

ARTICLES OF INCORPORATION OF GREEN  
BAY RIVERSIDE UNIT OWNERS  
ASSOCIATION, INC.

2227438

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
11/22/2005 11:05:29AM

REC FEE: 23.00  
TRANS FEE:  
EXEMPT #  
PAGES: 7

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

Attorney Gregory J. Paradise  
Mohs, MacDonald, Widder & Paradise  
20 North Carroll Street  
Madison, Wisconsin 53703

(Parcel Identification Number)

United States of America

State of Wisconsin



DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, RAY ALLEN, Deputy Administrator, Division of Corporate & Consumer Services, Department of Financial Institutions, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department.

A handwritten signature in black ink, appearing to read "Ray Allen".

RAY ALLEN, Deputy Administrator  
Division of Corporate & Consumer Services  
Department of Financial Institutions

DATE: NOV 18 2005

BY:

A handwritten signature in black ink, appearing to read "Cathy Mickelson".

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

ARTICLES OF INCORPORATION OF  
GREEN BAY RIVERSIDE UNIT OWNERS  
ASSOCIATION, INC.

RECEIVED - DEPT OF  
FINANCIAL INSTITUTIONS  
STATE OF WISCONSIN

05 NOV 17 PM 3:04

Document Number

Title of Document

I, the undersigned, for the purpose of forming a non-stock, non-profit corporation, in accordance with the laws of the State of Wisconsin, acknowledge and file these Articles of Incorporation in the office of the Department of Financial Institutions of the State of Wisconsin

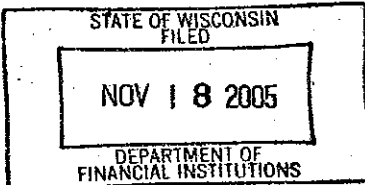
**ARTICLE I**  
**NAME**

The name of this corporation shall be Green Bay Riverside Unit Owners Association, Inc. ("**Association**").

Record this document with the Register of Deeds

Name and Return Address:

Attorney Gregory J. Paradise  
Mohs, MacDonald, Widder & Paradise  
20 N. Carroll Street  
Madison, WI 53703



**ARTICLE II**  
**PURPOSES AND POWERS**

The purpose for which the Association is formed is to operate as a condominium association, as that term is defined in Chapter 703, Wisconsin Statutes, for Riverside Place Condominium ("**Condominium**").

To accomplish the foregoing purpose, the Association shall have all common law and statutory corporate powers under Chapters 181 and 703, Wisconsin Statutes, including, without enumeration, all such powers which may be exercised by an association as if specifically granted in its articles of incorporation. In addition, the Association is authorized to qualify for tax exempt status under Section 528, Internal Revenue Code of 1986 and to merge with other associations.

**ARTICLE III**  
**MEMBERS**

**Section 1.** Each Unit Owner in the Condominium shall automatically be a member of the Association and his, her, its or their membership shall automatically terminate when he, she, it or they, sell his, her, its or their Unit. If a Member sells his, her, its or their Unit, his, her, its or their purchaser will automatically acquire membership in the Association under the provisions of the Declaration. Membership certificates are not required and will not be issued. The rights and obligations of membership shall be as set forth in the Declaration, the Association's By-Laws and applicable law.

**Section 2.** The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his, her, its or their Unit.

G037431

**ARTICLE IV**  
**EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE V**  
**INCORPORATOR**

The name and address of the Incorporator of the Association is as follows:

Randall P. Alexander  
145 East Badger Road  
Suite 200  
Madison, WI 53713

**ARTICLE VI**  
**DIRECTORS**

The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons and not more than five (5) persons. The number of directors will be determined from time to time pursuant to the Association's By-Laws.

**ARTICLE VII**  
**BOARD OF DIRECTORS**

The following persons shall constitute the initial Board of Directors and shall hold office and serve until their successors are elected as provided in the Association's By-Laws.

|                      |  |
|----------------------|--|
| Randall P. Alexander | 145 East Badger Road<br>Suite 200<br>Madison, WI 53713 |
|----------------------|--|

|                  |  |
|------------------|--|
| Matthew D. Meier | 145 East Badger Road<br>Suite 200<br>Madison, WI 53713 |
|------------------|--|

|                  |  |
|------------------|--|
| Gerard R. Faller | 126 South Washington Street<br>Green Bay, WI 54301 |
|------------------|--|

**ARTICLE VIII**  
**PRINCIPAL OFFICE**

The Association's principal office shall be located at 145 East Badger Road, Suite 200, Madison, Dane County, Wisconsin 53713.

**ARTICLE IX**  
**REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of the Association is Randall P. Alexander, and the registered office of the Association is 145 East Badger Road, Suite 200, Madison, Wisconsin 53713.

**ARTICLE X**  
**AMENDMENTS**

The vote of Members in the percentage required by the Association's By-Laws shall be required for approval of an amendment of these Articles.

**ARTICLE XI**  
**INDEMNIFICATION**

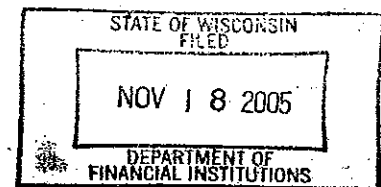
Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings or any settlement thereof, to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officers may be entitled.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Madison, Dane County, Wisconsin, this 9 day of November, 2005.



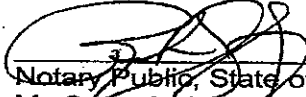
\_\_\_\_\_  
Randall P. Alexander, Incorporator

**THIS DOCUMENT DRAFTED BY AND SHOULD BE RETURNED TO:**  
**Attorney Gregory J. Paradise**  
**MOHS, MACDONALD, WIDDER & PARADISE**  
**20 North Carroll Street**  
**Madison, WI 53703**  
**(608) 256-1978**



STATE OF WISCONSIN )  
 )ss>  
COUNTY OF DANE )

Personally came before me this 9<sup>th</sup> day of NOVEMBER, 2005, the above named Randall P. Alexander, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

  
Notary Public, State of Wisconsin  
My Commission expires: 3/25/07  
REBECCA A. PRIEBE

## EXHIBIT "A"

### Legal Description

Part of Lots 16, 17 & 18 of the recorded "Plat of Navarino," Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and all of Lot 19 "Plat of Navarino" and all of Lot 1 and part of Lot 2, Block 1, "Plat of Astor" Brown County Records, all lying on the east side of the Fox River in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southeast Corner of Lot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, Brown County Records; thence N63°37'01"W, 91.50 feet along the South line of said Lot 1; thence continuing N63°37'01"W, 35.00 feet to the Southeast Corner of Outlot 2 of said Certified Survey Map; thence continuing N63°37'01"W, 127.91 feet along the South line of said Outlot 2 and its extension; thence N26°28'39"E, 63.04 feet; thence S63°31'21"E, 5.84 feet to the West line of Document #1664932, Brown County Records; thence N30°10'41"E, 81.77 feet; thence N63°36'09"W, 3.04 feet; thence N26°09'28"E, 18.09 feet; thence 44.21 feet along the arc of a 39.01 foot radius curve to the right whose long chord bears N26°32'34"E, 41.88 feet; thence N26°09'37"E, 16.74 feet; thence S63°58'33"E, 3.98 feet to the West line of said Document #1664932; thence N29°06'16"E, 81.45 feet; thence N63°36'09"W, 15.64 feet; thence N26°27'00"E, 45.74 feet; thence N71°21'30"E, 24.29 feet to the South Right-of-Way of East Walnut Street; thence S63°33'23"E, 110.29 feet along said South Right-of-Way to the West Right-of-Way of a Public Alley; then S26°23'51"W, 365.54 feet along said West Right-of-Way; thence S63°37'01"E, 35.00 feet to the East Right-of-Way of said Public Alley; thence N18°36'38"W, 28.28 feet along said East Right-of-Way; thence N26°23'51"E, 257.17 feet along said East Right-of-Way; thence S63°34'36"E, 111.50 feet to the West Right-of-Way of South Washington Street; thence S26°23'51"W, 277.07 feet along said West Right-of-Way to the point of beginning.

Tax Parcel Number:      12-39;  
                                 12-194-1;  
                                 12-194-2;  
                                 12-194-3;  
                                 12-194-4;  
                                 12-43-1