

**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 **Norhart Architecture LLC**, a Minnesota Limited Liability Company (“Buyer”), with an Effective Date of September 6, 2023.

**Recitals**

- 1. EFFECTIVE DATE.** The Effective Date remains September 6, 2023.
- 2. INSPECTION PERIOD.** The Inspection Period end date is extended from May 2, 2024 to May 31, 2024 to allow for the Notice to Proceed to be issued on or before May 31, 2024.
- 3. SALE OF PROPERTY –** the Legal Description of the Property is changed from Part of Outlot A COR TWO to be platted as T.B.D (Portion of 28-32-25-22-0058) to Part of Outlot A, COR TWO (Portion of 28-32-25-22-0058) to be platted as: Lot 1, Block 7, Waterfront Village. The approximate acreage of the Property is 3.875 acres (168,797 SF).
- 4. PURCHASE PRICE –** The Purchase Price for the Property based on the Final Plat titled Waterfront Village is now \$2.50 / square foot or \$421,993.

**Agreement**

- 1. AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.
- 2. REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

**SELLER: City of Ramsey**

By: \_\_\_\_\_  
Mark E. Kuzma, Mayor

Dated: \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Brian Hagen, City Administrator

Dated: \_\_\_\_\_, 2024

**BUYER: Norhart Architecture LLC**

By: Marybeth Wise  
Marybeth Wise, Real Estate  
Development Manager

Dated: March 18, 2024