

AMENDMENT NO. TEN (10) TO
DECLARATION OF CONDOMINIUM OF
RIVERSIDE PLACE CONDOMINIUM



8 0 4 8 3 5 8 4
Tx:40315709

2857092

**CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON**

04/24/2019 03:32 PM

REC FEE: 30.00

TRANS FEE:

EXEMPT #

PAGES: 27

This Amendment No. Ten (10) to Declaration of Condominium of Riverside Place Condominium ("Amendment No. 10") is made pursuant to the Wisconsin Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes, by the Green Bay Riverside Unit Owners Association, Inc., a Wisconsin non-stock corporation) the "Board", and William S. and Sally D. Duveneck (together, the "Unit Owner").

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; and

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; and

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; and

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"; and

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; and

Record this document with the Register of Deeds

Name and Return Address:

David W. Platt
Godfrey & Kahn, S.C.
200 S. Washington St, Ste. 100
Green Bay, WI 54301

SKC
(21)

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; and

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; and

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; and

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; and

WHEREAS, on December 14, 2016, Amendment No. Nine (9) to the Declaration of Condominium of Riverside Place Condominium was recorded with the Brown County Register of Deeds as Document No. 2770518, as corrected on February 2, 2017 and recorded in said office as Document No. 2775870 (together, "Amendment No.9") and on December 14, 2016, the 9th Addendum to the Plat of Riverside Place Condominium was recorded in said office as Document No. 2770517. The Original Declaration, Amendment No.1, Amendment No.2, Amendment No.3, Amendment No.4, Amendment No.5, Amendment No.6, Amendment No.7, Amendment No.8 and Amendment No.9 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, Addendum 8th and 9th Addendum shall be herein collectively referred to as the "Plat"; and

WHEREAS, Unit Owner owns both Unit 2-202 and Unit 2-204 in the Condominium;

WHEREAS, pursuant to Article X, Section 10.4 of the Declaration, Unit Owner desires to merge Unit 2-202 and Unit 2-204 into one Unit that shall be thereafter Unit 2-202; and

WHEREAS, the Board has consented to the merger contemplated in this Amendment No. 10.

NOW, THEREFORE, the Unit Owner and the Board do hereby, for themselves, and their successors and assigns amend the Declaration as follows:

1) **Merger.** The Declaration and Plat shall be amended to merge Unit 2-202 with Unit 2-204 to create Unit 2-202. In connection therewith:

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

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

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

D) 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 eight (128) residential units (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. 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."

E) 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.10.

2) Capitalized Terms. All Capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration and this Amendment No.10.

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 10th Addendum to the Plat of Riverside Place Condominium, reflecting the merger of the Condominium as described in this Amendment No.10, shall be recorded with the Brown County, Wisconsin Register of Deeds.

{Signature Page Follows}

IN WITNESS WHEREOF, the undersigned has executed this 10th Amendment as of this 22 day of MARCH, 2019.

UNIT OWNER

William S. Duveneck
William S. Duveneck

Sally D. Duveneck
Sally D. Duveneck

DELAWARE
STATE OF ~~WISCONSIN~~
SUSSEX) ss
COUNTY OF ~~BROWN~~)

Personally came before me, a notary public for the above State and County, this 22ND day of MARCH, 2019 the above named William S. Duveneck and Sally D. Duveneck, 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.

N. LENA EATON

Print Name: N. LENA EATON
Notary Public, State of ~~Wisconsin~~ DELAWARE
My Commission expires:



CONSENT OF BOARD OF DIRECTORS

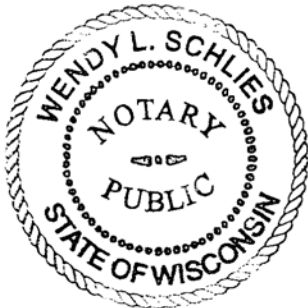
The undersigned, being the President of Green Bay Riverside Unit Owners Association, Inc., does hereby certify that the merger of Units described in the foregoing Amendment No. Ten (10) to Declaration of Condominium of Riverside Place Condominium was approved by the Board of Directors of Green Bay Riverside Unit Owners Association, Inc. on the 24 day of April, 2019.

GREEN BAY RIVERSIDE UNIT OWNERS ASSOCIATION, INC.

By: [Signature]
Erik J. Pless, President

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

April Personally came before me, a notary public for the above State and County, this 24 day of April, 2019 the above named Erik J. Pless, 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.



Wendy L. Schlies
Print Name: Wendy L. Schlies
Notary Public, State of Wisconsin
My Commission expires: June 5, 2020

Document Drafted By:
David W. Platt
Godfrey & Kahn, S.C.
200 S. Washington St, Ste. 100
Green Bay, WI 54301

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, and Amendment No.9 to Declaration of Riverside Place Condominium recorded in the Brown County, Wisconsin Register of Deeds office as Document No. 2770518 and a 9th Addendum to the Condominium Plat recorded as Document No. 2775870.

<u>UNIT</u>	<u>Parcel Identification Nos.</u>
1-101	12-281
1-102	12-282
1-103	12-283
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"

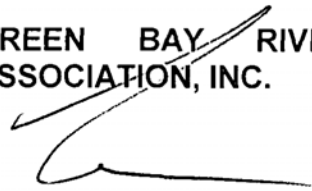
Riverside Place Condominium, 10th Addendum

[See Attached.]

NOTE: Please be advised that the Board 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.

BOARD

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

By: 
Erik J. Pless, President

Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

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

Surveyor's Certificate

I, Steven M. Bieda, Professional Land Surveyor, do hereby certify that I have surveyed the entire boundary lines and the location of the buildings and improvements indicated on the plat.

The plat is a correct representation of "RIVERSIDE PLACE CONDOMINIUM, 10th ADDENDUM, AN EXPANDABLE CONDOMINIUM" as proposed in the data hereon, and the identification and location of each unit and the common elements can be determined from the plat. The condominium buildings and units combined in the plat and the approximate dimensions and floor areas thereof.



