

Official Plat

OFFICIAL PLAT

ALPINE ACRES

CITY OF RAMSEY  
COUNTY OF ANOKA  
Sec. 23, Twp. 32, Rge. 25  
Book 66 Page 24

KNOW ALL PERSONS BY THESE PRESENTS: That the Estate of Evelyn M. DeBoer, by Bradley V. Larson, personal representative, fee owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the North Half of the Southwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying northerly of 153rd Avenue N. W. and lying easterly of the easterly right of way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, and lying west of the following described line:

Commencing at the intersection of the north line of said North Half of the Southwest Quarter with the east line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1; thence easterly along the said north line 232.25 feet to the point of beginning of the line to be described; thence southerly at an angle to the left from said north line of 93 degrees 04 minutes 26 seconds a distance of 193.96 feet, more or less, to the northerly line of said 153rd Avenue N. W. and said line there terminating.

And 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:

Lots 1 and 2, Block 1, LUTZ RAMSEY ACRES, Anoka County, Minnesota.

AND

Lot 3, Block 1, LUTZ RAMSEY ACRES, except therefrom: an 80.00 foot wide strip of land being 40.00 feet on each side of a line described as follows: Beginning at the intersection of the east line of the Northwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota with the north line of the south 40.00 feet of said Northwest Quarter; thence South 89 degrees 18 minutes 00 seconds West, parallel with the south line of said Northwest Quarter, a distance of 423.02 feet; thence southwesterly a distance of 189.10 feet on a tangential curve concave to the south having a radius of 650.00 feet and a central angle of 16 degrees 40 minutes 07 seconds; thence South 72 degrees 37 minutes 53 seconds West, tangent to said curve, a distance of 785.38 feet and there terminating.

AND

That part of the North Half of the Southwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying northerly of 153rd Avenue N. W. and lying easterly of the easterly right of way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, EXCEPT that part thereof lying west of the following described line:

Commencing at the intersection of the north line of said North Half of the Southwest Quarter with the east line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1; thence easterly along the said north line 232.25 feet to the point of beginning of the line to be described; thence southerly at an angle to the left from said north line of 93 degrees 04 minutes 26 seconds a distance of 193.96 feet, more or less, to the northerly line of said 153rd Avenue N. W. and said line there terminating.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, described as follows: Commencing at the Northeast corner of said Southwest Quarter of Northwest Quarter; thence South on the East line thereof 510 feet; thence West and parallel with the North line thereof 347 feet to the Center of Town Road; thence North 20 degrees 00 minutes 00 seconds East on said center line 544 feet to the North line thereof; thence East on said North line of Southwest Quarter of Northwest Quarter 165.20 feet to place of commencement, except that part thereof lying westerly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, that is described as follows:

Beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North (assumed bearing) on the West line of said Northeast Quarter of the Northwest Quarter a distance of 793.13 feet; thence Northerly on a curve concave to the southeast having a radius of 229.18 feet and a central angle of 19 degrees 44 minutes 42 seconds a distance of 78.98 feet; thence South 1 degree 01 minutes 30 seconds East a distance of 20.05 feet; thence deflect left on a tangential curve having a radius of 181.89 feet; a distance of 142.96 feet; thence South 46 degrees 03 minutes 30 seconds East a distance of 524.54 feet; thence deflect right on a tangential curve having a radius of 520.87 feet a distance of 298.94 feet; thence South 13 degrees 10 minutes 30 seconds East, a distance of 105.41 feet to an intersection with the South line of said Northeast Quarter of the Northwest Quarter; thence Westerly along said South line a distance of 615.65 feet to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota, except that part thereof lying westerly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1.

ALSO

That part of the North 330 feet of the South 660 feet of the Northwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying easterly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easements of record.

ALSO

That part of the South 330 feet of the Northwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying easterly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easements of record.

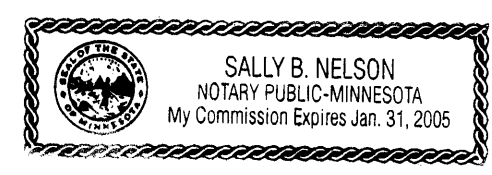
Have caused the same to be surveyed, platted and known as ALPINE ACRES and do hereby donate and dedicate to the public for public use forever the streets, lane, boulevard, park and drainage and utility easements as shown on this plat, and also dedicating to the County of Anoka the Right to limit Access onto County Road No. 57 and County State Aid Highway No. 5 as shown on this plat. In witness whereof said Bradley V. Larson, has hereunto set his hand this 27th day of August, 2003. In witness whereof said Oak Creek Builders, a Minnesota Corporation, has cause these presents to be signed by its proper officer this 27th day of August, 2003.

SIGNED  
Bradley V. Larson  
Bradley V. Larson

Oak Creek Builders, Inc.  
Timothy Pomerleau  
Timothy Pomerleau, as president

STATE OF MINNESOTA  
COUNTY OF WRIGHT

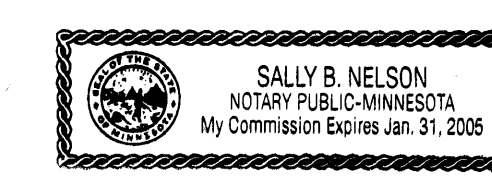
The foregoing instrument was acknowledged before me this 27th day of August, 2003, by Bradley V. Larson, as personal representative of the Estate of Evelyn M. DeBoer.



Sally Nelson  
Notary Public, Minnesota  
My Commission Expires 01/31/2005

STATE OF MINNESOTA  
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 27th day of August, 2003, by Timothy Pomerleau, as president of Oak Creek Builders, Inc., a Minnesota Corporation, on behalf of the corporation.



Sally Nelson  
Notary Public, Minnesota  
My Commission Expires 01/31/2005

I hereby certify that I have surveyed and platted the property on this plat as ALPINE ACRES; 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, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson  
Charles R. Christopherson, Land Surveyor  
Minnesota License No. 18420

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 20th day of August, 2003, by Charles R. Christopherson, Land Surveyor.



Michelle L. Howland  
Notary Public, Minnesota  
My Commission Expires January 31, 2005

CITY OF RAMSEY, MINNESOTA

This plat of ALPINE ACRES was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 22nd day of July, 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 Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas Gamec  
Thomas Gamec, Mayor

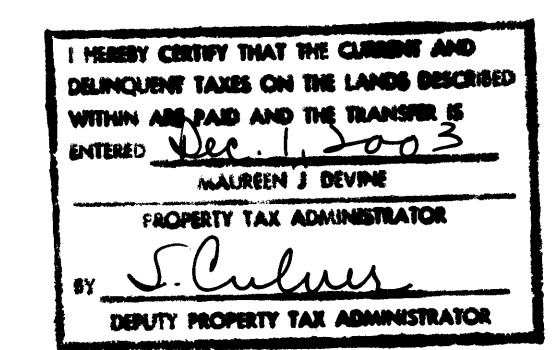
James E. Norman  
James E. Norman, City Administrator

ANOKA COUNTY SURVEYOR

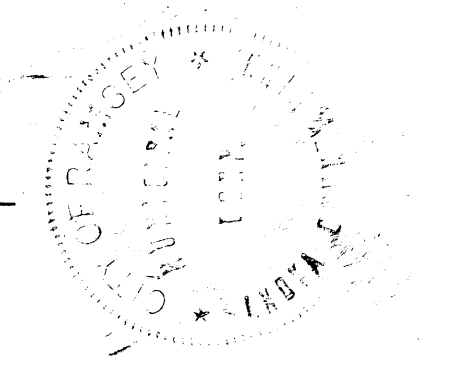
This plat was checked and approved on this 13th day of DECEMBER, 2003.

Sally D. Shi  
Anoka County Surveyor

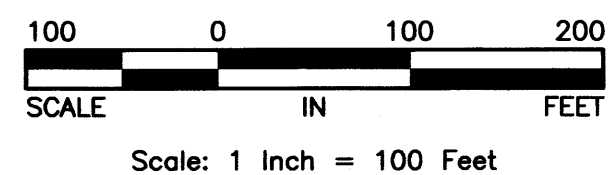
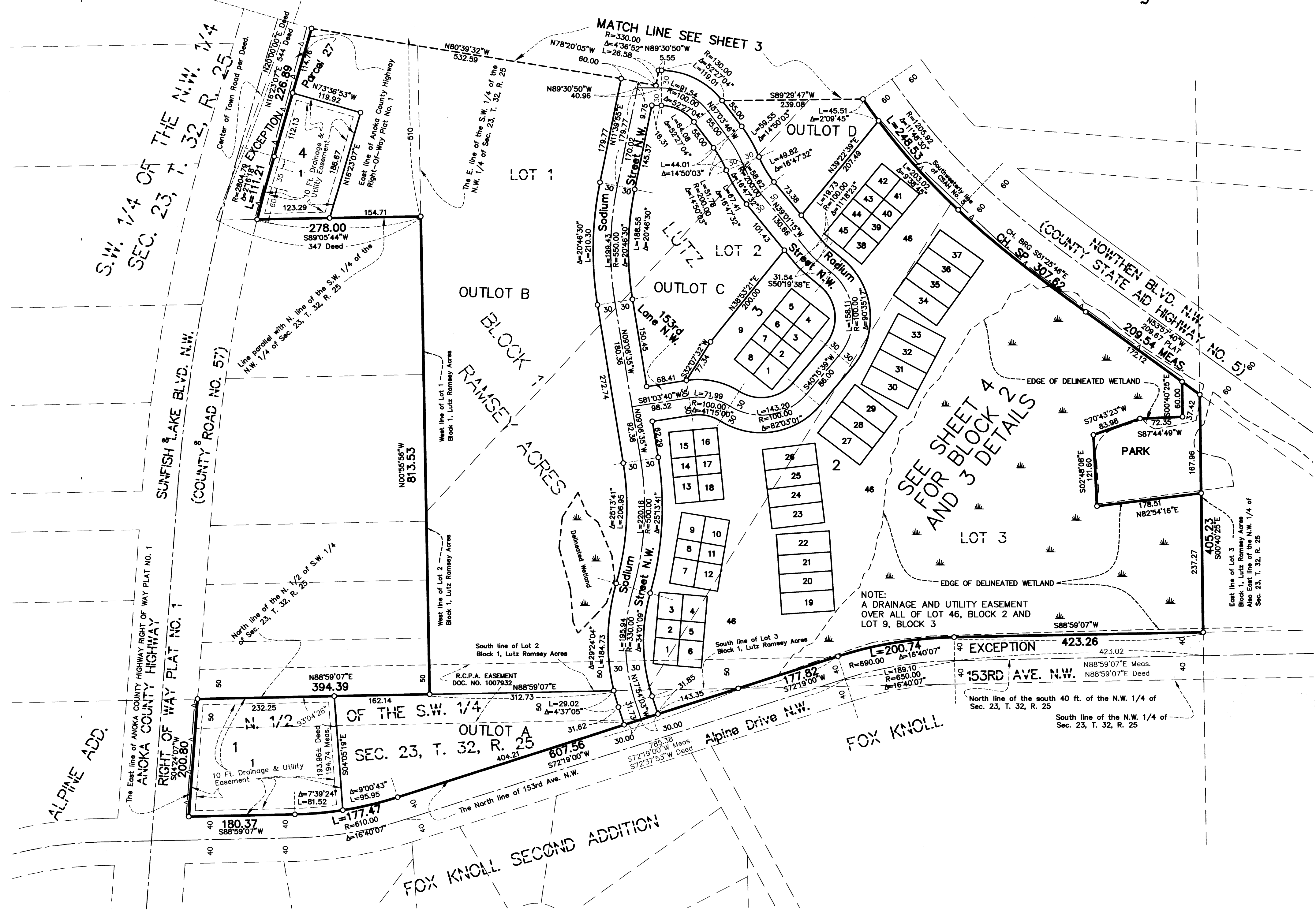
1977700  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 1st DECEMBER 2003 at 10:52 o'clock A.M., and was duly recorded in book 66 page 24  
Maureen J. Quinn  
County Recorder  
By MLE



RECEIPT # 2003167940 / \$ 1965.00



ALPINE ACRES



- 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.

For the purposes of this plat the south line of Lot 2, Block 1, LUTZ RAMSEY ACRES is assumed to bear N 88°59'07"E.

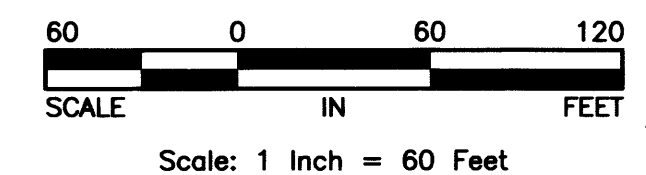






Official Plat

ALPINE ACRES

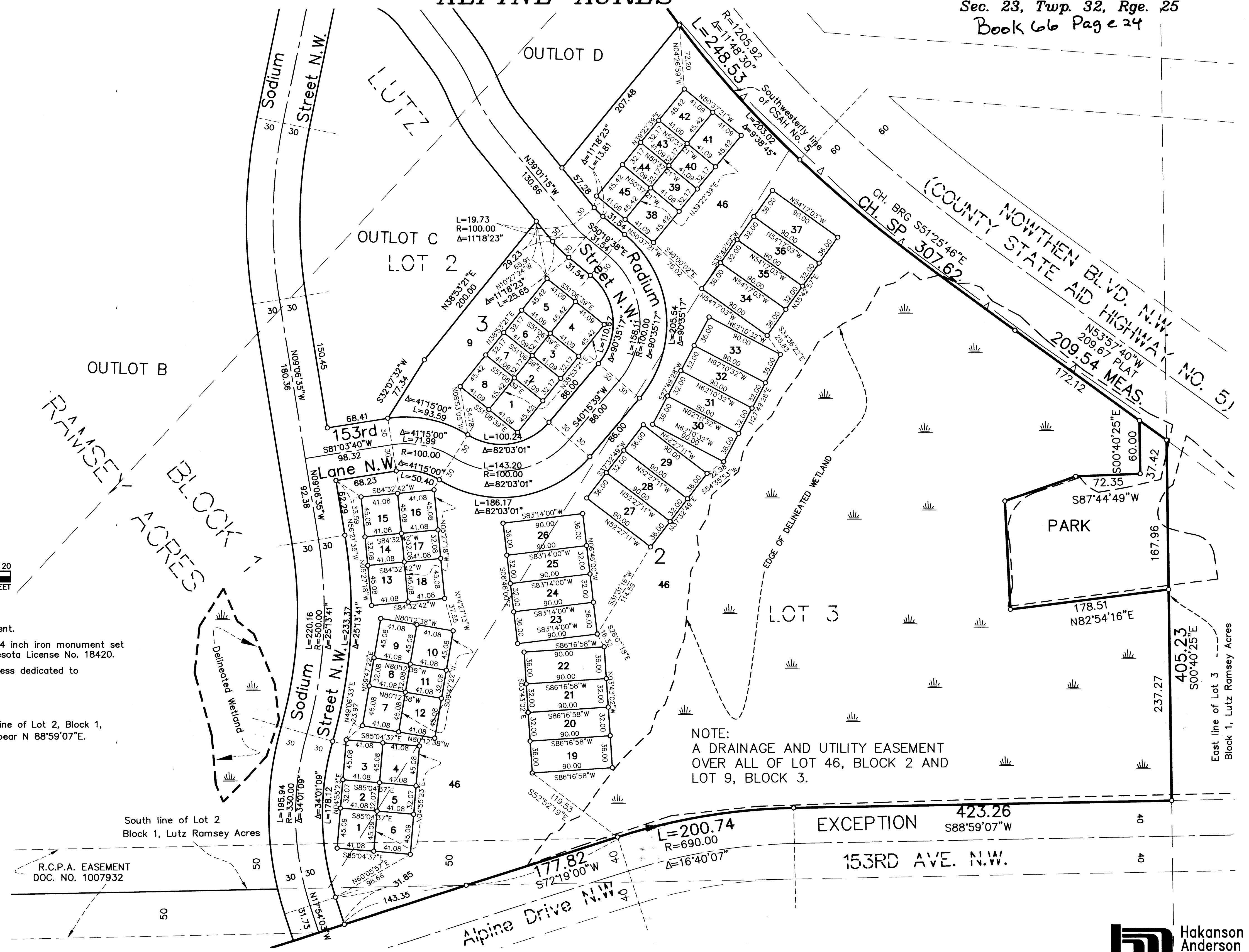


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- △ Denotes Restricted Access dedicated to the County of Anoka.

For the purposes of this plat the south line of Lot 2, Block 1, LUTZ RAMSEY ACRES is assumed to bear N 88°59'07"E.

R.C.P.A. EASEMENT  
DOC. NO. 1007932

NOTE:  
A DRAINAGE AND UTILITY EASEMENT  
OVER ALL OF LOT 46, BLOCK 2 AND  
LOT 9, BLOCK 3.



1877700

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: Ramsey CERTIFIED BY: Jc ON 12/1/03

MAP # 3035 PLAT BOOK: 66 OF ABST PAGE 24

DOC. DATE: 8-27-03 NO. OF PAGES: 4 TRACT BOOK: \_\_\_\_\_ PAGE 24

PLAT SHORT NAME: Alpine Acres

LONG NAME: Alpine Acres

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	23.32.25.24.0004	920454	N	LARSON, Bradley, V per Rep	
A	24.0005	920463	N	est Evelyn M. DeBoer (fee)	
A	24.0006	920472	N	Oak Creek Builders Inc. (fee)	
A	32.0005	1172144	N		
A	23.0002	1732434	N		
A	21.0006	1225695	N		

FILED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

TAXPAYER NAME: Oak Creek Bldgs

ADDRESS: PO Box 238

CITY: Champlin STATE: Mn ZIP: 55316

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1	1	A	0/1		
1-46	2	B			
1-9	3	C, D			(62)
1	4	PARK			

DELT & CURRENT TAXES ARE PAID: INITIALS: MLC DATE: 12-1-03

DIV. NO.: \_\_\_\_\_  
 DIV. FEE: \$ 1,900

**ABSTRACT**

Receipt #	107940/1955-	<input type="checkbox"/> Incorrect/No Reference #
Date/Time	12/1 / 10:50	<input type="checkbox"/> Non-standard Document
Document Order	3 of 3	<input type="checkbox"/> Certified Copy/
PINs	ME ME	
Recordability		
Filing Fees	not rec \$ 55-	
Copy/Additional Pg Fees	Duplicate \$ 1900-	<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 1877700 0 ABSTRACT**  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON DEC 01 2003  
 AT 10:50 AM AND WAS DULY RECORDED  
 FEES AND TAXES IN THE AMOUNT OF \$1955.00 PAID  
 2003167940

RECEIPT NO

MAUREEN J DEVINE

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

BY \_\_\_\_\_  
 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: Ramsey CHECKED BY: AW ON 1-31-05

MAP # 3248 PLAT BOOK TYPE: \_\_\_\_\_

DOC. NO. OF TRACT  
DATE: 1-7-05 PAGES: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

CIC SHORT NAME: CIC NO 157 Alpine Acres 2ND

LONG NAME: BY DECLARATION

1972585.001

A/T	PARENT PINS	THRU
	23.32.25.27.0098	0105

A/T	PARENT PINS	THRU

	DATE: _____
--	-------------

DIV. NO.: _____
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23-32.25-24-0098  
0099  
0100  
0101  
0102  
0103  
0104  
0105 LS

(Above Space Reserved for Recording Data)

**COMMON INTEREST COMMUNITY NO. 157**

Planned Community

**ALPINE ACRES**

**SIXTH AMENDMENT TO DECLARATION**

This Sixth Amendment to Declaration (the "Amendment") is made this 7<sup>th</sup> 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; and the Fifth Amendment to Declaration of Alpine Acres was recorded in the office of the Anoka County Recorder as Document No. 1971655.001 (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 eighty-nine (89) Units, seventy-four (74) 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 effective as of the date of recording of this Amendment. Subject to Sections 6.4 and 6.7, each Unit shall be allocated an equal share of the voting rights and common expense obligations in accordance with Section 4.2. 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.

**D. LEGAL DESCRIPTION OF PROPERTY AND ADDITIONAL REAL ESTATE**

Exhibit A to the Declaration containing the legal description of the Property shall be amended and replaced by Exhibit A attached hereto. All references to Exhibit A in the Declaration shall refer to Exhibit A attached hereto.

Exhibit C containing the legal description of the remaining Additional Real Estate shall be amended and replaced by Exhibit C attached hereto. All references to Exhibit C in the Declaration shall refer to Exhibit C attached hereto.

**E. APPLICABILITY AND BINDING EFFECT**

Except as specifically modified by this Amendment, the Declaration, as amended, shall remain in full force and effect, and all of the rights, benefits, restrictions and obligations conferred by the Declaration, as amended, shall apply to the Additional Real Estate added hereby and all Units created therein.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first set forth above.

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

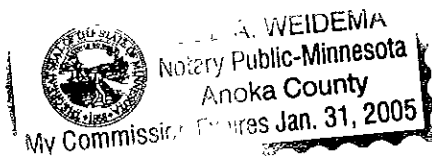
By: [Signature]  
Its: President

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF Anoka )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2005, by Tim Pomeroy, the President of Oak Creek Builders, Inc., a Minnesota corporation, on behalf of said entity.

[Signature]  
Notary Public

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



**COMMON INTEREST COMMUNITY NO. 157**

**ALPINE ACRES**

**EXHIBIT A TO SIXTH 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 24 and Lot 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 SIXTH 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; Lots 25 through 32, Block 2; 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 SIXTH AMENDMENT TO DECLARATION**

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

Lots 17 through 24, 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**

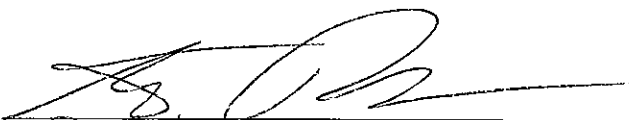
You are hereby given notice that, pursuant to Minnesota Statutes Section 515B.2-111(b) and Section 18 of the Declaration of Alpine Acres filed in the office of the County Recorder in and for Anoka County, Minnesota ("Declaration"), Oak Creek Builders, Inc., a Minnesota corporation, the Declarant under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

**Lots 17 through 24, Block 2; Alpine Acres Second Addition, Anoka County, Minnesota.**

The Sixth 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 Sixth Amendment to Declaration, without charge, to any unit owner within five business days after the unit owner's request.

Dated: 1-7-05

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

By:   
Its: President

COMMON INTEREST COMMUNITY NO. 157

ALPINE ACRES

EXHIBIT E TO SIXTH AMENDMENT TO DECLARATION

AFFIDAVIT OF SERVICE ON OWNERS

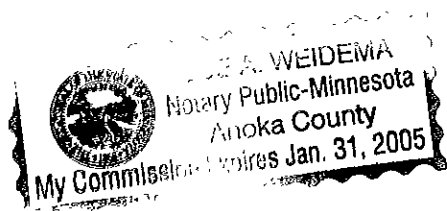
STATE OF MINNESOTA )

COUNTY OF Anoka ) ss.

Christine Gooderum, of the City of Ramsey, County of Anoka, State of Minnesota, being duly sworn on oath, says: that on the 7<sup>th</sup> day of January, 2005, he/she served a Notice of Intention to Add Additional Real Estate, containing the information required by Section 515B.2-111(b) of the Minnesota Common Interest Ownership Act (the "Act"), on the owners of Units in Alpine Acres by serving on them by hand delivery or U.S. mail, postage prepaid, a true copy thereof, enclosed in an envelope addressed to "Unit Owner Entitled to Legal Notice" at the addresses of the respective Units owned by them, pursuant to the requirements of the Act. Within five business days of a request by any such owner, and at no cost to the owner, the Declarant of Alpine Acres, Oak Creek Builders, Inc., will provide the owner with a copy of the Sixth Amendment to Declaration to which this Affidavit is attached as an Exhibit.

Subscribed and sworn to before me this 7<sup>th</sup> day of January, 2005.

A. A. Weidema  
Notary Public



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 Sixth Amendment to Declaration (the "Sixth Amendment"); provided, that by consenting to and joining in this Sixth Amendment, (i) the Mortgagee does not in any manner constitute itself or obligate itself as a Declarant as defined in the Sixth 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 10<sup>th</sup> day of January, 2005.

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

By: William T. Keenan  
Its: President

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2005, by William T. Keenan, 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 Sixth Street, Suite 2200  
Minneapolis, Minnesota 55402  
(612) 373-8409

ANOKA COUNTY MINNESOTA

Document No.: 1972585.001 ABSTRACT

I hereby certify that the within instrument was filed in this  
office for record on: 01/31/2005 12:02:00 PM

Fees Taxes In the Amount of: \$21.50

MAUREEN DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

LBS, Deputy

Record ID: 1518575

OR 1013414-5

155619

Old Republic Title