

**AMENDMENT NO. FOUR (4) TO
DECLARATION OF CONDOMINIUM OF
RIVERSIDE PLACE CONDOMINIUM**

Document Number

Title of Document

This Amendment No. Nine (9) to Declaration of Condominium of Riverside Place Condominium (“**Amendment No.9**”) is made pursuant to the Wisconsin Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes, by Washington Square Green Bay, LLC, a Wisconsin Limited Liability Company (the “**Declarant**”).

WITNESSETH:

WHEREAS, on November 17, 2005, a Declaration of Condominium of Riverside Place Condominium (the “**Condominium**”) was recorded with the Brown County Register of Deeds as Document No. 2226687 (the “**Original Declaration**”) and contemporaneously therewith a Condominium Plat was recorded in said office.

WHEREAS, on June 16, 2006, Amendment No. One (1) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2261681 (“Amendment No.1”) and contemporaneously therewith a 1st Addendum to the Plat of Riverside Place Condominium was recorded in said office.

WHEREAS, on March 5, 2007, Amendment No. Two (2) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2302248 (“Amendment No.2”) and contemporaneously therewith a 2nd Addendum to the Plat of Riverside Place Condominium was recorded in said office.

WHEREAS, on July 19, 2007, Amendment No. Three (3) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2323888 (“Amendment No.3”) and contemporaneously therewith a 3rd Addendum to the Plat of Riverside Place Condominium was recorded in said office. The Original Declaration, Amendment No.1, Amendment No.2, and Amendment No.3 are herein collectively referred to as the “Declaration.” The Condominium Plat as amended by the 1st Addendum, 2nd Addendum, and 3rd Addendum shall be herein collectively referred to as the “Plat.”

WHEREAS, on October 28, 2008, Amendment No. Four (4) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2391010 (“Amendment No.4”) and contemporaneously therewith a 4th Addendum to the Plat of Riverside Place Condominium was recorded in said office.

Record this document with the Register of Deeds

Name and Return Address:

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

See Exhibit “A”

(Parcel Identification Number)

WHEREAS, on May 21, 2009, Amendment No. Five (5) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2421432 (“Amendment No.5”) and contemporaneously therewith a 5th Addendum to the Plat of Riverside Place Condominium was recorded in said office.

WHEREAS, on June 1, 2011, Amendment No. Six (6) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2526943 (“Amendment No.6”) and contemporaneously therewith a 6th Addendum to the Plat of Riverside Place Condominium was recorded in said office.

WHEREAS, on November 2, 2012, Amendment No. Seven (7) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2599655 (“Amendment No.7”) and contemporaneously therewith a 7th Addendum to the Plat of Riverside Place Condominium was recorded in said office.

WHEREAS, on February 11, 2013, Amendment No. Eight (8) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2614183 (“Amendment No.8”) and contemporaneously therewith a 8th Addendum to the Plat of Riverside Place Condominium was recorded in said office. The Original Declaration, Amendment No.1, Amendment No.2, Amendment No.3, Amendment No.4, Amendment No.5, Amendment No.6, Amendment No.7, and Amendment No.8 are herein collectively referred to as the “Declaration.” The Condominium Plat as amended by the 1st Addendum, 2nd Addendum, 3rd Addendum, 4th Addendum, 5th Addendum, 6th Addendum, 7th Addendum, and 8th Addendum shall be herein collectively referred to as the “Plat.”

WHEREAS, pursuant to Article X, Section 10.4 of the Declaration, Declarant desires to merge Unit 1-222 and Unit 1-223 into one Unit that shall be thereafter Unit 1-223.

NOW, THEREFORE, Declarant does hereby, for itself, its successors and assigns amend the Declaration as follows:

1) Merger. The Declaration and Plat shall be amended to merge Unit 1-222 with Unit 1-223 to create Unit 1-223. In connection therewith, Declarant states as follows:

A) Exhibit “C” of the Declaration is hereby replaced in its entirety with Exhibit “C” attached hereto and incorporated herein by reference.

B) Exhibit “C-1” of the Declaration is hereby replaced in its entirety with Exhibit “C-1” attached hereto and incorporated herein by reference.

