

shall represent the Unit Owners in negotiations, settlements and agreements with the condemning authority and/or the insurance company. Each Unit Owner appoints the Association as attorney-in-fact for these purposes. Any insurance proceeds, or any award or proceeds of settlement shall be payable to the Association for the use and benefit of the Unit Owners and their mortgagees as their interests may appear and in accordance with the terms of the Bylaws.

ARTICLE XV INSURANCE

Section 15.1 Fire and Extended Loss Insurance. The board of directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements and the Units for the Association's service equipment, supplies and personal property. Each Unit Owner shall obtain and maintain insurance coverage for all of the contents and personal property located within the Unit for not less than insurance coverage for all of the full replacement value thereof, minus a commercially reasonable deductible. Insurance coverage for the Common Elements shall be reviewed and adjusted by the board of directors of the Association from time to time to ensure that the required coverage is at all times provided. The insurance, if any, maintained by the Association shall be written on the Condominium's Common Elements and Units in the name of the Association as insurance trustee for the individual Unit Owners in their respective percentage interests in the Common Elements, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article XIV. Each Unit Owner shall have the right to insure its own Unit for its own personal benefit.

Section 15.2 Public Liability Insurance. The board of directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective percentage interests in the Common Elements. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall maintain in effect a policy of homeowner's liability insurance with a face amount as may from time to time be required by the Association, naming the Association as an additional insured.

Section 15.3 Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty

percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

Section 15.4 Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

Section 15.5 Standards for All Insurance Policies. All insurance policies provided under this Article XV shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the board of directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE XVI ADDITIONAL PROVISIONS

Section 16.1 Priority of First Mortgagees. Except as otherwise provided by the Act, no provision of this Declaration, the Bylaws, or the Rules and Regulations, shall be construed to grant to any Unit Owner, or to any other party, any priority over any rights of holders of first mortgages pursuant to their first mortgages in case of the distribution to Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or the Common Elements or any portions thereof.

Section 16.2 Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 16.3 Severability. The invalidity or unenforceability of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid or unenforceable provision had never been included herein. Any conflict between any provision of any Condominium Document and the Act, or any questions regarding the interpretation of any Condominium Documents, shall be governed by the Act.

Section 16.4 No Obligations. Nothing contained in the Condominium Documents shall be deemed to impose upon the Declarant or its successors or assigns any obligations of any nature to build, renovate or provide any improvements except to the extent required by the Act.

Section 16.5 Registered Agent. The registered agent for service of process shall be Robert L. Niebauer, 7609 Elmwood Avenue, Suite 201, Middleton, Wisconsin 53562. Change of agent for service of process may be accomplished by resolution of the Board of Directors of the Association and upon proper filing of said name with the Register of Deeds for Dane County, Wisconsin, and with the Secretary of State of the State of Wisconsin.

Section 16.6 Mergers. Upon a merger or consolidation of the Association with another corporation as provided in its Articles and Bylaws, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or corporation, or, alternatively, the properties, rights and obligations of another corporation may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated corporation may administer the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration within the Property except as herein above provided.

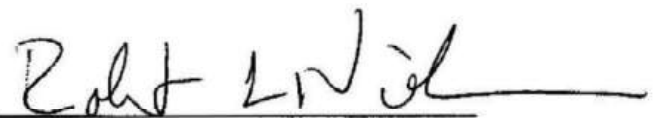
Section 16.7 Use of Facilities of Others. The Board of Directors shall have the right, upon the approval of Unit Owners owning Units to which a majority of the votes in the Association appertain, to enter into agreements, including without limitation, easement agreements and licenses, granting the Unit Owners the right to use the recreational facilities or other facilities, including, without limitation, privately owned utilities, of other associations or land owners on reasonable terms and conditions, including, without limitation, payment of a fee in connection therewith. No such agreements shall be binding upon the Commercial Unit Owner without the Commercial Unit Owner's written consent, and all expenses incurred by the Association in connection with any such agreements not consented to by the Commercial Owner and Unit Owner shall be a Residential Common Expense.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed on the date first above written.

DECLARANT:

PRDC JUNCTION POINT, INC.

By:


Robert L. Niebauer, President

ACKNOWLEDGMENT

001106

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 4th day of February, 2005, the above-named Robert L. Niebauer, the president of PRDC Junction Point, Inc., to me known to be the person who executed the foregoing instrument.



Ruth A. Markewycz
Notary Public, State of Wisconsin
My Commission: exp 7/20/08

[Notarial Seal]

CONSENT OF MORTGAGEE

This Declaration is hereby approved by Johnson Bank, the holder of the Mortgage and Security Agreement encumbering the property described herein.

Johnson Bank

By: Mary R. Wright
 Name: Mary R. Wright
 Title: Vice President

STATE OF WISCONSIN)
) SS.
 COUNTY OF DANE)

Personally came before me this 4th day of February, 2005, the above-named Mary R. Wright, the a Vice President of Johnson Bank, to me known to be the person who executed the foregoing instrument.



Ruth A. Markewycz
 Notary Public, State of Wisconsin
 My Commission: exp 7/2008

[Notarial Seal]

This document was drafted by and should be returned to Antonina Prestigiacomio, c/o Foley & Lardner LLP, Verex Plaza, 150 East Gilman Street, Madison, Wisconsin 53703-1481.

EXHIBIT A

001108

**LEGAL DESCRIPTION
OF CONDOMINIUM PROPERTY**

Lot One Hundred-five (105), FIRST ADDITION TO JUNCTION RIDGE PLAT, in the City of Madison, Dane County, Wisconsin.

EXHIBIT B

001109

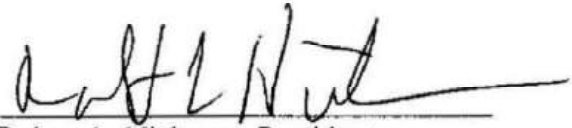
PLAT OF SURVEY

SEE ATTACHED PLAT OF SURVEY

NOTE: Please be advised that the Declarant, PRDC JUNCTION POINT, INC., hereby directs viewers to ignore the printed text material on the Condominium Plat attached to this Exhibit "B". Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

Dated: February 4, 2005.

PRDC JUNCTION POINT, INC.

