Declaration of
Gordon Knoll
Condominiums

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Greenberg & Hoeschen, LLC
3127 W. Wisconsin Avenue
Milwaukee, WI
53208

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Declaration of

GORDON KNOLL CONDOMINIUMS

MILWAUKEE, WISCONSIN

DECLARANT: **1220 Locust Avenue, LLC**
6100 W. Executive Dr, Suite J
Mequon, WI 53092

RETURN TO: **1220 Locust Avenue, LLC**
6100 W. Executive Dr, Suite J
Mequon, WI 53092

DISCLOSURE MATERIALS

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

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

YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE

GORDON KNOLL CONDOMINIUMS

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

1. DECLARATION. The declaration establishes and describes the condominium, the units and the common elements. The declaration begins on page 3

2. CONDOMINIUM PLAT. The Declarant has provided floor plans of the units being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common elements which are part of the condominium. The floor plan and map begin on page 16

3. ARTICLES OF INCORPORATION. The operation of a condominium is governed by the Association, of which each unit owner is a member. Powers, duties and operation of an Association are specified in its Articles of Incorporation. The Articles of Incorporation begin on page 25

4. BY-LAWS. The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on page 28

5. MANAGEMENT, EMPLOYMENT AND LEASE CONTRACTS. There are no existing management, employment or lease contracts with the condominium at this time

6. ANNUAL OPERATING BUDGET. The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges, which are in addition to mortgage and utility payments. The budget begins on page 42

7. EXPANSION PLANS-NONE. The Declarant has not reserved any right to expand the condominium in the future.

8. PARKING SPACES AND STORAGE LOCKERS. The list of assigned parking spaces and storage lockers is on page 43

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CONDOMINIUM DECLARATION FOR GORDON KNOLL CONDOMINIUMS

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CONDOMINIUM DECLARATION
FOR
GORDON KNOLL CONDOMINIUMS

THIS DECLARATION is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 15th day of March, 2003, by 1220 Locust Avenue, LLC (hereinafter referred to as the "Declarant").

1. STATEMENT OF DECLARATION.

Declarant hereby declares that as of the date hereof it is the sole owner of the real property described in Section 3 hereof, together with all buildings and improvements thereon or to be constructed thereon (hereinafter referred to as "the property") which is hereby submitted to the condominium form of ownership as provided in the Act and this Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the property.

2. NAME AND ADDRESS.

The aforesaid real estate and all buildings and improvements thereon shall be known as GORDON KNOLL CONDOMINIUMS. The addresses of the Condominiums are:

Unit No.	Street Address
101 through 113	1220 E. Locust St., Milwaukee, WI
201 through 206	1220 E. Locust St., Milwaukee, WI
301 through 310	1220 E. Locust St., Milwaukee, WI
401 through 406	1220 E. Locust St., Milwaukee, WI

3. LEGAL DESCRIPTION.

The following described real estate, also described in the Condominium Plat attached hereto, is hereby subjected to the provisions of this Declaration:

The East 25.00 feet of Lot 12 and all of Lots 13, 14, 15, 16, 17 and 18, Block 2 in Re-Subdivision of Block 2 Whitnall Knoll, together with the

West ½ of vacated N. Gordon Place abutting the subject premises on the East, also together with the North 42.00 feet of vacated E. Locust Street lying South and adjacent to East 25.00 feet of Lot 12 and Lot 13, 14, 15, Block 2 in Re-Subdivision of Block 2 Whitnall Knoll and the West ½ of vacated N. Gordon Place, in the Northeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Taxkey No. 315-0912-111-X
1220 E. Locust Street

4. DEFINITION AND DESCRIPTION OF UNITS.

4.1 NUMBER. There shall be thirty-five (35) residential condominium units in GORDON KNOLL CONDOMINIUMS.

4.2 DEFINITION. A unit is that part of the building intended for individual, private use, comprised of a part of the cubic area. The following shall be the boundaries of the Units:

a. Vertical Boundaries. The vertical boundaries of a Unit shall be the vertical planes of the inner surfaces of any walls bounding such Unit.

b. Horizontal Boundaries. The upper boundary of any portion of a Unit is the horizontal plane of the bottom surface of the ceiling of such Unit. The lower boundary of the Unit is the top surface of each concrete floor slab which constitutes each lower portion of such Unit.

c. Additional Items. Each Unit shall include the following, if any:

(i) all exterior doors (including doors to any balcony, patio or deck serving the Unit) and all door locks and hinges;

(ii) all windows and screens attached to the Unit;

(iii) the air conditioning unit (including any portion of the air conditioning unit which extends through a Common Element and any portion of any air conditioning unit which is located on the roof of the Condominium or located elsewhere in or about the Condominium), heating and hot water systems and equipment, any interior chutes, flues, exhaust fans, ducts, conduits, wires, cables, electrical, security, telephone, television and other communication systems, water, sewer and gas mains and laterals, and all other utility lines and distribution systems, wall safes, medicine cabinets, built-in shelving which lies partially within and partially outside fo the designated boundaries of a Unit, and any portions thereof exclusively serving that

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Unit shall be deemed a part of that Unit, while any portions thereof, serving more than one Unit or any portion fo the Common Elements shall be deemed a part of the Limited Common Elements appurtenant to those Units which such items serve;

(iv) all areas, interior partitions, fixtures and improvements within the boundaries of the Unit, including, without limitation, sinks, showers, bathtubs, stoves, garbage disposals, range hoods and similar items; and

(v) fireplaces

5. DESCRIPTION AND LOCATION OF BUILDING.

The buildings on the real estate described in Section 3 above consists of one thirty-five unit building, being four stories, with a basement for underground parking. The primary construction material is wood framing with synthetic stucco and brick on the exterior, with a fiberglass shingle roof.

Declarant reserves the right to modify the layout, location, dimensions and construction details of the building(s), unit(s), and common elements as shown on the Condominium Plat which are not yet fully constructed, provided that such changes shall not substantially alter the nature and quality of the building(s) and unit(s).

6. COMMON ELEMENTS AND FACILITIES.

6.1 DESCRIPTION. The common elements and facilities shall consist of all of GORDON KNOLL CONDOMINIUMS, improvements and appurtenances, except the individual units and fixtures therein, as defined hereunder, and shall include, but is not limited to the following; the land on which the buildings are located, the building exteriors, outside walls, driveways, guest parking areas, utility lines and portions of common mechanical or electrical systems, hallways, entrances, and exits which serve more than one unit, landscaping, windows (except for glass breakage) and sump pumps. Common areas shall be repaired and maintained by and at the expense of GORDON KNOLL CONDOMINIUMS, INC., a Wisconsin Non-Stock, Non-Profit Corporation serving as the association of unit owner for the Condominium, as more fully provided in the By-Laws of the Association ("Association").

6.2 EASEMENTS. Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls of his unit for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses, provided that the unit owner shall do nothing to impair the structural integrity of the building, and provided further that the common elements and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement.

Easements are hereby granted and declared for the benefit of the unit owners and the Association of Unit Owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the common elements or units

7. LIMITED COMMON ELEMENTS

7.I DESCRIPTION. A portion of the common elements and facilities are designated as "limited common elements," as shown in the Condominium Plat. Such limited common elements shall be reserved for the exclusive use of the owner or occupant of the unit to which they are appurtenant, to the exclusion of all other units in the condominium. Such limited common elements consist of: the parking spaces in the basement garage, and such other limited common elements as may be identified in the Condominium Plat.

7.2 USE. The manner of use of the limited common elements shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association of Unit Owners, and no unit owner shall alter, remove, repair, paint, decorate, landscape or adorn any limited common element, or permit such, in any manner contrary to such By-Laws and rules and regulations. No major or structural changes or alterations shall be made by any unit owner to any of the limited common elements without the prior written approval of the Association, which approval may be given upon such terms and conditions as the Association deems appropriate. The association shall not deny any such request unless it is a detriment to the association.

8. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND FACILITIES
AND LIMITED COMMON ELEMENTS.

Each unit owner shall own an undivided interest in the common elements and facilities and limited common elements as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common elements and facilities and limited common elements for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of such undivided interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including ownership and proportionate payment of common expenses, but exclusive of voting shall be 2.857% (1/35th) for each of the 35 units.

9. ASSOCIATION OF UNIT OWNERS.

9.1 MEMBERSHIP, DUTIES AND OBLIGATIONS. All unit owners shall be entitled and required to be a member of an association of unit owners known as GORDON KNOLL CONDOMINIUMS, INC. (herein "Association") which shall be responsible for carrying out the purposes of this Declaration, including the exclusive management and control of the common elements and facilities and

limited common elements. Such Association shall be incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and rules and regulations of the Association.

