

**FIRST AMENDMENT
TO
PURCHASE AGREEMENT**

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Centra Homes LLC**, a Nevada Limited Liability Company (“Buyer”), dated February 13, 2018.

Recitals

1. The Buyer desires to confirm the Seller’s preferred concept layout and the final sale price of the Property.
 - a. Buyer preferred concept layout: Layout #3 (Exhibit A)
 - b. Confirmed final sale price: \$295,000

2. The Buyer and Seller both understand that confirming the Sale Price does not constitute official review or approval of the Buyer’s project from the City; and does not provide any entitlements from the City to the Buyer.

3. The Buyer desires to change the title company.
 - a. The first sentence of item 4 is modified as follows:

“By February 20, 2018 Buyer must deposit the sum of \$10,000 (the “Earnest Money”) with ~~Commercial Partners Title Company 200 South 6th Street, #1300, Minneapolis, MN 55402~~ Land Title, INC. Company, 3927 Coon Rapids Blvd NW, Coon Rapids, MN 55433 (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.

Agreement

1. **AMENDMENT APPROVAL.** Seller hereby approves this Purchase Agreement amendment:
 - a. Confirming the final sale price of \$295,000.
 - b. Changing the title company to Land Title, INC.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment. The terms used in this First Amendment have the same meaning as in the Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Sarah Strommen, Mayor

Dated: _____, 2018

By: _____
Kurt Ulrich, City Administrator

Dated: _____, 2018

BUYER: Centra Homes, LLC, a Nevada Limited Liability Company.

By: _____
Dale Wills, President

Dated: _____, 2018

Exhibit A
Preliminary Concept Site Layout, Layout #3

