

2248673

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
04/04/2006 12:46:52PM

REC FEE: 43.00
TRANS FEE:
EXEMPT #
PAGES: 17

Document No.

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM FOR
BRIDGE VIEW RIVER LOFT**

Return to: 17
Attorney Terry J. Gerbers
Gerbers Law Offices, S.C.
2270 Holmgren Way, Suite A
Green Bay, WI 54304

See Below
Parcel Number

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR BRIDGE VIEW RIVER LOFT, A CONDOMINIUM**

THIS FIRST AMENDMENT is executed as of this 10th day of August, 2005, by Bridge View of Wrightstown Condominiums, LLC (the Declarant).

RECITALS:

- A. Declarant has executed a Declaration of Condominium for Bridge View River Loft recorded with the Brown County Register of Deeds as Document No. 1728649. ("The Declaration").
- B. The Declaration has created the following units within the Condominium:

Unit Number	Tax Parcel Number
Unit No. 434	VW-477
Unit No. 436	VW-478
Unit No. 438	VW-479
Unit No. 440	VW-480
Unit No. 442	VW-481
Unit No. 444	VW-482
Unit No. 446	VW-483
Unit No. 448	VW-484
Unit No. 502	VW-487
Unit No. 504	VW-488
Unit No. 506	VW-489
Unit No. 508	VW-490
Unit No. 510	VW-491
Unit No. 512	VW-492

C. Declarant desires to change the number of Units in the Condominium pursuant to the terms of this Amendment.

NOW, THEREFORE, Declarant does hereby declare as follows:

SECTION 2.2 OF THE DECLARATION SHALL BE AMENDED TO READ AS FOLLOWS:

2.2 Address. The address of the condominium is 434-448 and 502-512 Washington Street, Wrightstown, Wisconsin 54180.

SECTION 3 OF THE DECLARATION SHALL BE AMENDED TO READ AS FOLLOWS:

3. DESCRIPTION AND LOCATION OF BUILDING AND UNITS.

One building (“Olde Cheese Factory”) shall be constructed on the Property, which shall contain eight (8) Condominium Units. The building will have a basement for parking, mechanical and storage, will be two (2) stories above grade (and above the basement level) in height and contain two (2) floor levels of living space. The building will be of wood frame and masonry construction. Complete construction details are contained in the working plans,

specifications and drawings available at the office of the Declarant's agent. The building will be located on the Property in the location shown on the Condominium Plat (the "Plat"). The Units are located and more fully described in the building and floor plans contained in the Plat. The floor plans for units 434-448 are similar in layout as shown in the Plat.

The second building ("Olde Theatre Building") shall be constructed on the Property, and shall contain six (6) Condominium Units. The building will have a basement for parking, mechanical and storage, will be two (2) stories above grade (and above the basement level) in height and contain two (2) floor levels of living space. The building will be of wood frame and masonry construction. Complete construction details are contained in the working plans, specifications and drawings available at the office of the Declarant's agent. The building will be located on the Property in the location shown on the Condominium Plat (the "Plat"). The Units are located and more fully described in the building and floor plans contained in the Plat. The floor plans for Units 502-512 are similar in layout as shown in the Plat.

SECTION 4.1 OF THE DECLARATION SHALL BE AMENDED TO READ AS FOLLOWS:

4.1 Number. There will be fourteen (14) Condominium Units in Bridge View River Loft Condominium. All of the Units will be two-bedroom Units. Nine (9) of the Units are one-story Units and five (5) Units are two-story Units.

SECTION 5.1 OF THE DECLARATION SHALL BE AMENDED TO READ AS FOLLOWS:

5.1 Fractional Interest. Each Unit Owner shall own an undivided interest in the Common Elements, and in the Limited Common Elements as a tenant-in-common with all other Unit Owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the Common Elements and the Limited Common Elements for all purposes incidental to the use and occupancy of said Owner's Unit as a residence and such other incidental uses

permitted by the Declaration, which rights shall be appurtenant to and run with the Owner's Unit.

The fractional undivided interest in the Common Elements and Limited Common Elements appurtenant to each Unit and its Owner shall be one-fourteenth (1/14th) each.