9.2 VOTING RIGHTS. Each unit shall be entitled to one (1) vote at meetings of the Association. Only one membership and one vote shall exist for each unit; if title to a unit is held by more than one person, the membership related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which title to the unit is held. Voting rights may not be split, and shared membership interests must be voted pursuant to the designation contained in the Membership List maintained pursuant to the By-Laws. The respective rights, qualifications and obligations of the members shall be as set forth in the By-Laws of the Association.

9.3 CONTROL. Notwithstanding any other provisions herein contained, Declarant, its successors and/or assigns, shall have the right at its option to appoint and remove the members of the Board of Directors and officers of the Association and to amend the By-Laws or rules and regulations of the Association, until the earlier of: (a) three (3) years from the date of first sale of a unit by Declarant, (b)thirty (30) days after the conveyance of seventy-five percent (75%) of the common element interest to purchasers by Declarant, or (c) until such earlier time as may be determined by Declarant, subject in each case to provisions of the Act. Each owner of a condominium unit in GORDON KNOLL CONDOMINIUMS, shall be deemed by acceptance of any deed to any unit to agree, approve, and consent to the right of Declarant to so control the Association.

9.4 ASSOCIATION PERSONNEL. The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the condominium. The Association may contract for common services or utilities as may be required for each unit.

10. RESIDENTIAL PURPOSE.

The building and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contained herein and the By-Laws of the Association. Notwithstanding the foregoing, the Declarant reserves the right, at its option and in its sole discretion, to use and occupy various units, selected by the Declarant, as "model" units, and to rent any units, at its sole discretion, until such time as all thirty-five (35) units in GORDON KNOLL CONDOMINIUMS have been completed and sold by Declarant, or until such earlier time as may be determined by Declarant.

11. REPAIRS AND MAINTENANCE.

11.1 INDIVIDUAL UNITS. Each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for interior decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit, all as is more fully set forth in the By-Laws of the Association. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, doors and windows (including washing and replacement of broken glass and screening), lighting fixtures," refrigerators, ranges, heating and air conditioning equipment, dishwashers, laundry equipment such as washers and dryers, interior electrical wiring and fixtures, or other equipment which may be in, or connected with, the unit or the limited common elements appurtenant to the unit.

11.2 COMMON ELEMENTS AND FACILITIES. The Association shall be responsible for the management and control of the common elements and facilities and limited common elements, and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair, as provided in the By-Laws of the Association. Without in any way limiting the foregoing, this shall include all repair and maintenance of the building exterior, walls and roofs, porches and patios, and the repair, upkeep and maintenance of walks, drives, and landscaping. All expenses of maintenance of the common elements and facilities shall be a common expense of the Association.

11.3 LIMITED COMMON ELEMENTS. Each unit owner shall keep the limited common elements appurtenant to his unit, as deemed in Section 7 hereof and as described in the Condominium Plat, in a good, clean, sanitary and attractive condition.

11.4 PROHIBITION AGAINST STRUCTURAL CHANGES BY OWNER. A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, or major changes or improvements to his unit, or in or to the exterior of the building or any common or limited common elements and facilities, or make or install any improvements or equipment which may affect other units or the owners of other units. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of any building, or the safety of the property, or impair any easement without the prior written consent of the Association.

11.5 ENTRY FOR REPAIRS. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities or for any other matter for which the Association is responsible. Such entry shall be made with prior notice to the owners, except in the case of an emergency when injury or property damage will result from delayed entry, and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the

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Association and treated as a common expense except as allocatable to an individual unit or units for cause in the discretion of the Board of Directors.

11.6 DECORATING. Each unit owner shall have the exclusive right to carpet, paint, repaint, tile, panel, paper or otherwise refurbish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his unit and all walls, ceilings, floors and doors within such boundaries, and to erect or remove partition walls of a non-structural nature within his unit.

12. REALLOCATION OF BOUNDARIES.

Unit owners in GORDON KNOLL CONDOMINIUMS may reallocate unit boundaries between adjoining units upon compliance with the provisions hereof and the Act:

12.1 WRITTEN APPLICATION. Owners of adjoining units in GORDON KNOLL CONDOMINIUMS who wish to relocate mutual unit boundaries shall make written application to the President of the Association. The written application shall identify the units involved and shall specify the proposed reallocation of the aggregate undivided interest in the common elements appertaining to the units involved in the reallocation.

12.2 NOTICE OF MEETING. Upon receipt of the written application, the president of the Association shall given written notice to all other unit owners advising of the proposed reallocation of boundaries, slating the units involved in the reallocation. The notice to unit owners shall be delivered within ten (10) days after the written application is received. The Board of Directors of the Association shall meet to consider the reallocation no earlier than thirty (30) days after the notice is given to the unit owners and no later than sixty (60) days after the written application is received.

12.3 AMENDMENT TO DECLARATION. Upon consideration by the Board of Directors at such meeting, and approval, the President shall direct the preparation and execution of appropriate documents, including an amendment to this Declaration. The amendment shall identify the units involved and shall state that the boundaries between those units are being relocated by agreement of the unit owners thereof. The amendment shall contain words of conveyance between the said unit owners, and shall specify the reallocation of the aggregate undivided ownership interest in the common elements appertaining to the units as relocated, the use of limited common elements appurtenant to the relocated units, and a statement that common expenses and special assessments of the Association shall thereafter be assessed in accordance with the percentage of undivided ownership interest in the common elements appurtenant to the relocated units. Plats and plans showing the relocated boundaries and the dimensions of the units and the identifying unit numbers shall be prepared and certified in accordance with requirements of the Act.

12.4 EFFECTIVE DATE. After appropriate documents have been prepared and executed by the President and Secretary of the Association, the documents shall be delivered to the requesting unit owners upon payment by such unit owners of

all charges and expenses incurred by the Association for the preparation of such documents. The reallocation of boundaries and the documents shall be effective only when signed by the requesting unit owners and their mortgagees, if any, and recorded with the Register of Deeds for Washington County, Wisconsin. The effective date shall be the date of the recording.

12.5 NO SUBDIVISION. No unit in GORDON KNOLL CONDOMINIUMS may be subdivided or separated, except that units which have reallocated boundaries in accordance with the foregoing provisions may thereafter be separated, provided that no resulting unit shall be smaller in square footage or percentage of undivided interest in the common elements than the units as originally declared by this Declaration. The procedures for separation of units which have reallocated boundaries shall be as stated in the Act.

13. DESTRUCTION AND RECONSTRUCTION.

In the event of a partial or total damage or destruction of the building, or any other part of the common elements, such shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, so as to be compatible with the remainder of the condominium, unless within ninety (90) days of the date of damage or destruction the repair or reconstruction of which will exceed the sum of $100,000 by affirmative vote and written consent of at least seventy-five percent (75%) of the votes in the Association, it is determined not to rebuild or repair. In such event, the property shall be subject to an action for partition and shall be partitioned pursuant to Section 703.18 of the Wisconsin Statutes.

On reconstruction, the design, plan and specifications of the building or units may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than five percent (5%) from the number of square feet for such unit as originally constructed, and the location of the same shall be substantially the same as prior to damage or destruction. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction, as provided in Section 14 hereof. The Association shall have the right to levy assessments as a common expense against all unit owners in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

14. INSURANCE.

The Board of Directors of the Association shall provide and maintain fire and broad form extended coverage Insurance on the buildings and any other common elements and any portion thereof in an amount not less than the full replacement value thereof from time to time. Such insurance shall be obtained in the name of the Association as trustee for each of the unit owners. and their respective mortgagees in the percentages established in this Declaration, as their interests may appear. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of

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subrogation as to any claim against unit owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated or suspended on account of conduct of any one or more unit owners, or the Association, or their servants, agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.
In the event of partial or total destruction of the building or other common elements and the repair or reconstruction of the same In accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association as trustee to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the insurance proceeds together with the net proceeds of sale of the property shall be distributed to the unit owners and their mortgagees, if any, as their respective interests may appear, in the manner provided by the Act.

If insurance coverage is available to combine protection for the Association and the unit owner's individual unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the unit owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include in such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any unit owner, at his own expense, to provide any additional insurance coverage on his improvements or on his unit which will not duplicate any insurance provided by the Association of Unit Owners.

The Board of Directors shall also provide public liability insurance covering the common elements and facilities and the limited common elements with respect to all claims commonly insured against in such amounts as may be determined at the discretion of the Board of Directors from time to time. The Board of Directors shall also provide workman's compensation insurance, directors' and officers' liability insurance and fidelity bonds on such officers and employees in such amounts and with such coverage as is determined by the Board of Directors to be necessary or advisable from time to time.

15. LIABILITY FOR COMMON EXPENSES.

The costs of administration of the Association, insurance, repair, maintenance, cleaning, and other expenses of the common elements and facilities and limited common elements, including common services provided to the unit owners such as water, security, trash removal, snow removal, and all other expenses of the property, shall be paid for by the Association. The Association shall make assessments against the unit owners and the units for such common expenses in accordance with the percentage of the undivided interest in the common and limited common elements and facilities relating to each unit, in the manner provided in the By-Laws of the Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses

by waiver of the use or enjoyment of any of the common or limited common elements and facilities or services or by abandonment of his unit; and no conveyance shall relieve the unit owner-grantor or his unit of such liability, and he shall be jointly, severally and personally liable along with his grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his unit have been paid. Notwithstanding the foregoing, the declarant shall not be liable for any assessment, general or special, against any units owned be the declarant, except units declarant may be renting.

