

AMENDMENT NO. SIX (6) TO
DECLARATION OF CONDOMINIUM OF
RIVERSIDE PLACE CONDOMINIUM



8 0 0 3 4 9 1 3

Tx:40024591

2526943

**CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER**

**GREEN BAY, WI
RECORDED ON**

06/01/2011 10:03 AM

REC FEE: 30.00

EXEMPT #

PAGES: 22

Document Number

Title of Document

This Amendment No. Six (6) to Declaration of Condominium of Riverside Place Condominium ("**Amendment No.6**") 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.

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.

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. The Original Declaration, Amendment No.1, Amendment No.2, Amendment No.3, Amendment

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)

22
DC

No.4, and Amendment No.5 are herein collectively referred to as the "Declaration." The Condominium Plat as amended by the 1st Addendum, 2nd Addendum, 3rd Addendum, 4th Addendum and 5th Addendum shall be herein collectively referred to as the "Plat."

WHEREAS, pursuant to Article XIX of the Declaration and the authority provided in Section 703.26, Wisconsin Statutes, the Declarant desires to expand the Condominium therein created to include one (1) additional unit which Unit shall be Unit 2-111.

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

1) **Expansion.** The Declaration and Plat shall be amended to expand the Condominium to include Unit 2-111. 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) 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 thirty (130) 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. Ninety-four (94) 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**"). Unit 1-222 of the Condominium consists of thirty-seven (37) residential apartment units and constitutes the expansion area described in Article XIX, below. 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 (hereinafter the "**Association**") and in the By-Laws and Rules 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

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, and 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.

<u>UNIT</u>	<u>Parcel Identification Nos.</u>
1-101	12-281
1-102	12-282
1-103	12-283
1-222	12-284
1-224	12-284-12
1-225	12-284-22
1-227	12-285
1-228	12-286
1-229	12-287
1-230	12-288
1-232	12-289
1-233	12-290
1-234	12-291
1-236	12-292
1-322	12-293
1-323	12-294
1-325	12-295
1-326	12-296
1-327	12-297
1-328	12-298
1-329	12-299
1-334	12-300
1-335	12-301

1-422	12-284-1
1-423	12-302
1-424	12-303
1-425	12-284-2
1-427	12-304
1-428	12-305
1-429	12-284-3
1-431	12-306
1-433	12-307
1-435	12-308
1-436	12-284-23
2-100	12-309
2-101	12-310
2-103	12-284-24
2-105	12-311
2-107	12-284-4
2-108	12-312
2-109	12-284-5
2-112	12-313
2-113	12-314
2-114	12-315
2-115	12-316
2-116	12-317
2-200	12-318
2-201	12-319
2-202	12-320
2-203	12-321
2-205	12-322
2-206	12-323
2-207	12-284-6
2-209	12-324
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
2-300	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

2-309	12-336
2-310	12-337
2-313	12-284-17
2-315	12-338
2-316	12-284-8
2-318	12-284-9
2-320	12-339
2-400	12-340
2-401	12-341
2-402	12-342
2-403	12-343
2-404	12-344
2-406	12-345
2-407	12-346
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
2-417	12-284-11
2-418	12-349
2-419	12-350
2-420	12-284-21

EXHIBIT "B"

Riverside Place Condominium, 6th Addendum

[See Attached.]

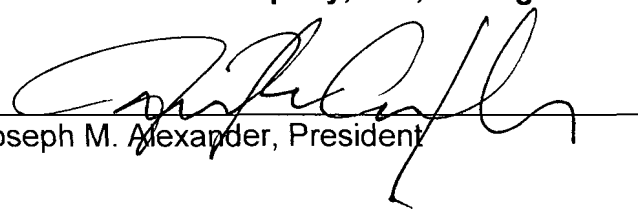
NOTE: Please be advised that the Declarant, Washington Square Green Bay, LLC, hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit "B." Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your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

*** DECLARANT ***

WASHINGTON SQUARE GREEN BAY, LLC

The Alexander Company, Inc., Manager

By:

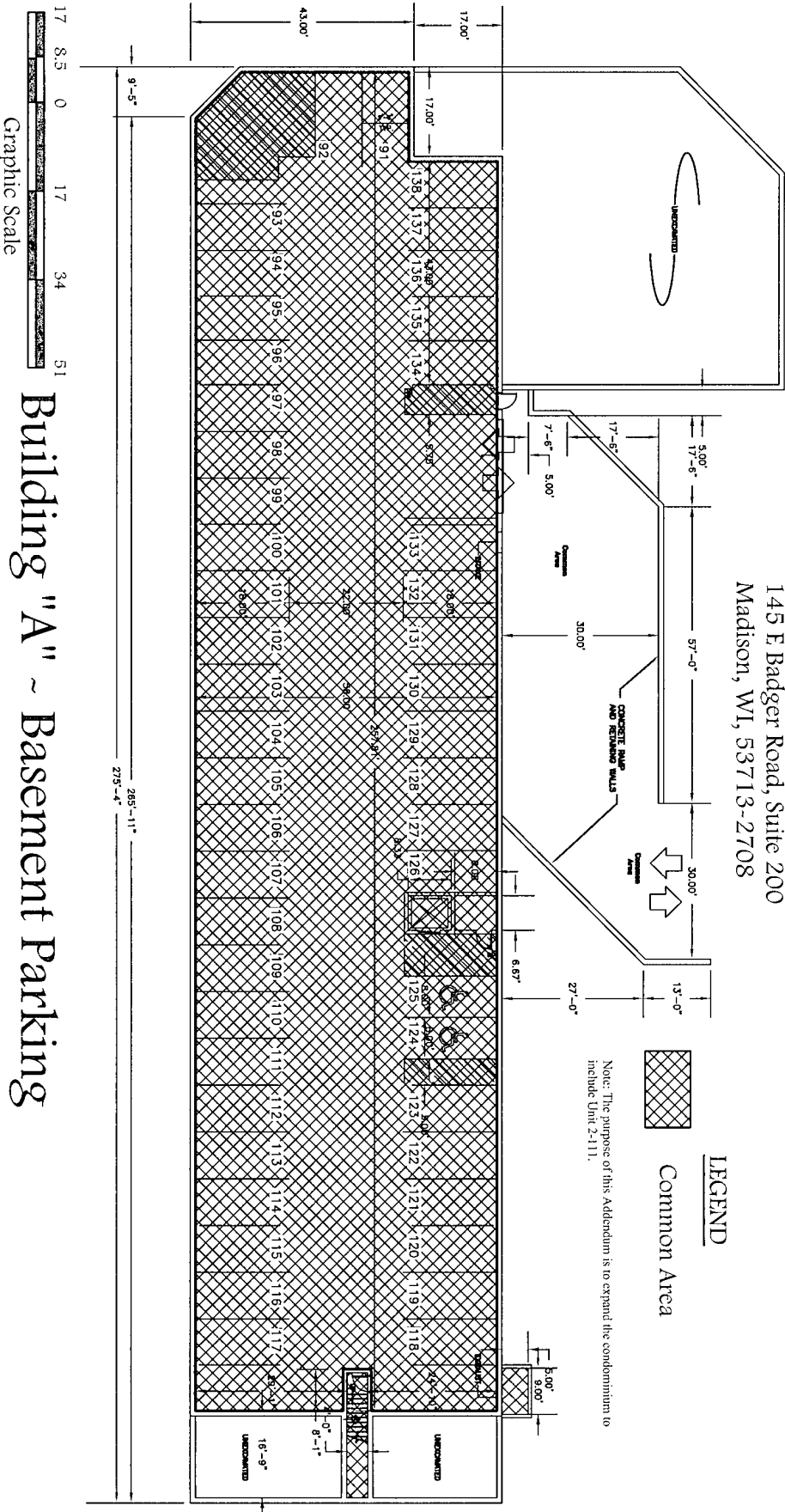

Joseph M. Alexander, President

Riverside Place Condominium, 6th 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



Building "A" ~ Basement Parking

TAX PARCEL NO.
 DRAWN BY:
 BAR
 CHECKED BY:
 LDB

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 400 Security Boulevard * Green Bay, Wisconsin 54313
 Phone: 920-434-9670 Fax: 920-434-9672

Riverside Place Condominium, 6th Addendum

SCALE: 1" = 17'

DATE
 May 13, 2011

Autocad Drawing No.
 A-27498Add6 051311.DWG

PROJECT NO.
 A-27498
 SHEET NO.
 2 of 12
 DRAWING NO.
 X-663

Riverside Place Condominium, 6th Addendum

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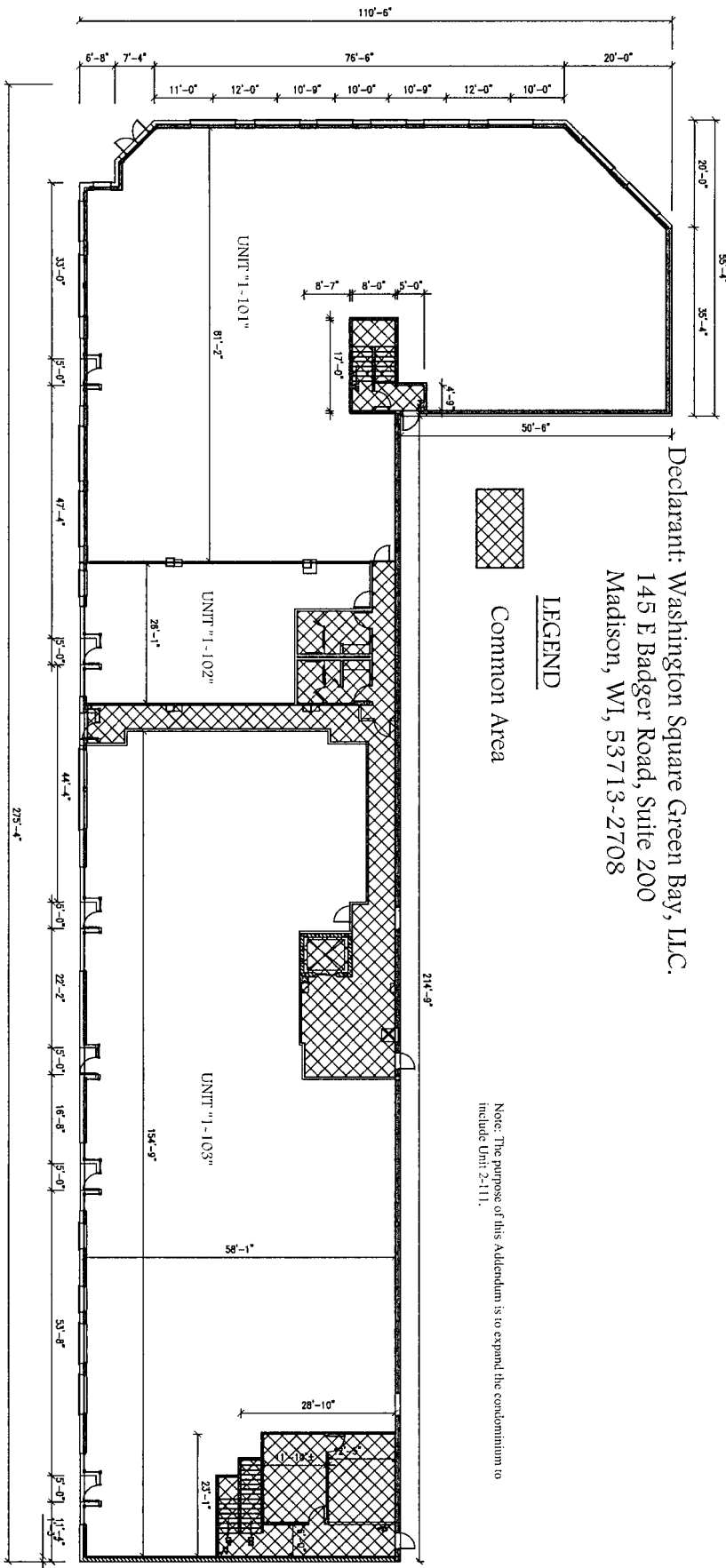
Declarant: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708

LEGEND



Common Area

Note: The purpose of this Addendum is to expand the condominium to include Unit 2-111.



