

1171782
JENNIFER J. LAURIN
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
06/17/2025 09:18 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 17
EXEMPT #:

DECLARATION OF
CONDOMINIUM OWNERSHIP
OF GOLDFINGER STUDIOS,
A CONDOMINIUM

This instrument was drafted by and
should be returned to:
Brad Dallet
Husch Blackwell LLP
511 N. Broadway, Suite 1100
Milwaukee, WI 53202

\$30

Parcel I.D. No.: See Exhibit A

DECLARATION OF CONDOMINIUM OWNERSHIP OF GOLDFINGER STUDIOS, A CONDOMINIUM

Grafton, Wisconsin

THIS DECLARATION, made this 13th day of June, 2025, by Goldfinger Properties LLC, a Wisconsin limited liability company ("Declarant"), pursuant to the provisions of the Wisconsin Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes ("Act").

I. STATEMENT OF DECLARATION.

The Declarant is the owner of certain real estate located in the Village of Grafton, Ozaukee County, Wisconsin, as legally described on the attached Exhibit A ("Land"). The Declarant hereby submits and subjects the Land, together with all buildings, structures, improvements and other permanent fixtures to be constructed thereon ("Property"), to the provisions of the Act. This shall be a small condominium, as defined in Section 703.02(14m) of the Act, and Section 703.365 of the Act shall apply, except as otherwise provided herein.

II. NAME AND DESCRIPTION OF THE CONDOMINIUM

The Property (which includes one (1) commercial building ("Building") identified on the plat attached as Exhibit B ("Plat")), shall be known as Goldfinger Studios, a Condominium ("Condominium"). The Condominium consists of twelve (12) Units (defined below).

III. UNITS

1. Each "Unit" shall consist of one or more contiguous or noncontiguous cubicles of air located in the Building; the exterior boundaries of each Unit being the unfinished interior surface of the perimeter walls surrounding the cubicle, the unfinished lower surface of the ceiling above the cubicle, and the uncovered or unfinished upper surface of the floor below the cubicle; as shown on the Plat, together with all fixtures and improvements therein contained, including all installations for providing sewer, power, light, gas, hot and cold water, heating, refrigeration and air conditioning within the boundaries of the Unit and servicing only said Unit. Each Unit also includes the following items serving the particular Unit, although they may be outside the defined cubicle of air:
 - a. all interior and exterior doors, windows, and plate glass, their casements, and all their opening, closing and locking mechanisms and hardware;
 - b. all wall and ceiling mounted electrical fixtures and recessed junction boxes serving them;
 - c. all floor, wall, baseboard or ceiling electrical outlets and switches and the junction boxes serving them;
 - d. the cable/satellite television and telephone connections to the Unit and the junction box(s) serving it;
 - e. all plumbing fixtures and the piping, valves and other connecting and controlling materials or devices lying between the fixtures and the main water or sewage lines

serving the Unit (including the water and sewage laterals that exclusively serve the Unit); and

- f. the separate gas forced air heating system and the separate air conditioning system (including the condenser and compressor located outside the building), which serve the Unit.
2. Units may be separated or merged in accordance with the Act.

IV. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

1. Each owner of a Unit ("Unit Owner" or "Owner") shall own an undivided interest ("Interest") in the Common Elements with all other Unit Owners. The "Common Elements" shall consist of all of the Condominium except the individual Units, including, without limitation, installations for providing sewer, power, light, gas, hot and cold water, heating, refrigeration and air conditioning serving more than one Unit; exterior walls and structural components of the Building; and all paved and landscaped areas on the Property but outside the boundary of the Building. Each Unit's percentage of Interest in the Common Elements shall be proportionate to the square footage of the Unit, as set forth on the attached Exhibit C.
2. Certain Common Elements shall be reserved for the exclusive use, maintenance and control of a particular Unit Owner. Such Common Elements shall be referred to collectively as "Limited Common Elements." The Limited Common Elements appurtenant to a Unit, if any, are set forth on the Plat.

