

AMENDMENT #1 TO ORIGINAL DECLARATION OF CONDOMINIUM
 RESTATED DECLARATION OF CONDOMINIUM
 FOR MONROE PROFESSIONAL CENTER
 CONDOMINIUM

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THIS RESTATED DECLARATION supersedes the Original Declaration of Condominium, as herein defined, and is made pursuant to the Wisconsin Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes, by Rex A. Ewald and Sharon M. Ewald ("Ewald"), Rhonda L. Hartwig and Joseph B. Hartwig ("Hartwig"), Pancho & Lefty's Tex Mex Grill LLC, a Wisconsin limited liability company ("Pancho & Lefty's"), and The Fitzgibbons Building, LLP, a Wisconsin limited liability partnership ("Fitzgibbons").

ARTICLE 1. DEFINITIONS. Except as modified herein, the definitions contained in the Act shall apply in this Restated Declaration. The following terms, when used in this Restated Declaration, shall have the following meaning:

"Act" means the Wisconsin Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes.

"Association" means the Monroe Professional Center Condominium Association, LLC, a Wisconsin limited liability company.

"Board" means the board of directors of the Association, or if no board of directors has been so elected, then the members of the Association.

"Bylaws" means bylaws of the Association adopted in accordance with its articles of organization and any amendments thereto.

"Common Elements" means all of the Condominium except the Units.

"Common Expenses" means costs incurred by the Association for the operation, maintenance, cleaning and repair of Common Elements.

"Condominium" means the Realty and all improvements located thereon, including the Monroe Professional Center Structure and the Fitzgibbons Structure, together with hallways interconnecting the Monroe Professional Center Structure and the Fitzgibbons Structure, vehicle parking areas, driveways, pedestrian walkways and land.

"Delinquent Assessments" means any assessment to a Unit for Common Expenses that remains unpaid for 30 days following the date such assessment is due, together with the costs of collection and reasonable attorneys' fees incurred by the Association related to efforts to collect such assessment, together with interest, at a rate set by the affirmative vote of a majority of the votes entitled to be cast in the Association, computed on the unpaid principal balance of such assessment from the date of billing thereof, and costs of collection and attorneys' fees from the date of payment thereof.

"Declarants" means Ewald, Hartwig, Pancho & Lefty's and Fitzgibbons, and their respective successors and assigns, including, without limitation, following a foreclosure or deed in lieu of foreclosure, any mortgagee to whom the rights and interests hereunder have been pledged.

"Fitzgibbons Structure" means a building, comprising a portion of the Realty, facing east to 18th Avenue with three stories over a full basement, containing Units B111, B112, 111, 112, 212 and 311, as defined in this Restated Declaration, having exterior dimensions of approximately 60 feet by 80 feet and containing within the exterior dimensions of its foundation walls approximately 4,800 square feet of area on each level.

"Limited Common Elements" means those Common Elements identified in this Restated Declaration as reserved for the exclusive use of one or more of the Units.

"Monroe Professional Center Structure" means a building, comprising a portion of the Realty, facing north to 10th Street and east to 18th Avenue with a single story over a full basement, containing Units B101, B102, B103, B107, B108, 101, 102, 103, 104, 105 and 106, as defined in this Restated Declaration, and containing within the exterior dimensions of its foundation walls approximately 12,000 square feet of area on each level.

"Original Condominium Plat" means that certain Monroe Professional Center Condominium Plat recorded in the Office of the Register of Deeds for Green County, Wisconsin, on May 13, 1999 in Hanging File 1 on Page 91B as Document Number 395838.

Name and Return Address

Rex A. Ewald
 Voegeli, Ewald & Bartholf Law Offices, S.C.
 1750 10th Street
 Monroe, Wisconsin 53566

Tax Parcel Numbers affected:

23 251 0089.0100	23 251 0089.0200
23 251 0089.1100	23 251 0089.3100
23 251 0089.2200	23 251 0090.0100
23 251 0090.0200	23 251 0090.0300
23 251 0090.0400	23 251 0090.0500
23 251 0090.0600	23 251 0090.0700
23 251 0090.0800	23 251 0090.1200
23 251 0090.1300	23 251 0090.1400
23 251 0090.1500	23 251 0090.1600

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"**Original Declaration of Condominium**" means that certain Declaration of Condominium dated May 13, 1999 and recorded in the Office of the Register of Deeds for Green County, Wisconsin, on May 13, 1999 in Volume 613 of Records on Pages 390 through 399 as Document Number 395839.

"**Parking and Garage Approach Parcel**" means a portion of the Realty described as follows:

Commencing at the SW corner of the Restated Condominium Plat; thence N0°21'40"E along the westerly property line of said Restated Condominium Plat, 33.17' to the point of beginning; thence N0°21'40"E along said westerly property line, 32.00' to the SW corner of the Monroe Professional Center Structure; thence S89°42'07"E along the southerly building line of the Monroe Professional Center Structure, 34.00'; thence S0°21'40"W, 13.04'; thence N89°38'20"W, 6.00'; thence S0°21'40"W, 19.00'; thence N89°38'20"W, 28.00' to the point of beginning.

"**Person**" means an individual, corporation, partnership, limited liability company, association, trustee or other legal entity.

"**Realty**" means the following described real estate located in the City of Monroe, Green County, Wisconsin:

Parcel 1: Units B101, B102, B103, B104, B105, B106, B107, 101, 102, 103, 104, 105, 106, B111, B112, 111, 112, 113, 211, 212 and 311, and all related interests in Common Elements and Limited Common Elements, as platted in the Original Condominium Plat and described in the Original Declaration of Condominium, and encompassing all real estate included within the boundaries of Certified Survey Map Number 2726 recorded in Volume 9 of Certified Survey Maps of Green County, Wisconsin, on page 243.

Parcel 2: Lot 82 of Lybrand's Donation to Green County in the City of Monroe, Green County, Wisconsin, according to the recorded plat thereof.

"**Restated Condominium Plat**" means a Condominium Plat, encompassing all of the Realty, that is recorded contemporaneously with this Restated Declaration of Condominium, in the office of the Register of Deeds for Green County, Wisconsin.

"**Restated Declaration**" means this Restated Declaration of Condominium for Monroe Professional Center Condominium following the recording hereof in the office of the Register of Deeds for Green County, Wisconsin.