Building "A" ~ Floor 1

SCALE: 1" = 17' DATE May 13, 2011	PROJECT NO. A-27498	TAX PARCEL NO.	
		DRAWN BY: BAR	
SHEET NO. 3 of 12	Autocad Drawing No. A-27498Add6 051311.DWG	CHECKED BY: LDB	
DRAWING NO. X-663	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 FAX: 920-434-9672		
Riverside Place Condominium, 6th Addendum			

Riverside Place Condominium, 6th Addendum

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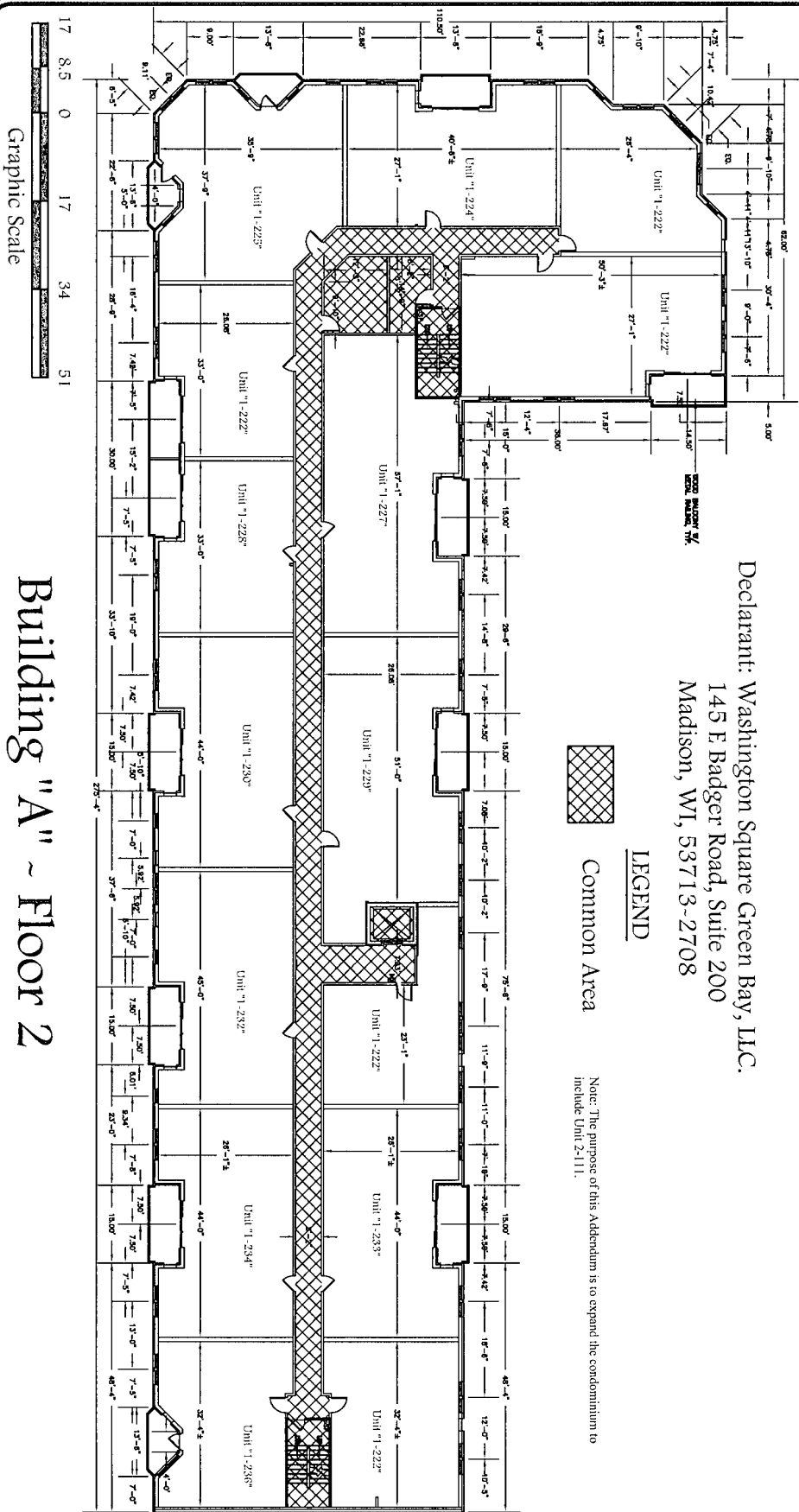
Declarant: Washington Square Green Bay, LLC.
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LEGEND



Common Area

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Building "A" - Floor 2

Graphic Scale

SCALE: 1" = 17' DATE May 13, 2011 Autocad Drawing No. A-27498Add6 051311.DWG	TAX PARCEL NO. DRAWN BY: BAR CHECKED BY: LDB	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	Riverside Place Condominium, 6th Addendum

