

Attachment A

This Instrument Drafted By:

Hoff Barry, P.A. (SBL)
100 Flagship Corporate Center, Ste. 200
Eden Prairie, MN 55344

FIRST AMENDMENT OF DEVELOPER'S AGREEMENT FOR EDGEWATER ON COOK LAKE

THIS FIRST AMENDMENT OF DEVELOPER'S AGREEMENT FOR EDGEWATER ON COOK LAKE (hereinafter referred to as "**Amendment**") entered into this _____ day of _____, 2022 (hereinafter referred to as the "**Effective Date**") by and between EDGEWATER SFR OWNER LLC, a Delaware limited liability company (hereinafter referred to as "**Developer**"), and the CITY OF MAPLE GROVE, a Minnesota municipal corporation (hereinafter referred to as "**City**"; Developer and City sometimes individually referred to as "**Party**" and collectively "**Parties**").

RECITALS

WHEREAS, City and Developer entered into that Developer's Agreement for Edgewater on Cook Lake, dated _____, 2022, recorded _____, 2022, as Document No. _____ (hereinafter referred to as "**Developer's Agreement**"); and

WHEREAS, since the effective date of the Developer's Agreement, on June 6, 2022, the City Council passed Resolution No. 22-098 conditionally approving the final plat of Edgewater on Cook Lake 2nd Addition (hereinafter referred to as the "**Final Plat**"); and

WHEREAS, the Parties desire to amend the legal description of the Developer's Agreement to include the Final Plat property.

NOW, THEREFORE, it is hereby and herein mutually agreed, in consideration of each Party's promises and considerations herein set forth, as follows:

1. The above Recitals and all exhibits attached to this Amendment are a material part of this Amendment and are incorporated herein.
2. The Developer's Agreement is hereby amended by replacing Exhibit 1, in its entirety, with the Exhibit 1 attached to this Amendment.
3. All other terms and conditions of the Developer's Agreement not expressly modified herein shall remain in full force and effect.

The remainder of this page intentionally left blank; signature pages follow

IN WITNESS WHEREOF, the Parties herein have executed this Amendment on the day and year first above written.

CITY OF MAPLE GROVE,
a Minnesota municipal corporation

BY: _____
Mayor

AND: _____
City Clerk

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)ss.
CITY OF MAPLE GROVE)

On this ___ day of _____, 2022, before me personally appeared Mark Steffenson and Amy Dietl to me known to be the persons described in the foregoing instrument and who did say they are, respectively, the Mayor and City Clerk of the CITY OF MAPLE GROVE, Minnesota, a municipal corporation, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and that said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council, and said Mark Steffenson and Amy Dietl acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

EDGEWATER SFR OWNER LLC,
a Delaware limited liability company

By: _____
Theodore G. Glasrud, Jr.
Its: Chief Executive Officer

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me on this ___ day of _____, 2022, by Theodore G. Glasrud, Jr., the Chief Executive Officer of EDGEWATER SFR OWNER LLC, a Delaware limited liability company, on behalf of said company.

Notary Public

EXHIBIT 1

Legal Description for
The Property

Lots 2 through 10, Block 1
Lots 1 through 22, Block 2
Lots 1 through 24, Block 3
Outlots A, B, and C

EDGEWATER ON COOK LAKE, according to the recorded plat thereof, Hennepin County, Minnesota.

TOGETHER WITH:

Lots 1 through 4, Block 1

EDGEWATER ON COOK LAKE 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.