SECTION 24 OF THE DECLARATION SHALL BE AMENDED TO READ AS FOLLOWS:

24. AMENDMENTS TO DECLARATION.

Except as otherwise provided by the Act with respect to the percentage of interest in the Common Elements and the termination of the condominium form of ownership, this Declaration may be amended with the written consent of not less than two-thirds (2/3rds) of the Unit Owners. A Unit Owner's written consent is not effective unless approved by the mortgagee of the Unit, if any. Prior to the conveyance of all fourteen (14) Units of the Condominium by the Declarant, the written consent of the Declarant, its successors or assigns, shall also be required for amendment of this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of any amendment shall be recorded at the Office of the Register of Deeds for Brown County, and copies thereof shall be mailed or personally delivered to each Unit Owner at his/her address on file with the Association. Notwithstanding the foregoing provision for amendment, neither this Declaration nor the Bylaws and Rules and Regulations of the Association shall be amended, modified, nor adopted so as to prohibit the unrestricted occupancy and use of the Units on a day-to-day basis by an Owner, their guests or tenants as non-permanent occupants of the property.

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

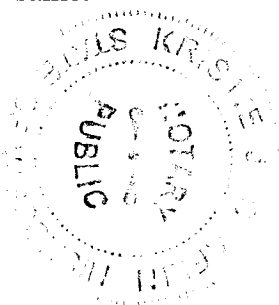
Bridge View of Wrightstown Condominiums,
LLC

By: John Hopfensperger
Name: JOHN Hopfensperger
Title: Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 10th day of August, 2005, the above named John Hopfensperger, who acknowledged himself to be the President of Bridge View of Wrightstown, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kristie J Clafin
Name: Kristie J Clafin
Notary Public, State of Wisconsin
My Commission: 8-06-2006

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Direct Development to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 12, 2005, as Document No.1728649, 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 Declarant, shall be subject in all respects to the terms thereof.

Dated this 12th day of August 2005.

By: Baylake Bank
Name: Les Berns
Title: VP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 12th day of August, 2005, the above named Les Berns, who acknowledged himself to be the VP Commercial Loans of Baylake Bank, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Darlene M Balck
Name: Darlene M Balck
Notary Public, State of Wisconsin
My Commission: 05/04/2008

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Karl and Chera Lyn Greene to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 31, 2001, as Document No. 186863 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 Declarant, shall be subject in all respects to the terms thereof.

Dated this 14th day of October, 2005.

By: Associated Bank
Connie M Staszak
Name: Connie M Staszak
Title: Bank Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

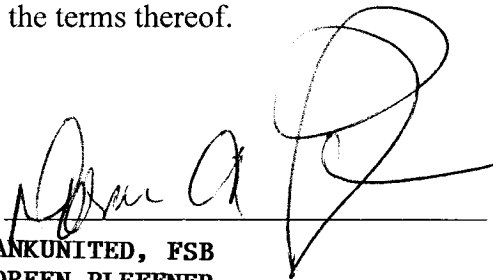
Personally came before me this 14th day of October, 2005, the above named Connie Staszak, who acknowledged himself to be the Bank Manager of Associated Bank, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Name: [Signature]
Notary Public, State of Wisconsin
My Commission: 000000000000000000

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Joey Nowak to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on October 5, 2004, as Document No. 2149157, 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 Declarant, shall be subject in all respects to the terms thereof.

Dated this 15 day of ~~February~~ **March**, 2006.



BANKUNITED, FSB
By: DOREEN PLEFFNER

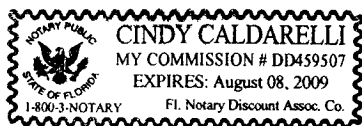
Name: DOREEN PLEFFNER

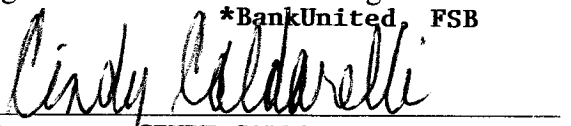
Title: SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

Personally came before me this 15th day of ~~February~~ **March**, 2006, the above named Doreen Pleffner, who acknowledged himself to be the Sr. Vice/President * of BankUnited, FSB, and to me known to be the person who executed the foregoing instrument and acknowledged the same.





Name: CINDY CALDARELLI
Notary Public, State of **FLORIDA**
My Commission: 8-8-09

Drafted By:
Gerbers Law Offices, S.C.
Attorney Terry J. Gerbers
2270 Holmgren Way, Ste. A
Green Bay, WI 54304
(920) 499-5700

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Dan and Karen Smet to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on March 3, 2003 as Document No. 198704, 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 Declarant, shall be subject in all respects to the terms thereof.

Dated this day of August, 2005.

M+I Bank
By: DENNIS R. JOHNSON
Name: DENNIS R. JOHNSON
Title: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 17 day of August, 2005, the above named Dennis Johnson, who acknowledged himself to be the VP of M+I Bank, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dan Belongia
Name: Dan Belongia
Notary Public, State of Wisconsin
My Commission: 4-23-06

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Dan Coonen to the undersigned recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on July 9, 2003, as Document No. 2033924, 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 Declarant, shall be subject in all respects to the terms thereof.

Dated this 20 day of December 2005.

By: Beverly J. Missig
Name: Beverly J. Missig
Title: A.V.P

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~)
Michigan) ss.
COUNTY OF ~~BROWN~~)
Oakland

Personally came before me this 20 day of December, 2005, the above named Beverly J. Missig, who acknowledged himself to be the AVP of ABN AMRO, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Monica L. Reaves
Name: Monica L. Reaves
Notary Public, State of ~~Wisconsin~~ Michigan
My Commission: June 5, 2007

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

All of Lot 2 and all of Lot 2A, Block 1, recorded "Assessor's Plat and Replat of the Village of Wrightstown", Village of Wrightstown, East Side Fox River, Brown County, Wisconsin

LEGAL DESCRIPTION:

All of Lot 2 and 2A, Block 1, recorded "Assessor's Plat and Replat of the Village of Wrightstown", Village of Wrightstown, East Side Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner, Section 2, T21N-R19E, thence S65°28'40"E, 2391.77 feet; thence N33°46'00"E, 494.13 feet to the point of beginning; thence N55°57'48"W, 245.44 feet along the south line of Lot 2A, Block 1, recorded "Assessor's Plat and Replat of the Village of Wrightstown", to a point being S55°57'48"E, 25' more or less from the western of the Fox River and is the start of a meander line; thence N45°24'32"E, 185.23 feet along said meander line, to a point being S55°57'48"E, 25' feet more or less from said Fox River and is the end of said meander line; thence S55°57'48"E, 208.01 feet along the north line of Lot 2, said Assessor's Plat; thence S33°41'00"W, 34.00 feet along the westerly right of way of C.T.H. 7Z; also known as Washington Street; thence S33°46'00"W, 147.60 feet along said right of way to the point of beginning.

Parcel contains 44,557 square feet / 1.02 acres, more or less, including all lands between the meander line and western of the Fox River.

SURVEYOR'S CERTIFICATE

I, David W. Mau, Registered Land Surveyor, do hereby certify:

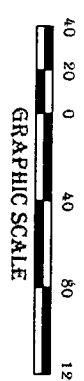
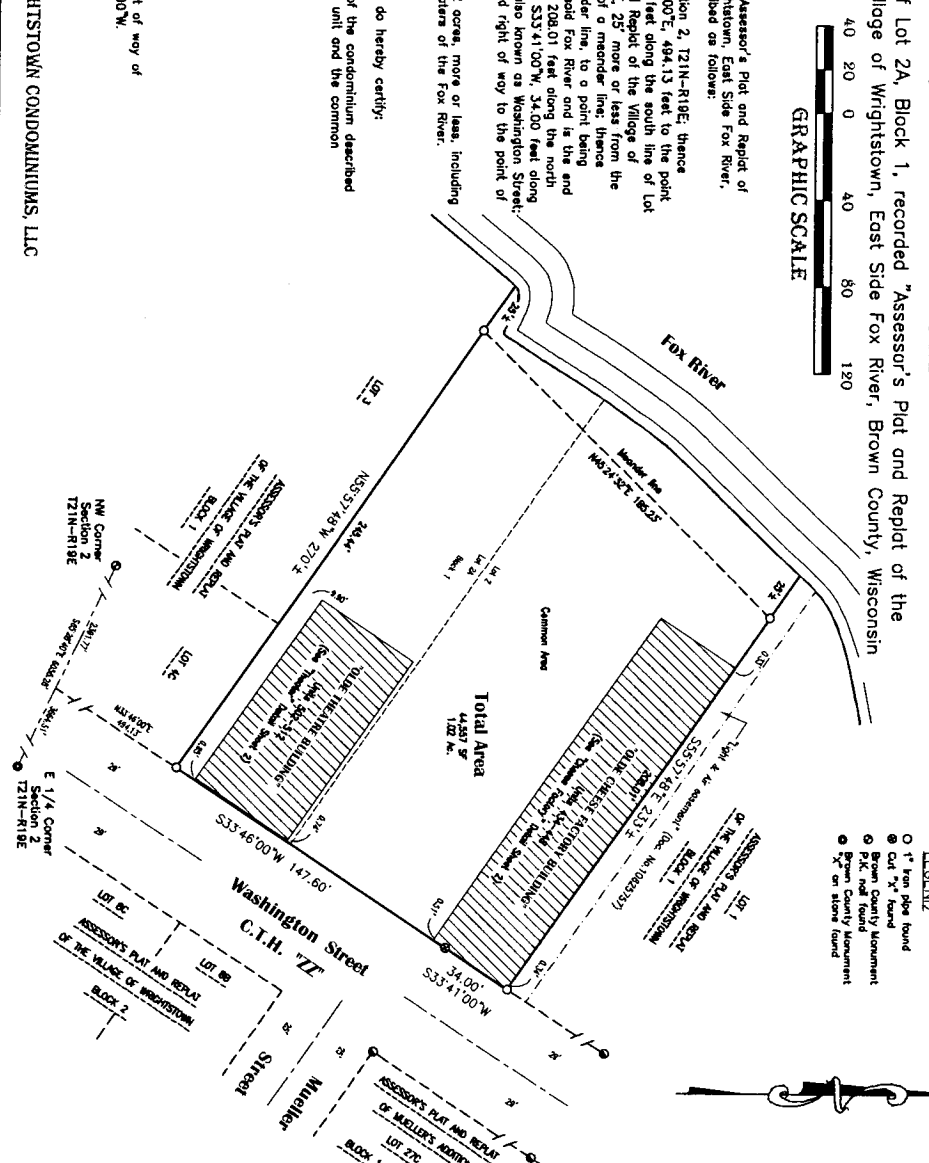
That this plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be identified.

David W. Mau S-1030
March 2, 2005

NOTES

- 1) Bearings referenced to the Westerly right of way of Washington Street, assumed to be S33°46'00"W.
- 2) Floodplain elevation = 602.00'

OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC



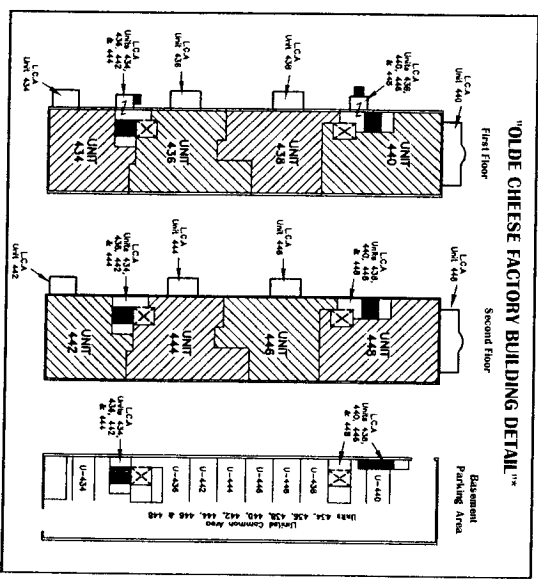
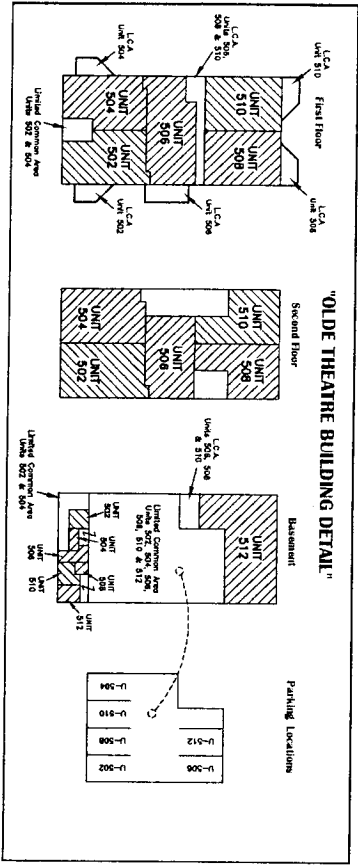
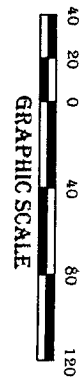
- LEGEND**
- 1" iron pipe found
 - ⊙ cut "x" found
 - ⊙ Brown County Monument
 - ⊙ P.C. not found
 - ⊙ Brown County Monument
 - ⊙ "x" on stone found