By: 

Robert L. Niebauer, President

Exhibit C
PERCENTAGE INTERESTS

001110

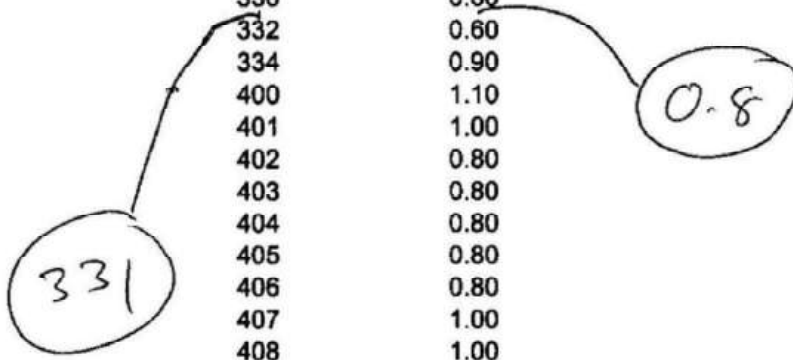
Residential Unit No.	Percentage Interest
200	0.90
201	0.90
202	0.60
203	0.60
204	0.60
205	0.60
206	0.60
207	0.90
208	0.90
209	0.60
210	0.90
211	0.90
212	0.90
214	0.60
215	0.90
216	0.60
217	0.90
218	0.60
220	0.60
221	0.90
222	0.90
223	0.60
224	0.90
225	0.90
226	0.90
227	0.60
228	0.60
229	0.60
230	0.60
232	0.60
234	0.90
300	0.90
301	0.90
302	0.60
303	0.60
304	0.60
305	0.60
306	0.60
307	0.90
308	0.90
309	0.60
310	0.90
311	0.90
312	0.90
314	0.60
315	0.90
316	0.60

2.31

0.8

001111

	317	0.90	
	318	0.60	
	320	0.60	
	321	0.90	
	322	0.90	
	323	0.60	
	324	0.90	
	325	0.90	
	326	0.90	
	327	0.60	
	328	0.60	
	329	0.60	
	330	0.60	
	332	0.60	
	334	0.90	
	400	1.10	
	401	1.00	
	402	0.80	
	403	0.80	
	404	0.80	
	405	0.80	
	406	0.80	
	407	1.00	
	408	1.00	
	409	0.80	
	410	1.00	
	411	1.00	
	412	1.00	
	414	0.80	
	415	1.00	
	416	0.80	
	417	1.00	
	418	0.80	
	420	0.80	
	421	1.00	
	422	1.00	
	423	0.80	
	424	1.00	
	425	1.00	
	426	1.00	
	427	0.80	
	428	0.80	
	429	0.80	
	430	0.80	
	431	1.00	
	432	0.80	
	434	1.00	



Commercial	Percentage
Unit No.	Interest
100	25.00
TOTAL	100

EXHIBIT C
PERCENTAGE INTERESTS

<u>Residential Unit Number</u>	<u>Initial Percentage Interest</u>
200	.9
201	.9
202	.6
203	.6
204	.6
205	.6
206	.6
207	.9
208	.9
209	.6
210	.9
211	.9
212	.9
214	.6
215	.9
216	.6
217	.9
218	.6
220	.6
221	.9
222	.9
223	.6
224	.9
225	.9
226	.9
227	.6
228	.6
229	.6
230	.6
232	

234
300
301
302
303
304
305

<u>Residential Unit Number</u>	<u>Initial Percentage Interest</u>
306	
307	
308	
309	
310	
311	
312	
314	
315	
316	
317	
318	
320	
321	
322	
323	
324	
325	
326	
327	
328	
329	
330	
332	
334	
400	
401	
402	
403	

404	
405	
406	
407	
408	
409	
410	
411	
412	
414	
415	
416	
<u>Residential Unit Number</u>	<u>Initial Percentage Interest</u>
417	
418	
420	
421	
422	
423	
424	
425	
426	
427	
428	
429	
430	
431	
432	
432	
434	

<u>Commercial Unit Number</u>	<u>Initial Percentage Interest</u>
100	25%
TOTAL	100%

**FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR
JUNCTION POINT CONDOMINIUM,
A CONDOMINIUM**

001794

THIS FIRST AMENDMENT (this "Amendment") is executed as of this 9th day of February, 2005, by **PRDC JUNCTION POINT, INC.** (the "Declarant").

RECITALS:

(A) Declarant has executed a Declaration of Condominium for Junction Point Condominium recorded with the Dane County Register of Deeds as Document No. 4018799. Said declaration is referred to herein as the "Declaration."

(B) Declarant desires to correct Exhibit C (Percentage Interests of Units) to the Declaration.

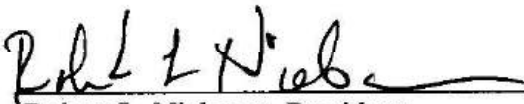
NOW, THEREFORE, Declarant does hereby declare as follows:

1. Percentage Interests of Units. Exhibit C (Percentage Interests of Units) to the Declaration is hereby replaced in its entirety with Amended Exhibit C attached hereto and made part hereof.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

DECLARANT:

PRDC JUNCTION POINT, INC.

By: 
Robert L. Niebauer, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

001795

Personally came before me this 8th day of February, 2005, the above-named Robert L. Niebauer, who acknowledged himself to be the President of PRDC Junction Point, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tracy L. Bowen

Notary Public, State of Wisconsin

My Commission: 4/8/07

[Notarial Seal]



CONSENT OF MORTGAGEE

001796

This First Amendment to Declaration of Condominium is hereby approved by AnchorBank, fsb, the holder of the Mortgage and Security Agreement encumbering the property described herein.

AnchorBank, fsb

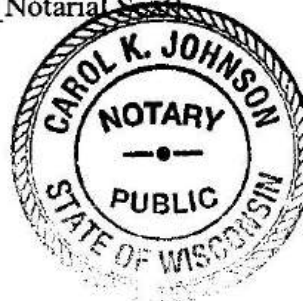
By: Todd M. Cegelski
Name: TODD M. CEGELSKI
Title: VICE PRESIDENT

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 8th day of February, 2005, the above-named Todd M. Cegelski, the Vice President of AnchorBank, fsb, to me known to be the person who executed the foregoing instrument.

Carol K. Johnson
Notary Public, State of Wisconsin
My Commission: 01-21-07

[Notarial Seal]



001797

CONSENT OF MORTGAGEE

This First Amendment to Declaration of Condominium is hereby approved by Johnson Bank, the holder of the Mortgage and Security Agreement encumbering the property described herein.