Steven M. Bieda
PLS-2275
March 20, 2019

Parcel "A"

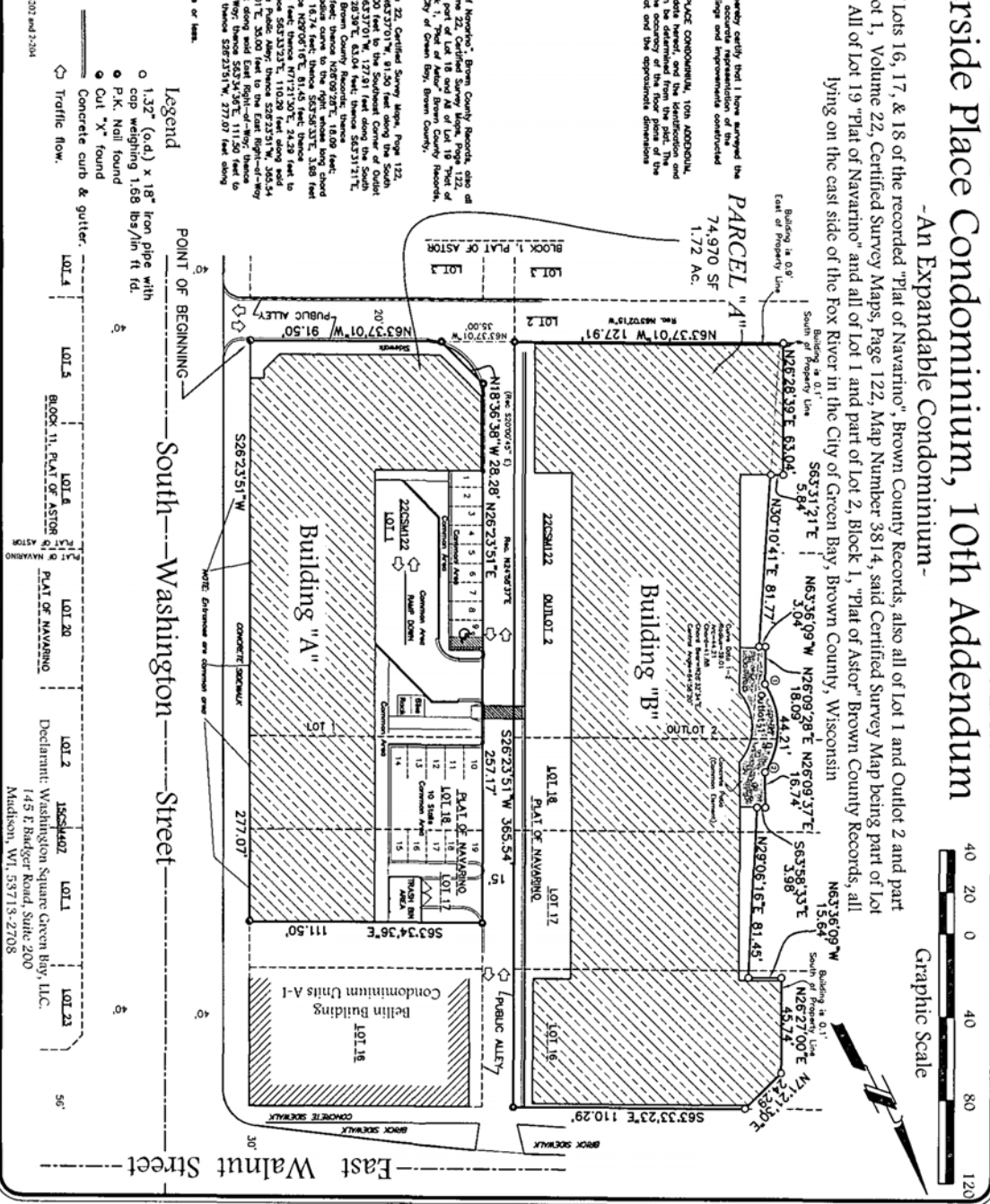
Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and part of Lot 2 and part of Lot 19 "Plat of Navarino" and all of Lot 1 and part of Lot 2, Block 1, "Plat of Astor", Brown County Records, more fully described as follows:

Beginning at the Southeast Corner of Lot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, Green County Records; thence N63°37'01"W, 35.00 feet to the South East Corner of Lot 1; thence continuing N63°37'01"W, 127.81 feet along the South 2/4 part of the East side of a portion, 1169.4322 Brown County Record, thence S83°53'51"E, 420.7014 feet to the West line of a portion, 1169.4322 Brown County Record, thence S83°53'51"E, 420.7014 feet along the east side of a 38.01 foot radius curve to the right whose long chord thence 41.21 feet; thence N63°36'09"W, 3.04 feet; thence N26°09'28"E, 18.09 feet; thence N26°09'28"E, 18.09 feet; thence S83°53'51"E, 110.29 feet along the South Right-of-Way of East Walnut Street; thence S83°53'51"E, 110.29 feet along the East Right-of-Way of East Walnut Street; thence S83°53'51"E, 35.00 feet to the East Right-of-Way of East Public Alley; thence N18°56'36"W, 28.28 feet along said East Right-of-Way; thence N26°23'51"E, 227.17 feet along said East Right-of-Way; thence S83°53'51"E, 277.07 feet to the West Right-of-Way to the point of beginning.

Principal contains 74,970 square feet or 1.72 acres more or less.

Signed at Green Bay on this 20th day of March 2019.

- ### Notes
- 1) Building Adjoined to The Westery Right-of-Way of East Walnut Street.
 - 2) Signs 1-8 are stamped for the use of Unit 1-101 per the terms of the Declaration.
 - 3) Decorative and police are implied common elements to the development.
- Note: The purpose of this Addendum is to combine Units 3-201 and 2-304 into one unit which will be called 2-302.



