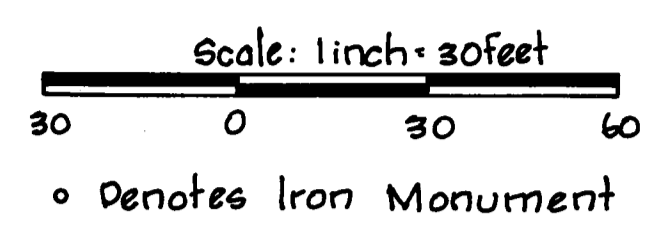


LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

CONDOMINIUM NUMBER 28 LABELLE PARK THREE CONDOMINIUM

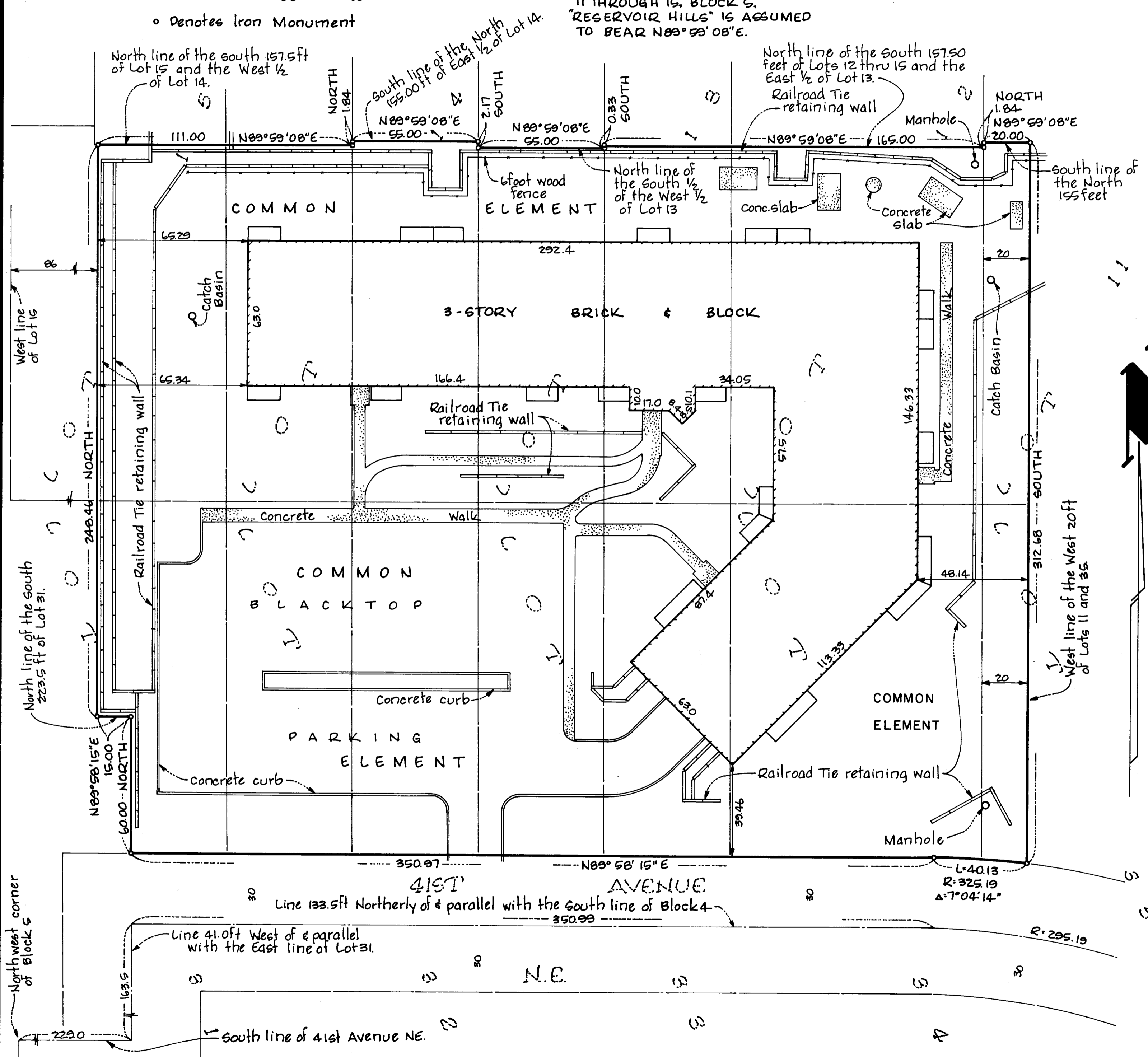
These Floor Plans are part of the Declaration filed or recorded as Document No. 630633 on this 7th day of DEC A.D., 1983.



FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 11 THROUGH 15, BLOCK 5, "RESERVOIR HILLS" IS ASSUMED TO BEAR N89°59'08"E.

SITE PLAN

The undersigned, being first duly sworn under oath, certifies and deposes that these Floor Plans of Condominium Number 28, Labelle Park Three Condominium, being located upon



The West 20.00 feet of Lot 11, Block 4, Reservoir Hills, except the North 155.00 feet thereof

The South 157.50 feet of Lot 12, Block 4, Reservoir Hills

The South 157.50 feet of the East Half of Lot 13, Block 4, Reservoir Hills

The South Half of the West Half of Lot 13, Block 4, Reservoir Hills

The East Half of Lot 14, Block 4, Reservoir Hills, except the North 155.00 feet thereof

The South 157.50 feet of the West Half of Lot 14, Block 4, Reservoir Hills.

The East 15.00 feet of the West 30.00 feet of the East Half of Lot 31, Block 4, Reservoir Hills, except the South 223.50 feet thereof.

The South 157.50 feet of Lot 15, Block 4, Reservoir Hills except the West 86.00 feet thereof

That part of the East Half of Lot 31, Block 4, Reservoir Hills lying East of the West 30.00 feet of said East Half, except the South 163.50 feet thereof.

Those parts of Lots 32, 33, and 34, and the West 20.00 feet of Lot 35, Block 4, Reservoir Hills lying Northerly of a line, said line being 30.00 feet Northerly of and parallel with the following described centerline.

Beginning at a point on the South line of 41st Avenue N.E. said point being 229.00 feet East of the Northwest corner of Block 5, Reservoir Hills; thence Northerly on a line 41.00 feet, West of and parallel with the East line of Lot 31, Block 4, Reservoir Hills, a distance of 163.50 feet, to a point being 133.50 feet Northerly of the South line of said Block 4, Reservoir Hills; thence Easterly on a line, 133.50 feet North of and parallel with the South line of said Block 4, Reservoir Hills, a distance 350.99 feet; thence Southeasterly on a tangential curve to the right, having a central angle of 29 degrees 34 minutes 22 seconds and a radius of 295.19 feet, a distance of 152.36 feet, and there terminating.

fully and accurately depicts all information required by Minnesota Statutes Section 515A. 2-110. Dated this 30th day of November 1983.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registratoin No. 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 30th day of November 1983, by Raymond A. Prasch, a registered professional land surveyor.

Milton E. Hyland
Milton E. Hyland, Notary Public, Hennepin County, Minnesota
My Commission Expires November 19, 1987

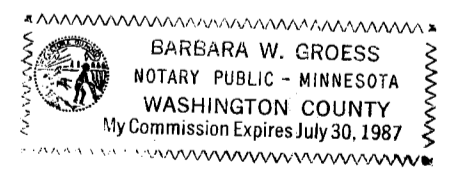
Philip M. Broussard a registered professional architect for the State of Minnesota pursuant to Minnesota Statutes Section 515A. 2-101 (b) and (c) does hereby certify that all structural components and mechanical systems serving more than one unit of all buildings containing or comprising any units hereby created are substantially completed consistent with the Floor Plans for Condominium Number 28, Labelle Park Three Condominium, and that all the units are entirely completed consistent with said Floor Plans.

