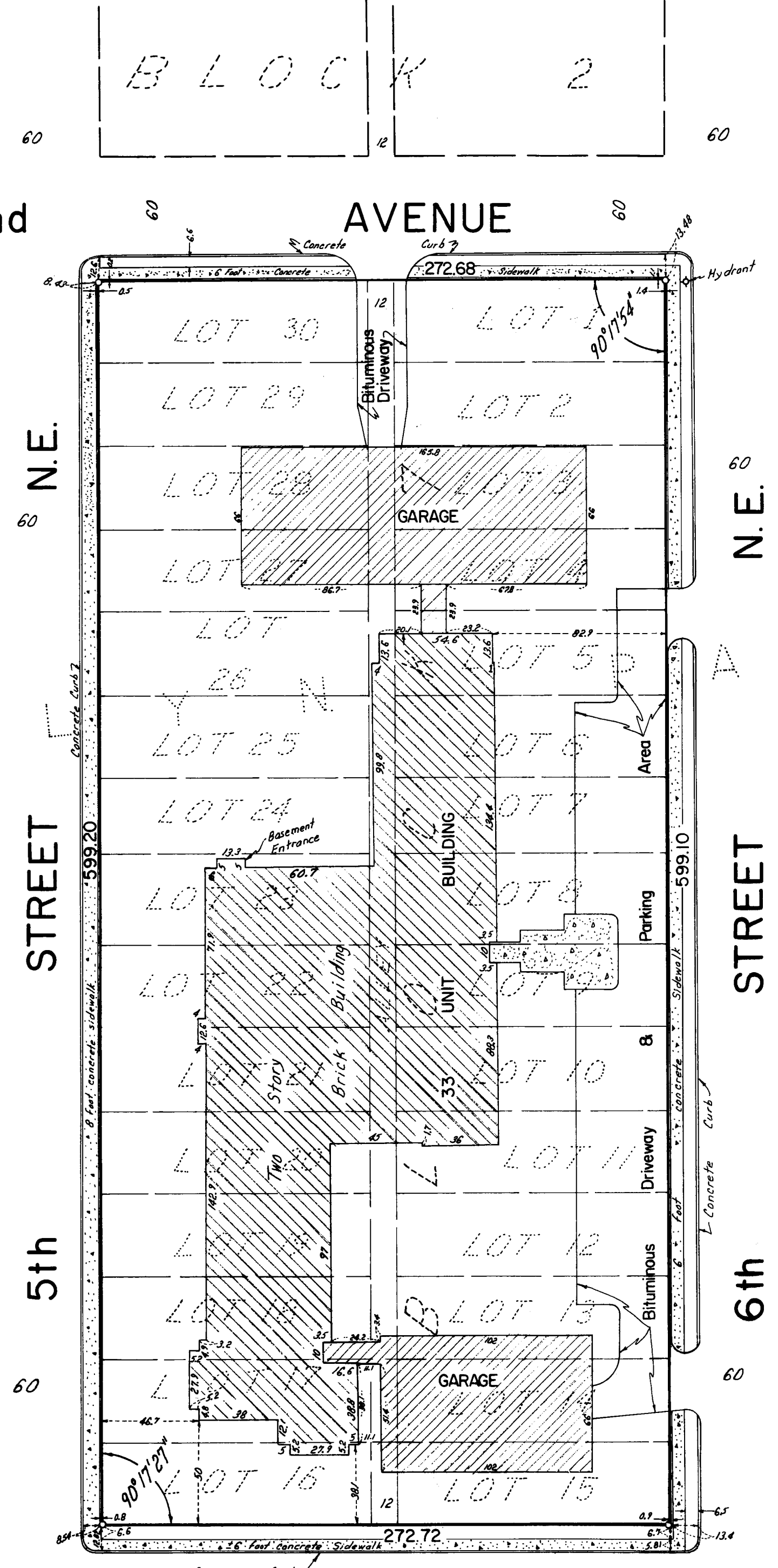


CONDOMINIUM NUMBER 38

COLUMBIA PLACE, A CONDOMINIUM

Site Plans "Condominium Plat"

These Floor Plans are part of the Declaration filed or recorded as Document No. 2576 on the 5th day of July A.D. 19 94, Anoka County, Registrar of Titles.



The undersigned being first duly sworn under oath, certifies and deposes that these Site Plans of CONDOMINIUM NO. 38, COLUMBIA PLACE, A CONDOMINIUM, being located upon Lots 1 through 30, inclusive, Block 7, ROSLYN PARK, Anoka County, Minnesota, and the vacated alley lying in Block 7, ROSLYN PARK, Anoka County, Minnesota, fully and accurately depict all information required by Minnesota Statutes Section 515A. 2-110.

