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

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 31st 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:

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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. 12-201)
Unit No. 230 (Tax Parcel No. 12-202)
Unit No. 240 (Tax Parcel No. 12-203)
Unit No. 250 (Tax Parcel No. 12-205)
Unit No. 260 (Tax Parcel No. 12-206)
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- 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)	٠
("301 LLC")	
Just Do	
By: (MATTER STATE OF THE STATE	
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")	
Bv:	_
By: Name: William Van Kirk	-
By: Name: William Van Kirk Title: Downtown Pastor	-
Name: William Van Kirk	-
Name: William Van Kirk Title: Downtown Pastor	-
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM	
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City	Y
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association	Y
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association Inc.)	Y
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association	Y
Name: William Van Kirk Title: Downtown Pastor BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association Inc.) ("Association")	Y
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	Y
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:	Y
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	Y
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	Y

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
Tido. Monibol
HCW, LLC
("HCW")
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By Tents elafur
Name: Paul B. Belschner
Title: Member
DAMEANE FOOD COURT DEAL FORAME
BAYLAKE FOOD COURT REAL ESTATE,
("BFCRE")
(BICKE)
By: Sant Sclapu
Name: Paul B. Belschner
Title: Member
SPRING LAKE CHURCH, INC.
("SLC")
D
By:Name: William Van Kirk
Title: Downtown Pastor
Title. Downtown I astor
BAYLAKE CITY CENTER CONDOMINIUM
ASSOCIATION, INC. (a/k/a Baylake City
Center Condominium Owners' Association,
Inc.)
Inc.) ("Association")
("Association")
("Association") By: auß lafter
("Association") By: AMB Calm Name: Paul B. Belschner
("Association") By: auß lafter
("Association") By: Jaul B. Belschner Title: President
("Association") By: AMB Calm Name: Paul B. Belschner
("Association") By:

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:
HCW, LLC ("HCW")
By:
BAYLAKE FOOD COURT REAL ESTATE, <u>LLC</u> ("BFCRE")
By:
SPRING LAKE CHURCH, INC. ("SLC") By: Milliam Van Kirk Title: Downtown Pastor
BAYLAKE CITY CENTER CONDOMINIUM ASSOCIATION, INC. (a/k/a Baylake City Center Condominium Owners' Association, Inc.) ("Association")
By:
By: Name: Arti Jonna Title: Secretary

Signature Page (Second Amendment)

STATE OF Texas)) ss.			
COUNTY OF Hair's).			
Personally came before who acknowledged herself to be who executed the foregoing inst	a member of 301	N. Adams St L	?, 2024, the above nar LC, and to me known to ne.	ned Arti Jonna be the person
Notary Pub	EPH GOHN blic, State of Texas opires 09-12-2026 ID 133956389	Notary P	Doseph Golin ublic, State of texus mission: 09/12/2	
	ACKNOV	VLEDGMENT		
STATE OF WISCONSIN)) ss.			
COUNTY OF BROWN)			
Belschner, who acknowledged who executed the foregoing ins	trument and acknowledge	owledged the sa	me.	
		Name: Notary 1	Public, State of Wisconsi	n
			nmission:	
	ACKNO'	WLEDGMENT	r e e	
STATE OF WISCONSIN)) ss.			
COUNTY OF BROWN				
Personally came befor Belschner, who acknowledged me known to be the person wh	himself to be a m	ember of Bayla	, 2024, the above ke Food Court Real Esta ent and acknowledged th	te, LLC, and to
			Public, State of Wiscons	in
Acknowledgment Page (Secon	d Amendment	My Col	mmission:	

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STATE OF)	·
COUNTY OF) ss.	
Personally came before me this day of, 2 who acknowledged herself to be a member of 301 N. Adams St LLC, as who executed the foregoing instrument and acknowledged the same.	024, the above named Arti Jonna and to me known to be the person
Name: Notary Public, S My Commission	State of
ACKNOWLEDGMENT	•
STATE OF WISCONSIN) ss. COUNTY OF BROWN) Personally came before me this Oth day of January, Belschner, who acknowledged himself to be a member of HCW, LLC, a who executed the foregoing instrument and acknowledged the same.	2024, the above named Paul B. and to me known to be the person
Notary Public Notary Public, State of Wisconsin	Kluesahl nJKlevesahl State of Wisconsin n: 03. 25. 2026
STATE OF WISCONSIN) ss. COUNTY OF BROWN) Personally came before me this to be a member of Baylake Food me known to be the person who executed the foregoing instrument and a	Court Real Estate, LLC, and to
Chair of Minnennin	Slutsakl State of Wisconsin 1: 03.25.2026

STATE OF WISCONSIN)) ss.
COUNTY OF BROWN)
Personally came befor William Van Kirk, who acknow and to me known to be the personal to be t	me this /O day of Januar / , 2024, the above named Pastor pledged himself to be the Downtown Pastor of Spring Lake Church, Inc., on who executed the foregoing instrument and acknowledged the same. Name: John D. Rehn Notary Public, State of Wisconsin My Commission: April 17, 2024
STATE OF WISCONSIN)) ss.
COUNTY OF BROWN)
Belschner, who acknowledged	me this day of, 2024, the above named Paul B. himself to be the President of the Baylake City Center Condominium known to be the person who executed the foregoing instrument and
	ACKNOWLEDGMENT
who acknowledged herself to)) ss.) me this day of, 2024, the above named Arti Jonna, be the Secretary of the Baylake City Center Condominium Association, the person who executed the foregoing instrument and acknowledged the
	Name: Notary Public, State of My Commission:

Acknowledgment Page (Second Amendment)

STATE OF WISCONSIN)		
GOLDIEN OF PROVIN) 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:	
	ACKNOWLE	EDGMENT	
STATE OF WISCONSIN)		
STATE OF WISCONSIN) ss.		
COUNTY OF BROWN)		
Personally came before me this day of day 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 Notary Public State of Wisconsin	-	Name: Karen J Kloue Schl Notary Public, State of Wisconsin My Commission: 03.25.2026	
	ACKNOWLI	EDGMENT	
STATE OF) ss.)	(
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.			
		Namo	
		Name: Notary Public, State of	
		My Commission:	
11 11 15 15 15		My Commission:	
Acknowledgment Page (Secon	na Amanamant		

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STATE OF WISCONSIN)) ss.		
COUNTY OF BROWN)		
			, 2024, the above named Pastor stor of Spring Lake Church, Inc., ent and acknowledged the same.
· · · · · · · · · · · · · · · · · · ·		Name:	
		Notary Public, My Commissi	State of Wisconsin
	•		
	ACK	NOWLEDGMENT	
STATE OF WISCONSIN	\		
STATE OF WISCONSIN) ss.		
COUNTY OF BROWN)		
Personally came be	fore me this	day of	, 2024, the above named Paul B.
	and himself to t	se the President Of the Di	aviage City Contor Condomination
Association, Inc., and to	me known to b	e the person who execu	ted the foregoing instrument and
acknowledged the same.			
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		* * * * * * * * * * * * * * * * * * * *	
		<u> </u>	
		Name:	G C.Wissensin
			, State of Wisconsin
		My Commiss	ion:
		COLORES ED CAMEAU	
•	ACI	KNOWLEDGMENT	
STATE OF 187015)		
STATE OF TEXAS COUNTY OF 1-larris) ss.		
COUNTY OF 1-191715	_)	,	
		F1 1 6 \ 10170451	2024 the above named Arti Jonna.
Personally came be	efore me this 15	day of	2024, the above named Arti Jonna,
who acknowledged herself	to be the Secre	elary of the baylake City	Center Condominium Association,
	be the person w	Mo executed the foregoing	g instrument and acknowledged the
same.		·	
aniine.	JOSEPH GOH		•
No.	tary Public, State o	of Texas	to the
	-		
	omm. Expires 09-1:		escali Golin
OF OF THE	omm. Expires 09-1: Notary ID 133956	Notary Publ	ic, State of Pexas
The state of the s	omm. Expires 09-1: Notary ID 133956	Notary Publ	63 4

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 15th day of December, 2023.

COMMUNITY FIRST CREDIT UNION

Title:

ACKNOWLEDGMENT

STATE OF WISCONSIN

) ss.

COUNTY OF BROWN

Personally came before me this 15 day of Dec , 2023, the above named But 1 Jenson, who acknowledged himself or herself to be the 1/2 Senior land of Community First Credit Union, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin - My Commission:

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: 1000 7. 90000)

Name: BRENT 0. FENSEL/

Title: NR-Sa

ACKNOWLEDGMENT

STATE OF WISCONSIN	•)
) ss
COUNTY OF BROWN)

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



Notary Public, State of Wisconsin
My Commission: (0-/d 2007)

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.

Name. John Rehn

Title: Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Notary Public, State of Wisconsin

Notary Public State of Wisconsin

Notary Public State of Wisconsin

Notary Public State of Wisconsin

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	23.
	BLC COMMUNITY BANK
	By: Name: Title:
ACKNOWLE	EDGMENT
STATE OF WISCONSIN) ss. COUNTY OF BROWN) Personally came before me this day, who acknowledged himself or	of, 2023, the above named herself to be the of BLC
Community Bank and to me known to be the per acknowledged the same.	rson who executed the foregoing instrument and
	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	<u>. </u>

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 <u>December</u>, 2023.

BLC COMMUNITY BANK

Ву: *___<i>[]* Name:

Title:

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss. COUNTY OF BROWN)

acknowledged the same.

Name: _

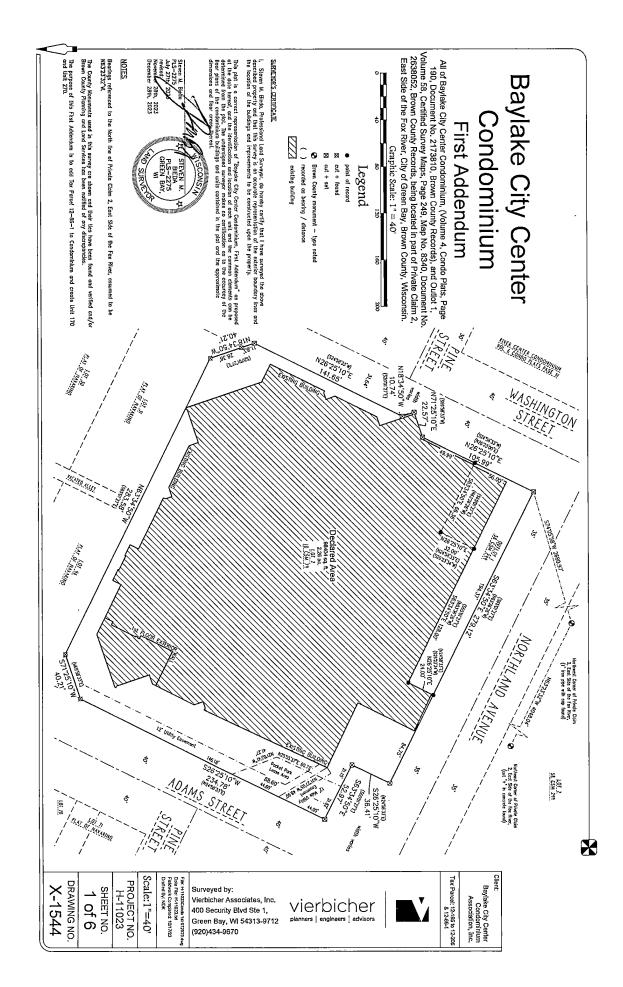
Notary Public, State of Wisconsin

My Commission: Octoro 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

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. 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.



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plot with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

County Property Lister

CERTIFICATE OF THE BROWN COUNTY TREASURER

I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Mop as of the dates listed below.

Charles I. Mahik Dato 1/29/24 hertes T. Mahlik Irown County Deputy Treasurer

Approved for the City of Green Boy, as required by Wisconsin Statutor Angolar 235,74 (Ing. 1974) Green Boy Windpot Code Chapter 38, Subdivision and Platting, on this 1777 day of 1777 Milliand State of 1878 and 1879 on the 1879 day of 1879 on the 1879 on the

Cherry Coins - was

DECLARED AREA

All of Bayloice City Center Condominium. (Yokume 4, Condo Phats, Page 190, Document No. 2173910, Brown Cominy Records), and Cultol 1, Yokume 55, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2539022, Brown County Records, being located in port of Private Chim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Parcel contains 98,404 square feet / 2.26 acres, more or less. Parcel subject to easements and restrictions of record.

1) Building plans obtained from original Candominium and may not represents as-built conditions.

All areas within the condominium and outside the building, except those areas designated as limited common elements, are common elements.

An easement for electric, natural gas, and communications service is hereby granted by

Boyoke City Center Condominium Association, Inc., Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

"Wiscosia Bell Inc., 4/b/g AT&T Wiscosia, o Wiscosia Copporation Perten USA Telecon Services
US Comun County C-Lac., LLC
US Comongs/NPJ Char.
Clarker Telecommunications Operating, LLC

that regactive successor and assigns to construct, intell, operate, report, matching not originate from the to fine, a Califica used in conscition with weekend and underground transmission and distillation of electrical varieties are given to consider with some of control varieties are given to consider the control varieties are given to consider the control varieties are given to control varieties are considered as the plot designated or Utility tocenterized the property designated on the plot designated or Utility tocenterized the property designated on the plot designated or Utility tocenterized the property designated on the plot designated or Utility tocenterized the property designated on the plot designated or Utility tocenterized the property designated in the plot to include a constant of the property and the subject of property plot of the condition are the plot designated or Utility tocenterized the property for oil such property and the right to materia so that the plot of the condition are the plot to such entry by the Contess or their operts. The condition are the plot of the condition of the property designated of the property of the property and the plot of the property the condition of the property of the condition of the property and the property and not be altered by more than six indeas without wellow consent of property. Forester, and the profit of the profit of other property of the profit of the profit

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Tax Parcel: 12-195 to 12-206 & 12-86-1 Baylake City Center Condominium Association, Inc.

vierbicher planners | englneers | advisors

Green Bay, WI 54313-9712

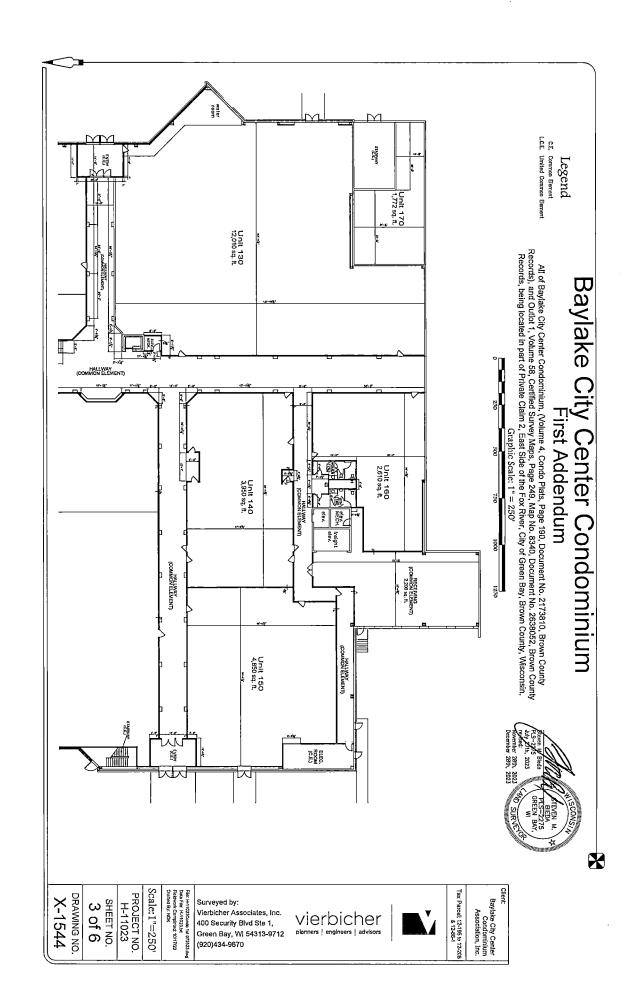
File: H-11023Condo 1st 072523.dwg Data File: H-11023.txt Fieldwork Completed: 10/17/23 Drafted By: NDK Vierbicher Associates, Inc. 400 Security Blvd Ste 1,

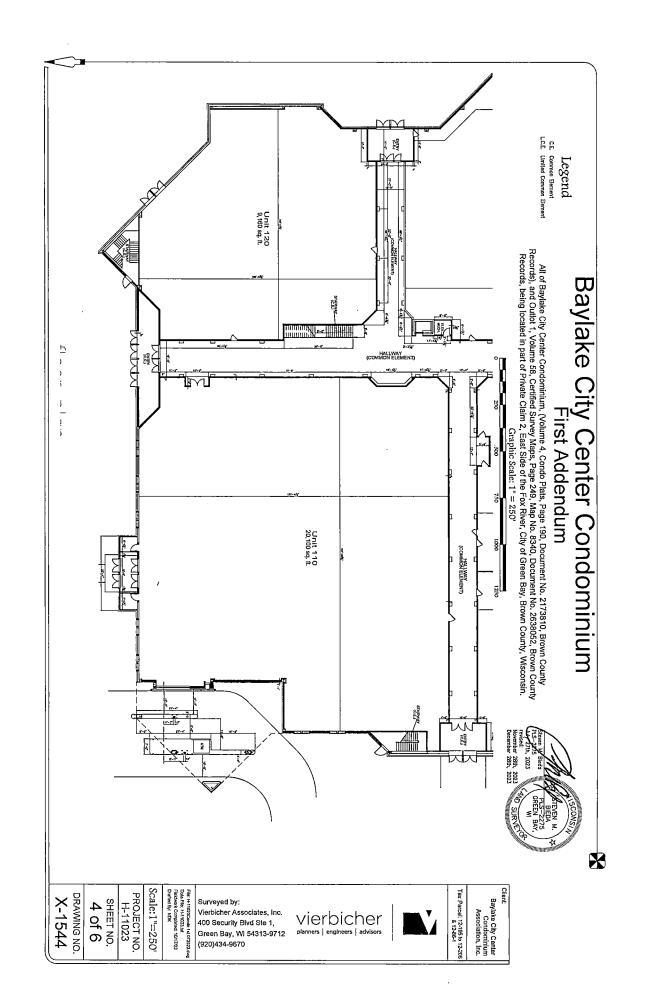
PROJECT NO. H-11023 Scale: I"=NA

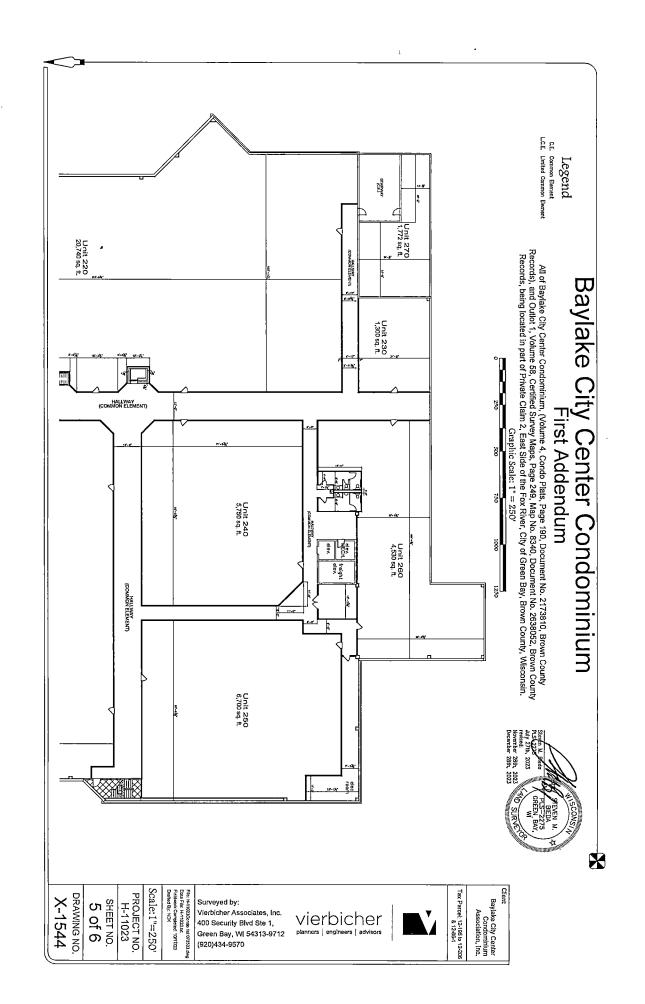
DRAWING NO

X-1544

2 of 6 SHEET NO.







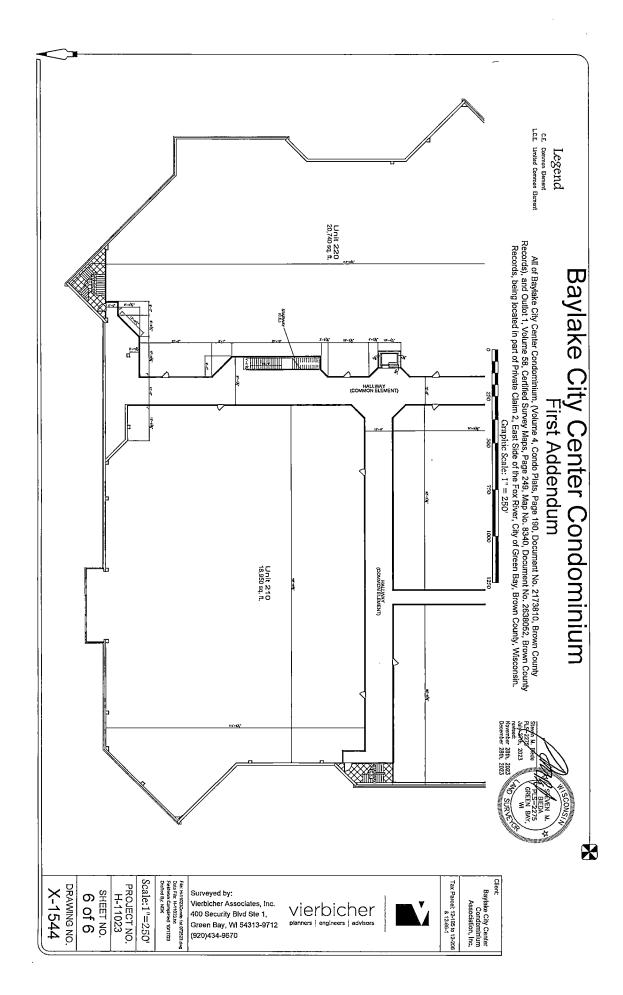


EXHIBIT B LEGAL DESCRIPTION OF CONDOMINIUM

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.