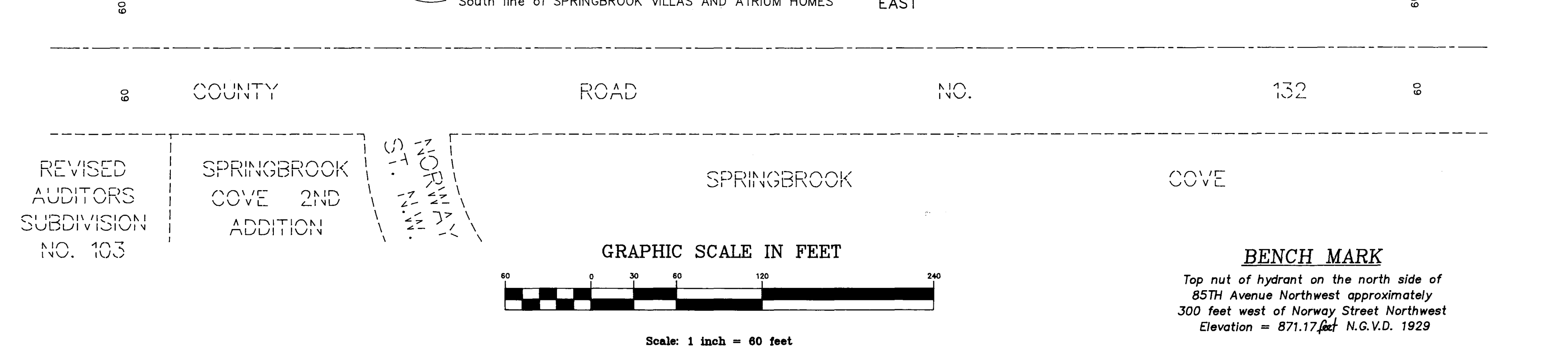


CONDOMINIUM NUMBER 56 SPRINGBROOK VILLAS, A CONDOMINIUM FIFTH SUPPLEMENTAL CONDOMINIUM PLAT

This Fifth Supplemental Condominium
plat is part of the
Declaration recorded as Document
No. 1039376 on the 18th day of MAY, 1993.

SITE PLAN



REVISED AUDITORS SUBDIVISION NO. 103
SPRINGBROOK COVE 2ND ADDITION
NORTH ST. N.W.

I Robert B. Sikich being first duly sworn under oath certify and disposes that this Condominium Plat of CONDOMINIUM NUMBER 56, SPRINGBROOK VILLAS, A CONDOMINIUM, FIFTH SUPPLEMENTAL CONDOMINIUM PLAT, being located upon

Lot 9, Block 1, SPRINGBROOK VILLAS AND ATRIUM HOMES, Anoka County, Minnesota.

and the additional real estate described as follows:

Lots 10 and 11, Block 1, SPRINGBROOK VILLAS AND ATRIUM HOMES.

fully and accurately depicts all information required by Minnesota Statutes, Section 515A. 2-110, as amended.

Dated this 3rd day of May, 1993.

Robert B. Sikich
Robert B. Sikich, Land Surveyor
Minnesota Registration No. 14891

STATE OF MINNESOTA
COUNTY OF ANOKA ss.

The foregoing instrument was acknowledged before me this 3rd day of May, 1993, by Robert B. Sikich, a Registered Professional Land Surveyor.

Brenda L. Hagel
Brenda L. Hagel
Notary Public, Ramsey County, Minnesota
My Commission Expires April 30, 1996

I, Timothy Whitten a Registered Professional Architect for the State of Minnesota pursuant to Minnesota Statutes, Section 515 A. 2-101 (b), do hereby certify that all structural components and mechanical systems serving more than one unit of all buildings containing or comprising any units here by created, are substantially completed consistent with this Condominium Plat, CONDOMINIUM NUMBER 56, SPRINGBROOK VILLAS, A CONDOMINIUM, FIFTH SUPPLEMENTAL CONDOMINIUM PLAT.

