

**SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

1. **Recitals.**

1.1 Recital One. On August 5, 2005, Ramsey Town Center LLC, a Minnesota limited liability company, executed the Master Declaration Ramsey Town Center, which was recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on September 15, 2005 as Document No. 1978252.001 (Abstract) and Document No. 484495.001 (Torrens) (the “Original Master Declaration”). The Master Declaration was subsequently amended by that certain Amendment to Declaration dated May 2, 2006 and recorded in the office of the Anoka County Recorder on June 1, 2006 as Document No. 1984923.001 (the “First Amendment”).

1.2 Recital Two. As used in this Second Amendment to Master Declaration Ramsey Town Center (the “Second Amendment”) the term “Master Declaration” means the Original Master Declaration as amended by the First Amendment. Capitalized terms used in this Second Amendment and not otherwise defined herein have the meaning set forth for such terms in the Master Declaration.

1.3 Recital Three. Section 14 of the Master Declaration states that the Master Declaration may be amended by recording an amendment in the office of the applicable county recording officer, subject to the following requirements:

- (a) The amendment must be approved as follows:
  - (i) All amendments shall be approved by Members holding at least seventy-five percent (75%) of the votes of all Members;
  - (ii) Any amendment that affects any Master Declarant right shall be approved in writing by Master Declarant so long as Master Declarant owns an unsold Unit or has the right to subject Property to the Master Declaration;
  - (iii) Any amendment which would abolish, diminish or restrict rights expressly granted to the City under the Master Declaration or any

agreement between the City and the Master Declarant must be approved in writing by the City; and

(iv) No approval of any Owner, Member or Association shall be required for an amendment to the Master Declaration adding all or any portion of the Additional Real Estate, as defined in the Master Declaration, to the community;

(b) All amendments must be recorded; and

(c) An affidavit by the President or Secretary of the Master Association as to the outcome of the vote, or the execution of any written approvals, shall be adequate evidence thereof for all purposes, including without limitation, the recording of the amendment.

1.4 Recital Four. Attached to this Second Amendment as **Exhibit A** is an Affidavit of the **[President/Secretary]** of the Master Association certifying that on \_\_\_\_\_, 2012, at a duly called special meeting of the Members of the Master Association, Members holding \_\_\_% of the votes of all Members approved this Second Amendment. Although not required by the Minnesota Common Interest Ownership Act or the Master Declaration, for additional clarification, the Association is also attaching, as **Exhibits B-1 through B-**\_, Confirmation and Acknowledgements executed by various Members confirming their vote in favor of this Second Amendment.

1.5 Recital Five. The Master Declarant, Ramsey Town Center, LLC, no longer owns any of the Property or any of the Additional Property and therefore no longer owns any Units or has the right to subject Property to the Master Declaration. Consequently, the Master Declarant's approval of this Second Amendment is not required.

1.6 Recital Six. Attached as **Exhibit B-6** is an Acknowledgment executed by the City confirming that this Second Amendment does not abolish, diminish or restrict rights expressly granted to the City under the Master Declaration or any agreement between the City and the Master Declarant and that, therefore, the City's consent to this Second Amendment is not required.

2. **Effective Date.** This Second Amendment is dated, for reference purposes, as of \_\_\_\_\_, 2012 and is effective on the date it is recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles.

3. **Exhibit A.** Exhibit A to the Master Declaration is hereby deleted in its entirety and replaced with the Amended and Restated Exhibit A attached hereto as **Exhibit C**. From and after the recording of this Second Amendment, the property that was legally described on Exhibit A of the Original Master Declaration but is not legally described on the attached **Exhibit C** is no longer a part of the Property or the Development Area; is no longer benefitted or burdened by and of the terms of the Master Declaration; and is released from the terms of the Master Declaration. For reference purposes, the released property is described on the attached **Exhibit D**.

4. **Master Common Elements and Exhibit B.** The second sentence of Section 1.11 of the Master Declaration and Exhibit B to the Master Declaration are hereby deleted in their entirety.

