Form 102 - Sec. State 1982

REEL 621 IMAGE 353

ARTICLES OF INCORPORATION

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin statutes, WITHOUT STOCK AND NOT FOR PROFIT.

Article 1.

The name of the corporation is C H CONDOMINIUM, INC.

Article 2.

The period of existence shall be **perpetual.**

Article 3.

The purposes shall be **to engage in any activity within the purposes for which a corporation may be organized under the Wisconsin non-stock corporation law, Chapter 181 of the Wisconsin Statutes.**

Article 4.

The principal office is located in **Waukesha** County, Wisconsin, and the address of such principal office is **144 Fountain Avenue Waukesha WI 53186**

The complete mailing address, including street and number, if assigned, or P.O. Box, and the ZIP code.

Article 5.

Name of the initial registered agent is **Michael J. Heitzer.**

Article 6.

Address of the initial registered agent is **132 Hartman Place Waukesha WI 53186**

(The complete address, including street and number, if assigned, and the ZIP code, must be stated.)

Article 7.

These articles may be amended in the manner authorized by law at the time of amendment.

-See instructions and suggestions elsewhere on the form-

WAUKESHA

67

REEL 621 IMAGE 354

Article 8.		
The number of directors shall be fixed by by-law but shall be not less than three.	OR	XXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXX XXX ________. XXXXXXXXXXXXXXXXXXXX

(Strike out the Article 8 you do not use)

Article 9.

The names and addresses of the initial Board of Directors are:
(At least 3, with complete address, including street and number, if assigned, and the ZIP code)

Michael J. Heitzer
132 Hartman Place
Waukesha WI 53186

Richard H. Heitzer
1634 South Sunnyslope Road
New Berlin WI 53151

Marguerite Heitzer
1634 South Sunnyslope Road
New Berlin WI 53151

Article 10.		
Membership Provisions will be set forth in the by-laws.	OR	XXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Article 11.

(Other provisions)

Article 12.

The name and address of incorporator (or incorporators) are:

NAME	ADDRESS (street & number, city, state & ZIP code)
Michael J. Heitzer	132 Hartman Place
	Waukesha, Wisconsin 53186

Executed in duplicate on the 22nd day of June, 1984

All incorporators SIGN HERE: Michael J. Heitzer

REEL 621 IMAGE 355

STATE OF WISCONSIN } ss.
County of

Personally came before me this 22nd day of JUNE A.D., 19 84

the aforenamed incorporator(s) MICHAEL J. HEITZER

to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Curt R Meitz
Notary Public

Notarial Seal

My Commission ~~expires~~ permanent

This document was drafted by Curt R. Meitz. STATE (See instructions)
(Name of person - please print or type)

STATE OF WISCONSIN
FILED
JUL 13 1984
DOUGLAS LA FOLLETTE
SECRETARY OF STATE

INSTRUCTIONS AND SUGGESTIONS

CONTENT OF THE FORM

A. *Article 1.* The name must contain "Corporation", Incorporated", or "Limited" or the abbreviation of one of those words.

B. *Article 2.* Insert "perpetual" or insert any limitation desired, but not "indefinite".

C. *Article 3.* May show definite purposes or may use language to the effect that the corporation may engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes. (The statute expressly states that it is not necessary to enumerate the powers.)

D. *Article 4.* Give complete mailing address of the corporations principal office in Wisconsin, including street name and number, city and ZIP code, and the COUNTY within which the office is located. P.O. Box addresses may be used.

E. *Article 5 & 6.* The corporation must have a registered agent in Wisconsin. Be sure and show a complete address, including street and number, city and ZIP code for the registered agent. A P.O. Box address may be included for mailing purposes.

F. *Article 9.* Section 181.20(2) Wisconsin Statutes provides that the initial board of directors shall be named in the articles of incorporation. The number of directors shall not be less than 3. Please give complete addresses, including street and number, city and ZIP code for all directors.

G. *Article 10.* If the membership provisions are set forth in the articles of incorporation (rather than in the by-laws) provide for *A*) method of accepting and discharging members; *B*) any denial or restriction of voting rights; and *C*) any classification of members, including the distinguishing features of each class.

If the corporation is to have *NO MEMBERS*, strike out both imprinted Articles 10 and substitute the remark that "The corporation is to have no members", and further set forth the manner of election or appointment of directors.

ARTICLES OF INCORPORATION

Mail Returned Copy to:
(FILL IN THE NAME AND ADDRESS HERE)

Michael J. Heitzer
132 Hartman Place
Waukesha WI 53186

INSTRUCTIONS AND SUGGESTIONS (continued)

H. *Article 12.* Have the INCORPORATOR SIGN before a Notary Public. The number of incorporators may be one or more, but all the incorporators listed in the articles must sign. Make sure that both of the copies have ORIGINAL SIGNATURES. Carbon copy, xerox, or rubber stamp signatures are not acceptable.

I. Notary Public must SIGN AND AFFIX SEAL on both copies of the articles, and complete their statement in the area provided. Make sure that original signatures and seal impressions appear on both copies.

J. If the document is executed or acknowledged in Wisconsin, Sec. 14.38(14) of the Wis. Statutes provides that it shall not be filed unless the name of the person (individual) who, or the governmental agency which, drafted it is printed, typewritten, stamped or written thereon in a legible manner.

PREPARATION, FEES AND TRANSMITTAL

K. Prepare document in DUPLICATE ORIGINAL. Furnish the Secretary of State two identical copies of the articles of incorporation. (*MAILING ADDRESS*: Corporation Division, Secretary of State, P.O. Box 7846, Madison WI 53707). One copy will be retained (filed) by the Secretary of State and the other copy transmitted directly to the Register of Deeds of the county within which the corporation's principal office is located, together with your check for the recording fee. When the recording has been accomplished, the document will be returned to the address you furnish on the back of the form.

L. Two SEPARATE REMITTANCES are required.

1) Send a FILING FEE of $35 payable to SECRETARY OF STATE with the articles of incorporation. Your cancelled check is your receipt for fee payment.

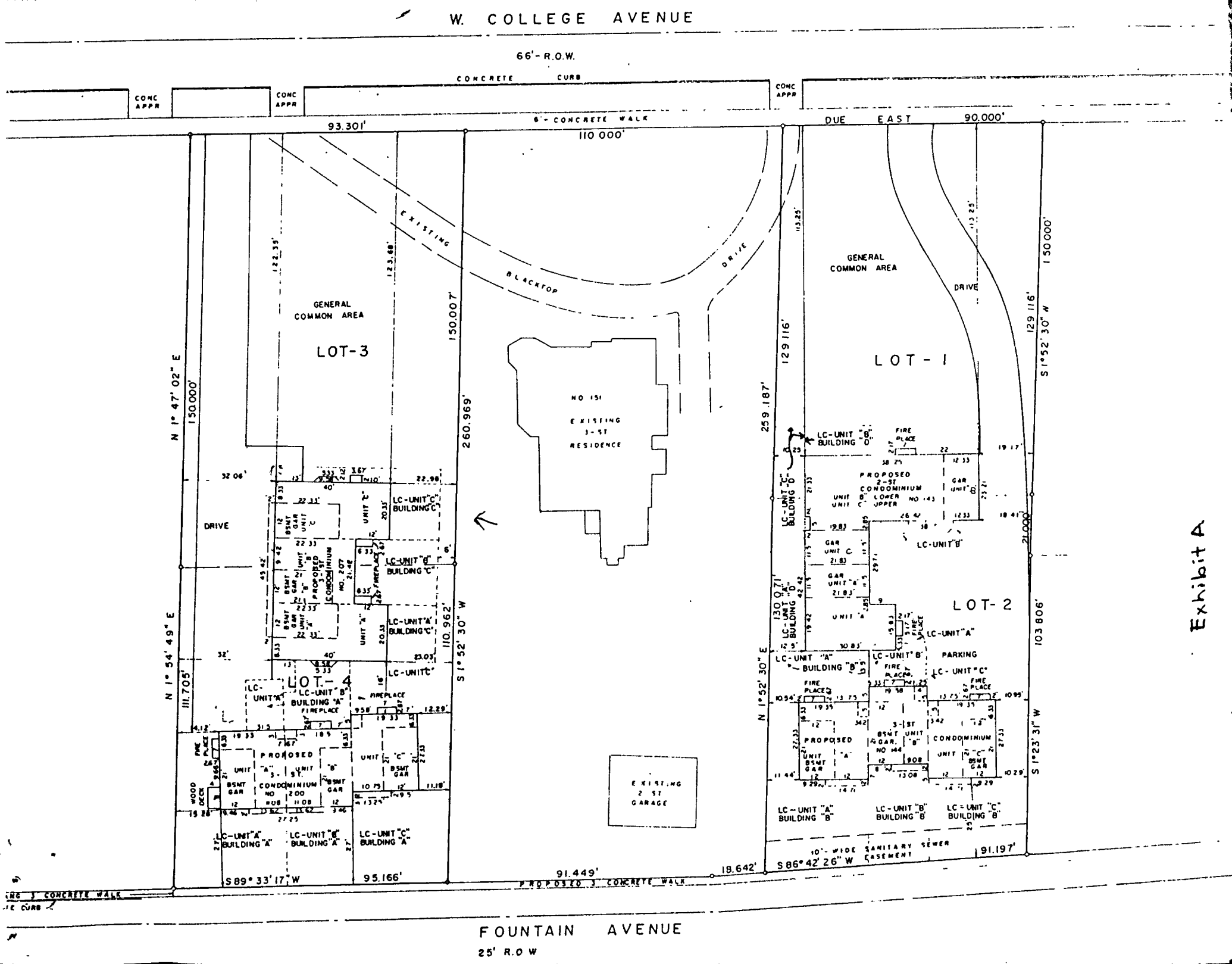
2) Send a RECORDING FEE of $10 (or more) payable to REGISTER OF DEEDS OF WAUKESHA COUNTY, WISCONSIN with the articles of incorporation. Name the county within which the corporation's principal office is located. Recording fee for this standard form is $10. If you append additional pages, add $2 more recording fee for each additional page. Please furnish the fee for the REGISTER OF DEEDS in check form to this office and we will transmit it to the Register of Deeds with the document for recording.

NOTE: Corporations that expect to apply to Internal Revenue Service for TAX EXEMPT STATUS are advised to consult that agency before preparing their articles of incorporation. Particular language and specifications must be included in the document in order to meet federal tax code requirements.

ANNUAL OPERATING BUDGET

CH CONDOMINIUMS

Maintenance Cost (grass cutting, trimming, snow shoveling, etc.)	$ 6,480.00
Insurance	1,440.00
Total Estimated Costs	7,920.00
Costs per unit per month	$ 55.00


W. COLLEGE AVENUE
66'- R.O.W.
CONCRETE CURB
CONC APPR
CONC APPR
CONC APPR
6'- CONCRETE WALK
93.301'
110 000'
DUE EAST 90.000'
EXISTING BLACKTOP DRIVE
GENERAL COMMON AREA
LOT-3
LOT-4
LOT-1
LOT-2
NO 151 EXISTING 3-ST RESIDENCE
EXISTING 2 ST GARAGE
DRIVE
PROPOSED 2-ST CONDOMINIUM
PROPOSED 3-ST CONDOMINIUM
PARKING
LC-UNIT "A" BUILDING "A"
LC-UNIT "B" BUILDING "A"
LC-UNIT "C" BUILDING "A"
LC-UNIT "A" BUILDING "B"
LC-UNIT "B" BUILDING "B"
LC-UNIT "C" BUILDING "B"
LC-UNIT "A" BUILDING "C"
LC-UNIT "B" BUILDING "C"
LC-UNIT "C" BUILDING "C"
LC-UNIT "A" BUILDING "D"
LC-UNIT "B" BUILDING "D"
LC-UNIT "C" BUILDING "D"
N 1° 47' 02" E 150.000'
N 1° 54' 49" E 111.705'
S 1° 52' 30" W 110.962'
S 1° 52' 30" W 260.969'
N 1° 52' 30" E 259.187'
S 1° 52' 30" W 129.116'
S 1° 52' 30" W 150.000'
S 1° 23' 31" W 103.806'
S 89° 33' 17" W 95.166'
91.449'
18.642'
S 86° 42' 26" W 91.197'
10'- WIDE SANITARY SEWER EASEMENT
PROPOSED 5' CONCRETE WALK
FOUNTAIN AVENUE
25' R.O.W.
Exhibit A

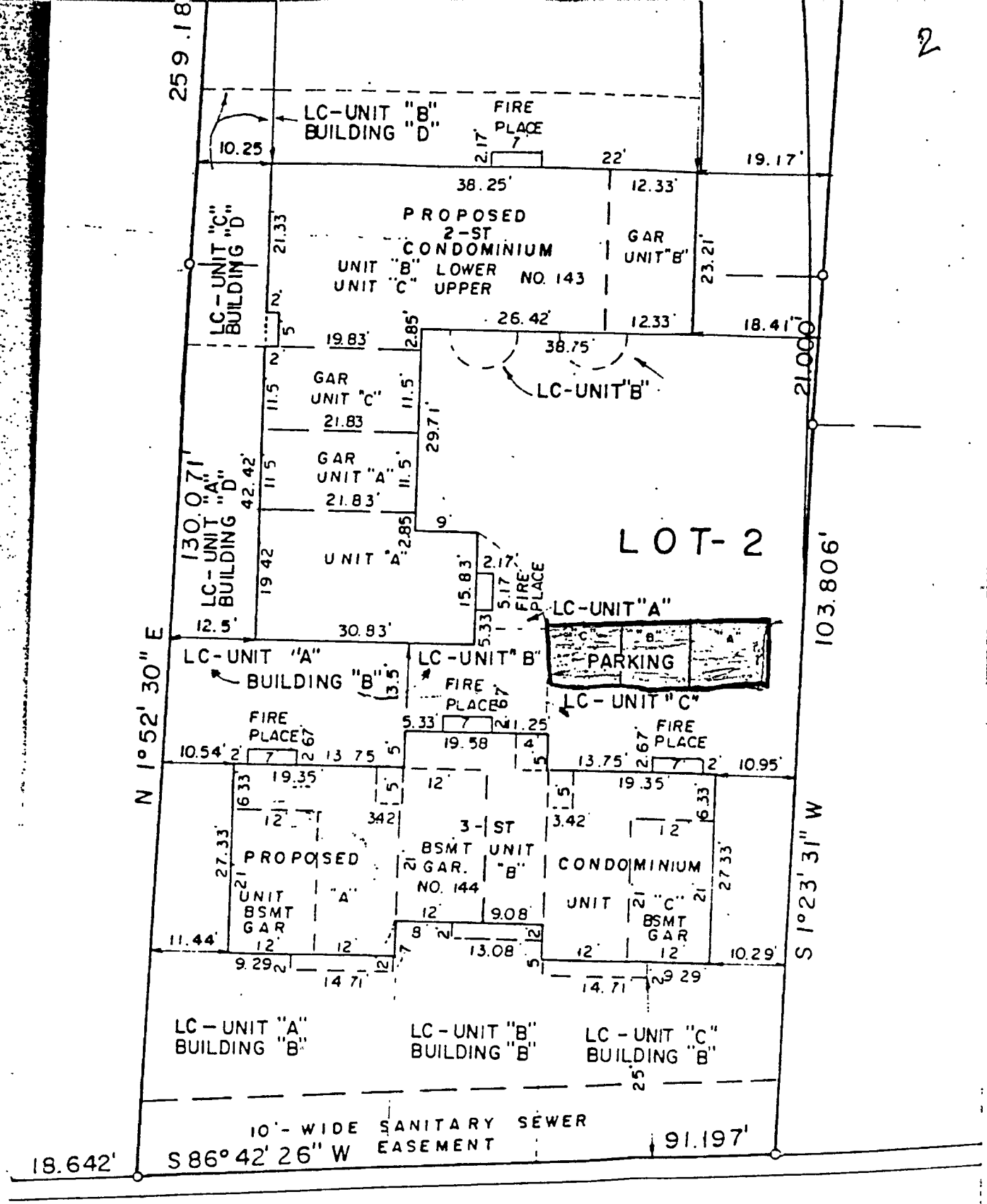

259.18'
LC-UNIT "B"
BUILDING "D"
FIRE PLACE
10.25
2.17
22'
19.17'
38.25'
12.33'
PROPOSED
2-ST
CONDOMINIUM
UNIT "B" LOWER
UNIT "C" UPPER
NO. 143
GAR UNIT "B"
23.21'
LC-UNIT "C"
BUILDING "D"
21.33'
26.42'
12.33'
18.41'
19.83'
2.85'
38.75'
LC-UNIT "B"
21.000'
GAR UNIT "C"
11.5'
21.83'
29.71'
GAR UNIT "A"
21.83'
130.071'
LC-UNIT "A"
BUILDING "D"
42.42'
LOT-2
UNIT "A"
19.42'
15.83'
5.17'
FIRE PLACE
LC-UNIT "A"
12.5'
30.83'
5.33'
PARKING
LC-UNIT "A"
BUILDING "B"
LC-UNIT "B"
FIRE PLACE
LC-UNIT "C"
103.806'
N 1°52'30" E
FIRE PLACE
5.33'
11.25'
19.58'
FIRE PLACE
10.54'
13.75'
19.35'
13.75'
10.95'
19.35'
3-ST
BSMT GAR.
NO. 144
UNIT "B"
PROPOSED
CONDOMINIUM
UNIT "A"
UNIT "C"
BSMT GAR
BSMT GAR
27.33'
27.33'
11.44'
9.29'
14.71'
9.08'
13.08'
14.71'
10.29'
S 1°23'31" W
LC-UNIT "A"
BUILDING "B"
LC-UNIT "B"
BUILDING "B"
LC-UNIT "C"
BUILDING "B"
25'
10'-WIDE SANITARY SEWER
EASEMENT
S 86°42'26" W
18.642'
91.197'

Exhibit A.

