

STORAGESHOPUSA – MCFARLAND CONDOMINIUM¹
a commercial Wisconsin Condominium
4804-4864 Ivywood Trail
Mcfarland, Wisconsin

**DISCLOSURE MATERIALS
PURSUANT TO
CHAPTER 703, WISCONSIN STATUTES**

StorageShopUSA – Mcfarland, LLC, Declarant
4610 Milwaukee st
Madison, WI 53714

Gregory Thompson, Declarant's Agent
4610 Milwaukee st
Madison, Wisconsin 53714

This booklet contains materials required by Wisconsin law to be disclosed to prospective purchasers of condominium units at **StorageShopUSA—Mcfarland Condominium** before the units are offered for public sale. These materials contain information provided for your protection and assistance. You should be sure to read these materials carefully.

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.
2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

¹ StorageShopUSA™ and design is a trademark of TL Associates, LLC (“Mark”). The Mark is licensed to Declarant/Condominium on a non-exclusive basis under separate agreement.

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

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The Disclosure Materials the Declarant is required by law to provide to each prospective condominium unit purchaser contain the following documents and exhibits:

1. Declaration. The Declaration establishes and describes the Condominium, the Units, and the Common areas and contains the Condominium Plat map.
2. Articles of Incorporation. The operation of a Condominium is governed by the Association, of which each Unit Owner is a Member. Powers, duties, and operation of an association are specified in its Articles of Incorporation.
3. Bylaws. The Bylaws contain rules which govern the Condominium and affect the rights and responsibilities of Unit Owners. The Bylaws begin on page **C-1**.
4. Administrative Rules and Regulations. The Administrative Rules and Regulations contain further rules which govern the Condominium and affect the rights and responsibilities of Unit Owners. The Administrative Rules and Regulations begin on page **D-1**.
5. Management or Employment Contracts. Certain services may be provided to the Condominium through contracts with individuals or private firms. There are no such management or employment contracts in effect to date regarding StorageshopUSA-Post Road Condominium.
6. Annual Operating Budget. The Association incurs expenses for the operation of the Condominium which are assessed to the Unit Owners. The operating budget is an estimate of those charges which are in addition to mortgage, individual insurance, utility, and other similar payments. The budget is found on the first page following the Bylaws. The estimated budget begins on page **E-1**.
7. Leases. Units in the Condominium are not sold subject to any leases of property or facilities which are not a part of the Condominium.
8. Expansion Plans. The Declarant has not reserved the right to expand the Condominium.

9. Floor Plan and Map. The Declarant has provided a floor plan of the Unit being offered for sale and a map of the Condominium which shows the location of the Unit you are considering and all facilities and common areas which are part of the Condominium. The floor plan and map are shown on **Exhibit II** to the Declaration.

10. License Agreement. The Declarant has signed a license agreement with TL Associates, LLC, for the use of the name StorageShopUSA™ and design for the life of the Condominium, unless otherwise terminated pursuant to the license agreement. The license agreement is attached as Exhibit **F-1**.