5. **Exhibit C.** Exhibit C to the Master Declaration is hereby deleted in its entirety and replaced with the Amended and Restated Exhibit C attached hereto as **Exhibit E**. From and after the recording of this Second Amendment, the Additional Property that is legally described on the attached **Exhibit E** may be added to the Property and subjected to the Master Declaration upon and only upon the recording of an amendment to the Master Declaration executed by the Master Association, the fee owner(s) of the Additional Property being added to the Property and subjected to the Master Declaration, and the holders of any recorded mortgage or other lien on the Additional Property being added to the Property and subjected to the Master Declaration. The approval or consent of other Owners or Members is not required.

6. **Scope of Modifications.** Except as expressly set forth in this Second Amendment, the Master Declaration remains unmodified and in full force and effect.

[SIGNATURE PAGE FOLLOWS]

**RAMSEY TOWN CENTER COMMUNITY ASSOCIATION**, a Minnesota non-profit corporation

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: **[President/Secretary]**

STATE OF MINNESOTA    )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by \_\_\_\_\_, the \_\_\_\_\_, of Ramsey Town Center Community Association, a Minnesota nonprofit corporation, on behalf of said corporation.

DRAFTED BY:

Briggs and Morgan, P.A.  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, MN 55402 (CJC)

Signature Page to Second Amendment to Master Declaration  
Ramsey Town Center

**EXHIBIT A**

State of Minnesota )  
 :SS  
County of Anoka )

**AFFIDAVIT OF  
RAMSEY TOWN CENTER COMMUNITY ASSOCIATION**

The undersigned, on behalf of the Ramsey Town Center Community Association (the "Master Association"), does hereby certify that:

1. A special meeting of the members of the Master Association was called on \_\_\_\_\_, 2012 (the "Meeting") to vote on a proposed amendment (the "Second Amendment") to the Master Declaration Ramsey Town Center, recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on September 15, 2005 as Document No. 1978252.001 (Abstract) and Document No. 484495.001 (Torrens) and amended by that certain Amendment to Declaration dated May 2, 2006, recorded in the office of the Anoka County Recorder on June 1, 2006 as Document No. 1984923.001 (as amended, the "Master Declaration").

2. Section 14 of the Master Declaration requires at least seventy-five percent (75%) of the votes of all Master Association Members for approval of any amendment to the Master Declaration, in addition to the subsequent recordation of any such amendment.

3. Pursuant to Section 3.4.1. and 3.4.6. of the Master Declaration and based on a review of Certificates of Title and owners and encumbrances reports for the "Property," as defined in the Master Declaration, the Association has determined that the "Members," as defined in the Master Declaration, are as set forth in the Exhibit A attached hereto.

4. At the Meeting, the following Members were present: (i) The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, a public body politic and corporate under the laws of the state of Minnesota (the "HRA"); (ii) Anchors Away, Inc., a Minnesota corporation ("Anchors Away"); (iii) PSD, LLC, a Minnesota limited liability company ("PSD"); (iv) NAU Holding Company, LLC, a Minnesota limited liability company ("NAU"); (v) Ramsey Professional Center, LLC, a Minnesota limited liability company ("RPC"); \_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_; and \_\_\_\_\_.

5. The Members present at the Meeting constitute \_\_\_% of the total Members of the Association.

6. The Members present at the Meeting voted on the Second Amendment, with \_\_\_% of the Members voting in favor of and \_\_\_% of the Members voting against adoption of the Second Amendment.

7. This affidavit is given as evidence, of record and based on my own personal knowledge, of the outcome of the vote on the Second Amendment, in accordance with the terms of the Master Declaration.

**RAMSEY TOWN CENTER  
COMMUNITY ASSOCIATION**

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: **[President/Secretary]**

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

Drafted by:

Briggs and Morgan, P.A.  
Thomas L. Bray (612-977-8400)  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, MN 55402

## EXHIBIT A

**CURRENT MEMBERS OF THE MASTER ASSOCIATION**

<b>MEMBER</b>	<b>NUMBER OF VOTES</b>
The HRA	Nine Votes
PSD, LLC	Five Votes
PSD, LLC and Anchors Away, Inc.	One Vote
NAU Holding Company, LLC	One Vote
Ramsey Professional Center, LLC	One Vote
Allina Health System, successor by merger to Allina Medical Clinic	One Vote
Anoka County, Minnesota	One Vote
Gables Manor Homeowners' Association, a Minnesota non-profit corporation	One Vote
The Gables Terrace Townhomes Homeowners Association, a Minnesota non-profit corporation	One Vote
The Symphony at Town Center Condominium Association, a Minnesota non-profit corporation	One Vote
Parkside Village at Ramsey Town Center Condominium Association, a Minnesota non-profit corporation	One Vote

**EXHIBIT B-1**

**CONFIRMATION AND ACKNOWLEDGMENT  
OF SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, MINNESOTA, a public body politic and corporate under the laws of the state of Minnesota (the "HRA"), hereby acknowledges, agrees and confirms that (i) the HRA holds nine (9) memberships in the Ramsey Town Center Community Association (the "Association"); (ii) a special meeting of the members of the Association (the "Members") was held on \_\_\_\_\_, 2012 (the "Meeting") to vote on that certain Second Amendment to Master Declaration Ramsey Town Center (the "Second Amendment to Master Declaration"); (iii) the HRA received all required notices of the Meeting; (iv) a duly authorized representative of the HRA attended the Meeting on its behalf; (v) its representative cast the nine (9) votes held by the HRA in favor of the Second Amendment to Master Declaration; and (vi) the Second Amendment to Master Declaration has received the necessary approval of 75% of the members of the Master Association and is valid and enforceable in accordance with its terms. The HRA waives any and all claims the HRA may have that the Second Amendment to Master Declaration has not received the necessary membership approvals or is otherwise invalid or unenforceable, whether such claims are known or unknown and whether such claims currently exist or first arise after the date hereof.

Dated as of \_\_\_\_\_, 2012

**THE HOUSING AND REDEVELOPMENT  
AUTHORITY IN AND FOR THE CITY OF  
RAMSEY, MINNESOTA**, a public body politic  
and corporate under the laws of the state of  
Minnesota

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT B-2**

**CONFIRMATION AND ACKNOWLEDGMENT  
OF SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

PSD, LLC, a Minnesota limited liability company (“PSD”), hereby acknowledges, agrees and confirms that (i) PSD holds five (5) memberships in the Ramsey Town Center Community Association (the “Association”); (ii) a special meeting of the members of the Association (the “Members”) was held on \_\_\_\_\_, 2012 (the “Meeting”) to vote on that certain Second Amendment to Master Declaration Ramsey Town Center (the “Second Amendment to Master Declaration”); (iii) PSD received all required notices of the Meeting; (iv) a duly authorized representative of PSD attended the Meeting on its behalf; (v) its representative cast the five (5) votes held by PSD in favor of the Second Amendment to Master Declaration; and (vi) the Second Amendment to Master Declaration has received the necessary approval of 75% of the members of the Master Association and is valid and enforceable in accordance with its terms. PSD waives any and all claims PSD may have that the Second Amendment to Master Declaration has not received the necessary membership approvals or is otherwise invalid or unenforceable, whether such claims are known or unknown and whether such claims currently exist or first arise after the date hereof.

Dated as of \_\_\_\_\_, 2012

**PSD, LLC**, a Minnesota limited liability company

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT B-3**

**CONFIRMATION AND ACKNOWLEDGMENT  
OF SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

PSD, LLC, a Minnesota limited liability company (“PSD”) and ANCHORS AWAY, INC., a Minnesota corporation (“Anchors Away”), hereby acknowledge, agree and confirm that (i) PSD and Anchors Away are, collectively, a member of the Ramsey Town Center Community Association (the “Association”); (ii) a special meeting of the members of the Association (the “Members”) was held on \_\_\_\_\_, 2012 (the “Meeting”) to vote on that certain Second Amendment to Master Declaration Ramsey Town Center (the “Second Amendment to Master Declaration”); (iii) PSD, LLC and Anchors Away received all required notices of the Meeting; (iv) a duly authorized representative of PSD, LLC and Anchors Away attended the Meeting on its behalf; (v) their representative cast the vote held by and in favor of the Second Amendment to Master Declaration; and (vi) the Second Amendment to Master Declaration has received the necessary approval of 75% of the members of the Master Association and is valid and enforceable in accordance with its terms. PSD and Anchors Away waive any and all claims they may have that the Second Amendment to Master Declaration has not received the necessary membership approvals or is otherwise invalid or unenforceable, whether such claims are known or unknown and whether such claims currently exist or first arise after the date hereof.

Dated as of \_\_\_\_\_, 2012

**PSD, LLC**, a Minnesota limited liability company

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**ANCHORS AWAY, INC.**, a Minnesota corporation

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT B-4**

**CONFIRMATION AND ACKNOWLEDGMENT  
OF SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

NAU HOLDING COMPANY, LLC, a Minnesota limited liability company ("NAU"), hereby acknowledges, agrees and confirms that (i) NAU is a member of the Ramsey Town Center Community Association (the "Association"); (ii) a special meeting of the members of the Association (the "Members") was held on \_\_\_\_\_, 2012 (the "Meeting") to vote on that certain Second Amendment to Master Declaration Ramsey Town Center (the "Second Amendment to Master Declaration"); (iii) NAU received all required notices of the Meeting; (iv) a duly authorized representative of NAU attended the Meeting on its behalf; (v) its representative cast the vote hold by NAU in favor of the Second Amendment to Master Declaration; and (vi) the Second Amendment to Master Declaration has received the necessary approval of 75% of the members of the Master Association and is valid and enforceable in accordance with its terms. NAU waives any and all claims NAU may have that the Second Amendment to Master Declaration has not received the necessary membership approvals or is otherwise invalid or unenforceable, whether such claims are known or unknown and whether such claims currently exist or first arise after the date hereof.

Dated as of \_\_\_\_\_, 2012

**NAU HOLDING COMPANY, LLC**, a  
Minnesota limited liability company

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT B-5**

**CONFIRMATION AND ACKNOWLEDGMENT  
OF SECOND AMENDMENT TO MASTER DECLARATION  
RAMSEY TOWN CENTER**

RAMSEY PROFESSIONAL CENTER, LLC, a Minnesota limited liability company (“RPC”), hereby acknowledges, agrees and confirms that (i) RPC is a member of the Ramsey Town Center Community Association (the “Association”); (ii) a special meeting of the members of the Association (the “Members”) was held on \_\_\_\_\_, 2012 (the “Meeting”) to vote on that certain Second Amendment to Master Declaration Ramsey Town Center (the “Second Amendment to Master Declaration”); (iii) RPC received all required notices of the Meeting; (iv) a duly authorized representative of RPC attended the Meeting on its behalf; (v) its representative cast the vote held by RPC in favor of the Second Amendment to Master Declaration; and (vi) and the Second Amendment to Master Declaration has received the necessary approval of 75% of the members of the Master Association and is valid and enforceable in accordance with its terms. RPC waives any and all claims RPC may have that the Second Amendment to Master Declaration has not received the necessary membership approvals or is otherwise invalid or unenforceable, whether such claims are known or unknown and whether such claims currently exist or first arise after the date hereof.

Dated as of \_\_\_\_\_, 2012

**RAMSEY PROFESSIONAL CENTER,  
LLC**, a Minnesota limited liability company

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT B-6**

**ACKNOWLEDGMENT OF AMENDMENT TO  
MASTER DECLARATION RAMSEY TOWN CENTER**

The undersigned, the City of Ramsey, a Minnesota municipal corporation and a home rule charter city (the “City”), pursuant to Section 14.1.3 of the Master Declaration Ramsey Town Center, recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on September 15, 2005 as Document No. 1978252.001 (Abstract) and Document No. 484495.001 (Torrens) and amended by that certain Amendment to Declaration dated May 2, 2006, recorded in the office of the Anoka County Recorder on June 1, 2006 as Document No. 1984923.001 (as amended, the “Master Declaration”), does hereby acknowledge and agree that the proposed Second Amendment to Master Declaration Ramsey Town Center, dated \_\_\_\_\_, 2012, does not abolish, diminish or restrict rights expressly granted to the City under the Master Declaration or any agreement between the City and Ramsey Town Center, LLC (the “Master Declarant”) and that, therefore, the City’s consent to the Second Amendment is not required.

**CITY OF RAMSEY**, a Minnesota municipal corporation and a home rule charter city

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public

**EXHIBIT C****AMENDED AND RESTATED  
EXHIBIT A TO MASTER DECLARATION RAMSEY TOWN CENTER  
LEGAL DESCRIPTION OF REAL ESTATE****Parcel Five (formerly a part of Outlot W, Ramsey Town Center Addition)**

That part of Lot 1, Block 1, Ramsey Town Center 11<sup>th</sup> Addition, Anoka County, Minnesota which lies southerly of the following described line: Commencing at the southwesterly corner of said Lot 1; thence on the summed bearing of North along the easterly line of said Lot 1 for 186.92 feet to the actual point of beginning of the line to be described; thence on a bearing of West for 692.28 feet to the westerly line of said Lot 1 and there terminating.

**Parcel Six (formerly a part of Outlot AA, Ramsey Town Center Addition)**

Lot 1, Block 1 and Outlots A and B, Ramsey Town Center 12<sup>th</sup> Addition, Anoka County, Minnesota.

**Parcel Seven (formerly a part of Outlot FF, Ramsey Town Center Addition)**

Lot 1, Block 1 and Outlot A, Ramsey Town Center 14<sup>th</sup> Addition, Anoka County, Minnesota.

**Parcel Eight (formerly a part of Outlot GG, Ramsey Town Center Addition)**

Lot 1, Block 1 and Outlots A and B, Ramsey Town Center 13<sup>th</sup> Addition

**Parcel Nine**

Lot 1, Block 1 and Outlot A, Ramsey Town Center 4<sup>th</sup> Addition, Anoka County, Minnesota.

**EXHIBIT D****LEGAL DESCRIPTION OF THE PROPERTY  
RELEASED FROM TERMS OF MASTER DECLARATION****Parcel One**

Lots 1A through 19A, Block 1; and Lot 5A and 6, Block 2, Ramsey Town Center 10<sup>th</sup> Addition, Anoka County, Minnesota;

Outlot B, Ramsey Town Center 10<sup>th</sup> Addition, Anoka County, Minnesota; and

That part of Zeolite Street as dedicated in the Plat of Ramsey Town Center 8<sup>th</sup> Addition, Anoka County, Minnesota that was formerly a part of Outlot A, Ramsey Town Center Addition, Anoka County, Minnesota and that part of Bison St. N.W. and all of 149<sup>th</sup> Lane N.W. as dedicated in the Plat of Ramsey Town Center 10<sup>th</sup> Addition, Anoka County, Minnesota.

**Parcel Two**

Outlots A, C and F, Ramsey Town Center 8<sup>th</sup> Addition, Anoka County, Minnesota;

That part of Outlot D, Ramsey Town Center 8<sup>th</sup> Addition, Anoka County, Minnesota that was formerly a part of Outlot E, Ramsey Town Center Addition;

Lots 5 and 6, Block 4, Ramsey Town Center 9<sup>th</sup> Addition, Anoka County, Minnesota;

Outlot A, Ramsey Town Center 10<sup>th</sup> Addition; and

Zeolite Street N.W., 147<sup>th</sup> Lane N.W., 147<sup>th</sup> Terrace N.W., and Town Center Drive as dedicated in the plat of Ramsey Town Center 8<sup>th</sup> Addition.

**Parcel Three**

Outlots F, H, J, N, O, and Q, Ramsey Town Center Addition, Anoka County, Minnesota;

Lots 1 through 23, Block 1, Ramsey Town Center 8<sup>th</sup> Addition, Anoka County, Minnesota;

Unit Nos. 101, 102, 103, 104, 105, 106, 1201, 1202, 1203, 1204, 1205 and 1206, Common Interest Community Number 247, Parkside Village at Ramsey Town Center (Condominium), Anoka County, Minnesota;

Lots 1 through 5, Block 2; Lots 1 through 3, Block 3; and Lot 2 through 4, 5A and 6A, Block 4, and Outlots A and C, Ramsey Town Center 9<sup>th</sup> Addition, Anoka County Minnesota; and

Lots 1 through 38, Block 1 and Lots 1 through 5, Block 2, Ramsey Town Center 10<sup>th</sup> Addition Anoka County, Minnesota.

**Parcel Four**

Unit Nos. 111 -116, 131-137, 211-215, 231-236, 311-315, 331-336, 431-436, 511-517, 711-716, 811-817, 1231-1237 and 1331-1337, Common Interest Community Number 211, Symphony at Town Center, Anoka County, Minnesota; and

Lots 1 through 12, Block 2 and Lots 5 through 11, Block 3, Ramsey Town Center 7<sup>th</sup> Addition, Anoka County, Minnesota;

Outlots A and B, Ramsey Town Center 7<sup>th</sup> Addition, Anoka County, Minnesota; and

146<sup>th</sup> Avenue N.W. and Trapp Rock Street N.W. as dedicated in the Plat of Ramsey Town Center 7<sup>th</sup> Addition.

**Parcel Five**

The South 50.00 feet of the East 25.00 feet of Outlot FF, Ramsey Town Center Addition, Anoka County, Minnesota.

**Parcel Six**

Outlot GG, Ramsey Town Center Addition, Anoka County; Minnesota, except that part described as follows: Beginning at the northwest corner of said Outlot GG; thence on an assumed bearing of South, along the westerly line of said Outlot GG for 567.55 feet to a point of curvature in said westerly line; thence southerly for 36.04 feet along said westerly line along a tangential curve concave to the west, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line; thence South 03 degrees 49 minutes 27 seconds West along said westerly line for 87.95 feet to the most southerly corner in said westerly line; thence South 66 degrees 10 minutes 33 seconds East along the southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the northerly line of said Outlot GG; thence on a bearing of West along said northerly line for 596.32 feet to the point of beginning;

**Parcel Seven**

Outlot HH, Ramsey Town Center Addition, Anoka County, Minnesota

**Parcel Eight**

Lots 1 through 43 and 47, Block 1; and Lots 1 through 35, Block 2, Common Interest Community Number 214, The Gables Terrace Townhomes, Anoka County, Minnesota.

**Parcel Nine**

Units 1 through 26, Common Interest Community Number 213, The Gables Manor Condominium, Anoka County, Minnesota.

**EXHIBIT E****AMENDED AND RESTATED EXHIBIT C  
TO MASTER DECLARATION**

Lot 1, Block 1, Ramsey Town Center Addition, Anoka County, Minnesota.

Lots 1 and 2 and Outlot A, Ramsey Town Center 3<sup>rd</sup> Addition, Anoka County, Minnesota.

Outlot GG, Ramsey Town Center Addition, Anoka County, Minnesota, except that part described as follows: Beginning at the northwest corner of said Outlot GG; thence on an assumed bearing of South, along the westerly line of said Outlot GG for 567.55 feet to a point of curvature in said westerly line; thence southerly for 36.04 feet along said westerly line along a tangential curve concave to the west, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line; thence South 03 degrees 49 minutes 27 seconds West along said westerly line for 87.95 feet to the most southerly corner in said westerly line; thence South 66 degrees 10 minutes 33 seconds East along the southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the northerly line of said Outlot GG; thence on a bearing of West along said northerly line for 596.32 feet to the point of beginning.

That part of Lot 1, Block 1, Ramsey Town Center 11<sup>th</sup> Addition, Anoka County, Minnesota which lies northerly of the following described line: Commencing at the southwesterly corner of said Lot 1; thence on the summed bearing of North along the easterly line of said Lot 1 for 186.92 feet to the actual point of beginning of the line to be described; thence on a bearing of West for 692.28 feet to the westerly line of said Lot 1 and there terminating.

Outlots A and B, Ramsey Town Center 11<sup>th</sup> Addition, Anoka County, Minnesota.