DRAWING NO. X-525	SHEET NO. 1 of 7	PROJECT NO. D-5198	SCALE: 1" = 40'	DATE March 2, 2005	TAX PARCEL NO.
Autocad Drawing No. D-5198.dwg				DRAWN BY: BAR	
Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672				CHECKED BY: LDB	
Direct Development					

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

All of Lot 2 and all of Lot 2A, Block 1, recorded "Assessor's Plat and Replat of the Village of Wrightstown", Village of Wrightstown, East Side Fox River, Brown County, Wisconsin

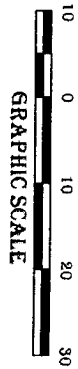


OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC

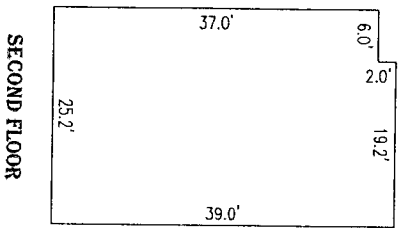
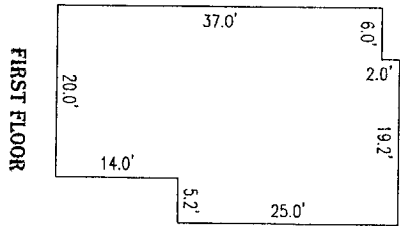
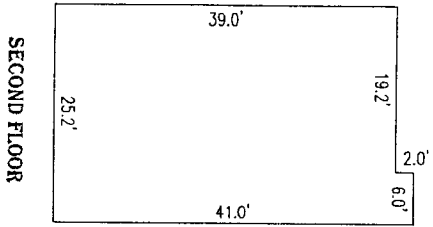
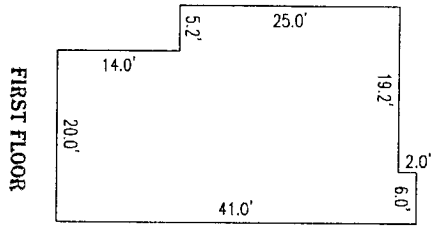
<p>SCALE: 1" = 40'</p> <p>DATE March 2, 2005</p> <p>Autocad Drawing No. D-5198.dwg</p>	<p>Mau & Associates ✕ LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</p> <p style="font-size: 1.5em; font-weight: bold;">Direct Development</p>	<p>TAX PARCEL NO.</p> <p>DRAWN BY: BAR</p> <p>CHECKED BY: LDB</p>	<p>PROJECT NO. D-5198</p> <p>SHEET NO. 2 of 7</p> <p>DRAWING NO. X-525</p>
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BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

All of Lot 2 and all of Lot 2A, Block 1, recorded "Assessor's Plat and Replat of the Village of Wrightstown", Village of Wrightstown, East Side Fox River, Brown County, Wisconsin



OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC



UNIT 502

"OLDE THEATRE BUILDING"

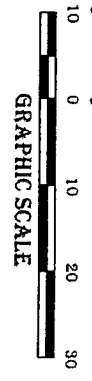
UNIT 504



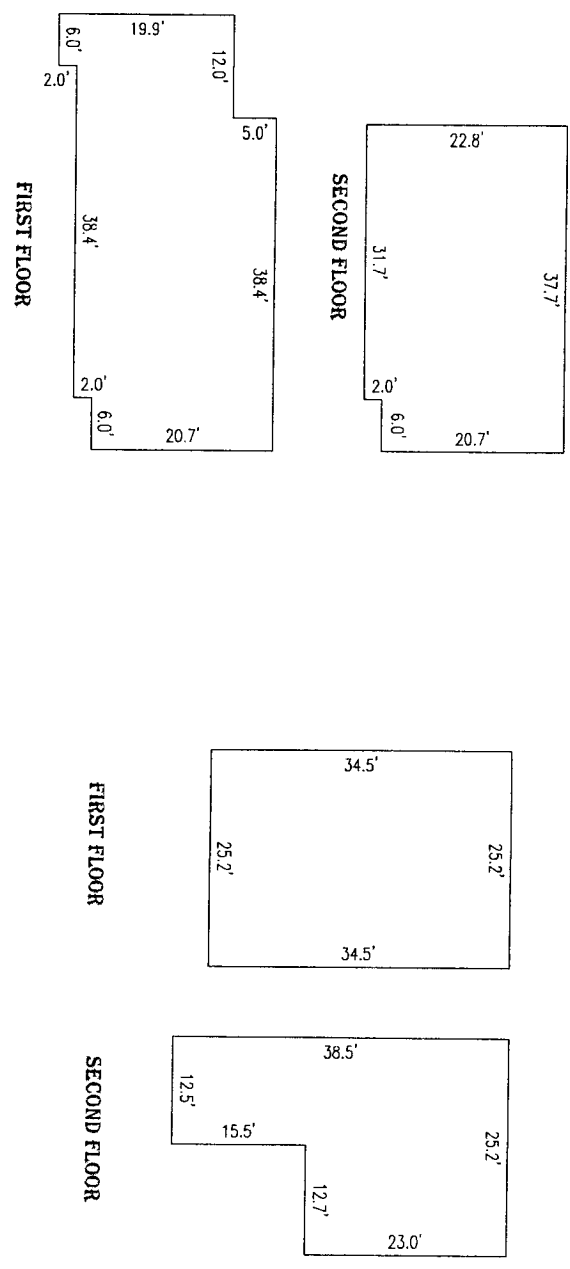
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DATE March 2, 2005	Autocad Drawing No. D-5198.dwg	DRAWN BY: BAR
PROJECT NO. D-5198	SHEET NO. 3 of 7	CHECKED BY: LDB
DRAWING NO. X-525		
Direct Development		

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

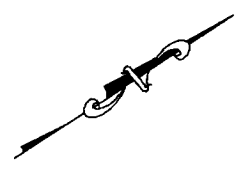
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OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC



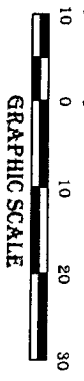
UNIT 506
"OLDE THEATRE BUILDING"
UNIT 508



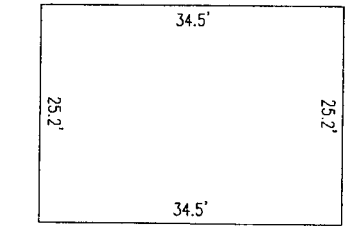
PROJECT NO. D-5198	SCALE: 1" = 10' DATE March 2, 2005 Autocad Drawing No. D-5198.dwg	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING <small>400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9677</small>	TAX PARCEL NO. DRAWN BY: BAR CHECKED BY: LDB
SHEET NO. 4 of 7 DRAWING NO. X-525	<h2 style="margin: 0;">Direct Development</h2>		

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

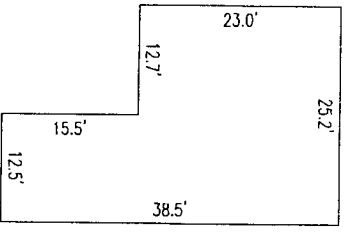
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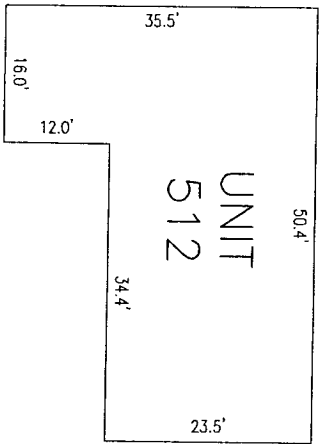
OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC



FIRST FLOOR



SECOND FLOOR

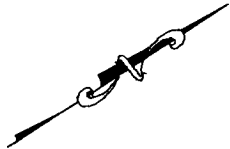


BASEMENT

UNIT 510

"OLDE THEATRE BUILDING"

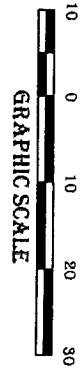
UNIT 512



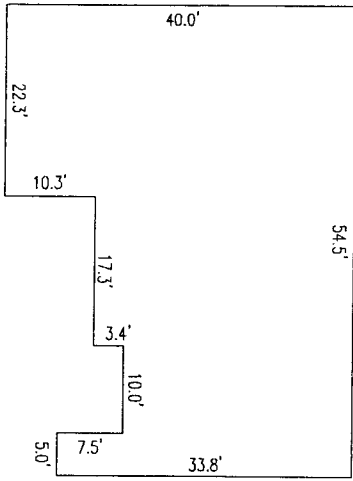
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			Direct Development	

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

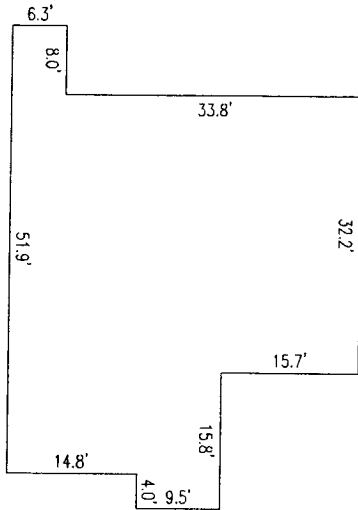
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OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC

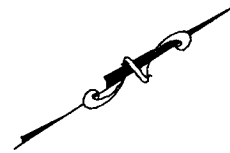


UNITS 440 & 448



UNITS 438 & 446

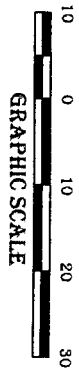
"OLDFE CHEESE FACTORY BUILDING"



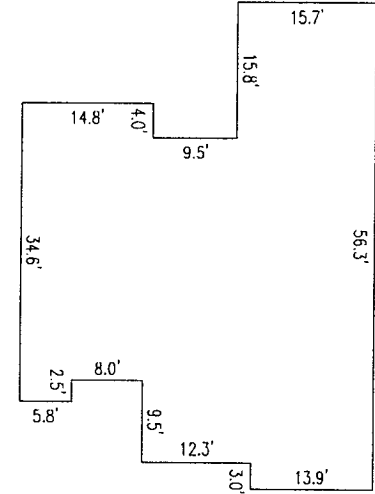
PROJECT NO. D-5198	SCALE: 1" = 10' DATE March 2, 2005	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672	TAX PARCEL NO. DRAWN BY: BAR
SHEET NO. 6 of 7 DRAWING NO. X-525	Autocad Drawing No. D-5198.dwg	Direct Development	CHECKED BY: LDB

BRIDGE VIEW RIVER LOFT, A CONDOMINIUM, FIRST ADDENDUM

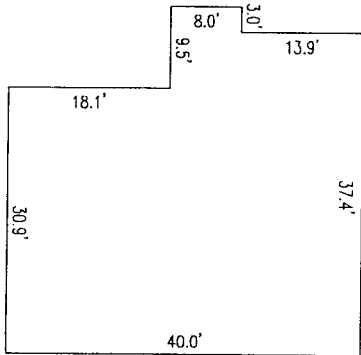
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OWNER: BRIDGEVIEW OF WRIGHTSTOWN CONDOMINIUMS, LLC

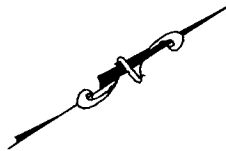


UNITS 436 & 444



UNITS 434 & 442

"OLDE CHEESE FACTORY BUILDING"



DRAWING NO. X-525	SHEET NO. 7 of 7	SCALE: 1" = 10'	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING <small>400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672</small>	TAX PARCEL NO.
		DATE March 2, 2005		DRAWN BY: BAR
		Autocad Drawing No. D-5198.dwg	Direct Development	CHECKED BY: LDB