

FIRST AMENDMENT TO THE AMENDED AND
RESTATED DECLARATION FOR OLDE-
SCHOOL SQUARE CONDOMINIUM

3109387

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
10/23/2025 03:42 PM
REC FEE: 30.00
TRANS FEE:
EXEMPT #

Recording Area PAGES: 14

THIS FIRST AMENDMENT (this "*Amendment*") to the AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR OLDE-SCHOOL SQUARE CONDOMINIUM (the "*Declaration*"), is being made this 31st day of July, 2025 by and between the Olde-School Square Condominium Association (the "*Association*") and Drage International LLC, a Wisconsin limited liability company and Smet Properties, LLC, a Wisconsin limited liability company (the "*Affected Unit Owners*").

Name and Return Address

Attorney Terry J. Gerbers
DeWitt LLP
2391 Holmgren Way
Green Bay, WI 54304

14 VS

D-1601, D-1602, D-1603, D-1604,
D-1605, D-1606, D-1607, D-1608,
D-1609, D-1610, D-1611, D-1612,
D-1613, D-1614, D-1615, D-1616,
D-1617, D-1619, D-1620,
D-1621, D-1622

Parcel Numbers

This Amendment is intended to amend the Amended and Restated Declaration of Olde-School Square Condominium recorded on January 26, 2021, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2941867, including Condominium Plat of Olde-School Square Condominium, Third Addendum, recorded as Document No. 2941866, which replaced and superseded the Condominium Declaration of Covenants, Conditions, Restrictions and Easements recorded on December 15, 2005, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2231070, including Condominium Plat in Volume 4, Page 307, as Document No. 2231069, as amended by Amendment Number 1 to the Condominium Declaration of Covenants, Conditions, Restrictions, and Easements dated December 16, 2005 recorded on December 29, 2005, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2233199, and as amended by Amendment Number 2 to the Condominium Declaration of Covenants, Conditions, Restrictions, and Easements dated June 22, 2011 recorded on July 7, 2011, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2531089 and as amended by Amendment Number 3 to the Condominium Declaration of Covenants, Conditions, Restrictions, and Easements dated February 27, 2018 recorded on February 27, 2018, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2816778, including Condominium Plat of Olde-School Square Condominium, First Addendum, recorded in Volume 6, Page 132, as Document No. 2816777, and as amended by Amendment Number 4 to the Condominium Declaration of Covenants, Conditions, Restrictions, and Easements dated

August 20, 2019 recorded on August 20, 2019, in the Office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2870718, including Condominium Plat of Olde-School Square Condominium, Second Addendum, recorded in Volume 6, Page 238, as Document No. 2870717.

PURPOSE

The purpose of this Amendment is to merge Units 18 and 19 (Unit 19 being the surviving Unit) as permitted by Section 8.02 of the Declaration, and to relocate the boundaries of Units 19, 20 and 21 as permitted by Section 8.02 of the Declaration, all as set forth on the fourth addendum to the Condominium Plat.

In accordance with Section 8.02 of the Declaration and Sections 703.18(8) and 703.18(6) of the Condominium Ownership Act, the following Sections of the Declaration are amended as provided herein.

SECTION 2.02 PROVIDES AS FOLLOWS:

2.02. Legal Description. The land comprising the Condominium is located in the Town of Ledgeview, County of Brown, State of Wisconsin, and is legally described on Exhibit A ("**Land**").

SECTION 2.03 PROVIDES AS FOLLOWS:

2.02. Legal Description. The addresses of the Units are as follows:

<u>Unit</u>	<u>Street Address</u>	<u>Parcel Number</u>
1	2200 Dickinson Road, Unit 1	D-1601
2	2200 Dickinson Road, Unit 2	D-1602
3	2200 Dickinson Road, Unit 3	D-1603
4	2200 Dickinson Road, Unit 4	D-1604
5	2200 Dickinson Road, Unit 5	D-1605
6	2200 Dickinson Road, Unit 6	D-1606
7	2200 Dickinson Road, Unit 7	D-1607
8	2200 Dickinson Road, Unit 8	D-1608
9	2200 Dickinson Road, Unit 9	D-1609
10	2200 Dickinson Road, Unit 10	D-1610
11	2200 Dickinson Road, Unit 11	D-1611
12	2200 Dickinson Road, Unit 12	D-1612
13	2200 Dickinson Road, Unit 13	D-1613
14	2200 Dickinson Road, Unit 14	D-1614
15	2200 Dickinson Road, Unit 15	D-1615
16	2200 Dickinson Road, Unit 16	D-1616
17	2200 Dickinson Road, Unit 17	D-1617
19	2200 Dickinson Road, Unit 19	D-1619
20	2200 Dickinson Road, Unit 20	D-1620
21	2200 Dickinson Road, Unit 21	D-1621
22	2200 Dickinson Road, Unit 22	D-1622