V. USE OF UNITS AND COMMON ELEMENTS

1. The Units shall be occupied and used only for lawful commercial uses, all in accordance with all applicable state and local municipal laws and ordinances. Notwithstanding the foregoing, Units may not be used for the uses set forth on the attached Exhibit D, unless otherwise agreed to in writing by all Unit Owners.
2. Other than as set forth in this Declaration, a Unit Owner may lease a Unit on such terms and conditions as it desires in its sole discretion. Any person occupying a Unit with the authority of an Owner shall comply with all of the restrictions, covenants and conditions imposed on an Owner. Any lease for a Unit entered into after the date of this Declaration shall provide that the tenant has reviewed and is bound by the terms and provisions of this Declaration, the By-Laws of the Association and any rules and regulations adopted for the Condominium as provided for herein. If a Unit is leased, the Owner of such Unit shall notify the Association of the tenant's name or names and telephone number within twenty (20) days of the commencement of the lease term.
3. There shall be no obstruction of or parking in the Common Elements nor shall anything be kept or stored on any part of the Common Elements without the prior written consent of the Association, except as specifically provided herein.
4. Nothing shall be altered or constructed in, or removed from, the Common Elements except upon the prior written consent of the Association.
5. No trash or garbage containers shall be placed or kept in the Common Elements other than those areas designated by the Association. All trash and garbage for each Unit must be kept in receptacles

furnished by the Owner and all such receptacles must be stored in the Unit so that they are concealed from public view.

6. The Association may make reasonable rules and regulations governing the use of the Common Elements, which rules and regulations shall be consistent with the rights and duties established in this Declaration.
7. Each Unit shall have a non-exclusive easement over that portion of the Property where such Common Elements are located, for the purpose of using and maintaining the Common Elements.
8. In the event any construction or remodeling work shall be performed on a Unit by an Owner, or its contractors, agents, servants, and/or employees, said Owner shall be responsible for maintaining and keeping the Common Elements reasonably free and clear of debris, dust, and construction materials, and promptly cause the removal of such debris, dust and construction materials as may be placed thereon.
9. Nothing shall be done or kept in any Unit or in the Common Elements, or any part thereof, which would increase the rate of insurance on the Condominium, or any part thereof, over what the Association, but for such activity, would pay, unless authorized by the Association.
10. Nothing shall be done or kept in any Unit or in the Common Elements, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.
11. No damage to, or waste of, the Common Elements, or any part thereof, shall be permitted by any Owner or guests or tenants of the Unit Owner or other occupants of the Unit, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by, or at the direction of, that Unit Owner or guests or tenants of the Unit Owner or other occupants of the Unit.
12. The use of all Units must comply with all Village of Grafton and PUD regulations including permitted, conditional, and prohibited uses for review by the Community Developer Director for the Village of Grafton.

VI. MAINTENANCE, REPAIRS AND REPLACEMENTS

1. The Association, subject to the rights and duties of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Elements, and shall keep the same in good, clean, attractive and sanitary condition, order and repair. All such maintenance, repairs, and replacements to the Common Elements shall be made by the Association and charged to the Unit Owners as provided herein. The Association may enter any Unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of improvements or systems for which the Association is responsible. Such entry shall be made with prior notice to the Owners and with as little inconvenience to the Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense.
2. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Common Elements, whether such personnel are furnished or employed directly by the Association or by any person or

entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Common Elements or the enforcement of this Declaration. The Association may arrange with others to furnish snowplowing, landscaping, trash collection and other common services to each Unit.

