CAMELOT TRAILS CONDOMINIUM CORPORATION

DISCLOSURE MATERIALS

SECTION B

DECLARATION

Camelot Trails

CONDOMINIUM HOMES



Recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on April 2, 1976, in Reel 918, Images 288 to 305 inclusive, as Document No. 4990564.

CAMELOT TRAILS
DECLARATION OF CONDOMINIUM

CAMELOT TRAILS CONSTRUCTION, CORP. (hereinafter referred to as the "Declarant"), does hereby declare that the real estate described below is subject to the Wisconsin Unit 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 CAMELOT TRAILS CONDOMINIUM.

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 the City of Oak Creek, Milwaukee County, Wisconsin, and is more particularly described on Exhibit A2 attached hereto.

2. Description of Buildings. Thirty-three buildings (numbered 1 through 13 and 15 through 34) are in the process of construction or preconstruction upon the land with locations as shown on the plat of survey attached hereto as Exhibit A1. These buildings have or will have a basement plus two floors of living space. There are two condominium dwelling units (hereinafter called "units") in each building, except that the following buildings contain only one dwelling unit: 5, 9, 15, 21, 27 and 29. The total is 60 units. The principal materials of which the buildings are and will be constructed are concrete block or poured concrete foundation and basement, wood frame, wood floors, and a combination of one or more of wood, brick, aluminum and composition material exterior. Each unit in each building has a separate heating system and separate meters for gas, electricity and water.

3. Description of Units.

(a) The unit number of each unit (which is determined by its building number followed by its address number), its location and immediate common area to which it has access are shown on Exhibit A1. There are six basic types of units designated B, C, C (single family), D, D (single family) and E, as shown on the set of floor plans for each such type prepared by Shepherd, Legan & Aldrian, Ltd., architects, and attached hereto as Exhibit B, pages 1 through 6. These floor plans show the layout, number of rooms, approximate area dimensions and other data of and for each unit type and further relate the unit type to the unit numbers shown on Exhibit A1. Working drawings and specifications for the project are on file at the office of Declarant at 7600 West Dean Road, Milwaukee, Wisconsin 53223.

(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 exterior of the outside walls (including doors and windows) of the building bounding a dwelling extended to an intersection with the upper and lower boundaries; except that the boundary between the two units in each two dwelling building shall be the center line of the wall separating the two dwellings in each such building extended to an intersection with the upper and lower boundaries;

(ii) The upper and lower boundaries of a unit shall be [a] lower boundary - the plane of the undersurface of the basement floor or garage floor, as applicable; and [b] upper boundary - the plane of the upper surfaces of the roof plywood (beneath shingles).

(c) If any portion of the common or limited common areas or facilities 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 areas or facilities as a result of the construction of the building, or as a result of settling or shifting of the building, a valid easement for the encroachment and for its maintenance shall exist so long as the building stands. In the event the building, the unit, any adjoining unit, or any adjoining common or limited common area or facility, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, any resulting encroachment of a part of the common or limited common areas or facilities upon any unit or of any unit upon any other unit or upon any part of the common or limited common areas or facilities shall be permitted, and a valid easement for such encroachment and for its maintenance shall exist so long as the building stands. In interpreting the attached exhibits, the existing physical boundaries of a unit or of a unit which is reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the dimensions expressed in the attached exhibits, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown on the attached plans and those of the building.

4. Description of Common Areas and Facilities. The common areas and facilities shall include those matters described in section 703.02(6) of the Wisconsin Unit Ownership Act, including, but not limited to the following: land, roads, walks and driveways, but shall exclude all structural and other building components and equipment located within the cubic boundaries of each unit as described in paragraph 3(b) of this Declaration.

5. Description of Limited Common Areas and Facilities. The limited common areas and facilities assigned to and reserved for use of each unit to the exclusion of use by other units shall consist of land, including walks and driveways, immediately adjacent to each such unit as shown approximately on Exhibits A1 and C, the roof and space above each unit and the land under each unit. To facilitate locating on the ground the various land division lines shown on Exhibits A1 and C, an iron pipe has been or will be driven into the ground at each end and each angle of each line. These pipes shall not be removed or disturbed by any person (except for periodic replacement in the same location by the association of unit owners) without compliance with the provisions of the Wisconsin Unit Ownership Act relating to a change or alteration in the percentage of ownership in the limited common areas.

6. Unit Value for Common Area Ownership and Voting. The percentage of undivided interest in the common areas and facilities (including limited common areas) appertaining to each unit and its owner shall be one-sixtieth (1/60th) subject to decrease upon expansion of the condominium as provided in paragraph 11(b) of this Declaration. Declarant recognizes that the buildings located upon the property are each somewhat different in various respects and that there are other variances in units which relate to value; however, after careful consideration of the factors relevant to maintenance, replacement and value, Declarant believes that the foregoing formula of equality is fair and equitable as well as the most efficient for purposes of administration. Each unit shall have one vote.

7. Residential Use. All units are intended for and shall be restricted to residential use with occupancy of each living unit limited to not more than one "family" (as such term is defined from time to time by the City of Oak Creek Zoning Ordinances).

8. Service of Process. Service of process shall be made upon Declarant at 7600 West Dean Road, Milwaukee, Wisconsin, as to matters provided in the Wisconsin Unit Ownership Act until all units have been sold, conveyed and paid for, at which time the Board of Directors of Camelot Trails Condominium Corp., being the association of unit owners for this condominium (herein called the "Association"), may designate a successor.

9. Damage or Destruction. In the event all of the units of the condominium are destroyed or damaged, action by the Association by vote of more than 50% of the authorized votes of all unit owners taken within 90 days after such damage or destruction shall be necessary to

determine to rebuild, repair or restore the property as more fully described in section 3, Article V of the By-Laws of the Association (herein called the "By-Laws"). Damage or destruction to a lesser extent shall be repaired and restored pursuant to arrangement by the Board of Directors of the Association as provided in said section of the By-Laws.

10. Further Matters.

(a) All present and future owners, tenants and occupants of such owners, employees of owners and tenants, or any other persons that in any manner, use or come upon the property or any part thereof shall be subject to, and shall comply with the provisions of this Declaration, 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 of the provisions of such instruments, as they may be amended from time to time, by such owner, tenant or occupant. The provisions contained in such instruments shall be convenants 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 Unit Ownership Act.

(b) Declarant hereby reserves the right for a period of five years from date hereof to cause one or more of the units to be maintained as models and to display such models and the common areas of the project for purposes of selling units in the project or in other projects of Declarant.

(c) Rules and regulations concerning the use of the common and limited common areas or facilities, 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 to each unit owner prior to their effective date.

(d) Declarant hereby reserves for itself and successor owners of the land described in paragraph 11(b) of this Declaration (the "remaining property"), the following easements:

(i) Use of the outside swimming pools, pool pavilion and related facilities to be constructed on the land described on Exhibits A1 and A2. At such time as five or more living units located on the remaining property have been occupied and not been included in this condominium by an amendment to this Declaration, the owner or owners of said living units shall contribute semi-annually towards maintenance and repair costs for said swimming pools, pool pavilion and related facilities in the proportion that the number of said living units bears to the total of said number of units plus 60, the latter being the number of units in this condominium. At any time or from time to time within five years from the date of this Declaration, Declarant may disclaim these reserved rights in whole or in part by an instrument delivered to this condominium at its then address for service of process at which time the rights reserved by reason of this provision shall terminate to the extent stated in such instrument, together with any subsequent obligation for sharing maintenance and repair costs.

(ii) Ingress and egress in an unlimited manner over roadways and walkways now existing or hereafter erected. The condominium shall maintain and repair said roadways and walkways so that they shall remain at all times in good operating condition.

(e) Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the right to grant to the City of Oak Creek, Wisconsin, with its express consent, 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, 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 the Board of Directors may deem fit and proper for the improvement and benefit of the property. Such easements and rights-of-way shall be confined, so far as possible, in underground pipes or other conduits, and if within limited common areas, in an area not more than ten feet from limited common area lines, all 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.

(f) The Board of Directors shall furnish to the City of Oak Creek a copy of any amendment to this Declaration and the By-Laws promptly after the same becomes effective. However, the Association shall not take any action to abandon the condominium status of the project without at least 30 days prior written notice to the City of Oak Creek.

11. Amendment of Declaration.

(a) This Declaration may be amended by the Declarant alone until all units have been sold, conveyed and paid for in order to correct any errors or omissions herein (including changes in a building as finally constructed), in order to change or alter the percentage of ownership in the common or limited common areas or facilities in accordance with paragraph 11(b) of this Declaration in the event of addition of units to this condominium, or in order to interchange C and D type units (e.g., a C type unit would be built and declared where Exhibit A indicated D type unit and vice-versa) prior to initial conveyance of any such unit to an occupant, or by the vote of at least 75% in number and in common interest of all unit owners cast in person or by proxy by unit owners at a meeting duly held in accordance with the provisions of the By-Laws; provided, however, that paragraph 12 of this Declaration shall not be amended unless all holders of first mortgage liens on individual units have given their prior written approval. Copies of any such amendments shall be certified by Declarant or by the President and Secretary of the Association, as applicable.

(b) Declarant owns vacant land located adjacent to this condominium described as follows:

> All that part of Certified Survey Map No. 572, being a part of the North West One-quarter (1/4) of Section Ten (10), Township Five (5) North, Range Twenty-Two (22) East, in the City of Oak Creek, which is bounded and described as follows: Commencing at the Northeast corner of said North West 1/4 Section thence South 88° 52' 30" West along the North Line of said 1/4 Section, 330.00 feet; thence South 0° 18' 29" West, 550.00 feet to the place of beginning of the lands to be described; thence continuing South 0° 18' 29" West, 1559.70 feet to the North east corner of Camelot Parkway North Add'n. No. 2; thence North 89° 41' 31" West, 609.10 feet; thence South 72° 07' 35" West, 161.12 feet; thence South 17° 52' 25" East, 22.00 feet; thence South 72° 07' 35" West, 123.00 feet; thence South 17° 52' 25" East, 121.89 feet; thence South 1° 09' 02" East, 336.80 feet to the South West corner of Camelot Parkway North Add'n. No. 2; thence South 88° 50' 28" West, 157.33 feet; thence North 0° 07' 35" East, 1988.22 feet; thence North 88° 52' 07" East, 329.87 feet; thence North 0° 10' 19" East, 137.73 feet; thence South 82° 13' 07" East, 161.22 feet; thence North 88° 52' 30" East, 500.00 feet to the place of beginning EXCEPTING THEREFROM the parcel described on Exhibit A.

Declarant presently intends that said land will be developed in one or more stages with a total of not in excess of 175 living units with boundaries and general design substantially similar to the units pre-

sently included in this Declaration. Without making any representation hereby that Declarant or any other party can or will undertake such development, Declarant reserves the absolute and unqualified right for Declarant and its successors and assigns on behalf of each unit owner of the condominium to amend this Declaration at any time and from time to time within seven years from date hereof to add any part or all of said land and the living units constructed or under construction thereon to this condominium. In the event of any such addition, the percentage of interest for common area ownership, voting and other matters described in the Wisconsin Unit Ownership Act for each of the units hereby created and the new units shall be equal based upon the total number of units and stated as the number one divided by the total number of units then subject to this Declaration (e.g., 60 units at one-sixtieth (1/60th) each, 120 units at one-one hundred twenty (1/120) each, etc.). Declarant may assign in whole or in part, absolutely or for security, by a written assignment for that purpose, all such powers of amendment. Each unit owner, by acceptance of a condominium deed to a unit, shall thereby appoint Declarant and its successors and assigns as its attorney-in-fact with an irrevocable power coupled with an interest to execute and deliver amendments in accordance with the foregoing provisions.

