

AMENDMENT NO. THREE (3) TO
DECLARATION OF CONDOMINIUM OF
RIVERSIDE PLACE CONDOMINIUM

2323888

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
07/19/2007 09:08:43AM

REC FEE: 51.00
TRANS FEE:
EXEMPT #
PAGES: 21

Document Number Title of Document

This Amendment No. Three (3) to Declaration of Condominium of Riverside Place Condominium ("Amendment No.3") 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. The Original Declaration, Amendment No.1, and Amendment No.2 are herein collectively referred to as the "Declaration". The Condominium Plat as amended by the 1st Addendum and 2nd 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 an additional four (4) units which Units consist of Units 1-225, 1-436, 2-103 and 2-212.

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 provide as follows:

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

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

GB TITLE

See Exhibit "A"

(Parcel Identification Number)

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-one (131) 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-two (92) 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 forty (40) 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 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."

C) References in the Declaration to Exhibits "B" and "C" are modified so that such reference shall be to Exhibits "B" and "C" which are attached to this Amendment No.3.

2) Capitalized Terms. All Capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration and this Amendment No.3.

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 3rd Addendum to the Plat of Riverside Place Condominium, reflecting the expansion of the Condominium as described in this Amendment No.3, shall be recorded with the Brown County, Wisconsin Register of Deeds.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of this

9th day of July, 2007.

*** DECLARANT ***

WASHINGTON SQUARE GREEN BAY, LLC

The Alexander Company, Inc., Manager

By: *RP*
Randall P. Alexander, President

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, a notary public for the above State and County, this 9th day of July, 2007, the above named Randall P. Alexander, the President of The Alexander Company, Inc., a Wisconsin Corporation, 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.

Julie Hughes
Print Name: Julie Hughes
Notary Public, State of Wisconsin
My Commission expires: 6/22/2008

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

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, and 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.

<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
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
2-100	12-309
2-101	12-310
2-103	12-284
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
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
2-220	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
2-409	12-284-18
2-410	12-284-19
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, 3rd 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

