

THE LAKES OF RADISSON SEVENTH ADDITION

THE
LAKES

OF
RADISSON

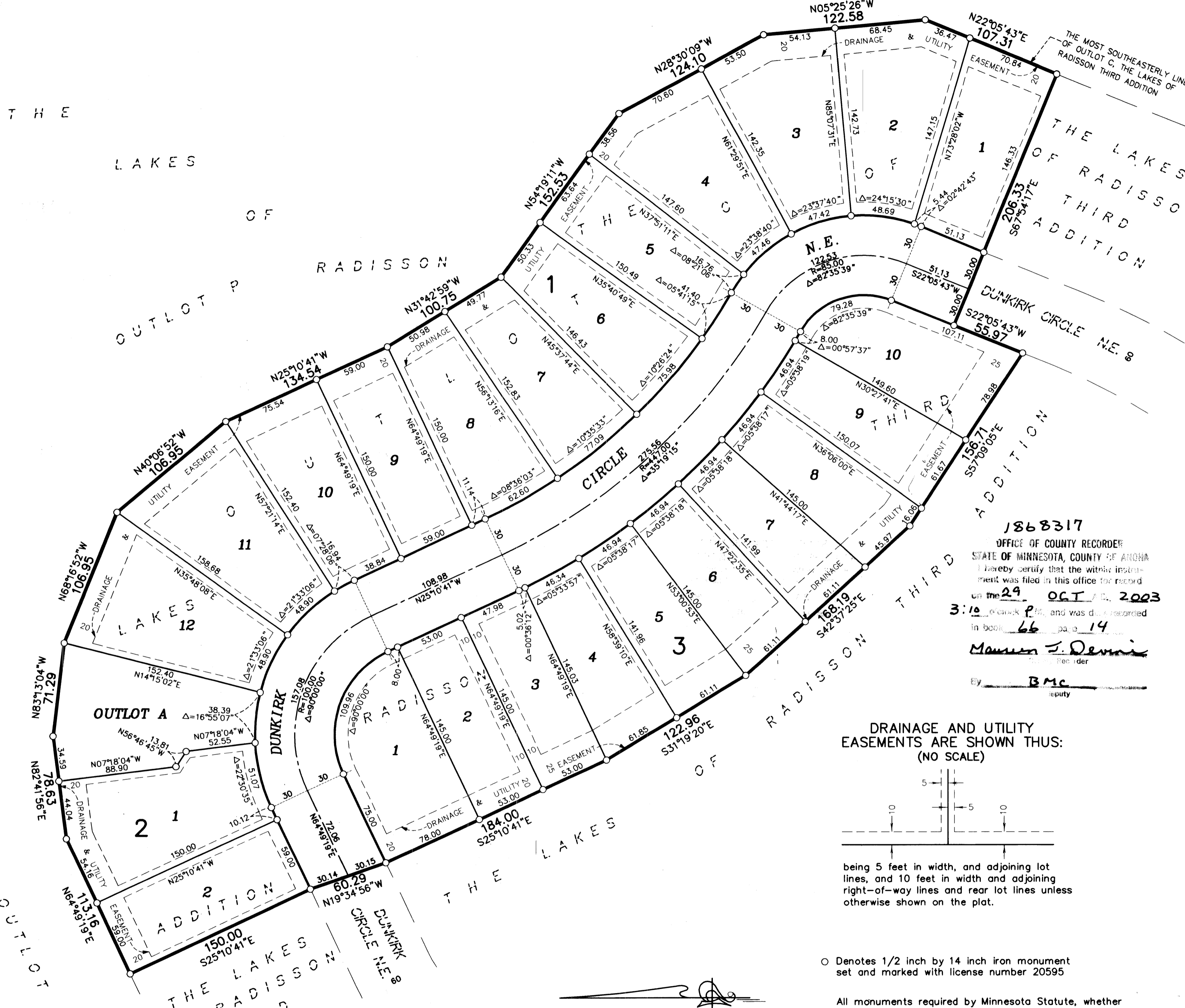
OUTLOT A

OUTLOT B

OUTLOT C

THE LAKES OF RADISSON THIRD ADDITION

THE LAKES OF RADISSON SEVENTH ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Main Street 1000, LLC, a Limited Liability Company, owner, and Village Bank, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot C, THE LAKES OF RADISSON THIRD ADDITION

Have caused the same to be surveyed and platted as THE LAKES OF RADISSON SEVENTH ADDITION and do hereby donate and dedicate to the public for public use forever the circle and drainage and utility easements as shown on this plat. In witness whereof said Main Street 1000, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this 19th day of September, 2003, and in witness whereof said Village Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 24th day of October, 2003.

MAIN STREET 1000, LLC

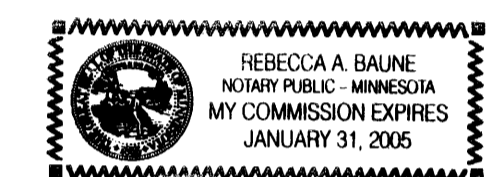
[Signature]
Anthony J. Emmerich, Chief Manager

VILLAGE BANK

[Signature]
Lawrence J. Schminski, President

STATE OF MINNESOTA
COUNTY OF Anoka

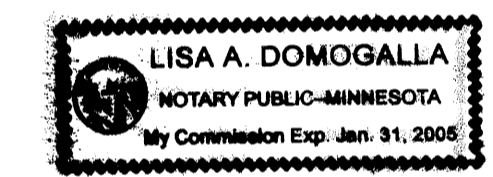
The foregoing instrument was acknowledged before me this 19th day of September, 2003 by Anthony J. Emmerich, as chief manager of Main Street 1000, LLC, a Limited Liability Company, on behalf of said company.



[Signature]
Notary Public, Anoka, County, Minnesota
My Commission Expires January 31, 2005

STATE OF MINNESOTA
COUNTY OF Shuburn

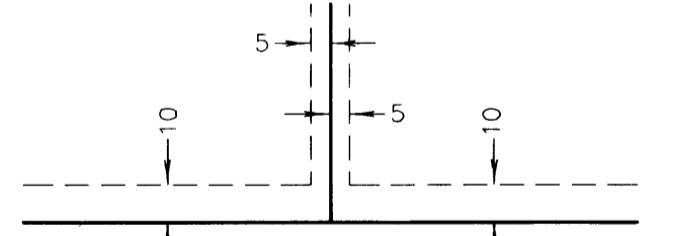
The foregoing instrument was acknowledged before me this 24th day of October, 2003 by Lawrence J. Schminski, as president of Village Bank, a Minnesota Corporation, on behalf of said corporation.



[Signature]
Notary Public, Shuburn, County, Minnesota
My Commission Expires January 31, 2005

1868317
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 29 day of OCT, 2003
3:10 p.m. and was duly registered in book 66 page 14
[Signature]
By B.Mc
Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)



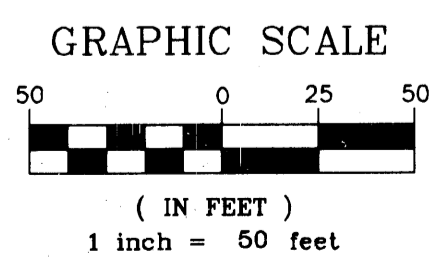
being 5 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines and rear lot lines unless otherwise shown on the plat.

○ Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595

All monuments required by Minnesota Statute, whether shown on this plat or not, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.

Bearings are based on the most Southeastly line of Outlot C, THE LAKES OF RADISSON THIRD ADDITION, which is assumed to have a bearing of North 22°05'43" East.

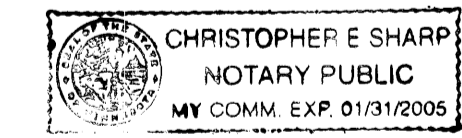
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN AND TO WHICH THE TRANSFER IS ENTERED Oct 29 2003
[Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR



PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 18th day of SEPTEMBER, 2003 by Terrence E. Rothenbacher, Land Surveyor Minnesota License No. 20595.



[Signature]
Notary Public, ANOKA, County, Minnesota
My Commission Expires January 31, 2005

BLAINE, MINNESOTA

This plat of THE LAKES OF RADISSON SEVENTH ADDITION was approved by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 16th day of October, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes 505.03, Section 2.

By: *[Signature]* Mayor

By: *[Signature]* Clerk

Checked and approved this 29th day of OCTOBER, 2003.

By: *[Signature]*
Anoka County Surveyor
RECEIPT # 2003151758 / 845.00

1868317

THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Blaine CERTIFIED BY: Ar ON 10/29/03

MAP # 3004 PLAT BOOK: 66 OF Abst PAGE 14

DOC. DATE: 10-24-03 NO. OF PAGES: 1 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: The Lakes of Rad 7th

LONG NAME: The Lakes of Radisson Seventh Addition

A/T	(underlying) PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
	10-31-23-23-0005			MAIN Street 1000 LLC	(fee)
	23-0007			Village Bank (mortgagee)	
	32-0003				
	24-0003				
	31-0002				
	34-0002				
	15-31-23-22-0042				

FILED BY: Reg Abst PHONE: _____

TAXPAYER NAME: Main Street 1000

ADDRESS: 1875 Station Pkwy NW

CITY: Andover STATE: Mn ZIP: 55304

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-12	1				
142	2			(25)	
1-10	3				
A	0/L				

DELO & CURRENT TAXES ARE PAID: INITIALS: Ar DATE: 10/29/03

DIV. NO.: _____ DIV. FEE: \$790-

ABSTRACT

Receipt #	151788 / 845.00	<input type="checkbox"/> Incorrect/No Reference #
Date/Time	10/29 / 15:10	<input type="checkbox"/> Non-standard Document
Document Order	1 of 2	<input type="checkbox"/> Certified Copy/
PINs	<i>[Signature]</i>	
Recordability	<i>[Signature]</i>	
Filing Fees	\$ 55.00	<input type="checkbox"/> Tax Lien/Release
Copy/Additional Pg Fees	\$	<input type="checkbox"/> Transfer
Well Cert Fees	\$	<input checked="" type="checkbox"/> Division
<input type="checkbox"/> Incomplete Form		<input checked="" type="checkbox"/> Status
<input type="checkbox"/> Missing Attachment		<input type="checkbox"/> New legal Description
<input type="checkbox"/> No Legal Description		<input type="checkbox"/> GAC
<input type="checkbox"/> Non-existent Legal Description		<input type="checkbox"/> Deferred Specials
<input type="checkbox"/> Part(s) Illegible		<input type="checkbox"/> No Change

DOCUMENT NO 1868317 0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON OCT 29 2003

AT 3.10 PM AND WAS DULY RECORDED
FEES AND TAXES IN THE AMOUNT OF \$845.00 PAID

RECEIPT NO 2003151788

MAUREEN J DEVINE

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY BMC

DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

DECLARATION FOR NEW CIC

THIS PAGE IS NOT PART OF THE ORIGINAL DOCUMENT PRESENTED FOR RECORDING

Added by Anoka County Recorder for posting only.

MUNICIPALITY Blaine CHECKED BY [Signature] ON 11-21-03

MAP # 3031 PLAT BOOK TYPE. _____

DOC DATE: 11-21-03 NO. OF PAGES. _____ TRACT BOOK. _____ PAGE _____

CIC SHORT NAME: CIC NO 148 LAKES of RAD 7th

LONG NAME. BY DECLARATION

A/T	PARENT PINS	THRU
	<u>10-31-23-23-0005</u>	
	<u>23-0007</u>	
	<u>32-0003</u>	
	<u>24-0003</u>	
	<u>31-0002</u>	
	<u>34-0002</u>	
	<u>15-31-23-22-0042</u>	

A/T	PARENT PINS	THRU

DATE. _____

DIV NO.. _____

COMMON INTEREST COMMUNITY NUMBER 148
Planned Community

VILLAS AT ECHO BAY ASSOCIATION

FIRST AMENDMENT TO DECLARATION

THIS FIRST AMENDMENT TO DECLARATION is made in the County of Anoka, State of Minnesota, on this 21st day of November, 2003, by Gorham Builders, Inc, a Minnesota corporation (the "Declarant"), pursuant to the provisions of Minnesota Statutes Chapter 515B, known as the Minnesota Common Interest Ownership Act ("MCIOA").

WHEREAS, Declarant filed for record on August 27, 2003, with the County Recorder in and for Anoka County, Minnesota, as Document No 1842138.0, a Declaration of Common Interest Community Number 148, for VILLAS AT ECHO BAY ASSOCIATION (the "Declaration").

WHEREAS, Declarant holds 100% of the votes in the Association, and Declarant desires to amend the Declaration pursuant to Minnesota Statute §515B.2-118 and §515B.2-111, as set forth herein; and

WHEREAS, the Declarant, Under Section 16.1 of the Declaration, reserved an option pursuant to §515B.2-106 (1) of MCIOA to add additional real estate in the manner set forth in §515B 2-111 of MCIOA and said Section 16.1 of the Declaration, said additional real estate being legally described as stated on Exhibit A, attached hereto; and

WHEREAS, Declarant desires to subject the real property described on Exhibit A, attached hereto, which has been platted as described in Exhibits B and C, attached hereto, (the "Property") to the terms of the Declaration and otherwise add the Property to Common Interest Community Number 148 pursuant to §515B.2-111 of MCIOA.

WHEREAS, Declarant continues to own all of the Units Therefore, there are no unit owners to whom Declarant is required to provide notice pursuant to §515B 2-111.

NOW THEREFORE, Declarant hereby declares the following.

1. That Section 1.37 of the Declaration is hereby amended to read as follows

"Plat" shall mean the recorded plat depicting the Property pursuant to the requirements of Section 515A.2-110(d) of MCIOA, and satisfying the requirements of Minnesota Statutes Chapter 505, 508, or 508A, as applicable,

including any amended plat, supplemental plat or replat recorded from time to time in accordance with MCIOA

2. That the Property is and hereafter shall be subject to the terms, declaration, covenants, conditions, easements, charges and liens set forth in the Declaration and the By-Laws.

3. That this First Amendment to Declaration ("First Amendment") is made upon the following further terms and conditions.

a. Contents of Amendment Required by §515B.2-111 (a) of MCIOA The following terms and conditions of this First Amendment are set forth pursuant to the requirements of §515B.2-111 of MCIOA:

i. Assignment of Unit Identifier to Each Unit Formed in the Property. The Units to be formed in the Property (hereinafter, "Additional Units") are identified as stated on Exhibit B, attached hereto, and the Common Areas to be formed in the Property are identified as stated on Exhibit C, attached hereto.

ii. Reallocation of Common Element Interests, Votes in the Association, and Common Expense Liabilities in Compliance with the Declaration, §515B.2-108, and §515B.2-109. The Votes in the Association and Common Expenses of the Association shall be reallocated as provided in Section 4.2 of the Declaration. Pursuant to Section 4.2 of the Declaration, voting rights and Common Expense obligations shall be allocated equally among the Units; except that special allocations of Common Expenses shall be permitted as provided in Section 6 1 of the Declaration and as allowed under MCIOA. Common Elements other than Limited Common Elements may be used in common by all Unit owners.

iii. Description of Limited Common Elements Formed out of the Property. There are no limited common elements formed out of the Property.

iv. All other Terms, Covenants, and Conditions Applicable to the Property. All of the terms, covenants, and conditions set forth in the Declaration and By-Laws shall apply to the Property and shall otherwise be and remain unmodified hereby.

b. Definitions Terms used herein shall have the same meanings as in the Declaration unless the context otherwise requires.

c. All other Terms, Covenants, and Conditions Unchanged. All other terms, covenants, and conditions set forth in the Declaration and By-Laws shall be and remain unmodified hereby.

Gorham Builders, Inc.

By: Michael M. Gorham

Michael M Gorham
Title: Chief Executive Officer

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me on November 21, 2003
by Michael M Gorham, as Chief Executive Officer of Gorham Builders, Inc., a
Minnesota corporation, on behalf of the corporation.

Janet R. Thomas

Notary Public



Drafted By
Gries & Lenhardt, PLLP
12725 43rd St. N.E.
Suite 201
St. Michael, MN 55376

REGISTERED ABSTRACTERS
2115 NORTH 3RD AVENUE
ANOKA, MN 55303

ST 3-10236

COMMON INTEREST COMMUNITY NO 148

VILLAS AT ECHO BAY ASSOCIATION

EXHIBIT A TO FIRST AMENDMENT TO DECLARATION

Additional Real Estate

Outlot C, The Lakes of Radisson Third Addition, Anoka County, Minnesota

COMMON INTEREST COMMUNITY NO 148

VILLAS AT ECHO BAY ASSOCIATION

EXHIBIT B TO FIRST AMENDMENT TO DECLARATION

Additional Units

Lots 1 - 12, Block 1, The Lakes of Radisson Seventh Addition, Anoka County, Minnesota

Lots 1 - 2, Block 2, The Lakes of Radisson Seventh Addition, Anoka County, Minnesota

Lots 1 - 10, Block 3, The Lakes of Radisson Seventh Addition, Anoka County, Minnesota

COMMON INTEREST COMMUNITY NO. 148

VILLAS AT ECHO BAY ASSOCIATION

EXHIBIT C TO FIRST AMENDMENT TO DECLARATION

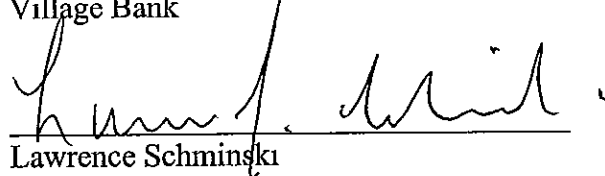
Additional Common Areas

Outlot A, The Lakes of Radisson Seventh Addition, Anoka County, Minnesota

CONSENT

The undersigned, Lawrence Schminski, President of Village Bank, a Minnesota corporation as Mortgagee, hereby consents to the foregoing Amendment to Declaration

Village Bank




Lawrence Schminski
President

STATE OF MINNESOTA)
)ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 21st day of November, 2003, by Lawrence Schminski, the President of Village Bank, a corporation under the laws of Minnesota, on behalf of the corporation.





Notary Public

Drafted by:

Registered Abstracters, Inc.
2115 Third Avenue North
Anoka, MN 55303
573-10236

ABSTRACT

Receipt #	64114 30.00	<input type="checkbox"/> Incorrect/No Reference #
Date/Time	11/21 / 12:17	<input checked="" type="checkbox"/> Non-standard Document
Document Order	2 of 4	<input type="checkbox"/> Certified Copy/
PINs	SZ	
Recordability	SZ	
Filing Fees	\$ 30.00	<input type="checkbox"/> Tax Lien/Release
Copy/Additional Pg Fees	\$	<input type="checkbox"/> Transfer
Well Cert Fees	\$	<input checked="" type="checkbox"/> Division
<input type="checkbox"/> Incomplete Form		<input type="checkbox"/> Status
<input type="checkbox"/> Missing Attachment		<input type="checkbox"/> New legal Description
<input type="checkbox"/> No Legal Description		<input type="checkbox"/> GAC
<input type="checkbox"/> Non-existent Legal Description		<input type="checkbox"/> Deferred Specials
<input type="checkbox"/> Part(s) Illegible		<input type="checkbox"/> No Change

DOCUMENT NO 1875800.0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON NOV 21 2003

AT 12 17 PM AND WAS DULY RECORDED
FEES AND TAXES IN THE AMOUNT OF \$30.00 PAID

2003164114

RECEIPT NO

MAUREEN J DEVINE

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY SLZ
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES