

Document No.

**SECOND AMENDMENT TO  
CONDOMINIUM DECLARATION OF  
COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR  
BAYLAKE CITY CENTER  
CONDOMINIUM**

**3056208**

**CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
01/31/2024 04:23 PM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #**

**PAGES: 25**

Return to:

Attorney David P. Dewick  
Hager, Dewick & Zuengler, S.C.  
200 South Washington Street, Suite 200  
Green Bay, WI 54301

25 ✓5

12-195, 12-196, 12-197, 12-198, 12-199, 12-  
200, 12-201, 12-202, 12-203, 12-204, 12-205,  
12-206 and 12-86-1

Parcel Numbers

THIS SECOND AMENDMENT (this "Amendment") is executed as of this 31<sup>st</sup> day of January, 2024, by 301 N. ADAMS ST LLC (a/k/a 301 N. Adams Street LLC), a Wisconsin limited liability company ("301 LLC"), HCW, LLC, a Wisconsin limited liability company ("HCW"), BAYLAKE FOOD COURT REAL ESTATE LLC, a Wisconsin limited liability company ("BFCRE"), SPRING LAKE CHURCH, INC., a Wisconsin non-stock corporation ("SLC"), and BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association, Inc.), a Wisconsin non-stock corporation (the "Association").

**RECITALS:**

A. Baylake City Center, LLC ("Declarant") executed that certain Condominium Declaration of Covenants, Conditions, Restrictions and Easements for Baylake City Center Condominium, dated January 25, 2005 ("Condominium") and recorded with the Brown County Register of Deeds as Document No. 2173811 ("Declaration").

B. The Declaration created the following units within the Condominium:

Unit No. 110 (Tax Parcel No. 12-195)  
Unit No. 120 (Tax Parcel No. 12-196)  
Unit No. 130 (Tax Parcel No. 12-197)  
Unit No. 140 (Tax Parcel No. 12-198)  
Unit No. 150 (Tax Parcel No. 12-199)  
Unit No. 160 (Tax Parcel No. 12-200)  
Unit No. 210 (Tax Parcel No. 12-201)  
Unit No. 220 (Tax Parcel No. 12-202)  
Unit No. 230 (Tax Parcel No. 12-203)  
Unit No. 240 (Tax Parcel No. 12-204)  
Unit No. 250 (Tax Parcel No. 12-205)  
Unit No. 260 (Tax Parcel No. 12-206)

C. The Declaration was amended by that certain First Amendment to Condominium Declaration of Covenants, Conditions, Restrictions and Easements for Baylake City Center Condominium, dated January 14, 2021, and recorded with the Brown County Register of Deeds as Document No. 2941603 ("First Amendment") (the Declaration and First Amendment are collectively referred to herein as the "Declaration").

D. HCW, 301 LLC, SLC and BFCRE, who are all of the owners of the Units, and the Association desire to expand the Condominium pursuant to the terms of this Amendment.

E. The parties desire to amend the terms and conditions of the Declaration pursuant to the terms of this Amendment.

F. All capitalized terms herein shall be defined as set forth in the Declaration, unless otherwise defined herein.

G. All required consents and approvals required under Wis. Stat. Chapter 703 with respect to this Amendment have been received.

NOW, THEREFORE, HCW, 301 LLC, BFCRE, SLC and the Association agree as follows:

1. **Expansion.** The Condominium, which is hereby legally described on **Exhibit B** attached hereto, is hereby expanded by adding thereto (a) the real estate identified on the Baylake City Center Condominium First Addendum ("First Addendum"), attached hereto as **Exhibit A** and incorporated herein by reference, and known as Tax Parcel No. 12-86-1 and (b) those certain Unit Nos. 170 and 270, located in the City of Green Bay, Brown County, Wisconsin, and more particularly identified on **Exhibit A**. Two (2) new units of the Condominium are hereby created and such Units 170 and 270 are specifically and legally described as follows:

A. Unit 170 of Baylake City Center Condominium, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Condominium Declaration of Covenants, Conditions, Restrictions, and Easements for Baylake City Center Condominium", recorded February 18, 2005 in the Office of the Register of Deeds for Brown County, Wisconsin

as Document No. 2173811 and by a Condominium Plat therefore and by any amendments thereto; together with all appurtenant rights, title and interest, included (without limitation):

(a) The undivided percentage interest in all common elements as defined in the aforementioned Declaration;

(b) The right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as limited common elements for such Unit 170; and

(c) Membership in the Association as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Association.

B. Unit 270 of Baylake City Center Condominium, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Condominium Declaration of Covenants, Conditions, Restrictions, and Easements for Baylake City Center Condominium", recorded February 18, 2005 in the Office of the Register of Deeds for Brown County, Wisconsin as Document No. 2173811 and by a Condominium Plat therefore and by any amendments thereto; together with all appurtenant rights, title and interest, included (without limitation):

(a) The undivided percentage interest in all common elements as defined in the aforementioned Declaration;

(b) The right to use of the areas and/or facilities, if any, as defined and specified in the aforementioned Declaration, as limited common elements for such Unit 270; and

(c) Membership in the Association as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Association.

From and after the date of recording of this Amendment, Units 170 and 270 shall each be considered a "Unit" for all purposes set forth in the Declaration. Furthermore, the common elements appurtenant to each such Unit and shown on **Exhibit A** shall be, from and after the date of recording of this Amendment, "common elements" for all purposes under the Declaration.