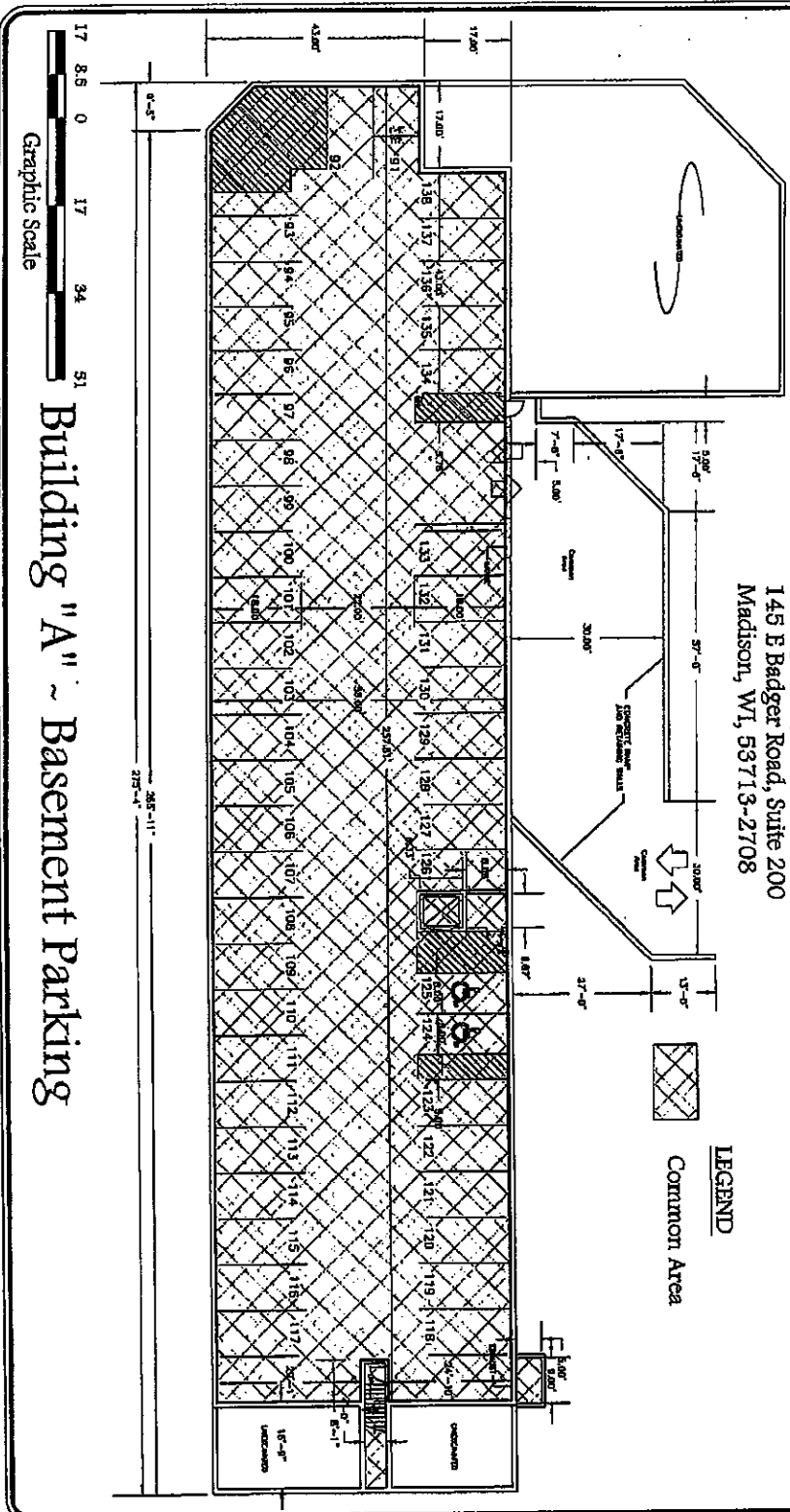
By: 
Randall P. Alexander, President


Riverside Place Condominium, 3rd 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: Washington Square Green Bay, LLC.
 145 E Badger Road, Suite 200
 Madison, WI, 53713-2708



LEGEND
 Common Area



Building "A" ~ Basement Parking


SCALE: 1" = 17' DATE July 2, 2007 Autocad Drawing No. A-27498Adden3.DWG	PROJECT NO. A-27498	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.
	SHEET NO. 2 of 11 DRAWING NO. X-605		DRAWN BY: JWP CHECKED BY: LDR
Riverside Place Condominium, 3rd Addendum			

