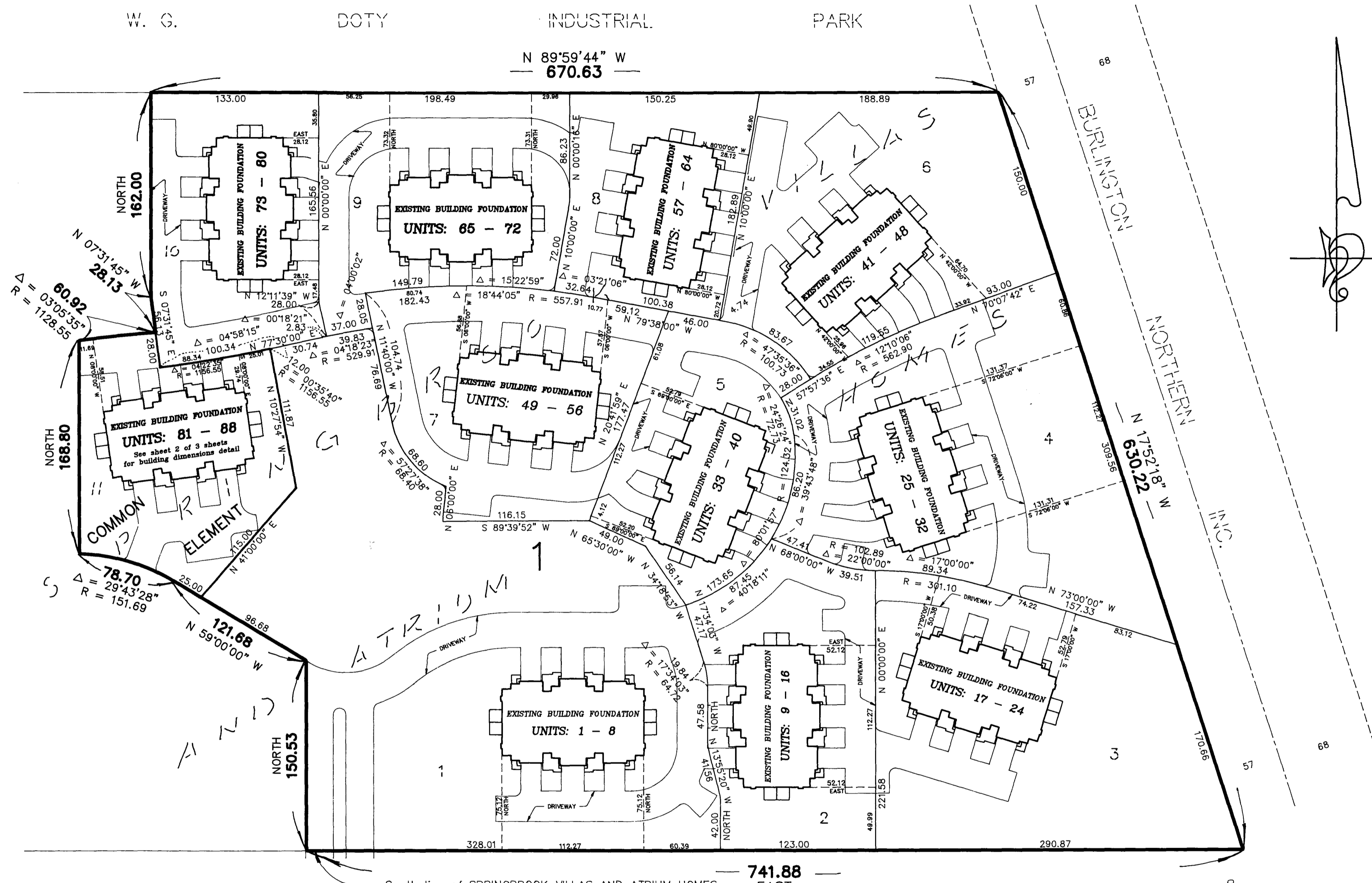


CONDOMINIUM NUMBER 56 SPRINGBROOK VILLAS, A CONDOMINIUM SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT

This Seventh Supplemental Condominium
plat is part of the
Declaration recorded as Document
No. 1053801 on the 21st day of July, 1993.

SITE PLAN



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, SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT, being located upon

Lot 11, Block 1, SPRINGBROOK VILLAS AND ATRIUM HOMES, Anoka County, Minnesota.

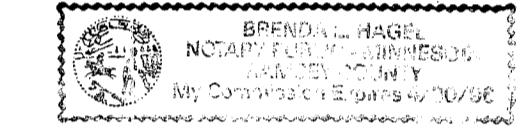
fully and accurately depicts all information required by Minnesota Statutes, Section 515A. 2-110, as amended.

Dated this 14th day of June, 19 93.

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 11th day of June, 19 93, by Robert B. Sikich, a Registered Professional Land Surveyor.



Brenda A. Nagel
Notary Public, Hennepin County, Minnesota
My Commission Expires April 30, 1996

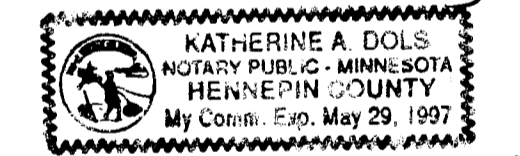
I, Timothy Whitten, a Registered Professional Architect for the State of Minnesota pursuant to Minnesota Statutes, Section 515 A. 2-101 (b) and (c), do hereby certify that all the units and all structural components and mechanical systems serving more than one unit of all buildings containing or comprising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

Dated this 16th day of July, 19 93.

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 16th day of July, 19 93, by Timothy Whitten, a Registered Professional Architect.



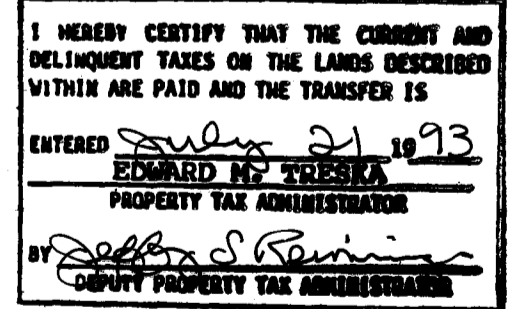
Katherine A. Dols
Notary Public, Hennepin County, Minnesota
My Commission Expires May 29, 1997

Checked and approved this 21st day of July, 19 93.

W. J. D. Anderson
Anoka County Surveyor

1053801
OFFICE OF COUNTY CLERK
STATE OF MINNESOTA
I hereby certify that this instrument was filed in the
on the July 21, 1993

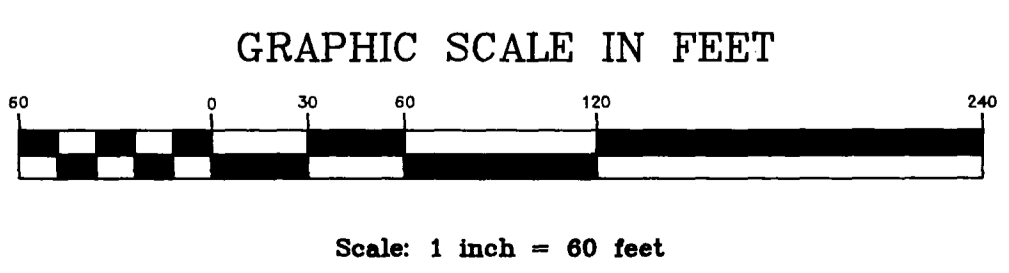
at 1:15 o'clock P.M., and
In book of Conds page 10
Edward M. Treaska
County Recorder



By D. Page
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.

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



BENCH MARK
Top nut of hydrant on the north side of
85TH Avenue Northwest approximately
300 feet west of Norway Street Northwest
Elevation = 871.17 feet N.G.V.D. 1929

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

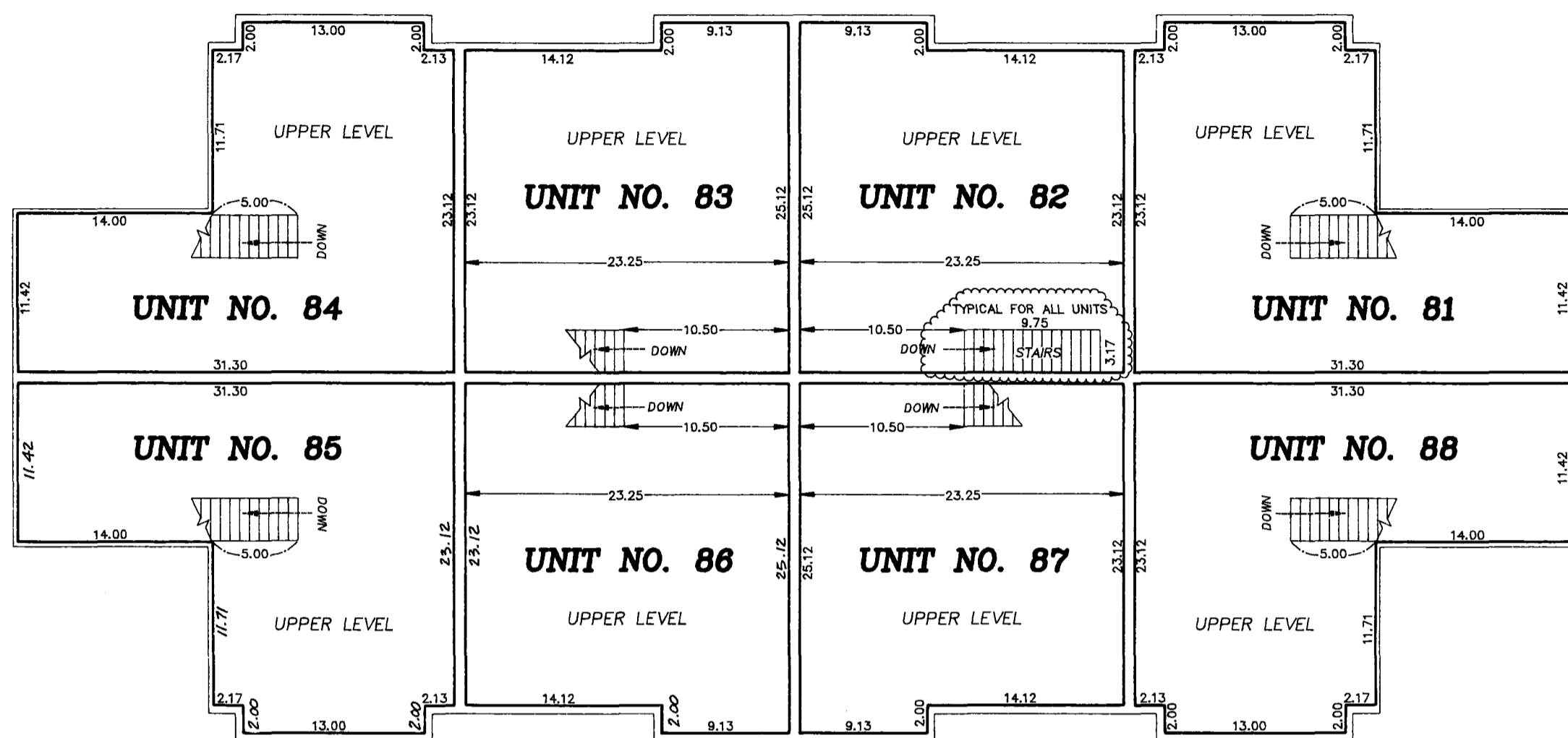
CONDOMINIUM NUMBER 56

SPRINGBROOK VILLAS, A CONDOMINIUM

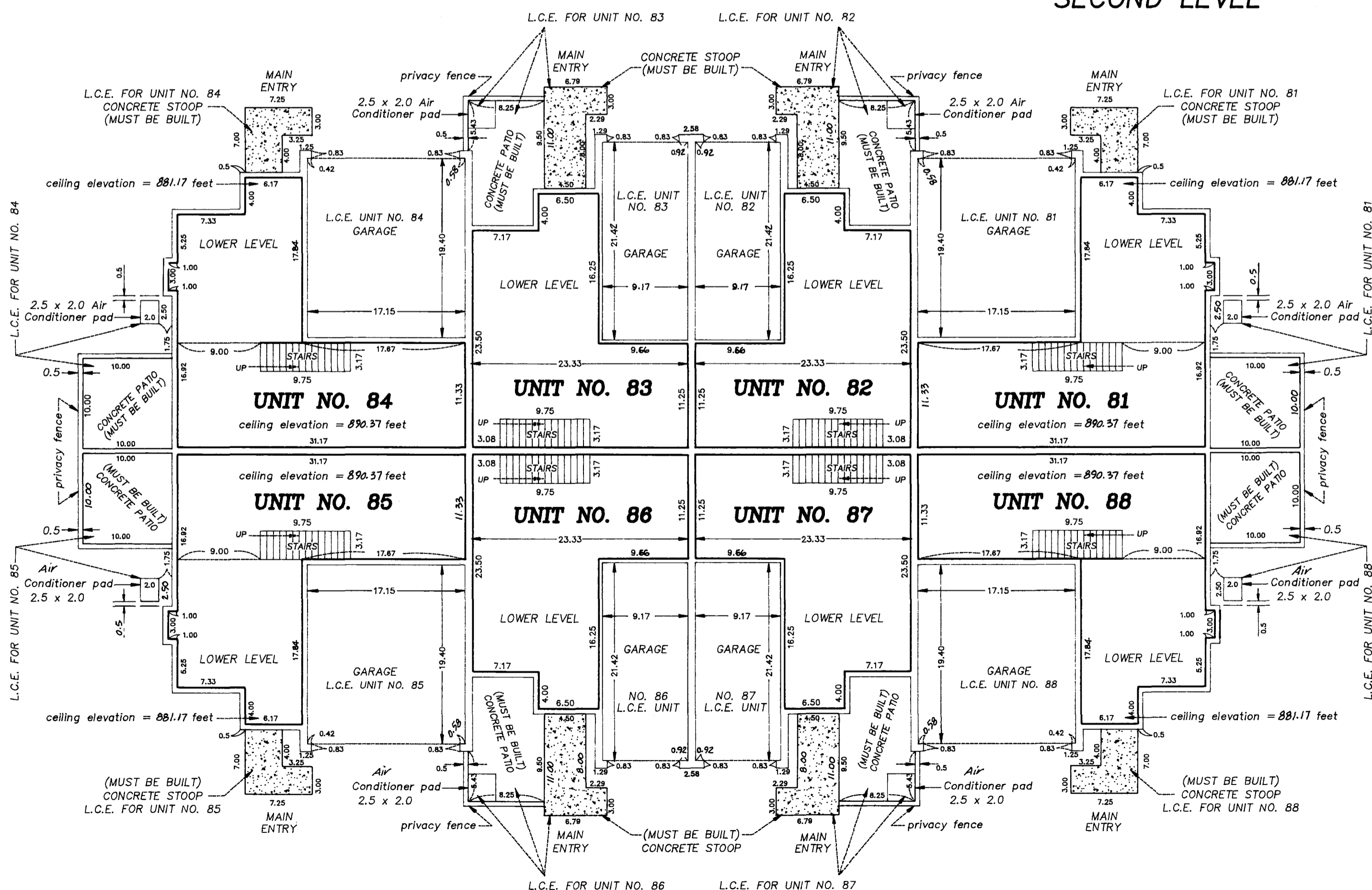
SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 11

All square feet are approximate

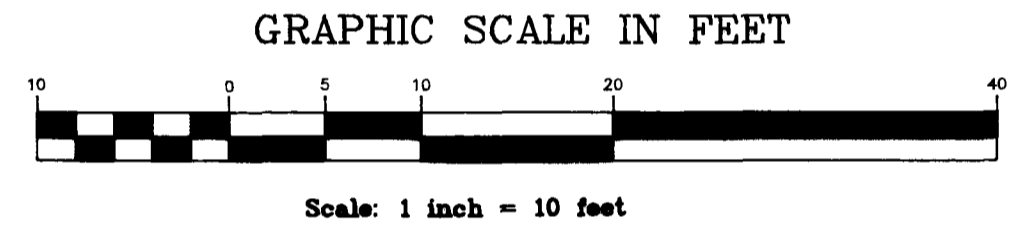


SECOND LEVEL



FIRST LEVEL

<p>UNIT NO. 81</p> <p>UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.</p>	<p>UNIT NO. 88</p> <p>UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.</p>
<p>UNIT NO. 82</p> <p>UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.</p>	<p>UNIT NO. 87</p> <p>UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.</p>
<p>UNIT NO. 83</p> <p>UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.</p>	<p>UNIT NO. 86</p> <p>UPPER LEVEL = 555.8 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.1 sq. ft.</p>
<p>UNIT NO. 84</p> <p>UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.</p>	<p>UNIT NO. 85</p> <p>UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.7 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1486.2 sq. ft.</p>



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 = 882.37 feet
 All second level unit ceiling elevations = 890.37 feet

All first level unit floor elevations = 873.17 feet
 All first level unit ceiling elevations vary from 881.17 feet to 890.37 feet in units 81, 84, 85 and 88.
 All first level unit ceiling elevations in other units = 881.17 feet.

Garage floor elevation = 872.50 feet

All privacy fences are Common Element and must be built