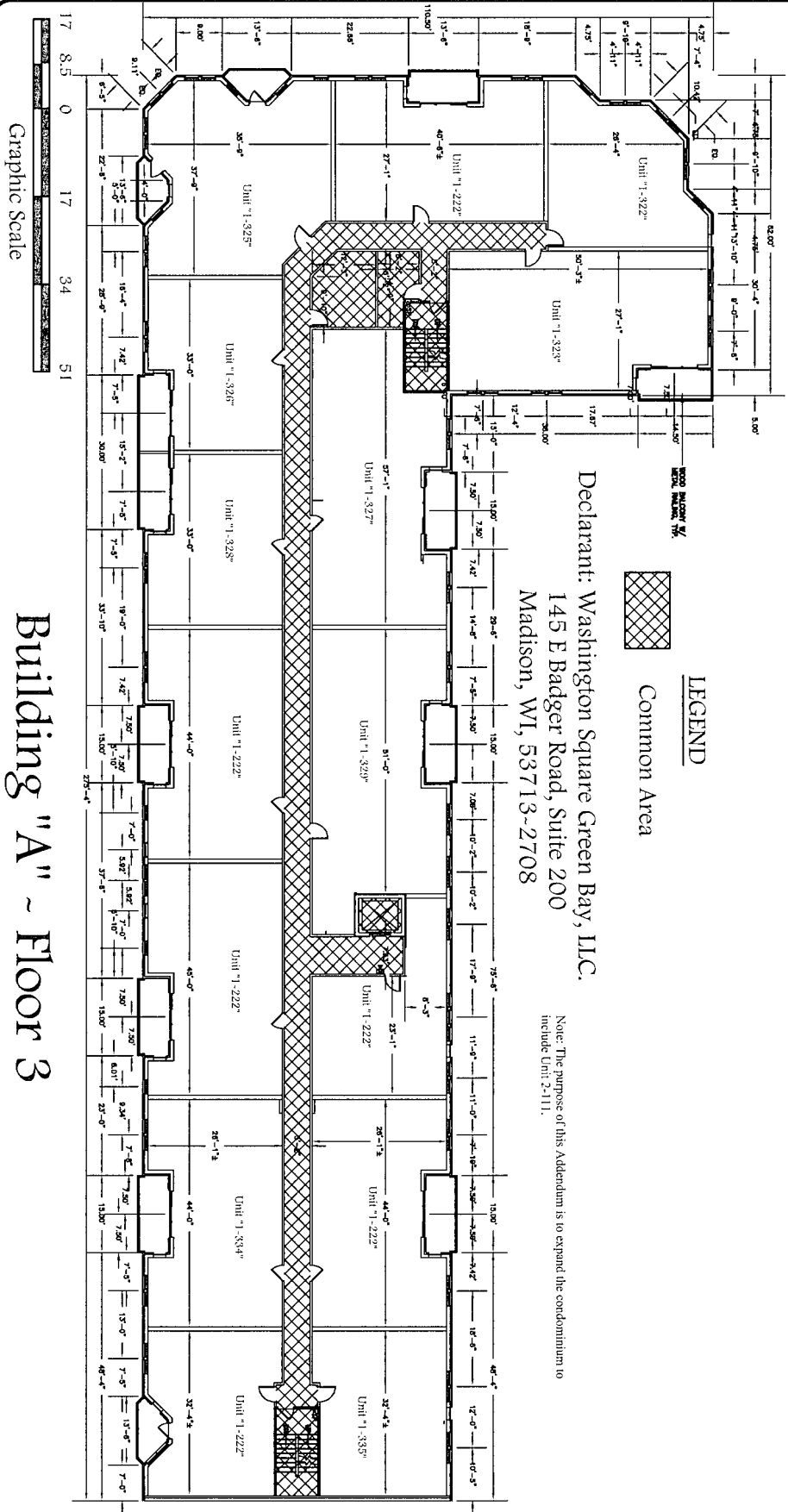
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Building "A" ~ Floor 3

<p>SCALE: 1" = 17'</p> <p>DATE May 13, 2011</p> <p>Autocad Drawing No. A-27498Add6 051311.DWG</p>		<p>Mau & Associates </p> <p>LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</p>		<p>TAX PARCEL NO.</p>
<p>PROJECT NO. A-27498</p>		<p><i>Riverside Place Condominium, 6th Addendum</i></p>		<p>DRAWN BY: BAR</p>
<p>SHEET NO. 5 of 12</p>		<p>Checked by: LDB</p>		
<p>DRAWING NO. X-663</p>				

Riverside Place Condominium, 6th Addendum

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145 E Badger Road, Suite 200

