word "units" in the second sentence (sixth line) "except for those utility lines and plumbing fixtures serving other units,"

BY-LAW AMENDMENT

1. Article III - Section 1 (Page 5). Annual Meetings. Delete third sentence and substitute the following: "The annual meeting of unit owners shall be held in the month of February at the discretion of the Board of Directors."

2. Article V, Section 10(a) (Page 17). Insert on second line after the words "window panes," "including glass skylights,".

3. Article V, Section 11(f) (Page 18). Use of Property. Add the following sentence at the end of Article V, Section 11(f): "Furthermore, any party leasing a unit, whether from the Declarant or an individual unit owner, shall not be permitted to keep a dog or cat or other mammal, reptile, or poultry, on the Property, except for those parties leasing units as of January 15, 1984.

4. Article VII. Add Section 7 (Page 22). "Rental of Parking Spaces. The rental of parking spaces to a non-occupant is prohibited."

3. Motion by Virginia Fredrich, seconded by Dr. Keane to approve Amendment to By-Laws defining responsibility as to glass skylights. Motion carried unanimously.

4. Motion by Dr. Keane, second by Virginia Fredrich to approve Amendment to By-Laws restricting owners and Declarant from renting their unit to occupants with pets. Motion carried unanimously.

5. Motion by Charles Stenicka, second by Dennis Allister to strike the phrase "or use" from proposed Amendment to By-Laws regarding rental of parking space. Motion carried unanimously. Motion by Leslie Bercek and second by Elnora Charleston to approve Amendment, as amended, to By-Laws regarding rental of parking spaces. Motion carried unanimously.

Nominations were taken for three directors for a three-year term. Dale King nominated and Tony Balistreri seconded the three incumbent directors, Kathy Lysaght, Henry Reimer and John Reinders. John Reinders declined the nomination. John Mortenson nominated Loretta Mortenson, which was seconded by Leslie Bercek. Charles Stenicka motioned that the three nominees be elected by acclamation, seconded by Doug Ley. Motion carried unanimously.

Cheryl Buol gave a brief report as to the responsibilities of Grootemaat Corporation as the management agent for the Association.

Jim Grootemaat gave a brief report on the real estate activities at River Bluff in 1983 and the outlook for 1984.

Jim Stahlman reported that occasionally a smoke odor would be noted in the hallways due to certain atmospheric conditions. The general consensus of the unit owners was that it was not significant enough to expend funds to attempt to correct the situation.

Jim Stahlman reminded owners that the Fire Department still needed to be called if the fire alarm sounded. The elevator alarm was also discussed. Several specific questions by John Spiccuzza and Mark Heyrman about their units were answered by Jim Stahlman.

It was noted by President Fredrich that the Board of Directors monthly meetings are held on the third Wednesday of each month at 7:00 p.m. in Unit 105 in the Broadmoor Building and all owners are invited to attend.

There being no further business, upon motion duly made, seconded and carried, the meeting thereupon adjourned.

James R. Stahlman
Secretary

1/17/84

FIRST AMENDMENT TO CONDOMINIUM DECLARATION

4492022

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

July 13, 2020 01:35 PM
James R Behrend
Register of Deeds

8 PGS
TOTAL FEE:$30.00
TRANS FEE:$0.00

Book Page -

Record this document with the Register of Deeds

Name and Return Address:
Lydia J. Chartre, Esq.
Husch Blackwell LLP
555 E. Wells Street, Suite 1900
Milwaukee, WI 53202

See Exhibit B
(Parcel Identification Number)

RIVER BLUFF CONDOMINIUM

River Bluff Condominium was created by a Declaration, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on the 4th day of October, 1979, as Document No. 1109219 (the "Declaration"), which affects the real property described on the attached Exhibit A;

WHEREAS, River Bluff Condominium Association Inc. (the "Association"), pursuant to the rights reserved in Section 13 of the Declaration, desires to amend the Declaration to incorporate Plat Addendum No. 1, which will show the relocation of four (4) storage lockers, locker numbers 105, 106, 301, and 305, to the opposite end of the garage to accommodate the replacement of the HVAC unit, and adding two (2) parking spaces, parking space numbers 206 and 307, all within the Greenbriar building;

WHEREAS the Association desires to further amend the Declaration to make clear that the repair, maintenance, and replacement of any and all wiring and plumbing that is appurtenant to a single unit is the responsibility of that unit owner.

NOW THEREFORE, the Association does hereby amend the Declaration as follows:

1. All references within the Declaration to the "Condominium Plat" will henceforth also be deemed to reference Plat Addendum No. 1, a copy of which is attached hereto as Exhibit C. Plat

Addendum No. 1 is also being recorded with the Waukesha County Register of Deeds as a separate document, in accordance with Wisconsin Statutes §703.11.

2. Declaration Section 3(c) shall be amended adding the underlined language to read as follows:

(c) It is intended that the structural portions of each building be common elements except for the drywall, doors, windows and floors which are included within the boundaries of the units described in section 3(b) of this Declaration. Those utility lines and plumbing fixtures located within the boundaries of the units shall be repaired and maintained by and at the expense of the respective unit owner. Those utility lines and plumbing fixtures not located within the boundaries of the units shall be repaired and maintained by and at the expense of the Association. The heating and central air-conditioning system, water heater and any other items of equipment, along with any and all wiring (including, but not limited to, electrical, phone, cable, and utility) and plumbing lines servicing a single unit shall be considered part of the respective unit serviced by said items. Said items shall be replaced, repaired and maintained by and at the expense of the unit owner of said unit.

This First Amendment to the Declaration and Amendment to Plat (Plat Addendum No. 1) complies with the requirements of the Declaration at Section 13, and the applicable law, Wis. Stat. §703.09(2) and 703.11(5), in that it has been approved by the written consent of Unit owners with not less than seventy-five percent (75%) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units.

IN WITNESS WHEREOF, the Association has executed this First Amendment to Declaration of Condominium and Plat Addendum No. 1 for River Bluff Condominium this 18 day of June, 2020.

RIVER BLUFF CONDOMINIUM ASSOCIATION, INC.,
a Wisconsin Non-Stock Corporation,

By: _____
John Niemann, President

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

This document was acknowledged before me by John Niemann, as President of River Bluff Condominium Association, Inc. on this 18th day of June, 2020.

SARAH WAITE NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public, State of Wisconsin
Name: Sarah Waite
My Commission Expires: 2/5/2023

This document was drafted by:
Lydia J. Chartre, Esq.
Husch Blackwell LLP
555 E. Wells Street, Suite 1900
Milwaukee, WI 53202

EXHIBIT A

Legal Description

Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307 and 308 in Broadmoor; Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307 and 308 in Breakers; Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307 and 308 in Greenbriar, all in the River Bluff Condominium(s) created by a "Declaration of Condominium" recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on October 4, 1979 as Document No. 1109219, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the Village of Menomonee Falls, Waukesha County, Wisconsin.

RIVER BLUFF CONDOMINIUM - ADDENDUM NO.1

Known as W84 N15750 Ridge Road, n the Village of Menomonee Falls, Waukesha County, Wisconsin.

Part of Parcel 1 of Certified Survey Map No. 3514, being in the Northeast 1/4 of Section 10, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Street Address
MNFV0037199000	N85W15650 Ridge Road, Unit 101
MNFV0037199001	N85W15650 Ridge Road, Unit 102
MNFV0037199002	N85W15650 Ridge Road, Unit 103
MNFV0037199003	N85W15650 Ridge Road, Unit 104
MNFV0037199004	N85W15650 Ridge Road, Unit 105
MNFV0037199005	N85W15650 Ridge Road, Unit 106
MNFV0037199006	N85W15650 Ridge Road, Unit 107
MNFV0037199007	N85W15650 Ridge Road, Unit 108
MNFV0037199008	N85W15650 Ridge Road, Unit 201
MNFV0037199009	N85W15650 Ridge Road, Unit 202
MNFV0037199010	N85W15650 Ridge Road, Unit 203
MNFV0037199011	N85W15650 Ridge Road, Unit 204
MNFV0037199012	N85W15650 Ridge Road, Unit 205
MNFV0037199013	N85W15650 Ridge Road, Unit 206
MNFV0037199014	N85W15650 Ridge Road, Unit 207
MNFV0037199015	N85W15650 Ridge Road, Unit 208
MNFV0037199016	N85W15650 Ridge Road, Unit 301
MNFV0037199017	N85W15650 Ridge Road, Unit 302
MNFV0037199018	N85W15650 Ridge Road, Unit 303
MNFV0037199019	N85W15650 Ridge Road, Unit 304
MNFV0037199020	N85W15650 Ridge Road, Unit 305
MNFV0037199021	N85W15650 Ridge Road, Unit 306
MNFV0037199022	N85W15650 Ridge Road, Unit 307