"**Unit**" means one or more contiguous or non-contiguous cubicles of air in the Monroe Professional Center Structure or the Fitzgibbons Structure, or both, as shown on the Restated Condominium Plat, including the perpetual right of ingress thereto and egress therefrom.

"**Unit Owner**" means one or more Persons who or which hold legal title to a Unit, provided, however, that if equitable title has been conveyed in the Unit by means of a land contract or other similar document, "Unit Owner" means the equitable title holder.

ARTICLE 2. STATEMENT OF PURPOSE. The purpose of this Restated Declaration is to subject the Condominium to the condominium form of ownership in the manner provided by the Act. All provisions contained herein shall be deemed to run with the land and shall constitute benefits and burdens to the Declarants and to the successors in interest of the Declarants.

ARTICLE 3. NAME AND RESTRICTIONS. 3.1 Name and Address. The name of the Condominium is Monroe Professional Center Condominium and its address is 1015 18th Avenue, Monroe, Wisconsin 53566.

3.2 Resident Agent. The resident agent for the Condominium shall be the same as the registered agent for the Association.

3.3 Covenants, Conditions, Restrictions, and Easements. The Condominium shall be on the date this Restated Declaration is recorded, subject to:

- A. General taxes and special assessments not yet due and payable.
- B. Easements and rights in favor of gas, electric, telephone, water, sewer and other utilities.
- C. All other easements, covenants, declarations, and restrictions of record.
- D. All municipal, zoning and building ordinances.
- E. All other governmental laws and regulations applicable to the Condominium.

ARTICLE 4. UNITS. 4.1 Description. The exterior boundaries of a Unit shall be the vertical planes, the elevations of which coincide with and include the undecorated finished ceiling, floors and exterior walls of the Unit as shown on the Restated Condominium Plat. The foregoing boundaries extended to the intersection with each other shall constitute the Units. It is intended that the surface of each plane described above (be it tiled, papered, paneled, painted, carpeted or otherwise covered) is included as a part of each Unit. Included within the Unit shall be all windows and doors, (including all hardware) which provide direct access to the Unit, and also including the following:

- A. All appliances and other fixtures contained within or serving each Unit, whether they are inside or outside the defined cubicle of air, including, without limitation, interior lights and light fixtures and cabinets.

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- B. All floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving the Unit. Each electric panel containing breaker switches for electrical circuits within the Unit, and all connecting and controlling mechanisms and devices lying between the main electric service meter and the electrical panel or panels serving the only the Unit.
- C. All plumbing fixtures, water heaters, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms serving only the Unit and devices lying between such fixtures and water or sewage lines serving more than one Unit.
- D. The heating, ventilating and air conditioning system and appliances serving the Unit, including their related control mechanisms. All supply lines delivering natural gas from the main natural gas service meter to the facilities serving the Unit that utilize natural gas. All lines or ducts that are used for circulation of air within the Unit or between the appliance or appliances serving the Unit and external meters or other facilities serving the Unit.

4.2 Exclusions. Specifically not included as part of any Unit are those structural components of the Monroe Professional Center Structure and the Fitzgibbons Structure, and any portion of the plumbing, electrical or mechanical systems thereof serving more than one Unit, even if located within the cubicle or cubicles of air comprising the Unit.

4.3 Legal Description of Units. The Units and their respective boundaries, as platted in the Original Condominium Plat and described in the Original Condominium Declaration, are hereby renamed and reconfigured as reflected on the Restated Condominium Plat, which Restated Condominium Plat shall supersede in its entirety the Original Condominium Plat.

ARTICLE 5. COMMON ELEMENTS. 5.1 Description. The Common Elements are the following:

- A. The Realty.
- B. The private vehicular passageways, vehicle parking spaces, and pedestrian walkways situated on the Realty.
- C. Structural walls, including the exterior coverings, and walls separating more than one Unit.
- D. Any mechanical or utility mechanism, connection or service that serves more than one Unit.
- E. Any other portion of the improvements to the Realty which is not included within the boundary of a Unit.

5.2 Ownership of Common Elements. Except as to ownership interests of Limited Common Elements expressly set forth herein, there shall be appurtenant to the Units an undivided ownership interest in the Common Elements in the following percentages:

<u>Monroe Professional Center Structure</u>				<u>Fitzgibbons Structure</u>	
Unit	Percent Ownership	Unit	Percent Ownership	Unit	Percent Ownership
B101	8.0	101	7.9	B111	3.1
B102	7.5	102	6.0	B112	6.0
B103	1.3	103	7.4	111	4.2
B107	1.1	104	11.9	112	7.2
B108	0.9	105	3.3	212	11.2
		106	3.3	311	9.7

5.3 Use of Common Elements. Except as otherwise provided herein, and subject to the Bylaws and any rules and regulations adopted by the Board, the Common Elements may be used by the Unit Owners for the purposes for which they were intended. No unlawful, noxious or offensive activity shall be carried on in any of the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or their guests, customers, invitees or patrons. No garbage, trash or rubbish or unsightly materials shall be placed, or allowed to remain, in any of the Common Elements except as is reasonably necessary to temporarily assemble such items for relocation or disposal. The term "temporarily assemble" as used herein shall mean only such time as is reasonably necessary to complete a concerted effort to gather such materials for immediate relocation or disposal upon completion of such gathering. There shall be no placement of benches, chairs or other personal property on or in any part of the Common Elements, nor shall any Unit Owner make or allow a private use of any part of the Common Elements without the prior written consent of the Board. No Unit Owner shall connect, or knowingly allow to be connected, any machines, appliances, accessories or equipment to electrical outlets located in the Common Elements without the prior written consent of the Board.

5.4 Maintenance, Repair and Replacement. The necessary work of maintenance, repair and replacement of the Common Elements and the making of any additions or improvements thereto, shall be carried out only as provided in this Restated Declaration, the Bylaws, and rules and regulations adopted pursuant thereto.

ARTICLE 6. LIMITED COMMON ELEMENTS. 6.1 Description. The Limited Common Elements are the following:

- A. **Elevator Access to Unit 311.** For access to Unit 311, the elevator located in the Fitzgibbons Structure shall be a Limited Common Element of Unit 311. For all purposes other than access to Unit 311, the elevator shall be a Common Element of the Condominium and shall be available for use by the Unit Owners and their guests, customers, invitees and patrons.