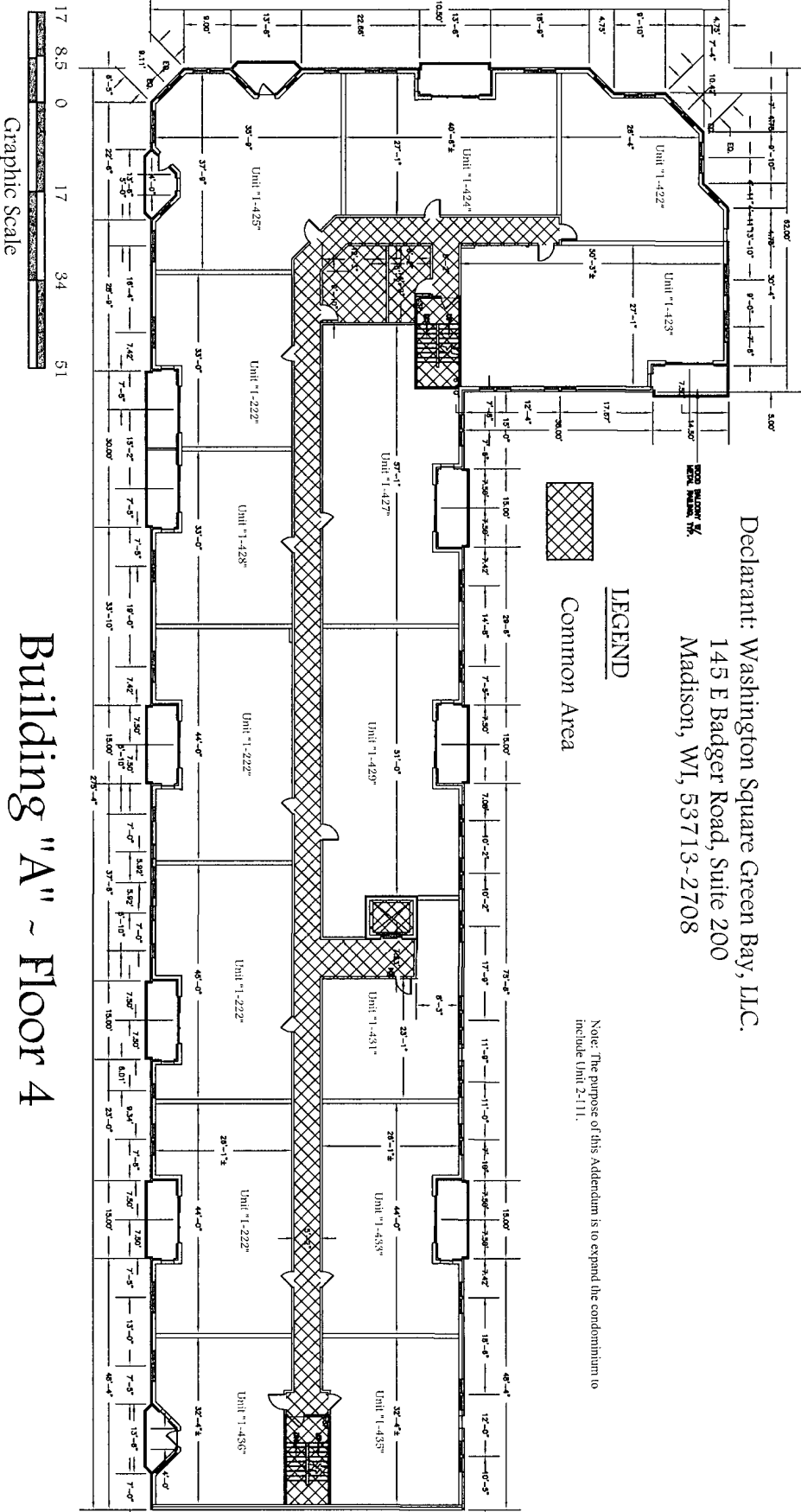
Madison, WI, 53713-2708

LEGEND



Common Area

Note: The purpose of this Addendum is to expand the condominium to include Unit 2-111.



Building "A" ~ Floor 4

TAX PARCEL NO.
DRAWN BY: BAR
CHECKED BY: LDB

Mau & Associates 
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 400 Security Boulevard * Green Bay, Wisconsin 54313
 Phone: 920-434-9670 Fax: 920-434-9672

SCALE: 1" = 17'

DATE
May 13, 2011

Autocad Drawing No.
A-27498Add6 051311.DWG

Riverside Place Condominium, 6th Addendum

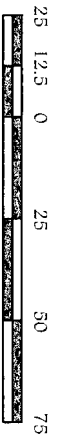
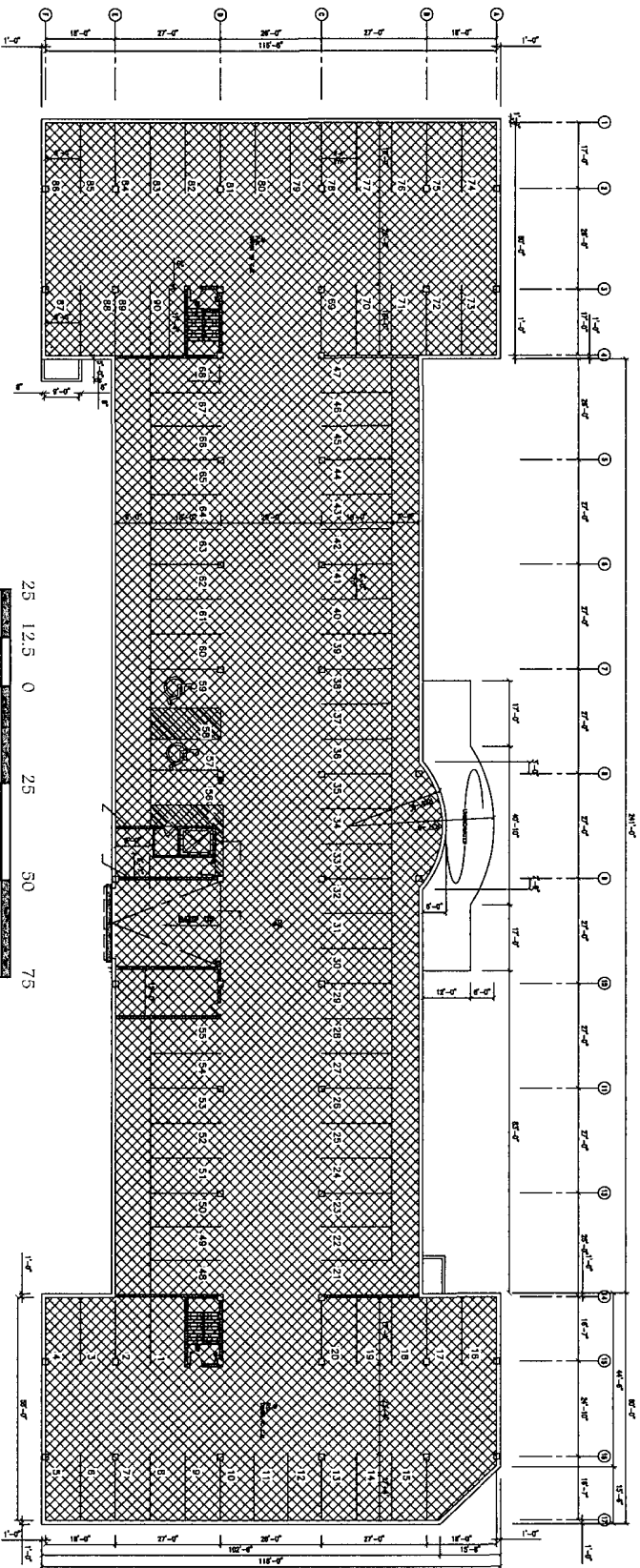
PROJECT NO.
A-27498
SHEET NO.
6 of 12
DRAWING NO.
X-663

Riverside Place Condominium, 6th Addendum

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Note: The purpose of this Addendum is to expand the condominium to include Unit 2-111.



