Articles of Incorporation
Kilbourn Tower Condominium Association

Order: KSZ3Y4YZ7
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Order Date: 05-05-2026
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ARTICLES OF INCORPORATION

OF

KILBOURN TOWER CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

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ARTICLES OF INCORPORATION OF KILBOURN TOWER CONDOMINIUM ASSOCIATION, INC.

I, the undersigned adult resident of the State of Wisconsin, desiring to form a nonprofit, nonstock corporation under the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, do hereby execute these Articles of Incorporation.

Article I. Name

The name of the corporation shall be:

"Kilbourn Tower Condominium Association, Inc."

STATE OF WISCONSIN
FILED
FEB - 1 2005
DEPARTMENT OF
FINANCIAL INSTITUTIONS

Article II. Period of Existence

The corporation shall exist perpetually.

Article III. Purposes

The purposes for which the corporation is organized are as follows:

(a) To serve as an association of Unit Owners who own real estate and improvements under the condominium form of use and ownership as provided in Chapter 703 of the Wisconsin Statutes, commonly known as the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time, hereafter referred to as the "Act", and subject to the terms and conditions of the Declaration of Kilbourn Tower, a Condominium, as recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin (the "Declaration");

(b) To provide for the administration, maintenance, preservation and control of "Kilbourn Tower, a Condominium" in accordance with and in furtherance of the Declaration of said condominium created under and pursuant to the Act; and

(c) To engage in any lawful activity within the purposes for which corporations may be organized under The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, as the same now provides and as the same may hereafter be amended to provide, subject to the Act and the Declaration.

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Article IV. Powers

The corporation shall have and exercise all necessary or convenient powers enumerated in The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, to the extent not inconsistent with the Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes, the Declaration or the Bylaws of the corporation, to effect its purposes.

Article V. Members

The corporation shall have one (1) class of members. The designation of said class, the qualifications, rights, and method of acceptance of members shall be set forth in the Bylaws of the corporation. Membership shall be terminated and members may be expelled as set forth and in the manner provided in the Bylaws of the corporation. Transfer of membership, or any right arising therefrom, is permitted as set forth and in the manner provided in the Bylaws of the corporation. The right of a member to vote may be limited, enlarged or denied to the extent specified in the Bylaws of the corporation.

Article VI. Directors

The number of directors constituting the initial Board of Directors shall be three (3). Thereafter, the number of directors constituting the Board of Directors and their election and/or appointment shall be fixed by or in the manner provided in the Bylaws of the corporation. The initial Board of Directors shall consist of the following individuals:

Craig A. Raddatz
Suite 900
225 E. Mason Street
Milwaukee, WI 53202

Richard J. Glaisner
Suite 900
225 E. Mason Street
Milwaukee, WI 53202

William R. Arpe
Suite 900
225 E. Mason Street
Milwaukee, WI 53202

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Article VII. Principal Office and Initial Registered Agent

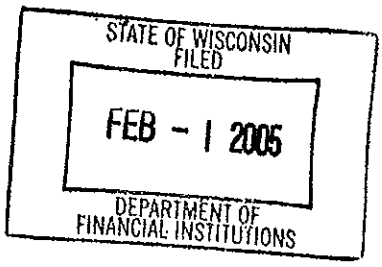
The address of the principal office of the corporation, located in Milwaukee County, is:

225 E. Mason Street, Suite 900
Milwaukee, WI 53202

The name of the initial registered agent at such address is:

Mr. Craig A. Raddatz
225 E. Mason Street, Suite 900
Milwaukee, WI 53202

Article VIII. Incorporator



The incorporator's name and address is:

Michael J. Mnichowicz, Esq.
Davis & Kuelthau, s.c.
111 E. Kilbourn Ave., Suite 1400
Milwaukee, Wisconsin 53202-6613

Article IX. Amendments

These articles may be amended, at any time, in the manner authorized by the provisions of The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, in effect at the time of such amendment.

Article X. Stock and Dividends

The corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the corporation shall be distributed to the members, directors, or officers except upon dissolution of the corporation. In the event of dissolution of the corporation, all assets, after payment of liabilities, shall be distributed to the members in accordance with the provisions of the Declaration and the Bylaws of the corporation.

Executed in duplicate originals this 28th day of January, 2005.

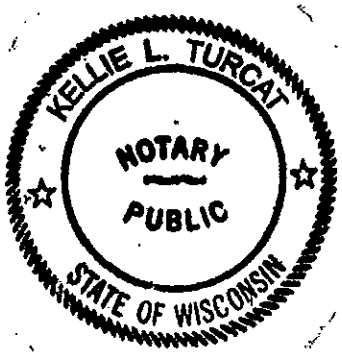
Michael J. Mnichowicz

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STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me this 28th day of January, 2005, the above-named Michael J. Mnichowicz, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

* KELLIE L TURCAT
Notary Public, Milwaukee County
My Commission expires: 04/20/08



This document was drafted by
and should be returned to:

Michael J. Mnichowicz, Esq.
Davis & Kuelthau, s.c.
111 East Kilbourn Avenue, Suite 1400
Milwaukee, Wisconsin 53202

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