Dated this 1st day of DECEMBER 1983
Philip M. Broussard

Philip M. Broussard, architect
Minnesota Registration Number 13520

State of Minnesota
County of ANOKA The foregoing instrument was acknowledged before me this 1st day of DECEMBER 1983, by Philip M. Broussard, a registered professional architect.

Barbara W. Groess
Notary Public, Washington County, Minnesota
My Commission Expires July 30, 1987



Checked and approved this 7th day of December 1983.

Robert W. Anderson
Anoka County Surveyor

Benchmark: Top of hydrant near Southeast corner of property
Elevation 233.49 feet (City of Columbia Heights datum)

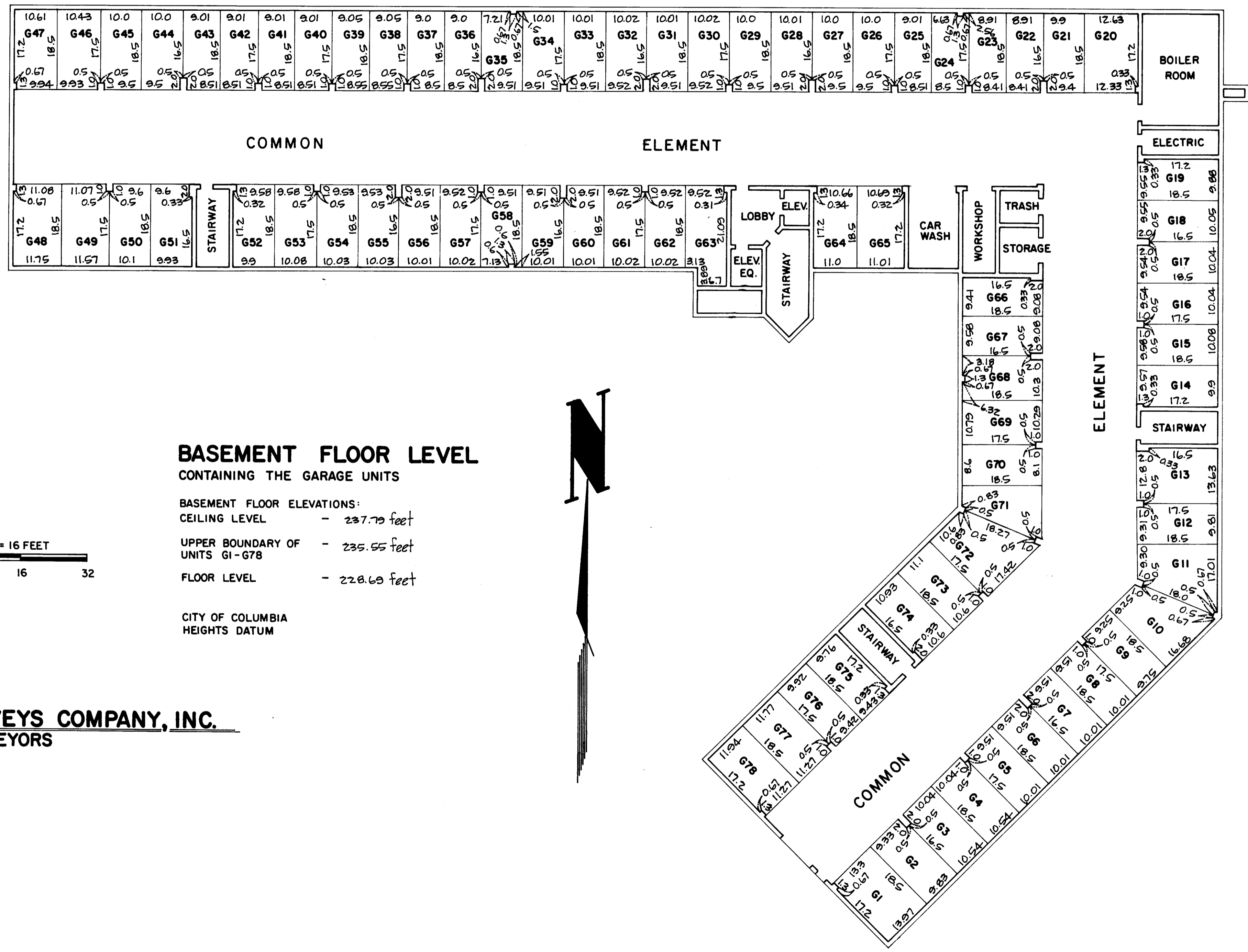
"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Dec 7th 1983
Charles R. Johnson
Auditor, Anoka County
BY J.R. Schmidt
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1983 ON THE LANDS DESCRIBED WITHIN ARE PAID.
Donna C. Bailey & J. Williams
Anoka County Treasurer

