

ARTICLES OF INCORPORATION
OF
WATER TOWER LANDMARK TRUST, INC.

The undersigned, a natural person of the age of eighteen (18) years or more acting as incorporator of a corporation under the Wisconsin Non-Stock Corporation Law (Chapter 181 of the Wisconsin Statutes) adopts the following Articles of Incorporation for such corporation.

ARTICLE I. NAME

The name of the corporation is Water Tower Landmark Trust, Inc.

ARTICLE II. PURPOSES

This corporation is organized and shall be operated exclusively for the promotion of social welfare and educational purposes, specifically including the preservation and enhancement of the unique residential character of the neighborhood encompassed by Water Tower Landmark Trust, Inc., and the fostering of community awareness in the local architectural history of the historical buildings and neighborhoods contained in the "Water Tower" area of Milwaukee, Wisconsin; to engage in activities relating to the aforementioned purposes, including without limitation the establishment of revolving funds or other appropriate mechanisms to finance historic preservation and neighborhood restoration, establishment of neighborhood education projects and encouragement of neighborhood participation in projects designed to increase community-wide awareness of and pride in the history and architecture of the Water Tower area; and to invest in, receive, hold, use and dispose of all property, real or personal, as may be necessary or desirable to carry into effect the aforementioned purposes.

ARTICLE III. POWERS

The corporation shall have all powers conferred upon nonstock, nonprofit corporations organized under Chapter 181 of the Wisconsin Statutes or any successor provision thereto as now enacted or hereafter amended; provided, however, that

(1) the corporation shall neither have nor exercise any power which would prevent it from obtaining exemption from federal income taxation as a corporation described in Section 501(c)(4) of the Internal Revenue Code, as now enacted or hereafter amended, or cause it to lose such exempt status; and (2) the corporation shall not be operated for the purpose of carrying on a trade or business for profit, no dividends shall be paid, and no part of the net earnings of the corporation shall inure to the benefit of any member, Trustee, officer or private person.

ARTICLE IV. MEMBERS

The corporation shall have members; and the designation of classes, qualification, rights, duties and methods of acceptance and expulsion of members shall be as provided in the By-Laws. No condition shall bar persons from membership because of race, age, sex, religion or national origin. Membership shall be personal and shall not be assigned or transferred in any manner, and all rights and interests of each member in the property, privileges and franchises of the corporation shall cease at the termination of the membership.

ARTICLE V. BOARD OF TRUSTEES

The affairs of the corporation shall be managed by a Board of Trustees. The number of Trustees constituting the initial Board of Trustees shall be sixteen (16); thereafter, the number and manner of election or appointment of Trustees and their terms of office shall be as provided in the By-Laws, but the number of Trustees shall not be less than three (3).

ARTICLE VI. DISSOLUTION AND LIQUIDATION

In the event of liquidation or dissolution of the corporation no liquidating or other dividends and distribution of property owned by the corporation shall be declared or paid to any private individual, but the net assets of the corporation shall be distributed to one or more organizations described in Section 501(c)(3) of the Internal Revenue Code of 1954, or any successor thereto, as amended from time to time, as a majority of the Trustees shall direct.

ARTICLE VII. MISCELLANEOUS

Section 1. The name and address of the initial registered agent of the corporation is: Ben J. Abrohams, Suite 1500, 735 North Water Street, Milwaukee, Wisconsin 53202.

Section 2. The principal office of the corporation shall be located in the City of Milwaukee, State of Wisconsin.

Section 3. The names and addresses of the persons constituting the initial Board of Trustees are:

Russ Good 2044 North Lake Drive	Ben Abrohams 2506 North Terrace Avenue
Pat Van Alyea 2344 East Back Bay	Gary Bielen 2426 North Terrace Avenue
Bill Teweles 2121 North Terrace Avenue	Audrey Lemon 2520 North Terrace Avenue
Mary Lust 2710 North Summit Avenue	Warren Deshotels 2525 North Terrace Avenue
Marilyn Schall 2245 North Lake Drive	Karl Dunst 2616 North Lake Drive
Shirley McArthur 2405 East Wyoming Place	Thos. Eschweiler 2659 N. Terrace Avenue
Gary Maher 2128 East Woodstock Place	Clarence Wudi 2690 North Summit Avenue
Ray Newman 2025 North Lake Drive	Fay Topetztes 2709 East Bellevue Place

Section 4. The fiscal year of the corporation shall be as provided in the By-Laws of the corporation.

Section 5. The name and address of the incorporator is Ben J. Abrohams, Suite 1500, 735 North Water Street,

United States of America

State of Wisconsin

Department of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on **January 7, 1974** Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed

WITHOUT STOCK AND NOT FOR PROFIT:

Name: **WATER TOWER LANDMARK TRUST, INC.**

Principal Office: **Milwaukee, Wisconsin**

Purposes for which organized: **exclusively for the promotion of social welfare and educational purposes, specifically including the preservation and enhancement of the unique residential character of the neighborhood encompassed by Water Tower Landmark Trust, Inc., ...**

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificate, was recorded in the office of the Register of Deeds of **Milwaukee** County, Wisconsin, on **January 8, 1974**

THEREFORE, The State of Wisconsin does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at the Capitol, in the City of Madison, on **January 22, 1974**



Robert C. Zimmerman
ROBERT C. ZIMMERMAN
Secretary of State