**2. First Addendum to Condominium Plat.** Contemporaneously herewith, the parties agree to and are recording an amendment to the Condominium Plat titled "Baylake City Center Condominium First Addendum" as represented by the First Addendum attached hereto as **Exhibit A**.

**3. Conveyance of Unit 270.** Pursuant to the prior approval of the Association, 301 LLC, SLC, BFCRE and HCW, the parties reaffirm that Unit 270 shall be conveyed to HCW for no consideration for purposes of correctly reflecting the historical utilization of such space.

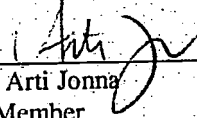
**4. Counterparts.** This Amendment may be executed in any number of counterparts and in separate counterparts, each of which, when so executed, shall constitute an original, but all of which, taken together, shall be one and the same instrument. Signatures of the parties transmitted by facsimile transmission or electronic pdf. format (via email) shall be deemed to be original signatures for all purposes.

**5. Reaffirmation.** Except as otherwise set forth in this Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

*(Signature Pages Follow)*

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

301 N. ADAMS ST LLC (a/k/a 301 N. Adams  
Street LLC)  
(“301 LLC”)

By:   
Name: Arti Jonna  
Title: Member

HCW, LLC  
(“HCW”)

By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

BAYLAKE FOOD COURT REAL ESTATE,  
LLC  
(“BFCRE”)

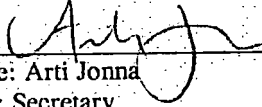
By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

SPRING LAKE CHURCH, INC.  
(“SLC”)

By: \_\_\_\_\_  
Name: William Van Kirk  
Title: Downtown Pastor

BAYLAKE CITY CENTER CONDOMINIUM  
ASSOCIATION, INC. (a/k/a Baylake City  
Center Condominium Owners' Association,  
Inc.)  
(“Association”)

By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: President

By:   
Name: Arti Jonna  
Title: Secretary

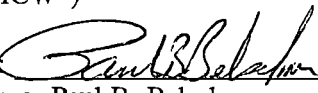
*Signature Page (Second Amendment)*

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.


301 N. ADAMS ST LLC (a/k/a 301 N. Adams  
Street LLC)  
("301 LLC")

By: \_\_\_\_\_  
Name: Arti Jonna  
Title: Member

HCW, LLC  
("HCW")

By:  \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

BAYLAKE FOOD COURT REAL ESTATE,  
LLC  
("BFCRE")

By:  \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

SPRING LAKE CHURCH, INC.  
("SLC")

By: \_\_\_\_\_  
Name: William Van Kirk  
Title: Downtown Pastor

BAYLAKE CITY CENTER CONDOMINIUM  
ASSOCIATION, INC. (a/k/a Baylake City  
Center Condominium Owners' Association,  
Inc.)  
("Association")

By:  \_\_\_\_\_  
Name: Paul B. Belschner  
Title: President

By: \_\_\_\_\_  
Name: Arti Jonna  
Title: Secretary

*Signature Page (Second Amendment)*

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

301 N. ADAMS ST LLC (a/k/a 301 N. Adams  
Street LLC)  
(“301 LLC”)

By: \_\_\_\_\_  
Name: Arti Jonna  
Title: Member

HCW, LLC  
(“HCW”)

By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

BAYLAKE FOOD COURT REAL ESTATE,  
LLC  
(“BFCRE”)

By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: Member

SPRING LAKE CHURCH, INC.  
(“SLC”)

By: William Van Kirk  
Name: William Van Kirk  
Title: Downtown Pastor

BAYLAKE CITY CENTER CONDOMINIUM  
ASSOCIATION, INC. (a/k/a Baylake City  
Center Condominium Owners' Association,  
Inc.)  
(“Association”)

By: \_\_\_\_\_  
Name: Paul B. Belschner  
Title: President

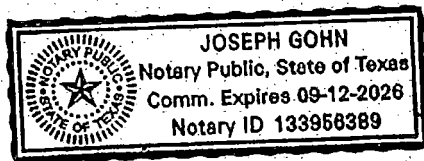
By: \_\_\_\_\_  
Name: Arti Jonna  
Title: Secretary

*Signature Page (Second Amendment)*

ACKNOWLEDGMENT

STATE OF Texas )  
 ) ss.  
COUNTY OF Harris )

Personally came before me this 15<sup>th</sup> day of January, 2024, the above named Arti Jonna who acknowledged herself to be a member of 301 N. Adams St LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Joseph Gohn  
Name: Joseph Gohn  
Notary Public, State of Texas  
My Commission: 09/12/2026

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF BROWN )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Paul B. Belschner, who acknowledged himself to be a member of HCW, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF BROWN )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Paul B. Belschner, who acknowledged himself to be a member of Baylake Food Court Real Estate, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

*Acknowledgment Page (Second Amendment)*



**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

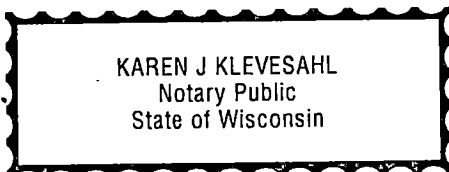
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Arti Jonna who acknowledged herself to be a member of 301 N. Adams St LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF BROWN )

Personally came before me this 9<sup>th</sup> day of January, 2024, the above named Paul B. Belschner, who acknowledged himself to be a member of HCW, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