Dated this 3rd day of May, 1993.

Timothy Whitten
Timothy Whitten, Registered Professional Architect
Minnesota Registration No. 16367

STATE OF MINNESOTA
COUNTY OF ANOKA ss.

The foregoing instrument was acknowledged before me this 3rd day of May, 1993, by Timothy Whitten, a Registered Professional Architect.

Katherine A. Dols
Katherine A. Dols
Notary Public, Hennepin County, Minnesota
My Commission Expires May 29, 1997

Checked and approved this 18th day of MAY, 1993.

Mervyn D. Anderson
Mervyn D. Anderson
Anoka County Surveyor
by Larry D. Stein deputy

1039376
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 MAY 18 A.D., 1993

at 1:30 o'clock P.M., and was duly recorded in book of Condo page 8

Red O. Omdahl
Red O. Omdahl
County Recorder

By Breta Kay Ige
Breta Kay Ige
Deputy

For the purposes of this plat, the south line of the plat of SPRINGBROOK VILLAS AND ATRIUM HOMES has an assumed bearing of east.

NO DELINQUENT TAXES AND TRANSFER ENTERED
ON May 18 1993
EDWARD M. TRISKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR
BY L. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

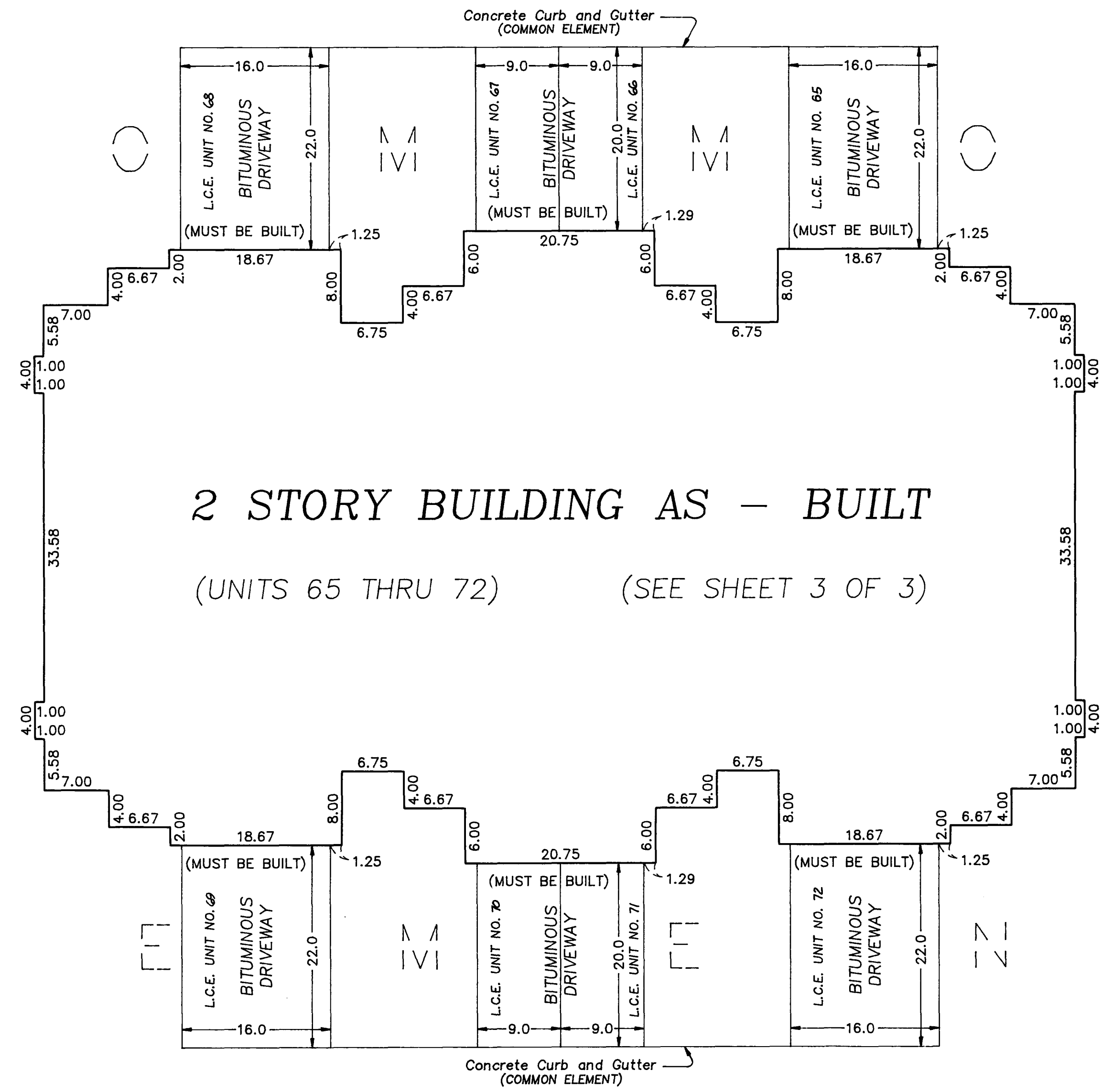
PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488
625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