All assessments, when due, shall immediately become a personal debt of the unit owner and also a lien, until paid, against the unit to which charged, as provided in the Act. Assessments shall be made against the unit owners and the units at the beginning of each fiscal year of the Association to meet estimated common expenses of the Association for the ensuing year; however, if prorated and paid monthly, the assessments shall not be considered due until the respective installment payment dates. In the event of delinquency in payment, the Association may accelerate annual assessments remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. Any unit which is delinquent over 30 days on payment of assessments shall loose voting rights. All costs and expenses of collection of delinquent assessments, including reasonable attorneys fees shall be paid by the unit owner.

16. PARTITION OF COMMON ELEMENTS PROHIBITED.

There shall be no partition of the common elements and facilities and limited common elements through judicial proceedings or otherwise, except as otherwise provided in this Declaration, until this Declaration is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners. No unit may be subdivided or separated, except as provided in Section 12 herein.

17. CONVEYANCE TO INCLUDE INTERESTS IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.

The percentage of the undivided interest in the common and limited common elements and facilities shall not be separated from the unit to which it appertains. No unit owner shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership without including therein both his interest in the unit and his corresponding percentage of ownership in the common and limited common elements and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

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18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS.

18.1 UTILITIES. Easements are hereby declared and granted for the benefit of the unit owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common elements and facilities, to service the condominium property.

18.2 ENCROACHMENTS. In the event that by reason of the construction, reconstruction, settlement, or shifting of the building, or the design or construction of any unit, any part of the common elements and facilities, or limited common elements, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common elements and facilities, or limited common elements, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building shall remain standing, and unit and common element boundaries shall be as provided in the Act. Provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common elements or facilities, or limited common elements, if such encroachment occurred due to the willful and knowing conduct of said owner or owners.

18.3 BINDING EFFECT. All easements and rights described in this Section 18 are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, personal representatives, successors and assigns. The Association or the Declarant shall have the authority to execute and record all documents necessary to carry out the intent of this Section 18.

19. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a unit owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof

shall be deemed to have been made unless expressed in writing and signed by the Association.

20. AMENDMENTS TO DECLARATION.

Except as otherwise provided by the Act with respect to termination of the condominium form of ownership, this Declaration may be amended with the written consent of not less than seventy-five percent (75%) of the unit owners and mortgagees following the construction and initial sale of all thirty-five (35) units by Declarant. Prior to such time the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds Milwaukee County, and a copy of the amendment shall also be mailed or personally delivered to each unit owner at his address on file with the Association.

21. MORTGAGEE RIGHTS.

21.1 The holder of any first mortgage or land contract upon a unit in GORDON KNOLL CONDOMINIUMS ("Mortgagee"), upon the submission of a request to the Association in writing delivered to the Resident Agent as specified herein, shall be entitled to receive notice from the Association of the following matter.

21.1.1. Written notice as to any default or delinquency in the performance by the individual unit owner who is the Mortgagee's mortgagor as to any obligation under the Condominium documents, which default or delinquency is not cured within 30 days after written notice of said default or delinquency by the Association to the said mortgagor.

21.1.2 Written notice of the calling of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed Amendment to the Declaration, the Articles of Incorporation of the Association, or the ByLaws of the Association.

21.1.3 Written notice of any damage or destruction to the common elements of the Condominium, including the building structure, fixtures and equipment which are a part of the common elements, which is in an aggregate amount exceeding $5,000, at such time as such damage or destruction is known to the Board of Directors.

21.2 Except as provided by the Act in the case of damage to or destruction of all or any part of the property, the Association shall not, unless the Mortgagees of at least 75% of the units have given their prior written consent.

21.2.1 Change the undivided percentage interest in the common elements of the Condominium appurtenant to any unit, or the manner of making assessments for common expenses based-upon such percentage.

21,2.2 Partition or subdivide any unit or common elements of the Condominium, except that with respect to reallocation of boundaries as provided in Section 12 herein, approval of the Mortgagees of all affected units need only be obtained.

21.2.3 By act or omission seek to abandon or terminate the Condominium or encumber or convey any part of the common elements of the Condominium.

22. NOTICES.

All notices and other documents required to be given by this Declaration or the By- Laws of the Association shall be sufficient if given to one (1) registered owner of a unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the Resident Agent-specified herein. All owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

23. RESIDENT AGENT.

The Resident Agent for the Condominium shall be 1220 Locust Avenue, LLC, Attention: Brendan L. Sullivan, 6100 W. Executive Drive, Suite J, Mequon, Wisconsin, 53092, or such other person or entity as may be designated from time to time by the Board of Directors. Such designation shall be filed with the Secretary of State of the State of Wisconsin. A designation of a Resident Agent in replacement of said Agent shall be filed by the Association within thirty (30) days after the date Declarant has sold all thirty-five (35) units in the Condominium, or at such earlier time as may be requested by said Agent. The Association may designate successors to the Resident Agent by affirmative vote of a majority of the unit owners present or represented by proxy at a meeting of the Association at which a quorum is in attendance.

24. NUMBER AND GENDER.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

25. CAPTIONS

The captions and section headings herein are inserted only as matters of convenience for recording and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

26. SEVERABILITY.

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

REEL 5548 IMAGE 1799

IN WITNESS WHEREOF, Brendan L. Sullivan, as Manager of 1220 Locust Avenue, LLC. Declarant, has caused this document to be executed at Milwaukee, Wisconsin as of the date first set forth above.

Brendan L. Sullivan, Manager
1220 Locust Avenue, LLC,
a Wisconsin Limited Liability Corporation

STATE OF WISCONSIN)
MILWAUKEE COUNTY) **SS**

Personally came before me, this 26th day of March 2003, the above signed person, Brendan L. Sullivan, to me known to be person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin Jerelyn L. Beil
My Commission is/expires 2-1-04.

This instrument was drafted by Attorney Martin J. Greenberg of Greenberg & Hoeschen, LLC

Return: Greenberg & Hoeschen, LLC
3127 W. Wisconsin Avenue
Milwaukee, WI 53208

NOTARY PUBLIC JERELYN L. BEIL STATE OF WISCONSIN

REEL 5548 IMAGE 1800

CONDOMINIUM PLAT

GORDON KNOLL CONDOMINIUMS

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"GORDON KNOLL"

A CONDOMINIUM IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

N

STANDARD ABBREVIATIONS :

1. G.C.E. = GENERAL COMMON ELEMENT
2. B.L.C.E. = BUILDING LIMITED COMMON ELEMENT
3. U.L.C.E. = UNIT LIMITED COMMON ELEMENT

LEGAL DESCRIPTION :

The East 25.00 feet of Lot 12 and all of Lots 13, 14, 15, 16, 17, and 18, Block 2 in Re-Subdivision of Block 2 Whitnall Knoll, together with the West 1/2 of vacated N. Gordon Place abutting the subject premises on the East, also together with the North 42.00 feet of vacated E. Locust Street lying South and adjacent to the East 25.00 feet of Lot 12 and Lots 13, 14 and 15, Block 2 in Re-Subdivision of Block 2 Whitnall Knoll and the West 1/2 of vacated N. Gordon Place, in the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