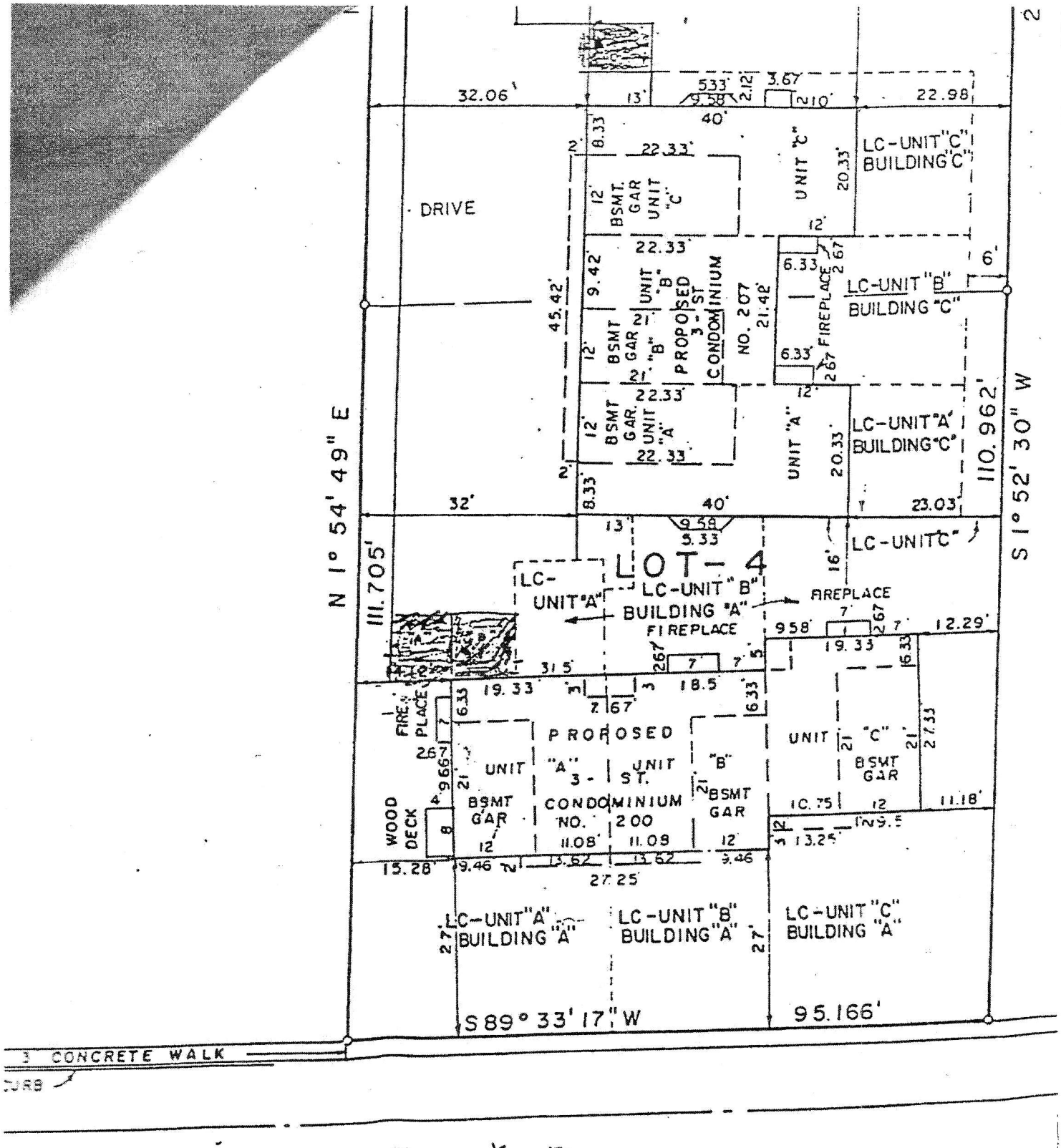

LOT - 4
PROPOSED 3 - ST CONDOMINIUM NO. 200
DRIVE
LC-UNIT "C" BUILDING "C"
LC-UNIT "B" BUILDING "C"
LC-UNIT "A" BUILDING "C"
LC-UNIT "C"
LC-UNIT "A" BUILDING "A"
LC-UNIT "B" BUILDING "A"
LC-UNIT "C" BUILDING "A"
FIREPLACE
WOOD DECK
BSMT GAR
UNIT "A"
UNIT "B"
UNIT "C"
N 1° 54' 49" E
111.705'
S 1° 52' 30" W
110.962'
S 89° 33' 17" W
95.166'
CONCRETE WALK
CURB

Exhibit B.

JAHNKE & JAHNKE ASSOCIATES INC.

CONSULTANTS IN

ENGINEERING, PLANNING, SUBDIVISIONS AND SURVEYING

711 W. Moreland Blvd.
Waukesha, Wisconsin 53186

Telephone
542-5797

June 15, 1984

CERTIFICATE OF SURVEYOR:

I, John W. Jahnke, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for COLLEGE HILL CONDOMINIUM, 143 and 203 W. College Avenue, and 144 and 200 Fountain Avenue, City of Waukesha, Wisconsin, a correct representattion of the condomimium described in the Declaration. The identification and location of each unit and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.

Dated this 15th day of June, 1984

John W. Jahnke

JOHN W. JAHNKE - Wis. Reg. No. S-917

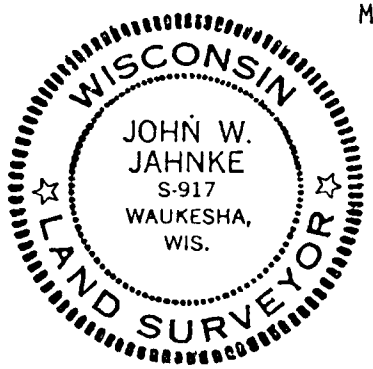
STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss

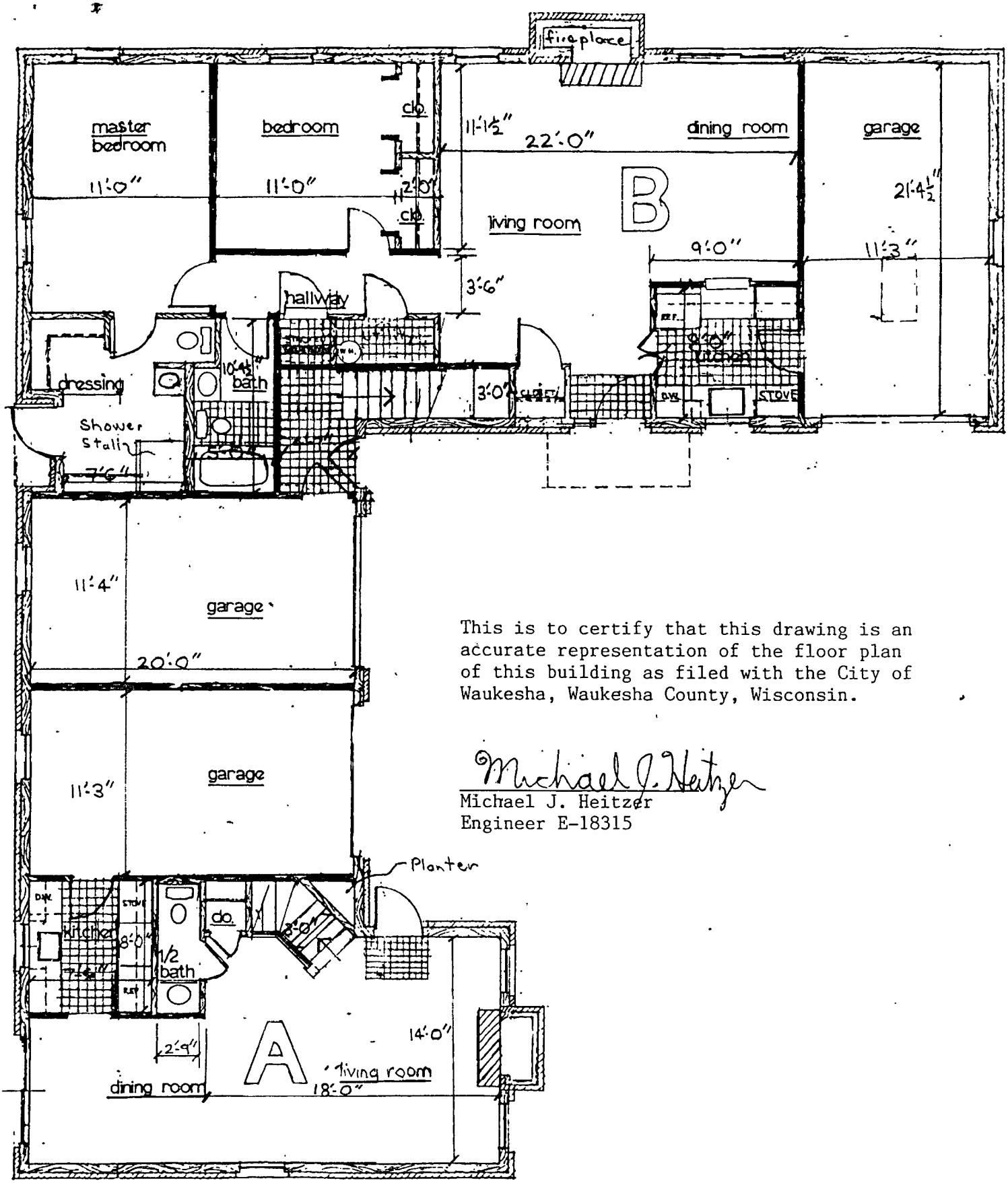
Personally came before me this 15th day of June, 1984, the above named JOHN W. JAHNKE, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Richard P. Jahnke