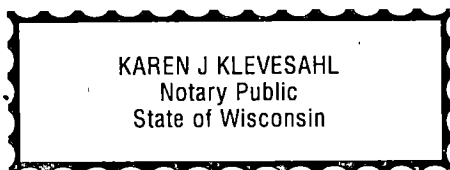


Karen J Klevesahl  
Name: Karen J Klevesahl  
Notary Public, State of Wisconsin  
My Commission: 03-25-2026

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF BROWN )

Personally came before me this 9<sup>th</sup> day of January, 2024, the above named Paul B. Belschner, who acknowledged himself to be a member of Baylake Food Court Real Estate, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



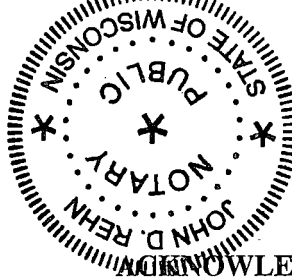
Karen J Klevesahl  
Name: Karen J Klevesahl  
Notary Public, State of Wisconsin  
My Commission: 03-25-2026

*Acknowledgment Page (Second Amendment)*

ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF BROWN     )

Personally came before me this 10 day of January, 2024, the above named Pastor William Van Kirk, who acknowledged himself to be the Downtown Pastor of Spring Lake Church, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.



John D. Rehn  
Name: John D. Rehn  
Notary Public, State of Wisconsin  
My Commission: April 17, 2024

ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF BROWN     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Paul B. Belschner, who acknowledged himself to be the President of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_     )  
                                      ) ss.  
COUNTY OF \_\_\_\_\_     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Arti Jonna, who acknowledged herself to be the Secretary of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission: \_\_\_\_\_

*Acknowledgment Page (Second Amendment)*

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

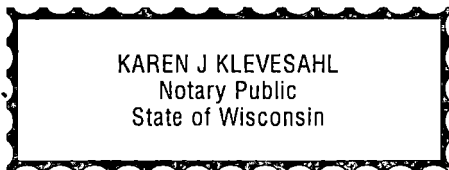
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Pastor William Van Kirk, who acknowledged himself to be the Downtown Pastor of Spring Lake Church, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this 9<sup>th</sup> day of January, 2024, the above named Paul B. Belschner, who acknowledged himself to be the President of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Karen J Klevesahl  
Name: Karen J Klevesahl  
Notary Public, State of Wisconsin  
My Commission: 03-25-2026

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_     )  
  ) ss.  
COUNTY OF \_\_\_\_\_     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Arti Jonna, who acknowledged herself to be the Secretary of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission: \_\_\_\_\_

*Acknowledgment Page (Second Amendment)*

### ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF BROWN     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Pastor William Van Kirk, who acknowledged himself to be the Downtown Pastor of Spring Lake Church, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF BROWN     )

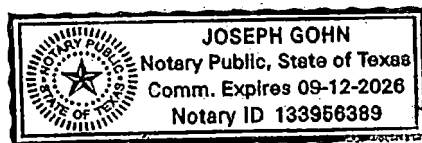
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Paul B. Belschner, who acknowledged himself to be the President of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF Texas     )  
                                      ) ss.  
COUNTY OF Harris     )

Personally came before me this 15<sup>th</sup> day of January, 2024, the above named Arti Jonna, who acknowledged herself to be the Secretary of the Baylake City Center Condominium Association, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Name: Joseph Gohn  
Notary Public, State of Texas  
My Commission: 09/12/2026

Acknowledgment Page (Second Amendment)

## Consent of Mortgagee

The undersigned, being the holder of a mortgage from HCW, LLC, a Wisconsin limited liability company, to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on September 2, 2022, as Document No. 3016095, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the property described on **Exhibit A**, and in any Units owned by HCW, LLC, shall be subject in all respects to the terms thereof.

Dated this 15<sup>th</sup> day of December, 2023.

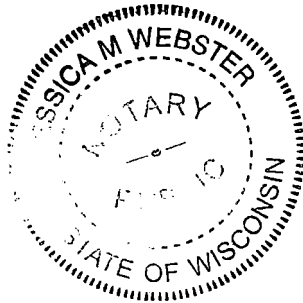
COMMUNITY FIRST CREDIT UNION

By: Brent Jensen  
Name: BRENT JENSEN  
Title: VP - Senior Lender

## ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this 15 day of Dec, 2023, the above named Brent Jensen, who acknowledged himself or herself to be the VP Senior Lender of Community First Credit Union, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jessica M Webster  
Name: Jessica M. Webster  
Notary Public, State of Wisconsin  
My Commission: 6012-2027

*Consent and Acknowledgment Page (Second Amendment)*

### CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage from Baylake Food Court Real Estate LLC, a Wisconsin limited liability company, to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on June 3, 2019, as Document No. 2861136, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the property described on **Exhibit A**, and in any Units owned by Baylake Food Court Real Estate LLC, shall be subject in all respects to the terms thereof.

Dated this 15 day of December, 2023.

COMMUNITY FIRST CREDIT UNION

By: Brent D. Jensen  
Name: BRENT D. JENSEN  
Title: VP-Sr

### ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this 15 day of Dec, 2023, the above named Brent J. Jensen, who acknowledged himself or herself to be the VP-Sr of Community First Credit Union, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jessica M. Webster  
Name: Jessica M. Webster  
Notary Public, State of Wisconsin  
My Commission: 10-12-2027

*Consent and Acknowledgment Page (Second Amendment)*

## CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage from Spring Lake Church, Inc., a Wisconsin limited liability company, to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on April 16, 2021, as Document No. 2954582, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the property described on **Exhibit A**, and in any Units owned by Spring Lake Church, Inc., shall be subject in all respects to the terms thereof.

Dated this 14 day of December, 2023.

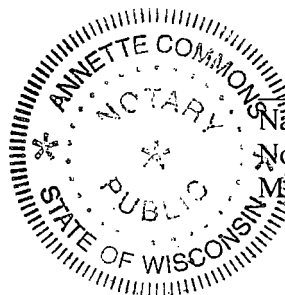
BANK FIRST N.A.

By: [Signature]  
Name: John Rehn  
Title: Vice President

## ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this 14<sup>th</sup> day of December, 2023, the above named John Rehn, who acknowledged himself or herself to be the Vice President of Bank First N.A., and to me known to be the person who executed the foregoing instrument and acknowledged the same.

 [Signature]  
Name: Annette Commons  
Notary Public, State of Wisconsin  
My Commission: 12/20/25

*Consent and Acknowledgment Page (Second Amendment)*

### CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage from 301 N. Adams St LLC, a Wisconsin limited liability company, to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on February 5, 2021, as Document No. 2943570, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the property described on **Exhibit A**, and in any Units owned by 301 N. Adams St LLC, shall be subject in all respects to the terms thereof.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

BLC COMMUNITY BANK

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named \_\_\_\_\_, who acknowledged himself or herself to be the \_\_\_\_\_ of BLC Community Bank and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

This document drafted by  
and should be returned to:

Attorney David P. Dewick  
Hager, Dewick & Zuengler, S.C.  
200 South Washington Street, Suite 200  
Green Bay, WI 54301

*Consent and Acknowledgment Page (Second Amendment)*



## CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage from 301 N. Adams St LLC, a Wisconsin limited liability company, to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on February 5, 2021, as Document No. 2943570, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the property described on **Exhibit A**, and in any Units owned by 301 N. Adams St LLC, shall be subject in all respects to the terms thereof.

Dated this 20 day of December, 2023.

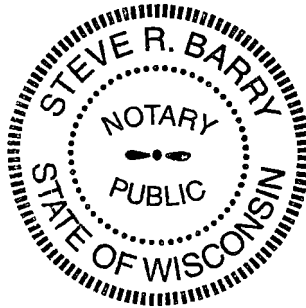
BLC COMMUNITY BANK

By: [Signature]  
Name: Adam Lange  
Title: Pres/CEO

## ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF BROWN     )

Personally came before me this 20<sup>th</sup> day of December, 2023, the above named Adam Lange, who acknowledged himself or herself to be the PRESIDENT of BLC Community Bank and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Name: [Signature]  
Notary Public, State of Wisconsin  
My Commission: OCTOBER 27, 2027

This document drafted by  
and should be returned to:

Attorney David P. Dewick  
Hager, Dewick & Zuengler, S.C.  
200 South Washington Street, Suite 200  
Green Bay, WI 54301

*Consent and Acknowledgment Page (Second Amendment)*

EXHIBIT A  
FIRST ADDENDUM

# Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2038052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 40'

## Legend

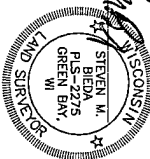
- point of record
- ⊠ cut + found
- ⊠ cut + set
- ⊠ Brown County monument - type noted
- ( ) recorded as bearing / distance
- ▨ existing building

## SURVEYOR'S CERTIFICATE

I, Steven M. Biele, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "Baylake City Center Condominium, First Addendum" as proposed at the date hereon. The survey was made on the basis of the best available data and the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

Steven M. Biele  
Professional Land Surveyor  
No. 10000  
July 27th, 2023  
November 28th, 2023