Johnson Bank

By: Mary R. Wright
Name: MARY R. WRIGHT
Title: VICE PRESIDENT

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 14th day of February, 2005, the above-named Mary Wright, the Vice President of Johnson Bank, to me known to be the person who executed the foregoing instrument.

Christina H. Sutz
Notary Public, State of Wisconsin
My Commission: May 14, 2006

[Notarial Seal]

This document was drafted by and should be returned to Antonina Prestigiacomio, c/o Foley & Lardner LLP, Verex Plaza, 150 East Gilman Street, Madison, Wisconsin 53703-1481.

**AMENDED EXHIBIT C
PERCENTAGE INTERESTS OF UNITS**

001798

Residential Unit No.	Percentage Interest
200	0.84379
201	0.84379
202	0.56693
203	0.56693
204	0.56693
205	0.56693
206	0.56693
207	0.83893
208	0.83893
209	0.56693
210	0.83893
211	0.84379
212	0.84379
214	0.56693
215	0.84379
216	0.56693
217	0.84379
218	0.56693
220	0.56693
221	0.84379
222	0.84379
223	0.56693
224	0.83893
225	0.83893
226	0.83893
227	0.56693
228	0.56693
229	0.56693
230	0.56693
231	0.84379
232	0.56693
234	0.84379
300	0.84379
301	0.84379
302	0.56693
303	0.56693
304	0.56693
305	0.56693
306	0.56693
307	0.83893
308	0.83893
309	0.56693
310	0.83893
311	0.84379
312	0.84379

001799

Residential	Percentage
<u>Unit No.</u>	<u>Interest</u>
314	0.56693
315	0.84379
316	0.56693
317	0.84379
318	0.56693
320	0.56693
321	0.84379
322	0.84379
323	0.56693
324	0.83893
325	0.83893
326	0.83893
327	0.56693
328	0.56693
329	0.56693
330	0.56693
331	0.84379
332	0.56693
334	0.84379
400	1.12273
401	1.12273
402	0.75475
403	0.75475
404	0.75475
405	0.75475
406	0.75475
407	1.11577
408	1.11577
409	0.75475
410	1.11577
411	1.12273
412	1.12273
414	0.75475
415	1.12273
416	0.75475
417	1.12273
418	0.75475
420	0.75475
421	1.12273
422	1.12273
423	0.75475
424	1.11577
425	1.11577
426	1.11577
427	0.75475
428	0.75475
429	0.75475
430	0.75475

001800

Residential	Percentage
<u>Unit No.</u>	<u>Interest</u>
431	1.12273
432	0.75475
434	1.12273

Commercial	Percentage
<u>Unit No.</u>	<u>Interest</u>
100	24.91736
TOTAL	100.00000



* 4 3 6 6 8 0 7 1 *

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

4366807

10/17/2007 03:12PM

Exempt #:

Rec. Fee: 11.00

Pages: 1

Document Number

**SECOND AMENDMENT
TO THE DECLARATION (BYLAWS)
OF CONDOMINIUM FOR
JUNCTION POINT CONDOMINIUM**

**SECOND AMENDMENT TO THE DECLARATION (BYLAWS)
OF CONDOMINIUM FOR
JUNCTION POINT CONDOMINIUM ASSOCIATION,
A CONDOMINIUM**

THIS SECOND AMENDMENT (this "Amendment") is executed as of this 20th day of September, 2007, by **JUNCTION POINT CONDOMINIUM ASSOCIATION, INC.** (the "Association").

RECITALS:

(A) The Declaration of Condominium for Junction Point Condominium is recorded with the Dane County Register of Deeds as Document No. 4018799.

(B) The Association desires to correct the Bylaws, Section 4 (k), page 22, of the Declaration, which disallows Satellite Systems.

(C) This Amendment hereby deletes #12 in the Rules and Regulations section, page 2, thus henceforth allowing satellite stations on the common elements.

NOW, THEREFORE, the Association does hereby declare that Section 4 (k) of the Bylaws shall read as follows:

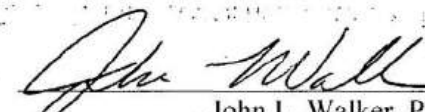
The Association shall allow Satellite Systems, including central systems for unit owners with no mandatory usage requirement or installation costs to the unit owners or the Association. The installation of central Satellite Systems precludes the unit owners' rights to install individual Satellite Systems in Limited Common Elements (per FCC guidelines, OTARD rule, 47 Code of Federal Regulations, Section 1.4000), unless the central Satellite System (1) hinders the unit owners' ability to receive satellite service from the provider of choice, (2) results in satellite reception of lesser quality than an individual Satellite System would provide, (3) costs more to install, maintain, and use than an individual Satellite System, or (4) unreasonably delays the unit owners' ability to receive satellite video programming.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

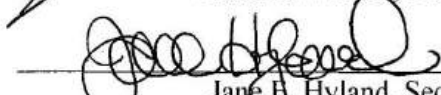
ASSOCIATION:

JUNCTION POINT CONDOMINIUM ASSOCIATION

By:


John L. Walker, President

By:


Jane B. Hyland, Secretary

Recording Area

Name and Return Address

Drafted by:
Jane Hyland, Secretary
301 Harbour Town Drive
Unit 316
Madison, WI 53717

251-0708-224-0401-1

Parcel Identification Number (PIN)

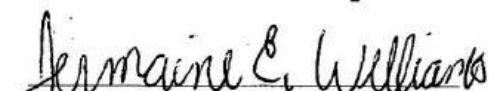
ACKNOWLEDGEMENT

STATE OF WISCONSIN)

COUNTY OF DANE)

) SS.

Personally came before me this 21 day of September 2007, the above-named John L. Walker, who acknowledged himself to be the President of Junction Point Condominium Association, Inc. and to me known to be the person who executed the foregoing instrument and acknowledged the same.

