TABLE OF CONTENTS
FOR THE ARTICLES OF INCORPORATION FOR THE
BROADWAY CONDOMINIUM ASSOCIATION, INC.

ARTICLE	PAGE
I. Name	1
II. Existence	1
III. Purposes	1
IV. Powers	2
V. Members	2
VI. Offices	2
VII. Number of Directors	2
VIII. Initial Directors	2
IX. Incorporator	3

RECEIVED - DEPT OF FINANCIAL INSTITUTIONS STATE OF WISCONSIN

98 APR 30 A9:58

ARTICLES OF INCORPORATION

OF

THE BROADWAY CONDOMINIUM ASSOCIATION, INC.

These Articles of Incorporation are executed by the undersigned, being a natural person of the age of eighteen (18) years or more, for the purpose of forming a Wisconsin nonprofit corporation under Chapter 181 of the Wisconsin Statutes:

ARTICLE I

Name

The name of the corporation is The Broadway Condominium Association, Inc.

ARTICLE II

Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

The purposes for which this Corporation is organized and shall be operated are as follows:

(a) To serve as an Association of Unit Owners under the Wisconsin Condominium Ownership Act;

(b) To serve as a means through which the Unit Owners may collectively and efficiently administer, manage, operate and control the Condominium in accordance with the Wisconsin Condominium Ownership Act and the Declaration; and

WI - DFI CORP
FILE ID# → BØ4Ø568

(c) To engage in any lawful activity included in and permitted under the Wisconsin Condominium Ownership Act, the Declaration and the purposes for which a nonstock, nonprofit corporation may be organized.

ARTICLE IV

Powers

The corporation shall have all powers conferred upon nonstock, nonprofit corporations organized under Chapter 181 of the Wisconsin Statutes and any successor provision thereto as now enacted or hereafter amended. Such powers shall be exercised only in fulfillment of the purposes of the corporation set forth herein.

ARTICLE V

Members

The corporation shall have one class of members consisting of all the Unit Owners.

ARTICLE VI

Offices

The principal office of the corporation is located in Milwaukee County, Wisconsin and the mailing address of such office is 220-246 North Broadway, Milwaukee, Wisconsin 53202. The address of the registered agent of the corporation is 780 North Water Street, Milwaukee, Wisconsin 53202 and the name of the registered agent at such address is Thomas P. DeMuth.

ARTICLE VII

Number of Directors

The number of Directors constituting the initial Board of Directors of the corporation shall be three (3). The number of Directors of the corporation may, however, be changed from time to time as provided for in the Bylaws of the corporation, but in no case shall there be more than five (5) directors or less than three (3) directors.

ARTICLE VIII

Initial Directors

The names and addresses of the persons who are to serve as initial Directors until their successors are elected and shall qualify as provided in the Bylaws of the corporation are:

Name	Address
Stephen M. Fuller	2699 South Bayshore Drive Miami, Florida 33133
Victor L. Fuller	2699 South Bayshore Drive Miami, Florida 33133
Anna Reina	2699 South Bayshore Drive Miami, Florida 33133

The manner in which the directors are appointed and elected shall be governed by the Bylaws.

ARTICLE IX

Incorporator

The name and address of the incorporator is Thomas P. DeMuth, 780 North Water Street, Milwaukee, Wisconsin 53202.

Executed in duplicate on this 28th day of April, 1998.

STATE OF WISCONSIN
FILED
MAY 1 1998
DEPARTMENT OF
FINANCIAL INSTITUTIONS

Thomas P. DeMuth

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this 28th day of April, 1998, the above named Thomas P. DeMuth, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kathy M. Trough
Notary Public, State of Wisconsin
My commission: expires 10/03/1999
Kathy M. Trough

MW1-120215-1

THIS DOCUMENT WAS DRAFTED BY } Kristin N. Schelwat.

DFI/CCS/Corp
Fm 3 (7/96)

United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

May 1, 1998 CORP ID# B040568

CERTIFICATE OF INCORPORATION
of

THE BROADWAY CONDOMINIUM ASSOCIATION, INC.

The STATE OF WISCONSIN hereby grants to said organization the powers and privileges conferred upon it by Chapter 181 of the Wisconsin Statutes, for the pursuit of any purpose lawful under said Chapter, except as may be further limited in its articles of incorporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on the date above written.

Department of Financial Institutions — State of Wisconsin

Richard L. Dean, Secretary
Department of Financial Institutions

ANNUAL REPORT Corporations formed under Ch. 181 of the Wisconsin Statutes are required to file an annual report with the Department of Financial Institutions.

Form to Use DFI/CCS/Corp Form 17. Blank report forms are mailed to the corporation, c/o its registered agent at the agent's address on record with the department, and are distributed during the calendar quarter in which the report is due.

When to File The DUE DATE is fixed by the calendar quarter within which the organization was incorporated. If, for example, the incorporation date is May 26, the due date for the report is the last day of that quarter, June 30.

Where to File By mail, to WISCONSIN CORPORATION ANNUAL REPORT, at the address indicated on the report form, or at the department's office.

REGISTERED AGENT and AGENT'S ADDRESS Each corporation is required to continuously maintain a registered agent who resides in Wisconsin. The initial agent and agent's address were set forth in the articles of incorporation, but may be changed by filing a written change statement with the department. Request DFI/CCS/Corp Form 113 from DFI, P O Box 7846, Madison WI, 53707, or make the change in the space provided on the annual report form.

The above requirements are statutory, and further, it is important that the agent and agent's address be kept current, as annual report forms, notices and other official communications are directed to the corporation through its registered agent on record with the department.

REPORTING REQUIREMENT FOR CHARITABLE ORGANIZATIONS THAT SOLICIT CONTRIBUTIONS Notice is hereby given, pursuant to s. 181.32(2), Wis. Stats., that a NONSTOCK, NONPROFIT corporation engaged as a charitable organization and soliciting contributions, is subject to reporting requirements with the Wisconsin Department of Regulation & Licensing, pursuant to Ch. 440 of the Wisconsin Statutes. Please call or write for further information and filing requirements to: WISCONSIN DEPARTMENT OF REGULATION & LICENSING, Attn: Charitable Organizations, P O Box 8935, Madison WI, 53708. Phone (608) 267-7152.

- Printed on Recycled Paper -