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Document No.

U 1866P728

RECORDED

Return to: Atty. Jack A. Enea
 Schloemer, Alderson, Spella, Muehlbauer & Enea, S.C.
 P. O. Box 176
 West Bend, WI 53095 \$25

2004 FEB 27 AM 8:55

**DECLARATION OF EXPANSION AND
 AMENDMENT NO. 1 TO DECLARATION OF
 GRAFTON SQUARE CONDOMINIUM
 GRAFTON, WISCONSIN**

10-200-00-000.01 *

This Declaration of Expansion and Amendment No. 1 to the Declaration of Grafton Square Condominium (the "Declaration") is made by Condo Development, Inc. (the "Declarant") and is made pursuant to Article XIV of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

A. This Declaration of Expansion and Amendment No. 1 amends the Declaration as recorded on November 26, 2003 in the Ozaukee County Register's Office in Volume 1839 Pages 420-450 as Document No. 780087.

B. Article XIV of the Declaration reserves to the Declarant the right to expand the condominium at any time for a period commencing on the date of the recording of the Declaration and expiring on the tenth anniversary of such recording.

C. The Declarant desires to expand the condominium to include Building 2.

D. As provided in Section 14.03 of the Declaration, the execution and recording of this amendment does not require the approval of the unit owners as otherwise required for an amendment to the Declaration under Section 16.07 of the Declaration.

E. The Declarant has, contemporaneously with the recording of this Declaration of Expansion and Amendment No. 1, pursuant to Section 1.05 of the Declaration, filed for record in the office of the Register of Deeds for Ozaukee County a condominium plat amendment entitled "Condominium Plat of The First Amendment to Grafton Square Condominium" consisting of five sheets certified on January 8, 2004 by David T. Bosshard, R.L.S.

AMENDMENTS

NOW, THEREFORE, in accordance with the Act, the Declaration and the foregoing recitals, the Declarant does hereby amend the Declaration as follows:

1. Section 1.03 of the Declaration is repealed and recreated as follows to include the land on which the condominium is being expanded:

Section 1.03 - Description of Land. The land which is the subject of this Declaration is described as follows:

Being all of Lot 1 of CSM 2747, recorded in the Ozaukee County Register of Deeds Office on December 22, 1994 in Volume 19 of Certified Survey Maps on Page 370 as Document No. 531831, and located in the NE ¼ of Section 26, T10N, R21E, Village of Grafton, Ozaukee County, Wisconsin.

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2. Section 2.02 of the Declaration is repealed and recreated as follows to add Building 2:

Section 2.02 - Building Identification System. The buildings containing the condominium living units shall each be assigned a building number and a post office street address. The condominium buildings are as follows:

Building	Address
Building 1	2101 - 2147 First Avenue
Building 2	2102 - 2148 Chateau Court

3. Section 3.01 of the Declaration is repealed and recreated as follows:

Section 3.01 - Number of Units. The condominium when completed will have a total of 48 units.

4. Section 4.02 of the Declaration is repealed and recreated as follows:

Section 4.02 - Percentage Interest. Each unit owner shall have an undivided 1/48 equal interest in the common elements of the condominium as a tenant in common with the other unit owners of the condominium.

5. Exhibit A of the Declaration is amended to include Building 2 as shown on the attached Amended Exhibit A.

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 1 on the 23 day of February, 2004.

By: [Signature]
CONDO DEVELOPMENT, INC.
Greg A. James, President
By: [Signature]
Karen James, Secretary

STATE OF WISCONSIN)
 SS.
COUNTY OF WAUKESHA)

Personally came before me this 23rd day of July, 2004 the above named Greg A. James and Karen James, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
LINDA DAHL (print or type name)
Notary Public, _____ Co., Wis.
My Commission _____ NOTARY PUBLIC, WAUKESHA COUNTY, WI
MY COMMISSION EXPIRES MARCH 5, 2009

This instrument was drafted by:

Atty. Jack A. Enea of
SCHLOEMER, ALDERSON, SPELLA & MUEHLBAUER & ENEA, S.C.
Corner of Sixth & Hickory, West Bend, WI 53095

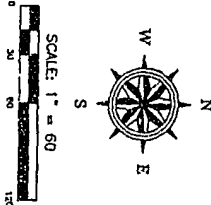
AMENDED EXHIBIT A

U 1 8 6 6 P 7 3 0

BUILDING	UNIT	STREET ADDRESS
1	101	2109 First Avenue
1	102	2115 First Avenue
1	103	2113 First Avenue
1	104	2111 First Avenue
1	105	2105 First Avenue
1	106	2103 First Avenue
1	107	2101 First Avenue
1	108	2107 First Avenue
1	201	2125 First Avenue
1	202	2131 First Avenue
1	203	2129 First Avenue
1	204	2127 First Avenue
1	205	2121 First Avenue
1	206	2119 First Avenue
1	207	2117 First Avenue
1	208	2123 First Avenue
1	301	2141 First Avenue
1	302	2147 First Avenue
1	303	2145 First Avenue
1	304	2143 First Avenue
1	305	2137 First Avenue
1	306	2135 First Avenue
1	307	2133 First Avenue
1	308	2139 First Avenue
2	101-2	2108 Chateau Court
2	102-2	2102 Chateau Court
2	103-2	2104 Chateau Court
2	104-2	2106 Chateau Court
2	105-2	2112 Chateau Court
2	106-2	2114 Chateau Court
2	107-2	2116 Chateau Court
2	108-2	2110 Chateau Court
2	201-2	2124 Chateau Court
2	202-2	2118 Chateau Court
2	203-2	2120 Chateau Court
2	204-2	2122 Chateau Court
2	205-2	2128 Chateau Court
2	206-2	2130 Chateau Court
2	207-2	2132 Chateau Court
2	208-2	2126 Chateau Court
2	301-2	2140 Chateau Court
2	302-2	2134 Chateau Court
2	303-2	2136 Chateau Court
2	304-2	2138 Chateau Court
2	305-2	2144 Chateau Court
2	306-2	2146 Chateau Court
2	307-2	2140 Chateau Court
2	308-2	2142 Chateau Court

U1866P731

SURVEYOR
DAVID T. BOSSHARD, RLS 2441
WILCOX HANSON ASSOCIATES
A DIVISION OF VAGOT COLLEY ASSOCIATES
255 ALSTON CIRCLE, SUITE 100
DELAWARE, WISCONSIN 53018
OWNER/DECLARANT
CONDO DEVELOPMENT, INC.
318 N. LAKE DRIVE #101
OCONOMOC WI 53065

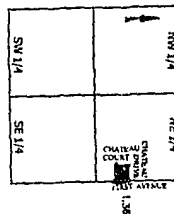


CONDOMINIUM PLAT OF THE FIRST ADDENDUM TO GRAFTON SQUARE CONDOMINIUM

BEING ALL OF LOT 1 OF C.S.M. 2747, RECORDED IN THE OZAUKEE COUNTY REGISTER OF DEEDS
OFFICE ON DECEMBER 22, 1994 IN VOLUME 19 OF CERTIFIED SURVEY MAPS ON PAGE 370 AS
DOCUMENT NO. 531831, AND LOCATED IN THE NE 1/4 OF SECTION 26, T.10N, R.21E, VILLAGE OF
GRAFTON, OZAUKEE COUNTY, WISCONSIN.

THE LIMITED COMMON ELEMENTS CONSIST OF THE BALCONY, IF ANY, IMMEDIATELY ADJACENT AND APPURTENANT TO
EACH UNIT TO WHICH IT HAS ACCESS BY A DOOR FROM THE UNIT AND TWO PARKING SPACES CONTAINED WITHIN IN
THE LOWER LEVEL PARKING AREA.

LIMITED COMMON ELEMENT = [Hatched Pattern]



BUILDING/UNIT NUMBER DETAIL

N.T.S.

101 FIRST FLOOR	102 FIRST FLOOR	103 FIRST FLOOR	104 FIRST FLOOR	105 FIRST FLOOR	106 FIRST FLOOR	107 FIRST FLOOR	108 FIRST FLOOR	109 FIRST FLOOR	110 FIRST FLOOR
101-2	102-2	103-2	104-2	105-2	106-2	107-2	108-2	109-2	110-2
201-2	202-2	203-2	204-2	205-2	206-2	207-2	208-2	209-2	210-2
301-2	302-2	303-2	304-2	305-2	306-2	307-2	308-2	309-2	310-2
401-2	402-2	403-2	404-2	405-2	406-2	407-2	408-2	409-2	410-2
501-2	502-2	503-2	504-2	505-2	506-2	507-2	508-2	509-2	510-2
601-2	602-2	603-2	604-2	605-2	606-2	607-2	608-2	609-2	610-2
701-2	702-2	703-2	704-2	705-2	706-2	707-2	708-2	709-2	710-2
801-2	802-2	803-2	804-2	805-2	806-2	807-2	808-2	809-2	810-2
901-2	902-2	903-2	904-2	905-2	906-2	907-2	908-2	909-2	910-2
1001-2	1002-2	1003-2	1004-2	1005-2	1006-2	1007-2	1008-2	1009-2	10010-2

LEGAL DESCRIPTION PHASE 2:
Being all of Lot 1 CSN 2747, located in the NE 1/4 of Section 26,
T.10N, R.21E, Village of Grafton, Ozaukee
County, Excepting therefrom Phase 1.

LEGEND

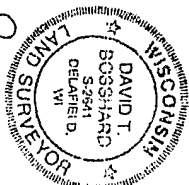
0 1" IRON PIPE FOUND
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'.
ANGLES ARE COMPUTED TO THE NEAREST 00'00"00.5" AND
MEASURED TO THE NEAREST 00'00"05".
SEE SHEET 2 - 4 FOR BUILDING FLOORPLANS AND DIMENSIONS

SURVEYOR'S CERTIFICATE:

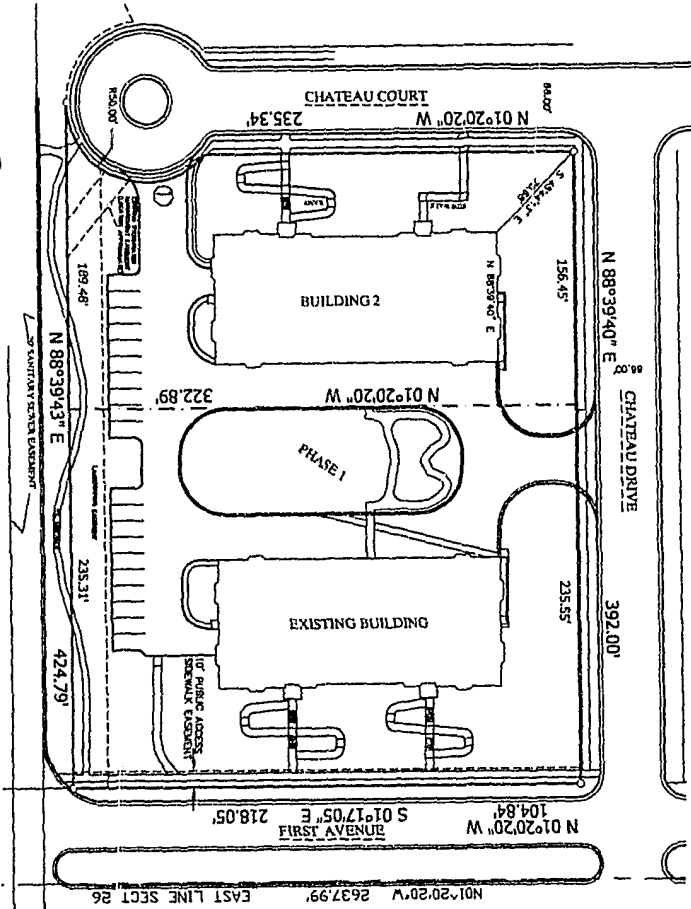
I, David T. Boshard, do hereby certify that the Condominium Plat of the
FIRST ADDENDUM TO THE GRAFTON SQUARE CONDOMINIUM, consisting of the
first addendum to the plat of the Grafton Square Condominium, is a correct
representation of the land shown on the plat, and that the common elements can
be determined from the plat. I further certify that I have surveyed the
boundaries and property and that this above map is a true representation
thereof, and the location of all visible structures.

Dated this 15th day of January, 2003

DAVID T. BOSSHARD, RLS 2441



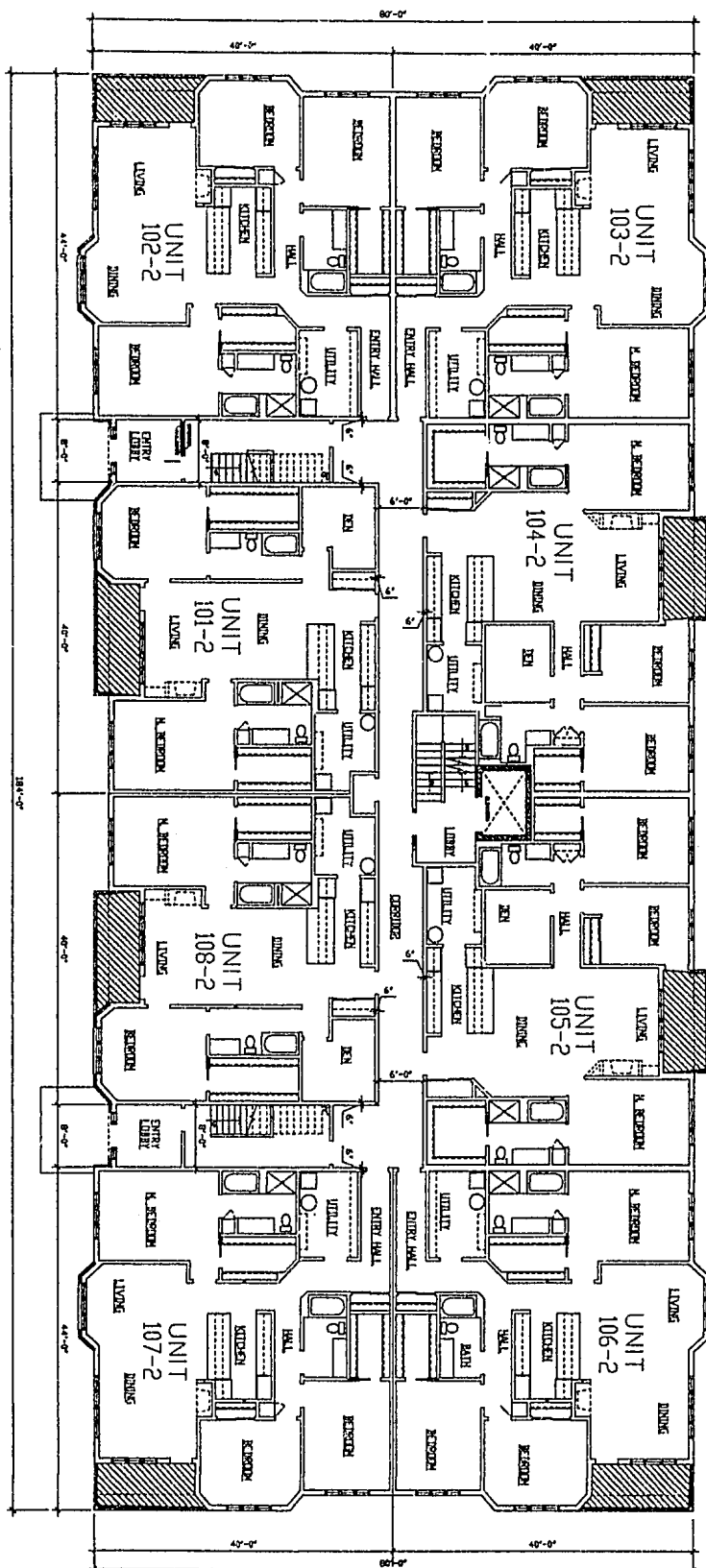
① Corner 93.57°
Course: N 88°39'43" E
Arc Length: 121.04'
Radius: 50.00'
Delta: 138°41'28"



SURVEYOR
DAVID T. BOSSHARD, R.S. 2841
WELSH HANSON & ASSOCIATES
A DIVISION OF TAYLOR COLBY ASSOCIATES
333 AUSTIN CIRCLE, SUITE 100
DELAWARE, WISCONSIN 53018

OWNER/DECLARANT
GRAND DEVELOPMENT, INC.
318 N. LAKE DRIVE #101
OCONOMOWOC WI 53066

CONDOMINIUM PLAT OF
THE FIRST ADDENDUM TO
GRAFTON SQUARE CONDOMINIUM
BEING ALL OF LOT 1 OF C.S.M. 2747, RECORDED IN THE OZAUKEE COUNTY REGISTER OF
DEEDS OFFICE ON DECEMBER 22, 1994 IN VOLUME 19 OF CERTIFIED SURVEY MAPS ON
PAGE 370 AS DOCUMENT NO. 531831, AND LOCATED IN THE NE 1/4 OF SECTION 26, T.10N.,
R.21E, VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN.



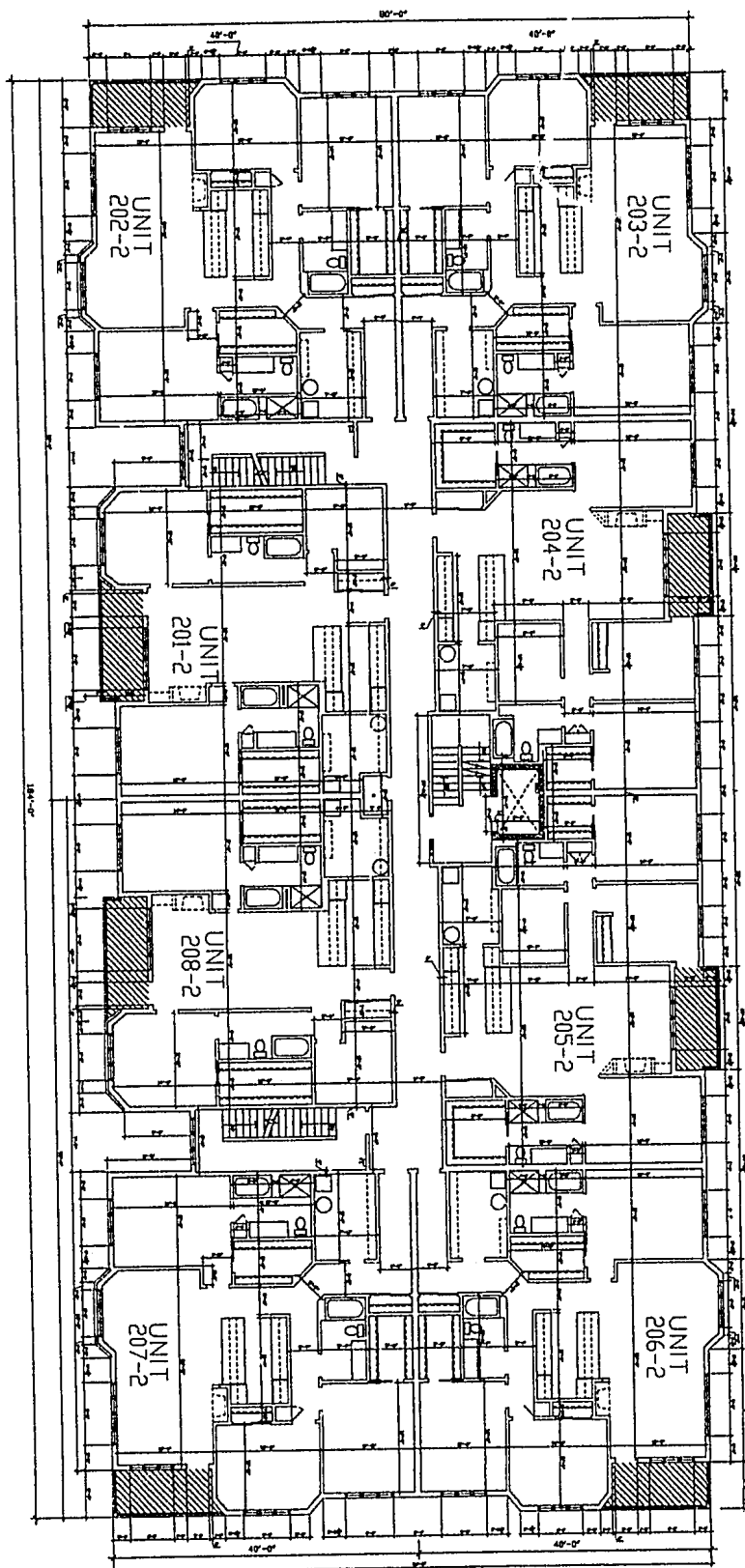
FIRST FLOOR PLAN



SURVEYOR
DAVID T. ROSSMAN, RLS 2441
WELCH HANSON & ASSOCIATES
A DIVISION OF WELCH HANSON & ASSOCIATES
DELAWARE, WISCONSIN 53016

OWNER/DECLARANT
CONDO DEVELOPMENT, INC.
3100 WISCONSIN DRIVE, SUITE 101
SCHAUMBURG, IL 60196

CONDOMINIUM PLAT OF
THE FIRST ADDENDUM TO
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R.21E., VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN.