SCALE: 1" = 40' DATE March 20, 2019 Autocad Drawing No. A-27498Add10 032019.dwg	TAX PARCEL NO.
	DRAWN BY: MRA
PROJECT NO. A-27498	CHECKED BY: SMB
SHEET NO. 1 of 12	MAU & ASSOCIATES LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672
DRAWING NO. X-890	Riverside Place Condominium, 10th Addendum

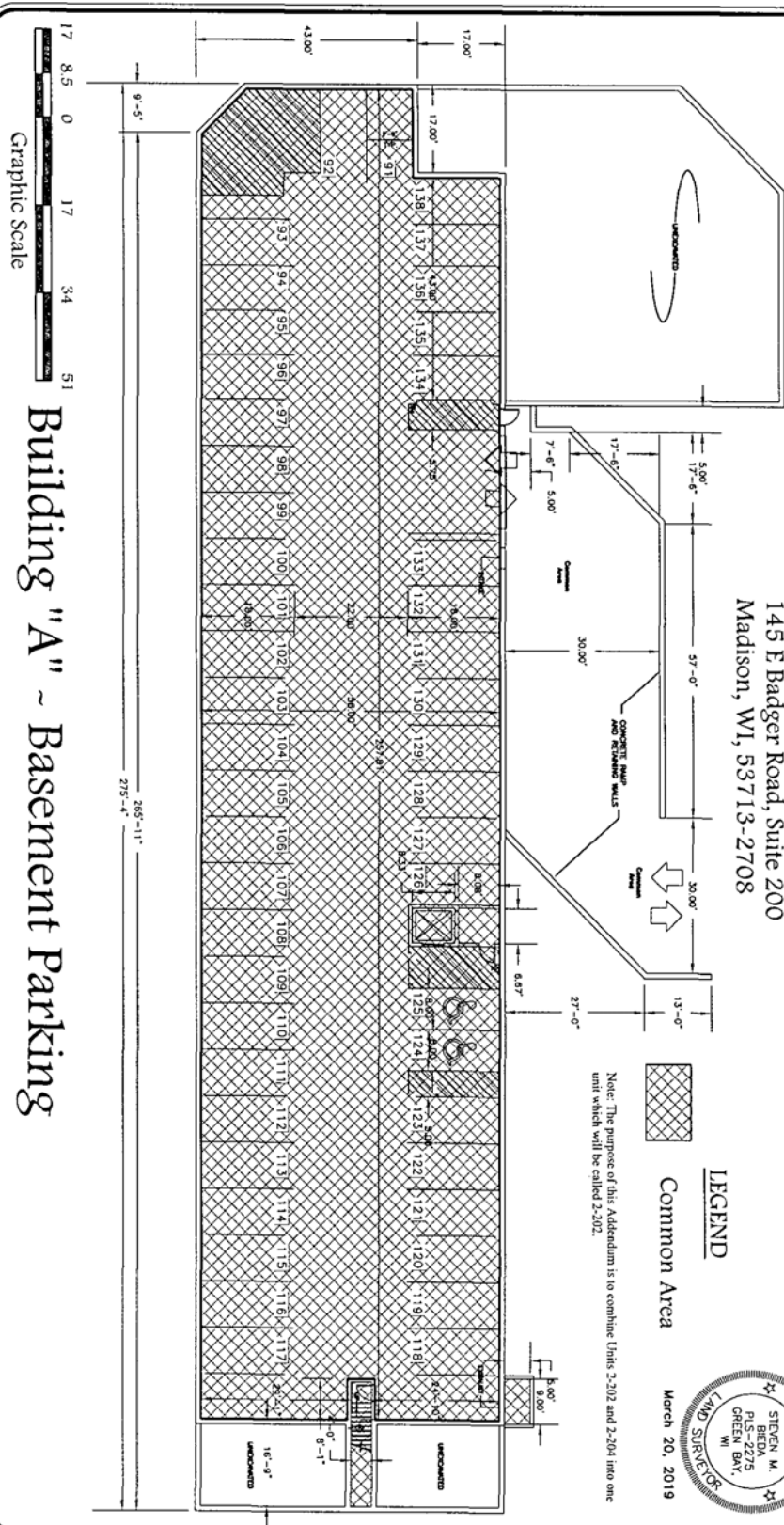
Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

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

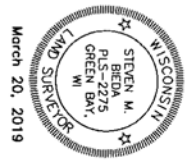
Declarant: Washington Square Green Bay, LLC.

145 E Badger Road, Suite 200
Madison, WI, 53713-2708



LEGEND
Common Area

Note: The purpose of this Addendum is to combine Units 3-202 and 2-204 into one unit which will be called 2-202.



SCALE: 1" = 17' DATE March 20, 2019 Autocad Drawing No. A-27498Add10 032019.dwg	PROJECT NO. A-27498 SHEET NO. 2 of 12 DRAWING NO. X-890	TAX PARCEL NO.
		DRAWN BY: MRA
Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672		CHECKED BY: SMB
Riverside Place Condominium, 10th Addendum		