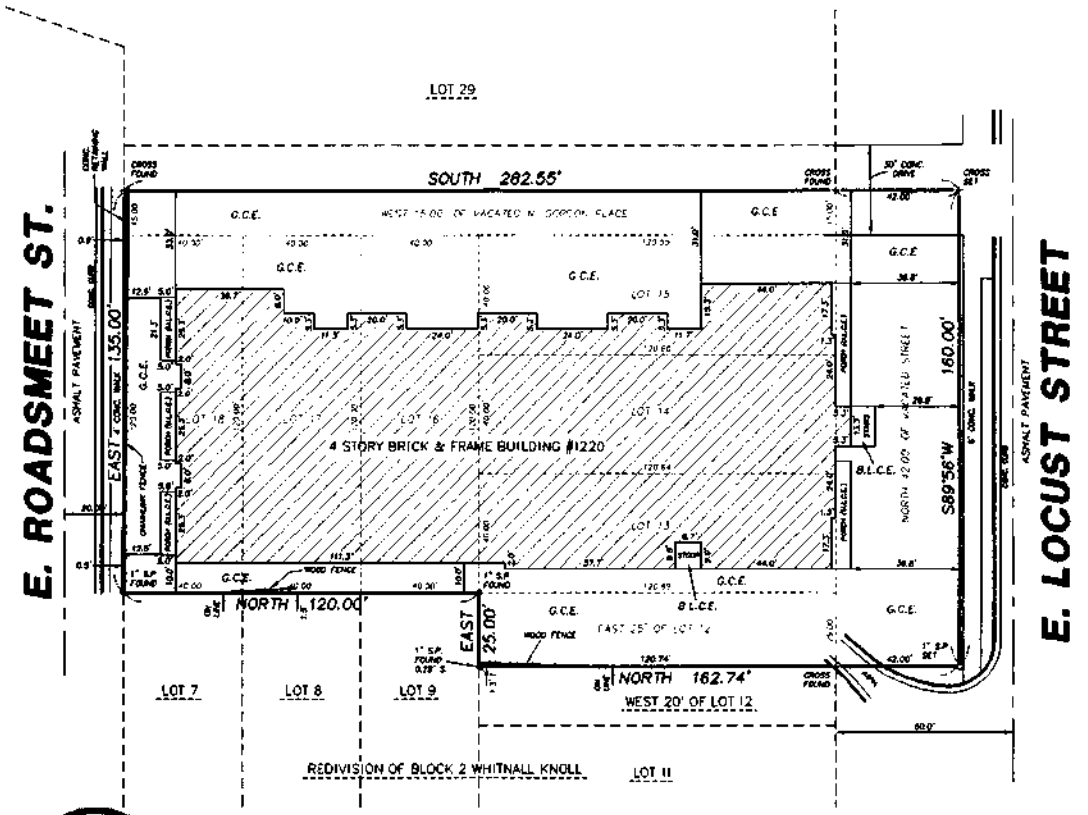
SURVEY CERTIFICATE

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3-19-2003
Date

James G. Schneider
Surveyor - S-2127



WISCONSIN JAMES G. SCHNEIDER S-2127 MILWAUKEE, WI LAND SURVEYOR

NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8537

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

REEL 5548 IMAGE 1802

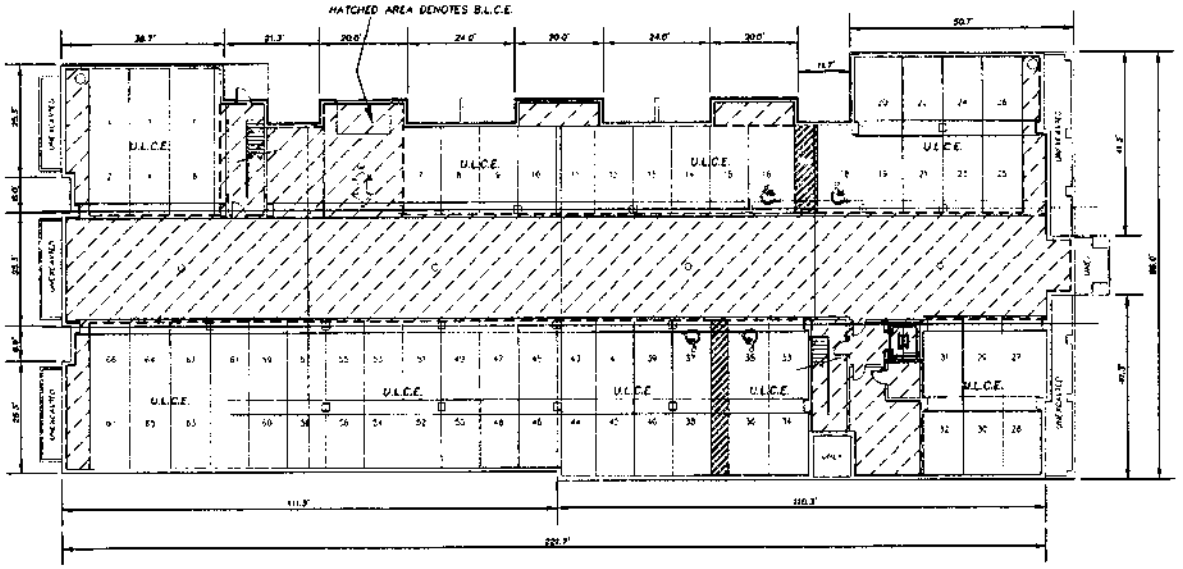
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GRAPHIC SCALE

(IN FEET)
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BASEMENT PLAN

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MEQUON, WI
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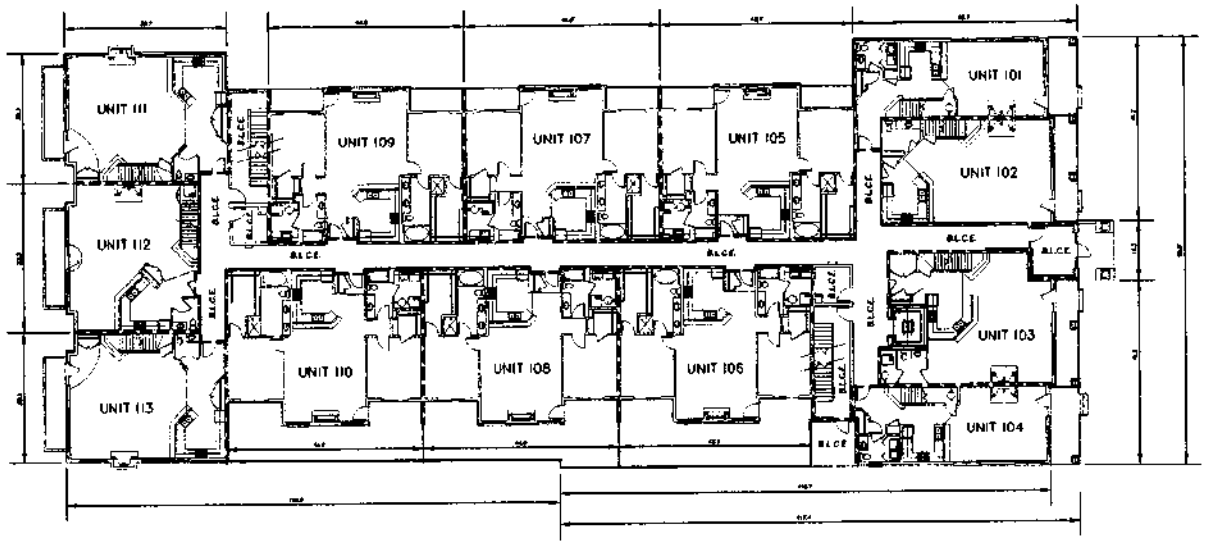
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N

GRAPHIC SCALE

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FIRST FLOOR PLAN

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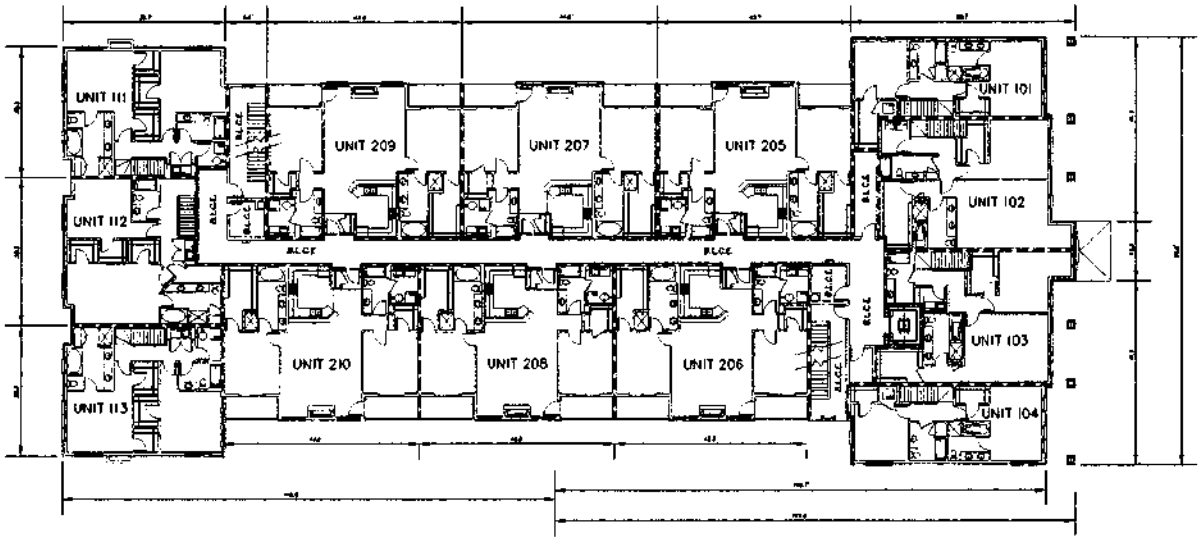
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GRAPHIC SCALE

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SECOND FLOOR PLAN

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James G. Schneider
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WISCONSIN JAMES G. SCHNEIDER S-2127 MEQUON, WI LAND SURVEYOR

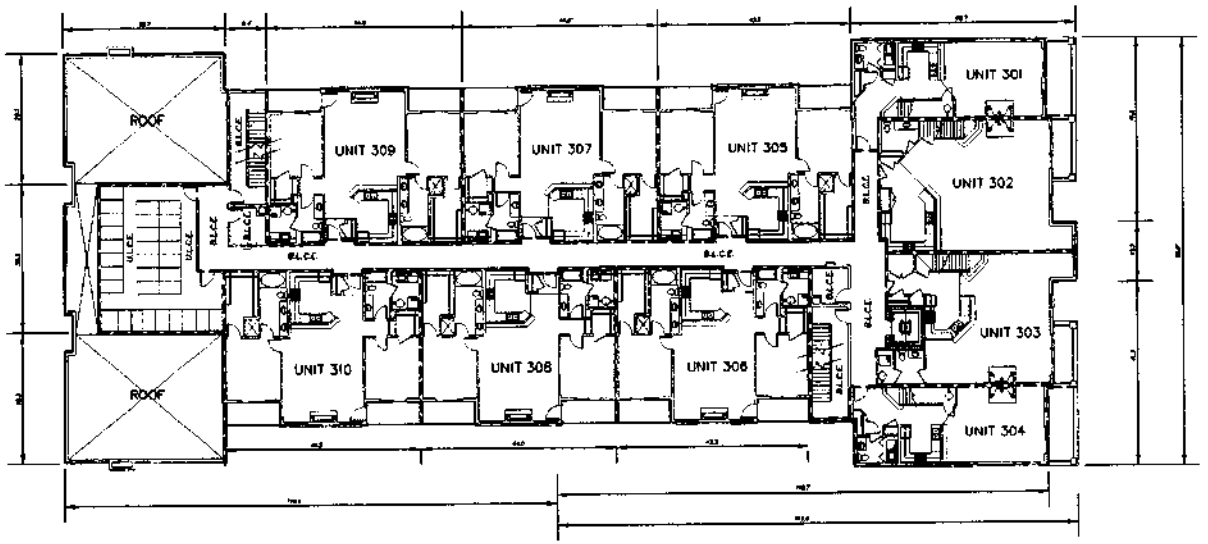
NSE NORTH SHORE ENGINEERING, INC.
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11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337

"GORDON KNOLL"

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GRAPHIC SCALE

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THIRD FLOOR PLAN

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3-19-2003
Date

James C. Schneider
Surveyor - S-2127

WISCONSIN JAMES C. SCHNEIDER S-2127 MEQUON, WI LAND SURVEYOR

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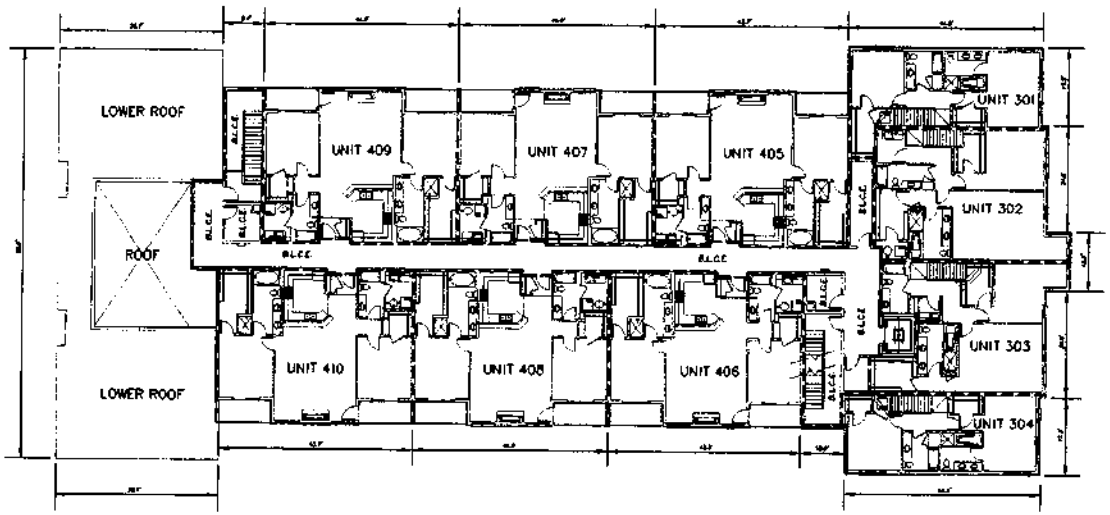
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FOURTH FLOOR PLAN

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James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11435 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5937

"GORDON KNOLL"

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James C. Schneider
Surveyor – S-2127

WISCONSIN
JAMES C. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR



SOUTH ELEVATION



EAST ELEVATION

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11493 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8937

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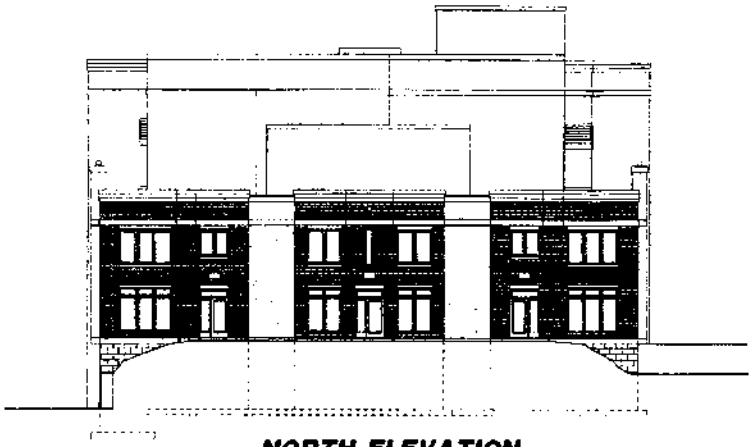
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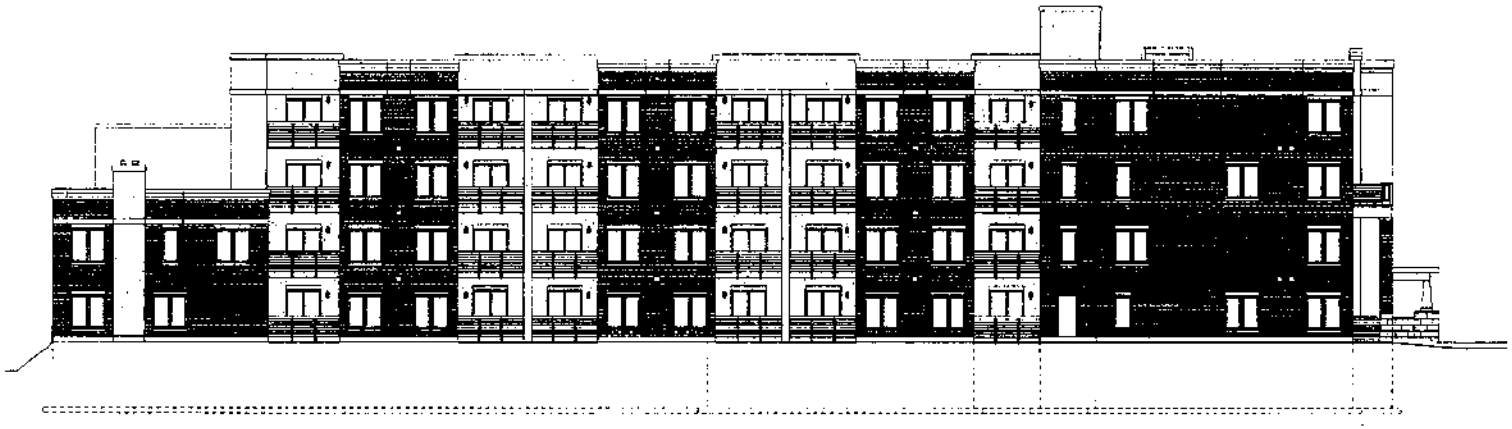
3-19-2003
Date

James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR



NORTH ELEVATION



WEST ELEVATION

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11483 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8337

REGISTER OF DEEDS

Milwaukee County

WALTER R. BARCZAK • Register of Deeds

PLAT

Plat Name GORDON KNOLL

Doc # 8484195

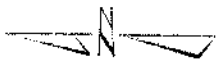
Image: 1829 **To** 1836 incl.