Graphic Scale

Building "B" ~ Basement Parking

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

LEGEND
Common Area

SCALE: 1" = 25' DATE May 13, 2011 Autocad Drawing No. A-27498Add6 051311.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: BAR
PROJECT NO. A-27498 SHEET NO. 7 of 12 DRAWING NO. X-663	Riverside Place Condominium, 6th Addendum	CHECKED BY: LDB

Riverside Place Condominium, 6th Addendum

-An Expandable Condominium-

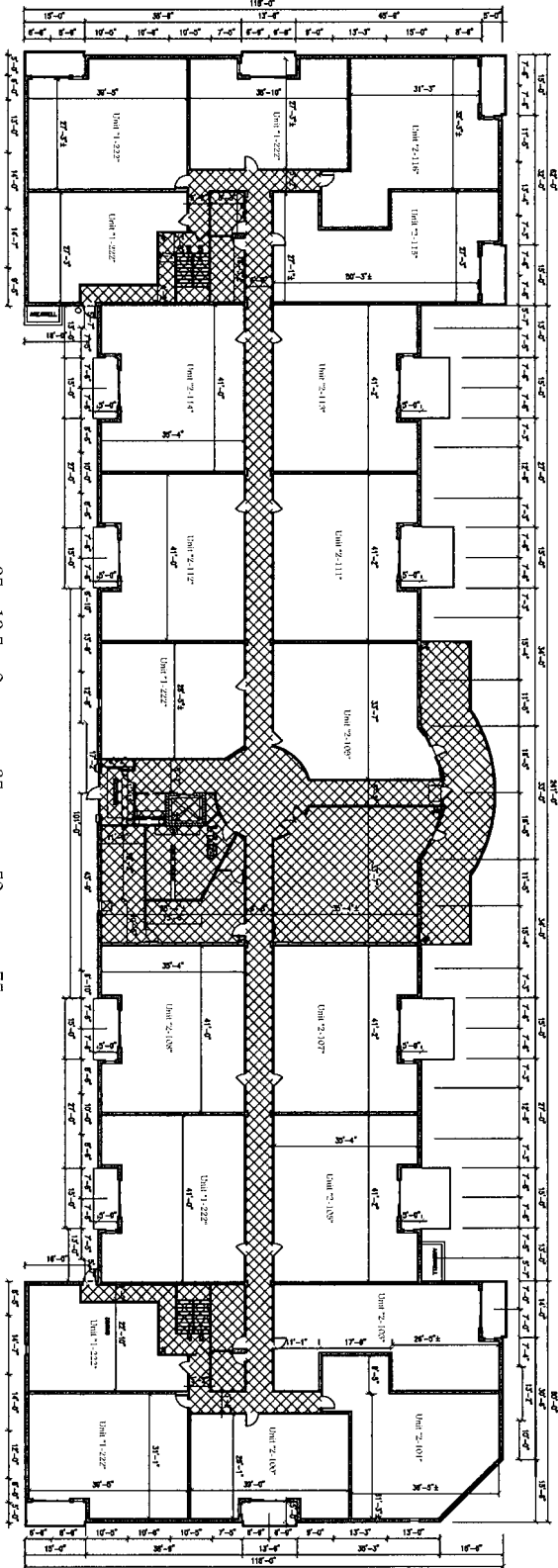
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Graphic Scale
 Building "B" ~ Floor 1

LEGEND
 Common Area



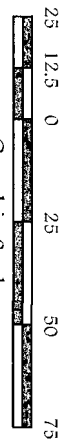
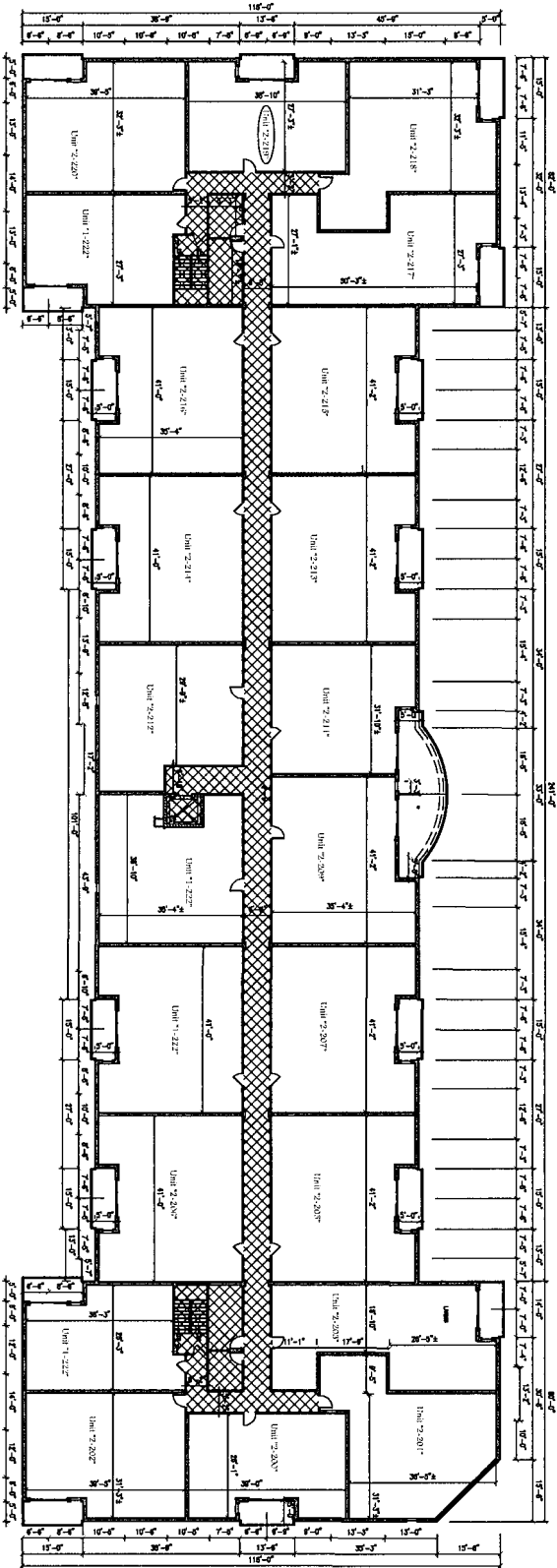
SHEET NO. 8 of 12 DRAWING NO. X-663	SCALE: 1" = 25' DATE May 13, 2011	TAX PARCEL NO. DRAWN BY: BAR CHECKED BY: LDB
	PROJECT NO. A-27498 Autocad Drawing No. A-27498Add6 051311.DWG	
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Graphic Scale
Building "B" - Floor 2