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- B. **North Awnings.** The awnings mounted on the north façade of the Monroe Professional Center Structure shall be a Limited Common Element of the Units within the Monroe Professional Center Structure.
- C. **Exterior Signage.**
1. **North Awning Signage.** The signage panels located on the north vertical face of the awnings mounted on the north façade of the Monroe Professional Center Structure shall be a Limited Common Element of the Units within the Monroe Professional Center Structure, provided however the cost of placing signage on any such panel shall be paid by the Unit Owner of the Unit whose occupant is benefitted thereby.
 2. **Glass Panels.** The glass sign panels mounted on the east facing façade of the Fitzgibbons Structure south of the main entrance shall be a Limited Common Element of Units B111, B112, 111, 112 and 212, provided however the cost of placing signage on any such panel shall be paid by the Unit Owner of the Unit whose occupant is benefitted thereby.
 3. **Projecting Sign on Fitzgibbons Building.** The projecting sign mounted to the east façade of the Fitzgibbons Building shall be a Limited Common Element of Unit 112.
 4. **Maintenance and Repair.** Exterior signage may be placed only with the prior written consent of the Board, which consent shall not be unreasonably withheld. Upon placement of approved signage, the signage shall be continuously maintained in a clean and attractive manner and the cost thereof shall be paid by the Unit Owner of the Unit whose Unit is benefitted thereby.
- D. **West Fitzgibbons Structure Stairwell and Exterior Landing.** The west stairwell of the Fitzgibbons Structure and the exterior landing and exterior stairs serving such stairwell shall be a Limited Common Element of the Units within the Fitzgibbons Structure. The cost of cleaning, repair, reconstruction or replacement of such stairwell, landing and exterior stairs shall be paid by Unit Owners of the Fitzgibbons Structure in such proportion as the Board may from time to time reasonably determine after taking into consideration the nature and frequency of use of such stairwell and landing.
- E. **Unit 103 North Entry Door Setback.** The area within the door setback for the north entrance to Unit 103, lying between an imaginary line projected across such setback from the nearest point on the exterior surface of the north structural wall of the Monroe Professional Center Structure immediately east and west of such door setback, shall be a Limited Common Element of Unit 103, provided however that exterior vertical surfaces lying within such area shall be deemed to be exterior vertical surfaces of the Monroe Professional Center Structure for the purpose of maintenance, repair and reconstruction and shall be treated under this Restated Declaration in the same manner as other exterior vertical surfaces.
- F. **Unit 104 North Entry Door Setback.** The area within the door setback for the north entrance to Unit 104, lying between an imaginary line projected across such setback from the nearest point on the exterior surface of the north structural wall of the Monroe Professional Center Structure immediately east and west of such door setback, shall be a Limited Common Element of Unit 104, provided however that exterior vertical surfaces lying within such area shall be deemed to be exterior vertical surfaces of the Monroe Professional Center Structure for the purpose of maintenance, repair and reconstruction and shall be treated under this Restated Declaration in the same manner as other exterior vertical surfaces.
- G. **North Stairwell Serving Units B101 and B102.** The stairwell leading from the northeast entrance to Unit B101 and the northwest entrance to Unit B102 to the sidewalk along the north façade of the Monroe Professional Center Structure, including the landings on top and bottom, the door at the base of such stairwell, and the exit door at the sidewalk level, shall be a Limited Common Element of Units B101 and B102. The Unit Owners of Units B101 and B102 shall maintain and keep in good repair such stairwell, landings and doors. The cost of all maintenance, repair or replacement of such stairwell, landings and doors shall be apportioned between Units B101 and B102 in such proportion as the Unit Owners of such Units may determine by written agreement after taking into consideration the benefit inuring to their respective Units. If the Unit Owners of Units B101 and B102 cannot agree to an apportionment of such costs, then the Unit Owner of either Unit B101 or Unit B102 may appeal to the Board for a determination of the appropriate apportionment of such costs and the Board may, after affording each Unit Owner an opportunity to address the Board, apportion the costs between Units B101 and B102. Such determination by the Board shall be binding upon such Unit Owners.
- H. **Rooftop Deck Serving Unit 311.** The Unit Owner of Unit 311 is authorized to construct and maintain one or more rooftop decks resting upon the roof of the Monroe Professional Center Structure, subject to the following:
1. A rooftop deck constructed or maintained pursuant to this paragraph shall be a Limited Common Element of Unit 311.
 2. Any such rooftop deck shall be constructed in a manner that does not damage the roof structure or roofing material or impair the efficient drainage of water from the roof.
 3. Any damage to the roof structure or roofing material caused by a rooftop deck constructed pursuant to this paragraph shall be promptly repaired and the cost thereof shall be paid by the Unit Owner of Unit 311.

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4. If repair, maintenance or replacement of the roof structure or roofing material is necessary, the Unit Owner of Unit 311 shall cause any rooftop deck constructed pursuant to this paragraph to be dismantled or moved to the extent that is reasonably necessary to allow for the efficient repair, maintenance or replacement of the roof structure or roofing material, and all costs related to such dismantling or moving shall be paid by the Unit Owner of Unit 311.
- I. **Mechanical Rooms.** Mechanical rooms in the Condominium identified on the Restated Condominium Plat as Rooms M001, M011, M101, M102, M103, M111 and M211, shall be Common Elements and used for janitorial equipment and facilities, storage of janitorial supplies, telecommunication facilities and utilities or mechanical systems serving multiple Units of the Condominium or the Condominium generally, except as follows:
1. **Room M001 – Monroe Professional Center Structure.** The following equipment and facilities located in Room M001 shall be Limited Common Elements:
 - a. The electric panel, water heater, furnace or other facility located in Room M001, but serving only Unit B101, and the space occupied by such electric panel, water heater, furnace or other facility, are Limited Common Elements for the use and benefit of Unit B101.
 - b. The electric panel, water heater, furnace or other facility located in Room M001 but serving only Unit B107, and the space occupied by such electric panel, water heater, furnace or other facility, are Limited Common Elements for the use and benefit of Unit B107.
 2. **Room M011 – Fitzgibbons Structure.** Room M011 shall be used exclusively to house equipment and necessary tools and facilities related to operation of the passenger elevator located in the Fitzgibbons Structure.
 3. **Room M101 – Monroe Professional Center Structure.** The following equipment and facilities located in Room M101 shall be Limited Common Elements:
 - a. The electric panel, water heater, furnace or other facility located in Room M101 but serving only Unit 101, and the space occupied by such electric panel, water heater, furnace or other facility, are Limited Common Elements for the use and benefit of Unit 101.
 - b. The electric panel, furnace or other facility located in Room M101 but serving only Unit 102, and the space occupied by such electric panel, furnace or other facility, are Limited Common Elements for the use and benefit of Unit 102.
 4. **Room M102 – Monroe Professional Center Structure.** The following equipment and facilities located in Room M102 shall be Limited Common Elements:
 - a. The furnace or other facility serving Unit B108, and the space occupied by such furnace or other facility, are Limited Common Elements for the use and benefit of Unit B108.
 - b. The furnace or other facility serving Unit 106, and the space occupied by such furnace or other facility, are Limited Common Elements for the use and benefit of Unit 106.
 5. **Room M103 – Monroe Professional Center Structure.** The following equipment and facilities located in Room M103 shall be Limited Common Elements:
 - a. The furnace or other facility serving Unit 103, and the space occupied by such furnace or other facility, are Limited Common Elements for the use and benefit of Unit 103.
 - b. The electric panel, communications panel, furnace or other facility serving Unit 105, and the space occupied by such electric panel, communications panel, furnace or other facility are Limited Common Elements for the use and benefit of Unit 105.
 6. **Room M111 – Fitzgibbons Structure.**
 - a. The following equipment and facilities located in Room M111 shall be Limited Common Elements:
 - 1) The electric panel or other facility serving Unit 111, and the space occupied by such electric panel or other facility, are Limited Common Elements for the use and benefit of Unit 111.
 - 2) The electric panel or other facility serving Unit 112, and the space occupied by such electric panel or other facility, are Limited Common Elements for the use and benefit of Unit 112.
 - b. An easement is hereby created for the movement of persons and equipment to and from Room M111 over and across that part of Unit 112 identified as "M111 Access Easement" on the Restated Condominium Plat. This easement is for the benefit of the Association and any Unit for which a Limited Common Element is located within

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Room M111. The Association or the Unit Owner for whom such easement rights are exercised shall be responsible for any damage to Unit 112 resulting from the exercises of rights pursuant to such easement. Notwithstanding paragraph 8.4 hereof, the Association, or its authorized agents, may enter Room M111 at any time, without advance notice, in the exercise of rights pursuant to this easement.

7. **Room M211 – Fitzgibbons Structure.** Room M211 shall be used to house equipment and necessary tools and facilities related to operation of the heating, ventilation and air conditioning system serving the east stairwell and lobby in the Fitzgibbons Structure.
8. **Board Management and Control of Mechanical Rooms.** The Board shall have the authority to manage the use of each mechanical room, subject only to the reasonable rights of Unit Owners to place and maintain within such mechanical room the Limited Common Elements defined herein. The size and placement of all facilities defined herein as Limited Common Elements and placed in any mechanical room shall be subject to approval by the Board prior to placement, which approval shall not be unreasonably withheld. Access to any mechanical room may be reasonably restricted by the Board, including access by any Unit Owner whose Unit is served by Limited Common Elements contained within such mechanical room.

6.2 Use and Maintenance of Limited Common Elements. Except as otherwise provided herein, the maintenance, repair, replacement and manner of use of the Limited Common Elements shall be determined by the Unit Owner or Unit Owners to which such Limited Common Elements are assigned by this Restated Declaration, subject however, to rules and regulations of any governmental authority and such rules as may be enacted by the Board.

6.3 Board Authority to Define Limited Common Elements. The Board may redefine Common Elements as Limited Common Elements and assign responsibility for the use and maintenance of the resulting Limited Common Elements.

ARTICLE 7. USES. Unit 311 may be used as a residence. Unit 212 may be used as a residence or a lawful non-residential use. All other Units of the Condominium may be used only for lawful non-residential purposes. The use of all units shall be subject to rules and regulations adopted by the Board. The Limited Common Elements and Common Elements of the Condominium shall be used only in a manner that is consistent with the allowed uses of the Units. No Unit Owner shall operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others. The Board may adopt rules or regulations relating to the use of any Unit, including without limitation, restrictions upon the volume and duration of sounds that may emanate from a Unit, if such rules or regulations bear a reasonable relationship to preserving the character, use and enjoyment of the Condominium or Units in the Condominium. No use may unreasonably interfere with the use and enjoyment of the Common Elements, Limited Common Elements or other Units by the other Unit Owners. There shall be no conduct of any activity, which would materially increase the insurance rates on the Condominium. Any and all attorney fees and other expenses incurred by the Association in the enforcement of this provision shall be reimbursed by the Unit Owner in violation thereof and may be assessed against such Unit Owner's Unit. A Unit Owner may lease all or a portion of his, her, its, or their Unit, provided the use is consistent with rules and regulations adopted by the Board

ARTICLE 8. REPAIRS AND MAINTENANCE. 8.1 Units. Each Unit Owner shall be responsible for the decoration, furnishing, housekeeping, maintenance and repair and replacement of such Unit Owner's Unit.

8.2 Limited Common Elements. Except as otherwise provided in this Restated Declaration, each Unit owner shall be responsible for the cost of decorating, furnishing, housekeeping, maintenance, repair, replacement and general cleanliness of the Limited Common Elements reserved for such Unit Owner's Unit in the same proportion that the percentage interest of each such Unit bears to the total percentage interests of the Units to which such Limited Common Element is reserved. The Unit Owners of all Units for which a Limited Common Element is reserved may enter into a written agreement that provides for apportionment of such cost in a different manner than is provided for in this paragraph.

8.3 Common Elements. Except as provided in Section 9.2 hereof, the Association shall be responsible for the maintenance, repair, replacement and general cleanliness of the Common Elements.