Riverside Place Condominium, 10th Addendum

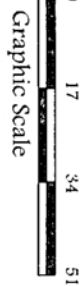
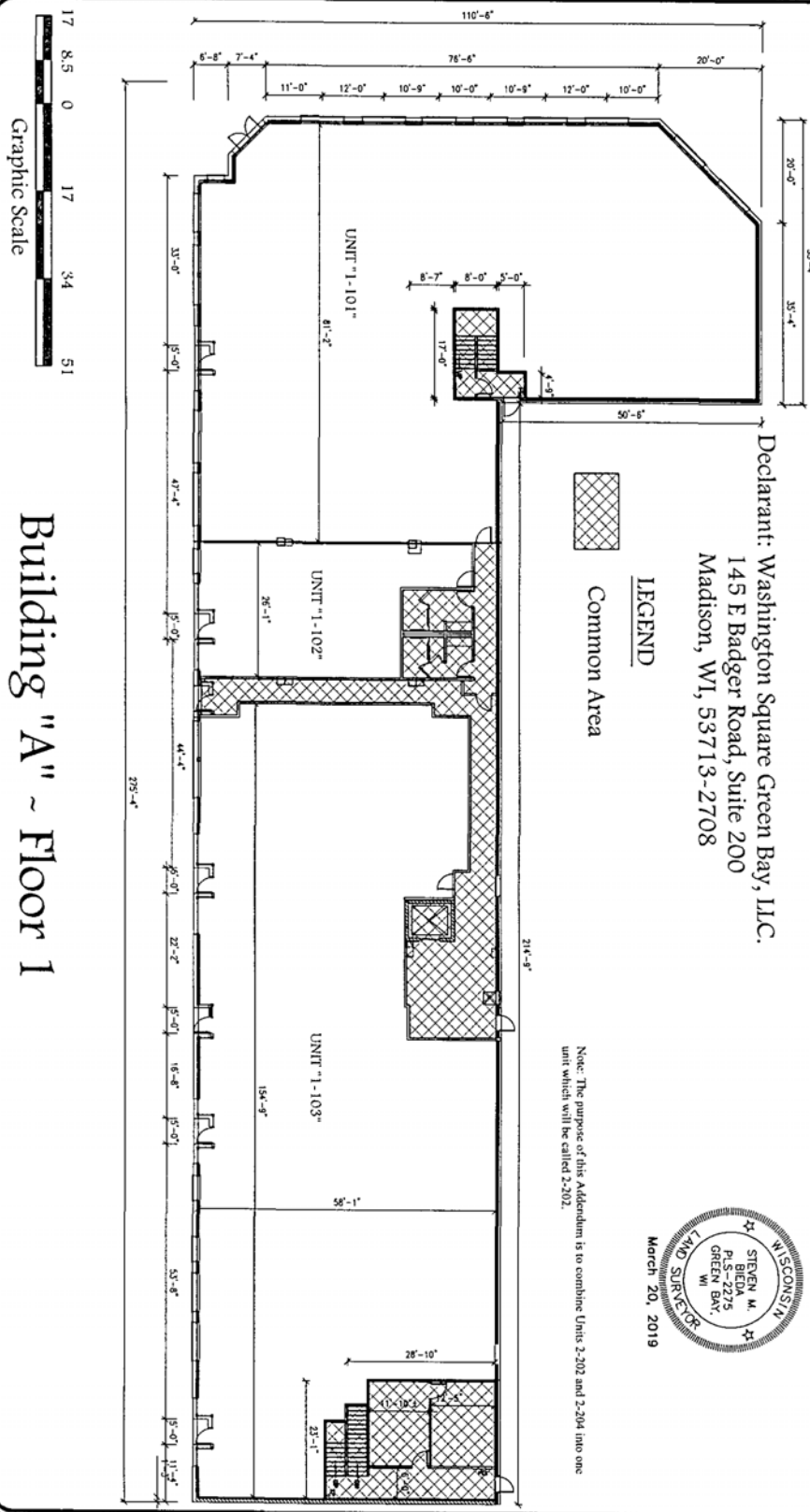
-An Expandable Condominium-

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

Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708

LEGEND
 Common Area

Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.



Building "A" - Floor 1

SHEET NO. 3 of 12 DRAWING NO. X-890	SCALE: 1" = 17' DATE March 20, 2019	 Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX/PARCEL NO.
	PROJECT NO. A-27498 Autocad Drawing No. A-27498Add9 102616.dwg		DRAWN BY: MRA CHECKED BY: SMB
		Riverside Place Condominium, 10th Addendum	

Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

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

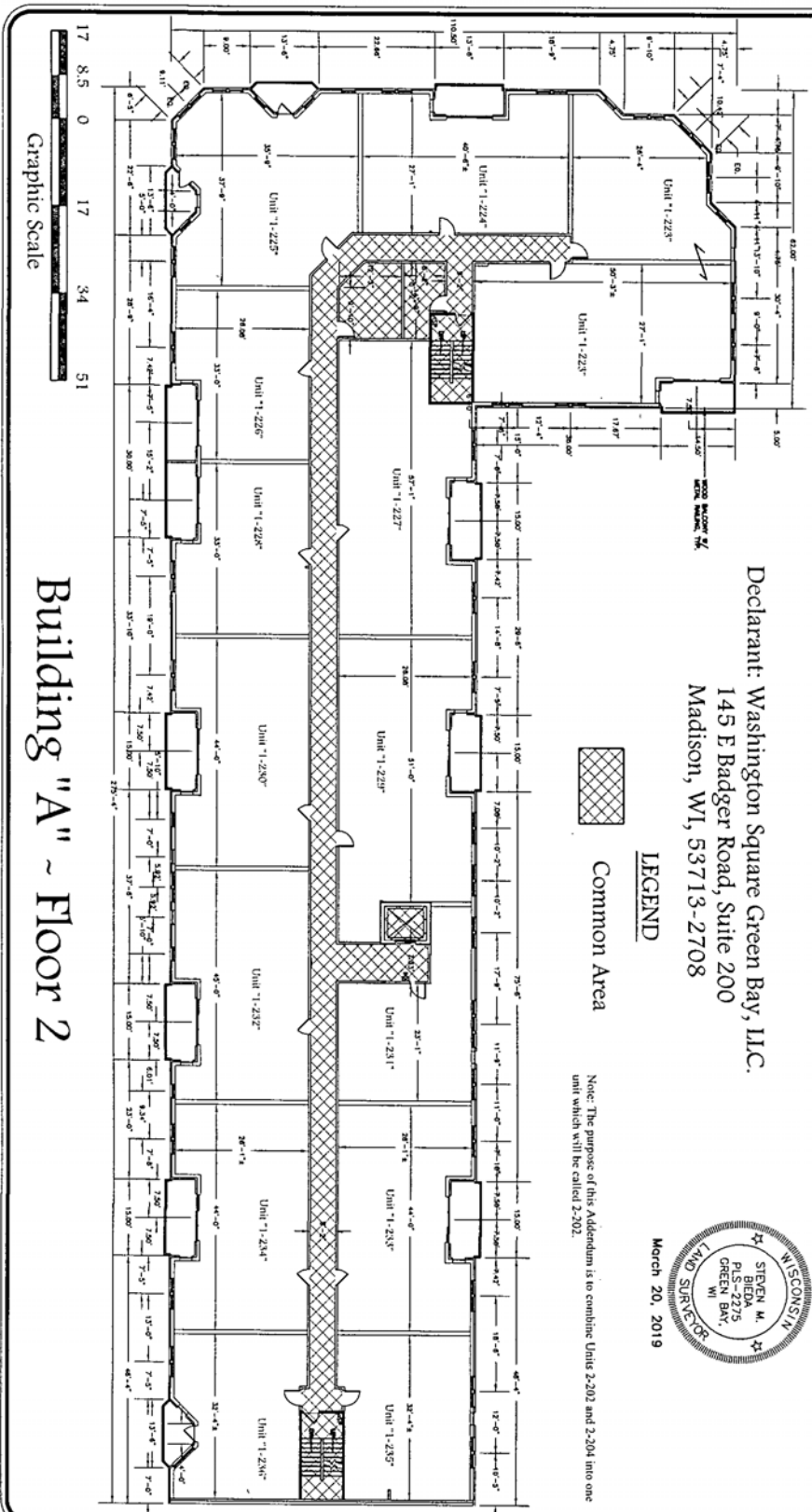
Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708

LEGEND



Note: The purpose of this Addendum is to combine Unit 2-203 and 2-204 into one unit which will be called 2-202.

