

06 5045183

FICCS Corp - DEPT OF
REGISTRATION
WISCONSIN
STA

ARTICLES OF AMENDMENT
(Nonstock Corporation)

98 FEB 26 10:00

The present corporate name (prior to any change effected by this amendment) is: Southeastern Wisconsin Commercial Association of REALTORS

and the corporation's principal office is in Milwaukee County, Wisconsin.

STATE THE ARTICLE NUMBER TO BE AMENDED AND THE AMENDMENT LANGUAGE BELOW:

Resolved:

Article 1.
The name of the corporation is Commercial Association of REALTORS Wisconsin, Inc.

FEB 26 10:00 AM
25 1998

INDICATE THE METHOD OF ADOPTION BY CHECKING THE APPROPRIATE BOX BELOW:

The foregoing amendment of the articles of incorporation was adopted by the members having voting rights on January 22, 19 98 by the following vote:

Number of members having voting rights	Number present in person or by proxy	Number voting	
		FOR	AGAINST
<u>10</u>	<u>10</u>	<u>10</u>	<u>0</u>

OR

The foregoing amendment of the articles of incorporation was adopted on _____, 19____ by written consent signed by all the members having voting rights.

OR

The corporation has NO MEMBERS HAVING VOTING RIGHTS, and that the foregoing amendment of the articles of incorporation was adopted at a meeting of the board of directors on _____, 19____ by a majority affirmative vote (or greater, as may be required by the articles of incorporation) of the directors in office.

Executed in duplicate and seal (if any) affixed this 25th day of February, 1998

By Walter Bauer
as Secretary or Asst/Secretary

AFFIX SEAL
or state "NO SEAL"

BY George Edlesak
as President or Vice-President

This document was drafted by Christopher T. Ruditsy (Name the individual)

If a problem exists, your daytime telephone number is: (414) 271 - 2021

**ARTICLES OF AMENDMENT
(Nonstock Corporation)**

Handwritten corporate name

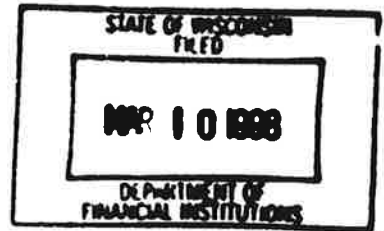
\$25.00 fee AP

\$12.00 Reg of Deeds

Milwaukee Co.

Mail returned copy to:
(Fill in name and address below)

*Christopher Rudity
Commercial Assoc of Realtors
710 N Plankinton Ste 207
Milwaukee WI 53262*



Space reserved for recording

INSTRUCTIONS:

1. State the Resolution by including the original (or new) article number, which article is to be amended, and the new or added language to that particular article. If the amendment includes a change of corporation name, the new corporate name must include the words "incorporated", "corporation", "limited" or an abbreviation of one of such words.

2. Enter the requisite information in ONE OF THE FOLLOWING THREE items.

If amendment is adopted by written consent, the consent is to be signed by all of the members having voting rights. OR If the corporation has NO MEMBERS WITH VOTING RIGHTS, amendment may be adopted by majority affirmative vote of the board of directors, unless the articles of incorporation require a larger vote. OR If amendment is adopted at a meeting of the members, it must receive a 2/3 affirmative vote of the members present or represented by proxy, unless the articles of incorporation or bylaws make other specifications.

VOTING RIGHTS DEFINED The right of members, or any class or classes of members, to vote may be limited, enlarged or denied to the extent specified in the articles of incorporation or in the bylaws if the articles so provide. Unless so limited, enlarged or denied, each member, regardless of class, shall be entitled to vote one vote on each matter submitted to a vote of the members. Ref Sec 181.16, Wis Stats

3. Affix CORPORATE SEAL to each copy of the document, or enter the remark "NO SEAL" if the corporation does not have a seal. The PRESIDENT (or vice president) and SECRETARY (or Assistant Secretary) are to sign each copy. A manual, hand-written or stamped signature is required. Carbon copy, photo copy, or electrostatic signatures are not acceptable.

4. Submit in DUPLICATE ORIGINAL. Furnish Department of Financial Institutions two exact copies of the document. (Mailing Address: Department of Financial Institutions, P O Box 7846, Madison, Wisconsin, 53707. If sent by Express or Priority U.S. mail, address to 345 W. Washington Ave. 3rd Floor, Madison, WI 53703.) If you have questions, contact the Division of Corporate & Consumer Services at (608) 261-9555. One copy will be retained (filed) by the department and the other copy transmitted to the Register of Deeds of the county named in this document, together with your check for the recording fee. When the recording has been accomplished, the document will be returned to the address you furnish at the top of this page. Be sure to provide the name of the document's drafter on the first page (bottom).

5. Two SEPARATE REMITTANCES are required.

- A) Send a filing fee of \$25, payable to DEPARTMENT OF FINANCIAL INSTITUTIONS. Your canceled check is your receipt for fee payment.
- B) Send a RECORDING FEE of \$12, payable to REGISTER OF DEEDS of the county named in this document as the county within which the corporation's principal office is located. IF YOU APPEND ADDITIONAL PAGES to this standard form, ADD \$2 MORE RECORDING FEE FOR EACH ADDITIONAL PAGE. **Note:** If this document effects a change of the address of the corporation's principal office from one county to another, submit a TRIPLICATE document and a recording fee for each county. Recording fee for the old county is \$12 and the recording fee for the new county is \$14 when using this standard form with no attachments.

Please furnish the fee for the Register of Deeds in check form with your document, and the Department will transmit it to the Register of Deeds with the document for recording.

01212

STATE OF WISCONSIN

NONSTOCK

ARTICLES OF INCORPORATION

94 FEB 21 A 8:00

PLEASE READ INSTRUCTIONS ON PAGES 3 & 4 BEFORE ATTEMPTING TO COMPLETE THIS FORM.

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, WITHOUT STOCK AND NOT FOR PROFIT.

Article 1.

The name of the corporation is Southeastern Wisconsin Commercial Association of REALTORS, Inc.

FEB 21 12:00PM

Article 2.

The period of existence shall be perpetual.

#.#

134246 DCORP 35 35.00

Article 3.

The purposes shall be to engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes.

See Attached Sheet

Article 4.

The principal office is located in Milwaukee County, Wisconsin.

The address of the principal office is:
(A complete mailing address,
including ZIP code, must be stated)

12300 West Center Street

Milwaukee, Wisconsin 53222

Article 5.

The name of the initial registered agent is Cindy L. Dobias

Article 6.

The address of the initial registered agent is
(Address must physically describe the
registered agent's physical location,
i.e., street number and name, city
(in Wisconsin) and ZIP code. A
P.O. Box address, without more,
is insufficient.)

12300 West Center Street

Milwaukee, Wisconsin 53222

Article 7.

These articles may be amended in the manner authorized by law at the time of amendment.

FILING FEE - \$35.00, PLUS RECORDING FEE
SEE PAGES 3 & 4 for Instructions, Suggestions, Fees and Procedures

Printed on Recycled Paper

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06 5045183

Article 8. CHECK THE APPROPRIATE BOX.

The number of directors shall be fixed by by-law but shall be not less than three.

OR

The number of directors shall be _____. (State a definite number, but not less than three.)

Article 9. The names and complete addresses of all the Board of Directors are:

Deborah A. Sobczak, President, 3287 N. Oakland Ave., Milwaukee, WI 53211
Bruce N. Westling, Pres-Elect, 16620 W. Bluemound Rd., Brookfield, WI 53005
Max J. Rasansky, Secretary, 777 E. Wisconsin Ave., Milwaukee, WI 53202
Douglas P. Brodzik, Treasurer, 184 W. Wisconsin Ave., Milwaukee, WI 53203
Nick Didier, Jr., Director, 1425 W. Mequon Rd., Ste.G, Mequon, WI 53092
Louis A. Gal, Director, 1429 N. Prospect Ave., Milwaukee, WI 53202
Rick Marlow, Director, P.O.Box 45, Waukesha, WI 53187
Terence C. McMahon, Director, 411 E. Wisconsin Ave. #850, Milwaukee, WI 53202
George E. Slezak, Director, 1232 North Edison Street, Milwaukee, WI 53202

Article 10. CHECK THE APPROPRIATE BOX.

Membership Provisions will be set forth in the by-laws.

OR

Membership Provisions are as follows:

Article 11. (Other provisions, if any)

Article 12. The name and address of incorporator (or incorporators) are:

NAME

ADDRESS

(Complete mailing address, including ZIP code)

- 1) Cindy L. Dobias 12300 W. Center Street, Milwaukee, WI 53222
- 2) Deborah A. Sobczak 3287 N. Oakland Ave., Milwaukee, WI 53211
- 3) _____

Executed in duplicate on the 17 day of February, 1994.

All Incorporators SIGN HERE

1) *Cindy L. Dobias*

2) *Deborah A. Sobczak*

3) _____

This document was drafted by Cindy L. Dobias
(Name of individual required by law) Print or Type

ARTICLES OF INCORPORATION

OF

SOUTHEASTERN WISCONSIN COMMERCIAL ASSOCIATION OF REALTORS®, INC.

Article III.

The Corporation is formed for the purpose of acting as a real estate board within the meaning of Section 501 (c) (6) of the Internal Revenue Code and for the following additional purposes:

1. To unite those engaged in the recognized sectors of the real estate profession for the purpose of exerting a beneficial influence upon the profession and related interests.
2. To promote and maintain high standards of conduct in the real estate profession as expressed in the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®.
3. To provide a unified medium for real estate owners and those engaged in the real estate profession, whereby their interests may be safeguarded and advanced.
4. To further the interests of commercial, investment, industrial, retail, management, leasing and other real property ownership.
5. To unite those engaged in the real estate profession in this community with the Wisconsin REALTORS® Association and the National Association of REALTORS®, thereby furthering their own objectives throughout the state and nation, and obtaining the benefits and privileges of membership therein.
6. To designate, for the benefit of the public, those individuals within its jurisdiction authorized to use the terms REALTOR® and REALTORS® as licensed, prescribed, and controlled by the NATIONAL ASSOCIATION OF REALTORS®.

NOTARY: In completing this section, please specifically name the individual(s) whose signature(s) you are witnessing. The name(s) you cite should agree in every particular with the printed or typewritten name(s) as it appears in Article 12. Affix your seal, sign and state commission expiration date.

STATE OF WISCONSIN

County of Milwaukee SS.

Personally came before me this 17 day of February A.D., 19 94 the
aforenamed incorporator(s) (1) Cindy L. Dobias

(2) Deborah A. Sobczak (3) _____
to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

My commission
expires March 26, 1995



Notary Public Signature
Krista M. Kurth

Notarial
Seal

=====
Submit a second and third choice corporate name: This name
would be entered in Article 1, if your first choice corporate
name is unavailable. (2) _____
(3) _____

PREPARATION, FEES AND TRANSMITTAL

Prepare document in **DUPLICATE ORIGINAL**. Furnish Secretary of State two identical copies of the articles of incorporation. Mailing address: Corporation Division, Secretary of State, P.O. Box 7846, Madison, WI 53707. (If sent by Express or Priority US mail or Courier Service, address to 30 W. Mifflin St. 9th Flr, Madison, WI 53703.) If you have any additional questions, please contact the Corporations Division at 608/266-3590. One copy will be retained (filed) by Secretary of State and the other copy will be transmitted by the Secretary of State directly to the Register of Deeds of the county within which the corporation's principal office is located, together with your check for the recording fee. When the recording has been accomplished, the document will be returned to the address you furnish on the back of this form.

Two (2) **SEPARATE REMITTANCES** must accompany the documents.

- 1) Send a **FILING FEE of \$35** payable to **SECRETARY OF STATE** with the articles of incorporation. Your cancelled check is your receipt for fee payment.
- 2) Send a **RECORDING FEE of \$16** (or more) payable to **REGISTER OF DEEDS** with the articles of incorporation. Recording fee for this standard form is \$16. If you append additional pages, add \$2 more recording fee for each additional page. Please furnish the fee for the Register of Deeds in check form to this office and we will transmit it to the Register of Deeds with the document for recording.

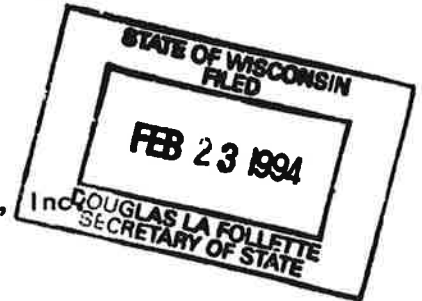
NOTE: Organizations expecting to apply to Internal Revenue Service for federal **TAX-EXEMPT STATUS** are advised to obtain and read IRS Publication 557 "Tax-Exempt Status for Your Organization" before preparing articles of incorporation, as the document must contain particular language and provisions to meet federal tax code requirements. IRS Forms 1023, 1024 and 8718 explain the requirements, procedures and fee for making application. Corporations that expect to apply for **PROPERTY TAX EXEMPTION** must contact their municipal assessor.

NONSTOCK ARTICLES OF INCORPORATION

\$35,00
Kc
- MILWAUKEE -

Mail Returned Copy to:
(FILL IN THE NAME AND ADDRESS HERE)

☐ Southeastern Wisconsin Commercial Association of REALTORS,
12300 West Center Street
Milwaukee, WI 53222



☐ If a problem exists, your daytime phone number is: (414) 778-4929

INSTRUCTIONS

- Article 1.** The corporate name must contain the word "Corporation", "Incorporated", or "Limited" or the abbreviation of one of those words.
- Article 2.** You may state any limitation desired, but not indefinite or a word to imply an indefinite status. Corporate existence begins as of the date that the articles of incorporation are approved for filing by the Secretary of State's office.
- Article 3.** May show definite purposes or may use language to the effect that the corporation may engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes. (The statute expressly states that it is not necessary to enumerate the powers.)
- Article 4.** Give complete mailing address of the corporation's principal office in Wisconsin, including street name and number, city and ZIP code, and the COUNTY within which the office is located. A P.O. Box address may be used.
- Articles 5 and 6.** The corporation must have a registered agent in Wisconsin. Be sure and show a complete address, including street and number, city and ZIP code for the registered agent. A P.O. Box address may be included for mailing purposes.
- Article 9.** Sec. 181.20(2) provides that the corporation shall have a board of directors of not less than three, and that the initial board is to be named in the articles of incorporation. Please give complete addresses for all directors.
- Article 10.** If the membership provisions are set forth in the articles of incorporation (rather than in the by-laws), provide for A) method of accepting and discharging members; B) any denial or restriction of voting rights; and C) any classification of members, including the distinguishing features of each class. If the corporation is to have NO MEMBERS, strike out both imprinted Articles 10 and substitute the remark that "The corporation is to have no members," and further set forth the manner of election or appointment of directors.
- Article 12.** Have the **INCORPORATOR SIGN** before a Notary Public. The number of incorporators may be one or more, but all the incorporators listed in the articles must sign. Make sure that both of the copies have **ORIGINAL SIGNATURES**. Carbon copy, photocopy, or rubber stamp signatures are not acceptable.

Notary Public must **SIGN AND AFFIX SEAL** on both copies of the articles, and complete their statement in the area provided. Make sure that original signatures and seal impressions appear on both copies.

If the document is executed or acknowledged in Wisconsin, sec. 14.38(14) of the Wisconsin Statutes provides that it shall not be filed unless the name of the person (individual) who, or the governmental agency which, drafted it is printed, typewritten, stamped or written thereon in a legible manner.