Riverside Place Condominium, 3rd Addendum

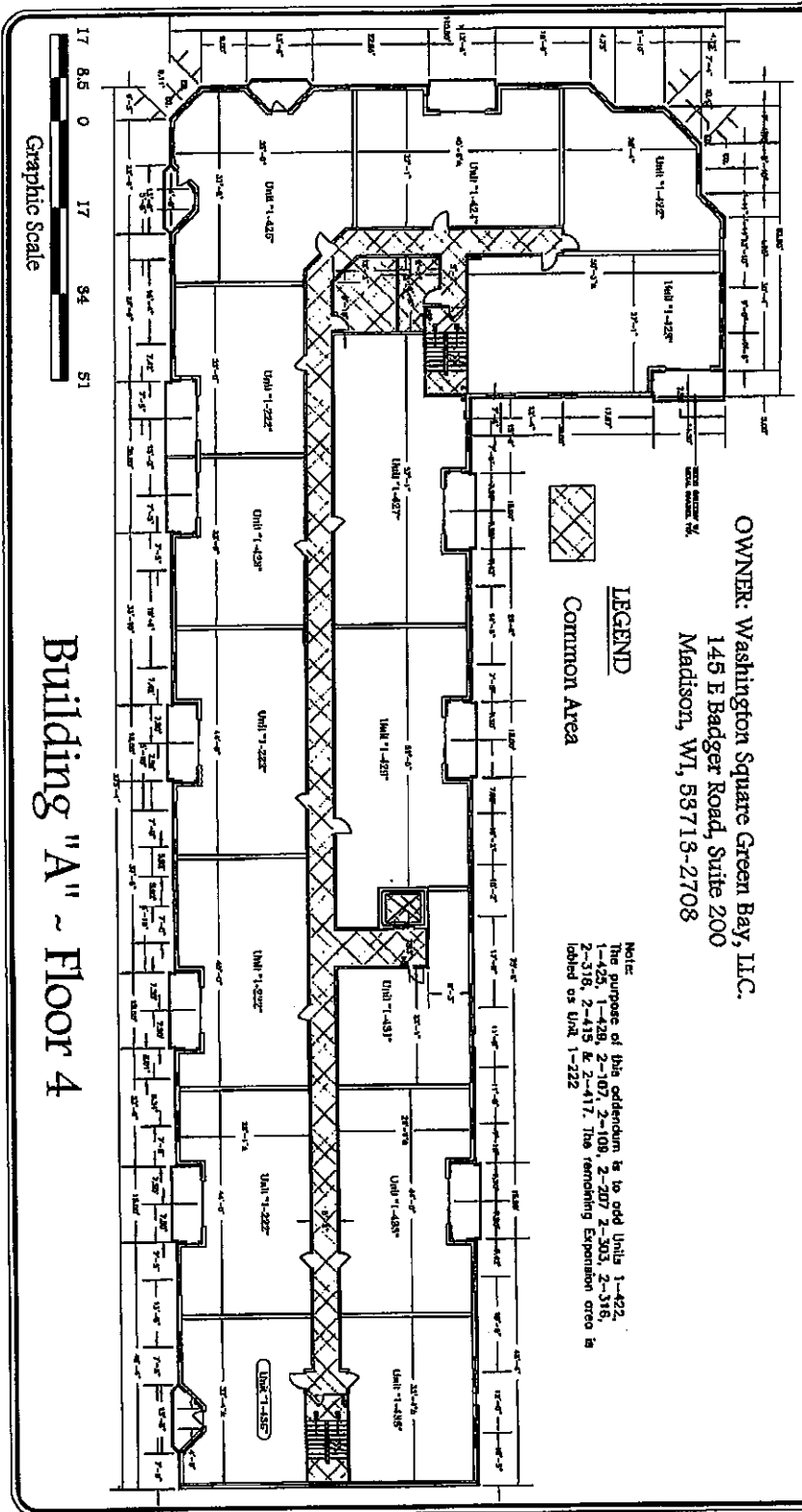
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Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and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

OWNER: Washington Square Green Bay, LLC.
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 Madison, WI, 53713-2708

LEGEND
 Common Area

NOTE:
 The purpose of this addendum is to add Units 1-422, 1-425, 1-426, 2-107, 2-109, 2-207, 2-303, 2-316, 2-318, 2-415 & 2-417. The remaining Expansion area is labeled as Unit 1-222

