

OFFICIAL PLAT

1925861

ALPINE ACRES SECOND ADDITION Bk. 67 pg 28

CITY OF RAMSEY
COUNTY OF ANOKA
Sec. 23, Twp. 32, Rge. 25

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
MAY 25, 2004
MAUREN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY: *[Signature]*
DEPUTY PROPERTY TAX ADMINISTRATOR

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 25 May A.D., 2004 at 10:10 o'clock A.M., and was duly recorded in book 67 page 28
Maureen J. Devine
County Recorder
By SLZ

KNOW ALL PERSONS BY THESE PRESENTS: That Oak Creek Builders, Inc., a Minnesota Corporation, fee owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Outlots A, B, C, ALPINE ACRES, Anoka County, Minnesota, and that part of Outlot D, said ALPINE ACRES lying southeasterly of the following described line:

Commencing at the most westerly corner of said Outlot D; thence South 79 degrees 20 minutes 59 seconds East, along the southwesterly line of said Outlot D, 248.34 feet; thence southeasterly along said southwesterly line and along a tangential curve concave to the southwest 173.99 feet to the point of beginning of the line to be described, said curve having a radius of 330.00 feet and a central angle of 30 degrees 12 minutes 34 seconds; thence North 43 degrees 27 minutes 19 seconds East a distance of 25.98 feet; thence North 61 degrees 59 minutes 44 seconds East a distance of 215.20 feet, more or less, to the westerly line of County State Aid Highway No. 5 and said line there terminating.

Has caused the same to be surveyed, platted and known as ALPINE ACRES SECOND ADDITION and does hereby donate and dedicate to the public for public use forever the streets and avenue and the drainage and utility easements as shown on this plat. In witness whereof said Oak Creek Builders, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 19th day of May, 2004.

Oak Creek Builders, Inc.

[Signature]
Timothy Pomerleau, as president

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 19th day of May, 2004, by Timothy Pomerleau, as president of Oak Creek Builders, Inc., a Minnesota Corporation, on behalf of the corporation.

SUE A. WEIDEMA
Notary Public-Minnesota
Anoka County
My Commission Expires Jan. 31, 2005

[Signature]
Notary Public, Minnesota
My Commission Expires Jan 31, 2005

I hereby certify that I have surveyed and platted the property on this plat as ALPINE ACRES SECOND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, sub. 1, or public highways to be designated other than as shown.

[Signature]
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 19th day of May, 2004, by Charles R. Christopherson, Land Surveyor.

MICHELLE L. HOWLAND
NOTARY PUBLIC - MINNESOTA
MY COMM. EXP. 01/31/2005

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

CITY OF RAMSEY, MINNESOTA

This plat of ALPINE ACRES SECOND ADDITION was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this day of May, 2004. 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 Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

[Signature]
Thomas Gamec, Mayor

[Signature]
James E. Norman, City Administrator

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 25th day of MAY, 2004.

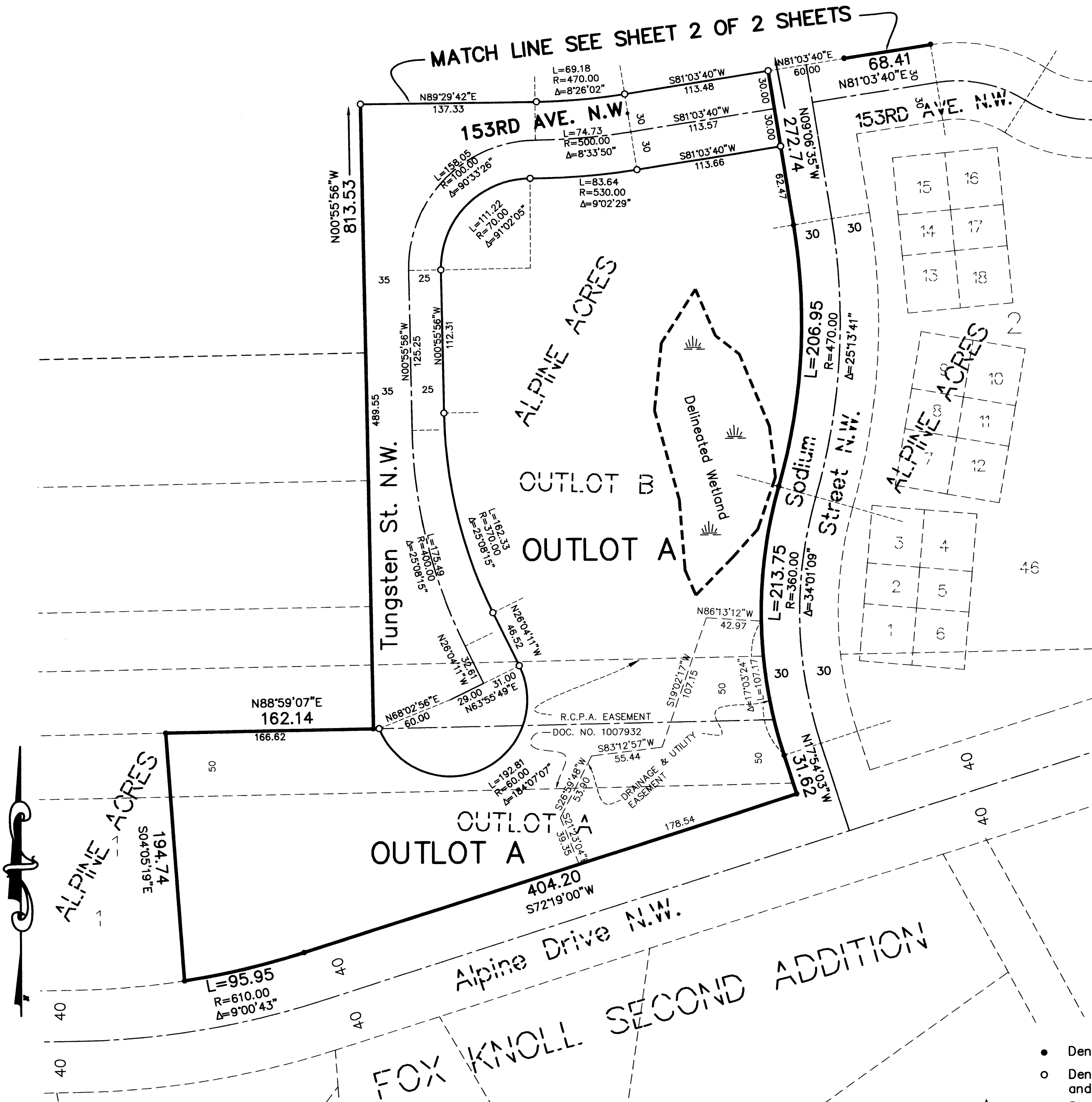
[Signature]
Anoka County Surveyor

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Δ — Denotes Restricted Access dedicated to the County of Anoka per the plat of ALPINE ACRES.

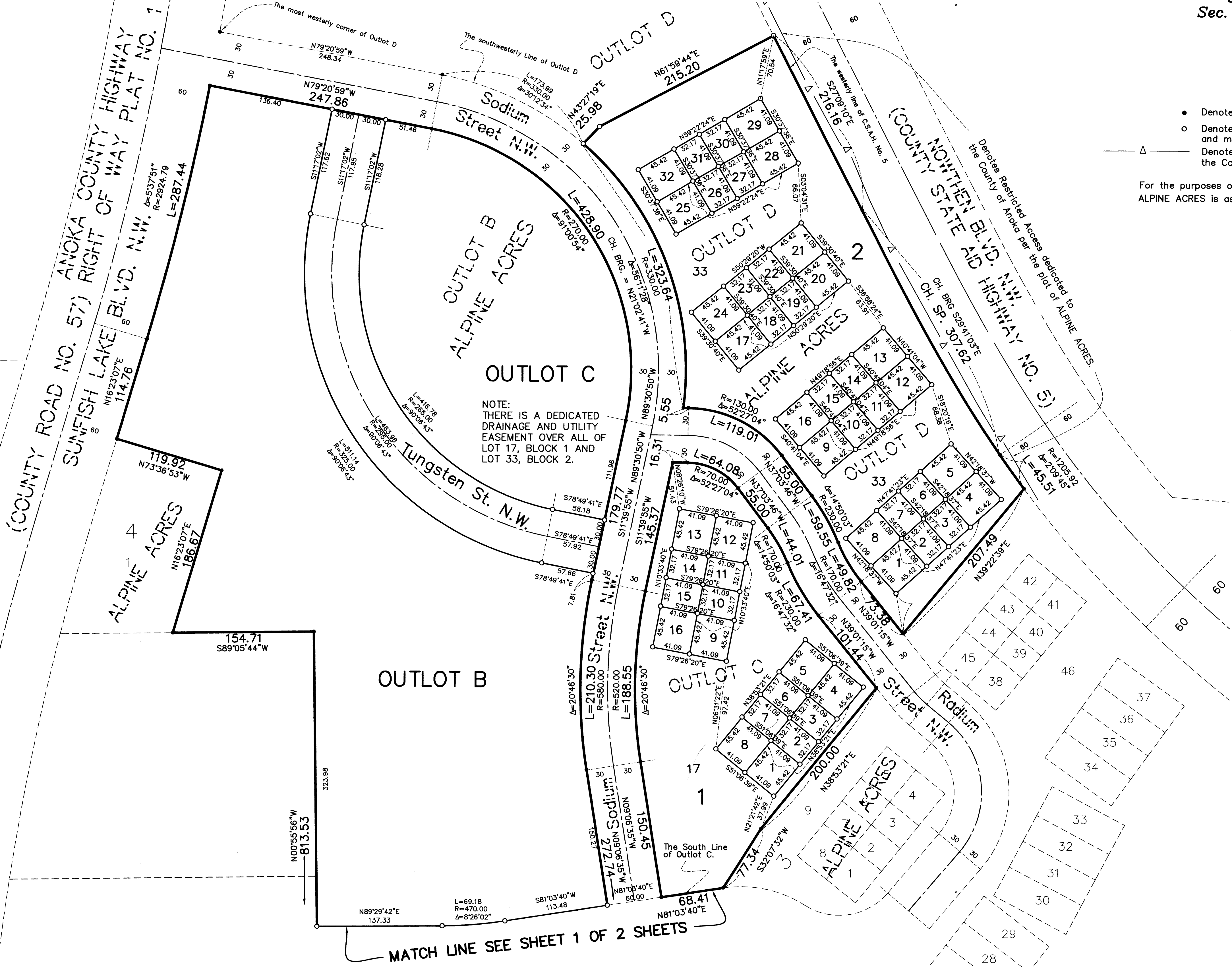
For the purposes of this plat the south line of Outlot C, ALPINE ACRES is assumed to bear N 81°03'40"E.

Receipt # 2004070853 \$ 1716.00

Hakanson
Anderson
Assoc., Inc.

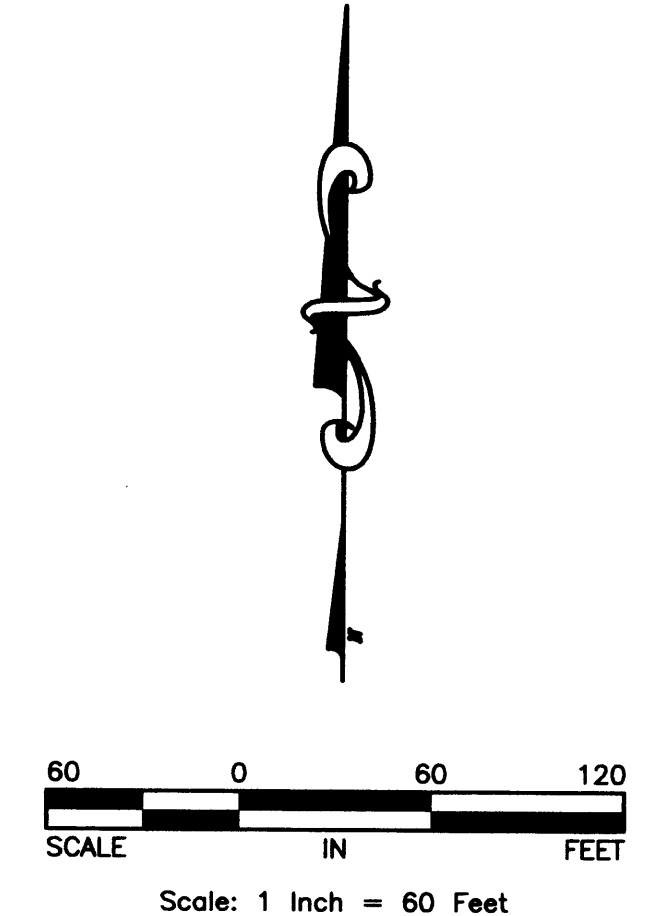


Scale: 1 Inch = 60 Feet



- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- △— Denotes Restricted Access dedicated to the County of Anoka per the plat of ALPINE ACRES.

For the purposes of this plat the south line of Outlot C, ALPINE ACRES is assumed to bear N 81°03'40"E.



MATCH LINE SEE SHEET 1 OF 2 SHEETS



THIS DOCUMENT NUMBER REPRESENTS A PLAT

1925861

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: Ramsey CERTIFIED BY: A ON 5-25-04

MAP # 3158 PLAT BOOK: 67 OF ABST PAGE 28

DOC. DATE: 5-19-04 NO. OF PAGES: 2 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Alpine Acres 2nd Add

LONG NAME: Alpine Acres Second Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	23 32.25.31.0059	1571025	N	Oak Creek Builders Inc	
A	— 24.0062	1571034	N		(fee)
A	— 24.0063	1571043	N		
A	— 21.0007	1571052	Y		

FILED BY: Oak Creek Builders PHONE: 763 421-4885

TAXPAYER NAME: Oak Creek

ADDRESS: PO Box 23

CITY: Champlin STATE: Mn ZIP: 55316

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-17	1				
1-33	2				
A B	0/L				
C	0/L				

53
+ 1 resident
54

DELO & CURRENT TAXES ARE PAID: INITIALS: BJ DATE: 5/25/04

DIV. NO.: _____
DIV. FEE: \$1660.

ABSTRACT

Receipt #	70835/1715.00	<input type="checkbox"/> Incorrect/No Reference #
Date/Time	SLZ, 10:10	<input type="checkbox"/> Non-standard Document
Document Order	1 of 3	<input type="checkbox"/> Certified Copy/
PINs	32	
Recordability	32	
Filing Fees	\$ 55.00	
Copy Additional Pg Fees	\$ 1660.00	<input type="checkbox"/> Tax Lien/Release
Well Cert Fees	\$	<input type="checkbox"/> Transfer
<input type="checkbox"/> Incomplete Form		<input checked="" type="checkbox"/> Division
<input type="checkbox"/> Missing Attachment		<input type="checkbox"/> Status
<input type="checkbox"/> No Legal Description		<input type="checkbox"/> New legal Description
<input type="checkbox"/> Non-existent Legal Description		<input type="checkbox"/> GAC
<input type="checkbox"/> Part(s) Illegible		<input type="checkbox"/> Deferred Specials
		<input type="checkbox"/> No Change

DOCUMENT NO 1925861.0 ABSTRACT
ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON MAY 25 2004 AND WAS DULY RECORDED
AT 10:10 AM
FEES AND TAXES IN THE AMOUNT OF \$1715 00 PAID

2004070835

RECEIPT NO

MAUREEN J DEVINE

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
SLZ

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

(Above Space Reserved for Recording Data)

COMMON INTEREST COMMUNITY NO. 157

Planned Community

ALPINE ACRES

SEVENTH AMENDMENT TO DECLARATION

This Seventh Amendment to Declaration (the "Amendment") is made this 17th day of January, 2005, by Oak Creek Builders, Inc., a Minnesota corporation (the "Declarant"), pursuant to the provisions of Minnesota Statutes, Chapter 515B, known as the Minnesota Common Interest Ownership Act (the "Act"), and specifically pursuant to Section 515B.2-111 of the Act.

WHEREAS, the Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1928784; the First Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1952094; the Second Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1964359; the Third Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1970496.001; the Fourth Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1970937.001; the Fifth Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1971655.001; and the Sixth Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1972585.001 (collectively the "Declaration"), and

WHEREAS, the Declaration provides for the addition to Alpine Acres of Additional Real Estate as defined in the Declaration, and grants to Declarant the unilateral authority to add said property, all in accordance with the Act, and

WHEREAS, Declarant desires to add and incorporate into Alpine Acres the Additional Real Estate legally described in Exhibit D attached hereto which Additional Real Estate includes 8 additional Units as described herein, and

WHEREAS, attached hereto as Exhibit E is evidence of service showing that notice of this Amendment has been given to the Owners of the Units in compliance with Section 515B.2-111(b) of the Act.

NOW, THEREFORE, the undersigned hereby enacts this Amendment, in accordance with the requirements of the Declaration and the Act, for the purpose of subjecting the Additional Real Estate described above to the Act as a part of Alpine Acres, hereby declares that said Additional Real Estate shall be held, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens provided for in the Declaration and this Amendment, all of which shall be binding upon all persons having or hereafter acquiring any right, title or interest therein, including their heirs, personal representatives, grantees, successors and assigns. Unless otherwise specifically set forth herein, all words and terms used in this Amendment shall have the same meaning set forth in the Declaration.

A. IDENTIFICATION OF UNITS

Section 2.1 of the Declaration shall be amended to read as follows:

2.1. Units. Subject to the right of the Declarant to add additional Units pursuant to Section 18, there are ninety-seven (97) Units, eighty-two (82) of which are Villa Units and fifteen (15) of which are Townhome Units. All Units are restricted exclusively to residential use. Each Unit constitutes a separate parcel of real estate. No additional Units may be created by the subdivision or conversion of Units pursuant to Section 515B.2-112 of the Act. The Unit identifiers and locations of the Units are as shown on the Plat, which is incorporated herein by reference. The Unit identifier for a Unit is its lot and block numbers and the subdivision name.

B. REALLOCATION OF VOTING RIGHTS AND COMMON EXPENSE OBLIGATIONS

Voting rights and Common Expense obligations are reallocated among all Units created by the Declaration and this Amendment in accordance with the formulas set forth in Section 4.2 of the Declaration, effective as of the date of recording of this Amendment. The Unit identifier of each Unit is set forth on Exhibit A attached hereto.

C. DESCRIPTION OF LIMITED COMMON ELEMENTS

Any Limited Common Elements created in the Additional Real Estate added by this Amendment include those items contained in said Additional Real Estate which fall within the descriptions of Limited Common Elements contained in Section 3 of the Declaration or the Act, or which are labeled as such on the Plat. Said Limited Common Elements are allocated among the Units created in said Additional Real Estate pursuant to the allocation provisions contained in Section 3.2 of the Declaration.

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

EXHIBIT A TO SEVENTH AMENDMENT TO DECLARATION

LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 22 and Lots 27 through 46, Block 2; and Lots 1 through 9, Block 3; Alpine Acres, Anoka County, Minnesota; and Lots 1 through 17, Block 1; and Lots 1 through 33, Block 2; Alpine Acres Second Addition, Anoka County, Minnesota.

Note: Each of the Lots identified above constitutes a Unit, except Lot 46, Block 2 and Lot 9, Block 3; Alpine Acres, Anoka County, Minnesota; and Lot 17, Block 1 and Lot 33, Block 2; Alpine Acres Second Addition, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

EXHIBIT C TO SEVENTH AMENDMENT TO DECLARATION

LEGAL DESCRIPTION OF REMAINING ADDITIONAL REAL ESTATE

Lot 1, Block 1; Lots 23 through 26, Block 2; and Lot 1, Block 4; Alpine Acres, Anoka County, Minnesota; that portion of Outlot D, said Alpine Acres not included within the plat of Alpine Acres Second Addition, Anoka County, Minnesota; and Outlot C; Alpine Acres Second Addition, Anoka County, Minnesota; and Lots 1 through 17, Block 1; Lots 1 through 46, Block 2; and Outlot A; Alpine Acres Third Addition, Anoka County, Minnesota.

Note: A portion of the above-described property was formerly legally described as Outlots A, B, C and D; Alpine Acres, Anoka County, Minnesota; and Outlots A and B; Alpine Acres Second Addition, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

EXHIBIT D TO SEVENTH AMENDMENT TO DECLARATION

**LEGAL DESCRIPTION OF ADDITIONAL REAL ESTATE
ADDED BY THIS AMENDMENT**

Lots 25 through 32, Block 2; Alpine Acres Second Addition, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

NOTICE TO OWNERS OF INTENTION TO ADD ADDITIONAL REAL ESTATE

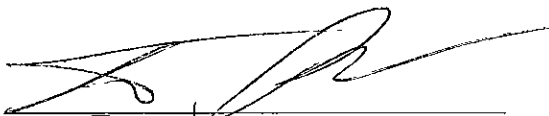
You are hereby given notice that, pursuant to Minnesota Statutes Section 515B.2-111(b) and Section 18 of the Declaration of Alpine Acres filed in the office of the County Recorder in and for Anoka County, Minnesota ("Declaration"), Oak Creek Builders, Inc., a Minnesota corporation, the Declarant under the Declaration, intends to add the following described Additional Real Estate situated in Anoka County, Minnesota, to Alpine Acres:

Lots 25 through 32, Block 2; Alpine Acres Second Addition, Anoka County, Minnesota.

The Seventh Amendment to Declaration adding said Additional Real Estate will create and add 8 units to Alpine Acres and will be recorded in accordance with the applicable provisions of Minnesota Statutes, Chapter 515B, not less than fifteen days following the service of this Notice. The Declarant will provide a copy of the Seventh Amendment to Declaration, without charge, to any unit owner within five business days after the unit owner's request.

Dated: 1-17-05

**OAK CREEK BUILDERS, INC.,
a Minnesota corporation**

By: 
Its: President

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

CONSENT AND JOINDER BY MORTGAGEE

The undersigned (the "Mortgagee") is a mortgagee of portions of real property described in the Declaration of Alpine Acres (the "Declaration"). Mortgagee hereby consents to and joins in this Seventh Amendment to Declaration (the "Seventh Amendment"); provided, that by consenting to and joining in this Seventh Amendment, (i) the Mortgagee does not in any manner constitute itself or obligate itself as a Declarant as defined in the Seventh Amendment, (ii) such consent and joinder does not modify or amend the terms and conditions of its mortgage and related loan documents, and (iii) such mortgage shall remain as a lien on the property described therein, prior to any Assessment liens or other liens imposed under the Declaration, until released or satisfied.

IN WITNESS WHEREOF, the Mortgagee has caused this Consent and Joinder to be executed on the 20th day of January, 2005

**BUILDERS DEVELOPMENT &
FINANCE, INC.,
Minnesota corporation**

By: William T. Heerman, III
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 20th day of January, 2005 by William T. Heerman, III, the President of Builders Development & Finance, Inc., a Minnesota corporation.



Michelle M. Bickford
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Mark S. Radke, Esq.
FELHABER, LARSON, FENLON & VOGT, P.A.
Attorneys at Law
220 South Seventh Street, Suite 2200
Minneapolis, Minnesota 55402
(612) 373-8409

ANOKA COUNTY MINNESOTA

Document No.: 1973279.002 ABSTRACT

I hereby certify that the within instrument was filed in this
office for record on: 03/01/2005 11:56:00 AM

Fees/Taxes In the Amount of: \$21.50

MAUREEN DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

BMC, Deputy

Record ID: 1520458

OR 1013414-5
155942

Old Republic Title