C) Section 2.5 of the Original Declaration is replaced in its entirety with the following:

“2.5 General Description of Condominium. The Condominium shall consist of two (2) buildings, containing a maximum of one hundred twenty nine (129) residential units if Declarant exercises all expansion rights (the **“Residential Units”**) and three (3) commercial units (the **“Commercial**

Units,” and collectively with the Residential Units, the **“Units”**), together with driveways, pedestrian walkways, surface and underground parking areas, the Pier (if built by Declarant) and land. One hundred thirty two (132) Residential Units and three (3) Commercial Units are created by the Declaration at this time. The lowest levels of the structures shall be for motor vehicle parking, storage areas, mechanical areas and other appurtenant uses. The ground and upper levels of the building shall be used for residential and commercial purposes and appurtenant uses. A condominium plat showing the land and building is attached hereto as Exhibit “B,” and incorporated herein by reference (the **“Plat”** or **“Condominium Plat”**). The partitioning, fixtures, attachments and decorations within each Unit will be determined from time-to-time by each Unit Owner, subject to restrictions contained in this Declaration, the By-Laws and any Rules and Regulations (the **“Rules”**) adopted by the Green Bay Riverside Unit Owners Association, Inc., a Wisconsin non-profit, non-stock corporation formed by Declarant for the purposes set forth herein and in the By-Laws and Rules (hereinafter the **“Association”**) and in any and all amendments and modifications thereto as adopted by the Association from time-to-time. The maximum number of Commercial Units in the Condominium may exceed three (3) Commercial Units if any Commercial Unit is separated pursuant to the provisions of Section 10.3, or additional Commercial Units are created by dividing and combining existing Commercial Units, or by any other means allowed by applicable law or the terms of this Declaration.”

D) References in the Declaration to Exhibits “B,” “C,” and “C-1” are modified so that such reference shall be to Exhibits “B,” “C,” and “C-1” which are attached to this Amendment No.9.

2) Capitalized Terms. All Capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration and this Amendment No.9.

3) Other Terms. All other terms, provisions, covenants, rights and restrictions as described and contained in the Declaration or Plat not expressly or by necessary implication modified or amended by this Amendment, shall remain in full force and effect as though fully set forth herein. Contemporaneously herewith a 9th Addendum to the Plat of Riverside Place Condominium, reflecting the merger of the Condominium as described in this Amendment No.9, shall be recorded with the Brown County, Wisconsin Register of Deeds.

{Signature Page Follows}

CONSENT OF BOARD OF DIRECTORS

The undersigned, being the President of Green Bay Riverside Unit Owners Association, Inc., does hereby certify that the merger of Units described in the foregoing Amendment No. Nine (9) to Declaration of Condominium of Riverside Place Condominium was approved by the Board of Directors of Green Bay Riverside Unit Owners Association, Inc. on the _____ day of _____, 2016.

**GREEN BAY RIVERSIDE UNIT OWNERS
ASSOCIATION, INC.**

By: _____
Glenn Spevacek, President

STATE OF WISCONSIN)
)ss>
COUNTY OF BROWN)

Personally came before me, a notary public for the above State and County, this _____ day of _____, 2016 the above named Glenn Spevacek, 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.

Print Name: _____
Notary Public, State of Wisconsin
My Commission expires:

EXHIBIT "A"

Legal Description of Lands Subject to Declaration

The following units located in and a part of Riverside Place Condominium, a condominium created by a Declaration of Condominium of Riverside Place Condominium, recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2226687, and a condominium plat recorded contemporaneously therewith, Amendment No.1 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2261681 and a 1st Addendum to the Condominium Plat recorded contemporaneously therewith, Amendment No.2 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2302248 and a 2nd Addendum to the Condominium Plat recorded contemporaneously therewith, Amendment No.3 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2323888 and a 3rd Addendum to the Condominium Plat recorded contemporaneously therewith, Amendment No.4 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2391010 and a 4th Addendum to the Condominium Plat recorded contemporaneously therewith, Amendment No.5 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2421432 and a 5th Addendum to the Condominium Plat recorded contemporaneously therewith, Amendment No.6 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2526943 and a 6th Addendum to the Condominium Plat recorded contemporaneously therewith, and Amendment No.7 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2599655 and a 7th Addendum to the Condominium Plat recorded contemporaneously therewith, and Amendment No.8 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2614183 and an 8th Addendum to the Condominium Plat recorded contemporaneously therewith.

<u>UNIT</u>	<u>Parcel Identification Nos.</u>
1-101	12-281
1-102	12-282
1-103	12-283
1-222	12-284
1-223	12-284-34
1-224	12-284-12
1-225	12-284-22
1-226	12-284-35
1-227	12-285
1-228	12-286
1-229	12-287
1-230	12-288
1-231	12-284-36