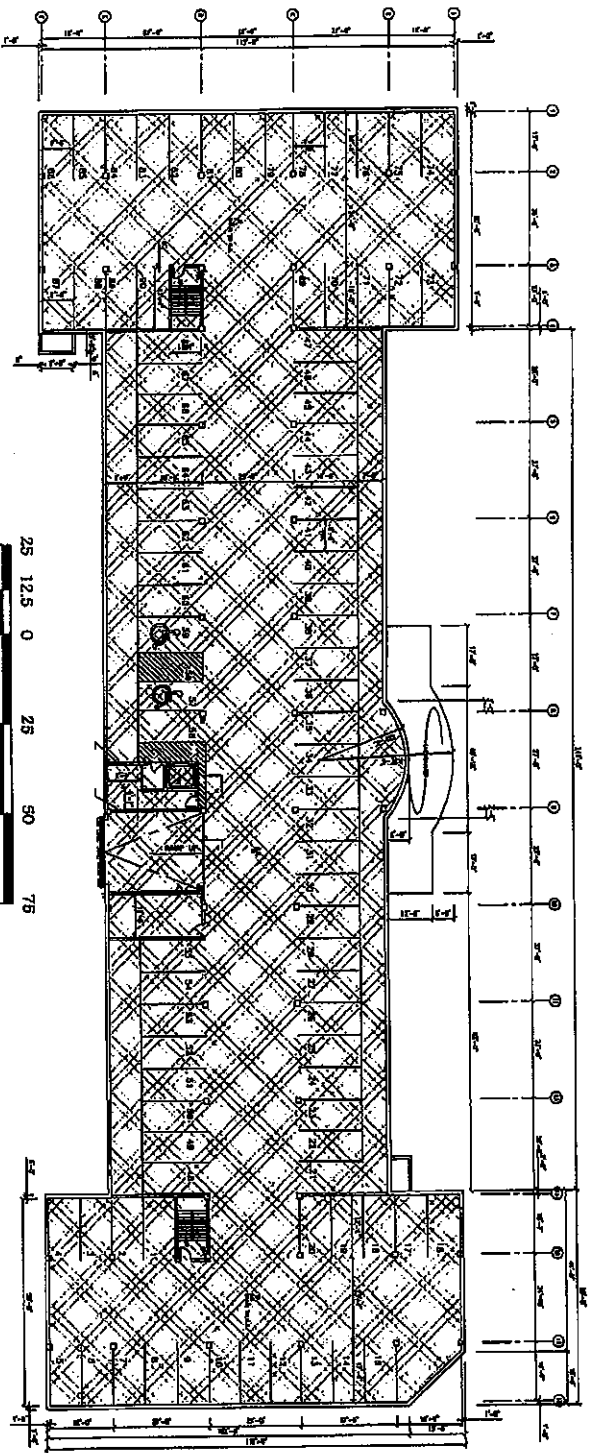


PROJECT NO. A-27498	SCALE: 1" = 17'	DRAWING NO. X-572	DRAWN BY: JAP
	DATE July 2, 2007		
SHEET NO. 6 of 11	Autocad Drawing No. A-27498Adden3.DWG	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	
Riverside Place Condominium, 3rd Addendum			

Riverside Place Condominium, 3rd Addendum

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

Building "B" ~ Basement Parking

LEGEND
Common Area

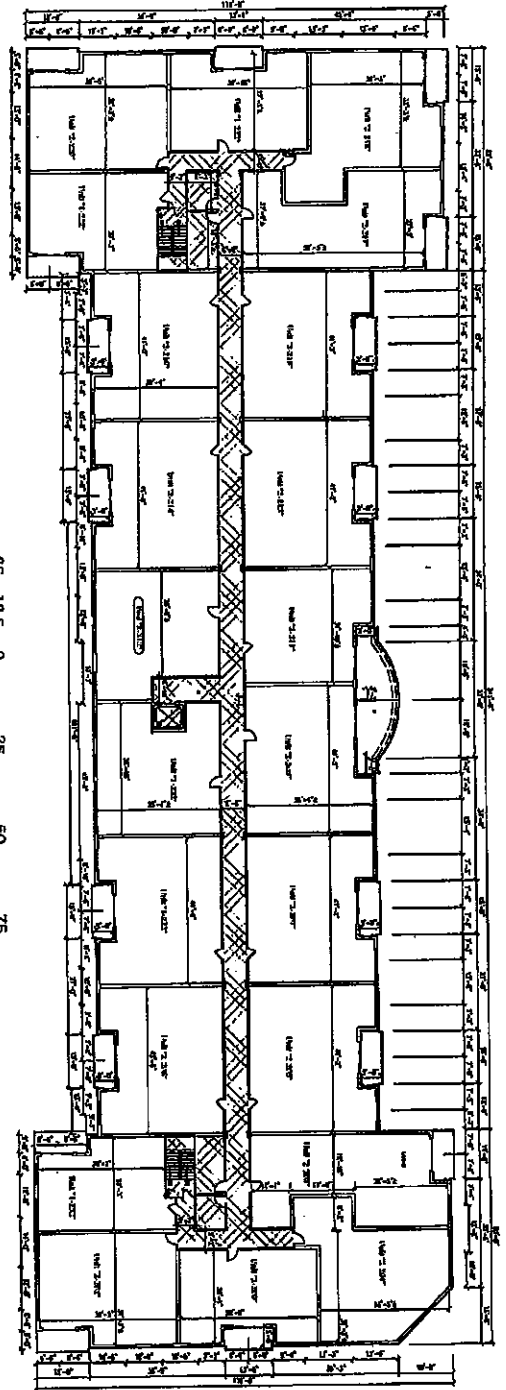
DRAWING NO. X-605	SHEET NO. 7 of 11	SCALE: 1" = 25'	 Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9570 Fax: 920-434-9572	TAX PARCEL NO.
		DATE July 2, 2007		DRAWN BY: JHP
PROJECT NO. A-27498		Autocad Drawing No. A-27498Adden3.DWG	CHECKED BY: LDB	
Riverside Place Condominium, 3rd Addendum				

Riverside Place Condominium, 3rd Addendum

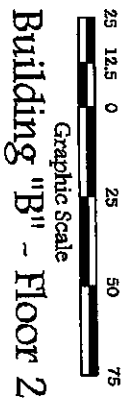
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Note:
The purpose of this addendum is to add Units 1-225, 1-415, 2-103, 2-212. The remaining expansion area is labeled as Unit 1-222.