MNFV0037199023	N85W15650 Ridge Road, Unit 308
MNFV0037199024	N85W15700 Ridge Road, Unit 101
MNFV0037199025	N85W15700 Ridge Road, Unit 102
MNFV0037199026	N85W15700 Ridge Road, Unit 103
MNFV0037199027	N85W15700 Ridge Road, Unit 104
MNFV0037199028	N85W15700 Ridge Road, Unit 105
MNFV0037199029	N85W15700 Ridge Road, Unit 106
MNFV0037199030	N85W15700 Ridge Road, Unit 107
MNFV0037199031	N85W15700 Ridge Road, Unit 108
MNFV0037199032	N85W15700 Ridge Road, Unit 201
MNFV0037199033	N85W15700 Ridge Road, Unit 202
MNFV0037199034	N85W15700 Ridge Road, Unit 203
MNFV0037199035	N85W15700 Ridge Road, Unit 204
MNFV0037199036	N85W15700 Ridge Road, Unit 205
MNFV0037199037	N85W15700 Ridge Road, Unit 206
MNFV0037199038	N85W15700 Ridge Road, Unit 207
MNFV0037199039	N85W15700 Ridge Road, Unit 208
MNFV0037199040	N85W15700 Ridge Road, Unit 301
MNFV0037199041	N85W15700 Ridge Road, Unit 302
MNFV0037199042	N85W15700 Ridge Road, Unit 303
MNFV0037199043	N85W15700 Ridge Road, Unit 304
MNFV0037199044	N85W15700 Ridge Road, Unit 305
MNFV0037199045	N85W15700 Ridge Road, Unit 306
MNFV0037199046	N85W15700 Ridge Road, Unit 307
MNFV0037199047	N85W15700 Ridge Road, Unit 308
MNFV0037199048	N85W15750 Ridge Road, Unit 101
MNFV0037199049	N84W15750 Ridge Road, Unit 102

MNFV0037199050	N84W15750 Ridge Road, Unit 103
MNFV0037199051	N84W15750 Ridge Road, Unit 104
MNFV0037199052	N84W15750 Ridge Road, Unit 105
MNFV0037199053	N84W15750 Ridge Road, Unit 106
MNFV0037199054	N84W15750 Ridge Road, Unit 107
MNFV0037199055	N84W15750 Ridge Road, Unit 108
MNFV0037199056	N84W15750 Ridge Road, Unit 201
MNFV0037199057	N84W15750 Ridge Road, Unit 202
MNFV0037199058	N84W15750 Ridge Road, Unit 203
MNFV0037199059	N84W15750 Ridge Road, Unit 204
MNFV0037199060	N84W15750 Ridge Road, Unit 205
MNFV0037199061	N84W15750 Ridge Road, Unit 206
MNFV0037199062	N84W15750 Ridge Road, Unit 207
MNFV0037199063	N84W15750 Ridge Road, Unit 208
MNFV0037199064	N84W15750 Ridge Road, Unit 301
MNFV0037199065	N84W15750 Ridge Road, Unit 302
MNFV0037199066	N84W15750 Ridge Road, Unit 303
MNFV0037199067	N84W15750 Ridge Road, Unit 304
MNFV0037199068	N84W15750 Ridge Road, Unit 305
MNFV0037199069	N84W15750 Ridge Road, Unit 306
MNFV0037199070	N84W15750 Ridge Road, Unit 307
MNFV0037199071	N84W15750 Ridge Road, Unit 308