12. Additional Rights of Mortgage Holders. As to the holder of any mortgage 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 paragraph 8 of this Declaration:

(a) The Board of Directors of the Association shall give such mortgage holder written notice by mail of the call of any meeting of the membership to be held for that purpose of considering any proposed amendment to this Declaration, or the Articles of Incorporation or By-Laws of the Association.

(b) The Board of Directors of the Association shall give such mortgage holder 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 condominium simultaneously with the giving of required notice to any unit owner.

(c) The Board of Directors of the Association shall notify such mortgage holder of physical damage to structure, fixtures or equipment of a unit in an amount exceeding $1,000 when such damage is known to the Board of Directors and shall notify all mortgage holders of units if common areas or facilities of the condominium are damaged in an amount exceeding $10,000.

(d) Unless all holders of first mortgage liens on individual units have given their prior written approval, the Association shall not:

(i) Change the pro rata interest or obligation of any unit for purposes of levying assessments and charges and determining the shares of the common elements and proceeds of the project except in the manner provided in paragraph 11(b) of this Declaration;

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

(iii) By act or omission seek to abandon the condominium status of the project except as provided in paragraph 9 of this Declaration pertaining to substantial loss to the units and common elements of the condominium project.

IN WITNESS WHEREOF, this document has been executed this 30 day of March, 1976.

CAMELOT TRAILS CONSTRUCTION, CORP.

BY _____
Sidney J. Friedman, President

Attest: _____
Michael D. Rosen, Secretary

State of Wisconsin)
: SS
Milwaukee County)

On this 30 day of March, 1976, before me the undersigned officer, personally appeared Sidney J. Friedman, President, and Michael D. Rosen, Secretary, who acknowledged themselves to be the President and Secretary, respectively, of Camelot Trails Construction, Corp., a Wisconsin corporation, and that they as such President and Secretary,

respectively, being authorized so to do, executed the foregoing instrument by signing the name of said corporation in the capacity therein stated for the purposes therein contained.

Arthur S. Rand
Notary Public, State of Wisconsin
My commission expires May 17, 1976

The undersigned mortgagees consent to the above Declaration of Condominium.

ALUMINUM INDUSTRIES, INC.

BY C.J. Bragman
C.J. Bragman

Attest: Arthur S. Rand
Arthur S. Rand

M&I NORTHERN BANK

BY James N. Sedivy, Vice President

Attest: Leo R. Lubiejewski Jr.
Leo R. Lubiejewski, Jr., Assistant Cashier

This instrument was drafted by Allen N. Rieselbach.

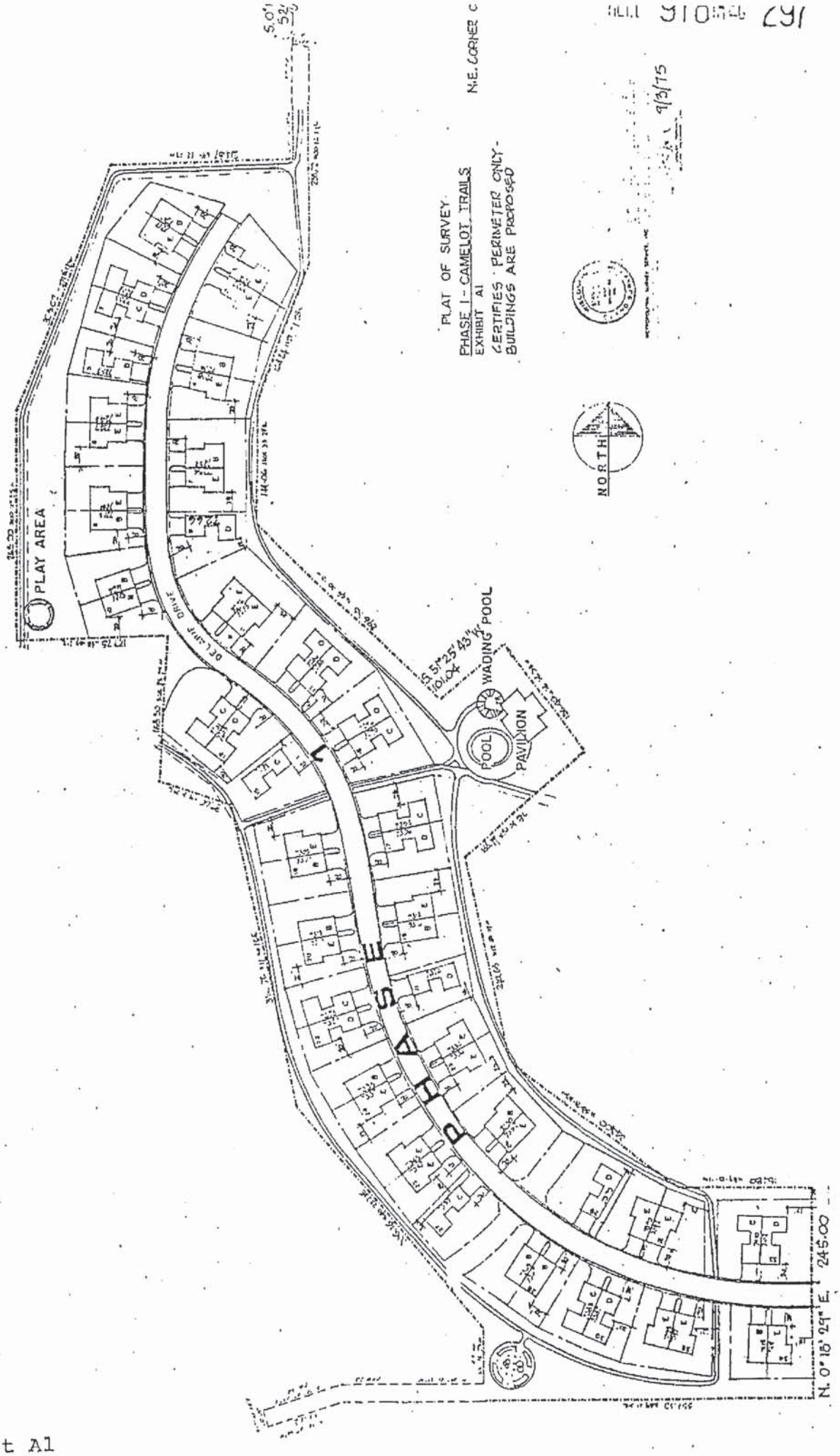

PLAT OF SURVEY
PHASE I - CAMELOT TRAILS
EXHIBIT A1
CERTIFIES PERIMETER ONLY - BUILDINGS ARE PROPOSED
N.E. CORNER C
9/3/75
NORTH
PLAY AREA
DELAINE DRIVE
WADING POOL
POOL
PAVILION
PHASE I
N. 0° 18' 29" E. 245.00

Exhibit A1

PLAT OF SURVEY - LEGAL DESCRIPTION

PHASE I - CAMELOT TRAILS

I, Stanley J. Potrykus, registered Land Surveyor, do hereby certify:

that I have surveyed and mapped a redivision of certified survey map No. 572, being a part of the NW 1/4 of Section 10, T 5 N, R 22 E, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the northeast corner of said NW 1/4 Section; thence S 88° 52' 30" W, along the north line of said 1/4 Section 991.15 feet; thence S 0° 10' 20" W, 524.99 feet to the place of beginning of the lands to be described; thence continuing S 0° 10' 20" W, 137.74 feet; thence S 88° 52' 06" W, 214.87 feet; thence S 22° 16' 12" W, 305.02 feet; thence S 0° 07' 35" W, 265.00 feet; thence N 88° 43' 21" E, 179.25 feet, thence S 4° 25' 29" W, 168.50 feet; thence S 71° 21' 29" E, 87.60 feet; thence S 11° 58' 16" E, 356.76 feet; thence S 40° 23' 23" E, 336.16 feet; thence S 0° 18' 29" W, 63.00 feet; thence N 89° 41' 31" W, 170.20 feet; thence S 72° 07' 35" W, 98.32 feet; thence S 17° 52' 25" W, 20.00 feet; thence N 72° 07' 35" E, 95.12 feet; thence S 89° 41' 31" E, 551.10 feet; thence N 0° 18' 29" E, 245.00 feet; thence N 89° 13' 11" W, 154.80 feet; thence N 53° 21' 57" W, 243.00 feet; thence N 12° 28' 37" W, 240.68 feet; thence N 50° 34' 57" E, 188.99 feet; thence N 36° 56' 35" W, 156.40 feet; thence S 51° 25' 43" W, 101.04 feet; thence N 46° 30' 13" W, 296.38 feet; thence N 1° 35' 28" E, 144.06 feet; thence N 21° 59' 28" E, 168.24 feet; thence N 0° 10' 18" E, 255.72 feet; thence N 82° 13' 02" W, 18.72 feet to the place of beginning.



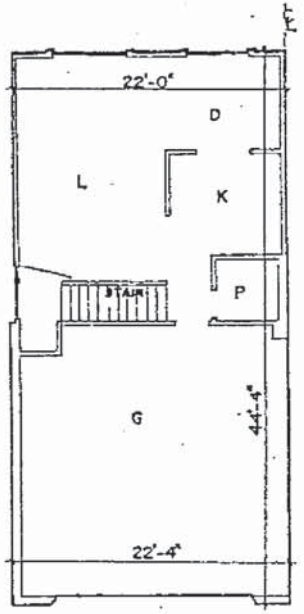
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

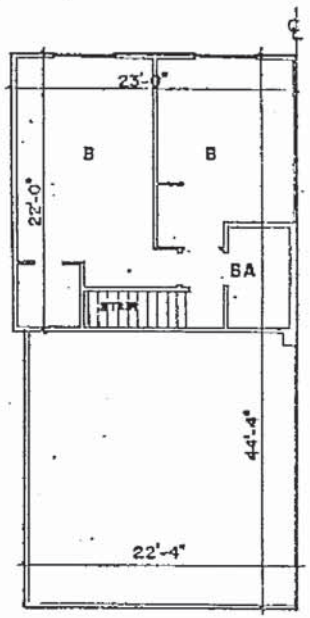
SIGNED _____ 9/3/75

STANLEY J. POTRYKUS
REGISTERED LAND SURVEYOR — S-500

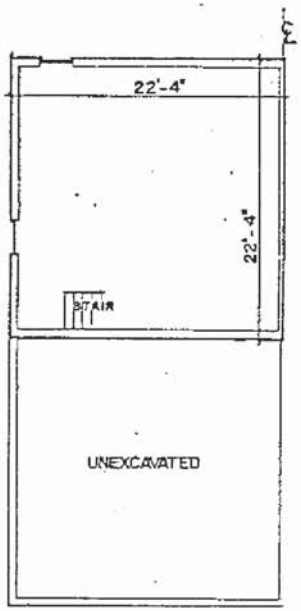
METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
611 N. MAYFAIR RD. WAUWATOSA, WIS. 53226
453-9151



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES

1-7215	7-7252	8-7263	10-7271	10-7273
18-7307	19-7316	20-7315	24-7335	26-7350
28-7365	28-7367	34-7415		

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTYWALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT B PAGE 1

CERTIFICATION

I, JOHN BARRON SHEPHERD,
AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTOR'S OFFICE IN THE CITY OF OAK CREEK, WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS.

NOTARIZATION

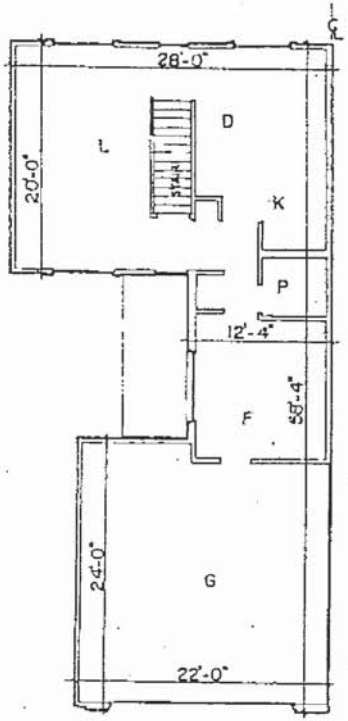
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY JANUARY 1976.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

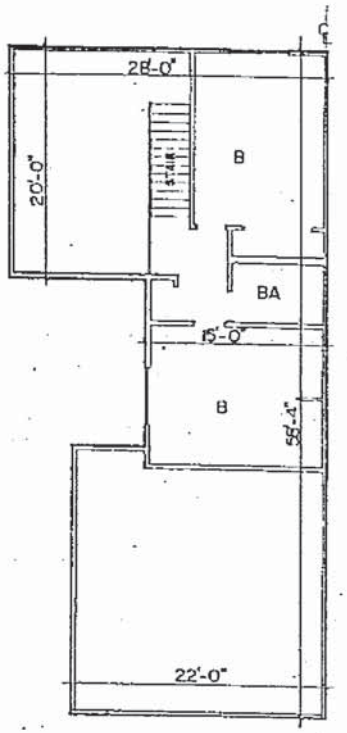
UNIT TYPE R

Exhibit B
Page 1

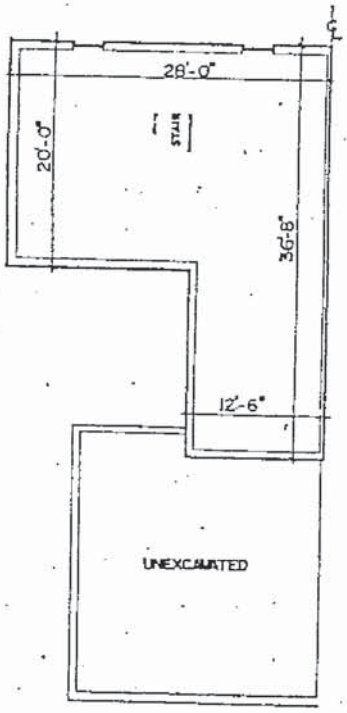
BOOK 918 PAGE 299



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES
3-7233 12-7281 16-7298 17-7304 22-7325
30-7385 33-7410

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTYWALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT B PAGE 2

CERTIFICATION

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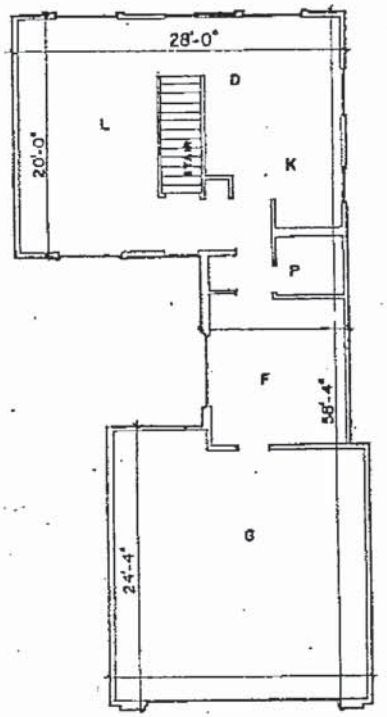
NOTARIZATION

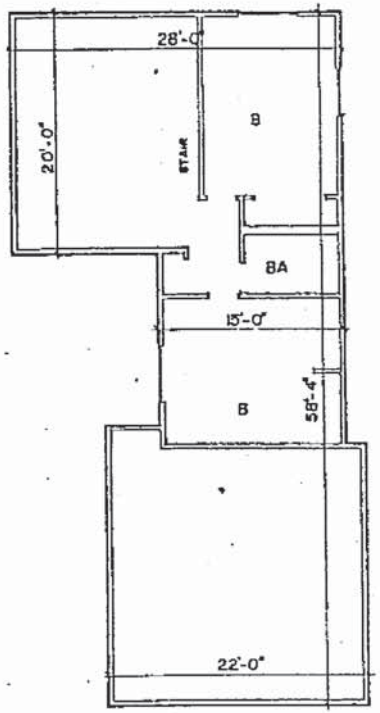
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF JANUARY 1975.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 SEPTEMBER 1977

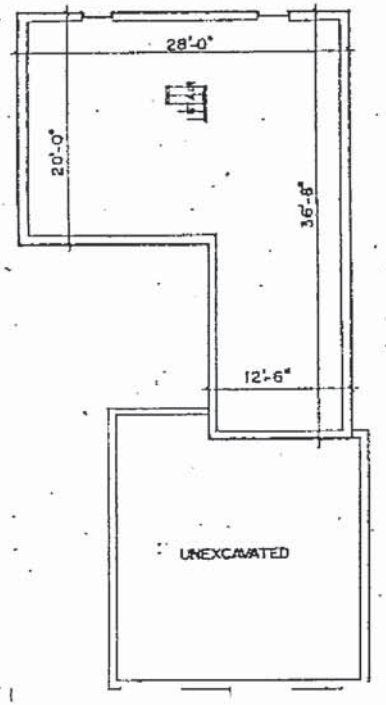
UNIT TYPE C



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES

15-7291 27-7357

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTYWALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I

EXHIBIT B PAGE 3

CERTIFICATION

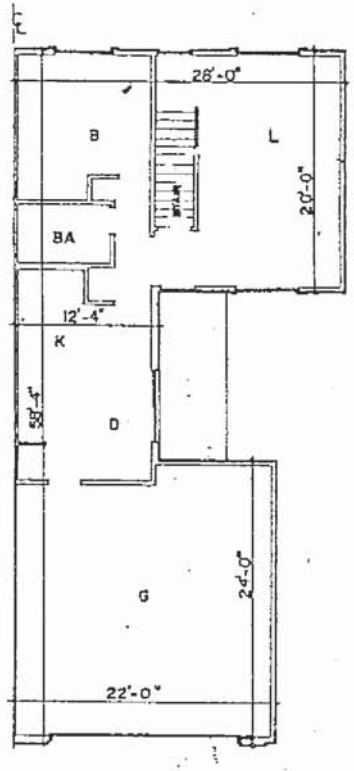
I, JOHN BARRON SHEPHERD, AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTOR'S OFFICE IN THE CITY OF OAK CREEK, WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS.

NOTARIZATION

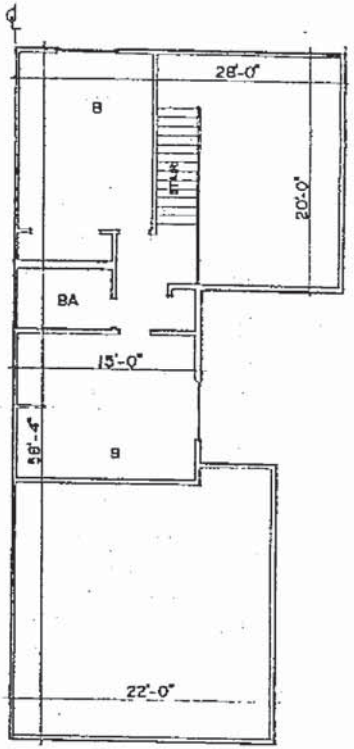
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY JANUARY 1976.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

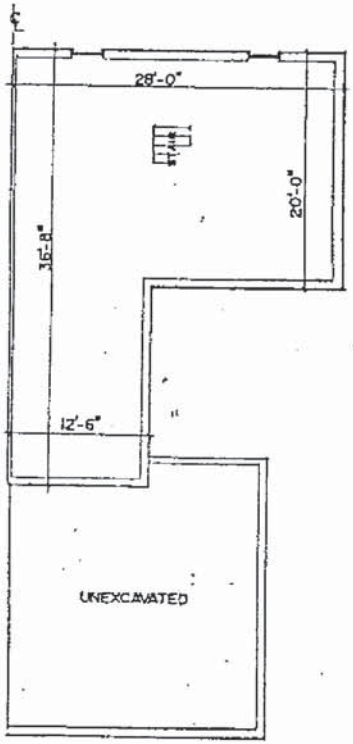
UNIT TYPE C (SINGLE FAMILY)



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES

3-7231 12-7253 13-7286 13-7288 16-7296
17-7306 22-7327 30-7387 33-7412

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTY WALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT B PAGE 4

CERTIFICATION

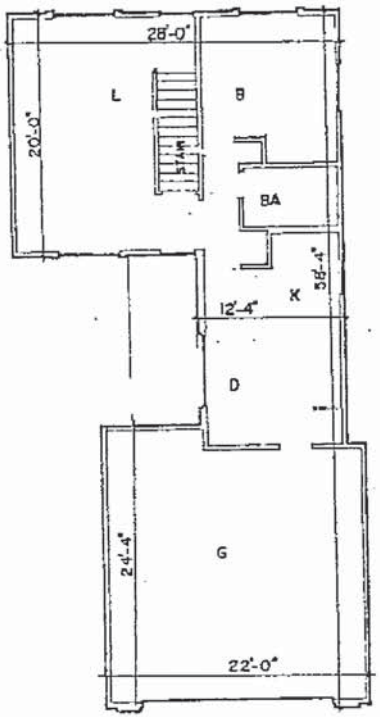
I, JOHN BARRON SHEPHERD,
AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTOR'S OFFICE IN THE CITY OF OAK CREEK, WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS.

NOTARIZATION

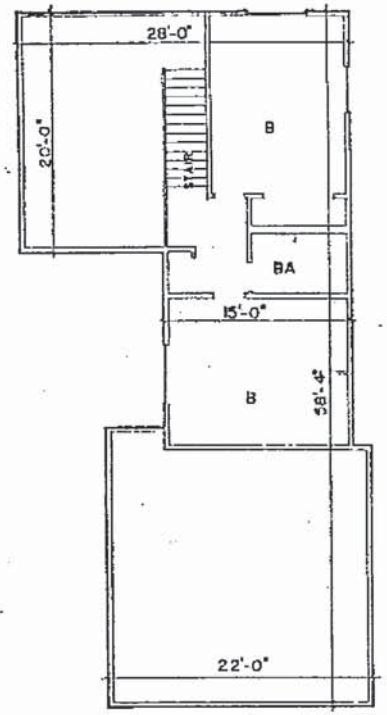
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY JANUARY 1978.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

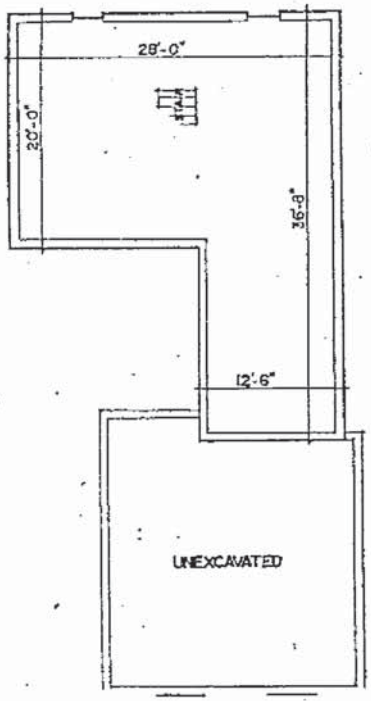
UNIT TYPE D



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES
5-7237 9-7266 21-7324 29-7370

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTYWALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT B PAGE 5

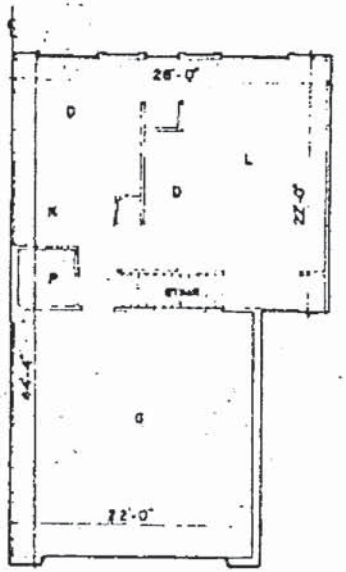
CERTIFICATION

I, JOHN BARRON SHEPHERD,
AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTOR'S OFFICE IN
THE CITY OF OAK CREEK,
WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS.