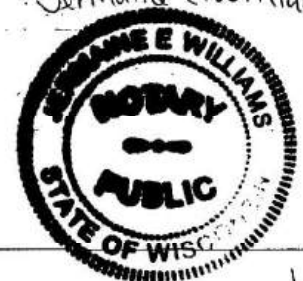

Notary Public, State of Wisconsin

My Commission:

March 28, 2010

[Notarial Seal]

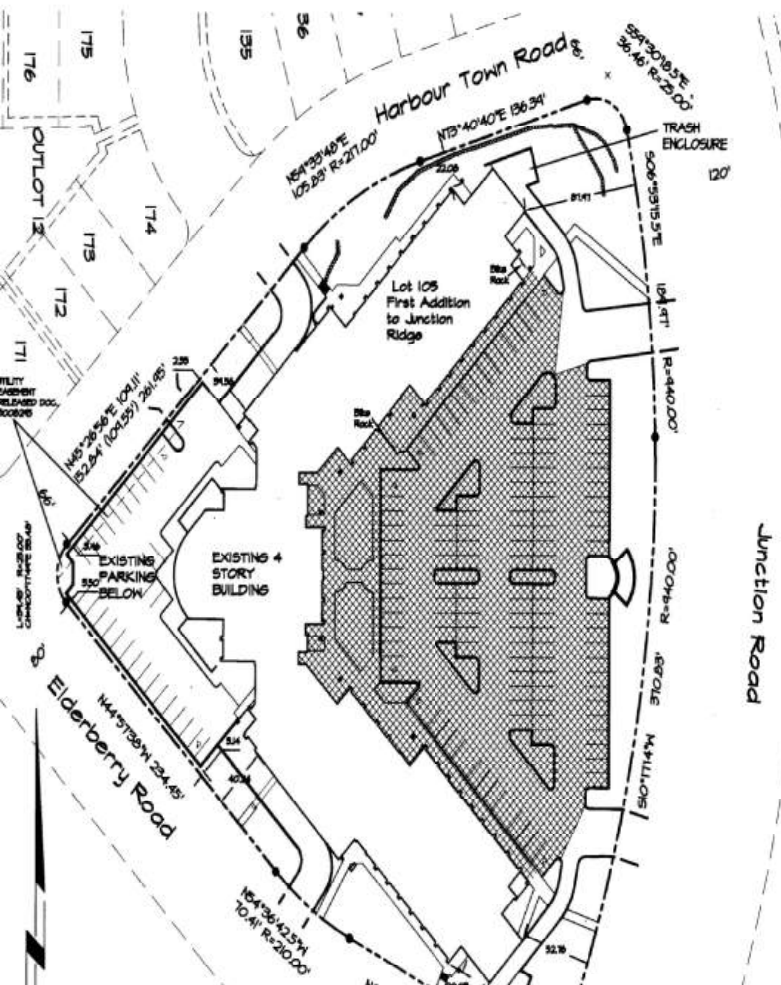
Jermaine E. Williams



001115

EXHIBIT A
LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY

Lot One Hundred-five (105), FIRST ADDITION TO JUNCTION RIDGE PLAT, in the City of Madison, Dane County, Wisconsin.



VOL 4-182 B CONDO PLATS PAGE 1

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN

4018800

DESCRIPTION:

Lot 105, First Addition to Junction Ridge, being part of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23, T1N, R8E, in the City of Madison, Dane County, Wisconsin.

This parcel contains 171,224 sq. ft. 4.07 Acres.

LAND SURVEYORS CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that the plat hereon is a correct representation of the property described and further that the floor plans are reproduced from plans furnished by the architect and that the identification and location of each unit and the common elements can be determined from the plat and plans.

Madison, Wisconsin
Francis R. Thousand
Land Surveyor S-1363



LEGEND

- Iron stake found
- Iron stake placed
- 66.10' Measured data
- (66') Recorded as data

UNIT 100 LIMITED COMMON ELEMENT

Prepared For:
PDRG
7609 ELMWOOD DR.
MIDDLETON, WI 53562

Notes:

All areas not occupied by units or limited common elements are common elements.

OFFICE OF REGISTER OF DEEDS
DANE COUNTY, WISCONSIN
RECEIVED FOR RECORD February 4
2005 AT 4:43 O'CLOCK P.M.
AND RECORDED IN VOL 4-182 B

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN

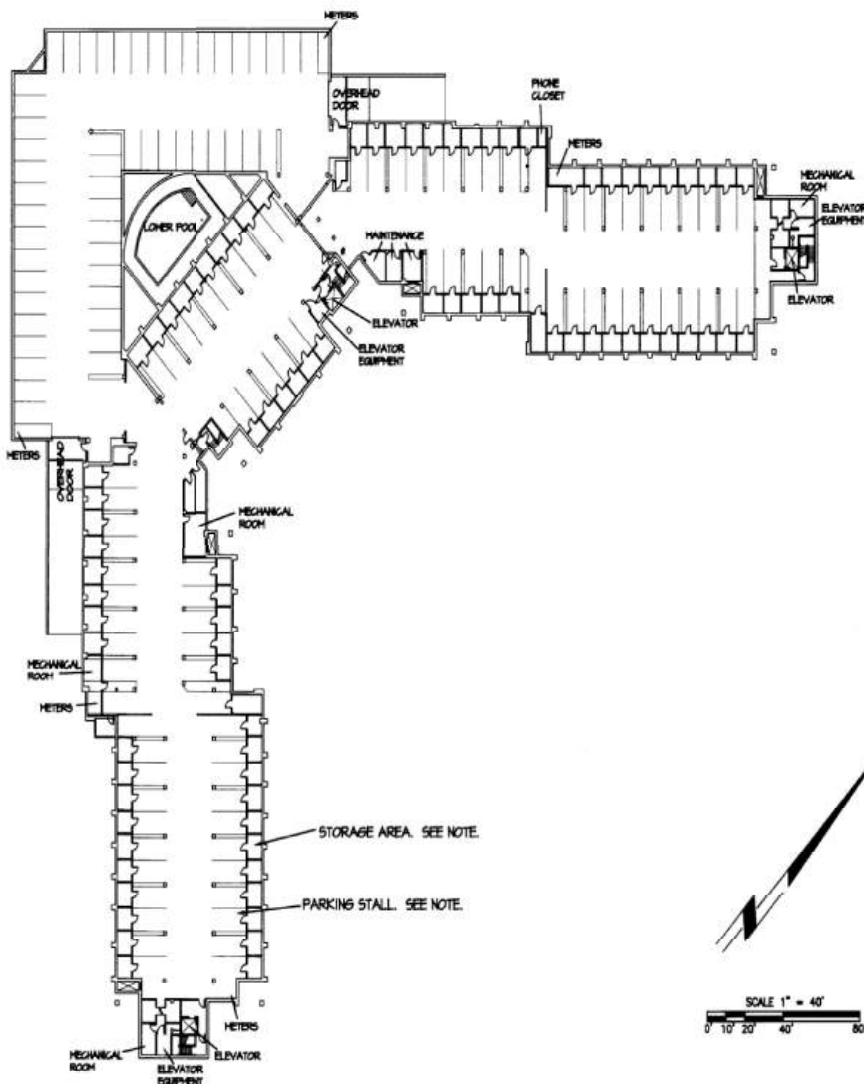
GARAGE LEVEL

NOTE:
UNIT 100 IS A COMMERCIAL UNIT AND UNITS
200-434 ARE RESIDENTIAL UNITS. ALL DRIVE
AISLES, CORRIDORS, STAIRS, ELEVATORS AND
LOBBIES SERVING RESIDENTIAL UNITS ARE
RESIDENTIAL LIMITED COMMON ELEMENTS.

STORAGE AREAS AND PARKING STALLS
LOCATED ON THE GARAGE LEVEL ARE LIMITED
COMMON ELEMENTS FOR THE EXCLUSIVE USE OF
THE RESIDENTIAL UNITS.

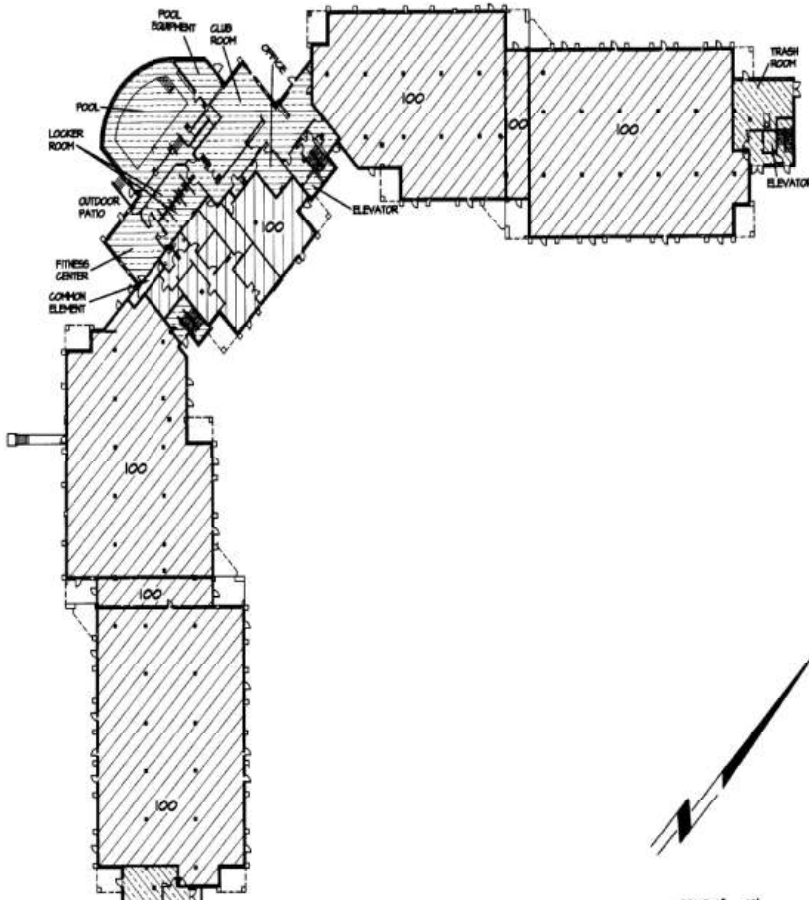
SURVEYED FOR:
PRDC
1609 ELMWOOD AVE SUITE 201
MIDDLETON, WI 53562

THIS INSTRUMENT WAS
DRAFTED BY:
FRANCIS R. THOUSAND
ARNOLD & O'SHERIDAN, INC.
1111 DEXTER WAY
MADISON, WI 53511



JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN



LEGEND

RESIDENTIAL LIMITED COMMON ELEMENT
UNIT 100

UNIT 100 = 35,820 sq. ft.

FIRST FLOOR

NOTE:
UNIT 100 IS A COMMERCIAL UNIT AND UNITS
200-434 ARE RESIDENTIAL UNITS. ALL DRIVE
AISLES, CORRIDORS, STAIRS, ELEVATORS AND
LOBBIES SERVING RESIDENTIAL UNITS ARE
RESIDENTIAL LIMITED COMMON ELEMENTS.

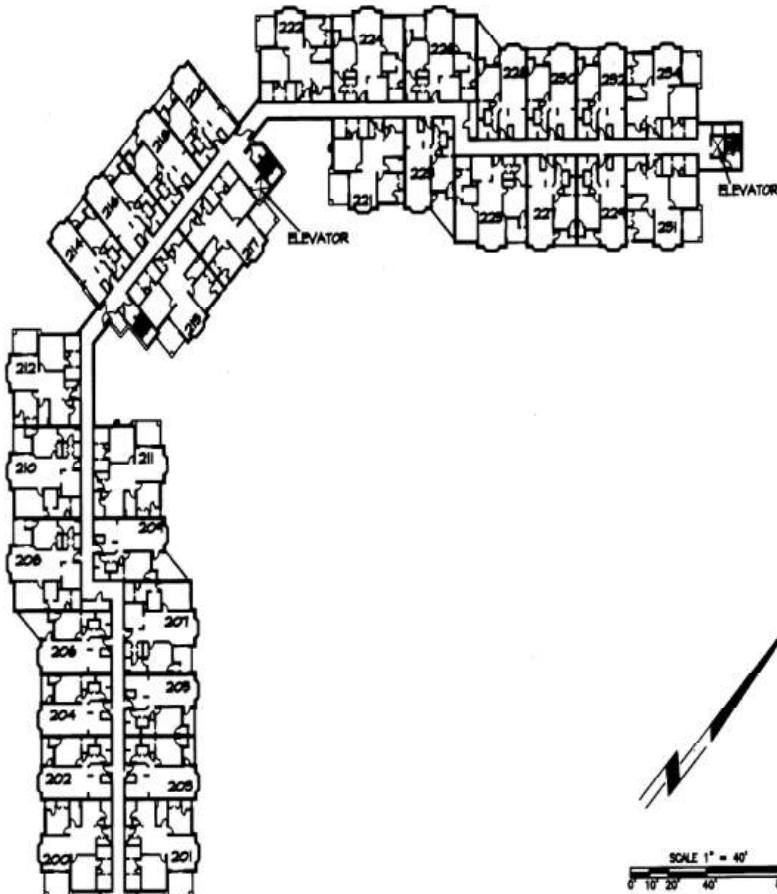
ALL BALCONIES AND PATIOS ARE LIMITED
COMMON ELEMENT FOR THE EXCLUSIVE USE OF
THE APPURTENANT UNIT.

SURVEYED FOR:
PRDC
1604 ELMWOOD AVE SUITE 201
MIDDLETON, WI 53562

THIS INSTRUMENT WAS
DRAFTED BY:
FRANCIS R. THOUSAND
ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN



UNIT TYPE A = 1215 sq. ft.
UNIT TYPE B = 845 sq. ft.
UNIT TYPE C = 645 sq. ft.
UNIT TYPE D = 1206 sq. ft.

UNITS 221, 224, 200, 212, 201, 211, 215, 217, 222, AND
254 ARE UNIT TYPE A.
UNITS 202, 204, 205, 208, 214, 216, 218, 220, 230,
252, 227, AND 229 ARE UNIT TYPE B.
UNITS 206, 209, 228, AND 225 ARE UNIT TYPE C.
UNITS 210, 224, 226, 225, 207, AND 209 ARE UNIT
TYPE D.

SECOND FLOOR

NOTE:
UNIT 100 IS A COMMERCIAL UNIT AND UNITS
200-434 ARE RESIDENTIAL UNITS. ALL DRIVE
AISLES, CORRIDORS, STAIRS, ELEVATORS AND
LOBBIES SERVING RESIDENTIAL UNITS ARE
RESIDENTIAL LIMITED COMMON ELEMENTS.

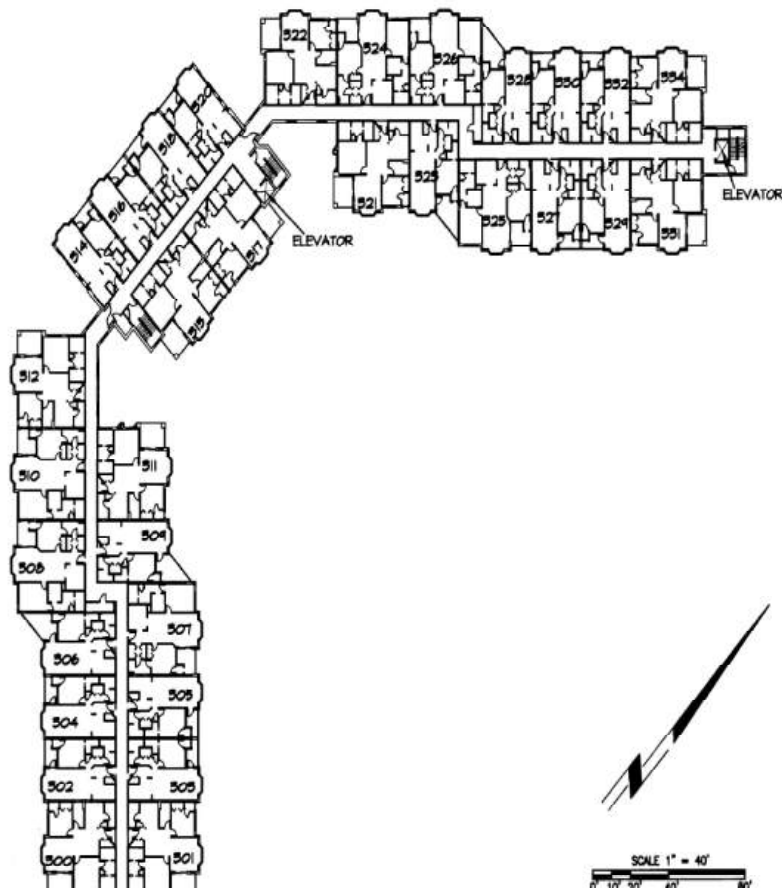
ALL BALCONIES ARE LIMITED COMMON
ELEMENT FOR THE EXCLUSIVE USE OF THE
APPURTENANT UNIT.

SURVEYED FOR:
PRDC
7604 ELMHOOD AVE SUITE 201
MIDDLETON, WI 53562

THIS INSTRUMENT WAS

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN



UNIT TYPE A = 1219 sq. ft.
UNIT TYPE B = 815 sq. ft.
UNIT TYPE C = 815 sq. ft.
UNIT TYPE D = 1206 sq. ft.

UNITS 321, 331, 300, 312, 301, 311, 315, 317, 322, AND
334 ARE UNIT TYPE A
UNITS 302, 304, 303, 305, 314, 316, 318, 320, 330,
332, 321, AND 321 ARE UNIT TYPE B
UNITS 306, 309, 328, AND 323 ARE UNIT TYPE C
UNITS 310, 324, 326, 325, 307, AND 308 ARE UNIT
TYPE D

THIRD FLOOR

NOTE:
UNIT 100 IS A COMMERCIAL UNIT AND UNITS
200-434 ARE RESIDENTIAL UNITS. ALL DRIVE
AISLES, CORRIDORS, STAIRS, ELEVATORS AND
LOBBIES SERVING RESIDENTIAL UNITS ARE
RESIDENTIAL LIMITED COMMON ELEMENTS.

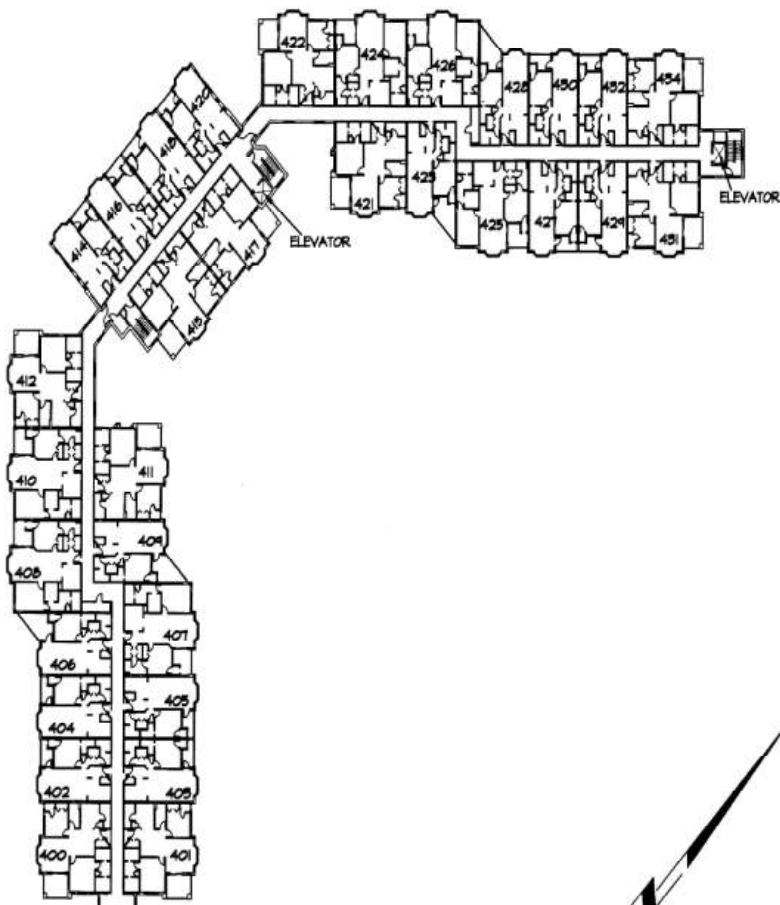
ALL BALCONIES ARE LIMITED COMMON
ELEMENT FOR THE EXCLUSIVE USE OF THE
APPURTENANT UNIT.

SEVEN 5/16

THIS INSTRUMENT HAS

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION RIDGE, BEING
PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, T1N, R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN



UNIT TYPE A1 = 1614 sq. ft.
UNIT TYPE B1 = 1085 sq. ft.
UNIT TYPE C1 = 1085 sq. ft.
UNIT TYPE D1 = 1604 sq. ft.

UNITS 400, 401, 411, 412, 415, 417, 422, 434, 431, AND
431 ARE UNIT TYPE A1
UNITS 402, 404, 408, 405, 414, 416, 418, 420, 430,
421, 424, AND 432 ARE UNIT TYPE B1
UNITS 406, 409, 428, AND 423 ARE UNIT TYPE C1
UNITS 410, 424, 426, 425, 407, AND 408 ARE UNIT
TYPE D1

FOURTH FLOOR

NOTE:
UNIT 100 IS A COMMERCIAL UNIT AND UNITS
200-434 ARE RESIDENTIAL UNITS. ALL DRIVE
AISLES, CORRIDORS, STAIRS, ELEVATORS AND
LOBBIES SERVING RESIDENTIAL UNITS ARE
RESIDENTIAL LIMITED COMMON ELEMENTS.

ALL BALCONIES ARE LIMITED COMMON
ELEMENT FOR THE EXCLUSIVE USE OF THE
APPERTENANT UNIT.

THIS INSTRUMENT WAS

THIS INSTRUMENT HAS
DRAFTED BY:
FRANCIS R. THOUSAND
ARNOLD & SHERIDAN, INC.
1111 DENING WAY
MADISON, WI 53517

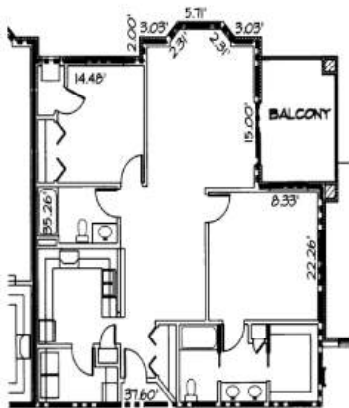
SURVEYED FOR:
PRDC
1609 ELMWOOD AVE SUITE 201
MIDDLETON, WI 53562

NOTE:
ALL BALCONIES ARE LIMITED COMMON ELEMENT FOR THE
EXCLUSIVE USE OF THE APPURTENANT UNIT.

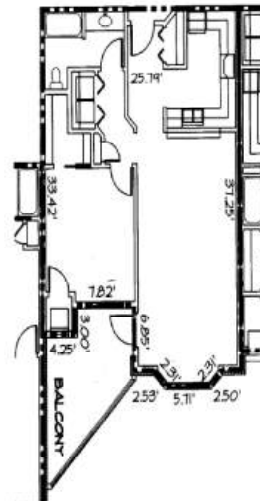
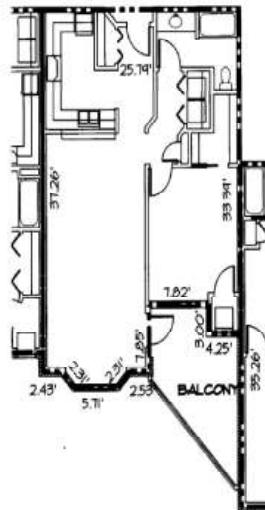
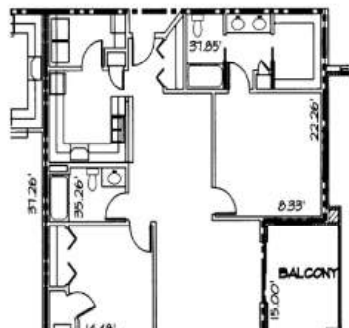
SCALE 1" = 10'

JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION
RIDGE, BEING PART OF THE NE 1/4 AND THE
SE 1/4 OF THE NW 1/4 OF SECTION 23, T1N,
R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN

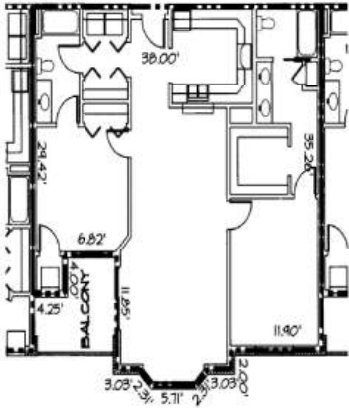


UNIT TYPE A FAIRMONT

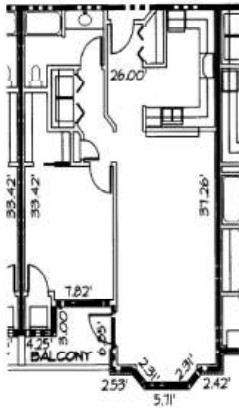


JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION
RIDGE, BEING PART OF THE NE 1/4 AND
THE SE 1/4 OF THE NW 1/4 OF SECTION
23, T1N, R8E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