8.4 Entry by Association. Duly authorized officials or agents of the Association may enter any Unit or Limited Common Element, or both, at reasonable times and under reasonable conditions when, in the opinion of the said authorized officials or agents entry is necessary due to an emergency or in connection with maintenance, construction, repair, or replacement of any Common Element or Limited Common Element lying within or routed through such Unit or Limited Common Element, including without limitation, telecommunications, electric, cable television, satellite television, natural gas, water, sewer or storm water facilities. The entry shall be made with as little inconvenience to the Unit Owner, or tenants of the Unit Owner, as is possible under the circumstances, and during normal business hours, if possible. Any damage caused thereby shall be repaired by the Association and shall be treated as a Common Expense or assessed to the Units benefited by such work. Unit Owners shall provide to the Association a duplicate key, or appropriate entry information, to their Units and any locked spaces within their Units. If a Unit Owner fails to provide a duplicate key, or appropriate entry information, the Unit Owner shall be responsible for any costs or expenses incidental to a forced entry into the Unit and shall have no legal recourse against the Association, or its authorized agents, for damage to the Unit or property of such Unit Owner resulting from reasonable actions taken in connection with such forced entry.

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ARTICLE 9. UNIT ALTERATIONS. 9.1 Within Unit. A Unit Owner may make improvements or alterations within such Unit Owner's Unit, including partitioning, fixtures, attachments, and decorations, subject to the following:

- A. Such improvement or alteration shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and shall not impair any easement. A Unit Owner may not change the dimensions of, or the exterior appearance of, a Unit or any portion of the Common Elements (including Limited Common Elements) without obtaining the prior written permission of the Board, which permission may be denied in the sole discretion of the Board. Any approved improvement or alteration which changes the exterior dimensions of a Unit must be evidenced by the recording of a modification to this Restated Declaration and the Restated Condominium Plat before it shall be effective and must comply with the then-legal requirements for such amendment. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and Limited Common Elements or the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.
- B. A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of any intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may in whole or in part be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.
- C. Improvements or alterations made shall be subject to restrictions contained in this Restated Declaration and any rules and regulations adopted by the Board.

9.2 Relocation of Boundaries. The boundaries between adjoining units may be relocated by agreement of the adjoining Unit Owners, subject to the following:

- A. **Board Approval.** The relocation of boundaries shall have been approved by the Board, which approval shall not be unreasonably withheld. The Board shall act on the request within 30 days following receipt of a written application of the Unit Owners proposing the relocation of boundaries.
- B. **Execution and Recording of Instruments.** Upon approval by the Board of a request for relocation of unit boundaries, The Unit Owners of adjoining Units shall prepare and execute appropriate instruments, including without limitation, the following:
 1. An amendment to this Restated Declaration and the Restated Condominium Plat which shall identify the Units 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 those Unit Owners, and when recorded shall also be indexed in the name of the grantor and grantee, if applicable. The amendment shall also state the re-allocation of the aggregate undivided interest in the Common Elements appertaining to the Units. If not stated, the prior allocation shall govern, until such time as the Unit Owners shall record an amendment to that effect in the office of the Green County Register of Deeds.
 2. Plats and plans showing the altered boundaries and the dimensions thereof between adjoining Units, and their identifying numbers or letters. The plats and plans shall be certified as to their accuracy in compliance with Subsection 703.13(6) of the Wisconsin Statutes, by a civil engineer, architect, or licensed land surveyor authorized to practice his or her profession in Wisconsin.
 3. After appropriate instruments have been prepared and executed by the adjoining Unit Owners such instruments shall be presented for approval by the Association. Such instruments may be recorded only if the written approval by an authorized representative of the Association has been included on such instruments. Those instruments shall become effective when they have been recorded in the office of the Register of Deeds for Green County, Wisconsin. The recording of such approved instruments shall be conclusive evidence that the relocation of boundaries did not violate the Condominium instruments.

9.3 Separation of Units. A Unit may be separated into two or more Units upon compliance with the following:

- A. **Board Approval.** The separation shall have been approved by the Board, which approval may be denied in the sole discretion of the Board. The Board shall within 10 days following receipt of a written application of a Unit Owner proposing the separation of a Unit provide written notice of such application to the other Unit Owners, together with notice of the date and time, not less than 10 nor more than 30 days following the date of such notice, when the Board will act on such application. Any Unit Owner shall be afforded a reasonable opportunity to address the Board concerning such application. If approved, the Board shall promptly cause to be prepared and executed appropriate instruments under this section. An amendment to the Condominium instruments shall assign a new identifying number to each new Unit created by the separation of a Unit, shall allocate to those Units on a reasonable basis acceptable to the separating Unit Owner and the other Unit Owners, all of the undivided interest in the Common Elements and rights to use the Limited Common Elements. The vote in the Association formerly appertaining to the separated Unit will be allocated among the resulting Units. The amendment shall reflect a

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proportionate allocation to the newly defined Units of the liability for Common Expenses and right to common surpluses previously appertaining to the subdivided Unit.

- B. **Plats and Plans.** Plats and plans shall be prepared showing the boundaries and dimensions separating the new Units together with their other boundaries and their new identifying numbers or letters. The plat and plans shall be certified as to their accuracy and compliance with Subsection 703.13(7) of the Wisconsin Statutes, by a civil engineer, architect, or licensed land surveyor authorized to practice his or her profession in Wisconsin.
- C. **Execution, Delivery and Recording.** After appropriate instruments have been prepared and executed, they shall be delivered promptly to the separating Unit Owner upon payment by such Unit Owner of all reasonable costs for their preparation. Those instruments shall be effective when the separating Unit Owner has executed them, they have been approved in writing by an authorized representative of the Association, and they are recorded in the office of the Register of Deeds for Green County, Wisconsin. The recording of the instruments shall be conclusive evidence that the separation did not violate any restrictions or limitations specified by the Condominium instruments and that any reallocations were reasonable.

9.4 Expenses. All expenses involved in any improvements or alterations approved by the Board or permitted under this Article, whether or not completed, including all expenses to the Association, shall be borne by the Unit Owner or Unit Owners involved and may be charged as a special assessment to the affected Units.

ARTICLE 10. ASSOCIATION. The Unit Owners shall constitute the Association.

10.1 Management of Condominium. The Association shall have full power and authority to manage the Condominium in conformity with this Restated Declaration.

10.2 Voting. Subject to suspension as provided herein, in any matter coming before the Association for a vote there shall be a total of 1,000 votes allocated to the Unit Owners as set forth herein. If a Unit is owned by more than one Person, the Unit must cast its vote or votes as a whole. No fractional voting will be allowed. For purposes of eligibility to vote as a member of the Association, a land contract or other document establishing an equitable interest, or an instrument providing constructive notice of such interest, must be recorded in the office of the Register of Deeds for Green County, Wisconsin. The Unit Owner of each Unit shall be entitled to cast the number of votes in the Association set forth opposite the Unit in the following table:

<u>Monroe Professional Center Structure</u>				<u>Fitzgibbons Structure</u>	
Unit	Votes	Unit	Votes	Unit	Votes
B101	80	101	79	B111	31
B102	75	102	60	B112	60
B103	13	103	74	111	42
B107	11	104	119	112	72
B108	09	105	33	212	112
		106	33	311	97

ARTICLE 11. INSURANCE: 11.1 Property and Casualty. The Association shall purchase and maintain property and casualty insurance for the Units, Limited Common Elements and Common Elements on an "all risk basis" for an amount not less than the full replacement value of the insured property. For the purpose of this paragraph, "insured property" shall include all elements constituting the Condominium existing as of the most recent date of completion of a Unit (the "Completion Date"). The final Completion Date shall occur once all Units have been completed, including without limitation, all interior finishes, built-in cabinets, plumbing fixtures, heating, ventilating and air conditioning equipment, partition walls and floor coverings. The Association shall be the named insured with Unit owners and the mortgagees of Units as additional insureds.

11.2 Liability. The Association shall purchase and maintain general liability insurance against all claims commonly insured against and in such amounts as the Board shall deem suitable. The policies may, at the discretion of the Board, include standard coverage for the errors and omissions of Association directors and officers. The Association shall be the named insured with Unit Owners and the mortgagees of Units as additional insureds. Such policies shall also contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of negligence on the part of the Association or any other Unit Owners, their tenants or visitors.

11.3 Fidelity Insurance. If the Board affirmatively elects, the Association shall maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be the named insured, and the insurance shall be in an amount of not less than fifty percent of the Association's annual operating expenses and reserves.

11.4 Administration. Any and all premiums associated with the insurance purchased by the Association shall be a Common Expense. The Association shall act as the trustee for the purpose of obtaining insurance coverage and for the receipt, application, and disbursement of proceeds. All insurance shall be obtained from insurance carriers licensed or permitted to do business in Wisconsin.

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11.5 Unit Owner's Insurance. Each Unit Owner shall purchase and maintain property insurance for the contents, additions and alterations contained within his, her, its or their Unit on an all-risk basis for an amount not less than the full replacement value of the insured property. For the purpose of this paragraph, "insured property" shall mean additions and alterations made to the interior of a Unit by the current or a previous Unit Owner, as well as contents which each Unit Owner may elect to insure. The Unit Owner shall be the named insured and the Association shall be named as an additional insured. Each Unit owner shall also maintain comprehensive general liability coverage with such limits as the Board may from time to time prescribe. Unit Owners shall, upon request, provide the Association with certificates of insurance evidencing the required coverage. All policies must be issued by insurance carriers acceptable to the Association and licensed to do business in Wisconsin. The Association's approval shall not be unreasonably withheld.

11.6 Disbursement. Insurance proceeds shall first be disbursed by the Association for the repair or restoration of the damaged Units, Limited Common Elements and Common Elements, and the Unit Owners and their mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless:

- A. The Association has determined not to rebuild,
- B. A court has ordered partition of the Condominium property, and the same can be legally accomplished under applicable law.
- C. There is a surplus of insurance proceeds after the Common Elements, Limited Common Elements, and Units have been completely repaired or restored.

ARTICLE 12. REPAIR OR RECONSTRUCTION. If the Condominium is damaged or destroyed, in whole or in part, the Association shall promptly undertake to repair or reconstruct the damaged portion of the Condominium to its former condition unless a contrary decision is made by the affirmative vote of Unit Owners representing at least seventy-five percent of the votes in the Association and their first mortgagees. Upon reconstruction, the Association may vary the design, plan, and specifications of the Condominium from that of the original; provided, however, the number of square feet for any Unit may not vary by more than five percent from the number of square feet for such Unit existing immediately prior to the damage or destruction (unless Unit Owners owning at least seventy-five percent of the Units agree otherwise); and provided further, the location and floor plan of the Units shall be substantially the same as they were prior to the damage. In the event of any variance, an amendment to this Restated Declaration and the Restated Condominium Plat shall be recorded. If insurance proceeds are insufficient to pay the estimated or actual costs of reconstruction, the shortage shall be considered a Common Expense, and the Association shall have the responsibility and the right to levy assessments against the Unit Owners as provided herein.

ARTICLE 13. EMINENT DOMAIN. In the event of a taking of all or any portion of the Common Elements under the power of eminent domain, the provisions of Section 703.19 of the Wisconsin Statutes shall control.

ARTICLE 14. COMMON EXPENSES. 14.1 Liability of Unit Owner. Each Unit Owner shall be liable for Common Expenses in the percentages specified in Section 5.2 of this Restated Declaration for the Unit or Units owned by such Unit Owner, provided however, if disproportionate use of one or more of the Common Elements, or portions thereof, may be reasonably traced to one or more of the Units, the Board may allocate Common Expenses related to the disproportionate use of such Common Elements among the Unit Owners in percentages other than the percentages specified in Section 5.2 of this Restated Declaration. A use may not be deemed to be disproportionate unless such use either materially increases the Common Expenses related to the Common Elements or impairs the use of any of the Common Elements by other Unit Owners or their guests, customers, invitees or patrons. Charges for Common Expenses may be specifically allocated to particular Units by the Board, or by separate agreement among the Unit Owners, based on the benefit to the Unit Owner of the activity that generates the Common Expense involved, or on the usage, fault or negligence or other factors affecting the deterioration or damage of or to Units, Common Elements, or Limited Common Elements as to which the Association may have responsibility.

14.2 Enforcement. Delinquent Assessments shall constitute a lien on the Units against which they are assessed. Attachment, filing, effectiveness, priority, and enforcement of the lien shall be as provided in Section 703.165 of the Wisconsin Statutes.

14.3 Suspension of Voting Rights. If a "Statement of Condominium Lien" as described in Section 703.165(8) of the Wisconsin Statutes, has been filed against a Unit for Delinquent Assessments, the Association may, upon notice to the Unit Owner, suspend the voting rights of the delinquent Unit Owner.

14.4 Unit Sale. Except as otherwise provided herein, if a Statement of Condominium Lien is recorded prior to the transfer of a Unit, Delinquent Assessments upon such Unit shall be a joint and several liability of the seller and purchaser of such Unit.