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 DEC 7 1983 A.D., 1983
at 2:40 o'clock P.M., and was duly recorded in book 1 OF page 28
COMMISSIONERS
Delbert C. Omsdahl
County Recorder
By J. S. Hallgren
Deputy

CONDOMINIUM NUMBER 28 LABELLE PARK THREE CONDOMINIUM

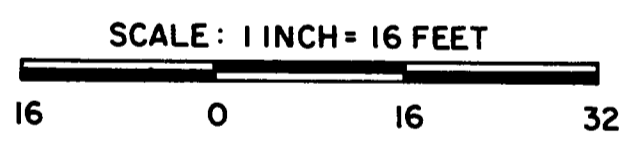


BASEMENT FLOOR LEVEL

CONTAINING THE GARAGE UNITS

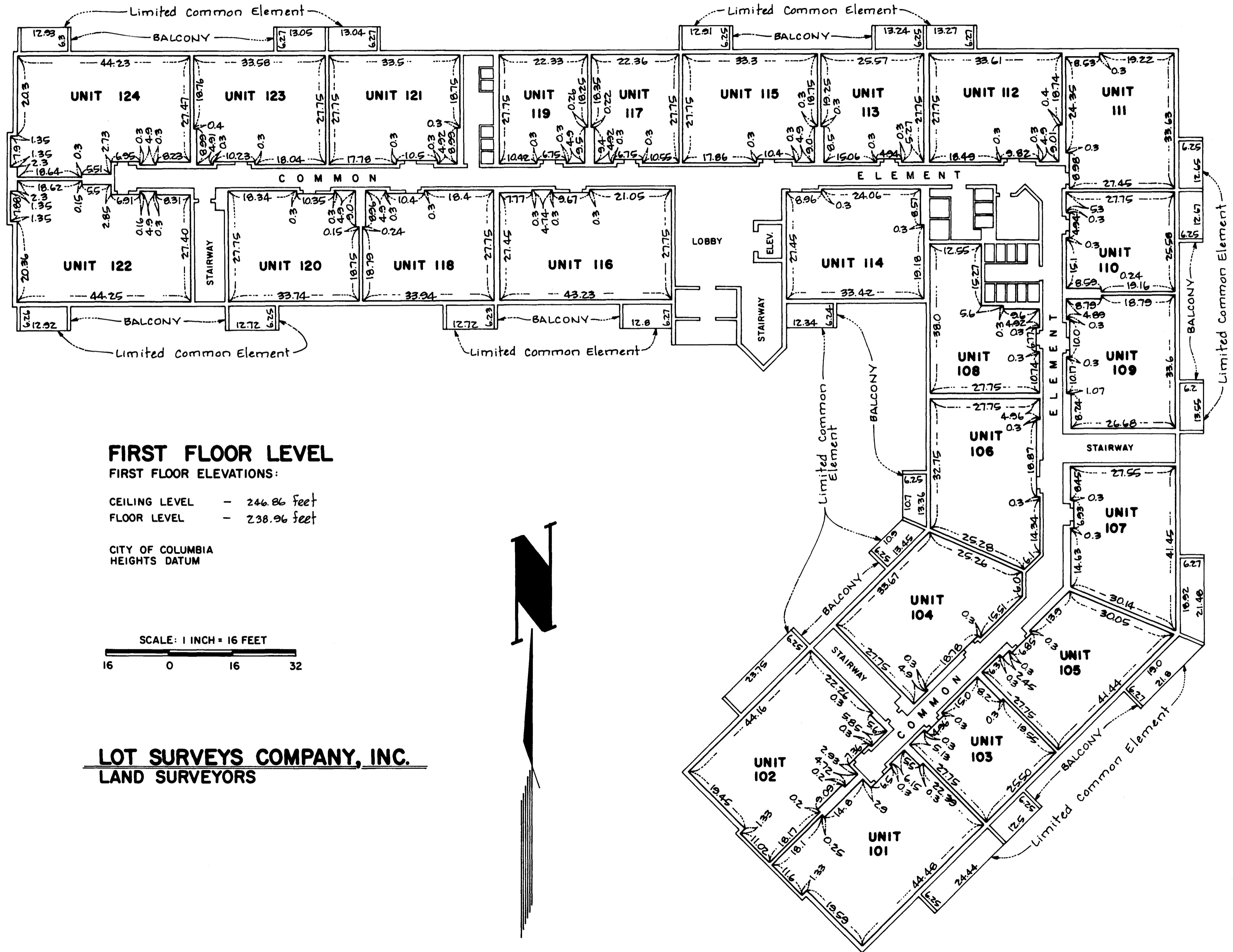
- BASEMENT FLOOR ELEVATIONS:
- CEILING LEVEL - 237.79 feet
 - UPPER BOUNDARY OF UNITS G1-G78 - 235.55 feet
 - FLOOR LEVEL - 228.63 feet