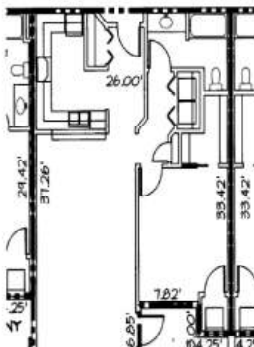
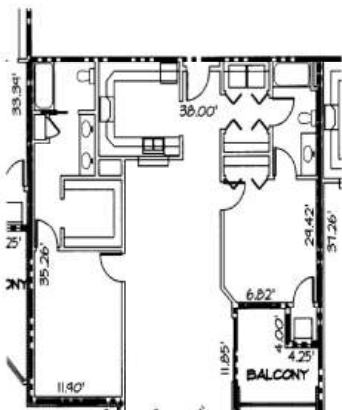


UNIT TYPE D - EATON



UNIT TYPE B - ASHLAND

NOTE:
ALL BALCONIES ARE LIMITED COMMON ELEMENT FOR THE
EXCLUSIVE USE OF THE APPURTENANT UNIT.

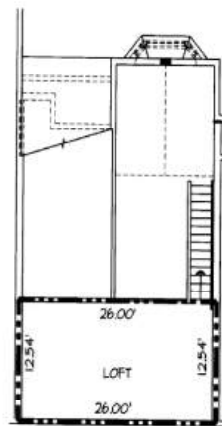
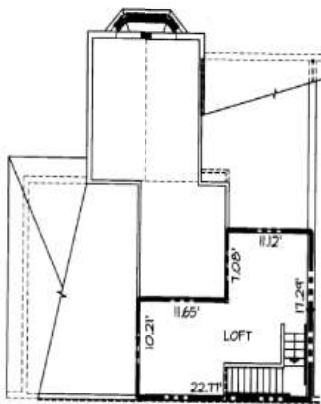


SURVEYED FOR:
PRDC
1609 ELMWOOD AVE SUITE 201
MIDDLETON, WI 53562

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE

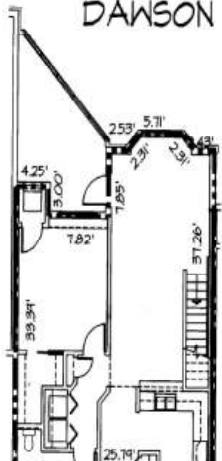
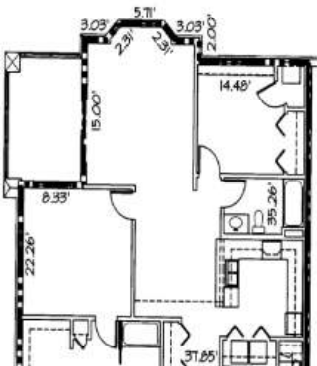
JUNCTION POINT Condominium

LOT 105, FIRST ADDITION TO JUNCTION
RIDGE, BEING PART OF THE NE 1/4 AND THE
SE 1/4 OF THE NW 1/4 OF SECTION 23, T1N,
R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN



UNIT TYPE A1 - HAWTHORNE

UNIT TYPE C1 -
DAWSON



THIS INSTRUMENT WAS
DRAFTED BY:
FRANCIS R. THOUSAND
ARNOLD & O'SHERIDAN, INC.
1111 DENING WAY
MADISON, WI 53517

SURVEYED FOR:
PRDC
1604 ELMWOOD AVE SUITE 201
MIDDLETON, WI 53562

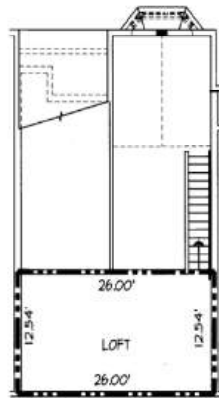
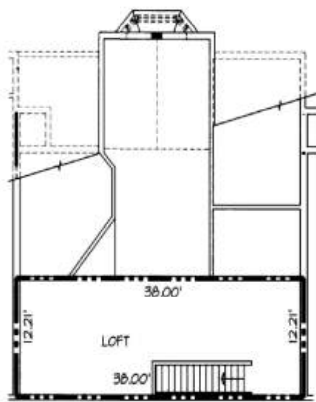
NOTE:
ALL BALCONIES ARE LIMITED COMMON ELEMENT FOR THE
EXCLUSIVE USE OF THE APPURTENANT UNIT.

SCALE 1" = 10'
0 5 10 20

JUNCTION POINT Condominium

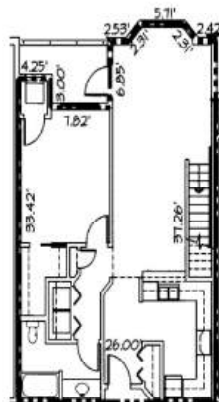
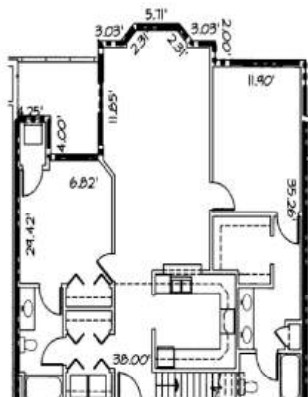
LOT 105, FIRST ADDITION TO JUNCTION
RIDGE, BEING PART OF THE NE 1/4 AND THE
SE 1/4 OF THE NW 1/4 OF SECTION 23, T1N,
R8E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN

NOTE:
ALL BALCONIES ARE LIMITED COMMON ELEMENT FOR THE
EXCLUSIVE USE OF THE APPURTENANT UNIT.



TYPE D1 - GLADSTONE

UNIT TYPE B1 - CYPRESS



SCALE 1" = 10'

Document Number

**FIRST AMENDMENT
TO DECLARATION
OF CONDOMINIUM FOR
JUNCTION POINT CONDOMINIUM**

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4022571

02/17/2005 05:17:20PM

Trans. Fee:
Exempt #:

Rec. Fee: 25.00
Pages: 8

001793

Recording Area

Name and Return Address

Antonina Prestigiacomo
Foley & Lardner LLP
Verex Plaza
150 East Gilman Street
Madison, Wisconsin 53703-1481

251-0708-224-0401-1

Parcel Identification Number (PIN)