SECOND FLOOR PLAN

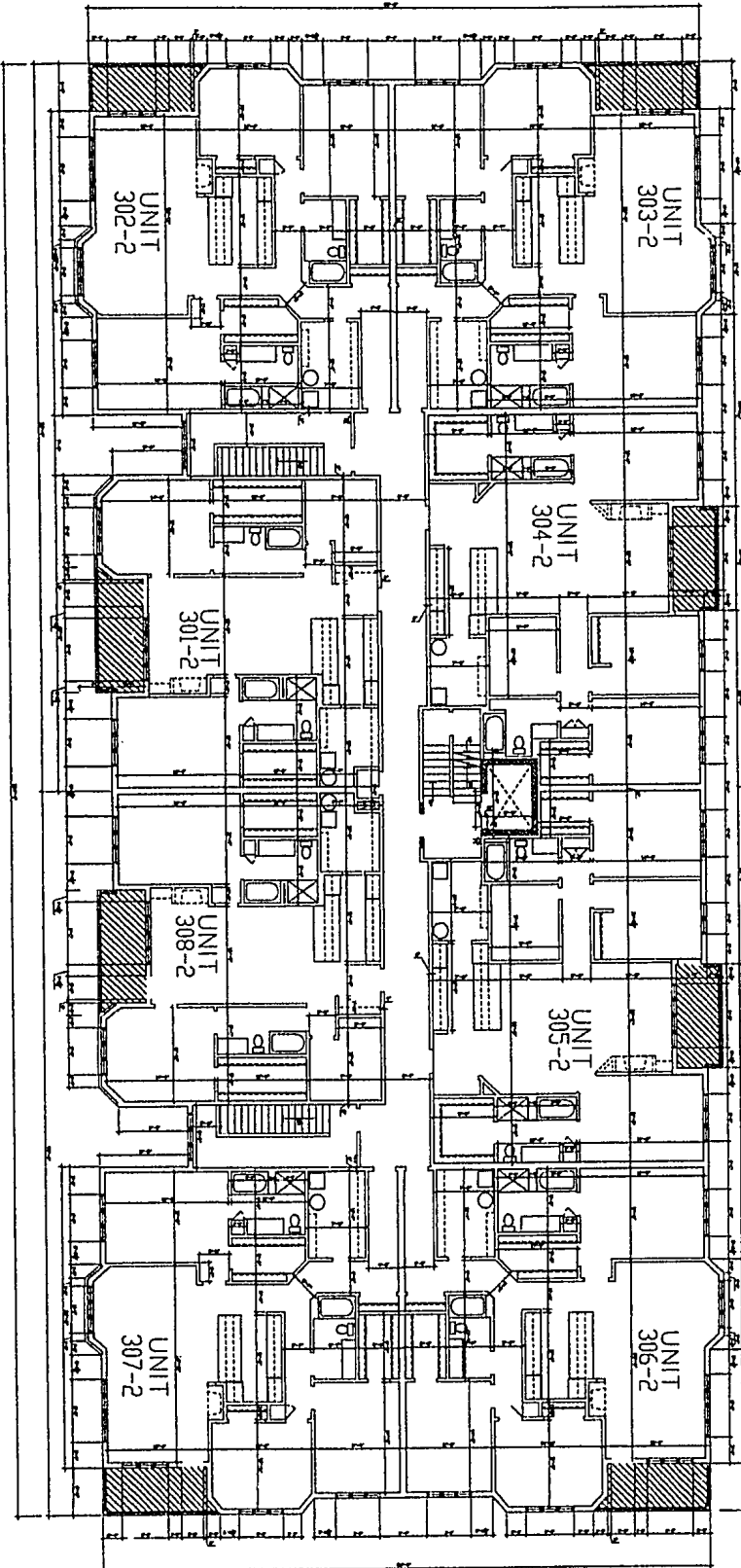
NOTED ON SHEET 1



SURVEYOR
DAVID T. ROSENBERG, RLS 2941
WELCH HANSON & ASSOCIATES
A DIVISION OF WELCH HANSON & ASSOCIATES
1250 N. WISCONSIN AVENUE, SUITE 100
DELAWARE, WISCONSIN 53019

OWNER/DECLARANT
CONDO DEVELOPMENT, INC.
310 N. LAKE DRIVE, SUITE 200
OCONOMOWOC, WI 53086

CONDOMINIUM PLAT OF
THE FIRST ADDENDUM TO
GRAFTON SQUARE CONDOMINIUM
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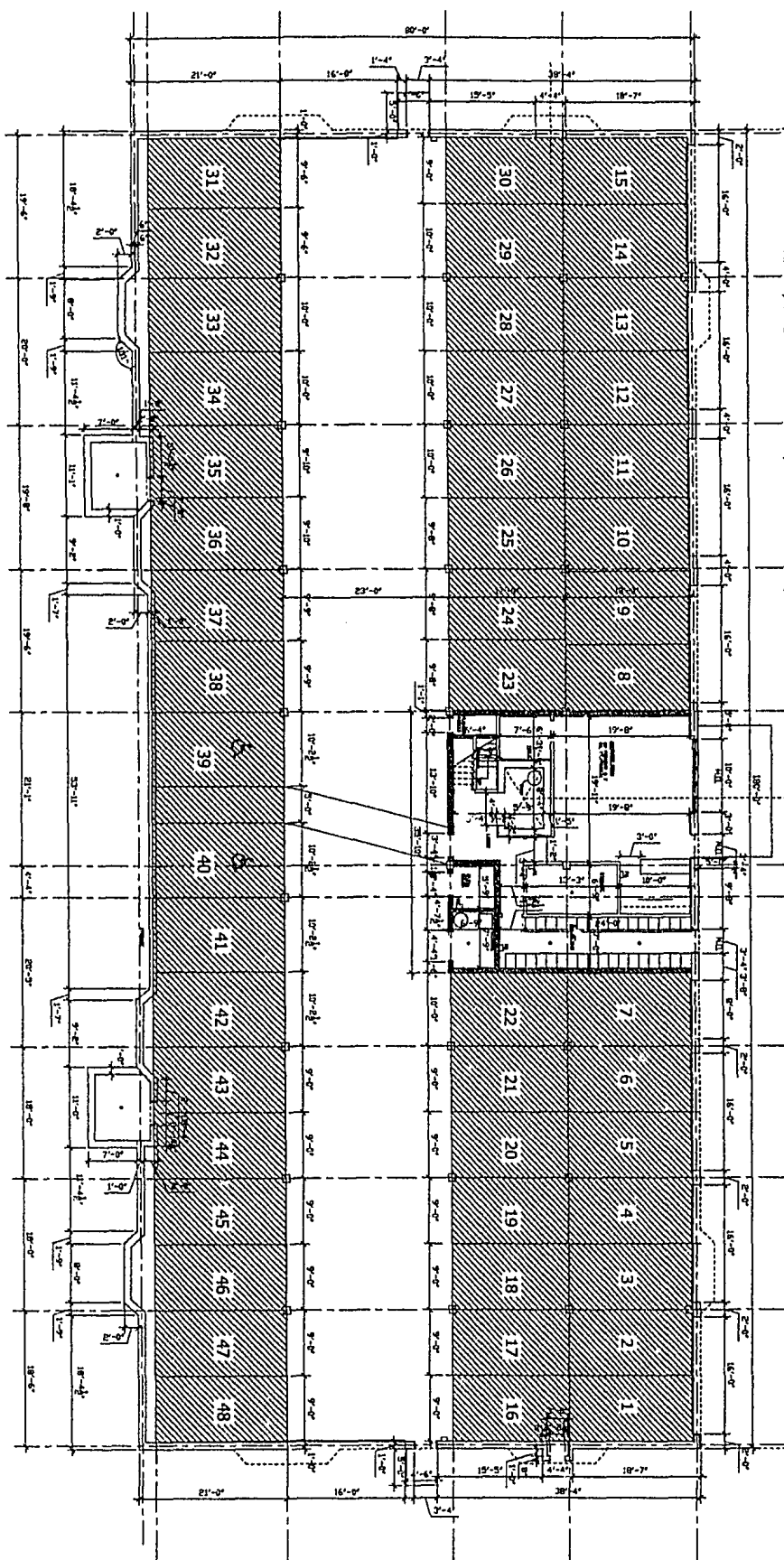
THIRD FLOOR PLAN



CONDOMINIUM PLAT OF
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R.21E, VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR
DAVID T. ROSSBERG, RES 2841
WELCH HANSON & ASSOCIATES
A DIVISION OF YACZY COSKY ASSOCIATES
345 AUSTIN CIRCLE, SUITE 100
DELAWARE, WISCONSIN 53018

OWNER/DECLARANT
CENTRA DEVELOPMENT, INC.
1200 N. KESWICK DRIVE, SUITE 100
OCCONOMOC WISCONSIN 53066



LOWER LEVEL FLOOR PLAN



THE NUMBERING OF THESE PARKING SPACES
AMENDS THE NUMBERING RECORDED IN PHASE 1
AND WILL APPLY TO BOTH BUILDING 1 AND 2.