DEVONSHIRE CONDOMINIUMS

ADDENDUMS
TO
BY-LAWS

Sunday, March 20, 2005

RECOMMENDATIONS
FOR
Unit Owners' Personal Insurance Needs
Sunday, March 20, 2005

Each Unit Owner should have a personal or individual policy ("Condominium Unit Owners' Insurance"). Each Owner should contact their insurance company to make sure they are adequately insured. Listed below are some coverage recommendations for unit owners.

1. **Replacement cost for personal property.** This includes furniture, clothing and all household goods.
2. **Loss of use.** This covers extra expenses when you are displaced from your home for a covered loss. For example, your unit is damaged in a fire and you must move to an apartment while the condominium is being restored.
3. **Condominium loss assessments.** This covers additional assessments imposed upon all unit owners when the master policy is insufficient to pay for a covered loss.
4. **Personal liability.** This protects against claims that a unit owner is legally obligated to pay for property damage, bodily injury, sickness, disease and death of others. It also pays the cost of defending any claim against you as a unit owner, whether or not you are liable.
5. **Medical payments.** This pays for medical expenses for others injured on your premises.
6. **Additions and alterations.** This provides you with coverage for damage to your unit that may at times be applied to the deductible on the Association's master policy.
7. **Damage to the property of others.** This pays for the cost of restoration of damage to property owned by other individuals.
8. **Tenants insurance.** If you lease your condominium to another individual, you should require the tenant to have his or her own personal property and liability insurance

ARTICLES OF INCORPORATION

OF

DEVONSHIRE OWNERS ASSOCIATION, INC.

ARTICLES OF INCORPORATION

OF

DEVONSHIRE OWNERS ASSOCIATION, INC.

I, the undersigned, being a natural person over the age of 21 years and acting as incorporator of a nonstock, nonprofit corporation under the provisions of The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, do hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

The name of the corporation shall be Devonshire Owners Association, Inc.

ARTICLE II

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes for which this corporation is organized are as follows:

(a) to serve as an association of unit owners under the Wisconsin Condominium Ownership Act, who own certain property located in the city of Milwaukee, Milwaukee County, state of Wisconsin (the "Property"), subject to the terms and conditions of the Declaration of Condominium (the "Declaration"), for Devonshire (the "Condominium") as recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

(b) to serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the Property in accordance with the Wisconsin Codominium Ownership Act and the Declaration; and

(c) to engage in any lawful activity within the purposes for which a nonstock, nonprofit corporation may be organized under The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.

ARTICLE IV

The corporation shall have all of the powers enumerated in The Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Wisconsin Condominium Ownership Act, the Declaration, or the By-Laws of the corporation, including without limitation, the following:

(a) Adopt budgets for revenues, expenditures and reserves and levy and collect assessments for common expenses from unit owners;

(b) Employ and dismiss employees and agents;

(c) Make contracts and incur liabilities;

(d) Regulate and impose charges for the use of common elements;

(e) Cause additional improvements to be made as a part of the common elements;

(f) Acquire, hold, incumber and convey any right, title or interest in or to real property;

(g) Grant easements through or over the common elements;

(h) Receive income derived from payments, fees or charges for the use, rental or operation of the common elements;

(i) Grant or withhold approval of any action by a unit owner or other person which would change the exterior appearance of any unit or any portion of the common or limit common elements;

(j) Make reasonable rules and regulations governing the use of the units and the common and limited common elements;

(k) Levy fines against unit owners for violations of the Declaration, By-Laws of the Association and the rule and regulation of the Association.

(l) Exercise any other power conferred upon the Association by this Declaration or the By-Laws or reasonably to be implied from the existence of any right, privilege or duty given by the Declaration or the By-laws.

ARTICLE V

There shall be one class of members designated as "unit owners". The rights and qualifications of members are set forth in the Declaration and the By-Laws of the corporation.

ARTICLE VI

The location of the principal office of the corporation shall be 105 West Michigan Street, Milwaukee, Wisconsin 53203, and the initial registered agent shall be James B. Young. The address of the initial registered agent is 105 West Michigan Street, Milwaukee, Wisconsin 53203.

ARTICLE VII

The number of directors of the corporation shall be fixed in the By-Laws of the corporation, and in no event shall be less than three. The manner in which directors shall be selected, appointed or removed shall be provided by said By-Laws.

The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Joseph J. Zilber	105 W. Michigan St. Milwaukee, Wisconsin
S. Daniel Tishberg	105 W. Michigan St. Milwaukee, Wisconsin
Gerald Stein	105 W. Michigan St. Milwaukee, Wisconsin.

ARTICLE VIII

The name and address of the incorporator of the corporation is:

Roch Carter
105 West Michigan Street
Milwaukee, Wisconsin 53203

ARTICLE IX

The corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in reasonable amounts to employees, members, directors or officers for services rendered and may confer benefits upon its members in conformity with its purpose and to the extent not prohibited by its By-Laws.

In the event of dissolution of the corporation, all of its assets, after payment of its liabilities, shall be distributed to the members of the corporation in accordance with their undivided percentage interest in the common elements of the condominium.

Executed in duplicate this 29th day of April, 1981.

Roch Carter

Roch Carter (Incorporator)

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

Personally came before me this 29th day of April, 1981, the above named, Roch Carter, known to me to be the person, whose name subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

Notary Public, State of Wisconsin
My commission is permanent.

This instrument was drafted by Roch Carter, Attorney at Law, 105 West Michigan Street, Milwaukee, Wisconsin.

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DISCLOSURE MATERIALS

FOR

DEVONSHIRE

A CONDOMINIUM

3195, 3207, 3215, 3233, 3242
West Mangold Avenue
Greenfield, Wisconsin 53221

THE DECLARANT IS

MANGOLD CONDOMINIUMS, INC.
105 West Michigan Street
Milwaukee, Wisconsin 53203

DECLARANT'S AGENT IS:

James B. Young
105 West Michigan Street
Milwaukee, Wisconsin 53203

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

2. 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.

3. YOU MAY AT ANY TIME WITHIN FIVE 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.

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The disclosure materials the declarant is required by law to provide to each prospective condominium purchaser contains 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 DM-1 .

2. By-Laws. The by-laws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The by-laws begin on page DM-19 .

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 DM-28 .

4. 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 DM-30 .

5. Floor Plan and Map. The declarant has provided a floor plan of the unit 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 areas which are a part of the condominium. The floor plan and maps begin on page DM-13 .

DECLARATION FOR

DEVONSHIRE

A CONDOMINIUM

3195, 3207, 3215, 3233, 3242 West Mangold Avenue
Greenfield, Wisconsin

This Declaration is made under the Wisconsin Condominium Ownership Act, Chapter 703, Wisconsin Statutes, by Mangold Condominiums, Inc., a corporation organized under the laws of the State of Wisconsin, hereafter referred to as Declarant.

SECTION 1. Purpose. The purpose of this Declaration is to submit the land and improvements described below to Condominium ownership and use in the manner provided by the Wisconsin Condominium Ownership Act. Mangold Condominiums, Inc., a Wisconsin corporation, the Declarant has duly authorized James B. Young and Roch Carter to execute this Declaration on behalf of the Declarant.

SECTION 2. 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 Milwaukee County, Wisconsin, more particularly described:

That part of Parcel 2 of CERTIFIED SURVEY MAP NO. 2264, being a division of Parcel 4 of Certified Survey Map No. 2007, being a part of the SE 1/4 of Section 36, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of Parcel 2 of said Certified Survey Map No. 2264; thence due North along the West line of Parcel 2 aforesaid 437.00 ft. to a point; thence due East 65.00 ft. to a point; thence North 62° 30' 00" East 93.83 ft. to a point; thence South 55° 00' 00" East 104.76 ft. to a point; thence Southerly 47.16 ft. on the arc of a curve whose center is to the East whose radius is 78.00 ft. and whose chord bears South 14° 44' 15" West 46.45 ft. to a point of reverse curve; thence Southwesterly 132.18 ft. on the arc of a curve whose center is to the Northwest whose radius is 198.00 ft. and whose chord bears South 16° 32' 30" West 129.74 ft. to a point of reverse curve; thence Southerly and Easterly 141.32 ft. on the arc of a curve whose center is to the Northeast whose radius is 49.00 ft. and whose chord bears South 46° 57' 30" East 97.19 ft. to a point thence North 50° 25' 00" East 54.55 ft. to a point; thence South 39° 35' 00" East 183.71 ft. to a point; thence South 50° 25' 00" West 10.89 ft. to a point; thence South 89° 10' 40" West 81.00 ft. to a point; thence South 00° 49' 20" East 30.00 ft. to a point; thence South 89° 10' 40" West 36.00 ft. to a point; thence South 00° 49' 20" East 35.00 ft. to a point in the South line of said Parcel 2; thence South 89° 10' 40" West along the South line of Parcel 2 aforesaid 710.59 ft. to the point of beginning. Together with an easement for ingress, egress and recreational purposes in Parcel 2 of CERTIFIED SURVEY MAP NO. 2264, being a division of Parcel 4 of Certified Survey Map No. 2007, being a part of the SE 1/4 of Section 36, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said Parcel 2; thence South 00° 13' 06" East 262.15 ft. to the point of beginning of said easement; thence South 88° 50' 00" West 336.50 ft. to a point; thence Northwesterly 178.02 ft. along the arc of a curve whose center lies to the North, whose radius is 255.00 ft. and whose chord bears North 71° 10' 00" West 174.43 ft. to a point of reverse curve; thence Southwesterly 224.78 ft. along the arc of a curve whose center lies to the South whose radius is 98.00 ft. and whose chord bears South 63° 07' 30" West 178.65 ft. to a point of reverse

curve; thence Southwesterly 118.83 ft. along the arc of a curve whose center lies to the West whose radius is 178.00 ft. and whose chord bears South 16° 32' 30" West 116.64 ft. to a point of reverse curve; thence Southeasterly 199.01 ft. along the arc of a curve whose center lies to the East whose radius is 69.00 ft. and whose chord bears South 46° 57' 30" East 136.86 ft. to a point; thence North 50° 25' 00" East 209.55 ft. to a point; thence Northeasterly 105.82 ft. along the arc of a curve whose center lies to the South, whose radius is 157.82 ft. and whose chord bears North 69° 37' 30" East 103.85 ft. to a point; thence North 88° 50' 00" East 335.50 ft. to a point; thence North 00° 13' 06" West 60.01 ft. to the point of beginning.

A survey of the land subject to this Declaration is attached as Exhibit "A". Exhibit "A" shows the location of the buildings which are included in Devonshire.

SECTION 3. Description of Buildings and Units. The buildings and improvements which are located on the land contain 40 units. There are five (5) buildings with eight (8) units each. Each building is a wood-framed structure with brick veneer on the first floor and Mansard-styled second floor with asphalt shingles. Floor plans of each kind of unit, stating the unit designation of the unit covered by each such plan are attached hereto as exhibits "B-1" and "B-2".

Exhibit "B-1" are the plans for twenty (20) units. Each unit contains a living room, dining room, kitchen, two (2) bedrooms and one (1) bath. These units contain approximately 824 sq. ft. of living area. Exhibit "B-2" are the plans for twenty (20) units. These units contain a living room, dining room, kitchen, two (2) bedrooms and one (1) bathroom. These units contain approximately 824 sq. ft. of living space.

SECTION 4: Interpretation of Plans. In interpreting the survey or floor plans or any deed or any other instrument affecting a building or unit, the boundaries of the building or unit constructed or reconstructed in substantial accordance with the survey and floor plans shall be conclusively presumed to be the actual boundaries rather than the description expressed in the survey or floor plans, regardless of minor variations between boundaries shown on the survey and floor plans and the actual boundaries of the buildings or units as located and erected.

