STATE OF WISCONSIN
FILED
MAY 16 2006
DEPARTMENT OF
FINANCIAL INSTITUTIONS

2006 MAY 15 AM 9:59

ARTICLES OF INCORPORATION
OF
BLATZ CONDOMINIUM ASSOCIATION, INC.

Executed by the undersigned for the purpose of forming a Wisconsin nonstock corporation under Ch. 181 of the Wisconsin Statutes, repealed and recreated by 1997 Wisconsin Act 79, as amended by 2001 Wisconsin Act 44:

ARTICLE I. Name. The name of the corporation shall be: "Blatz Condominium Association, Inc."

ARTICLE II. Period of Existence. The corporation shall exist perpetually.

ARTICLE III. Initial Principal Office. The Initial Principal Office of the Corporation shall be located at 225 East Mason Street, Suite 600, Milwaukee, WI 53202.

ARTICLE IV. Purpose. 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 The Blatz Condominium, as recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

B. To provide for the administration, maintenance, preservation and control of The Blatz Condominium, in accordance with and in furtherance of the Declaration of 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 of The Blatz Condominium.

ARTICLE V. Powers. The corporation shall have one (1) class of members. The designation of such 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.

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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:

Name	Street	City	State	Zip
Richard Ruvin	270 East Highland Ave.	Milwaukee	WI	53202
Craig A. Raddatz	225 East Mason Street, Suite 600	Milwaukee	WI	53202
Bruce A. McIlnay	1150 Washington Street	Grafton	WI	53024

ARTICLE VII. Registered Address and Initial Registered Agent. The registered address of the corporation is:

1150 Washington Street
Grafton, WI 53024

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

Bruce A. McIlnay

ARTICLE VIII. Incorporator. The incorporator's name and address is:

Bruce A. McIlnay
1150 Washington Street
Grafton, WI 53024

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 of The Blatz Condominium and the Bylaws of the corporation.

Dated: April 26, 2006

Bruce A. McIlnay, Incorporator

STATE OF WISCONSIN)
) ss.
OZAUKEE COUNTY)

Personally came before me April 26, 2006, the above-named Bruce A. McIlnay, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission 11/05/06

These Articles were drafted by:
Bruce A. McIlnay

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