3. A Unit Owner shall be responsible for all maintenance, repairs and replacement of: (a) every aspect of the Unit; and (b) the Limited Common Elements appurtenant to that Unit. The expense of such maintenance, repairs and replacement shall be borne solely by such Owner. A Unit Owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming or within the boundaries of a Unit.
4. An Owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes or improvements to a Unit, or in or to the exterior of the Building or any Common Element. A Unit Owner shall not perform, or allow to be performed, any act or work which will impair the safety of the Condominium or its occupants, or impair any easement without the prior written consent of the Association.
5. In the event that any maintenance, repairs or replacement of a Common Element is required as a result of the willful or negligent act of an Owner or invitee, the costs shall be added to and become a part of the assessment for such Owner's Unit.
6. In the event that (i) a proposed expenditure or action for the repair, maintenance or upkeep of the Common Elements, or for the operation of the Common Elements, is not approved by the Board and any Unit Owner believes the expenditure or action is necessary for the safety and proper use of the Common Elements or of the Owner's Unit; or (ii) an expenditure or action is approved by the Board and any Unit Owner believes the expenditure or action is contrary to the safety and proper use of the Common Elements or the Owner's Unit, then the following shall apply:
 - a. The Unit Owner or Owners challenging a decision of the Board shall give written notice of the objection to all Unit Owners and mortgagees within 45 days after the decision but before any action is taken or expenditure is made. Upon receipt of this notice, the Board shall reconsider its decision and either affirm, reverse or modify the decision.
 - b. The Unit Owner or Owners may challenge the decision after reconsideration by the Board under paragraph (a) above only in an arbitration proceeding under Wisconsin Statutes Chapter 788. Acceptance of a conveyance of a Small Condominium which is subject to this paragraph is deemed to constitute an agreement by the Unit Owner to submit challenges to decisions of the Board to arbitration.
 - c. The Board, upon submission of the matter to arbitration as provided in paragraph (b) above, shall name a proposed arbitrator. The Unit Owner or Owners may accept the proposed arbitrator or propose a different arbitrator. If there is no agreement on a single arbitrator, the two arbitrators shall select a third person and the three shall serve as an arbitration panel chaired by the third person. The expense of the arbitration shall be shared equally by the Association and the Unit Owner or Owners challenging the decision of the Board.
 - d. The arbitration award by the arbitration panel under paragraph (c) above shall permit or prohibit the decision and the decision shall not be implemented, if it is an affirmative action, until the award is final unless there is a bona fide emergency requiring it.

VII. ASSOCIATION MEMBERSHIP

Every Unit Owner shall be entitled and required to be a member ("Member") of "Goldfinger Studios Condominium Association, Inc.," a nonstock corporation formed under Chapter 181 of the Wisconsin Statutes ("Association"). If title to a Unit is held by more than one person, each such person shall be a Member. An Owner of more than one Unit shall be entitled to one membership for each such Unit owned by such person. Each membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically by conveyance of that Unit. No person or entity other than a Unit Owner or Declarant may be a Member, and membership in the Association may not be transferred except in connection with the transfer of title to a Unit; provided, however, that the rights of voting may be assigned to a mortgagee as security for a loan secured by a mortgage on a Unit. Each Unit shall have one (1) vote on matters for determination by Members and as to other matters described in the Act. Voting rights appurtenant to a Unit shall be exercised as provided in the By-Laws of the Association.

VIII. ASSESSMENTS

1. Each Owner, hereby covenants and agrees with each other Owner and with the Association to pay annual assessments, special assessments for capital improvements and for other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article.
2. The Board of Directors of the Association ("Board") shall from time to time, and at least annually, prepare a budget and fix the annual assessment, which assessment shall be used exclusively for the improvement and maintenance of the Common Elements and such emergency repairs as the Association may deem necessary. In addition to the annual assessments, the Board may levy, in any assessment year, a special assessment applicable to that year only for the purposes determined by the Board; provided, however, that any such special assessment shall have the assent of the Unit Owners having seventy-five percent (75%) of the votes at a meeting duly called for this purpose. Except as otherwise set forth in this Declaration, each Unit's assessments shall be allocated pro rata based on the Interest of each Unit.
3. The Board may also levy special assessments against a particular Unit Owner and Unit for: (a) costs and expenses (anticipated or incurred) for damage to the Common Elements caused by or at the direction of that Unit Owner or guests or tenants of the Unit Owner or other occupants of the Unit; (b) costs, expenses and actual attorneys' fees incurred in, or in anticipation of, any suit, action or other proceeding to enforce the Act, the Declaration, the By-Laws, or the rules or regulations of the Association; (c) costs and expenses (anticipated or incurred) for emergency repairs to a Unit; (d) liabilities, costs and expenses incurred by the Association as a result of any temporary or permanent condition or defect in the Unit; (e) interest due on general and special assessments; (f) forfeitures and other penalties levied by the Board for violations of the condominium documents by a Unit Owner or the tenants or guests of the Unit Owner or occupants of a Unit; (g) all other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration or the By-Laws of the Association.
4. The annual assessments provided for herein shall be payable in quarterly installments. The first annual assessment shall be adjusted according to the number of months then remaining in the calendar year. The Board shall fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner. The due dates shall be March 31st, June 30th, September 30th, and December 31st of each year. If such assessments are not paid within 10 days of their due

date, an additional \$250.00 late fee may be assessed to such Unit at the discretion of the Board. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer or agent of the Association setting forth whether the assessments on a specified Unit have been paid.

5. All sums assessed to any Unit pursuant to this Article, together with interest thereon, shall be secured by a lien on such Unit in favor of the Association as provided in the Act.

IX. INSURANCE

1. The Association, for the benefit of all Unit Owners, shall insure the Common Elements against loss or damage by fire and such other hazards as the Association may deem desirable, in amounts determined by the Association, and a liability policy, covering all claims commonly insured against, without prejudice to the right of a Unit Owner to also insure the Unit Owner's Unit for the Unit Owner's own benefit. The premiums for such insurance shall be deemed common expenses. Such insurance coverage shall be written in the name of, losses thereunder shall be adjusted by, and the proceeds of such insurance shall be payable to, the Association as trustee for the Unit Owners. The Association may engage the services of any bank or trust company authorized to do trust business in Wisconsin to act as trustee, agent, or depository on behalf of the Association for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Association shall determine, consistent with the provisions of this Declaration. The fees of such corporate trustee shall be common expenses. The Association shall not be obligated to acquire casualty, property or liability insurance coverage or other insurance protection for a Unit Owner's individual Unit. Each Unit Owner shall be responsible for fully insuring his/her own Unit, which shall include coverage for the full replacement value of the Unit and liability insurance with a combined single limit of \$3,000,000 for bodily injury and property damage per occurrence.
2. The proceeds of the Association's insurance shall first be disbursed by the Association or by the trustee on behalf of the Association for the repair or restoration of the damaged Common Elements, and the Unit Owners and mortgagees shall not be entitled to receive payment of any portion of the insurance proceed unless the Association has determined not to repair such Common Elements, or the court has ordered partition of the Condominium, or there is a surplus of insurance proceeds after the Common Elements have been completely repaired or restored. In the event of a partial or total destruction of the Common Elements, such Common Elements shall be rebuilt and repaired as soon as practicable and substantially to the same design, plan and specifications as existed prior to loss. All costs of the repair or reconstruction in excess of available insurance proceeds shall be a common expense.
3. The Owner of each Unit shall indemnify, defend and hold one another harmless against all claims for injury or death to persons or damage to or loss of property due to the negligence or willful misconduct of such Owner, its occupants or permittees. This indemnification and release shall be applicable notwithstanding any party's failure to insure as required herein.
4. The Association may maintain, as a common expense, any other insurance coverage or additional protection which the Board may deem necessary or advisable.

X. DECLARANT'S RIGHTS

Declarant shall have rights in the Association only to the extent that Declarant is an Owner of a Unit.

XI. NOTICES

All notices and other documents required to be given by this Declaration or by the By-Laws of the Association, shall be sufficient if given to any Owner of a Unit regardless of the number of Owners who have an interest therein. Notices and other documents to be served upon Declarant or the Association shall be personally served on the registered agent specified for receipt of process or mailed by certified mail, return receipt requested to such registered agent. All Owners shall provide the Association with the address for the mailing or service of any notice or other documents and the Association shall be deemed to have discharged its duty with respect to giving of such notice by mailing it or having it delivered personally to the last such address on file. If a Unit Owner fails to provide such address, the Association shall be deemed to have given sufficient notice by mailing it or having it delivered to the Unit.

XII. GENERAL PROVISIONS

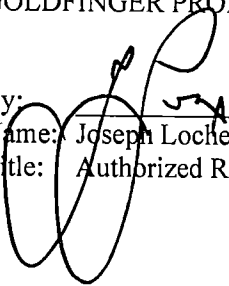
1. If any provision of this Declaration, or the application thereof, shall be held invalid or unenforceable, then the remainder of this Declaration shall not be affected thereby and shall be valid, and be enforced to the fullest extent.
2. The failure of the Association to insist, in any one instance, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment of such term, covenant, condition or restriction in the future, and such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed on behalf of the Association.
3. This Declaration may be terminated only by the unanimous consent of all of the Owners of all Units and all of the parties holding mortgages on the Units, in which event the termination of the Declaration shall be by such plan as may be then adopted by said Owners and parties holding mortgages. The instruments necessary for such termination shall be recorded in Ozaukee County, Wisconsin.
4. Except as hereinafter limited, this Declaration may be amended by an instrument signed by Unit Owners having not less than seventy-five percent (75%) of the percentage Interest in the Common Elements. A Unit Owner's consent to an amendment is not effective unless it is approved by a mortgagee of the Unit, if any. No Amendment to this Declaration shall be adopted which would operate to affect the validity or priority of any mortgage or which would alter, amend or modify, in any manner whatsoever, the rights, powers and privileges granted and reserved herein, in favor of any mortgagee or in favor of the Declarant without the consent of all such mortgagees or the Declarant, as the case may be. Any Amendment must be recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin.
5. The initial registered agent for service of process is Joseph Locher, as provided for in the Articles of Incorporation for the Association. The registered agent may change from time to time as and when a

Change of Registered Agent is filed with the Department of Financial Institutions for the State of Wisconsin. Any change in the registered agent will not require an amendment to this Declaration.

[signature page to follow]

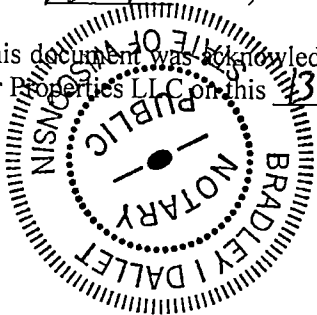
IN WITNESS WHEREOF, the Declarant has executed this Declaration this 13th day of June, 2025.

GOLDFINGER PROPERTIES LLC

By: 
Name: Joseph Locher
Title: Authorized Representative

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

This document was acknowledged before me by Joseph Locher, as Authorized Representative of Goldfinger Properties LLC on this 13th day of JUNE, 2025.



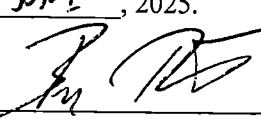

Notary Public, State of Wisconsin
Name: Brad Dallet
My Commission Expires: 07/1/2025

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A

That part of Assessor's Lots 14 and 15 in Block 2 of the Village of Grafton lying West of Oak Street (now Sixth Avenue) extended South, excepting therefrom the West 33 feet and excepting therefrom the South 33 feet reserved for road purposes. Further excepting therefrom those lands contained in Quit Claim Deed recorded May 19, 1959 in Volume 145, Page 578 as Document No. 178243. And including that part of Cedar Street vacated by Resolution No. 411-74 recorded March 3, 1975 in Volume 357, Page 386 as Document No. 269530. Said land being in the Village of Grafton, County of Ozaukee, State of Wisconsin.

Tax Key No. 10-050-02-14-005

PARCEL B

That part of the Westerly 330 feet of Assessor's Lot 11 in Block 2 of the Village of Grafton, lying South of the South line of Beech Street and lying West of Oak Street (now Sixth Avenue), bounded and described as follows: commencing on the West line of said Sixth Ave, said point being on the South line of Beech Street, thence South 00°47'52" East along the West line of Sixth Ave 67.21 feet to the point of beginning; thence continuing South 00°47'52" East 4.10 feet to a point; thence South 87°30'24" West along the North line of lands owned by Goldfinger Properties LLC 264.45 feet to the East line of 5th Ave; thence North 00°59'50" West along said East line 12.38 feet to a point; thence North 89°18'07" East 264.38 feet to the point of beginning, said land being in the Village of Grafton, County of Ozaukee, State of Wisconsin.

Part of Tax Key No. 10-050-02-11-004

EXHIBIT "B"

CONDOMINIUM PLAT

FOR REPRESENTATIONAL PURPOSES ONLY.