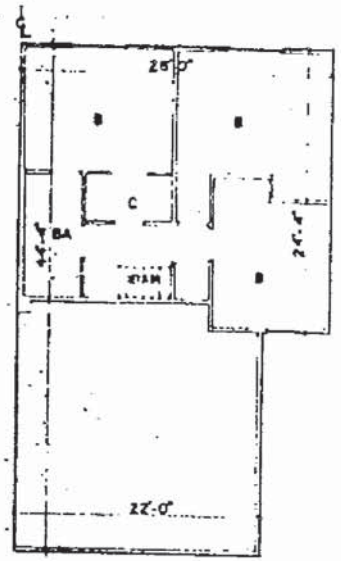
NOTARIZATION

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 DAY JANUARY 1976.
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

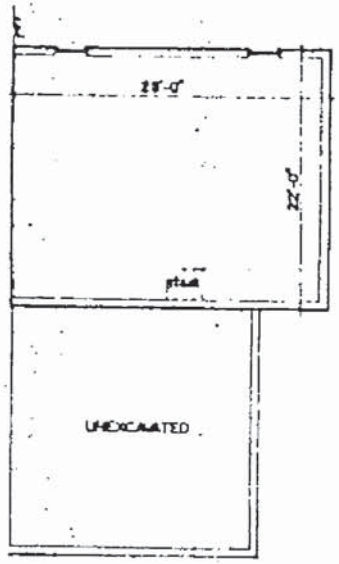
UNIT TYPE D (SINGLE FAMILY)



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES

1-7217	2-7220	3-7222	4-7236	5-7238
6-7245	6-7247	7-7254	8-7261	9-7278
11-7278	18-7305	19-734	20-7317	23-7334
23-7336	24-7337	25-7345	25-7347	26-7352
31-7390	31-7392	32-7396	32-7397	34-7417

DIMENSIONS ARE APPROXIMATE TO THE SURFACE OF THE OUTSIDE WALLS OR TO CENTERLINE OF PARTYWALLS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT B PAGE 6

CERTIFICATION

I, JOHN BARRON SHEPHERD, AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTORS OFFICE IN THE CITY OF OAK CREEK, WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS

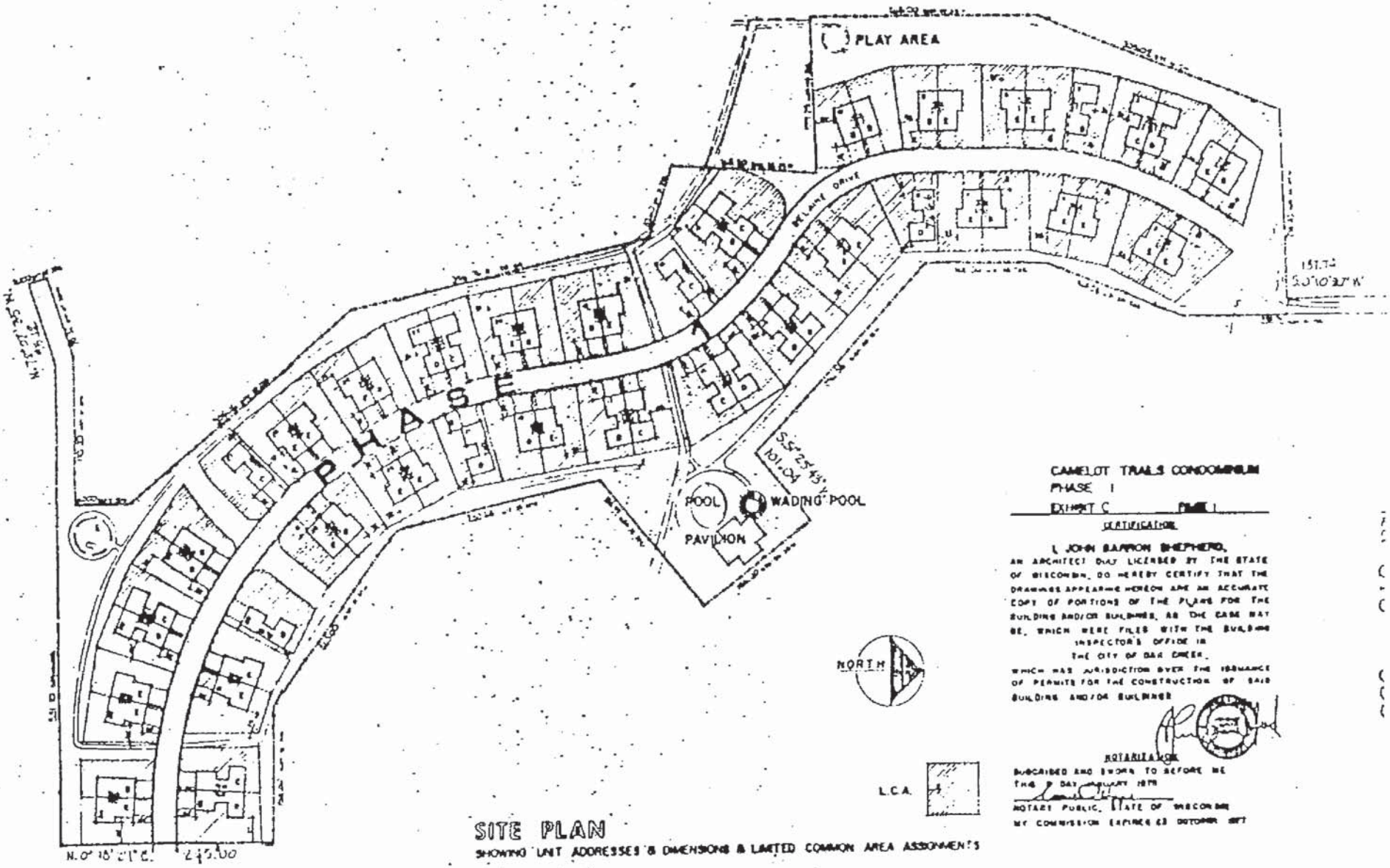
NOTARIZATION

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF JANUARY 1979

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

UNIT TYPE E

Exhibit C



SITE PLAN

SHOWING UNIT ADDRESSES & DIMENSIONS & LIMITED COMMON AREA ASSIGNMENTS

CAMELOT TRAILS CONDOMINIUM
PHASE I
EXHIBIT C PAGE 1

CERTIFICATION

I, JOHN BARRON SHEPHERD,
AN ARCHITECT DULY LICENSED BY THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE DRAWINGS APPEARING HEREON ARE AN ACCURATE COPY OF PORTIONS OF THE PLANS FOR THE BUILDING AND/OR BUILDINGS, AS THE CASE MAY BE, WHICH WERE FILED WITH THE BUILDING INSPECTOR'S OFFICE IN THE CITY OF OAK CREEK, WHICH HAS JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF SAID BUILDING AND/OR BUILDINGS

NOTARIZATION

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY JANUARY 1979

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 23 OCTOBER 1977

GRANT AND DECLARATION OF EASEMENTS AND COVENANTS

CAMELOT TRAILS CONSTRUCTION CORP., INC. ("Declarant"), a Wisconsin corporation, being the owner of the property in the City of Oak Creek, Milwaukee County, Wisconsin described on Exhibit A attached hereto, hereby adopts the following recitals and grants and declares the following easements and covenants relating to said property:

WHEREAS, Declarant wishes to create a residential project (the "Project") with condominium form of ownership and the first phase of the Project is described on said Exhibit A; and

WHEREAS, the streets, drives and walkways within the Project will not be municipally owned and are intended to be owned in common by property owners of the Project and operated by the Association of Unit Owners of the Project (the "Association") pursuant to the Wisconsin Unit Ownership Act; and

WHEREAS, the City of Oak Creek has required certain matters concerning said streets, drives and walkways as set forth herein for the health and safety of the public;

NOW, THEREFORE, Declarant hereby agrees as follows as the streets, drives and walkways located on the property described on said Exhibit A as a covenant with the City of Oak Creek running with and binding upon the property:

1. Traffic control and street name signs shall be replaced and maintained by the Association. The Association shall repair, replace and maintain "no parking" signs on one side of the cul-de-sac drives and around cul-de-sac's. All traffic controls and parking signs shall comply with the Wisconsin Manual of Uniform Traffic Control Device.

2. Municipal vehicles of any kind, operating in the course of official business, shall have free and unobstructed ingress and egress and permission to function thereon and therein. The municipality shall not be responsible for any damage to such streets, drives or walkways or adjacent lot areas due to normal service operations.

3. Repair, reconstruction, cleaning, snow and ice removal and maintenance shall be the responsibility of the Association. Regulations relating to snow removal and ice control on sidewalks as stated in the City of Oak Creek Municipal Code shall apply and shall be enforceable against the Association.

4. Any responsibility placed upon the Association in this document shall, upon any termination of the condominium form of ownership, become the responsibility of the individual owners of the property described on said Exhibit A or such financially responsible subsequent association as they may create for carrying out these responsibilities.

Dated at Milwaukee, Wisconsin, March 30, 1976.

CAMELOT TRAILS CONSTRUCTION CORP., INC.

BY _____
Sidney J. Friedman, President

Attest: _____
Michael D. Rosen, Secretary

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me, this 30 day of March, 1976, the above named Sidney J. Friedman and Michael D. Rosen, President and Secretary, respectively, of Camelot Trails Construction Corp., Inc., and to me known to be such officers of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of said Corporation by its authority.

_____
Notary Public, State of Wisconsin
My commission expires May 15, 1976

This instrument was drafted by Allen N. Rieselbach

Corp., to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes therein contained.

Jean K. Collins
(Jean K. Collins)
Notary Public, State of Wisconsin
My commission expires 11-21-82

The undersigned mortgagees consent to the above First Amendment to Declaration of Condominium (Phase II).

ALUMINUM INDUSTRIES, INC.

BY _____
C. J. Bragman,
President

Attest:
Jean K. Collins

M & I NORTHERN BANK

BY _____

Attest:
Leo R. Lubrejewski Jr.

This instrument was drafted by Bruce T. Block and Allen N. Rieselbach.

EXHIBIT A-3 (PHASE II)
LEGAL DESCRIPTION

Parcel 1 and Parcel 2 of Certified Survey Map No. 3585 recorded on March 28, 1979 in Office of Register of Deeds for Milwaukee County, Wisconsin on Reel No. 1191 at Images 1348 to 3150 inclusive as Document No. 5299052.