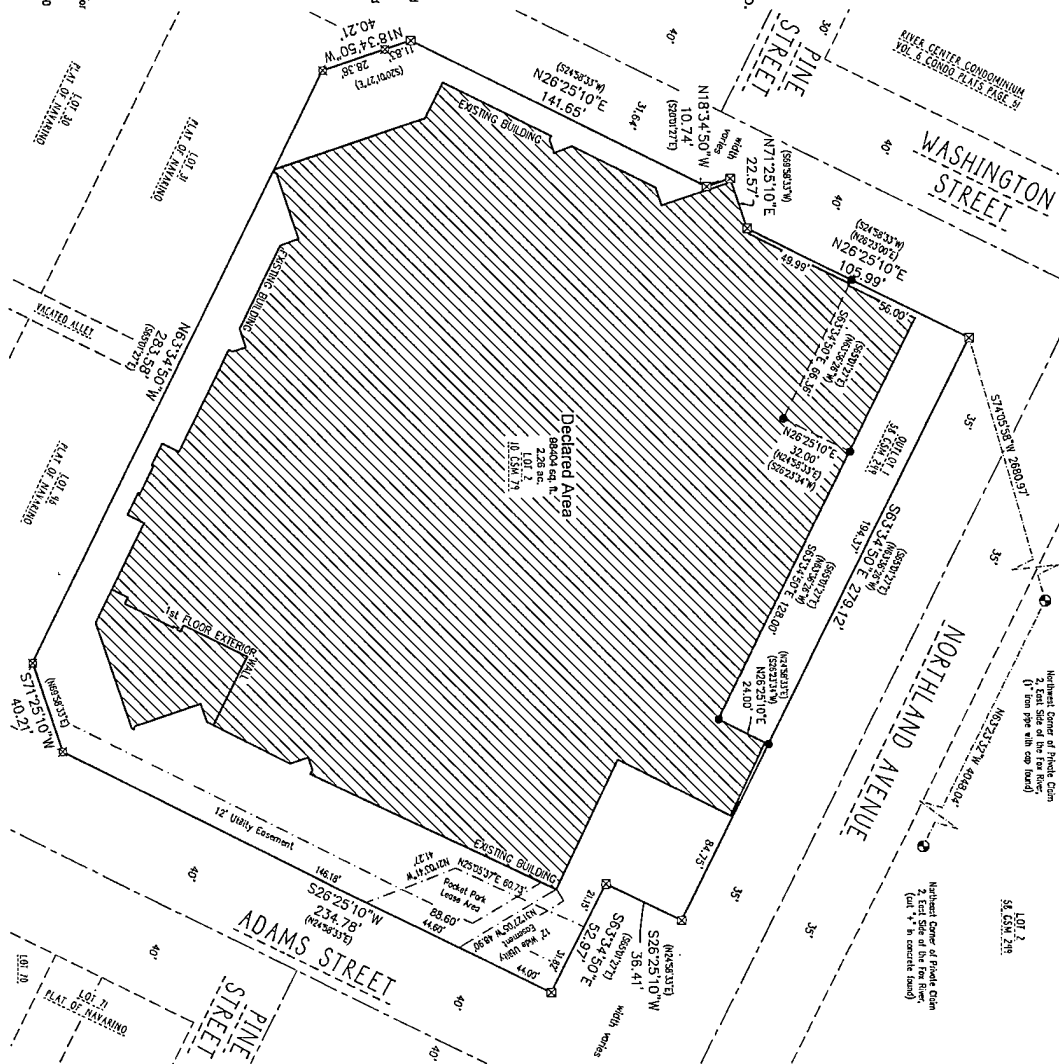


## NOTES

Beating referenced to the North line of Private Claim 2, East Side of the Fox River, assumed to be M8323376.

The County Monuments used in this survey are shown and their ties have been found and verified on/for Brown County Planning and Land Services has been notified of any discrepancies.

The purpose of this First Addendum is to add Tax Parcel 12-46-1 to Condominium and create Unit 170 and Unit 270.



Client: Baylake City Center Condominium Association, Inc.	Surveyed by: Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9670	<b>vierbicher</b> planners   engineers   advisors	Tax Parcel: 12-46-1 to 12-26-5 8 12-46-1
Scale: 1"=40'	Sheets: 14 (100000000 0107330 000)		
PROJECT NO. H-11023	Drawn By: NOK		
SHEET NO. 1 of 6			
DRAWING NO. X-1544			

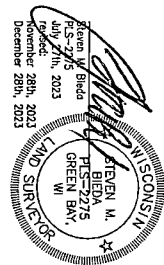
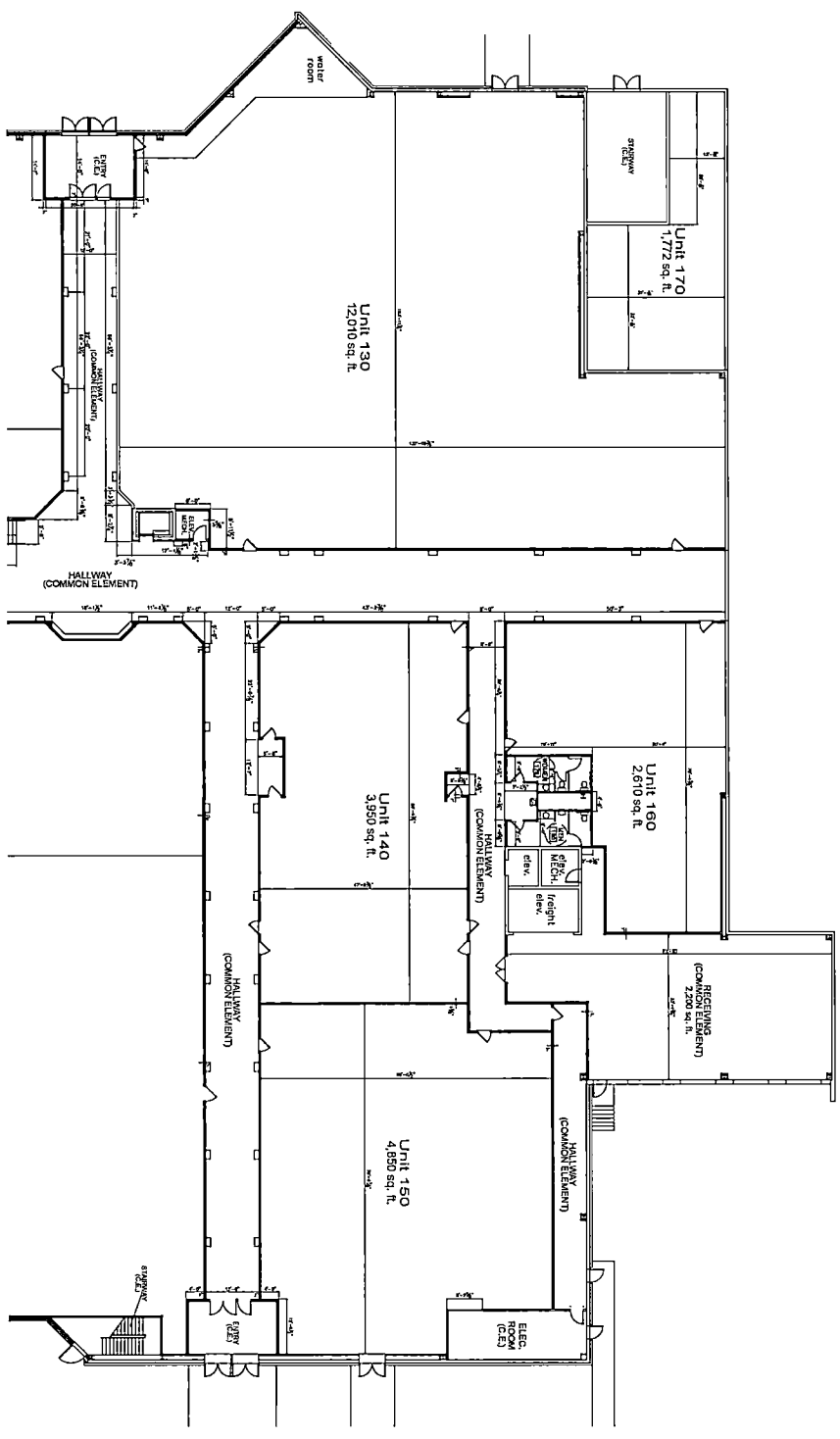
Steven M. Bieda  
P.L.S.-2275  
July 27th, 2023  
replied:  
November 28th, 2023  
December 28th, 2023

# Legend

C.E. Common Element  
L.C.E. Limited Common Element

## Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Unit 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.  
Graphic Scale: 1" = 250'



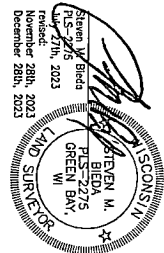
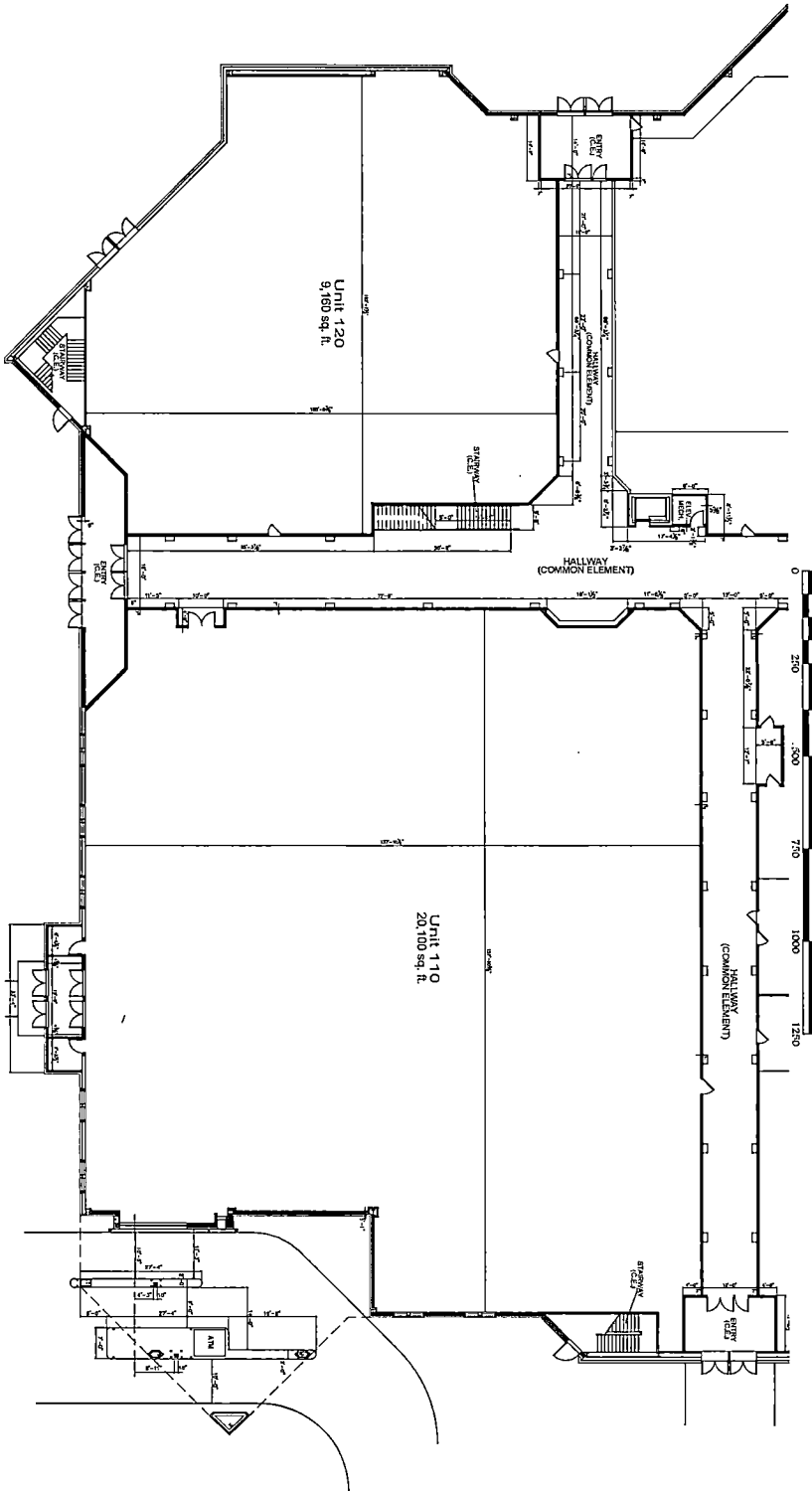
<p><b>Client:</b> Baylake City Center Condominium Association, Inc.</p> <p><b>Tax Parcel:</b> 15-055 to 15-058 &amp; 15-061</p>	<p><b>Surveyed by:</b> Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9670</p> <p><b>vierbicher</b> planners   engineers   advisors</p>	<p>The L-147250-04, L-147252-04 Data File, L-147103-01, W Folioset Complete, 10/17/23 Drawn By: NDK</p> <p><b>Scale:</b> 1"=250'</p> <p><b>PROJECT NO.</b> H-11023</p> <p><b>SHEET NO.</b> 3 of 6</p> <p><b>DRAWING NO.</b> X-1544</p>
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# Baylake City Center Condominium First Addendum

Legend  
C.E. Common Element  
L.C.E. Limited Common Element

All of Baylake City Center Condominium, (Volume 4, Condo Plat, Page 190, Document No. 2173810, Brown County Records), and Unit 1, Volume 58, Certified Survey Maps, Page 249, Map No. 83-40, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 250'



Client: Baylake City Center Condominium Association, Inc.	Surveyed by: Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9670	Scale: 1"=250'	PROJECT NO. H-11023	SHEET NO. 4 of 6	DRAWING NO. X-1544
Tax Parcel: 12-16510 12-205 8 12-86-1	Drawn by: NDK Date: 11/10/23 Scale: 1/4"=100'	Drawn by: NDK Date: 11/10/23 Scale: 1/4"=100'	Drawn by: NDK Date: 11/10/23 Scale: 1/4"=100'	Drawn by: NDK Date: 11/10/23 Scale: 1/4"=100'	Drawn by: NDK Date: 11/10/23 Scale: 1/4"=100'

vierbicher  
planners | engineers | advisors



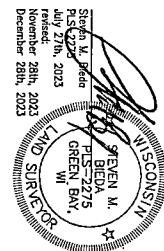
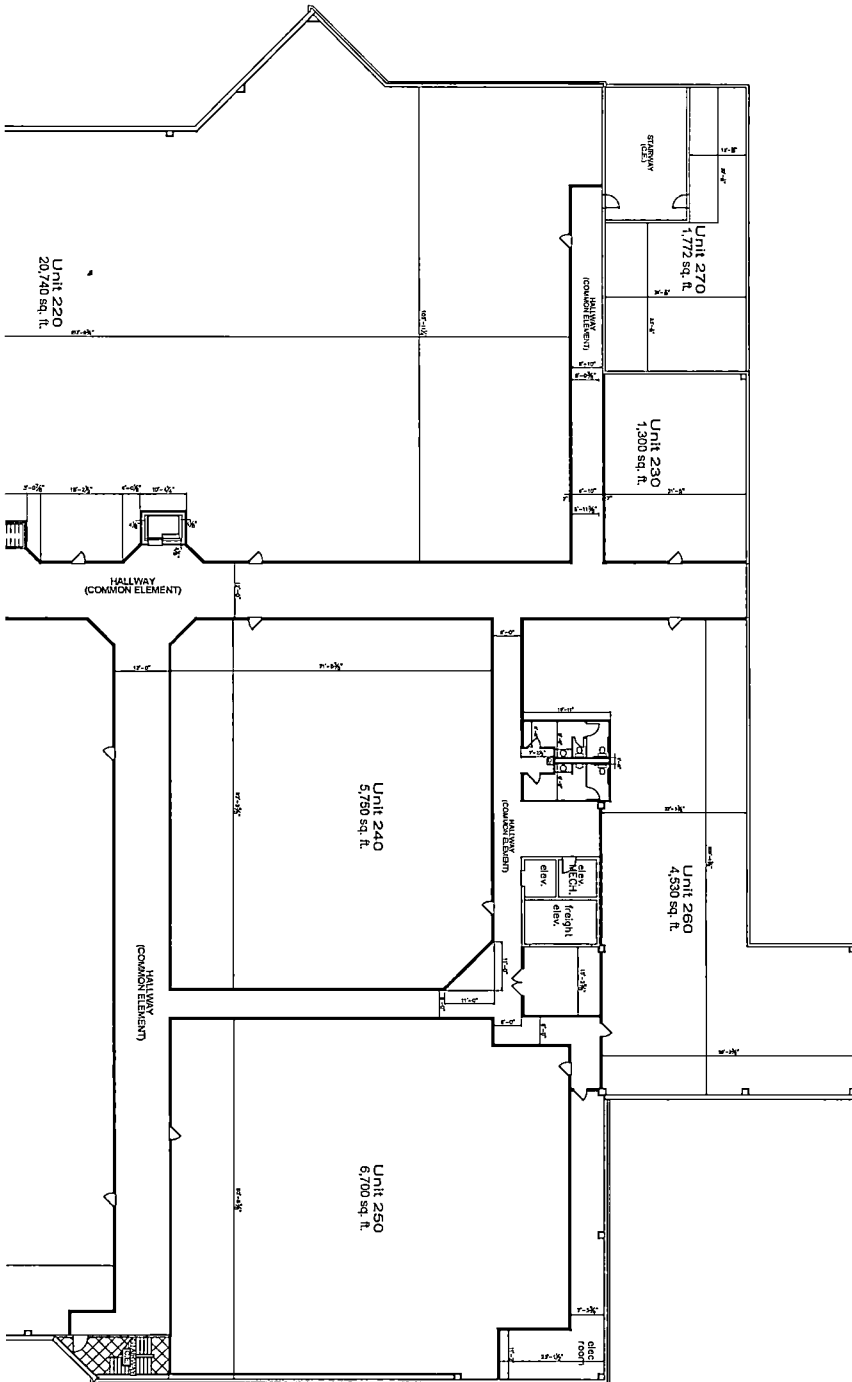
# Legend

C.E. Common Element  
L.C.E. Limited Common Element

## Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plate, Page 190, Document No. 2173810, Brown County Records), and Unit 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 250'



Steven M. Breda  
Surveyor  
July 27th, 2023  
November 28th, 2023  
December 28th, 2023

Client Baylake City Center Condominium Association, Inc.	Surveyed by: Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9870	Scale: 1"=250'	PROJECT NO. H-11023	SHEET NO. 5 of 6	DRAWING NO. X-1544
Tax Parcel: 12.166 to 12.206 & 12.26-1	Planners   engineers   advisors	File: H-11023.dwg Date: 10/27/2023 Folios: 10/27/23 Drawn By: NDK			

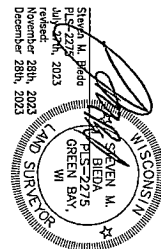
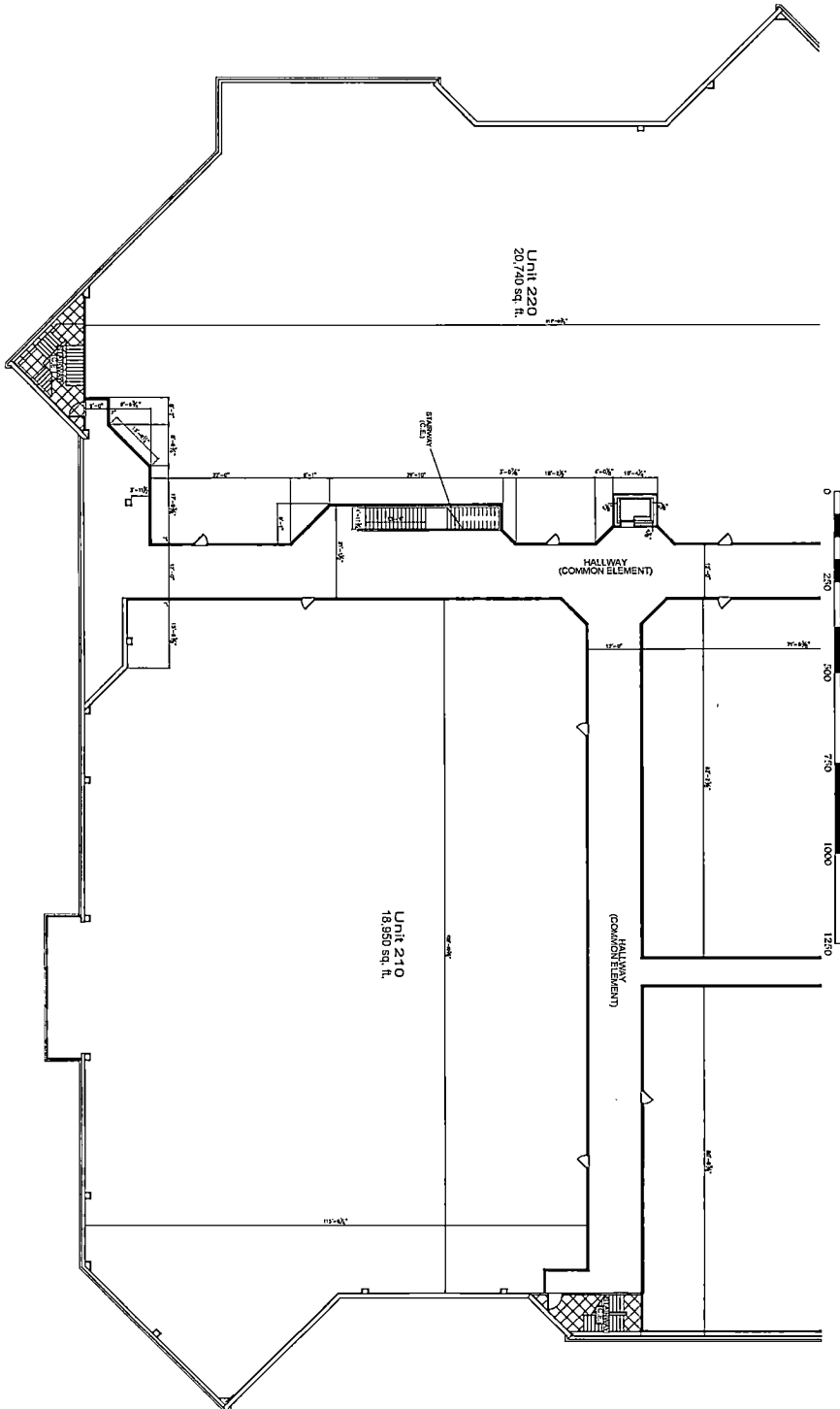
# Legend

C.E. Common Element  
L.C.E. Limited Common Element

## Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plat, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 250'



Client: Baylake City Center Condominium Association, Inc.	Surveyed by: Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9670	 <b>vierbicher</b> planners   engineers   advisors
Tax Parcel: 124195 to 12426 4124661	Date: 11/28/2023 Drawn By: NDK Scale: 1"=250' Project No.: H-11023 Sheet No.: 6 of 6 Drawing No.: X-1544	



EXHIBIT B  
LEGAL DESCRIPTION OF CONDOMINIUM

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

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