Date: MARCH 27, 2003

REEL: 5548

"GORDON KNOLL"

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SURVEY CERTIFICATE

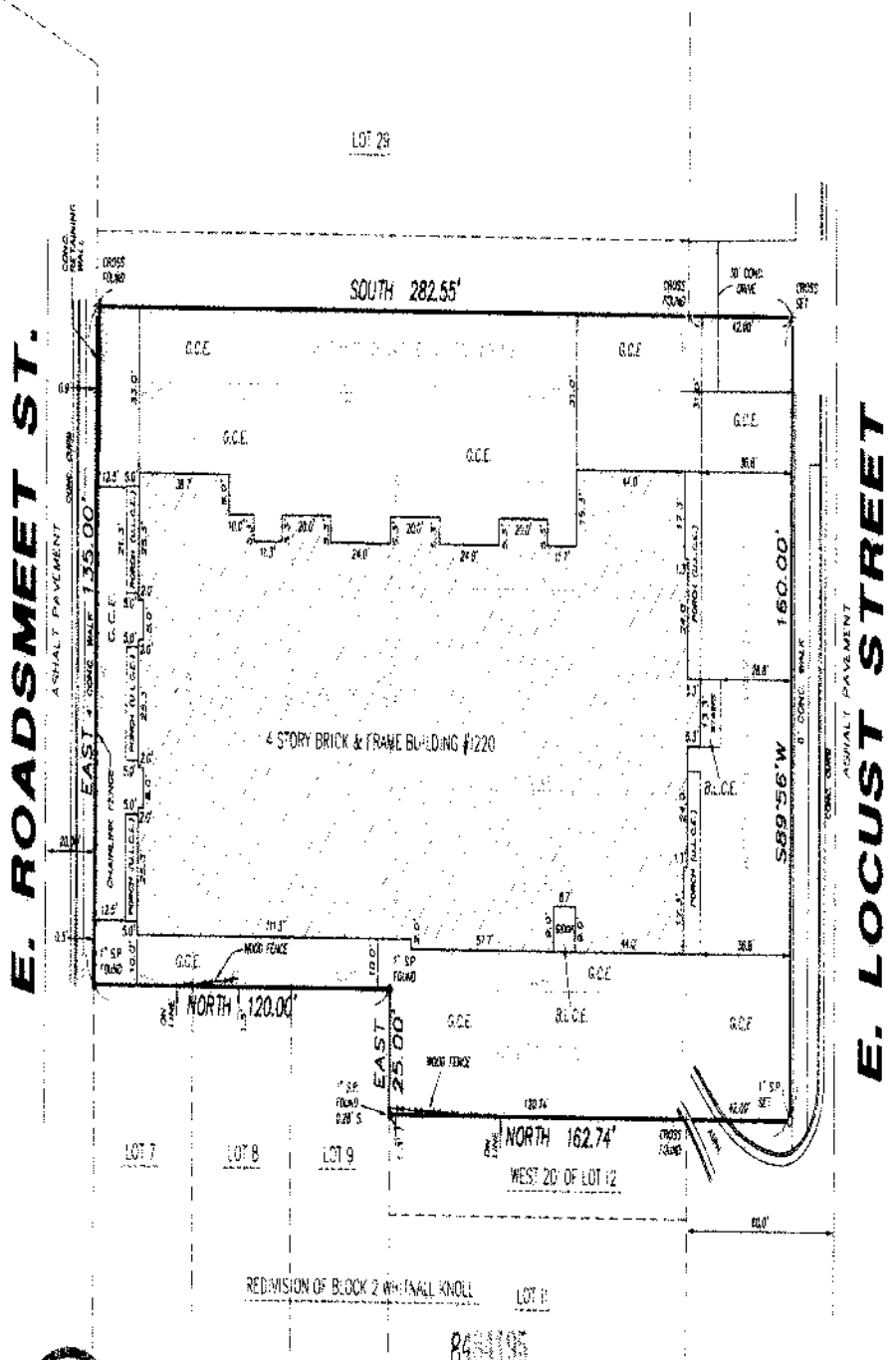
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James G. Schneider
Surveyor - S-2127





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8337

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

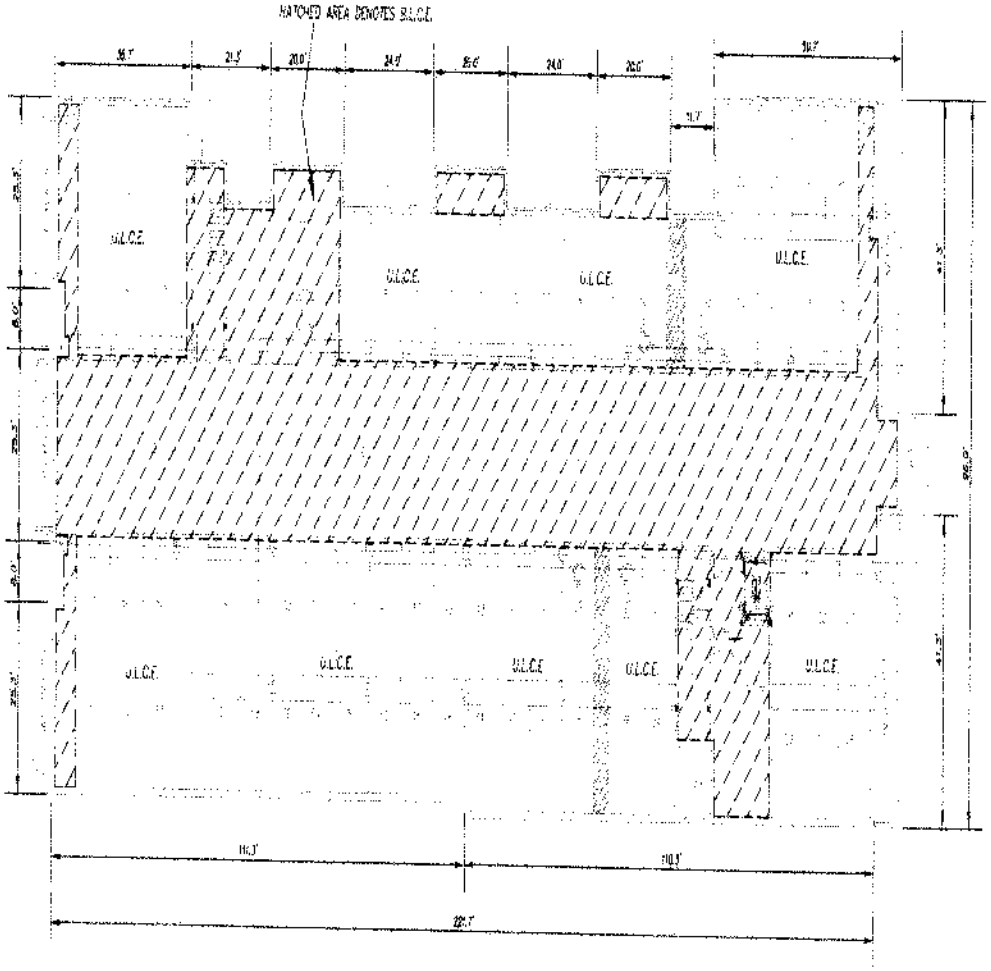
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WISCONSIN JAMES G. SCHNEIDER S-2127 MEQUON, WI LAND SURVEYOR

BASEMENT PLAN

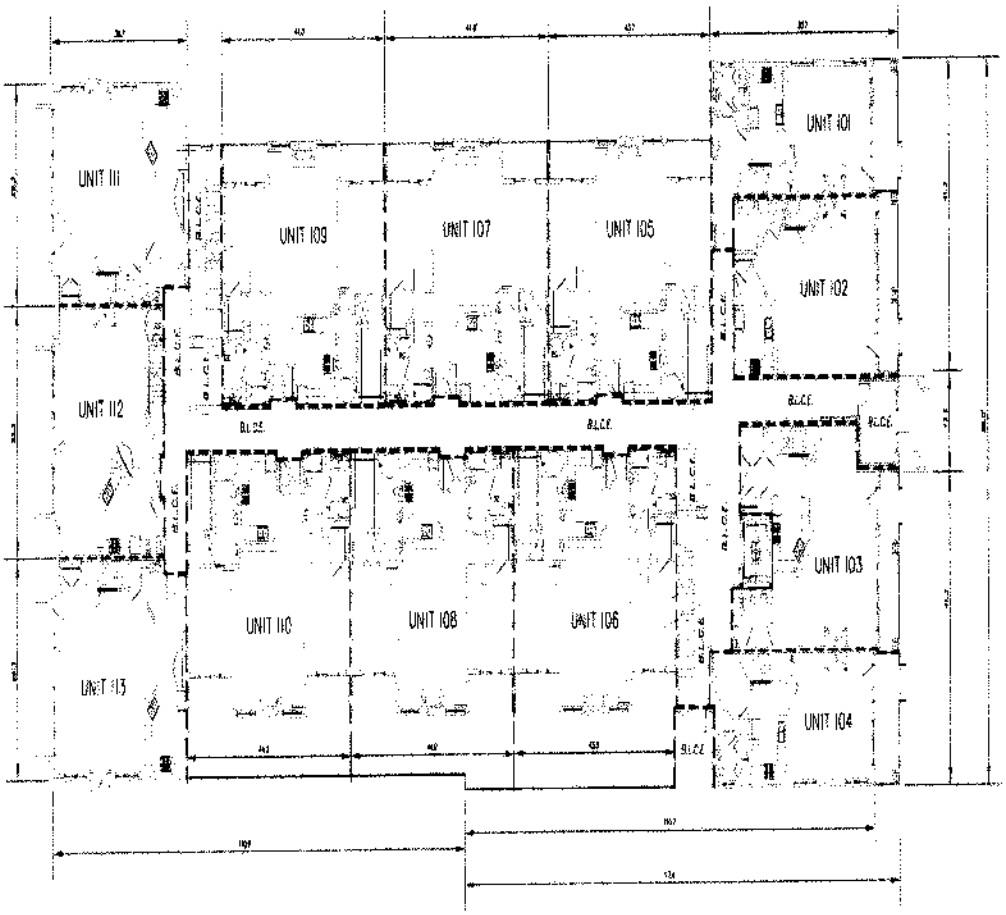
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MEQUON, WI
LAND SURVEYOR