CONDOMINIUM NUMBER 56

SPRINGBROOK VILLAS, A CONDOMINIUM

FIFTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 9



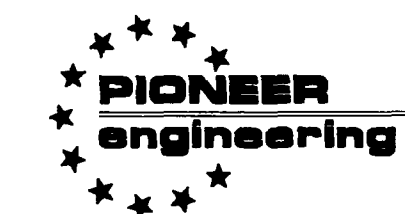
2 STORY BUILDING AS - BUILT

(UNITS 65 THRU 72) (SEE SHEET 3 OF 3)

GRAPHIC SCALE



Scale: 1 inch = 10 feet

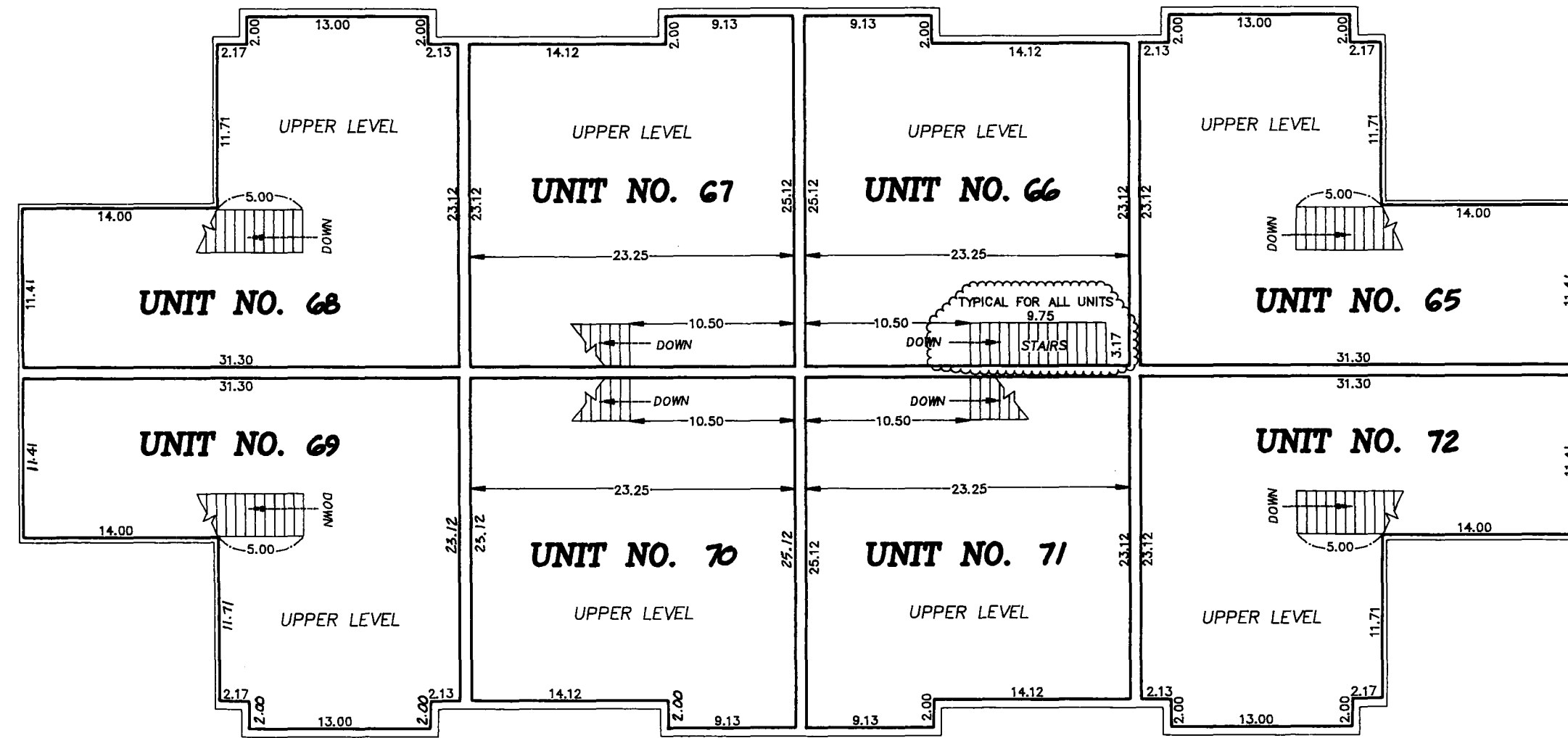


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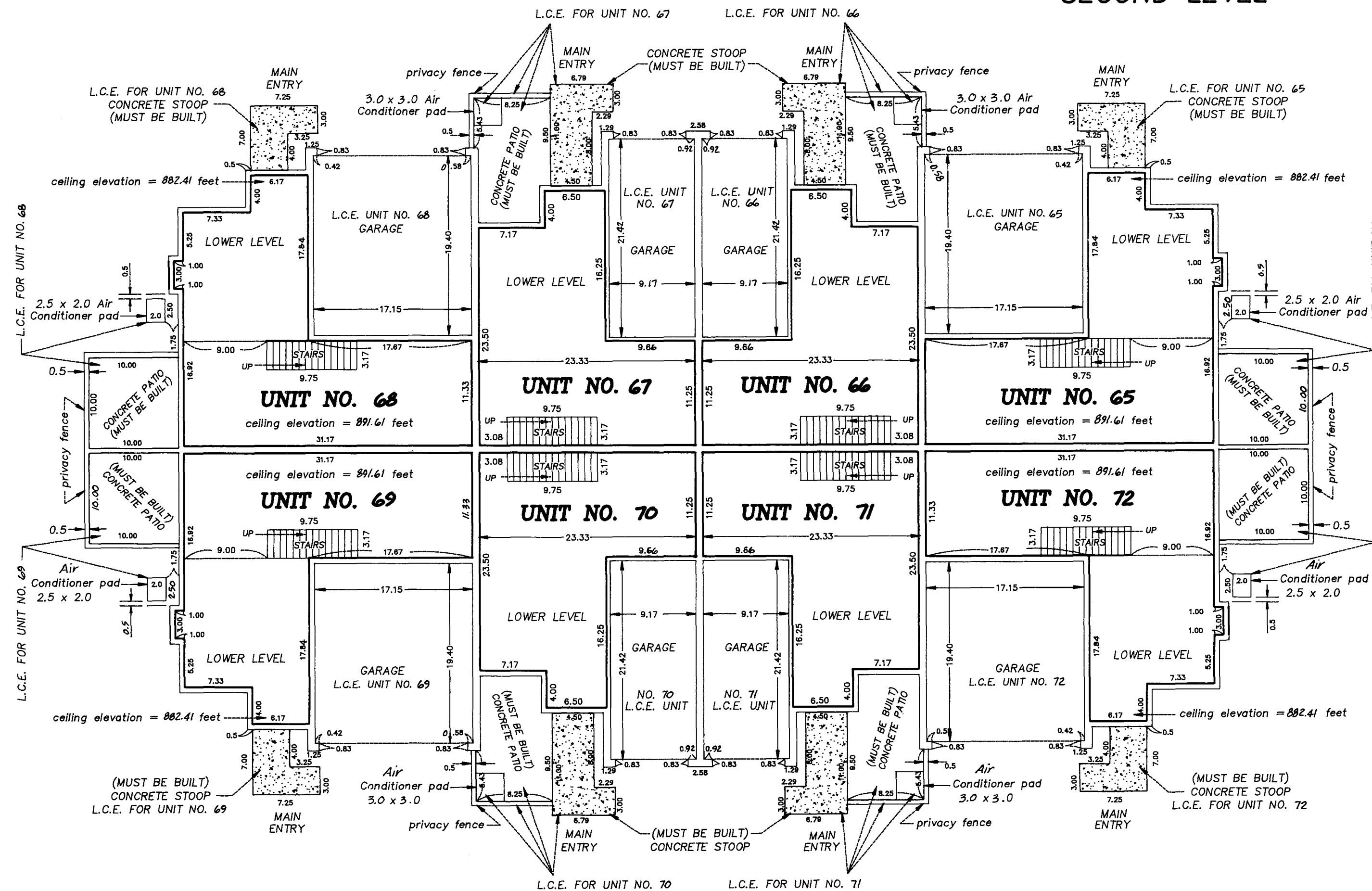
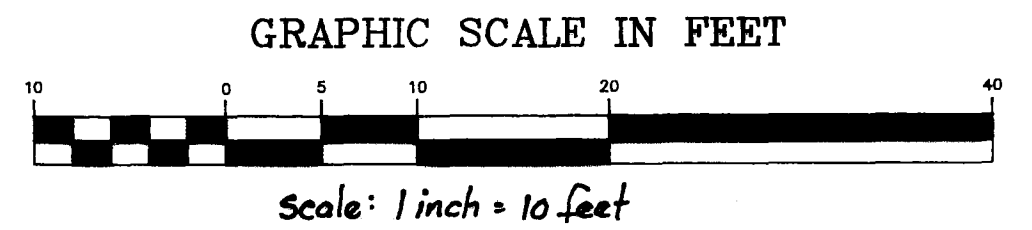
CONDOMINIUM NUMBER 56 SPRINGBROOK VILLAS, A CONDOMINIUM FIFTH SUPPLEMENTAL CONDOMINIUM PLAT BUILDING NO. 9

All square feet are approximate



SECOND LEVEL

UNIT NO. 65 UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.	UNIT NO. 69 UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.
UNIT NO. 66 UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.	UNIT NO. 70 UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.
UNIT NO. 67 UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.	UNIT NO. 71 UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.
UNIT NO. 68 UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.	UNIT NO. 72 UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.



FIRST LEVEL

Interior Dimensions shown are measured from inside face to inside face of sheetrock wall.

L.C.E. Denotes Limited Common Element

Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot.

All second level unit floor elevations = 883.61 feet
All second level unit ceiling elevations = 891.61 feet

All first level unit floor elevations = 874.41 feet
All first level unit ceiling elevations vary from 882.41 feet to 891.61 feet in units 65, 68, 69 and 72.
All first level unit ceiling elevations in other units = 882.41 feet

Garage floor elevation = 873.74 feet

All privacy fences are Common Element and must be built