SECTION 3.01 IS Amended TO PROVIDE AS FOLLOWS:

3.01. Identification of Units. The Condominium consists of twenty-one (21) units (individually a “*Unit*” and collectively the “*Units*”) as identified on the fourth addendum to the condominium plat attached hereto as Exhibit B and made a part hereof, as may be amended from time to time (“*Condominium Plat*”). The Condominium Plat shows the square feet of each Unit and any buildings currently located within the condominium (individually a “*Building*” and collectively the “*Buildings*”). The Units shall be identified by the street number identified in Section 2.03. Where a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

This Amendment may be executed in one or more counterparts.

[Signature Pages Follow]

CONSENT OF AFFECTED UNIT OWNERS

OWNER OF UNITS 18, 19 & 20
DRAGE INTERNATIONAL LLC

Michael Drage
Michael Drage, Authorized Member

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF Brown)

Personally, came before me this the 31 day of July, 2025, Michael Drage on behalf of Drage International LLC, to me known to be the Unit Owner of Unit 18, 19 & 20 of Olde-School Square Condominium .

MICHELLE KLEMENCIC
NOTARY PUBLIC
STATE OF WISCONSIN

Michelle L Klemencic
Name: Michelle L Klemencic
Notary Public, State of Wisconsin
My Commission expires: 11-01-2025

OWNER OF UNIT 21
SMET PROPERTIES, LLC

By: Scott R Smet
Scott R. Smet, Manager

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF Brown)

Personally, came before me this the 31st day of July, 2025, Scott R. Smet, on behalf of Smet Properties, LLC, to me known to be the Unit Owner of Unit 21 of Olde-School Square Condominium .

MELISSA QUIGLEY
Notary Public
State of Wisconsin

Melissa Quigley
Name: Melissa Quigley
Notary Public, State of Wisconsin
My Commission expires: 6/7/26

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Unit Owner of Unit 21 to the undersigned recorded in the Register of Deeds of Brown County, Wisconsin, on April 23, 2021, as Document No.2955499, does hereby consent to all of the terms and conditions of the foregoing Amendment, and agrees that its interest in the Property shall be subject in all respects to the terms thereof.

Dated this 7th day of August, 2025.

BLC COMMUNITY BANK

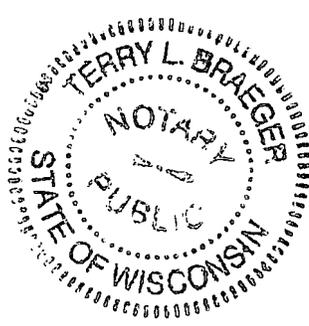
By: [Signature]
Name: Luke Vanlankvelt STEVE R. BARRON
Title: VP

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)
) ss.
COUNTY OF DORTCH)

Personally, came before me this 7 day of August, 2025, the above-named Luke Vanlankvelt, on behalf of BLC Community Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

STEVE R. BARRON



[Signature]
Name: Terry L. Braeger
Notary Public, State of Wisconsin
My Commission expires: 12-26-2025

SECRETARY CERTIFICATION

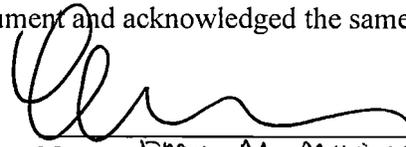
The undersigned, being the secretary of the Olde-School Square Condominium Association, hereby certifies that the foregoing First Amendment to the Amended and Restated Declaration of the Olde-School Square Condominium dated July 31, 2025, 2025, was approved by not less than 2/3rd of the Unit Owners by waiver and consent, and approvals have been provided by the Affected Unit Owner's Mortgagees (as defined in the Declaration) of such Units.

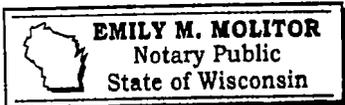

Allison Kline-Smits, Secretary

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)
) ss.
COUNTY OF BROWN)

Personally, came before me this 13th day of AUGUST, 2025, the above-named Allison Kline-Smits, secretary of the Olde-School Square Condominium Association, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Name: EMILY M. MOLITOR
Notary Public, State of Wisconsin
My Commission expires: 03-19-2027



THIS DOCUMENT DRAFTED BY:
Attorney Terry J. Gerbers
2391 Holmgren Way
Green Bay, WI 54304

EXHIBIT A
LEGAL DESCRIPTION

All of the recorded Plat, "Olde-School Square Condominium, Third Addendum", (Document No. 2941866, Brown County Records), being all of the recorded plat "Olde-School Square Condominium, Second Addendum", (Volume 6, Condominium Plats, Page 238, Document No. 2870717, Brown County Records), being all of the recorded plat "Olde-School Square Condominium, First Addendum", (Volume 6, Condominium Plats, Page 132, Document No. 2816777, Brown County Records), being all of the recorded plat "Olde-School Square Condominium" (Volume 4, Condominium Plats, Page 307, Document No. 2231069, Brown County Records), being located in Private Claim 33, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin more fully described as:

Commencing at Brown County Surveyor I.D. Point 30T/U-21/22 being on the North Line of Private Claim 33, East Side of Fox River; thence S64°00'20"E, 2116.71 feet along said North Line; thence S25°59'34"W, 39.94 feet to the South Right-of-Way of County Trunk Highway "G", also known as "Dickinson Road", and an East Corner of the recorded plat "Olde-School Square Condominium, Second Addendum", (Volume 6, Condominium Plats, Page 238, Document No. 2870717, Brown County Records), and the POINT OF BEGINNING; thence S10°37'51"E, 70.03 feet along the East Line of said recorded plat to an East Corner of said recorded plat and the Centerline of "Creamery Road"; thence S41°49'10"W, 370.00 feet along the Southeast Line of said recorded plat and said Centerline to the South Corner of said recorded plat; thence N62°56'38"W, 654.04 feet along the Southwest Line of said recorded plat to the West Corner of said recorded plat; thence N19°08'18"E, 382.75 feet along the Northwest Line of said recorded plat to a North Corner of said recorded plat and said South Right-of-Way of County Trunk Highway "G"; thence S76°25'56"E, 92.97 feet along a North Line of said recorded plat and said South Right-of-Way to a North Corner of said recorded plat; thence S64°00'32"E, 667.95 feet along a Northeast Line of said recorded plat and said South Right-of-Way to the POINT OF BEGINNING.

Parcel contains 296,700 sq. ft. / 6.81 acres more or less.
Parcel subject to easements and restrictions of record.

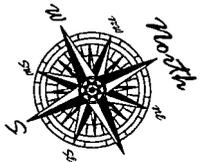
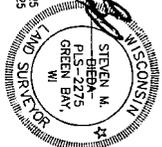
EXHIBIT B
CONDOMINIUM PLAT

Olde-School Square Condominium, Fourth Addendum

A Land-Only Condominium

All of Olde-School Square Condominium, Third Addendum, (Document No. 2441088, Brown County Records) being all of the recorded plat, "Olde-School Square Condominium, Second Addendum," (Volume 6, Condominium Plans, Page 236, Document No. 2870717, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, First Addendum," (Volume 6, Condominium Plans, Page 307, Document No. 2231069, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, First Addendum," (Volume 6, Condominium Plans, Page 307, Document No. 2231069, Brown County Records), being located in Private Claim 31, East Side of the Fox River, Town of Ladysburg, Brown County, Wisconsin

Steven M. Bieda
P.L.S. 2275
July 9, 2025
Revised: September 15, 2025
Recorded: September 30, 2025

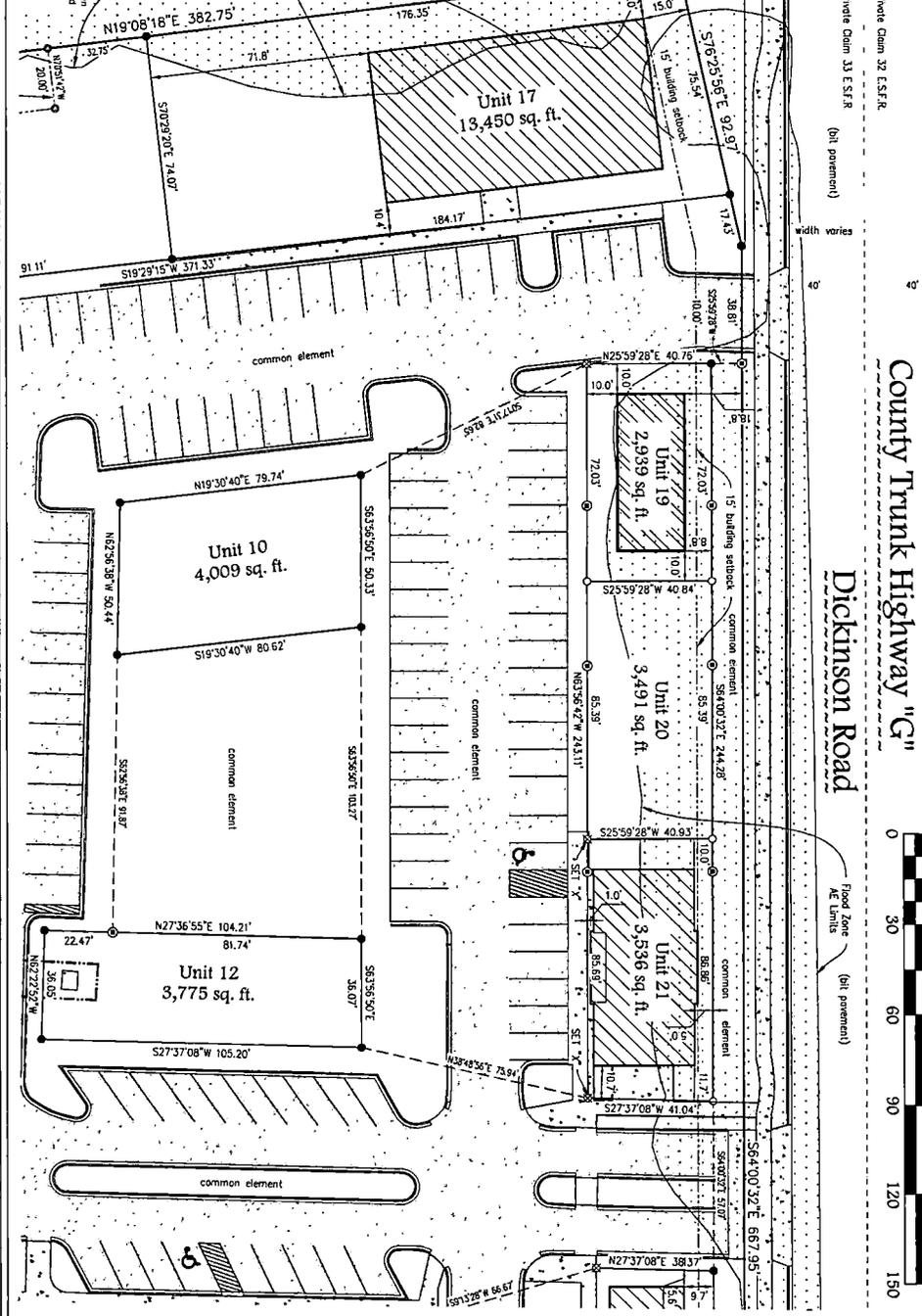


Legend

- 1.37' (od.) x 18" iron pipe with cap weighing 1.68 lbs./sq. ft. set
- 1" iron pipe found
- cut "X" found - unless noted
- computed easement point
- existing building
- proposed building
- existing asphalt
- existing concrete
- Flood Zone AE
- curb and gutter
- W.P.S. Electric Underground and Gas easement (Document No. 2831734)
- Perennial Underground Utility easement (Document No. 2231069)

NOTES

- 1) Bearings referred to the line between Brown County Section 13, points 501 502 503 and 514 515 / 2413, assumed to be S87°02'22" W.
- 2) Floodplain and Floodway information obtained from FEMA Flood Panel No. 55050502577.



County Trunk Highway "G"
Dickinson Road



Client: Drage International, LLC Tax Parcels: See Sheet 6	<p>planners engineers advisors</p> <p>400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670</p>	<p>Scale: 1"=30'</p> <p>PROJECT NO. D-2415 / 250469</p> <p>SHEET NO. 2 of 6</p> <p>DRAWING NO. X-2176</p>
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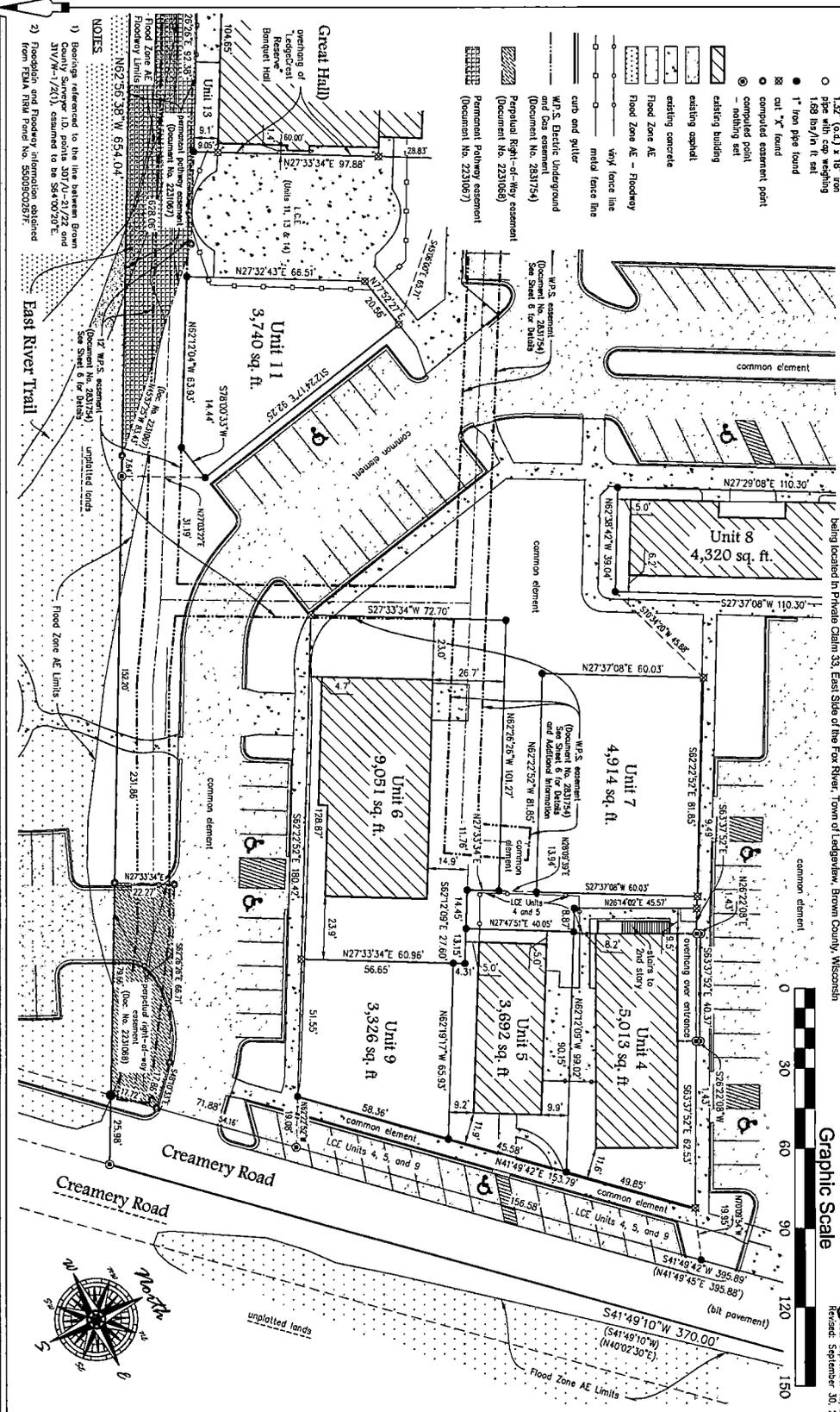
Olde-School Square Condominium, Fourth Addendum

A Land-Only Condominium

All of the recorded plat, "Olde-School Square Condominium, Third Addendum," (Document No. 2841868, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, Second Addendum," (Volume 6, Condominium Plans, Page 238, Document No. 2837077, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, First Addendum," (Volume 6, Condominium Plans, Page 125, Document No. 2810101, Brown County Records), being all of the recorded plat being located in Platteau Chain 33, East Side of the Fox River, Town of Ladysmith, Brown County, Wisconsin.

STEVEN M. BREHA
P.L.S. - 2275
GREEN BAY,
WI
LINDA STRAYVOR
RECORDED
SEPTEMBER 15, 2025
INDEXED
SEPTEMBER 30, 2025

- ### Legend
- 1.37" (0.4) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
 - 1" iron pipe found
 - ⊗ cut "x" found
 - ⊙ computed estimate point
 - ⊖ existing building
 - ▨ existing asphalt
 - ▩ existing concrete
 - ▧ Flood Zone AE
 - ▦ Flood Zone AE - Floodway
 - way fence line
 - metal fence line
 - curb and gutter
 - ▨ W.P.S. Electric Underground (Document No. 2831754)
 - ▨ W.P.S. estimate of location of manholes and other structures (Document No. 2831754)
 - ▨ Perpetual Right-of-Way easement (Document No. 2231058)
 - ▨ Perpetual Pathway easement (Document No. 2231057)



- ### NOTES
- 1) Bearings referenced to the line between Green Bay, WI and Ashland, WI, and 317°W-1°21'N assumed to be S84°02'02"E.
 - 2) Foundation and Floodway information obtained from FEMA Flood Form No. 58058028911.

Client:
Drage International, LLC
Tax Parcel#: See Sheet 6

vierbicher
planners engineers advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Scale: 1"=30'

PROJECT NO.: D-2415 / #250489

SHEET NO.: 4 of 6

DRAWING NO.: X-2176

File Path: I:\Projects\2025\2415\250489\Drawings\2025\2415\250489.dwg

Date: 09/15/2025

Author: JMB

Checked: JMB

Drawn: JMB

Olde-School Square Condominium, Fourth Addendum

A Land-Only Condominium

All of Olde-School Square Condominium, Third Addendum, (Document No. 2941866, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, Second Addendum" (Volume 6 Condominium Plans, Page 236, Document No. 2870717, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, First Addendum" (Volume 6 Condominium Plans, Page 307, Document No. 2231068, Brown County Records), being all of the recorded Plat, "Olde-School Square Condominium" (Volume 6 Condominium Plans, Page 307, Document No. 2231068, Brown County Records), being located in Private Ordin. 33, East Side of the Fox River, Town of Ladysmith, Brown County, Wisconsin.

Survey M. J. J. J.
 P.L.S. 2-27-2025
 June 9, 2025
 Revised July 17, 2025
 Revised September 15, 2025
 Revised September 30, 2025



Graphic Scale



Client: Drage International, LLC
 Tax Parcel#: See Sheet 8

Scale: 1"=30'

PROJECT NO. D-2415 / #250469

SHEET NO. 5 of 6

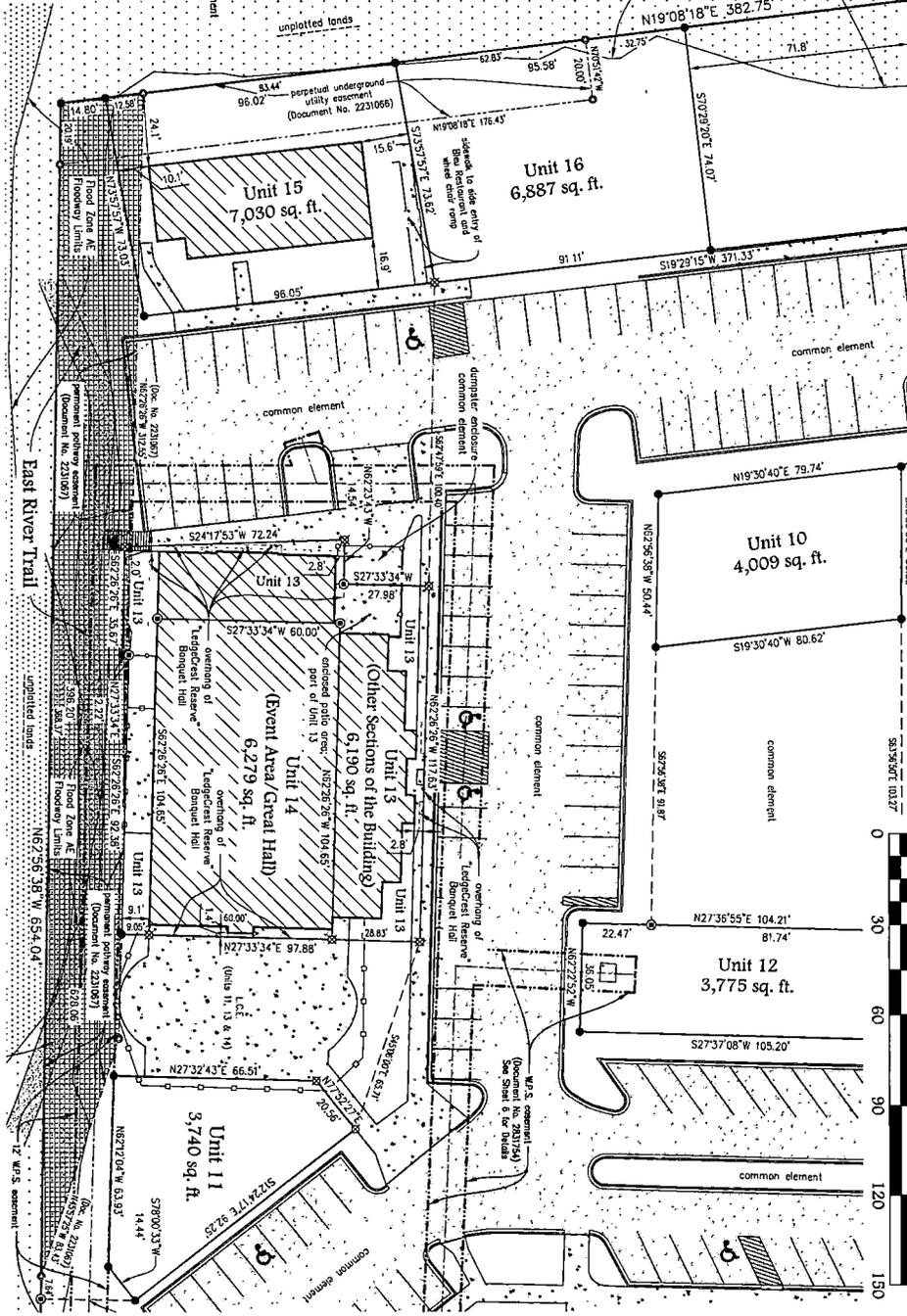
DRAWING NO. X-2176

vierbicher
 planners engineers advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

- ### Legend
- 1.32" (6.4) x 16" iron pipe with cap weighing 1.68 lbs/ft ft set
 - 1" iron pipe found
 - ⊗ cut "X" found
 - computed easement point
 - existing point - nothing set
 - ▨ existing building
 - ▨ existing asphalt
 - ▨ existing concrete
 - ▨ Flood Zone AE - Floodway
 - ▨ Flood Zone AE - Floodway
 - ▨ limited common element
 - ▨ LCE
 - ▨ vinyl fence line
 - ▨ curb and gutter
 - ▨ W.P.S. Electric Underground and Gas easement (Document No. 2831734)
 - ▨ Perpetual Underground Utility easement (Document No. 2231068)
 - ▨ Permanent Pathway easement (Document No. 2231067)

- ### NOTES
- 1) Bearings referenced to the line between Brown and Green Bay, Wisconsin, and 317°W-17'21", assumed to be S47°02'00"E from T4M, Third Plats No. 5898583817.
 - 2) Roadside and Fenced information obtained from T4M, Third Plats No. 5898583817.



Olde-School Square Condominium, Fourth Addendum

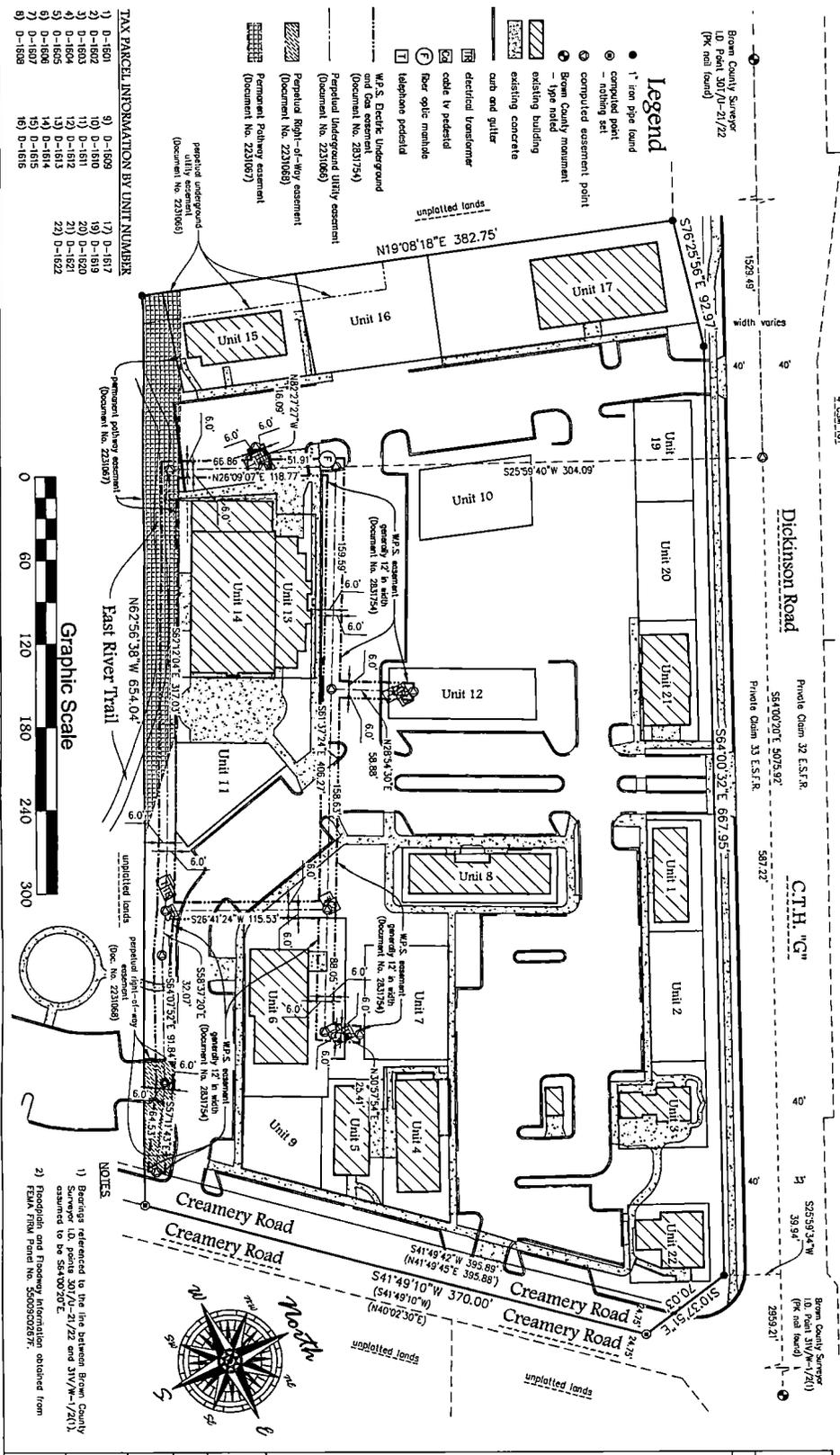
A Land-Only Condominium

W.P.S. Easement and Utilities Sheet

All of "Olde-School Square Condominium, Third Addendum", (Document No. 2941886, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, Special Addendum", (Volume 6, Condominium Plats, Page 322, Document No. 2810717, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium, Volume 4, Condominium Plats, Page 307, Document No. 2231069, Brown County Records), being all of the recorded plat, "Olde-School Square Condominium", (Volume 4, Condominium Plats, Page 307, Document No. 2231069, Brown County Records), being located in Private Claim 33, East Side of the Fox River, Town of Ladegow, Brown County, Wisconsin

Surveyed, Red
 PLS-2275
 July 9, 2025
 July 17, 2025
 Revised, September 15, 2025
 Revised, September 30, 2025

STEVEN M. BIEBAK
 PLS-2275
 GREEN BAY, WI
 400 SURVEYORS



<p>Client: Drage International, LLC</p> <p>Tax Parcels: See Sheet 8</p>	<p>vierbicher planners engineers advisors</p> <p>400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670</p>	<p>PROJECT NO. D-2415/#250469</p> <p>Scale: 1"=60'</p> <p>SHEET NO. 6 of 6</p> <p>DRAWING NO. X-2176</p>
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