FIRST FLOOR PLAN

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11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-8337

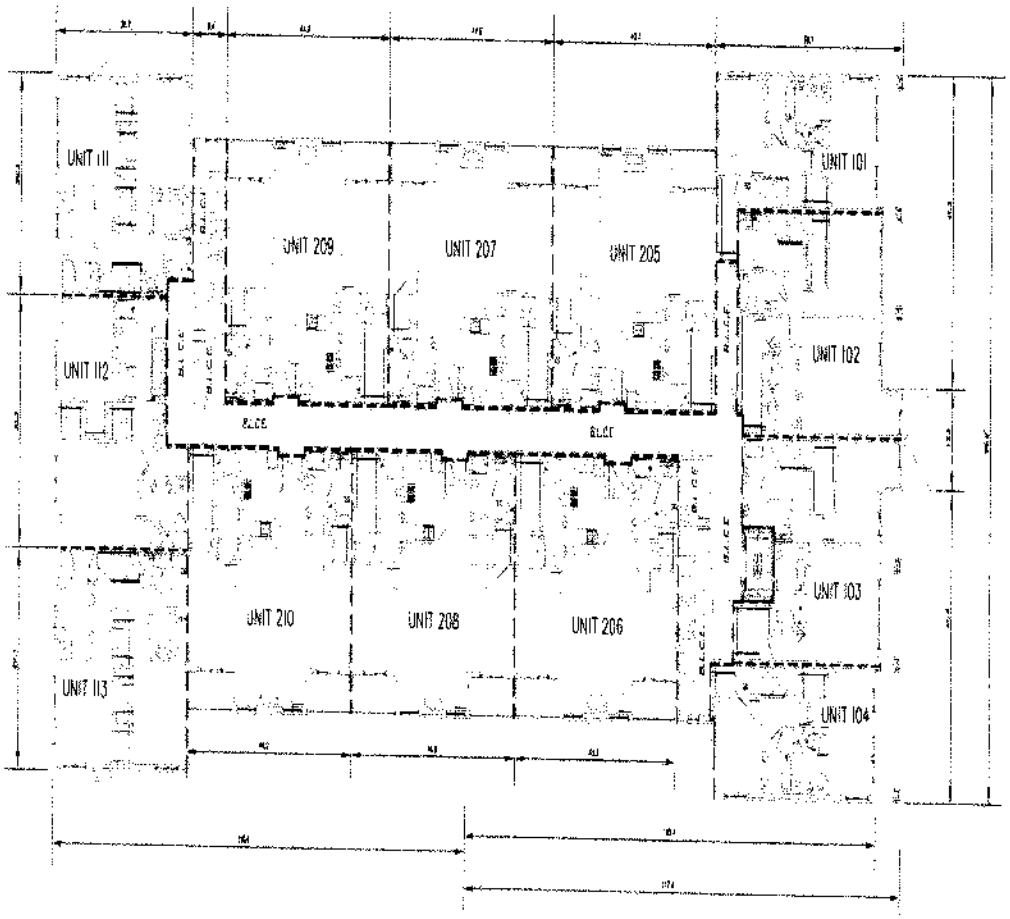
"GORDON KNOLL"

A CONDOMINIUM IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



STANDARD ABBREVIATIONS :

1. G.C.E. = GENERAL COMMON ELEMENT
2. B.L.C.E. = BUILDING LIMITED COMMON ELEMENT
3. U.L.C.E. = UNIT LIMITED COMMON ELEMENT

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This condominium is a correct representation of "GORDON KNOLL" and the identification and location of each unit, and to the extent feasible the common elements can be determined from this plat. The diagrammatic floor plans show only the approximate dimensions, areas and location of each unit.

3-19-2003
Date

James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

SECOND FLOOR PLAN

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5837

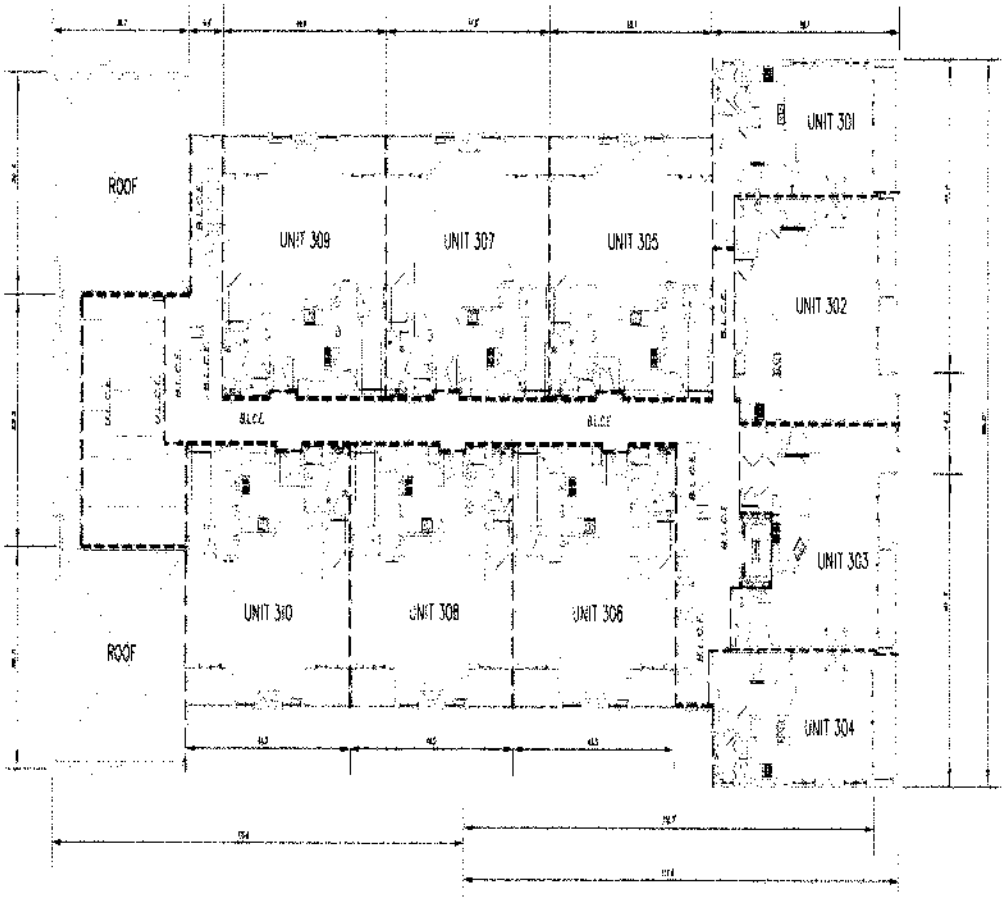
"GORDON KNOLL"

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OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST,
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3-19-2003
Date