NOT TO BE CONSTRUED AS ACTUAL SIZE.

SEE ATTACHED

GOLDFINGER STUDIOS, A CONDOMINIUM VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN

Legal Description:

PARCEL A

That part of Assessor's Lots 14 and 15 in Block 2 of the Village of Grafton lying West of Oak Street (now Sixth Avenue) extended South, excepting therefrom the West 33 feet and excepting therefrom the South 33 feet reserved for road purposes, Further excepting therefrom those lands contained in Quit Claim Deed recorded May 19, 1959 in Volume 145, Page 578 as Document No. 178243. And including that part of Cedar Street vacated by Resolution No. 411-74 recorded March 3, 1975 in Volume 357, Page 388 as Document No. 289530. Said land being in the Village of Grafton, County of Ozaukee, State of Wisconsin, Said Parcel containing 87,188 sq. ft./2.002 acres of land, more or less.

PARCEL B

That part of the Westerly 330 feet of Assessor's Lot 11 in Block 2 of the Village of Grafton, lying South of the South line of Beech Street and lying West of Oak Street (now Sixth Avenue), bounded and described as follows: commencing on the West line of said Sixth Ave., said point being on the South line of Beech Street, thence South 00°47'52" East along the West line of Sixth Ave 67.21 feet to the point of beginning; thence continuing South 00°47'52" East 4.10 feet to a point; thence South 87°30'24" West along the North line of lands owned by Goldfinger Properties LLC 284.45 feet to the East line of 5th Ave; thence North 00°59'50" West along said East line 12.38 feet to a point; thence North 89°18'07" East 284.38 feet to the point of beginning, said land being in the Village of Grafton, County of Ozaukee, State of Wisconsin and contains 2,178 square feet or 0.0500 acres.

NOTES:

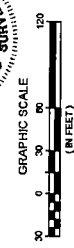
1. Bearings are referenced to Ozaukee County Coordinates NAD83(2011).
2. Common elements are all areas within the Condominium and outside of the Units.
3. Refer to Article IV of the original Declaration of Condominium for descriptions of the Limited Common Areas.
4. In accordance with Chapter A-E 7.01 (2) of the Wisconsin Administrative Code, R. A. Smith, Inc. has executed an agreement to waive the setting of monuments on the above described property. Signatures on file with Surveyor.

I, John P. Casucci, 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 constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of GOLDFINGER STUDIOS, A CONDOMINIUM as proposed at the date hereof, and the identification and proposed 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 diagrammatic floor plans of the Condominium building and units contained in the plat and the approximate dimensions and floor areas thereof.

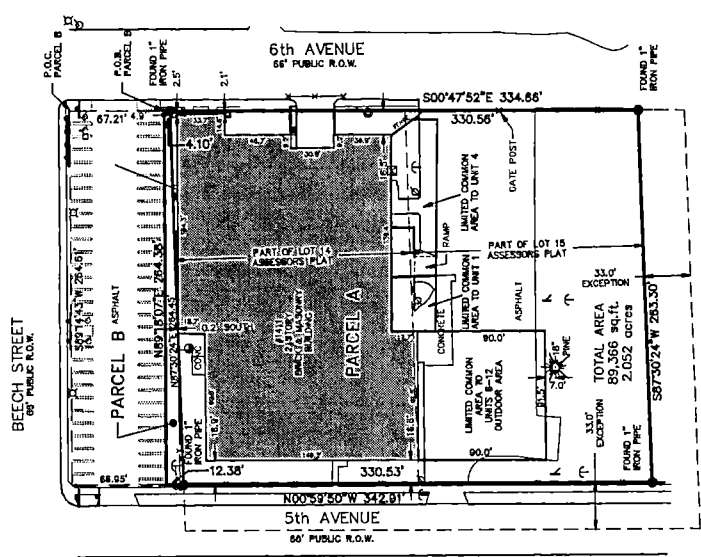
John P. Casucci
JOHN P. CASUCCI, PLS., S-2055
DATE