Declarant: Washington Square Green Bay, LLC.
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LEGEND
Common Area

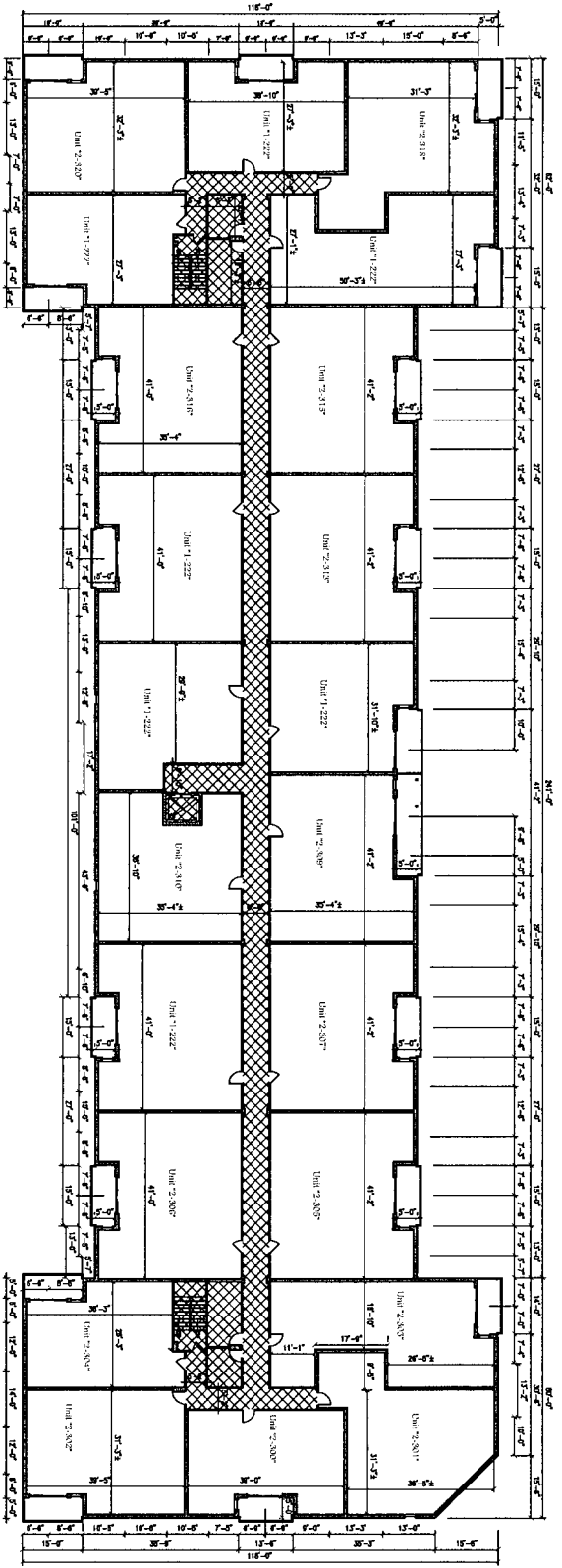
SCALE: 1" = 25'		Mau & Associates		TAX PARCEL NO.
DATE May 13, 2011		LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672		DRAWN BY: BAR
Autocad Drawing No. A-27498Add6 051311.DWG		Riverside Place Condominium, 6th Addendum		CHECKED BY: LDB
PROJECT NO. A-27498	SHEET NO. 9 of 12	DRAWING NO. X-663		

Riverside Place Condominium, 6th Addendum

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Graphic Scale
Building "B" - Floor 3