Dated this 4th day of November, 198 5.
Ernest G. Rud
Ernest G. Rud, Registered Land Surveyor
Minnesota Registration No. 9808

State of Minnesota) ss.
County of Anoka)
The foregoing instrument was acknowledged before me this 4th day of November, 198 5, by Ernest G. Rud, a registered professional land surveyor.

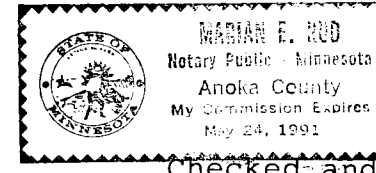


Marian E. Rud
MARIAN E. RUD, Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1991

Dennis E. Brown, a registered professional Engineer for the State of Minnesota, pursuant to Minnesota Statutes Section 515A.2-101 (b) and (c) does hereby certify that all the units and 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 Site Plans for CONDOMINIUM NO. 38, COLUMBIA PLACE, A CONDOMINIUM.
Dated this 8th day of November, 198 5.

Dennis E. Brown
Dennis E. Brown Registered Professional Engineer
Minnesota Registration No. 7442

State of Minnesota) ss.
County of Anoka)
The foregoing instrument was acknowledged before me this 8th day of November, 198 5, by Dennis E. Brown, a registered professional engineer.

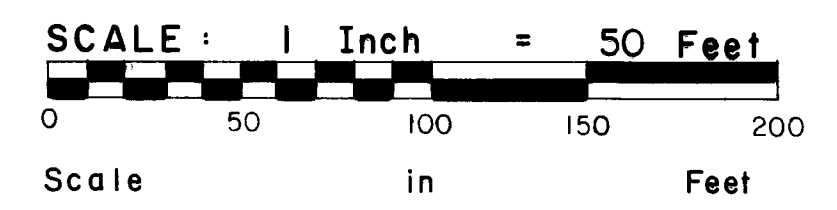


Marian E. Rud
Marian E. Rud, Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1991

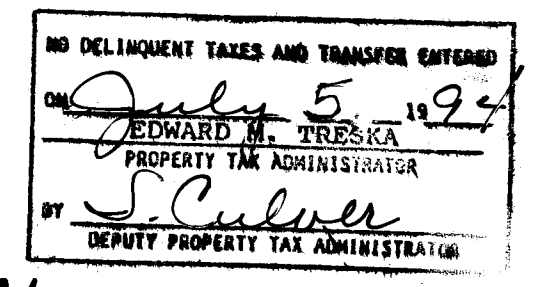
Checked and approved this 19th day of November, 198 5.
Roland W. Anderson
Roland W. Anderson
Anoka County Surveyor

256769
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on July 5, 1994 at 9:05 o'clock A. M.
Edward M. Treska, Registrar of Titles
Edward M. Treska
Registrar of Titles

NORTH



o Denotes Iron Monument



SITE PLAN

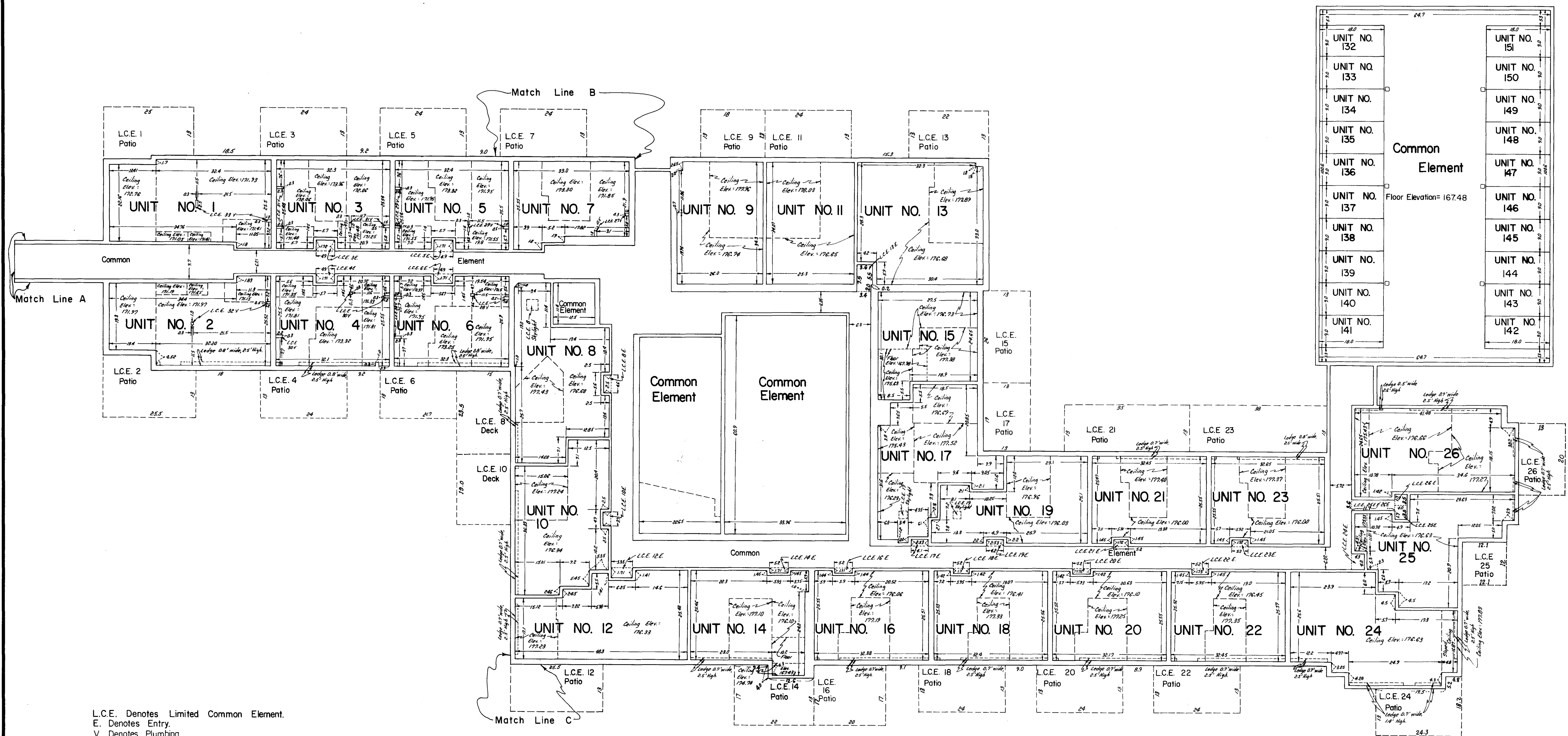
BENCHMARK: A standard Minnesota Highway Department control mark disk. Located 150 feet north of the pedestrian crossing at 51st Avenue N.E. and 59 feet west of the centerline of Trunk Highway 47 southbound.
Elevation = 844.90 (N.G.V.D.) - 710.30 (for city datum) = 134.60.

E. G. RUD & SONS, INC.
LAND SURVEYORS

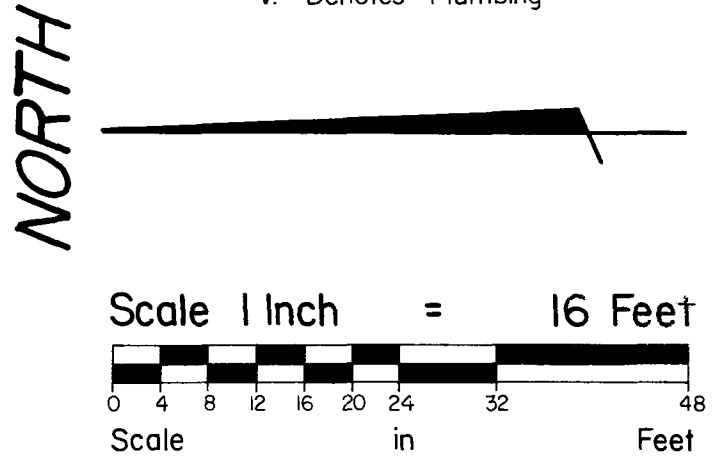
CONDOMINIUM NUMBER 38

COLUMBIA PLACE, A CONDOMINIUM

Site Plans "Condominium Plat"



L.C.E. Denotes Limited Common Element.
 E. Denotes Entry.
 V. Denotes Plumbing



Note: Units 1 thru 33 are apartment units.
 Units 101 thru 151 are garage units.

Floor Elevation For Units 1 Thru 7 = 163.40
 Floor Elevation For Units 8 Thru 26 = 167.48

FIRST FLOOR PLAN

E.G. RUD & SONS, INC.
 LAND SURVEYORS