REEL 1321 IMAGE 63

5422188

REGISTER'S OFFICE
Milwaukee County, Wis. } ss
RECORDED AT 8 45 AM

SEP 10 1980

REEL 1321 IMAGE 64

REGISTER OF DEEDS

SECOND AMENDMENT AND SUPPLEMENT TO
GRANT AND DECLARATION OF EASEMENTS AND COVENANTS

CAMELOT TRAILS CONSTRUCTION CORP. ("Declarant"), a Wisconsin corporation, having granted and declared certain easements and covenants in a certain document entitled Grant and Declaration of Easements and Covenants ("Grant and Declaration") dated March 30, 1976 and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on April 2, 1976 on Reel 918, Images 306-308, Document No. 4990565 and having amended the Grant and Declaration by a First Amendment and Supplement to the Grant and Declaration dated April 23, 1976, and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on May 10, 1976 on Reel 926, Images 610-611, Document No. 4999550, hereby further amends and supplements the Grant and Declaration as follows:

The matters stated in the Grant and Declaration and the First Amendment and Supplement to the Grant and Declaration shall also apply to the following described property, being the same as described on Exhibit A-3 in the Condominium Plat (Phase II) for Camelot Trails as filed for record in the Office of the Register of Deeds for Milwaukee County, Wisconsin:

> Parcel 1 and Parcel 2 of Certified Survey Map No. 3585 recorded on March 28, 1979 in Office of Register of Deeds for Milwaukee County, Wisconsin on Reel No. 1191 at Images 1348 to 1350 inclusive as Document No. 5299052.

Dated at Milwaukee, Wisconsin this 25th day of March, 1980.

CAMELOT TRAILS CONSTRUCTION CORP.

BY _____
Sidney S. Friedman,
President

Attest:

_____
Michael D. Rosen,
Secretary

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 20th day of March, 1980, Sidney J. Friedman, President and Michael D. Rosen, Secretary of Camelot Trails Construction Corp., to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes therein contained.

Jean K. Collins
(Jean K. Collins
Notary Public, State of Wisconsin
My commission expires 11-21-82

This instrument was drafted by Attorney Bruce T. Block

REEL 1321 IMAGE 65

5422189
REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT 8 45 AM
SEP 10 1980 65
REEL 1321 IMAGE 69
REGISTER OF DEEDS

CONDOMINIUM PLAT (PHASE II)
CAMELOT TRAILS CONDOMINIUM

The undersigned hereby certifies that this Condominium Plat consisting of this page and the following four pages is a correct representation of Camelot Trails Condominium (Phase II), a condominium, and the identification and location of each unit and the common elements can be determined from this Condominium Plat. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Dated June 26, 1980.

Wayne D. Nickelson

Wisconsin Licensed Land Surveyor No. 1349

Table of Contents

	Page
Survey of Property described in First Amendment to Declaration (Phase II).	2

The undersigned hereby certifies that he has surveyed and mapped the real estate described and pictured on page 2 of this Condominium Plat; that said map is a correct representation of the exterior boundaries of the land and shows the location of any building located or to be located thereon and that said map represents Parcel 1 and Parcel 2 of Certified Survey Map No. 3585 recorded on March 28, 1979 in Office of Register of Deeds for Milwaukee County, Wisconsin on Reel No. 1191 at Images 1348 to 1350 inclusive as Document No. 5299052.

DOC # 5422189 #
RECORD 11.20
2 CASH D 18.20
#01875 0001 R01 7:8:46
SEP 10 80

Wayne D. Nickelson

Wisconsin Licensed Land Surveyor No. 1349

Location of Units, Common Land Areas and Limited Common Land Areas (Phase II).	3
Perimeter of remainder of Expansion Land	4

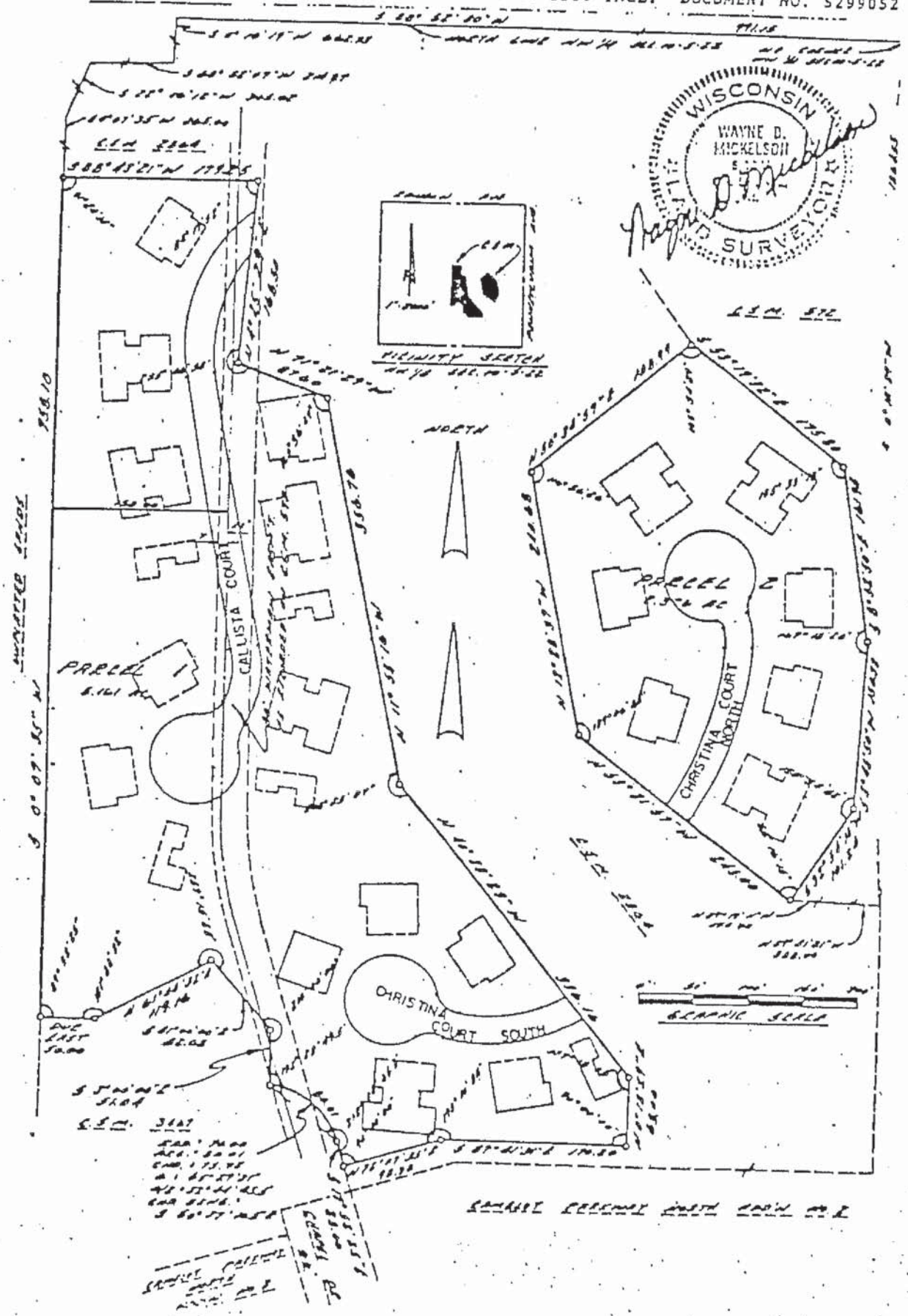
NOTE: Floor plans of units same as Exhibit B pages 1 through 6 of Declaration recorded April 2, 1976 in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No. 4990564.

This instrument was drafted by Attorney Allen N. Rieselbach

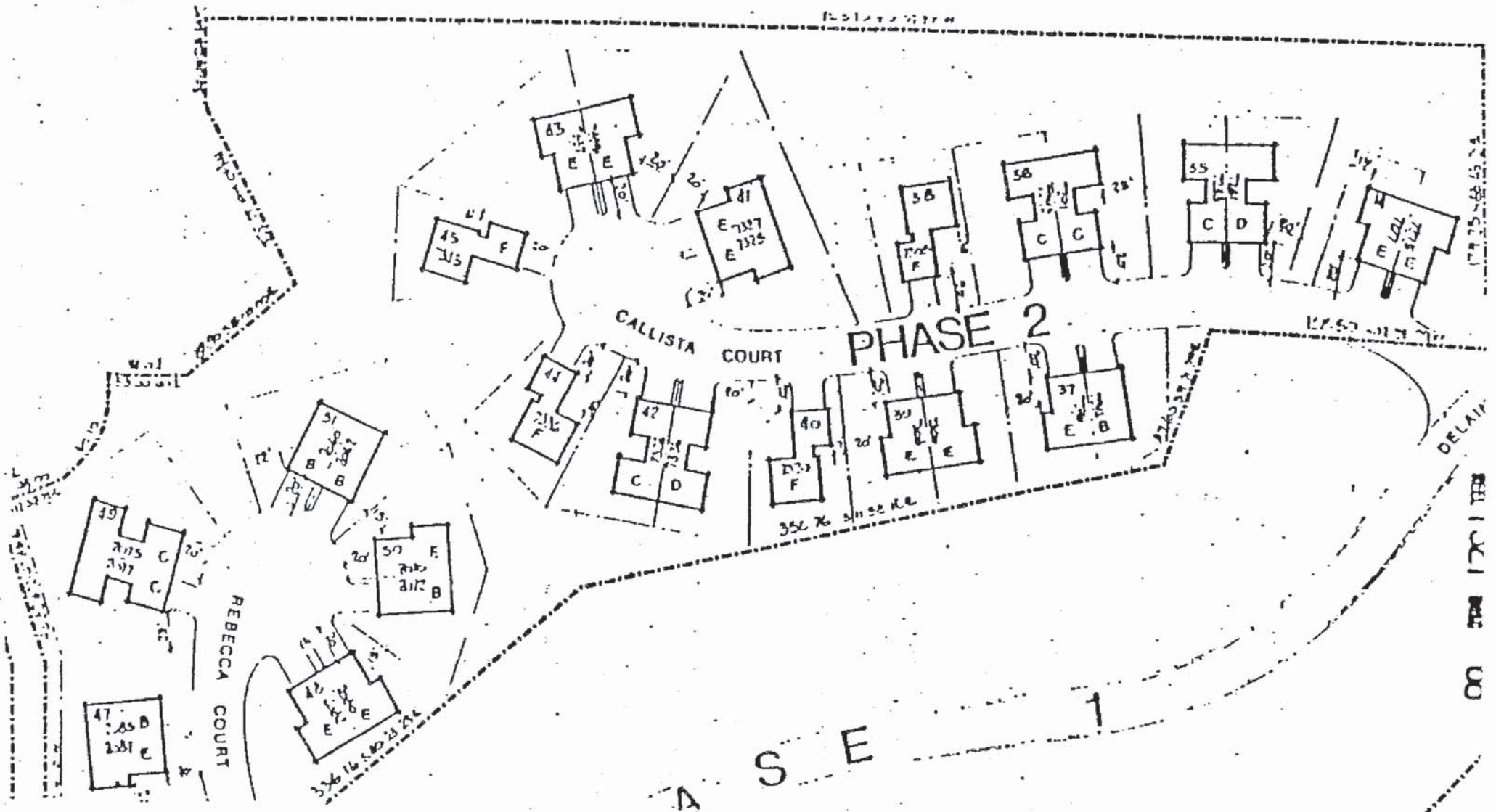
CERTIFIED SURVEY MAP NO. 3585

BEING A REDIVISION OF PART OF CERTIFIED SURVEY MAP NO. 572, BEING A PART OF THE NW 1/4 OF SECTION 10, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

MAP NO. 3585 REEL NO. 1191 IMAGES 1348 to 1350 INCL. RECORDING DATE: 3/28/
DOCUMENT NO. 5299052



PHASE 2
CHRISTINA COURT


CALLISTA COURT
PHASE 2
REBECCA COURT
A S E 1

REEL 1326 669

CAMELOT TRAILS CONDOMINIUM
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

WHEREAS, Camelot Trails Construction Corp. (the "Declarant"), as Declarant and pursuant to the Wisconsin Unit Ownership Act, executed a declaration of condominium dated March 30, 1976 affecting certain property ("Phase I") in Milwaukee, Wisconsin, (the "Declaration") and caused the Declaration to be recorded on April 2, 1976 in the Office of the Register of Deeds for Milwaukee County, Wisconsin on Reel 918, Images 288-305 inclusive, as Document No. 4990564; and

WHEREAS, pursuant to section 11(b) of the Declaration and section 703.26 of the Wisconsin Condominium Ownership Act, Declarant added additional property to the Camelot Trails Condominium by executing a First Amendment to Declaration of Condominium (the "First Amendment") on March 28, 1980 and causing same to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on September 10, 1980, as Document No. 5422187; and

5428178
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CASH E 3.00
C001 R01 T15:02
SEP 30 80

WHEREAS, section 11(a) of the Declaration provides that the Declaration may be amended by the Declarant alone until all units have been sold, conveyed and paid for in order to correct any errors or omissions in the Declaration (including changes in a building as finally constructed); and

WHEREAS, all units have not been sold, conveyed and paid for; and

WHEREAS, Declarant has discovered significant changes in gradient in the land added to the Condominium by the First Amendment which may affect the construction of buildings located on such land;

NOW, THEREFORE, pursuant to section 11(a) of the Declaration, Declarant hereby amends the Declaration by adding the following provision to section 3:

3. Description of Units.

(d) Because of significant grade changes in the land, Declarant reserves the right to construct the

5428178
REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 8:03 PM
SEP 30 1980
REEL 1326 IMAGE 669 - 670
REGISTER OF DEEDS

units contained in buildings 37, 39, 40, 42 and 44 in such a manner that the basement wall shall be exposed.

IN WITNESS WHEREOF, this document has been executed this 22nd day of September, 1980.

CAMELOT TRAILS CONSTRUCTION CORP.

BY _____
Sidney J. Friedman,
President

Attest:
_____
Michael D. Rosen,
Secretary

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 22nd day of September, 1980, Sidney J. Friedman, President and Michael D. Rosen, Secretary of Camelot Trails Construction Corp., to me known to be such perons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes therein contained.

_____
Jean K. Collins
Notary Public, State of Wisconsin
My commission expires 11-21-82

This instrument was drafted by Bruce T. Block, Esq.

NOW, THEREFORE, pursuant to section 11(a) of the Declaration, Declarant hereby amends section 3(d) of the Declaration to read as follows:

3. Description of Units.

(d) Because of significant grade changes in the land, Declarant reserves the right, whenever necessary, to construct any of the units contained in any stages added to this condominium pursuant to section 11(b) of this Declaration in such a manner that the basement wall shall be exposed.

IN WITNESS WHEREOF, this document has been executed this 4th day of May, 1981.

CAMELOT TRAILS CONSTRUCTION CORP.

BY _____
Sidney J. Friedman,
President

Attest: _____
Michael D. Rosen,
Secretary

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 4th day of May, 1981, Sidney J. Friedman, President and Michael D. Rosen, Secretary of Camelot Trails Construction Corp., to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes therein contained.

_____
Frieda M. Lever
Notary Public, State of Wisconsin
My commission Expires Oct. 28, 1984.

This instrument was drafted by Bruce T. Block.

REEL 1410 IMAGE 207

REGISTER'S OFFICE
Milwaukee County, Wis. } ss
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OCT 28 1981
REEL 1410 IMAGE 207
Wisconsin 212 inc
REGISTER OF DEEDS

CAMELOT TRAILS CONDOMINIUM
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM

WHEREAS, Camelot Trails Construction Corp. (the "Declarant"), as Declarant and pursuant to the Wisconsin Unit Ownership Act, executed a declaration of condominium dated March 30, 1976 (the "Declaration") affecting certain property in Milwaukee, Wisconsin, and created a condominium known as Camelot Trails Condominium (the "Condominium") and caused the Declaration to be recorded on April 2, 1976 in the office of the Register of Deeds for Milwaukee County, Wisconsin on Reel 918, Images 288-305 inclusive, as Document No. 4990564; and

WHEREAS, pursuant to section 11(b) of the Declaration and section 703.26 of the Wisconsin Condominium Ownership Act, Declarant added additional property to the Condominium and created an additional 45 units in the Condominium by executing a First Amendment to Declaration of Condominium (the "First Amendment") on March 20, 1980 and caused same to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on September 10, 1980, as Document No. 5422187; and

WHEREAS, the unit owners of the Condominium desire to amend the Declaration and the First Amendment as set forth below; and

WHEREAS, section 11(a) of the Declaration provides that the Declaration may be amended by the vote of at least 75% in number and in common interest of all unit owners cast in person or by proxy by unit owners at a meeting of the Camelot Trails Condominium Corp., the nonprofit corporation serving as the association of the Condominium (the "Association"), duly held in accordance with the provisions of the By-Laws of the Association; and

WHEREAS, section 703.09(2) of the Wisconsin Condominium Ownership Act provides that a condominium declaration shall be amended with the written consent of 75% of the unit mortgagees; and

WHEREAS, in full accordance with the By-Laws of the Association, a special meeting of unit owners was held on JUNE 15, 1981, at which, in accordance with

DOC # 5507886
RECORD 17.00

BTB 4/10/81

100

section 11(a) of the Declaration, at least 75% of all unit owners voted in person or by proxy and consented in writing to amend the Declaration as set forth below; and

WHEREAS, at least 75% of the mortgagees of units in the Condominium (based upon one vote for each unit mortgage held) have consented in writing to amending the Declaration as set forth below;

NOW, THEREFORE, pursuant to section 11(a) of the Declaration, and section 703.09(2) of the Wisconsin Condominium Ownership Act, the unit owners hereby amend the Declaration as follows:

1. Section 5 of the Declaration is amended and restated to read as follows:

> 5. Description of Limited Common Areas and Facilities. The limited common areas and facilities assigned to and reserved for the use of each unit to the exclusion of use by other units shall consist of land, including walks and driveways, immediately adjacent to each such unit as shown approximately on Exhibit D of the Condominium Plat, attached hereto, the roof and space above each unit and the land under each unit. To facilitate locating on the ground the various land division lines shown on Exhibit D, an iron pipe has been or will be driven into the ground at each end and each angle of each line. These pipes shall not be removed or disturbed by any person (except for periodic replacement in the same location by the association of unit owners) without compliance with the provisions of the Wisconsin Condominium Ownership Act and this Declaration regarding amendment of the Declaration. It is recognized that the areas reserved for the exclusive use of the units vary in size; however, after careful consideration of the factors relevant to maintenance of the condominium by the association of unit owners, it is believed that the boundaries shown on Exhibit D provide the most efficient and equitable manner of maintaining the condominium property.

2. The following paragraph shall be added at the end of and as part of section 11(b) of the Declaration:

In the event Declarant amends this Declaration to add any part or all of said land and the units constructed or under construction thereon to this condominium, Declarant shall cause to be recorded an amendment to the Condominium Plat showing the location of all buildings and units to be added to this condominium. Declarant hereby reserves the right to substitute any type of unit described in this Declaration for any unit type shown on the amendment to the Condominium Plat, except that no other type of unit may be substituted for a type F unit shown on the amendment to the Condominium Plat. Subsequent to the completion of construction of all units in each stage, Declarant shall cause to be recorded a final amendment to the Condominium Plat for such stage showing the exact type of all units in such stage.

3. Section 3(a) of the Declaration is amended and restated as follows:

3. Description of Units.

(a) The unit number of each unit (which is determined by its building number followed by its address number), its location and immediate common area to which it has access are shown on Exhibit A1, page 3 of the Condominium Plat (Phase II), and Exhibit D of the First Amendment to the Condominium Plat. There are seven basic types of units designated B, C, C (single family), D, D (single family), E and F, as shown on the set of floor plans for each such type prepared by Shepherd, Legan & Aldrian, Ltd., architects, and attached hereto as Exhibit B, pages 1 through 6, and Exhibit E of the First Amendment to the Condominium Plat. These floor plans show the layout, number of rooms, appropriate area dimensions and other data of and for each unit type. Working drawings and specifications for the project are on file at the office of Declarant at 7600 West Dean Road, Milwaukee, Wisconsin 53223.

4. The following subparagraph shall be added to section 10 of the Declaration:

(g) The Board of Directors shall from time to time, and at least annually, prepare a budget for the condominium, determine the amount of the common charges required to meet the common expenses of the condominium and allocate and assess such common charges against the unit owners in accordance with section 1, Article V of the By-Laws.

5. Section 8 of the Declaration is amended and restated as follows:

8. Service of Process. Service of process shall be made upon Declarant at 4801 West Bradley Road, Milwaukee, Wisconsin 53223 as to matters provided in the Wisconsin Condominium Ownership Act until all units have been sold, conveyed and paid for, at which time the Board of Directors of Camelot Trails Condominium Corp., being the association of unit owners for this condominium (herein called the "Association"), may designate a successor.

6. The streets within the Condominium named "Callista Court", "Rebecca Court" and "Christine Court" are renamed "King Arthur's Court", "Pendragon Court" and "Excalibur Court", respectively, as shown on Exhibit D of the First Amendment to the Condominium Plat.

IN WITNESS WHEREOF, the undersigned have executed this document on behalf of the Association, the Board of Directors of the Association, and at least 75% of all unit owners of the Condominium on this 18th day of October, 1981.

CAMELOT TRAILS CONDOMINIUM CORP.

By _____
President

Attest:

_____
Secretary

REEL 1410 IMG 211

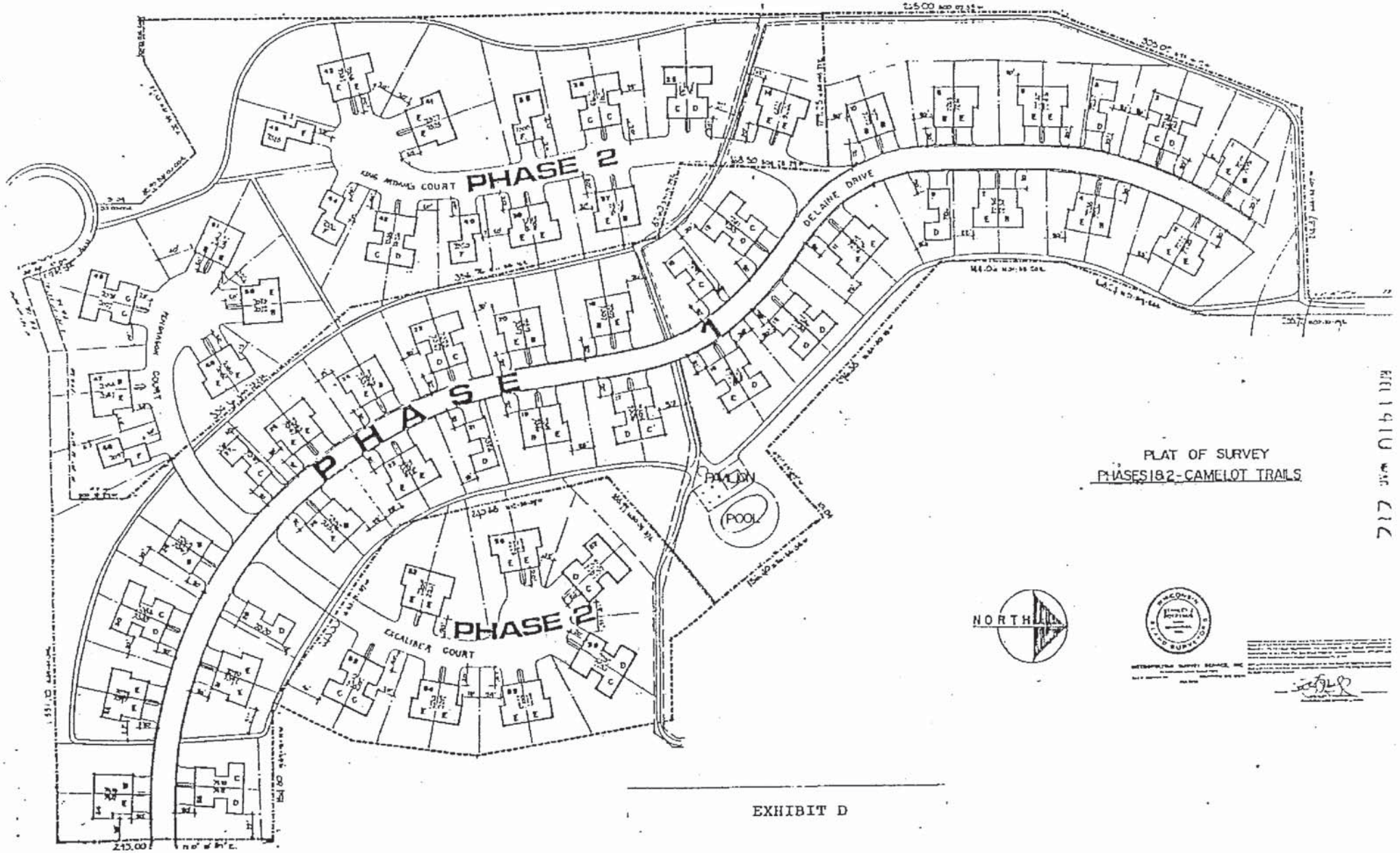
State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 18TH day of OCTOBER, 1981, GERARD R. HAMMERNIK, President and SUSAN T. HENKEL, Secretary of Camelot Trails Condominium Corp., to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purpose therein contained.

Carl A. Hankwitz
(CARL A. HANKWITZ)
Notary Public, State of Wisconsin
My commission EXPIRES 10/31/82

This instrument was drafted by Bruce T. Block.

Please return to: Bruce T. Block, Esq.
1800 Marine Plaza
Milwaukee, WI 53202



PLAT OF SURVEY
PHASES 1&2 - CAMELOT TRAILS

EXHIBIT D

FIRST AMENDMENT TO CONDOMINIUM PLAT
CAMELOT TRAILS

The undersigned hereby certifies that he is a Wisconsin licensed land surveyor and that this amendment to the Condominium Plat of Camelot Trails Condominium (the "Condominium Plat") consisting of this page and the following two pages is a correct representation of the portion of Camelot Trails Condominium which it represents, and that the identification and location of each unit and the common elements of Camelot Trails Condominium can be determined from the Condominium Plat and this Amendment. The Condominium Plat was recorded as part of the Camelot Trails Declaration of Condominium in the office of the Register of Deeds for Milwaukee County, Wisconsin on April 2, 1976, as Document No. 4990564. A supplement to the Condominium Plat was recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on September 10, 1980 on Reel 1321, commencing at Image 65, as Document No. 5422198, to include Phase II of Camelot Trails Condominium. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Dated Oct 12, 1981.

( )
Wisconsin Licensed Land Surveyor
No. 500

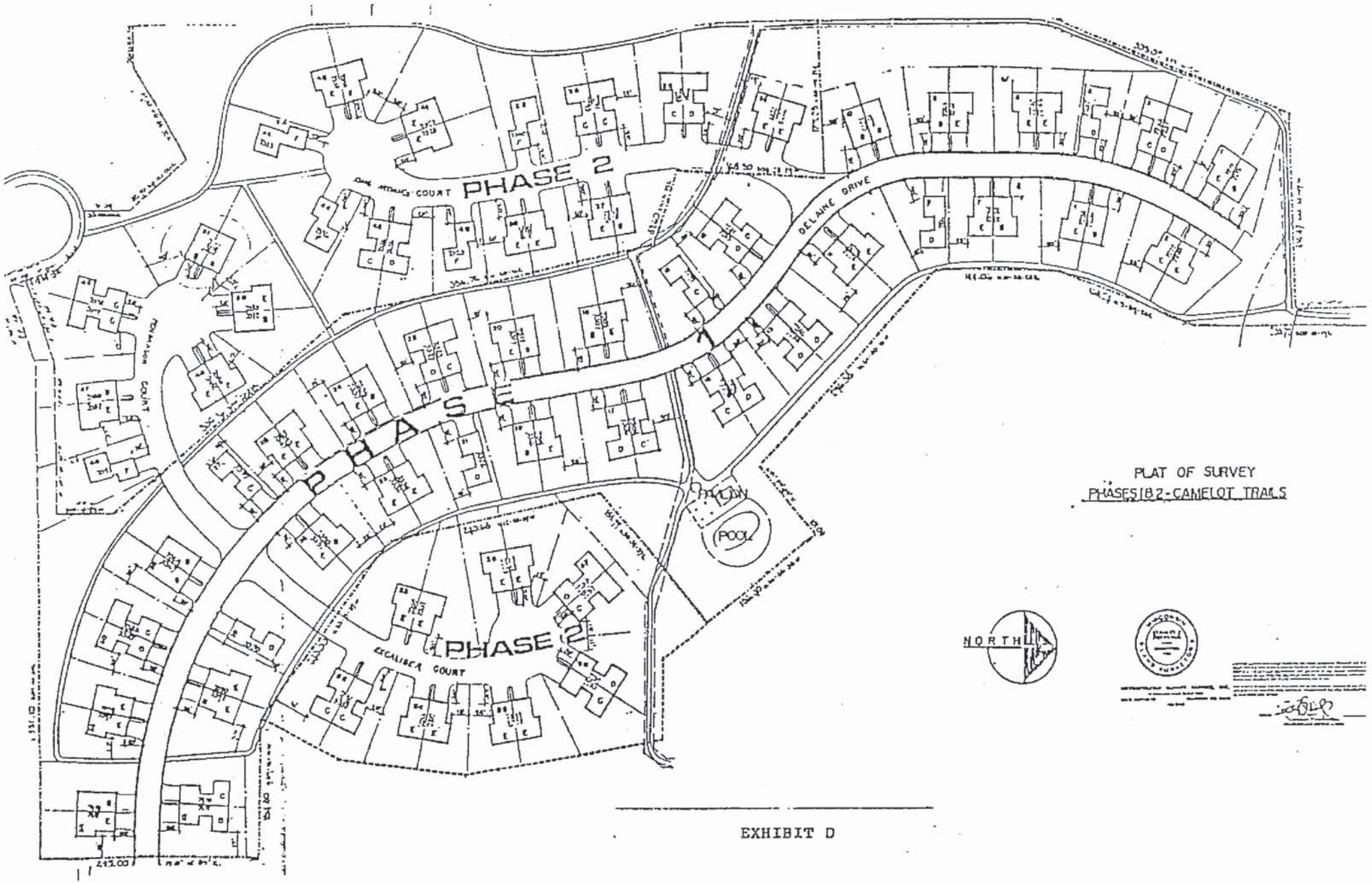
State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 12th day of October, 1982, the above-named Stanley N. Potrykus to me known to be the person who executed the foregoing instrument and acknowledged the same.

( )
Notary Public, State of Wisconsin
My commission 8-29-82

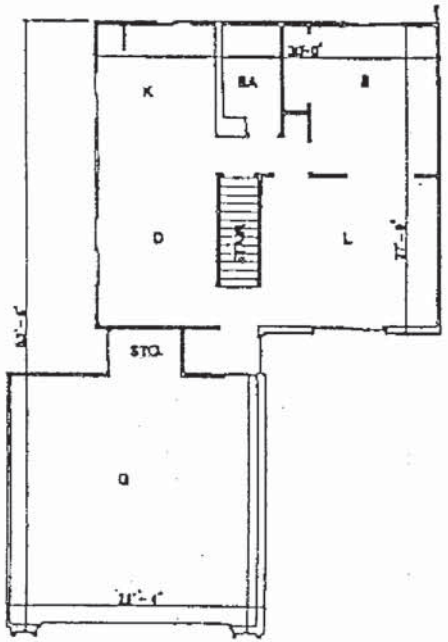
This instrument was drafted by Bruce T. Block.

Please return to: Bruce T. Block, Esq.
1800 Marine Plaza
Milwaukee, WI 53202

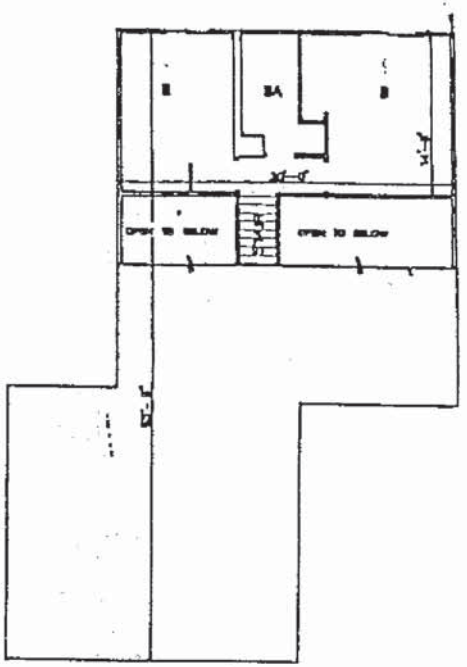


PLAT OF SURVEY
PHASES 1 & 2 - CAMELOT TRAILS

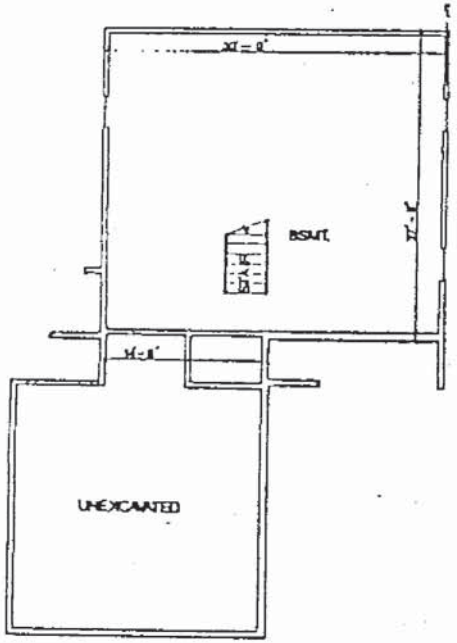
EXHIBIT D



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



BASEMENT
FLOOR PLAN

BUILDING NUMBERS
ADDRESSES

[illegible]

[illegible]

CAMELOT TRAILS CONDOMINIUM
PHASE II

EXHIBIT B PAGE 7

CERTIFICATION

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THE BUILDING AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY LABOR & HUMAN RELATIONS AND THE CITY OF OAK CREEK [illegible] COUNTY, WISCONSIN

[illegible]

NOTARIZATION

SUBSCRIBED AND SWORN TO BEFORE ME THIS [illegible] DAY OF JUNE [illegible]

[illegible]

CAROLE [illegible], NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES [illegible]

UNIT TYPE F

EXHIBIT E

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

ALUMINUM INDUSTRIES CORP.,
Plaintiff,

v.

Case No. 93 CV 003541

CAMELOT TRAILS CONDOMINIUM CORP., a/k/a CAMELOT TRAILS CONDOMINIUM ASSOCIATION, INC.,
Defendant.

FILED
34 NOV 20 1995 34
GARY J. BARCZAK
CLERK OF CIRCUIT COURT

STIPULATION AND ORDER REFORMING FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF CAMELOT TRAILS CONDOMINIUM CORPORATION AND DISMISSING ACTION

STIPULATION

WHEREAS the parties are involved in litigation concerning the status of 15 "phantom" units in the Camelot Trails Condominium Corporation ("Camelot") owned by Aluminum Industries, Inc. ("Aluminum"); and

WHEREAS the parties desire to end the litigation and resolve the status of the units; and

WHEREAS the units were created when the developer exercised an expansion right on or about September 10, 1980; and

WHEREAS pursuant to that expansion right the developer declared and recorded the existence of said units but failed to build them; and

WHEREAS the developer abandoned development plans for said units apparently unable financially to complete said project; and

WHEREAS as a result of said abandonment the plaintiff Aluminum acquired title to said units in lieu of foreclosure and not with the intention of becoming an active participant in Camelot Condominium affairs; and

WHEREAS Aluminum has held title to said units since September 2, 1986; and

WHEREAS Camelot has continued to maintain the common area grounds beneath which the units were to be located; and

WHEREAS Camelot is and has been required to budget and assess for condominium affairs based on the existence of 90, not 105 units, effectively treating the 15 phantom units as if they do not exist; and

WHEREAS the First Amendment to Declaration of Condominium drafted by the developer reflects the percentage of common areas owned by each unit as 1/105 which includes the existence of said phantom units; and

WHEREAS said reference in the Declaration of Condominium to 105 fractional shares reflects the ambition of the developer in 1980, and not the economic or legal reality since that time and is erroneous; and

WHEREAS the homeowners of Camelot continue to face financing problems when third-party lenders inquire as to whether or not all condominium units are completed; and

WHEREAS the Wisconsin Legislature recognized the problem of recorded but unbuilt units when it enacted sec. 703.255, Wis. Stats., which provides as a remedy the removal of said unbuilt units from the Declaration; and

WHEREAS such statute is not retroactive but provides the same equitable remedy which is being stipulated to by the parties hereto;

NOW THEREFORE IT IS STIPULATED AND AGREED AS FOLLOWS:

1. The parties shall jointly request the Court to provide equitable relief by reforming the First Amendment to Declaration of Condominium of the Camelot Trails Condominium Corporation to provide the same relief as provided to other condominium associations under sec. 703.255, Wis. Stats. were it applicable in this case.

2. The following buildings and corresponding 15 "phantom" units, which were never constructed, shall be removed from the description of the condominium in the Declaration of Condominium:

Units	Building
7294 and 7296	37
7305	38
7306 and 7308	39
7320	40
7336	44
7345	45
2097	46
2080 and 2082	48

2070 and 2072	50
2210 and 2212	54

3. All references to "105 units" shall be corrected to read ninety (90) units.

4. Paragraph 5 shall be corrected by deleting the fraction one one-hundredth fifth (1/105th) and inserting in its place the fraction one-ninetieth (1/90th).

5. The judgments heretofore granted and entered in this action shall be vacated.

6. The action shall be dismissed on the merits and with prejudice.

7. This stipulation shall be made an order of the court and the same shall be recorded by the defendant.

Date: 11-6-95

LAW OFFICES OF JONATHAN B. LEVINE
By: Jonathan B. Levine
State Bar No. 1015776
Attorney for Camelot Trails Condominium Corp.

Date: 11-7-95

GAINES LAW OFFICES, S.C.
By: Irving D. Gaines
State Bar No. 1004981
Attorney for Aluminum Industries Corp.

ORDER

Upon the record and the foregoing stipulation,

IT IS ORDERED:

1. The Court hereby reforms the First Amendment to Declaration of Condominium of the Camelot Trails Condominium Corporation to provide the same relief as provided to other condominium associations as would be afforded under sec. 703.255, Wis. Stats. were it applicable in this case.

2. The following buildings and corresponding 15 "phantom" units, which were never constructed, shall be removed from the description of the condominium in the Declaration of Condominium:

Units	Building
7294 and 7296	37
7305	38
7306 and 7308	39
7320	40
7336	44
7345	45
2097	46
2080 and 2082	48
2070 and 2072	50
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3. All references to "105 units" shall be corrected to read ninety (90) units.

4. Paragraph 5 shall be corrected by deleting the fraction one one-hundredth fifth (1/105th) and inserting in its place the fraction one-ninetieth (1/90th).

5. The judgments heretofore granted and entered in this action shall be vacated.

6. The action shall be dismissed on the merits and with prejudice.

7. This stipulation shall be made an order of the court and the same shall be recorded by the defendant.

8. The lands to which this order shall apply are those lands within the legal description set forth as Exhibit C in the Camelot Trails Declaration of Condominium recorded April 2, 1976 on Reel No. 918, at Images 288 to 305 inclusive, as Document

No. 4990564 (Condominium Phase I), and the legal description set forth as Exhibit A-3 in the First Amendment to Declaration of Condominium recorded September 10, 1980 on Reel 132 at Images 60 to 62 inclusive as Document No. 5422187 (Condominium Phase II) restated here as Exhibit A, attached hereto.

9. Judgments heretofore entered in this action are vacated; neither party is awarded costs and this action is DISMISSED with prejudice.

Dated this 20 day of November, 1995.

BY THE COURT:

Jacqueline D. Shillinger

10241220

Unit Nos. 7215 and 7217 in Building No. 1; Unit Nos. 7220 and 7222 in Building No. 2; Unit Nos. 7231 and 7233 in Building No. 3 and Unit Nos. 7236 and 7238 in Building No. 4; Unit No. 7237 in Building No. 5; Unit Nos. 7245 and 7247 in Building No. 6; Unit Nos. 7252 and 7254 in Building No. 7; Unit Nos. 7261 and 7263 in Building No. 8; Unit No. 7266 in Building No. 9; Unit Nos. 7271 and 7273 in Building No. 10; Unit Nos. 7276 and 7278 in Building No. 11; Unit No. 7281 and 7283 in Building No. 12; Unit Nos. 7286 and 7288 in Building No. 13; Unit Nos. 7275 and 7277 in Building No. 14; Unit No. 7291 in Building No. 15; Unit Nos. 7296 and 7298 in Building No. 16; Unit No. 7304 and 7306 in Building No. 17; Unit Nos. 7305 and 7307 in Building No. 18; Unit Nos. 7314 and 7316 in Building No. 19; Unit Nos. 7315 and 7317 in Building No. 20; Unit No. 7324 in Building No. 21; Unit Nos. 7325 and 7327 in Building No. 22; Unit Nos. 7334 and 7336 in Building No. 23; Unit Nos. 7335 and 7337 in Building No. 24; Unit Nos. 7345 and 7347 in Building No. 25; Unit Nos. 7350 and 7352 in Building No. 26; Unit No. 7357 in Building No. 27; Unit Nos. 7365 and 7367 in Building No. 28; Unit No. 7370 in Building No. 29; Unit Nos. 7385 and 7387 in Building No. 30; Unit Nos. 7390 and 7392 in Building No. 31; Unit Nos. 7395 and 7397 in Building No. 32; Unit Nos. 7410 and 7412 in Building No. 33; Unit Nos. 7415 and 7417 in Building Nos. 34; Unit Nos. 7281 and 7283 in Building No. 35; Unit Nos. 7291 and 7393 in Building No. 36; Unit Nos. 7294 and 7296 in Building No. 37; Unit No. 7305 in Building No. 38; Unit Nos. 7306 and 7308 in Building No. 39; Unit No. 7320 in Building No. 40; Unit Nos. 7325 and 7327 in Building No. 41; Unit Nos. 7326 and 7328 in Building No. 42; Unit Nos. 7335 and 7337 in Building No. 43; Unit No. 7336 in Building No. 44; Unit No. 7345 in Building No. 45; Unit No. 2097 in Building No. 46; Unit No. 2085 and 2087 in Building No. 47; Unit Nos. 2080 and 2082 in Building No. 48; Unit Nos. 2075 and 2077 in Building No. 49; Unit Nos. 2070 and 2072 in Building No. 50; Unit Nos. 2060 and 2062 in Building No. 51; Unit Nos. 2200 and 2202 in Building No. 52; Unit Nos. 2205 and 2207 in Building No. 53; Unit Nos. 2210 and 2212 in Building No. 54; Unit Nos. 2220 and 2222 in Building No. 55; Unit Nos. 2225 and 2227 in Building No. 56; Unit Nos. 2235 and 2237 in Building No. 57; Unit Nos. 2230 and 2232 in Building No. 58 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration and Amendments thereto, in a Condominium commonly known as CAMELOT TRAILS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on April 2, 1976 in the Office of the Register of Deeds for Milwaukee County, Wisconsin, in Reel 918, Images 288 to 305 inclusive, as Document No. 4990564, and by First Amendment to Declaration of Condominium recorded on September 10, 1980 in Reel 1321, Images 60 to 62 inclusive, as Document No. 5422187 and by Second Amendment to Declaration of Condominium recorded on September 30, 1980 in Reel 1326, Image 669 and 670, as Document No. 5428178 and by Third Amendment to Declaration of Condominium recorded on May 6, 1981 in Reel 1373, Images 431 to 432, as Document No. 5473292 and by Fourth Amendment to Declaration of Condominium recorded on October 23, 1981 in Reel 1410, Images 207 to 212, inclusive, as Document No. 5507886.

City of Oak Creek, County of Milwaukee, State of Wisconsin.

Exhibit A

100% Recycled Paper

UNITED STATES OF AMERICA

The State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, DOUGLAS LAFOLLETTE, Secretary of State of the State of Wisconsin and Keeper of the Great Seal thereof, do hereby certify that the annexed copy of

Articles of Incorporation (Filed March 5, 1976)
of CAMELOT TRAILS CONDOMINIUM CORP.

has been compared by me with the record on file in this Office and that the same is a true copy thereof, and of the whole of such record; and that I am the legal custodian of such record, and that this certification is in due form.

In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State of the City of Madison, on January 19, 1978.

DOUGLAS LAFOLLETTE
Secretary of State

United States of America

STATE OF WISCONSIN
Office of Secretary of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on March 5, 1976 *Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed*

WITHOUT STOCK AND NOT FOR PROFIT:

Name: CAMELOT TRAILS CONDOMINIUM CORP.

Principal Office: 7600 West Dean Road
Milwaukee, Wisconsin 53223

Purposes for which organized: To serve as an association of unit owners under the Wisconsin Unit Ownership Act . . .

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificate, was recorded in the office of the Register of Deeds of Milwaukee *County, Wisconsin, on* March 16, 1976

THEREFORE, The State of Wisconsin *does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.*

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at the Capitol, in the City of Madison, on March 23, 1976

Douglas LaFollette

DOUGLAS LAFOLLETTE
Secretary of State

SEE REVERSE FOR MORE INFORMATION