1-232	12-289
1-233	12-290
1-234	12-291
1-235	12-284-37
1-236	12-292
1-322	12-293
1-323	12-294
1-324	12-284-38
1-325	12-295
1-326	12-296
1-327	12-297
1-328	12-298
1-329	12-299
1-330	12-284-39
1-331	12-248-40
1-332	12-284-41
1-333	12-284-42
1-334	12-300
1-335	12-301
1-336	12-284-43
1-422	12-284-1
1-423	12-302
1-424	12-303
1-425	12-284-2
1-426	12-284-44
1-427	12-304
1-428	12-305
1-429	12-284-3
1-430	12-284-45
1-431	12-306
1-432	12-284-46
1-433	12-307
1-434	12-284-47
1-435	12-308
1-436	12-284-23
2-100	12-309
2-101	12-310
2-102	12-284-48
2-103	12-284-24
2-104	12-284-49
2-105	12-311
2-106	12-284-50
2-107	12-284-4
2-108	12-312
2-109	12-284-5
2-110	12-284-51
2-111	12-284-27
2-112	12-313
2-113	12-314

2-114	12-315
2-115	12-316
2-116	12-317
2-117	12-284-28
2-118	12-284-52
2-119	12-284-53
2-200	12-318
2-201	12-319
2-202	12-320
2-203	12-321
2-204	12-284-54
2-205	12-322
2-206	12-323
2-207	12-284-6
2-208	12-284-55
2-209	12-324
2-210	12-284-56
2-211	12-284-13
2-212	12-284-25
2-213	12-325
2-214	12-326
2-215	12-327
2-216	12-328
2-217	12-284-14
2-218	12-329
2-219	12-284-26
2-220	12-330
2-221	12-284-57
2-300	12-331
2-301	12-284-15
2-302	12-284-16
2-303	12-284-7
2-304	12-332
2-305	12-333
2-306	12-334
2-307	12-335
2-308	12-284-58
2-309	12-336
2-310	12-337
2-311	12-284-29
2-312	12-284-59
2-313	12-284-17
2-314	12-284-30
2-315	12-338
2-316	12-284-8
2-317	12-284-31
2-318	12-284-9
2-319	12-284-32
2-320	12-339

2-321	12-284-60
2-400	12-340
2-401	12-341
2-402	12-342
2-403	12-343
2-404	12-344
2-405	12-284-33
2-406	12-345
2-407	12-346
2-408	12-284-61
2-410	12-284-19
2-411	12-284-18
2-412	12-284-20
2-413	12-347
2-414	12-348
2-415	12-284-10
2-416	12-284-62
2-417	12-284-11
2-418	12-349
2-419	12-350
2-420	12-284-21
2-421	12-284-63

EXHIBIT "B"

Riverside Place Condominium, 9th Addendum

[See Attached.]

NOTE: Please be advised that the Declarant, Washington Square Green Bay, LLC, hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit "B." Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

*** DECLARANT ***

WASHINGTON SQUARE GREEN BAY, LLC

The Alexander Company, Inc., Manager

By: _____
Joseph M. Alexander, President

EXHIBIT "C"

Percentage Interest in Common Elements

<u>UNIT</u>	<u>% INTEREST IN COMMON ELEMENTS</u>	<u>VOTE(S) IN ASSOCIATION</u>
1-101	3.5317%	5
1-102	.5643%	1
1-103	3.7586%	5
1-223	1.4068%	2
1-224	.7034%	1
1-225	.7034%	1
1-226	.7034%	1
1-227	.7034%	1
1-228	.7034%	1
1-229	.7034%	1
1-230	.7034%	1
1-231	.7034%	1
1-232	.7034%	1
1-233	.7034%	1
1-234	.7034%	1
1-235	.7034%	1
1-236	.7034%	1
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1-429	.7034%	1
1-430	.7034%	1
1-431	.7034%	1
1-432	.7034%	1

1-433	.7034%	1
1-434	.7034%	1
1-435	.7034%	1
1-436	.7034%	1
2-100	.7034%	1
2-101	.7034%	1
2-102	.7034%	1
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2-417	.7034%	1
2-418	.7034%	1
2-419	.7034%	1
2-420	.7034%	1
2-421	.7034%	1
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	100.0000%	142
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EXHIBIT "C-1"

Percentage Interest in Common Elements If Maximum Expansion of the Condominium Occurs

<u>UNIT</u>	<u>% INTEREST IN COMMON ELEMENTS</u>	<u>VOTE(S) IN ASSOCIATION</u>
1-101	3.5317%	5
1-102	.5643%	1
1-103	3.7586%	5
1-223	1.4068%	2
1-224	.7034%	1
1-225	.7034%	1
1-226	.7034%	1
1-227	.7034%	1
1-228	.7034%	1
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2-410	.7034%	1
2-411	1.4068%	2
2-412	.7034%	1
2-413	.7034%	1
2-414	.7034%	1
2-415	.7034%	1
2-416	.7034%	1
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2-418	.7034%	1
2-419	.7034%	1
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2-421	.7034%	1
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	100.0000%	142
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