

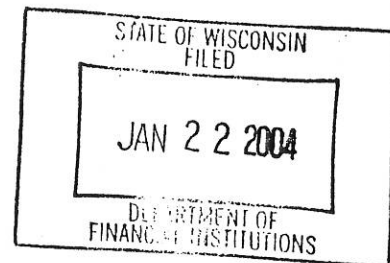
4

Articles of Incorporation

RECEIVED - DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

ARTICLES OF INCORPORATION
OF

2004 JAN 21 AM 9:18



CUDAHY CONNECTION CONDOMINIUMS ASSOCIATION, INC.

(A Nonstock, Nonprofit Corporation)

This instrument is executed by the undersigned for the purpose of forming a Nonstock, Nonprofit Corporation under Chapter 181 of the Wisconsin Statutes (hereinafter "The Wisconsin Nonstock Corporation Law").

ARTICLE I

NAME

The name of this corporation shall be Cudahy Connection Condominiums Association, Inc., (hereinafter "Association").

ARTICLE II

PERIOD OF EXISTENCE

The period of existence of the Association shall be perpetual.

ARTICLE III

DEFINITIONS

The following definitions shall apply to these Articles:

"Common Element" means all of the condominium except its Units.

"Condominium" means the land and improvements made subject to the Declaration.

"Condominium Ownership Act" refers to Chapter 703 of the Wisconsin Statutes (1977) as amended from time to time.

"Declarant" refers to TBM Seven LLC.

"Declaration" means the Declaration of Condominium of Cornerstone Crossing Condominium as may be amended from time to time.

"Mortgagee" means the holder of any recorded mortgage encumbering one or more Units or land contract vendor.

"Unit" means that part of the Condominium intended for independent residential use as described in the Declaration.

"Unit Owner" means a person, combination of persons, partnership or corporation who holds legal title to a Unit or has equitable title as a land contract vendee.

ARTICLE IV

PURPOSES

This Association is organized to serve as the "Association of Unit Owners" as defined in the condominium Ownership Act for Cudahy Connection Condominiums in Cudahy, Wisconsin, and to exercise the powers, carry out the responsibilities and otherwise engage in any lawful activity authorized and permitted by the Condominium Ownership Act, the Declaration, the By-laws, and the Wisconsin Nonstock Corporation Law.

ARTICLE V

PRINCIPAL OFFICE AND REGISTERED AGENT AND OFFICE

The principal office of this Association is located at 7300 S. 13th St., Ste. 101, Oak Creek, WI 53154, and the initial registered agent at such address is Michael H. Dilworth.

ARTICLE VI

MEMBERSHIP

The membership of this Association shall at all times consist exclusively of all of the Unit Owners of Cudahy Connection Condominiums.

Membership shall immediately commence upon acquisition of an ownership interest in a Unit of the Condominium and shall immediately terminate upon conveyance of such ownership interest. Upon the death of a Unit Owner, if his or her ownership interest shall pass to his or her personal representative or to a trustee, such personal representative or trustee shall be a member of the Association.

No Unit Owner may voluntarily withdraw from or be expelled from membership in the Association. Membership certificates are not required and shall not be issued. Members shall have the additional rights and obligations and shall be subject to the additional restrictions contained in the Condominium Ownership Act, the Declaration and the By-laws of the Association.

ARTICLE VII

VOTING

One and only one vote in the affairs of the Association shall appertain to each Unit of the condominium. If there are multiple owners of any Unit, it shall be necessary for those owners to act unanimously with respect to the vote appertaining to their Unit in order for their vote to be counted.

ARTICLE VIII

DIRECTORS

The affairs of this Association shall be governed by a Board of Directors who need not be members of the Association until such time as the Declarant ceases to control the Association as provided in Section One Article II of the By-laws, at which a director may

not be a nonmember of the Association. The number of directors shall be fixed in the By-laws, but in no event shall be less than three initially and five once the Declarant relinquishes control. The manner in which the directors shall be elected, appointed and removed shall be provided for in the By-laws.

ARTICLE IX

INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be three, and their names and addresses are as follows:

Michael H. Dilworth
7300 S. 13th St.,
Suite 101

Thomas Beaudry
7300 S. 13th St.,
Suite 101

Robert Hoormann
7300 S. 13th St.,
Suite 101

Oak Creek, WI 53154

Oak Creek, WI 53154

Oak Creek, WI 53154

The directors herein named shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

ARTICLE X

DECLARANT CONTROL

Subject to all provisions of the Declaration and the By-laws of this Association with regard to Declarant control, any and all of the powers and responsibilities of this Association, its Board of Directors and its officers shall be exercised by the Declarant for a period not to exceed the earlier of (1) five years from the date that the first Unit of the Condominium is conveyed by the Declarant to any other person, or (2) thirty days after the

conveyance of 75 per cent of the Common Elements interest of the Condominium to purchasers.

ARTICLE XI

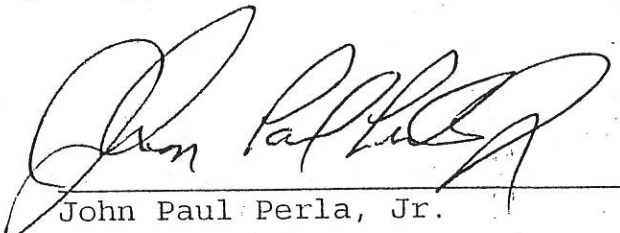
AMENDMENT

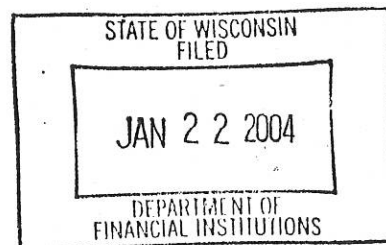
These Articles may be amended with the ascent of 67 per cent or more of the votes of the Unit Owners present or represented by proxy at any annual meeting or special meeting called for that purpose; provided, however, that as long as the Declarant controls the Association, no amendment shall be effective without the written consent of the Declarant. Notice of any meeting at which an amendment to these Articles shall be considered shall be mailed or delivered to the Mortgagees of all Units at the mailing address shown on the Association's current roster. The notice of any such meeting mailed or delivered to the Unit Owners and Mortgagees shall set forth a statement of the nature of all proposed amendments.

ARTICLE XII

INCORPORATORS

The name and address of the incorporator of this Association is John Paul Perla, Jr., 205 Bishops Way, Ste. 231, Brookfield, WI 53005.


John Paul Perla, Jr.

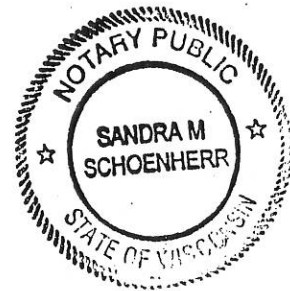


ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this 19th day of January,
2004, the above named John Paul Perla, Jr., to me known to be the
person who executed the foregoing instrument and acknowledged the
same.

Sandra M. Schoenherr
Notary Public, State of Wisconsin
My Commission 11-13-05



This document was drafted by:
Attorney John Paul Perla, Jr.
205 Bishops Way, Ste. 231
Brookfield, WI 53005
262-782-4000
State Bar No. 01018415