14.5 Lien for Non-Payment. The Association shall have a lien for Delinquent Assessments, from the date an assessment is made, upon any Unit for Delinquent Assessments against that Unit. Such lien shall be subordinate to any first priority mortgage described in Section 708.09 of the Wisconsin Statutes recorded prior to the date of the assessment. The lien shall secure payment of the Delinquent Assessments. The lien may be recorded in the office of the Green County Clerk of Circuit Court by an instrument executed by the Association and may be foreclosed. The Unit owner shall be personally liable for all Delinquent Assessments. This liability shall not terminate upon transfer of ownership, upon abandonment by the Unit Owner or upon the Unit Owner disclaiming use of the Common Elements. When any lien is foreclosed, if the Unit Owner remains in possession of the Unit, such Unit Owner shall pay the reasonable rental value of the Unit. The Association shall be entitled to the appointment of a receiver of the Unit, as a matter of strict right. Delinquent Assessments shall be paid without offset or deduction. No Unit Owner may withhold payment of any Delinquent Assessments or any part thereof because of any dispute which may exist among or between Unit Owners, the Association, the

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Declarants, or combination thereof. Rather, the Unit owner shall timely pay all Delinquent Assessments pending resolution of any dispute.

14.6 Installment Payment. Except for items such as insurance premiums which must be prepaid, assessments shall be paid in advance, in the form of a monthly maintenance fee determined by a budget of Common Expenses prepared by the Board, which budget shall include reserve funds for capital improvements and extraordinary maintenance and replacement items in such amounts as the Board may from time to time establish. Special assessments for items not provided for in the budget shall be paid at such time or times, in a lump sum, or in such installments, as the Board may determine.

14.7 Negligence of Unit Owner. If, due to the negligent or intentional act or omission of a Unit Owner, a member of his or her family, his or her household pet, or a guest or other authorized occupant or visitor to the Unit owned by such Unit Owner, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then such Unit Owner shall pay for such damage and such maintenance, repairs and replacements as may be determined by the Board.

ARTICLE 15. EASEMENTS. 15.1 Utilities, Telecommunications and other Purposes. Easements are reserved over, through, across and underneath the Common Elements and Units for routing and ingress and egress over, through, across and underneath the Common Elements and the Units for present and future utility services, including but not limited to, easements for water pipes, sanitary sewer pipes, emergency sewer or water lines, storm drainage pipes, sprinkler pipes, electrical wires, TV wires, computer and internet cables, security wires, street lights and the like, whether or not shown on the Restated Condominium Plat. Such easements are reserved to the Association and affected Unit Owners. Easements for ingress and egress are reserved to the Association in, over, across and under the Units and Limited Common Elements, their ceilings, floors, and walls for the purpose of making any installation or repairs related to the facilities for which such easements exist. The Association shall be responsible for any damage resulting from the exercise of rights pursuant to such easements.

15.2 Parking and Garage Approach Easement. An easement is reserved for vehicular parking and for vehicular access to and exit from Unit B107 by the Unit Owner of Unit B107, or such Unit Owner's lessee, guests and invitees, over the Parking and Garage Approach Parcel (the "Parking and Garage Approach Easement"). The Parking and Garage Approach Easement shall run in perpetuity as a covenant running with the land. No vehicular parking or other use shall be permitted within any portion of the Parking and Garage Approach Easement except upon the prior written consent of the Unit Owner of Unit B107, or such Unit Owner's lessee. The Unit Owner of Unit B107, or such Unit Owner's lessee, shall not withhold consent if a use does not significantly impede the outdoor parking of one motor vehicle or the entry to or exit from Unit B107 by a motor vehicle. The Parking and Garage Approach Easement may be released in whole or in part by the then current owner of Unit B107.

15.3 Vertical Exhaust Duct Easement. An easement is hereby reserved for the benefit of Unit 112 for two side-by-side vertical ducts used to exhaust gases generated in connection with food preparation, identified as "(2) Exhaust Hood Pipes Measuring 28" in Diameter, for Unit 112" on the Restated Condominium Plat, extending from Unit 112 through Unit 212 to the rooftop of the Fitzgibbons Structure. The Unit Owner of Unit 112 shall be responsible for any damage to Unit 212 or to the roof of the Fitzgibbons Structure resulting from the exercise of rights pursuant to such easement. Entry to Unit 212 to exercise rights pursuant to this easement shall be made only with the prior consent of the Unit Owner of Unit 212 and with as little inconvenience to the Unit Owner of Unit 212, or tenants of Unit 212, as is possible under the circumstances. The Unit Owner of Unit 212 shall not unreasonably withhold such consent.

ARTICLE 16. TITLE TO UNITS AND ATTACHMENT OF SECURITY INTERESTS.

16.1 Title to Units. Upon recording hereof in the office of the Register of Deeds for Green County, Wisconsin, legal title to the Units, as such units are described herein and on the Restated Condominium Plat, shall vest in the Unit Owners as follows:

Monroe Professional Center Structure

Fitzgibbons Structure

Unit	Unit Owner
B101	Rex A. Ewald and Sharon M. Ewald*
B102	Rex A. Ewald and Sharon M. Ewald*
B103	Rex A. Ewald and Sharon M. Ewald*
B107	Rex A. Ewald and Sharon M. Ewald*
B108	Rex A. Ewald and Sharon M. Ewald*
101	Rhonda L. Hartwig
102	Rex A. Ewald and Sharon M. Ewald*
103	Rex A. Ewald and Sharon M. Ewald*
104	Rex A. Ewald and Sharon M. Ewald*
105	Rex A. Ewald and Sharon M. Ewald*
106	Rex A. Ewald and Sharon M. Ewald*

Unit	Unit Owner
B111	The Fitzgibbons Building, LLP
B112	The Fitzgibbons Building, LLP
111	The Fitzgibbons Building, LLP
112	Pancho & Lefty's Tex Mex Grill LLC
212	The Fitzgibbons Building, LLP
311	Rex A. Ewald and Sharon M. Ewald*

* Spouses, as survivorship marital property

16.2 Security Interests. The mortgage or other security interest of any holder of a mortgage or other security interest against any Unit that was platted and described in the Original Condominium Plat and the Original Declaration of Condominium shall attach to and be

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fully enforceable against the ownership interest of the Unit Owner of the same numbered Unit described herein and on the Restated Condominium Plat. The mortgage or other security interest of any holder of a mortgage or other security interest against one or both of Units 112 and 113 described in the Original Condominium Plat and the Original Declaration of Condominium shall attach to, and be fully enforceable against, the ownership interest of the Unit Owner of Unit 112 described herein. The mortgage or other security interest of any holder of a mortgage or other security interest against one or both of Units 211 and 311 described in the Original Condominium Plat and the Original Declaration of Condominium shall attach to, and be fully enforceable against, the ownership interest of the Unit Owner of Unit 311 described herein.

ARTICLE 17. AMENDMENTS. Except as otherwise provided herein, this Restated Declaration may only be amended with the written consent of the Unit Owners whose interest in the Common Elements equals at least two-thirds of the interest in Common Elements; provided, however, no such amendment may substantially impair the security of any mortgagee. No amendment to this Restated Declaration shall be effective unless either the instrument containing the amendment is executed by all Unit Owners and all mortgagees of Unit Owners or an instrument stating that the required consents or votes have been duly obtained, is signed on behalf of the Association, duly acknowledged or authenticated, and recorded with the instrument containing the amendment in the office of the Register of Deeds for Green County, Wisconsin.

ARTICLE 18. NOTICES. The person to receive notices for the Association shall be the Association's registered agent as reflected in the records of the Wisconsin Department of Financial Institutions, or its successor.

ARTICLE 19. REMEDIES. If any Unit Owner fails to comply with all provisions of the Act, this Restated Declaration, the Bylaws or with any rules and regulations promulgated by the Association, the Unit Owner may be sued for damages caused by such failure or for injunctive relief, or both, by the Association or by any other Unit Owner. If damages are not capable of being accurately determined, liquidated damages of \$100.00 may be assessed for each violation. Each day of violation shall constitute a separate violation for purposes of this Article. All reasonable attorneys' fees and other expenses incurred by the Association or a Unit Owner in enforcing this provision shall be reimbursed by the Unit Owner in violation and, if payable to the Association, may be assessed against such Unit Owner's Unit.

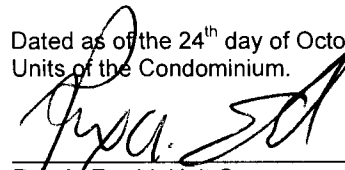
ARTICLE 20. GENERAL. 20.1 Utilities. Each Unit Owner shall pay for the telecommunications, electricity, cable television natural gas, or other utility or service which is separately metered or billed to each user by the respective utility company, service provider or the Association. Utilities or services which are not separately metered or billed shall be treated as part of the Common Expenses, except as may be otherwise provided in this Restated Declaration.

20.2 Encroachments. If any portion of a Unit, Limited Common Element, or Common Element encroaches upon another, an easement for the encroachment and for its maintenance shall exist. In the event all or a portion of the Condominium is damaged and subsequently reconstructed, the Unit Owners shall allow encroachments on the Units, Limited Common Elements, or Common Elements during construction, and easements for such encroachments and their maintenance shall exist.

20.3 Invalidity of a Provision. If any of the provisions of this Restated Declaration, the Association's Bylaws, or of any rules and regulations adopted by the Board, or any portion thereof, shall be determined to be invalid by a court of competent jurisdiction, the remaining provisions and portions thereof shall not be affected thereby.

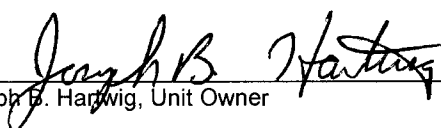
20.4 Conflict in Condominium Documents. If a conflict exists among any provision of this Restated Declaration, the Association's Bylaws, or any rules and regulations adopted by the Board, or between any of them, this Restated Declaration shall control.

Dated as of the 24th day of October, 2011 by the undersigned, being all the Unit Owners of the Condominium and all the mortgagees of Units of the Condominium.


Rex A. Ewald, Unit Owner


Sharon M. Ewald, Unit Owner

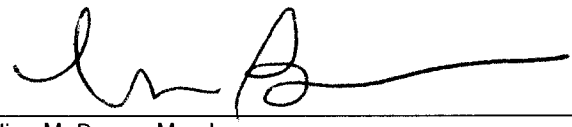

Rhonda L. Hartwig, Unit Owner
THE FITZGIBBONS BUILDING, LLP, Unit Owner


Joseph B. Hartwig, Unit Owner


By: Rex A. Ewald, Authorized partner

PANCHO & LEFTY'S TEX MEX GRILL LLC, Unit Owner


By: Russell C. Brown, Member


By: Nadine M. Brown, Member

MORTGAGEE CONSENTS

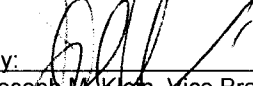
The following mortgagees of Unit Owners hereby consent to this Restated Declaration.

WOODFORD STATE BANK

By: 

Scott A. DeNure, President

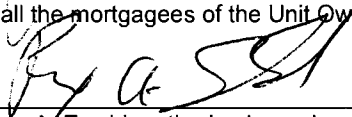
THE BANK OF NEW GLARUS

By: 

Joseph M. Klein, Vice President

CERTIFICATION OF THE ASSOCIATION

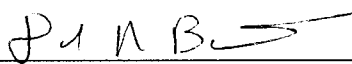
The above signors of this instrument constitute all the Unit Owners and all the mortgagees of the Unit Owners.



Rex A. Ewald, authorized member of the Association

AUTHENTICATION

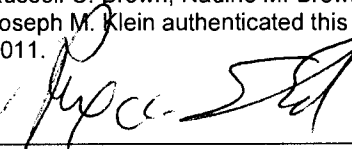
Signatures of Rex A. Ewald and Sharon M. Ewald authenticated this 3rd day of November, 2011.



Daniel R. Bartholf
TITLE: MEMBER STATE BAR OF WISCONSIN

AUTHENTICATION

Signatures of Rhonda L. Hartwig, Joseph B. Hartwig, Russell C. Brown, Nadine M. Brown, Scott A. DeNure and Joseph M. Klein authenticated this 20th day of December, 2011.



Rex A. Ewald
TITLE: MEMBER STATE BAR OF WISCONSIN

This instrument was drafted by:

Rex A. Ewald
Voegeli, Ewald & Bartholf Law Offices, S.C.
1750 10th Street
Monroe, Wisconsin 53566
(608) 329-9610