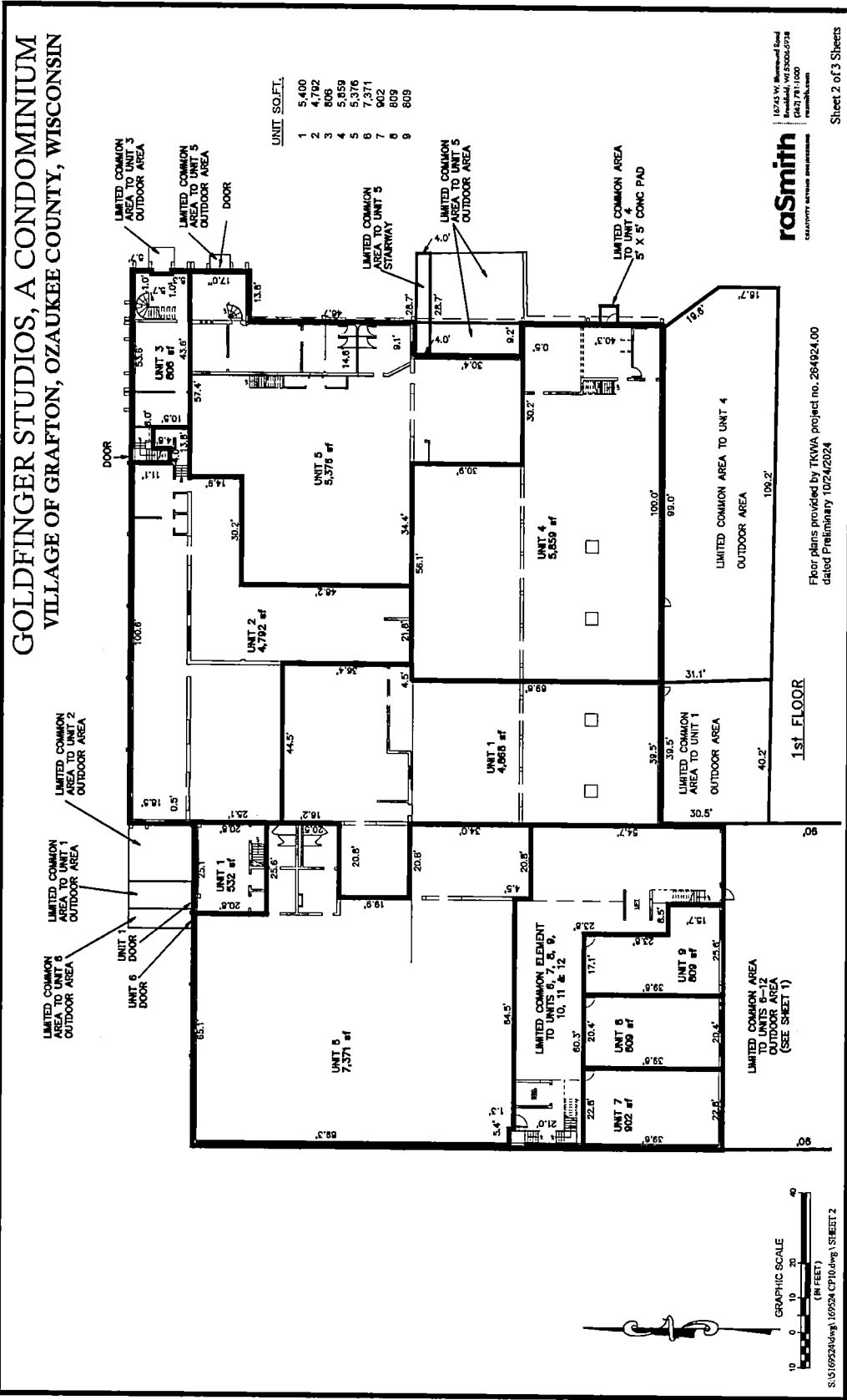
May 27, 2025



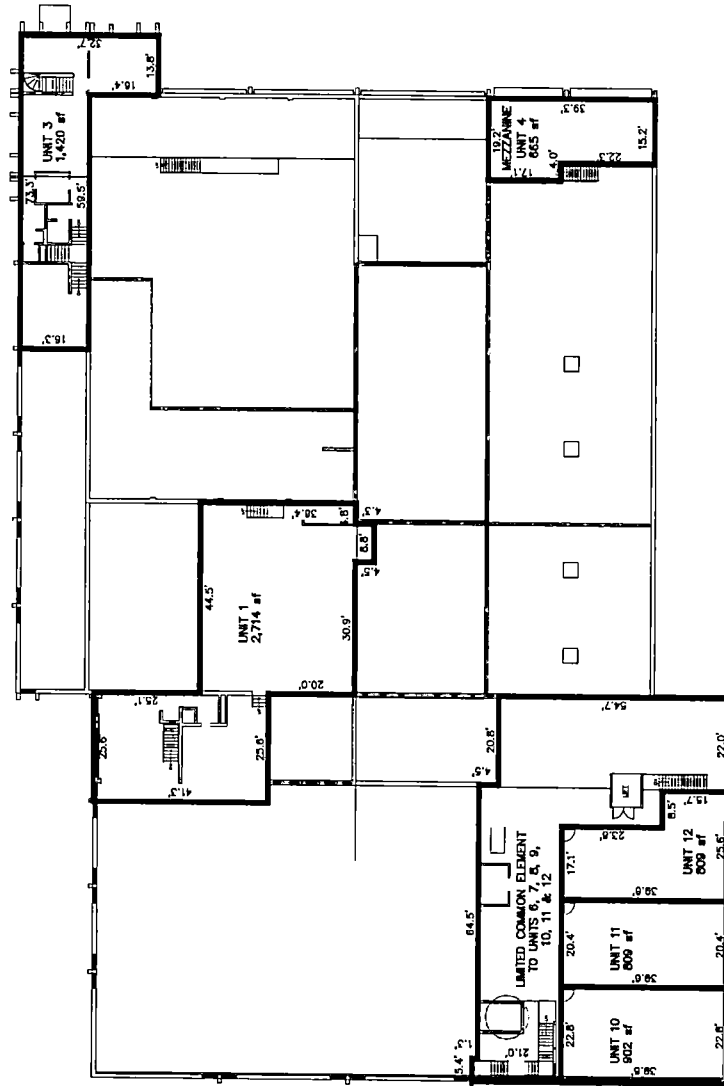
raSmith
CREATIVITY. ACCURACY. AND INTEGRITY.

13745 W. Milwaukee East
Brookfield, WI 53005-0728
TEL: 414.460.8800
WWW.RASMITH.COM





GOLDFINGER STUDIOS, A CONDOMINIUM
VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN



UNIT	SQ. FT.
1	2,714
3	1,420
4	665
10	809
11	809
12	809

raSmith
CREATIVITY. STRONG. MEASUREMENTS

18745 W. Milwaukee Road
Pewaukee, WI 53009-0978
TEL: 262.331.1800
WWW.RASMITHTH.COM

Sheet 3 of 3 Sheets

Floor plans provided by TKWA project no. 284924.00
dated Preliminary 10/24/2024

2nd FLOOR

EXHIBIT "C"

UNIT NUMBERS AND PERCENTAGE INTEREST OF COMMON ELEMENTS

<u>UNIT</u>	<u>% INTEREST PER UNIT</u>
1	15%
2	14%
3	5%
4	16.8%
5	12.8%
6	21.4%
7	2.7%
8	2.4%
9	2.4%
10	2.7%
11	2.4%
12	2.4%

EXHIBIT "D"

PROHIBITED USES

1. Residential uses.
2. Any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside any building.
3. Any dumping, disposing, incineration or reduction of garbage.
4. Any automobile, truck, trailer or recreational vehicle sales, leasing display or body shop repair operation.
5. Any veterinary hospital or animal raising or boarding facility.
6. Adult bookstore (which will include a store that sells or offers sexually explicit videos, DVDs, audiotapes, films, devices, apparel and the like).
7. Drug paraphernalia store or so called "head" shop.
8. Marijuana sales or dispensary.
9. Off track betting, gambling, gaming or check cashing facility.
10. A so called "second hand" or surplus store, pawn shop, flea market, swap meet or junk yard.