March 20, 2019



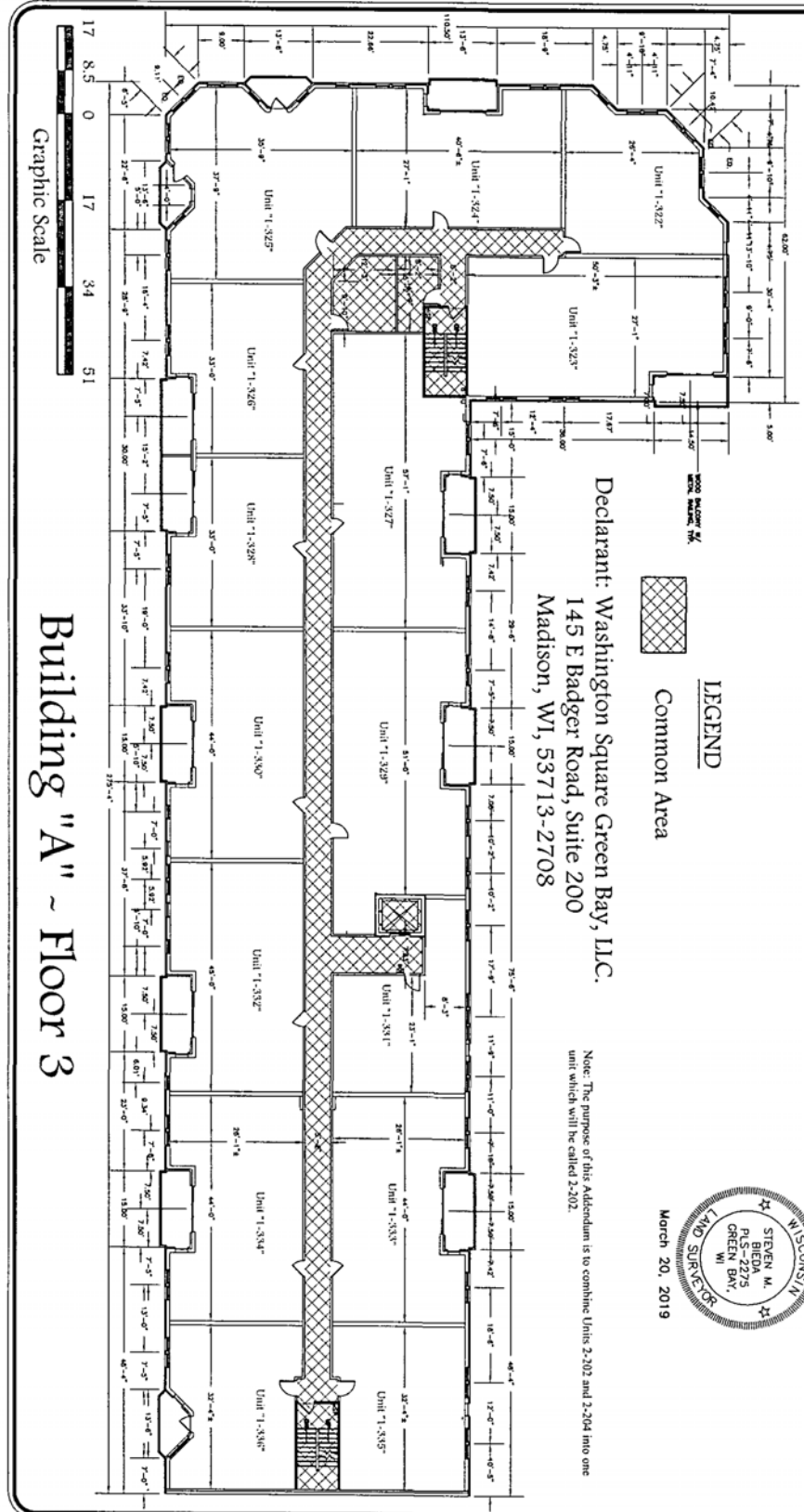
Building "A" ~ Floor 2

SHEET NO. 4 of 12 DRAWING NO. X-890	SCALE: 1" = 17' DATE March 20, 2019 Autocad Drawing No. A-27498Add9 102616.DWG	<p>Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</p> <p style="font-size: small;">Riverside Place Condominium, 10th Addendum</p>	TAX PARCEL NO. DRAWN BY: MRA CHECKED BY: SMB
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Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

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



Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708

LEGEND
 Common Area



Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.

DRAWING NO. X-890	SHEET NO. 5 of 12	PROJECT NO. A-27498	SCALE: 1" = 17' DATE March 20, 2019	Autocad Drawing No. A-27498Add9 102616.DWG	 <p>Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</p>	TAX PARCEL NO. DRAWN BY: MRA	CHECKED BY: SMB
Riverside Place Condominium, 10th Addendum							

Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

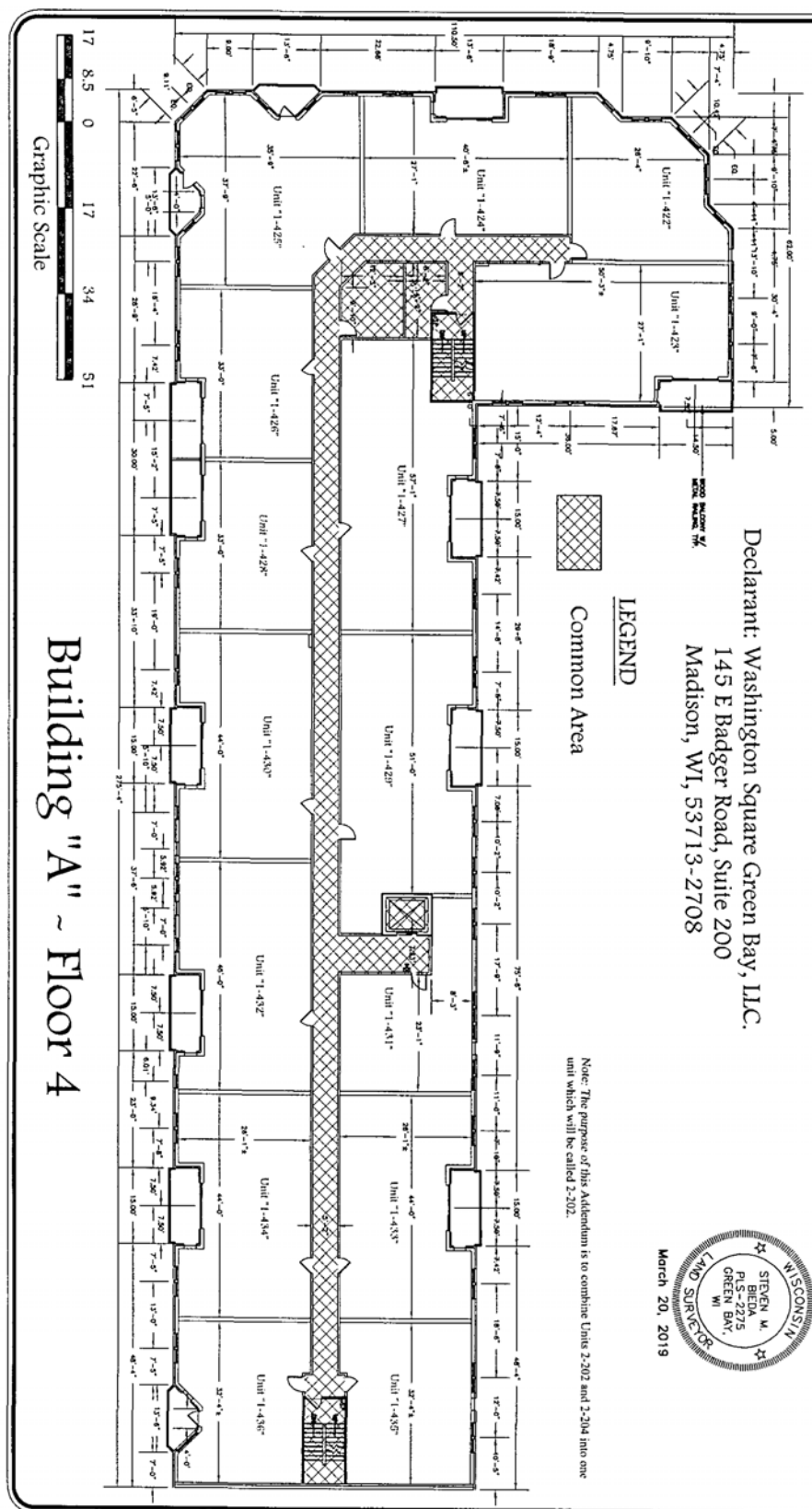
Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and All of Lot 19 "Plat of Navarino" and all of Lot 1 and 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

Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708



LEGEND
 Common Area

Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.



Building "A" ~ Floor 4

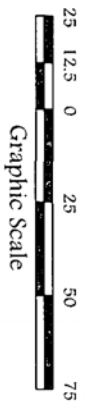
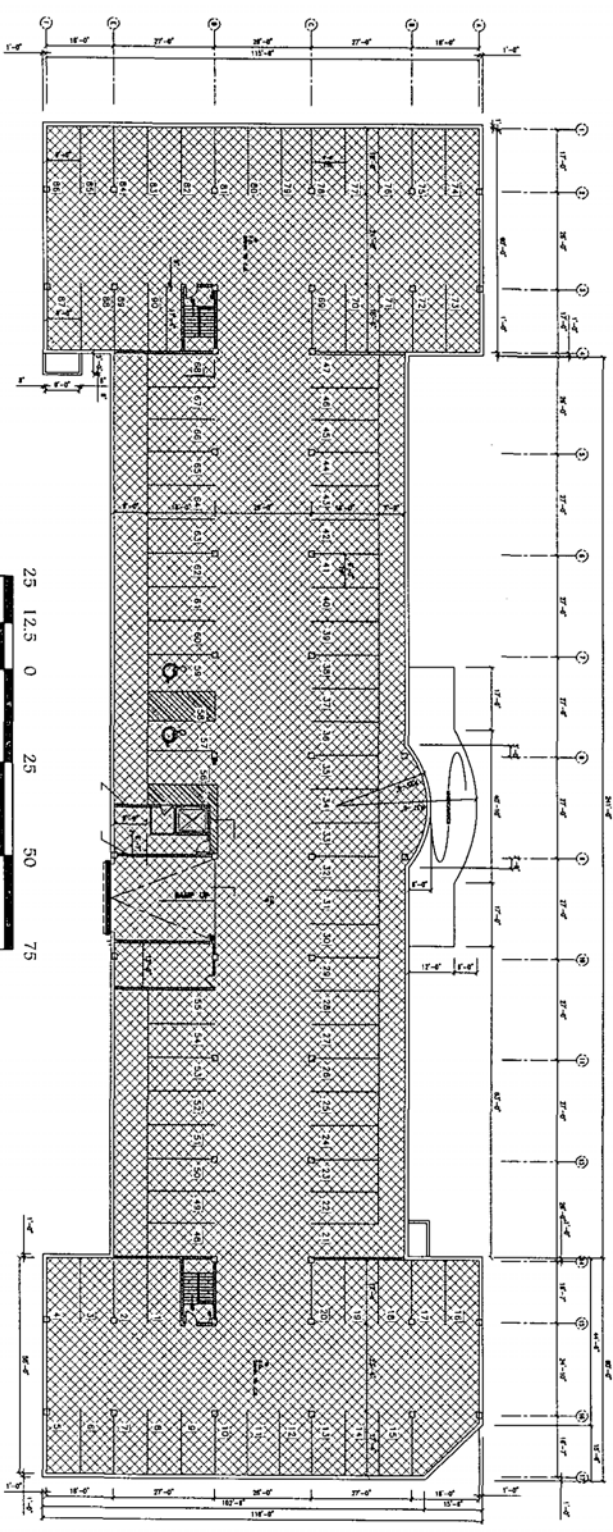
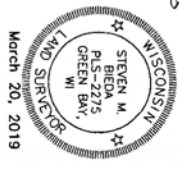
PROJECT NO. A-27498 SHEET NO. 6 of 12 DRAWING NO. X-890	SCALE: 1" = 17' DATE March 20, 2019 Autocad Drawing No. A-27498Add9 102616.DWG	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX/PARCEL NO. DRAWN BY: MRA CHECKED BY: SMB
Riverside Place Condominium, 10th Addendum			

Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlet 2 and part of Outlet 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

Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.



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Building "B" - Basement Parking

LEGEND
Common Area

DRAWING NO. X-890	SHEET NO. 7 of 12	PROJECT NO. A-27498	SCALE: 1" = 25'	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO.
		DATE March 20, 2019	Autocad Drawing No. A-27498Add9 10261G.DWG		Riverside Place Condominium, 10th Addendum
				CHECKED BY: SMR	

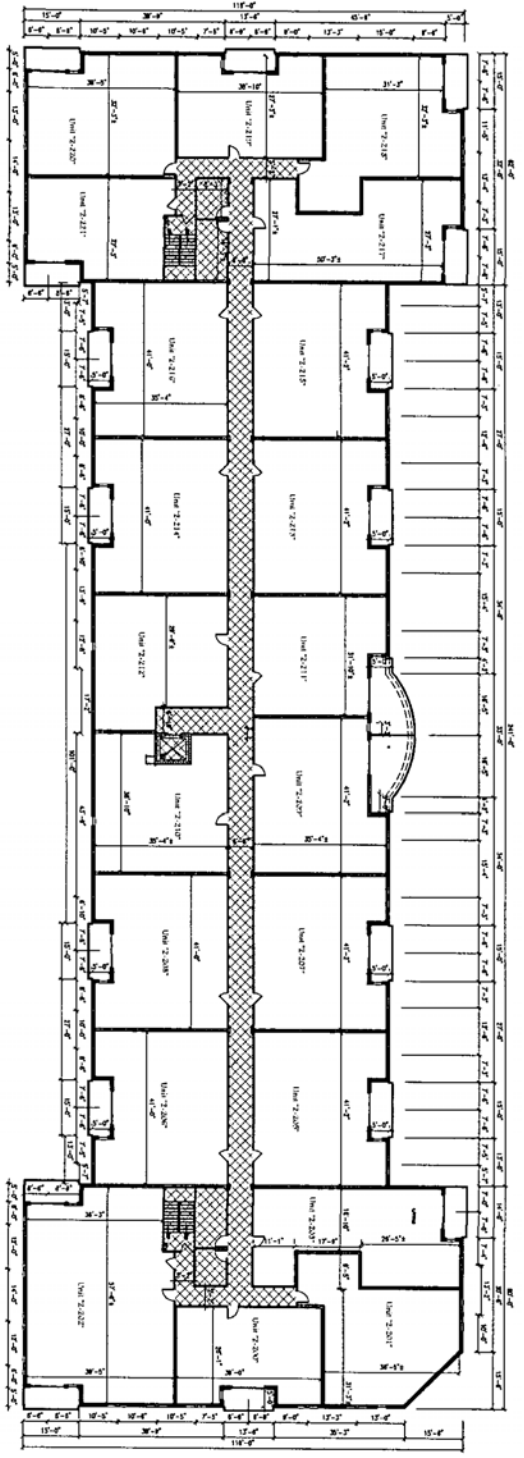
Riverside Place Condominium, 10th Addendum

- An Expandable Condominium -

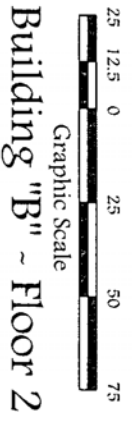
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Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.

March 20, 2019



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LEGEND
 Common Area

SCALE: 1" = 25' DATE March 20, 2019 Autocad Drawing No. A-27498Add9 102616.DWG	MAU & ASSOCIATES LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO. DRAWN BY: MRA CHECKED BY: SMB	SHEET NO. 9 of 12 DRAWING NO. X-890
PROJECT NO. A-27498 Riverside Place Condominium, 10th Addendum			

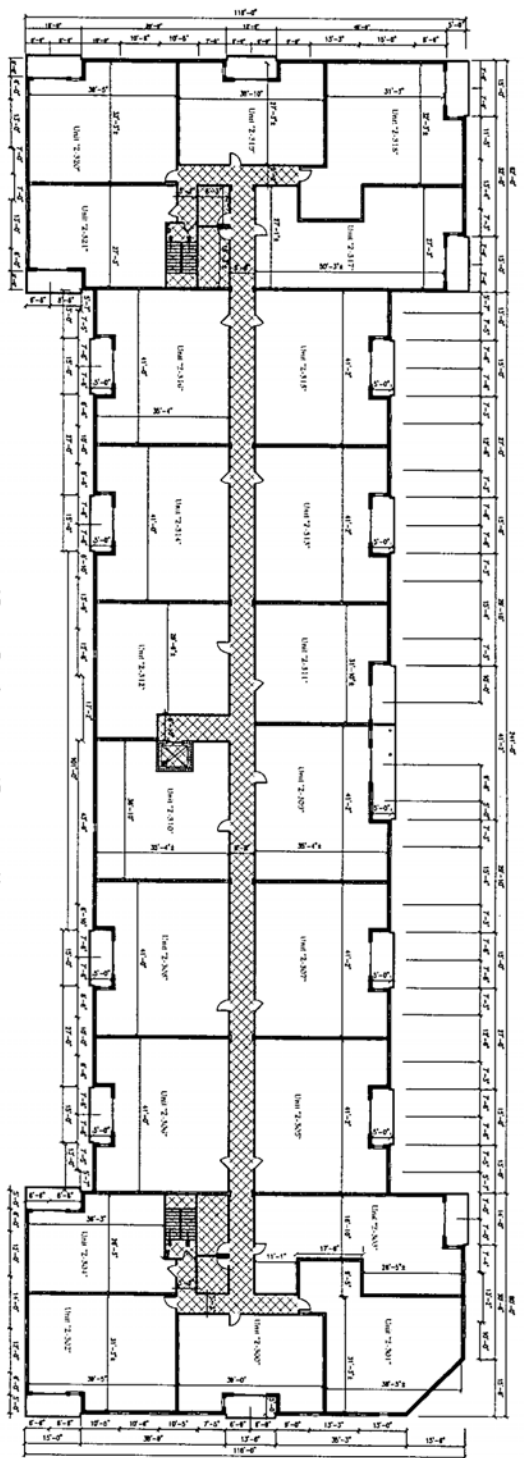
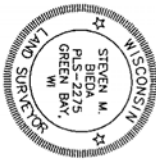
Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

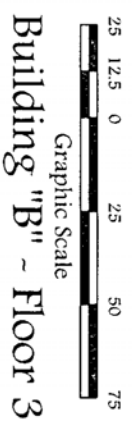
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Note: The purpose of this Addendum is to combine Units 2-200 and 2-204 into one unit which will be called 2-202.

March 20, 2019



Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708



LEGEND
 Common Area

SHEET NO. 100 of 12 DRAWING NO. X-890	SCALE: 1" = 25' DATE March 20, 2019 Autocad Drawing No. A-27498Ad49 102616.DWG	<p>Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</p> <p style="font-size: 2em; font-weight: bold;">Riverside Place Condominium, 10th Addendum</p>	TAX PARCEL NO. DRAWN BY: MRA CHECKED BY: SMB
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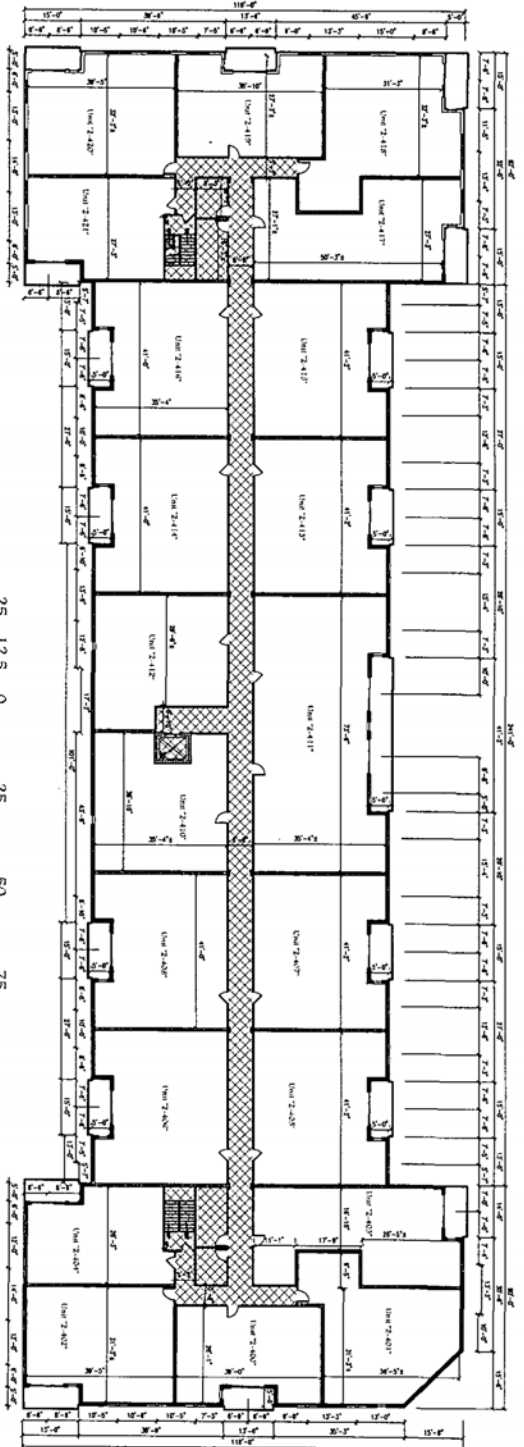
Riverside Place Condominium, 10th Addendum

- An Expandable Condominium -

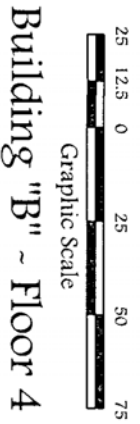
Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and All of Lot 19 "Plat of Navarino" and all of Lot 1 and 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

Note: The purpose of this Addendum is to combine Units 2-202 and 2-204 into one unit which will be called 2-202.

March 20, 2019



Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708



SHEET NO. 11 of 12 DRAWING NO. X-890	PROJECT NO. A-27498	SCALE: 1" = 25' DATE March 20, 2019 Autocad Drawing No. A-27498Add9 102616.DWG	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX/PARCEL NO. DRAWN BY: MR4 CHECKED BY: SMB
Riverside Place Condominium, 10th Addendum				

Riverside Place Condominium, 10th Addendum

-An Expandable Condominium-

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

Owner's Certificate

As Owners, we hereby certify that we caused the land described on this Condominium Plat to be surveyed and mapped as represented hereon. We also certify that this Plat is required by S.703.115 and Brown County Chapter Z1.04(K) to be submitted to the following for approval or objection:
 BROWN COUNTY PLANNING COMMISSION

William S. Duveneck

Sally D. Duveneck

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires _____
 County, Delaware }
 STATE OF DELAWARE } SS
 COUNTY OF _____ }

Brown County Planning Commission
 There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.
 Dated this _____ day of _____, 20____.

Terry L. Von Haut
 Brown County Property Later

Association's Approval

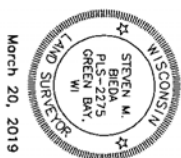
The undersigned, being the President of Green Bay Riverside Unit Owners Association, Inc., does hereby certify that Riverside Place Condominium, 10th Addendum was approved by the Board of Directors of Green Bay Riverside Unit Owners Association, Inc. on the _____ day of _____, 20____.

Eric J. Press

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires _____
 County, Wisconsin }
 STATE OF WISCONSIN } SS
 COUNTY OF _____ }

Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708



PROJECT NO. A-27498 SHEET NO. 12 of 12 DRAWING NO. X-890	DATE March 20, 2019	Autocad Drawing No. A-27498Add9 102616.DWG	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO.
	Riverside Place Condominium, 10th Addendum			DRAWN BY: MRA
				CHECKED BY: SMB

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
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2-419	.7034%	1
2-420	.7034%	1
2-421	.7034%	1
	100.0000%	142

EXHIBIT "C-1"

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

MAXIMUM EXPANSION OF THE CONDOMINIUM HAS OCCURRED

20322730.4