SECTION 5. Boundaries of Units.

(a) A unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having the following boundaries:

(1) The upper boundary of each first floor unit shall be the plan of the under surface of the second floor trusses.

(2) The upper boundary of each second floor unit shall be the plan of the under surface of the roof trusses.

(3) The lower boundary for each unit shall be the under surface of the plywood sub-floor.

(4) The verticals boundaries of each unit shall be; (i) exterior building walls; the plane of the studs onto which the interior outside walls are attached. (ii) interior building walls: the plane of the studs onto which the walls bounding a unit are attached and the interior surface of the foundation walls bounding a unit.

(b) Interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames shall be considered part of a unit.

(c) All installations for providing power, light, gas, hot and cold water, heating, refrigeration, and air conditioning exclusively to one unit shall be considered a part of that unit.

SECTION 6. Identification of Units. The unit designation of each unit, its location, approximate area, number of rooms, and limited common area, to which it has access are shown on Exhibits "A" and "B-1" thru "B-4" attached to this Declaration.

SECTION 7. Common and Limited Common Elements.

(a) The common elements shall be all of the condominium except the units as defined in this Declaration, including but not limited to: (1) the land on which the building is located; (2) the foundations, columns, girders, beams, supports, main walls and roof of the building; (3) installations for providing central services such as power, light, gas, hot and cold water, heating, air conditioning and incineration; (4) all other pipes, wires, ducts, vents, cables, conduits, lines, installation, equipment apparatus and facilities intended for common use; (5) the entryways, stairways and hallways; the surface parking areas.

(b) The limited common elements shall be (1) the storage lockers located on the basement levels; (2) the garages located on the condominium property; (3) the patios of first floor units and the balconies of second floor units.

The storage lockers shall be assigned to each unit by the Association and shall be appurtenant to said unit and the right to use same shall be limited to the occupants of that unit. One garage stall shall be appurtenant to each unit as a limited common element. The designation of the particular garage stalls appurtenant to particular units is set forth on the attached Exhibit "C" to this Declaration.

SECTION 8. Percentage Interest in Common Elements. Each unit and its owner shall have an individual undivided percentage interest in the common and limited common elements equal to 2.5 percent of said elements.

SECTION 9. Restrictions on Use. Each unit shall be used by the unit owner and/or any other occupants solely as a single family residential dwelling. No unit may be used at any time for conducting any business or commercial activity of any kind, except that any unit may be leased by a unit owner to tenants for terms of not less than six (6) months and any unit owner or tenant may conduct business from the unit by telephone.

SECTION 10. Agent for Service of Process The initial resident agent for service of process shall be James B. Young, 105 West Michigan Street, Milwaukee, Wisconsin. The Board of Directors of the Association of Unit Owners hereinafter provided for, may designate another such agent by a majority vote. The designation of a different agent shall become effective upon being filed with the Secretary of State of the State of Wisconsin.

SECTION 11. Damage or Destruction. (a) In the event that less than seventy-five (75) percent of the buildings or other improvements above foundation level are destroyed by fire or other casualty, the Association shall arrange for prompt repair and restoration of the buildings and other improvements, and the Board of Directors of the Association shall disperse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair or restoration in excess of the net proceeds of insurance received by or payable to the Board of Directors of the Association shall constitute a common expense and shall be accessed to all unit owners.

(b) In the event that seventy-five percent (75%) or more of the building and other improvements above foundation level are destroyed by fire or other casualty and the casualty proceeds insuring the same shall be insufficient to effect complete and total reconstruction of the buildings and/or improvements damaged, then the determination as to whether or not to reconstruct or repair shall be made by a vote taken of the members of the Association within thirty (30) days from the date of the fire or casualty. Reconstruction shall proceed unless the determination not to reconstruct or repair is made

by an affirmative vote of fifty-one percent (51%) of the eligible unit owners and the consent of the holders of the first mortgages of fifty-one percent (51%) of the units subject to mortgage is obtained. Any portion of the cost of such repair and/or reconstruction of the damaged buildings and/or improvements not covered by the insurance proceeds shall be a common expense of all unit owners. If fifty-one percent (51%) of the members of the Association vote not to reconstruct or repair within the thirty (30) day period provided, then the condominium shall be subject to an action in partition and the net proceeds be distributed as provided in Section 703.18(2)(b), Wis. Stats., 1979, except that the net proceeds of insurance for a building shall first be distributed to owners of destroyed units and their mortgagees, as interest may appear, in proportion to the ratio of the most current appraised replacement value of each unit to the total appraised replacement value of the building of which that unit is a part, and any excess to be distributed in accordance with Section 703.18(2)(b), Wis. Stats., 1979.

(c) In the event that any unit or units require reconstruction and/or repair which when completed causes the unit to be situated on a portion of the common element or limited common element, such encroachment shall be permitted to endure.

(d) Reconstruction or repair is used in this Declaration shall mean restoring the damaged premises to substantially the same condition existing prior to the fire or casualty.

Section 12. Insurance. (A) The Board of Directors of the Association shall be required to obtain and maintain, to the extent possible, the following insurance protection:

(a) "All risk" type property insurance covering all of the common elements and the limited common elements, fixtures to the extent that they are a part of the common elements or limited common elements and all personal property of the Association. Said policy shall be in an amount equal to the full replacement cost of the property with loss payable to the Board of Directors of the Association as trustee for the Unit Owners and their respective mortgagees, as their interests may appear. The policy shall also contain the following provisions:

(i) Waiver by the insurer of its right of subrogation, other than those based on fraud or criminal acts, against the Association and the Unit Owners;

(ii) That the insurance shall not be affected or diminished by reason of any other insurance carried by any Unit Owner or the mortgagee of any Unit Owner;

(iii) That the insurance shall not be affected or diminished by any act or neglect of any Unit Owner or any occupant or the owners of any improvements when such act or neglect is not within the control of the Association;

(iv) The standard mortgage clause subject to the loss payment provisions in favor of the Board of Directors of the Association as trustee for the Unit Owners as provided in this section;

(v) An agreed amount endorsement;

(vi) An inflation guard endorsement;

(vii) That the insurance shall not be cancelled or substantially modified without at least ten (10) days notice to all insureds including mortgagees.

Certificates of insurance signed by an agent of the insurer together with copies of all endorsements thereto and proof of payment of premiums shall be provided to any Unit Owner and the mortgagee of any Unit Owner upon request.

(b) Comprehensive general liability insurance with a combined single limit of Two Million Dollars ($2,000,000) covering all claims for personal injury or property damage arising out of a single occurence insuring the Association, the Board of Directors thereof and each Unit Owner against any liability to the public or to the Unit Owners, their invitees, guests and employees, arising from the ownership, maintenance or repairs of the common elements. Said insurance shall contain the following provisions:

(i) Cross liability endorsement under which the rights of a named insured under the policy shall not be prejudiced with respect to his action against another named insured;

(ii) Waivers by the insurer of its rights of subrogation, other than those based on fraud or criminal acts, against the Association and the Unit Owners;

(iii) That the insurance shall not be affected or diminished by any act or neglect of any Unit Owner or occupant or the owner of any improvement when such act or neglect is not within the control of the Association;
(iv) That the insurance shall not be cancelled or substantially modified without at least ten (10) days notice to all insureds including mortgagees.

(c) Workmen's compensation insurance sufficient to meet the requirements of the State of Wisconsin.

(d) Fidelity coverage to protect against dishonest acts on the part of officers, directors, employees and management agents, if any, of the Association and all others who handle, or are responsible for handling, funds of the Association. Such fidelity bonds shall meet the following requirements:

(i) All such bonds shall name the Association as obligee;

(ii) Shall be written in an amount equal to one hundred fifty percent (150%) of the estimated annual operating expenses of the Association, including reserves, for the current year;

(iii) Shall contain waivers of any defense based upon exclusion of any persons who serve without compensation;

(iv) Shall not be cancelled or substantially modified without at least ten (10) days notice to all insureds including mortgagees.

(e) Such other insurance as the Board of Directors may from time to time deem appropriate or as may be required by mortgagees holding first mortgages for units.

B. All insurance premiums required or permitted by this section shall be a common expense.

C. All insurance required or permitted by this section shall be written with companies approved by the mortgagees holding first mortgages on the units.

D. Each Unit Owner, by acceptance of this Declaration, hereby appoints the Board of Directors of the Association, or its designee, as the attorney in fact for the purpose of purchasing and maintaining insurance under this section, collection and disposition of proceeds, negotiation of losses, execution of required releases and other documents and the performance of all other acts necessary to accomplisn the insurance requirements contained in this Declaration.

E. Recognizing the interests of the declarant in any unsold unit, insurance policies provided for in this section may not be cancelled or substantially modified without the express written consent of the declarant until such time as all units in the condominium have been sold by the declarant.

F. Nothing in this section shall prohibit Unit Owners from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Directors under this section shall not be affected or diminished by reason of any additional insurance carried by any Unit Owner.

SECTION 13. Encroachments. If any portion of the common elements now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common elements, as a result of the construction or repair of the buildings, or if any such encroachment shall occur hereafter as a result of settlement or shifting of any building, or otherwise, a valid easement for the encroachment and for the maintenance of the same so long as the building stands, shall exist.

SECTION 14. Easements for Utilities. The unit owners, the Association, and the Declarant, each have easements for utility purposes over, under, along and on any part of the common elements. The Association shall be empowered to grant easements over, under, along and on the common elements for utility purposes which are reasonably necessary to the maintenance and operation of the condominium.

SECTION 15. Easements and Access to Units. The Association shall have the right, to be exercised by the Board of Directors, to have the access to each unit during reasonable hours for the maintenance, repair, or replacement of any common elements accessible from such areas and a right of entry for making emergency repairs necessary to prevent damage to the common elements or to another unit. Each unit shall be subject to an easement to the co-owners of all of the other units to and for the unobstructed and uninterrupted use of any and all pipes, ducts, flues, chutes, conduits, cables and wire outlets and utility lines of any kind and other common elements located within or accessible only from any particular unit and for support. There shall be an easement, for the benefit of unit owners and the Association, in and across all parking areas for pedestrian and vehicular ingress and egress as necessary or convenient in connection with the use by unit owners or the Association of common elements and limited common elements. Each unit owner shall have an easement over and across the common elements and the limited common elements for the proposes of ingress and egress to and from his unit.

SECTION 16. Easement Affecting Adjoining Land. The condominium property is subject to certain easements for the benefit of the adjoining property. Set easements are shown on Exhibit A hereto as easement B and D and are more particularly described as follows:

~~"Easement B."~~

That part of Parcel 2 in CERTIFIED SURVEY MAP NO. 2264 being a division of Parcel 4 of Certified Survey Map No. 2007, being a part of the SE 1/4 of Section 36, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows; Commencing at the Southwest corner of Parcel 2; thence due North along the West line of Parcel 2 aforesaid 437.00 ft. to a point; thence due East 65.00 ft. to a point; thence North 62° 30'00" East 42.82 ft. to the point of beginning of the land to be described; continuing thence North 62° 30'00" East 51.01 ft. to a point; thence South 55° 00'00" East 104.76 ft. to a point; thence North 73° 28'00" West 52.10 ft. to a point; thence North 75° 01'06" West 83.97 ft. to the point of beginning.

~~"Easement D."~~

That part of Parcel 2 in CERTIFIED SURVEY MAP NO. 2264, being a division of Parcel 4 of Certified Survey Map No. 2007, being a part of the SE 1/4 of Section 36, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of Parcel 2; thence North 89° 10'40" East

DECLARATION FOR DEVONSHIRE

A CONDOMINIUM