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REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 2:56 PM
07-01-1999 2276 TO
REEL 4596 IMAGE 2281
INCL.
WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 20.00

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR RIVERWALK PLAZA CONDOMINIUM (REMOVAL INSTRUMENT)

DOCUMENT NUMBER

NAME AND RETURN ADDRESS

Bruce T. Block, Esq.
Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
1000 North Water Street, Suite 2100
Milwaukee, WI 53202

PARCEL IDENTIFICATION NUMBERS:
392-0957-2, 392-0956-100-3 and 392-0974-100-1

WHEREAS, Historic Riverwalk Plaza LLC, a Wisconsin limited liability company (the "Declarant"), as Declarant and pursuant to the Wisconsin Condominium Ownership Act, executed a Declaration of Condominium for Riverwalk Plaza Condominium dated November 5, 1998 (the "Declaration"), subjecting certain real property known as 141-143, 201-203 and 128 North Water Street in the City of Milwaukee, Milwaukee County, Wisconsin to a condominium regime known as Riverwalk Plaza Condominium (the "Condominium"); and

WHEREAS, Declarant caused the Declaration to be recorded on November 9, 1998, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on Reel 4432, at Image 1958, as Document No. 7630273; and

WHEREAS, paragraph 10(j) of the Declaration provides that Declarant has the right to amend the Declaration to withdraw the real property known as 128 North Water Street, City of Milwaukee, Milwaukee County, Wisconsin, as legally described on Exhibit C to the original Declaration (the "Parking Property") from the Condominium for the sole purpose of accommodating the development and construction of a parking structure capable of accommodating 300 or more vehicles (the "Parking Structure"); and

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WHEREAS, Declarant wishes to withdraw the Parking Property from the Condominium in accordance with the terms and conditions of paragraph 10(j) of the Declaration;

NOW, THEREFORE, pursuant to paragraph 10(j) of the Declaration, Declarant hereby amends or restates portions of the Declaration as follows:

1. The Parking Property is hereby withdrawn from the Condominium for the sole purpose of accommodating the development and construction of the Parking Structure pursuant to the terms of paragraph 10(j) of the Declaration.

2. A revised Exhibit A to the Declaration describing the land which is the subject of the Declaration is attached hereto. All references to Exhibit A in the Declaration shall hereafter refer to the revised Exhibit A attached hereto.

3. Revised pages 3 and 43 to the Condominium Plat, attached as portions of Exhibit D to the Declaration, describing and depicting the property subject to the Declaration and contained within the Condominium (omitting the land withdrawn from the Condominium pursuant to this amendment) are attached hereto. All references to Exhibit D in the Declaration shall hereafter incorporate the revised pages 3 and 43 to the Condominium Plat attached hereto.

4. This Amendment shall be effective immediately upon recording in the Office of the Register of Deeds of Milwaukee County, Wisconsin. Upon the recording of this Amendment, neither the Riverwalk Plaza Condominium Association, Inc. nor any owner of any unit in the Condominium shall have any legal or equitable ownership interest in or to the Parking Property.

IN WITNESS WHEREOF, this Amendment has been dated this 19th day of February, 1999, by Declarant.

HISTORIC RIVERWALK PLAZA LLC,
a Wisconsin limited liability company

BY FIRSTAR COMMUNITY INVESTMENT CORPORATION, Member

BY _____
Robert O. Lemke
Executive Vice President

BY WISCONSIN PRESERVATION FUND, INC., Member

BY _____
Bruce T. Block, President

~~State of Wisconsin)~~
~~: SS~~
~~Milwaukee County)~~

Signatures of
~~This instrument was acknowledged before me on February ,~~
~~1999, by~~ Robert O. Lemke as Executive Vice President of Firstar Community Investment Corporation and Bruce T. Block as President of Wisconsin Preservation Fund, Inc., both members of Historic Riverwalk Plaza LLC.
authenticated this 22nd day of February, 1999.

~~[Seal]~~

(Deborah C. Tomczyk)
~~Notary Public~~, State of Wisconsin
~~My commission~~ Member Bar

This instrument was drafted by:

Deborah C. Tomczyk, Esq.
Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
1000 North Water Street, Suite 2100
Milwaukee, WI 53202

REVISED EXHIBIT A

Legal Description
of
RIVERWALK PLAZA CONDOMINIUM
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Lots 1, 2 and the North 1/2 of Lot 3, in Block 33, in the Town of Milwaukee, on the East side of the Milwaukee River, in the Southeast 1/4 of Section 29, in Town 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with that portion of vacated East Chicago Street bounded and described as follows:

All of East Chicago Street, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, lying between a line drawn from the Southeast corner of Lot 9, in Block 32 of Plat of Milwaukee, a recorded subdivision, in said 1/4 Section to the Northeast corner of Lot 1, in Block 33 of said subdivision and the dock line of the left bank of the Milwaukee River established per Ordinance No. 754, File No. 63-3847-a, adopted on March 17, 1964.

Tax Key No. 392-0957-2

ADDRESS: 141-143 North Water Street

Lots 8 and 9, in Block 32, in the Plat of the Town of Milwaukee on the East Side of the River in Fractional Lot 2, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, including that part of vacated East Chicago Street adjoining said Lot 9 on the Southwest.

Tax Key No. 392-0956-100-3

ADDRESS: 201 North Water Street

RIVERWALK PLAZA CONDOMINIUMS
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION (CONT.)

Lots Eight (8), and Nine (9) in Block Thirty-two (32) in the PLAT OF THE TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER in Fractional Lot Two (2), in the Southeast One-quarter (1/4) of Section Twenty-nine (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, including that part of vacated East Chicago Street adjoining said Lot Nine (9) on the Southwest.

ADDRESS: 201-203 North Water Street

REVISED EXHIBIT D

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REVISED EXHIBIT D

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