LEGEND
Common Area

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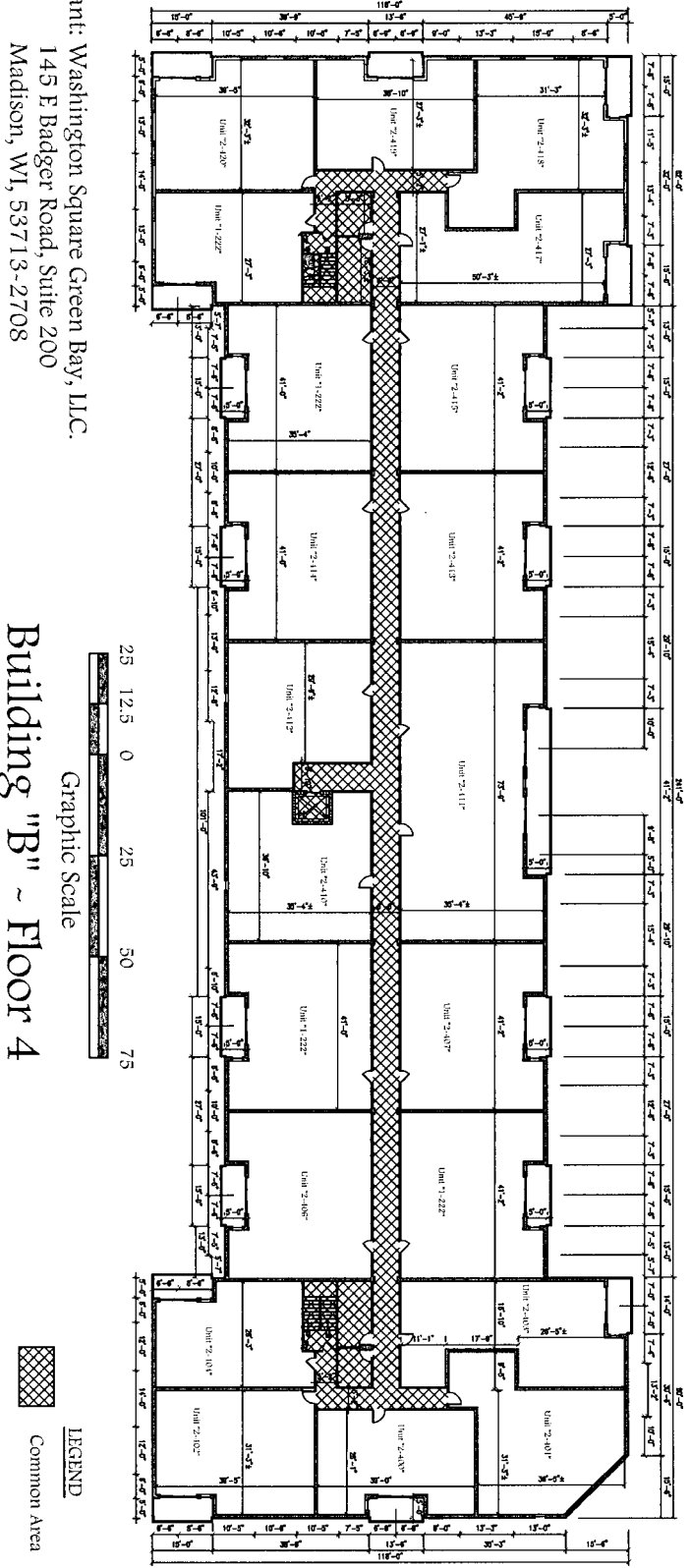
SHEET NO. 10 of 12 DRAWING NO. X-663	SCALE: 1" = 25' DATE May 13, 2011	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO.
	PROJECT NO. A-27498 Autocad Drawing No. A-27498Add6 051311.DWG		DRAWN BY: BAR
Riverside Place Condominium, 6th Addendum			CHECKED BY: LDB

Riverside Place Condominium, 6th Addendum

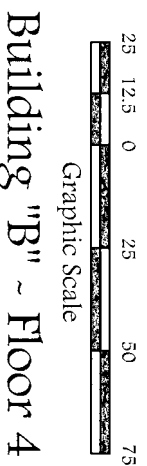
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Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and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

Washington Square Green Bay LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided and mapped as represented hereon, Washington Square Green Bay LLC does further certify that this Condominium is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with current Condominium Laws.

In Witness Whereof, the said Washington Square Green Bay LLC has caused these presents to be signed by Joseph M. Alexander on behalf of its Manager, on this ____ day of _____, 20__.

The Alexander Company, Inc., Manager
By: Joseph M. Alexander, President

Personally came before me this ____ day of _____ of said Limited Liability Company and acknowledged that he executed the foregoing instrument on behalf of the Manager as the deed of said Limited Liability Company, by its authority.

Notary Public _____ My Commission Expires _____
County, Wisconsin }
STATE OF WISCONSIN } 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__.

James E. Wallen
Brown County Property List

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


	 <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.
DATE May 13, 2011	Autocad Drawing No. A-27498Add6 051311.DWG	DRAWN BY: BAR
PROJECT NO. A-27498	SHEET NO. 12 of 12	CHECKED BY: LDB
DRAWING NO. X-663	Riverside Place Condominium, 6th Addendum	

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
1-222	26.0258%	37
1-224	.7034%	1
1-225	.7034%	1
1-227	.7034%	1
1-228	.7034%	1
1-229	.7034%	1
1-230	.7034%	1
1-232	.7034%	1
1-233	.7034%	1
1-234	.7034%	1
1-236	.7034%	1
1-322	.7034%	1
1-323	.7034%	1
1-325	.7034%	1
1-326	.7034%	1
1-327	.7034%	1
1-328	.7034%	1
1-329	.7034%	1
1-334	.7034%	1
1-335	.7034%	1
1-336	.7034%	1
1-422	.7034%	1
1-423	.7034%	1
1-424	.7034%	1
1-425	.7034%	1
1-427	.7034%	1
1-428	.7034%	1
1-429	.7034%	1
1-431	.7034%	1
1-433	.7034%	1
1-435	.7034%	1
1-436	.7034%	1
2-100	.7034%	1
2-101	.7034%	1
2-103	.7034%	1
2-105	.7034%	1
2-107	.7034%	1
2-108	.7034%	1

2-109	.7034%	1
2-111	.7034%	1
2-112	.7034%	1
2-113	.7034%	1
2-114	.7034%	1
2-115	.7034%	1
2-116	.7034%	1
2-200	.7034%	1
2-201	.7034%	1
2-202	.7034%	1
2-203	.7034%	1
2-205	.7034%	1
2-206	.7034%	1
2-207	.7034%	1
2-209	.7034%	1
2-211	.7034%	1
2-212	.7034%	1
2-213	.7034%	1
2-214	.7034%	1
2-215	.7034%	1
2-216	.7034%	1
2-218	.7034%	1
2-219	.7034%	1
2-220	.7034%	1
2-300	.7034%	1
2-301	.7034%	1
2-302	.7034%	1
2-303	.7034%	1
2-304	.7034%	1
2-305	.7034%	1
2-306	.7034%	1
2-307	.7034%	1
2-309	.7034%	1
2-310	.7034%	1
2-313	.7034%	1
2-315	.7034%	1
2-316	.7034%	1
2-318	.7034%	1
2-319	.7034%	1
2-320	.7034%	1
2-400	.7034%	1
2-401	.7034%	1
2-402	.7034%	1
2-403	.7034%	1
2-404	.7034%	1
2-406	.7034%	1
2-407	.7034%	1
2-410	.7034%	1
2-411	1.4068%	2

EXHIBIT C

- 2 -

2-412	.7034%	1
2-413	.7034%	1
2-414	.7034%	1
2-415	.7034%	1
2-417	.7034%	1
2-418	.7034%	1
2-419	.7034%	1
<hr/>		
	100.0000%	142