RICHARD P. JAHNKE - NOTARY PUBLIC

My commission expires April 6, 1986.



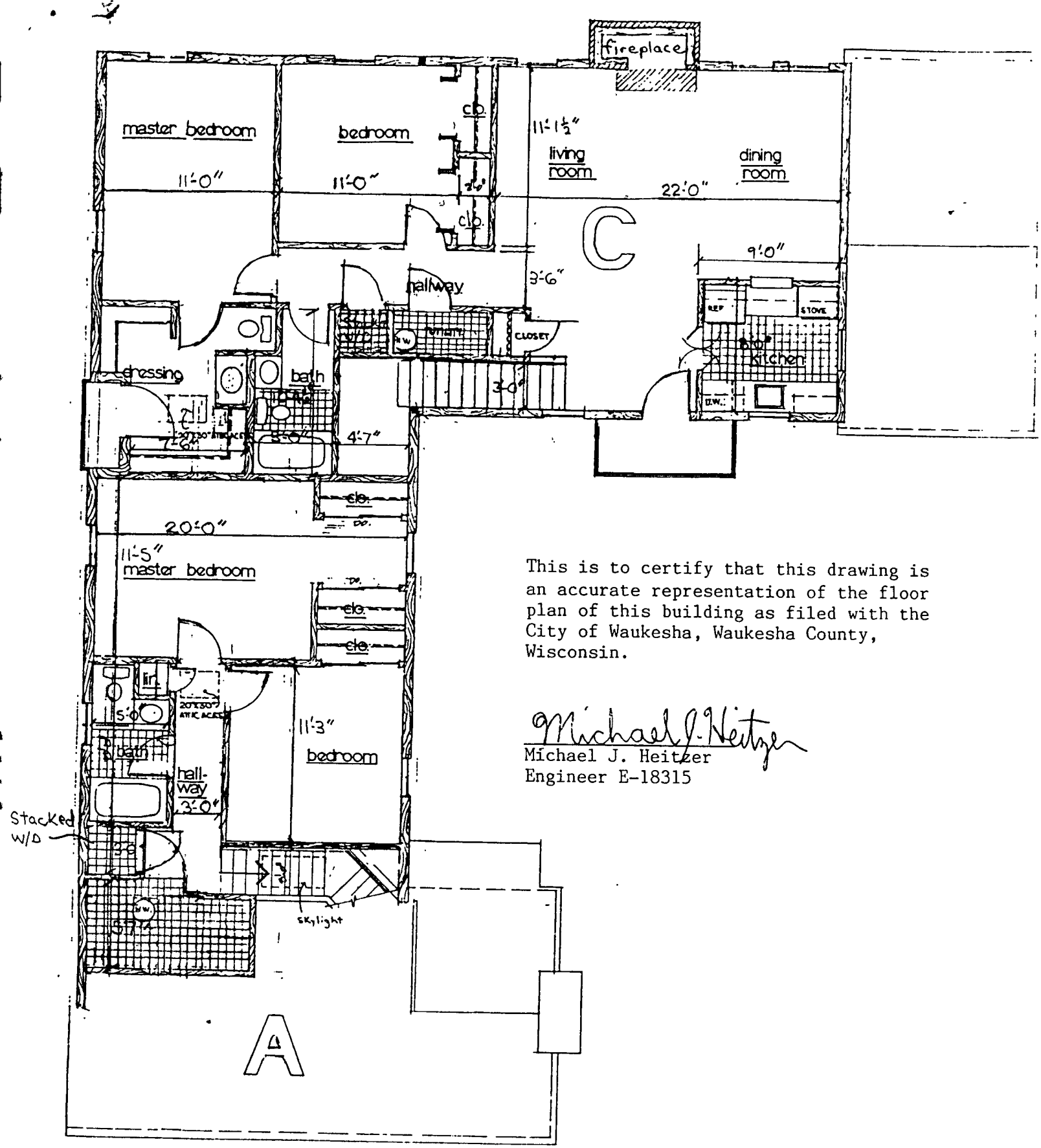


This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

Michael J. Heitzer
Engineer E-18315

first floor plan 143 College Ave. Exhibit



This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

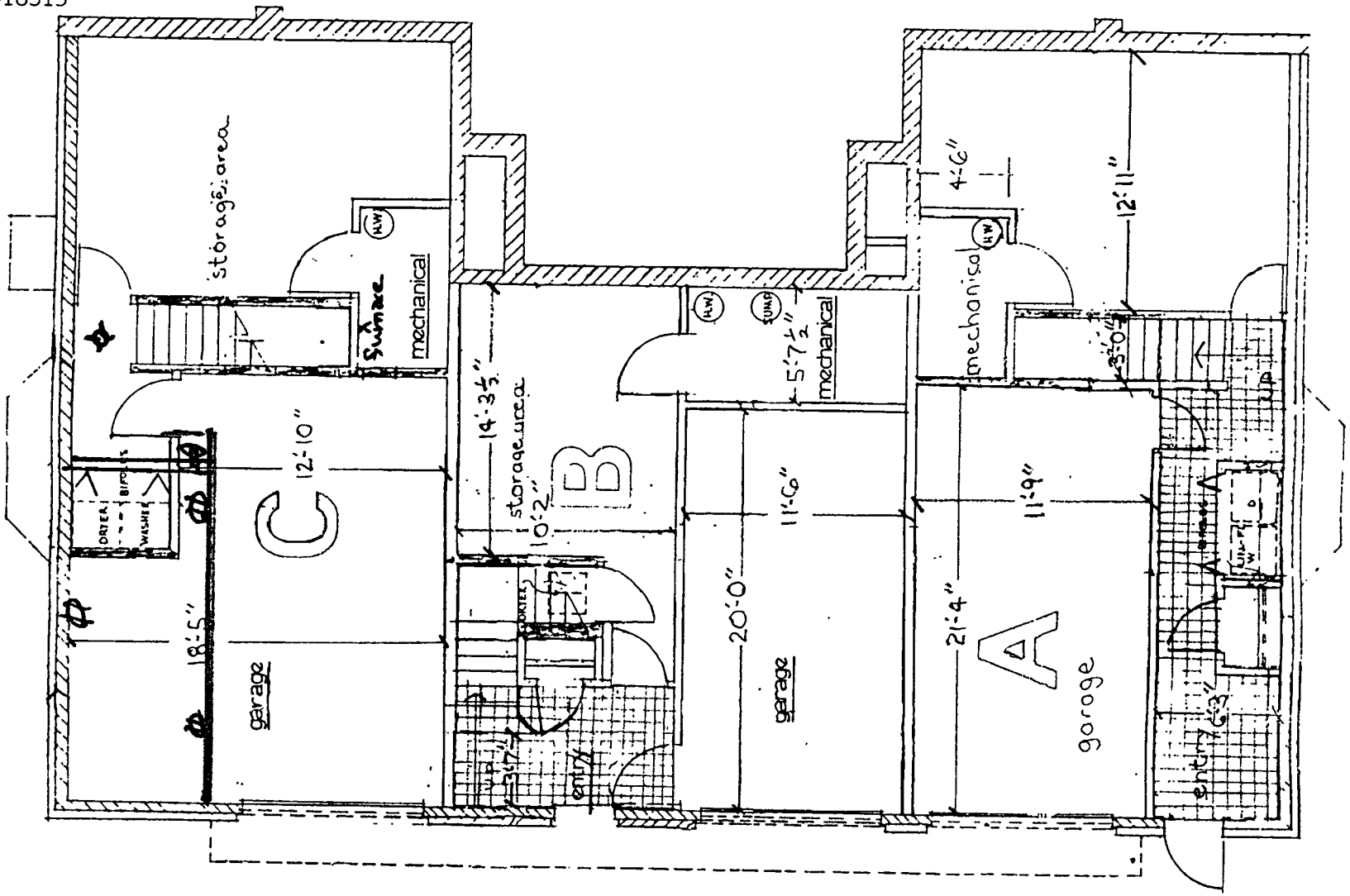
Michael J. Heitzer
Engineer E-18315

second floor plan 143 College Ave Exhibit B

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

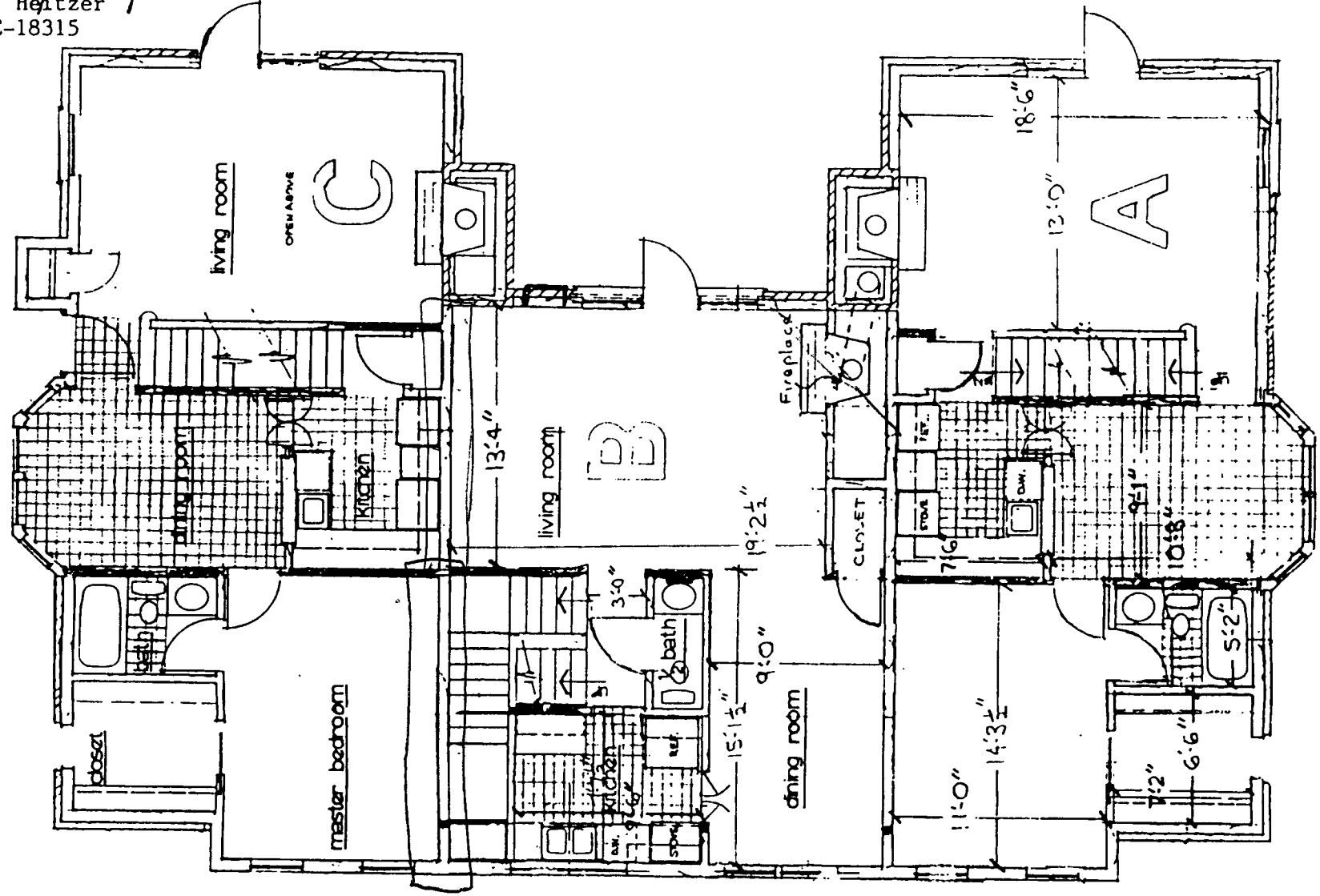
Michael J. Heitzer
Engineer E-18315



ground level plan 207 College Ave Exhibit B.

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer
Engineer E-18315

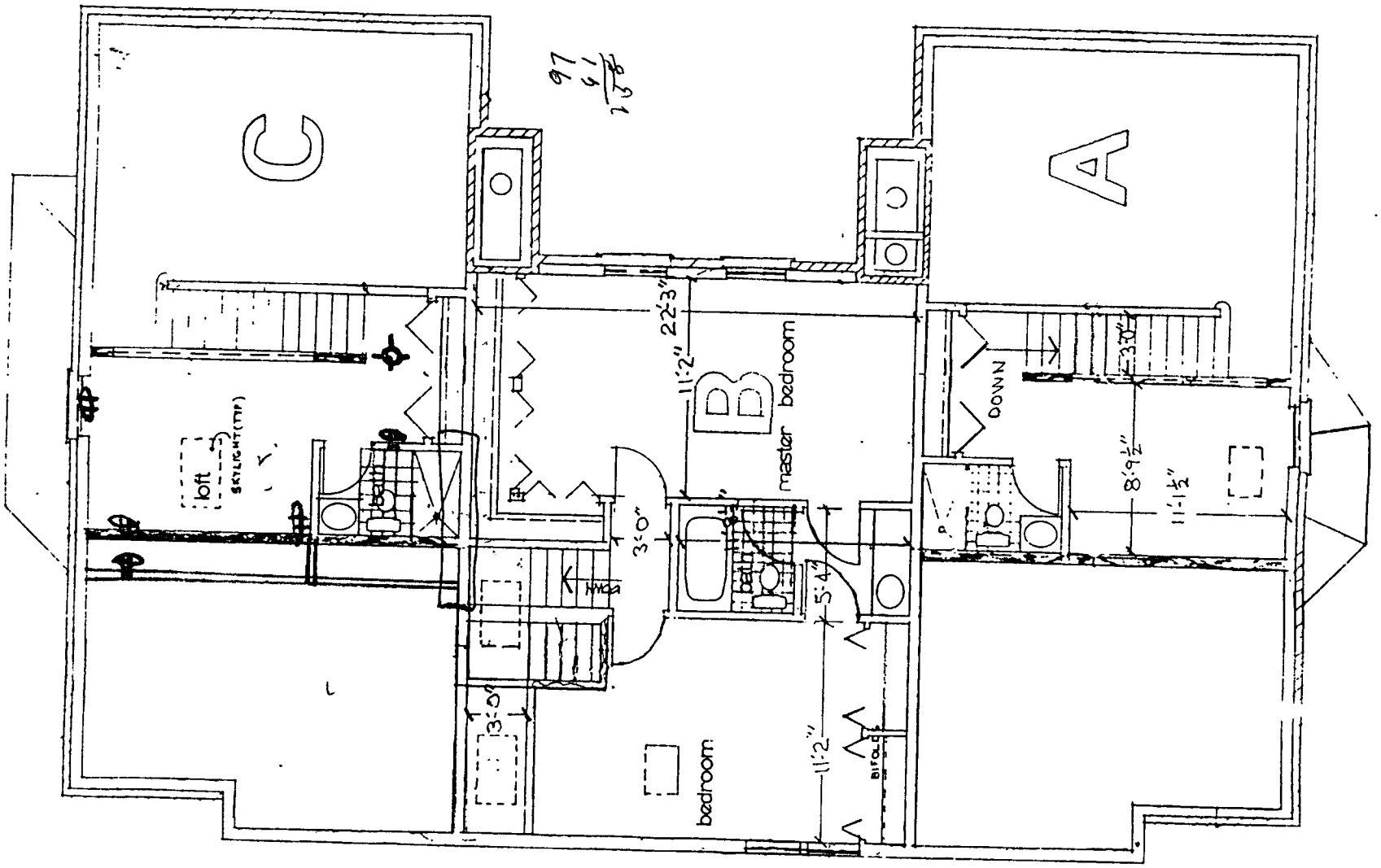


first floor plan 207 College Ave. Exhibit E

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

Michael J. Heitzer
Engineer
E-18315

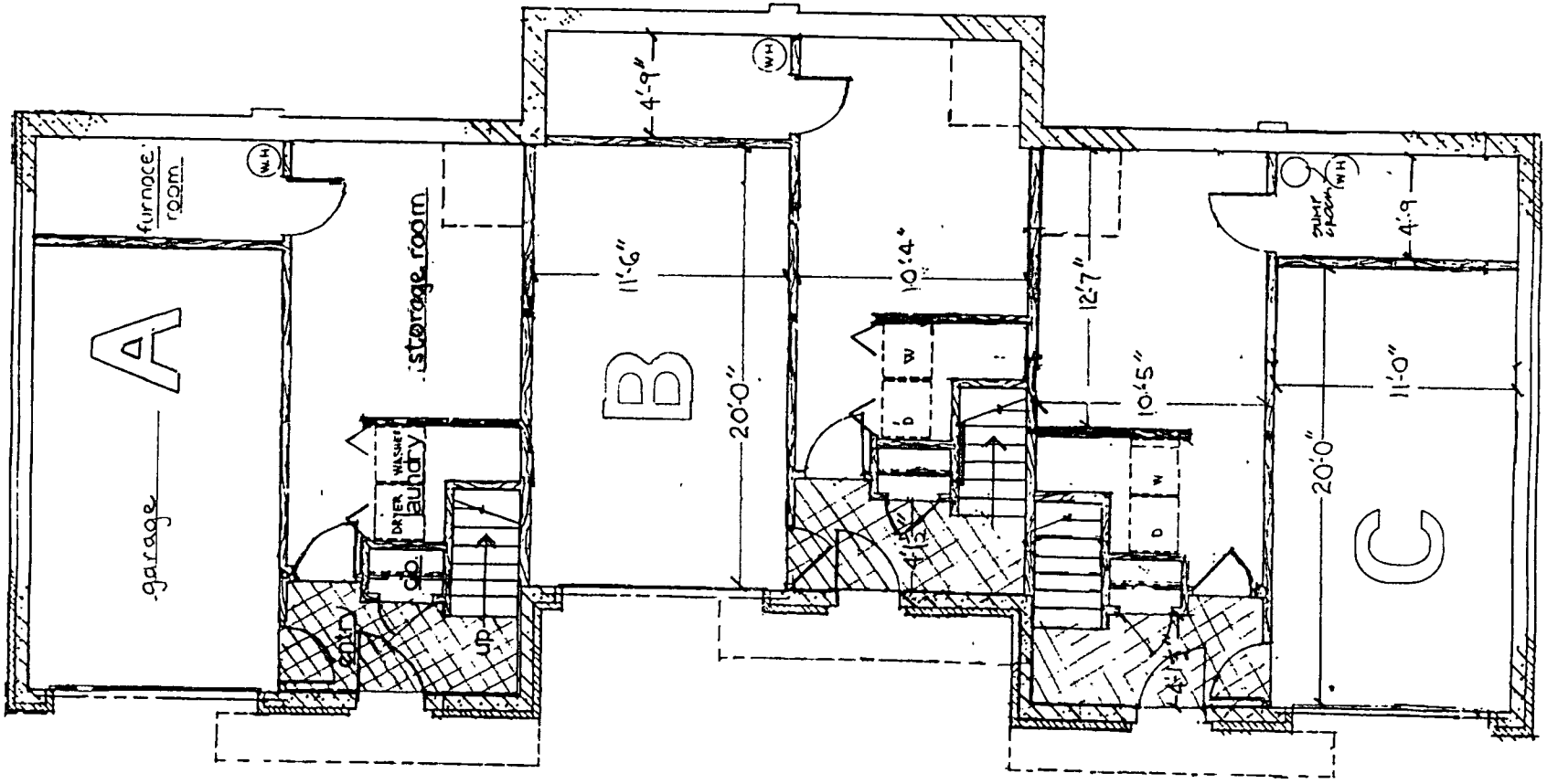


second floor plan 207 College Ave. Exhibit R

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

Michael J. Heitzer
Engineer E-18315



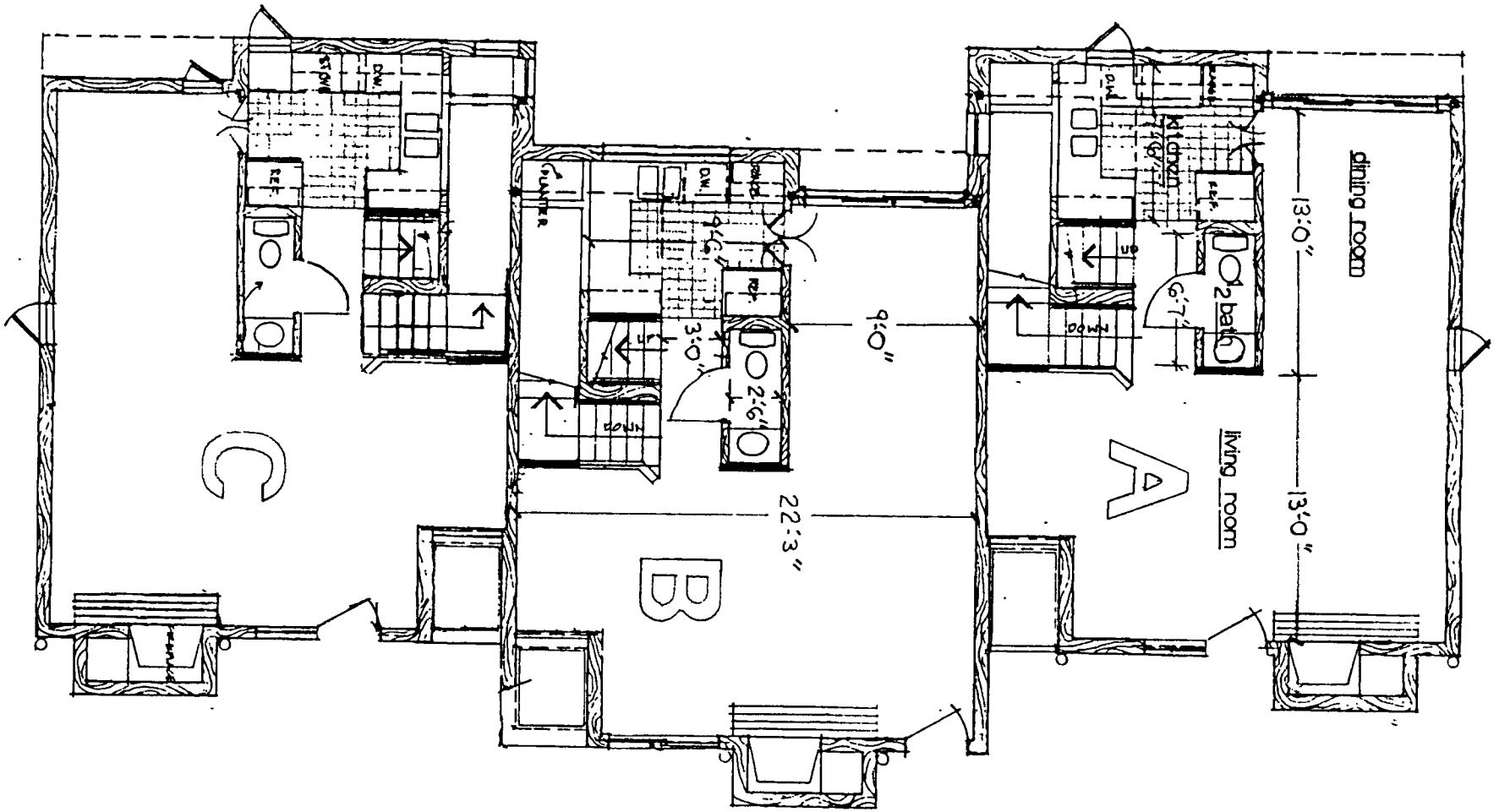
ground level plan 144 Fountain Ave. Exhibit 2

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

Michael J. Heitzer
Engineer E-18315

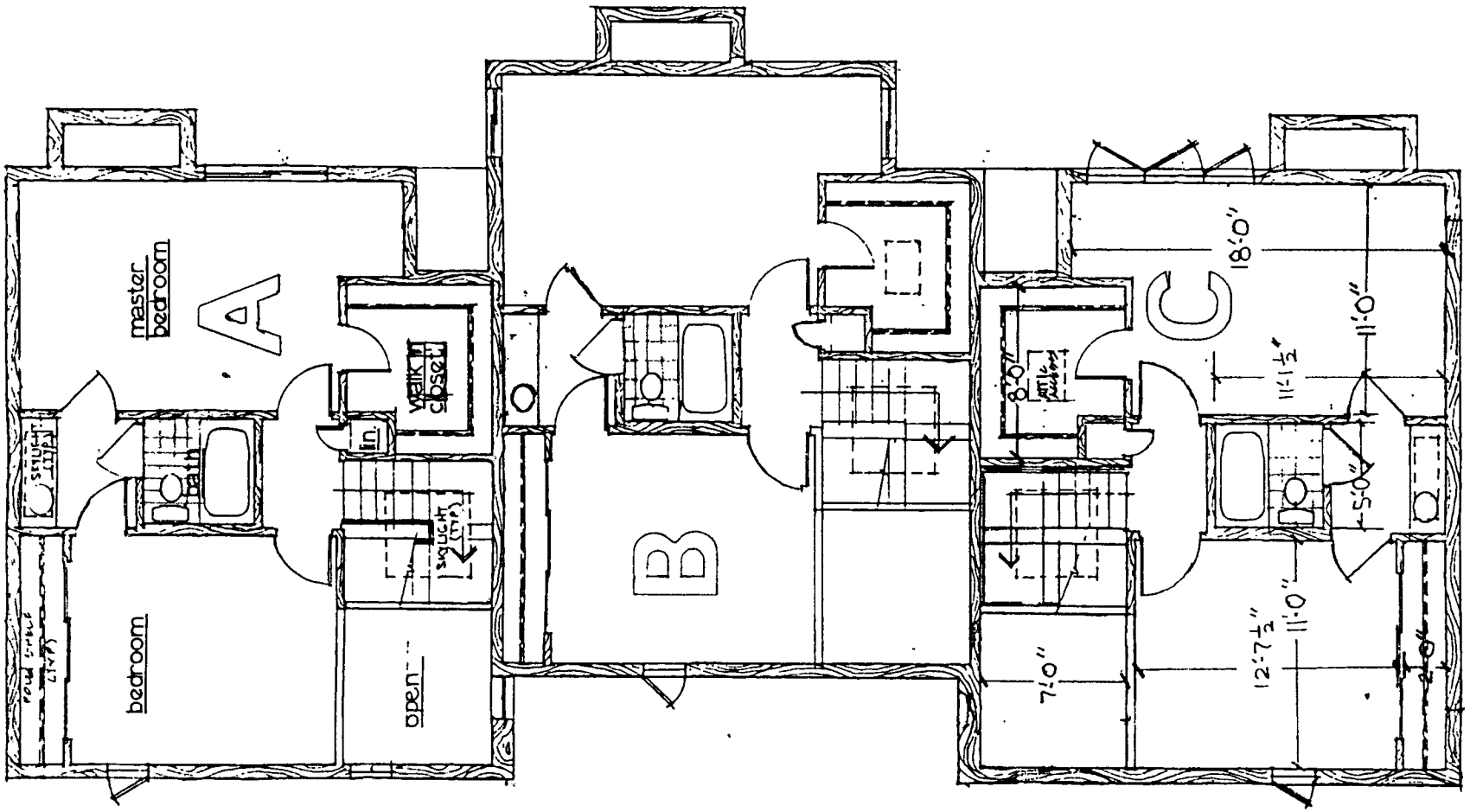
first floor plan 144 Fountain Ave. Exhibit B



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Michael J. Heitzer

Michael J. Heitzer
Engineer E-18315

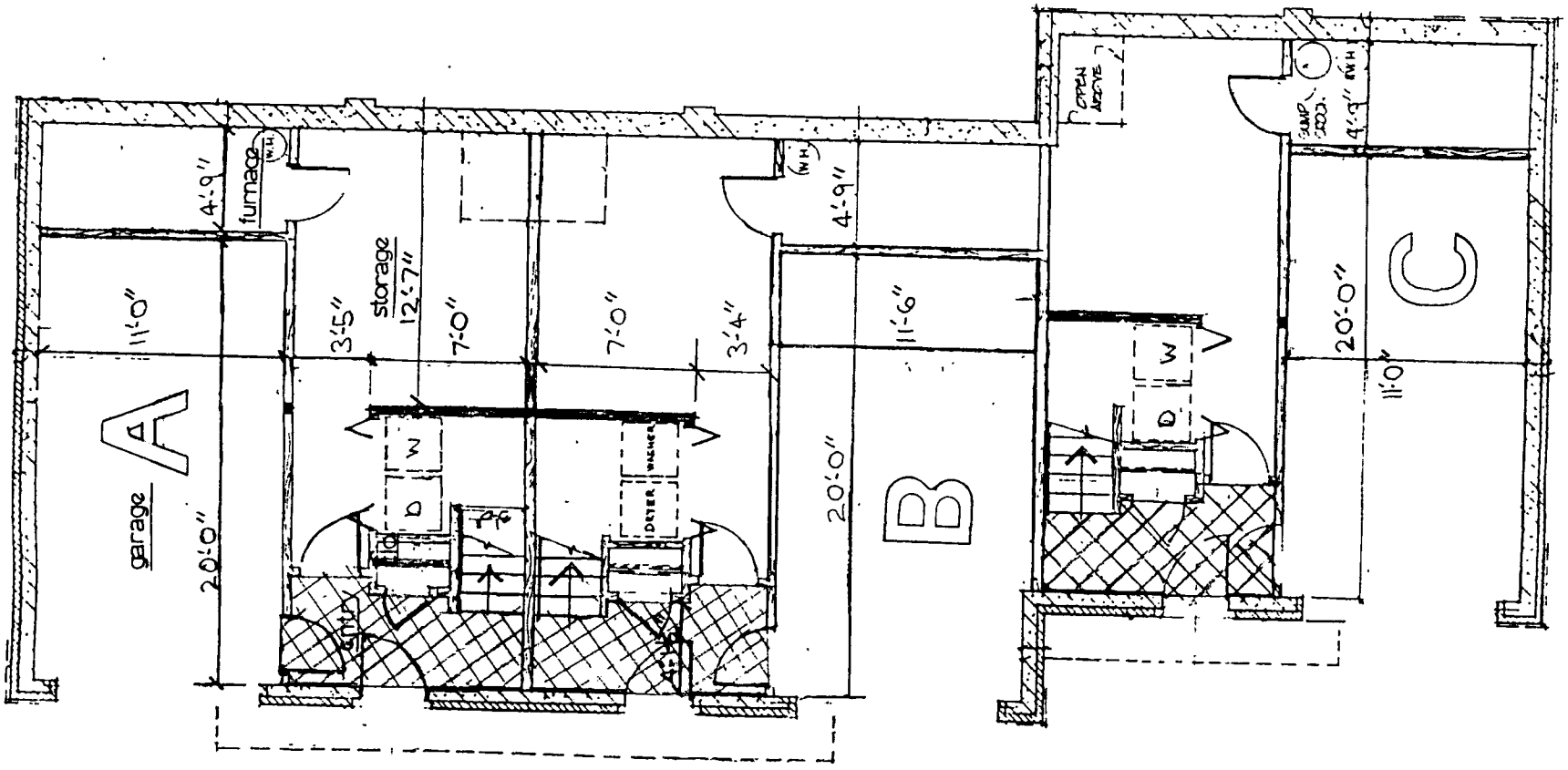


second floor plan 144 Fountain Ave. Exhibit E

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

Michael J. Heitzer

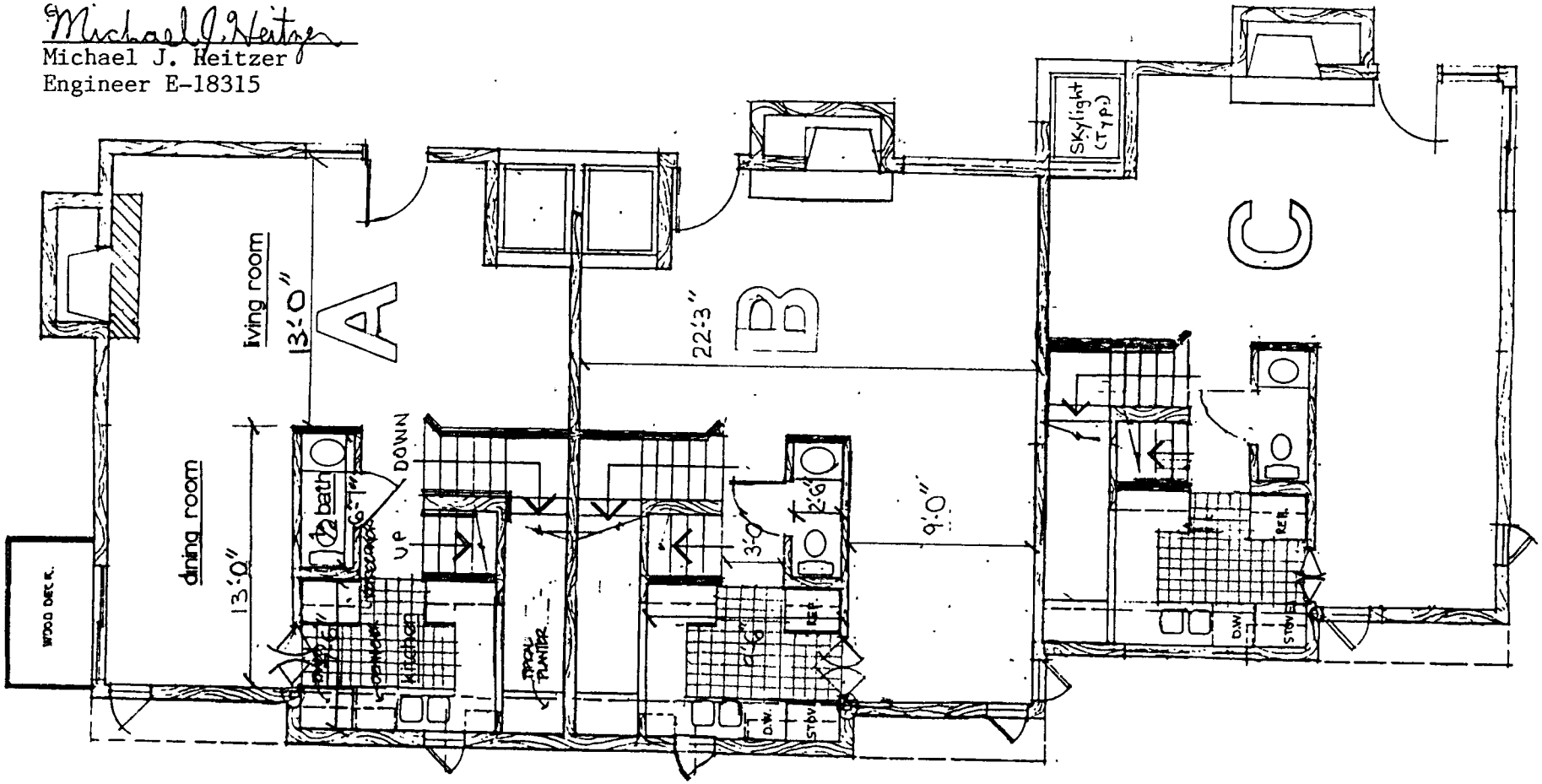
Michael J. Heitzer
Engineer E-18315



ground level plan 200 Fountain Ave. Exhibit B

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the City of Waukesha, Waukesha County, Wisconsin.

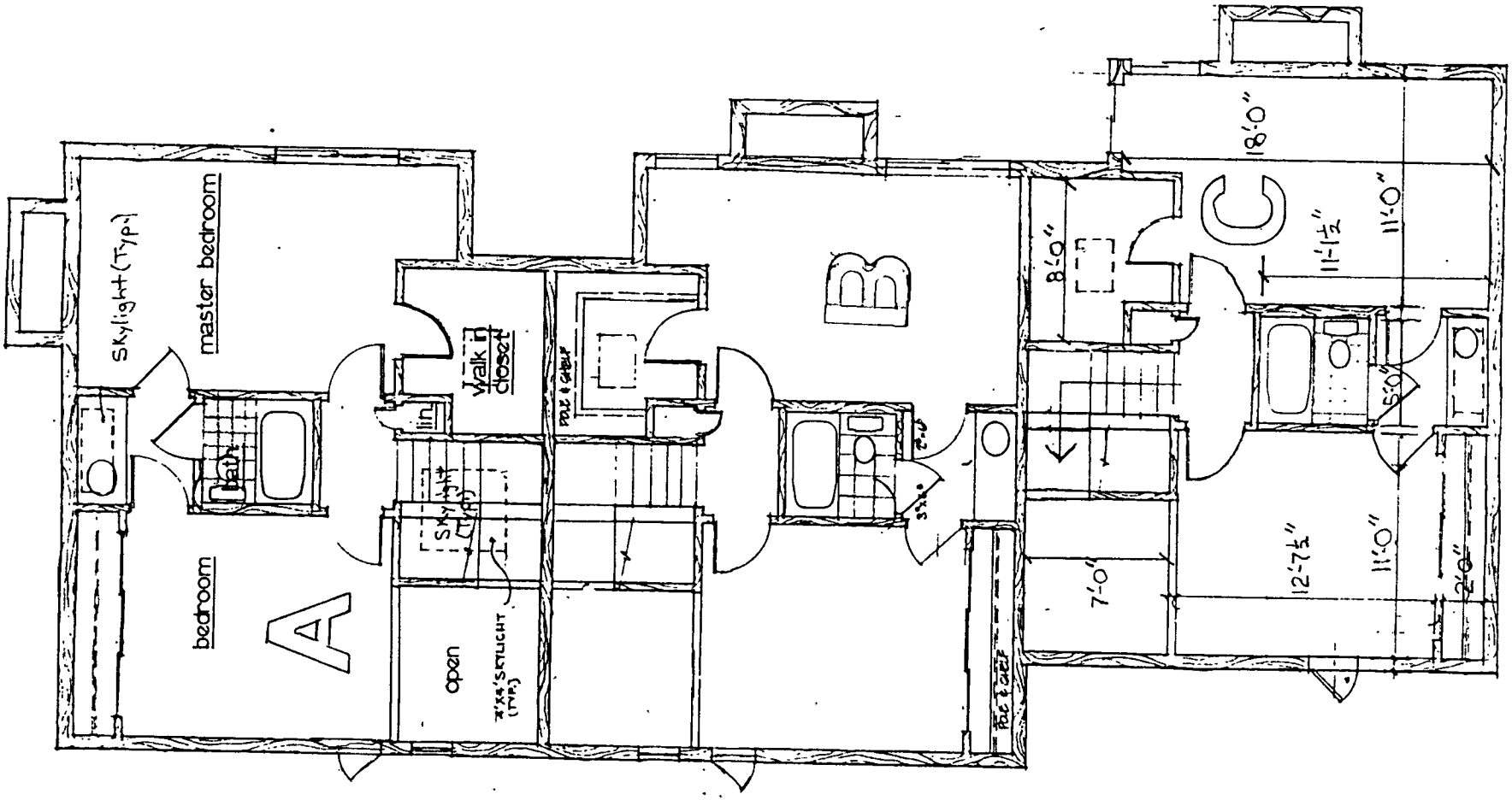
Michael J. Heitzer
Engineer E-18315



first floor plan 200 Fountain Ave. Exhibit B

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Michael J. Heitzer
Engineer E-18315



second floor plan 200 Fountain Ave. Exhibit B

Wilde 12

Pursuant to the authority granted to it by Article 12 of the Condominium Declaration, the Board of Directors of CH Condominium hereby adopts and promulgates the following rules and regulations relating to the use of certain limited common elements for parking purposes:

a. Each unit of the condominium shall have as a limited common element an outside parking area for the exclusive use of the residents or guests of such unit.

b. The parking areas for the exclusive use of the units in 144 Fountain Avenue and 200 Fountain Avenue shall be as described in Article 5 of the Condominium Declaration.

c. The parking areas for the exclusive use of the units in 143 West College Avenue shall be the spaces designated by the respective letter of each unit in the shaded area of the attached plat, marked Exhibit A.

d. The parking area for the exclusive use of the units in 207 West College Avenue shall be the space designated by the respective letter of each unit in the shaded area of the attached plat, marked Exhibit B.

Adopted and promulgated this _____ day of November, 1987.

CH CONDOMINIUM

By R. S. Hein

Michael J Hintzer

Directors

Pursuant to the authority granted to it by Article 12 of the Condominium Declaration, the Board of Directors of CH Condominium hereby adopts and promulgates the following rules and regulations relating to the use of driveways by moving vans:

All moving vans or trucks used for moving furniture or household items entering the driveway at either 143 West College Avenue or 207 West College Avenue shall do so by backing into the driveway and shall park in an area immediately adjacent to the east or west boundaries of the respective driveways. ~~In no event shall such vehicles be parked in any manner as to~~ MJH. MJH To the best of the drivers ability such vehicles shall be parked in a manner as not to interfere with ingress or egress to and from the premises nor hinder the use of the designated parking areas. No turns shall be permitted on the driveways.

The above regulation shall apply to all persons engaged in moving to or from the condominium at the above addresses. All residents shall be responsible for directing anyone other than themselves engaged to provide such moving to comply with the regulation.

Adopted and promulgated this _____ day of November, 1987.

CH CONDOMINIUM

By _____

_____

_____

Directors

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me Curt R. Meitz the undersigned officer personally appeared William P. Podewills who acknowledged himself to be President of Continental Savings and Loan Association and he as such officer authorized to do so executed the foregoing instrument for the purposes contained therein by signing the name of the Association by himself as President.

_____

Notary Public

My Commission: _____

This instrument was drafted by Curt R. Meitz

Attorney Curt R. Meitz
Suite 412
230 W. Wells St.
Milwaukee, WI 53203

IN WITNESS WHEREOF, this document has been executed this _____ day of _____.

Heitzer Inc., Declarant

by _____
Michael J. Heitzer
President

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me Curt R. Meitz the undersigned officer, personally appeared Michael J. Heitzer who acknowledged himself to be the President of Heitzer Inc. and that he as such officer being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

_____
Notary Public State of Wisconsin
My Commission: _____

The undersigned Continental Savings and Loan Association hereby consents to the Declaration and signs the same as holder of title for security purposes.

IN WITNESS WHEREOF, this document has been executed this _____ day of _____ 1984.

Continental Savings and Loan Association

By:

_____