CITY OF COLUMBIA
HEIGHTS DATUM



LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

CONDOMINIUM NUMBER 28 LABELLE PARK THREE CONDOMINIUM

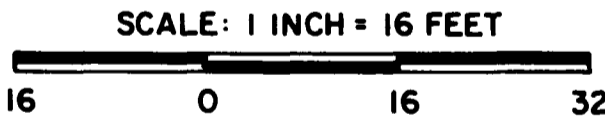


FIRST FLOOR LEVEL

FIRST FLOOR ELEVATIONS:

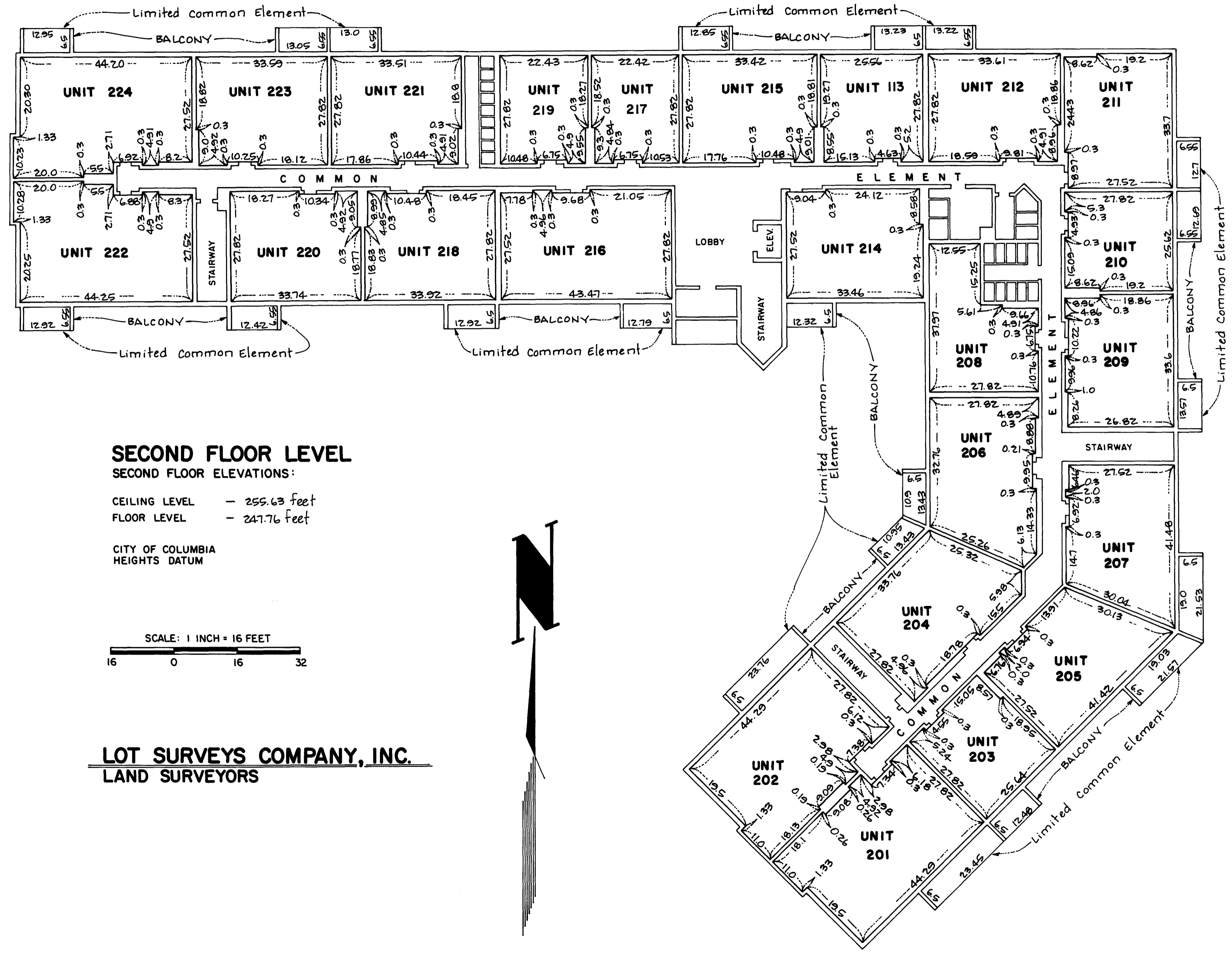
- CEILING LEVEL - 246.86 feet
- FLOOR LEVEL - 238.96 feet

CITY OF COLUMBIA
HEIGHTS DATUM



LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

CONDOMINIUM NUMBER 28 LABELLE PARK THREE CONDOMINIUM

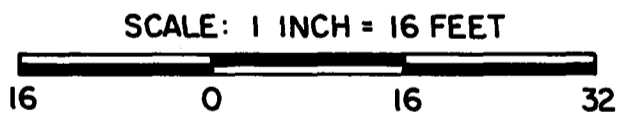


SECOND FLOOR LEVEL

SECOND FLOOR ELEVATIONS:

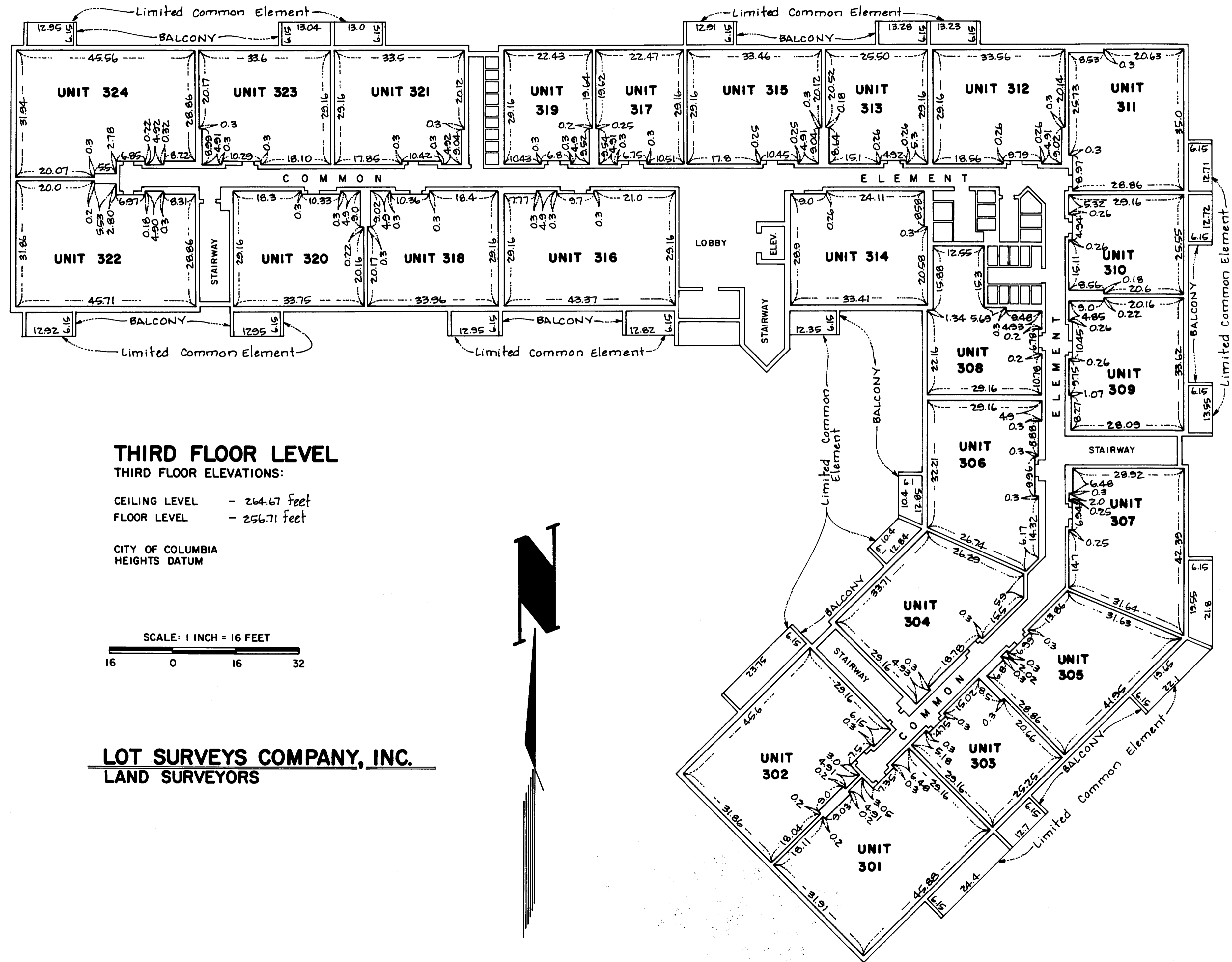
CEILING LEVEL - 255.63 feet
 FLOOR LEVEL - 247.76 feet

CITY OF COLUMBIA
HEIGHTS DATUM



LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS

CONDOMINIUM NUMBER 28 LABELLE PARK THREE CONDOMINIUM

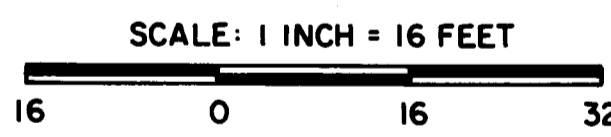


THIRD FLOOR LEVEL

THIRD FLOOR ELEVATIONS:

CEILING LEVEL - 264.67 feet
 FLOOR LEVEL - 256.71 feet

CITY OF COLUMBIA
 HEIGHTS DATUM



LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS