

# ARTICLES OF INCORPORATION

AUGUST 21, 1986

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ARTICLES OF INCORPORATION

OF

1666 COFFMAN CONDOMINIUM ASSOCIATION

The undersigned, desiring to form a non-profit corporation under Chapter 317 of Minnesota Statutes, known as the "Minnesota Non-Profit Corporation Act", and laws amendatory thereof and supplemental thereto, do hereby make, subscribe and acknowledge the following Articles of Incorporation:

ARTICLE I.

Name

The name of the corporation shall be "1666 COFFMAN CONDOMINIUM ASSOCIATION."

ARTICLE II.

Purposes

This corporation is organized and shall be operated for the general purposes of constituting and acting as the association of apartment owners within the meaning of Chapter 515A of Minnesota Statutes, as amended, known as the "Minnesota Uniform Condominium Act", for 1666 COFFMAN, A CONDOMINIUM, CONDOMINIUM NUMBER 264\* which is to be duly constituted under said Chapter 515A upon certain land situated in the City of Falcon Heights, County of Ramsey, and State of Minnesota and legally described as:

All that part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 29, Range 23, Ramsey County, Minnesota, described as follows:

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Commencing at the northeast corner of said Section 20 thence South 89 degrees 31 minutes 54 seconds West along the northerly line of said Northeast Quarter of the Northeast Quarter, assuming the westerly line of said Northeast Quarter of the Northeast Quarter bears North, a distance of 671.64 feet; thence South 0 degrees 01 minutes 56 seconds West on a line parallel with the easterly line of said Northeast Quarter of the Northeast Quarter a distance of 54.42 feet to a point on the southerly right-of-way line of Larpenteur Avenue, according to Document Numbers 1507181 and 2016519, from the point of beginning; thence South 89 degrees 00 minutes 58 seconds West along said southerly right-of-way line a distance of 509.47 feet; thence South 89 degrees 31 minutes 54 seconds West along said southerly right-of-way line a distance of 96.29 feet to the easterly line of Coffman Street as described in Document No. 1950076 on file and of record in the office of the Ramsey County Recorder; thence bearing South along said easterly line of Coffman Street a distance of 343.42 feet to a point 131.00 feet southerly of the northerly line of the Playground described in an agreement between the University of Minnesota and the City of Falcon Heights dated October 29, 1975; thence bearing East and parallel with the north line of said Playground a distance of 265.00 feet to a point 27.00 feet westerly of the easterly line of said Playground; thence bearing South and parallel with the easterly line of said Playground a distance of 214.44 feet; thence North 89 degrees 31 minutes 54 seconds East and parallel with the northerly line of said Northeast Quarter of the East and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter a distance of 340.37 feet; thence North 0 degrees 01 minutes 56 seconds East along a line parallel with the easterly line of said Northeast Quarter of the Northeast Quarter a distance of 564.62 feet to the point of beginning. Except the East One-half (E. 1/2) of the West twenty rods (W. 20) of said Northeast Quarter of the Northeast Quarter as described in Certificate No. 128623, on file with the Registrar of Titles in and for said Ramsey County.

All that portion of the East One-half (E. 1/2) of the West twenty (W. 20) rods of the Northeast quarter (NE. 1/4) of Section Twenty (20) in Township Twenty-Nine (29) of Range Twenty-Three (23), Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 20; thence South 89 degrees 31 minutes 54 seconds West along the northerly line of said Northeast Quarter of the Northeast Quarter, assuming the westerly line of said Northeast Quarter of the Northeast Quarter bears North, a distance of 671.64 feet; thence South 0 degrees 01 minutes 56 seconds West on a line parallel with the easterly line of said Northeast Quarter of the Northeast Quarter a distance of 54.42 feet to a point on the southerly right-of-way line of Larpenteur Avenue, according to Document Numbers 1507181 and 2016519, thence South 89 degrees 00 minutes 58 seconds West along said southerly right-of-way line a distance of 318.72 feet to the easterly line of said East one-half of the West twenty rods and the point of beginning; thence continuing South 89 degrees 00 minutes 58 seconds West along said southerly right-of-way line a distance of 165.02 feet to the westerly line of said East one-half of the West twenty rods; thence bearing South along said westerly line a distance of 344.65 feet to a point 131.00 feet southerly of the northerly line of the Playground described in an agreement between the University of Minnesota and the City of Falcon Heights dated October 29, 1975; thence bearing East and parallel with the north line of said Playground a distance of 143.00 feet to a point 27.00 feet westerly of the easterly line of said Playground; thence bearing South and parallel with the easterly line of said Playground a distance of 214.44 feet; thence North 89 degrees 31 minutes 54 seconds East and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter a distance of 22.00 feet to the easterly line of said East one-half of the West twenty rods; thence bearing North along said easterly line a distance of 561.75 feet to the point of beginning. Containing 61,817.12 square feet, 1.42 acres.

Its specific purposes shall include, but shall not be limited to, the following:

- (a) To promote, enhance, protect and perfect the community welfare and mutual and collective benefit of all persons, either natural or artificial, hereafter acquiring an interest of whatsoever kind in a condominium to be hereafter established by the recordation with the Ramsey County Recorder of a certain Declaration of Condominium Ownership (hereinafter "Declaration"), Bylaws of this corporation, and Floor Plans of said condominium;

- (b) To further, execute, administer, manage, maintain and operate the plan of ownership and occupancy of said condominium to be established in said Declaration and Bylaws;
- (c) To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the condominium;
- (d) To carry insurance pertinent to the ownership, use and maintenance of the condominium property, as well as on any personal property of the corporation, exclusive of any coverage for contents and personal effects belonging to any of the members to collect all premiums and charges for the same from the members, to use, reimburse, or expend the proceeds for the rebuilding, repair, renovation, rehabilitation, and/or replacement of any loss or damage to any of the above property, as provided for in more pertinent detail in the Bylaws;
- (e) To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said condominium;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said condominium;
- (g) To acquire, own, hold, lease, mortgage, convey or dispose of any real or personal property and to borrow money or issue evidences of indebtedness in furtherance of any or all of the within objects, and to secure the same by mortgages, pledge or other lien, subject to limitations contained in the Declaration;
- (h) In general, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of said condominium and to the accomplishment of any of the purposes thereof;

- (i) To do anything required of or permitted to it as the administrator and operator of said condominium or as the association of apartment owners by the Minnesota Uniform Condominium Act (Chapter 515A of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto, and by the Declaration and Bylaws, as amended from time to time; and
- (j) To exercise such other powers and to do such other things required of or permitted to it which are consistent with the foregoing purposes and which are afforded to a non-profit corporation by the Minnesota Non-Profit Corporation Act (Chapter 317 of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto.

### ARTICLE III.

#### No Pecuniary Gain

This corporation is formed exclusively for purposes for which a corporation may be formed under the Minnesota Non-Profit Corporation Act (Chapter 317 of Minnesota Statutes), as required by the Minnesota Uniform Condominium Act (Chapter 515A), as amended, and accordingly, this corporation does not and shall not, incidentally or otherwise, afford pecuniary gain to its members, directors or officers; provided, however, that this corporation may pay to its members, directors and officers out-of-pocket expenses incurred in the performance of their duties, may lease and purchase from, sell to, and otherwise deal with its members, directors and officers and others in respect of real and personal property situated in Ramsey County, Minnesota, and may hire members, with Association

approval, to perform professional services, e.g., accountant or attorney, shall have the power to own, encumber and sell apartments within the condominium, and may pro rata return excess assessments or apply them to reduce later assessments in accordance with the members' respective interests in the common elements of the condominium property.

#### ARTICLE IV.

##### Duration of Corporate Existence

The period of duration of the existence of this corporation shall be perpetual.

#### ARTICLE V.

##### Registered Office

The registered office of the corporation shall be located at 1666 Coffman Street, in the City of Falcon Heights, County of Ramsey and State of Minnesota. ✓

#### ARTICLE VI.

##### Dissolution

In the event of dissolution of this corporation, all of its then assets shall be distributed as follows:

- (a) The dissolution shall be conducted under court supervision if required or permitted under the statutes of the State of Minnesota, as now enacted or as hereafter amended, and, subject to prior compliance with Subdivision 1, Clauses (2), (3) and (4) of Section 317.57 of Minnesota Statutes, the assets of this corporation shall be distributed to the members of the corporation pro rata in accordance with their respective interests in the common elements of the condominium property.

- (b) If the dissolution under court supervision is not required or permitted under the statutes of the State of Minnesota, as now enacted or as hereafter amended, the assets of this corporation shall be distributed, subject to prior compliance with Subdivision 1, Clauses (2), (3) and (4) of Section 317.57 of Minnesota Statutes, to the members of the corporation pro rata in accordance with their respective interests in the common elements of the condominium property.

ARTICLE VII.

Incorporators

The name and address of the incorporator, who is a natural person of full age, is as follows:

<u>Name</u>	<u>Address</u>
Timothy Welch	10 South 5th Street 930 Lumber Exchange Building Minneapolis, Minnesota 55402

ARTICLE VIII.

Board of Directors

(a) The first Board of Directors shall consist of seven (7) persons who shall serve until their successors have been duly elected and have qualified. The seven (7) members of the Board of Directors are:

John B. Briscoe  
625 Fourth Avenue South, Suite 1310  
Minneapolis, Minnesota 55415

John D. Klepp  
625 Fourth Avenue South, Suite 1310  
Minneapolis, Minnesota 55415

Frank M. Kubitschek  
625 Fourth Avenue South, Suite 1310  
Minneapolis, Minnesota 55415



Mary Beth Anderson  
625 Fourth Avenue South, Suite 1310  
Minneapolis, Minnesota 55415

Gertrude Esteros  
2291 W. Hoyt Avenue  
St. Paul, Minnesota 55108

Gordon Mork  
6 Westwood Road  
Minnetonka, Minnesota 55343

Clinton Johnson  
2203 W. Hoyt Avenue  
St. Paul, Minnesota 55108

(b) The second Board of Directors and all subsequent Boards shall consist of the number of persons specified in the corporation Bylaws from time to time.

#### ARTICLE IX.

##### No Personal Liability

Members, directors and officers of this corporation shall not be personally liable to any extent whatsoever for corporate obligations.

#### ARTICLE X.

##### No Capital Stock

This corporation shall have no capital stock, either authorized or issued.

#### ARTICLE XI.

##### No Corporate Seal

This corporation shall have no corporate seal.

#### ARTICLE XII.

##### Amendment

Until the second Board of Directors of this corporation has been constituted pursuant to the Bylaws, an amendment to these Articles shall be considered adopted upon its receiving

an affirmative vote of five (5) of the seven (7) directors constituting the first Board of Directors at a meeting thereof, notice of which containing the proposed amendment having been given to each of said directors at least one (1) day prior to said meeting. After the termination of Declarant control an amendment to these Articles shall be adopted upon its receiving an affirmative vote of at least sixty-seven percent (67%) of the total voting power present and voting of the Association, as that term is defined in the Bylaws, at any regular, special or annual meeting of the Association.

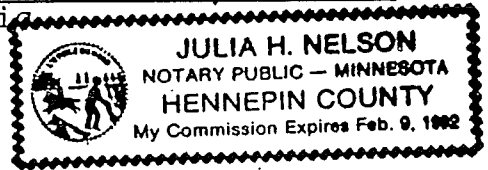
IN WITNESS WHEREOF, the undersigned incorporator has hereunto set her hand this 21<sup>st</sup> day of August, 1986.

Timothy Welch  
 Timothy Welch

STATE OF MINNESOTA)  
 ) ss:  
 COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me a Notary Public within and for said County, this 21<sup>st</sup> day of August, 1986, by Timothy Welch.

Julia H. Nelson  
 Notary Public



This document was drafted by:  
 PEPIN DAYTON HERMAN GRAHAM & GETTS, P.A.  
 10 South Fifth Street, Suite 930  
 Minneapolis, Minnesota 55402  
 (612) 339-7633

Return original of this document to:  
 PEPIN DAYTON HERMAN GRAHAM & GETTS, P.A.  
 10 South Fifth Street, Suite 930  
 Minneapolis, Minnesota 55402  
 (612) 339-7633