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



LEGEND
Common Area

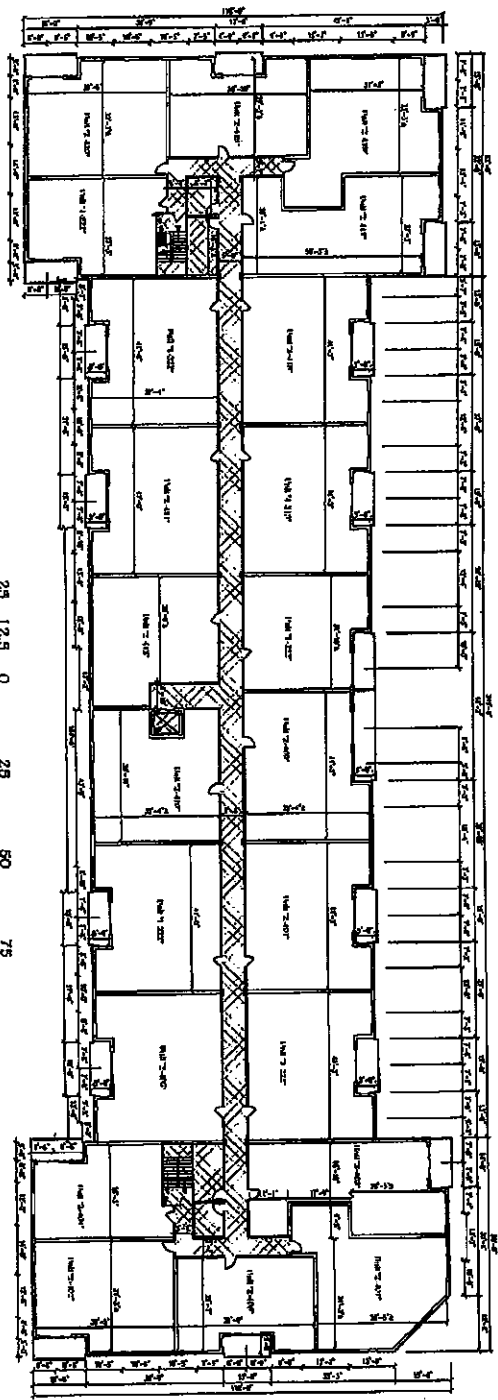
SHEET NO. 9 of 11 DRAWING NO. X-605	SCALE: 1" = 25' DATE July 2, 2007	 Mau & Associates - LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO.
	PROJECT NO. A-27498		DRAWN BY: JHP
Autocad Drawing No. A-27498Adden3.DWG			CHECKED BY: LDB
Riverside Place Condominium, 3rd Addendum			

Riverside Place Condominium, 3rd Addendum

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Note:
The purpose of this addendum is to add Units 1-225, 1-436, 2-103, 2-212. The remaining expansion area is labeled as Unit 1-222.



Building "B" - Floor 4

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

LEGEND
Common Area

PROJECT NO. A-27498 SHEET NO. 11 of 11 DRAWING NO. X-605	SCALE: 1" = 25' DATE July 2, 2007	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 100 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-334-9670 Fax: 920-334-9672	TAX PARCEL NO.
	Autocad Drawing No. A-27498Adden3.DWG		DRAWN BY: JAP CHECKED BY: LDB

Riverside Place Condominium, 3rd 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	28.1360%	40
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
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1-336	.7034%	1
1-422	.7034%	1
1-423	.7034%	1
1-424	.7034%	1
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1-427	.7034%	1
1-428	.7034%	1
1-429	.7034%	1
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1-433	.7034%	1
1-435	.7034%	1
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2-103	.7034%	1
2-105	.7034%	1
2-107	.7034%	1
2-108	.7034%	1
2-109	.7034%	1

2-112	.7034%	1
2-113	.7034%	1
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2-115	.7034%	1
2-116	.7034%	1
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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
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	100.0000%	142