James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

THIRD FLOOR PLAN

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-3327

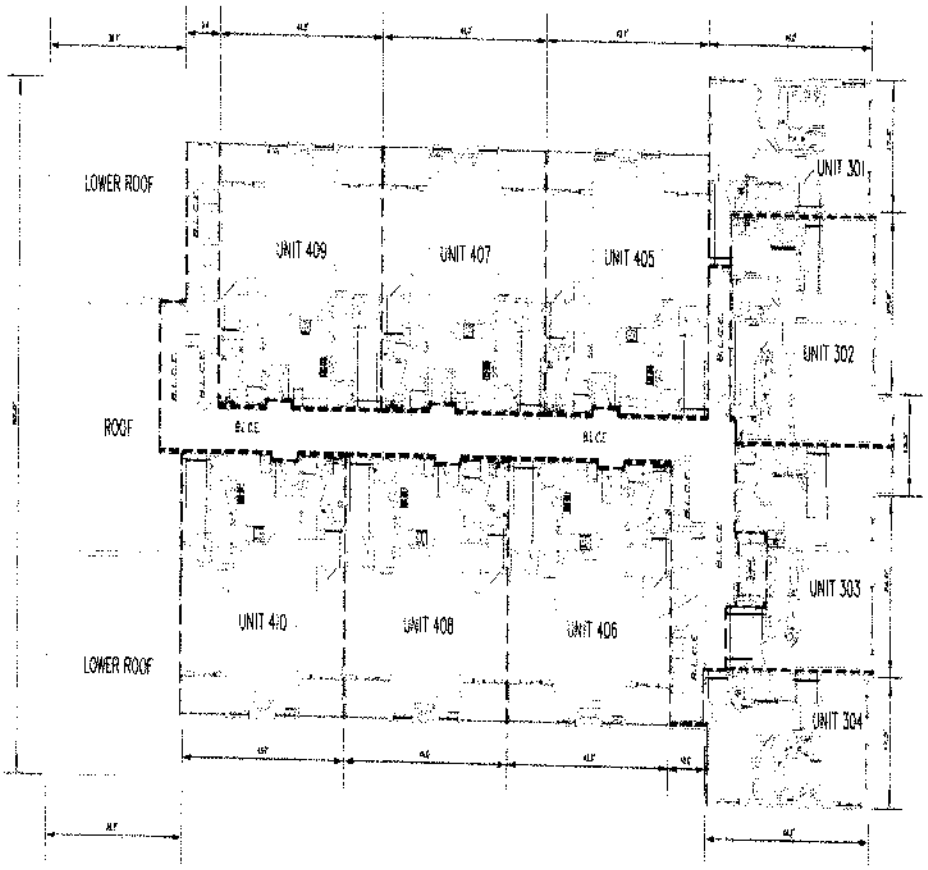
"GORDON KNOLL"

A CONDOMINIUM IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

N

GRAPHIC SCALE

(IN FEET)
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FOURTH FLOOR PLAN

SURVEY CERTIFICATE

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3-19-2003
Date

James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
REGIONAL
LAND SURVEYOR

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5937

"GORDON KNOLL"

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SURVEY CERTIFICATE

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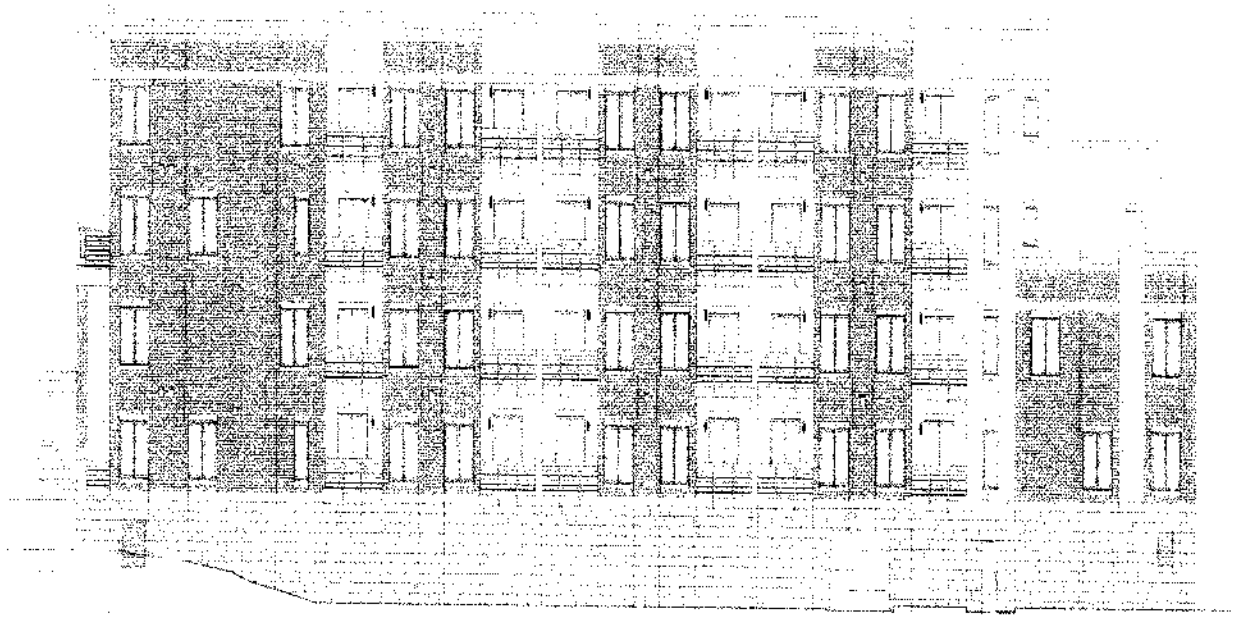
3-19-2003
Date

James G. Schneider
Surveyor - S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR



SOUTH ELEVATION



EAST ELEVATION

NSE
NORTH SHORE ENGINEERING, INC.
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"GORDON KNOLL"

A CONDOMINIUM IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
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IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEY CERTIFICATE

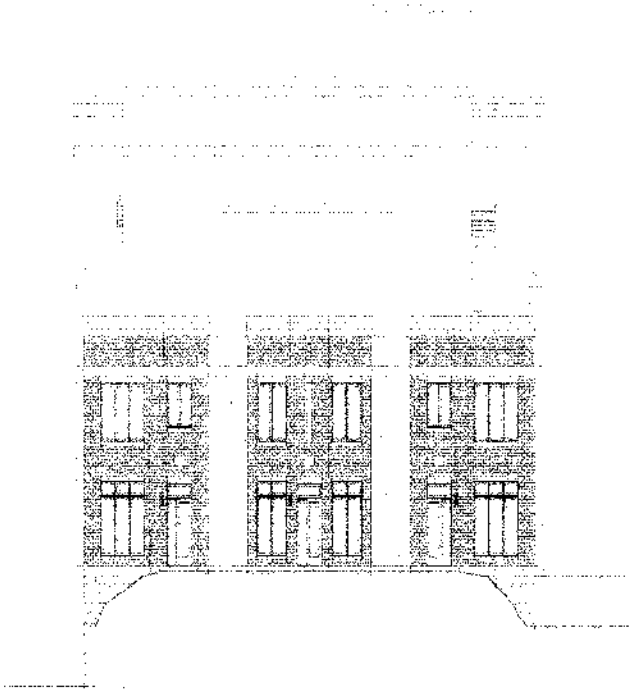
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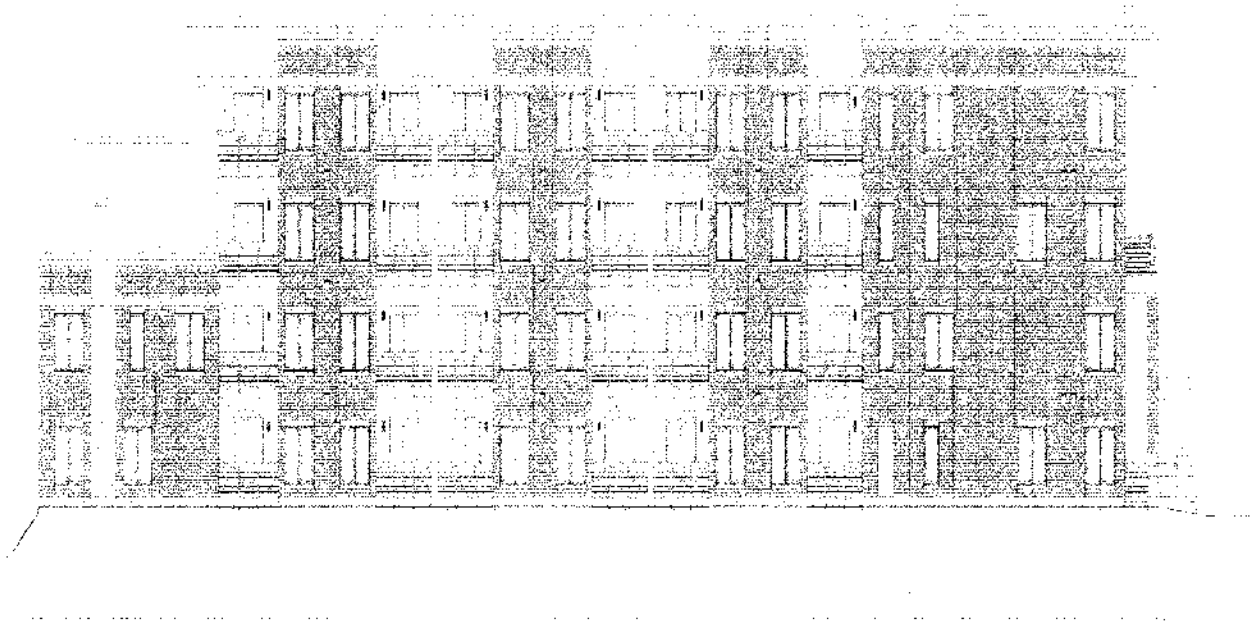
WISCONSIN
JAMES G. SCHNEIDER
S-2127
NEGAUNEE, WI
LAND SURVEYOR

3-19-2003
Date

James G. Schneider
Surveyor - S-2127



NORTH ELEVATION



WEST ELEVATION

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11438 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5397