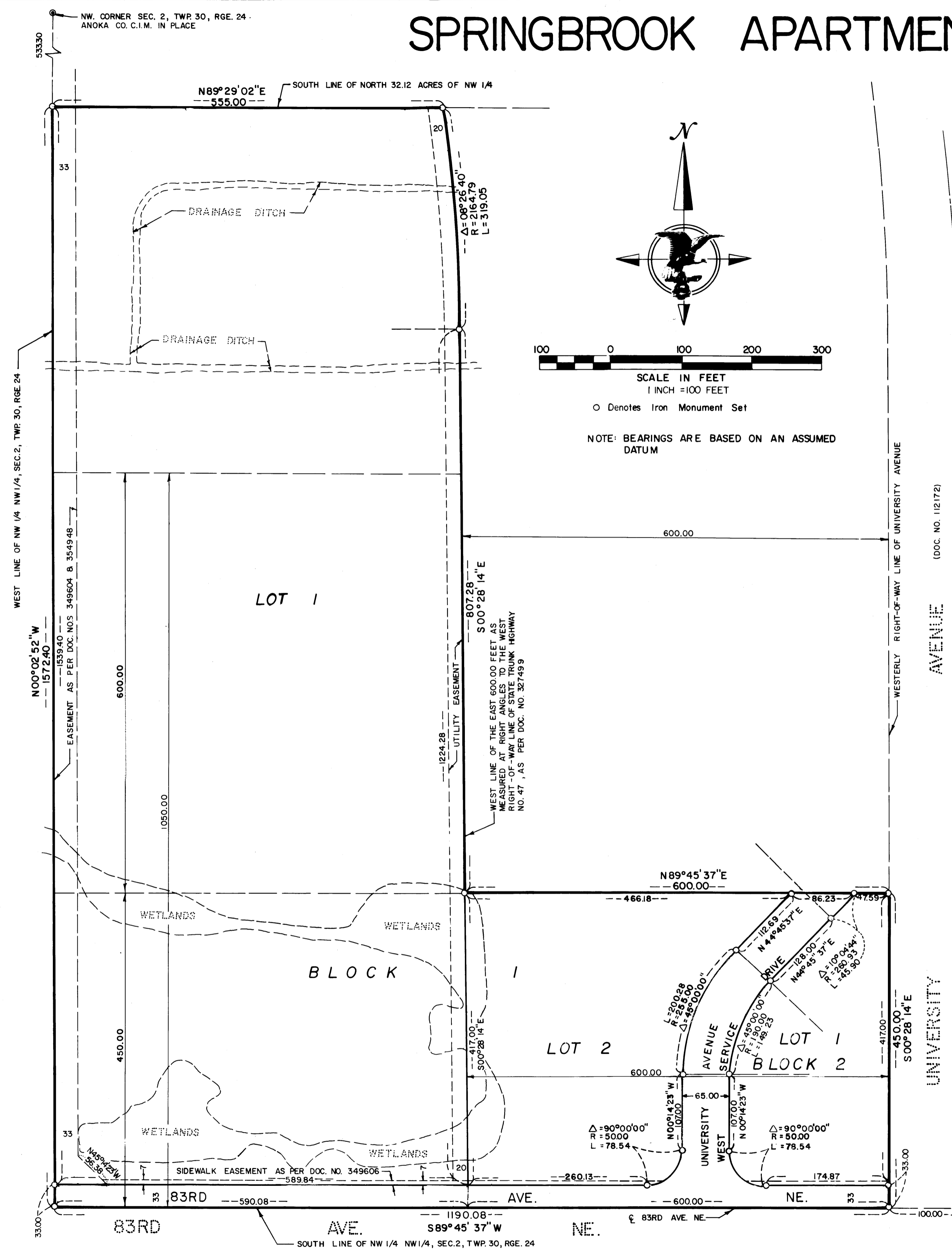


SPRINGBROOK APARTMENTS AT NORTHTOWN



KNOW ALL MEN BY THESE PRESENTS: That Bryant Investment Co., a Minnesota co-partnership consisting of William Barbush and Gertrude Barbush, Fee owners of the following described property situate in the County of Anoka, State of Minnesota, to wit:

The East 600.00 feet of the South 450.00 feet of all that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 30, Range 24, Anoka County, Minnesota, lying Westerly of State Trunk Highway No. 47. Subject to an easement for utility and street purposes over the South 33 feet thereof.

And University Avenue Associates, a Minnesota partnership, Fee owner and Citicorp Real Estate, Inc., a Delaware corporation, mortgagee of the following described property situate in the County of Anoka, State of Minnesota, to wit:

The South 450.00 feet except the East 600.00 feet thereof, of all that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 30, Range 24, Anoka County, Minnesota, lying Westerly of State Trunk Highway No. 47.

also

The North 600.00 feet of the South 1050.00 feet, except the East 600.00 feet thereof, of all that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 30, Range 24, Anoka County, Minnesota, lying Westerly of State Trunk Highway No. 47.

also

All of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 30, Range 24, Anoka County, Minnesota, lying Westerly of State Trunk Highway No. 47, except the South 1050.00 feet thereof and except the East 600.00 feet thereof as measured at right angles to the West Right-of-way line of State Trunk Highway No. 47 and except that part lying North of the South line of the North 32.12 acres of said Northwest 1/4 of Section 2.

Have caused the same to be surveyed and platted as SPRINGBROOK APARTMENTS AT NORTHTOWN and to hereby donate and dedicate to the public for public use forever the avenue, drive, and drainage and utility easements as shown on the plat.

In witness whereof Bryant Investment Co., a Minnesota co-partnership consisting of William Barbush and Gertrude Barbush, has caused these presents to be signed by its co-partners this 3rd day of July, 1987.

In witness whereof University Avenue Associates, a Minnesota partnership, has caused these presents to be signed by its Partner this 6 day of July, 1987.

In witness whereof Citicorp Real Estate, Inc., a Delaware corporation, has caused these presents to be signed by its proper officers this 6 day of July, 1987.

SIGNED: Bryant Investment Co.
William Barbush Co-partner
Gertrude Barbush Co-partner
 771981
 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 JUL 27 1987 A.D., 19 8:20 o'clock A.M., and was duly recorded in book 390 of PLATS page 7.

SIGNED: University Avenue Associates
Kenneth C. Belgarde Partner
 Kenneth C. Belgarde
 SIGNED: Citicorp Real Estate, Inc.
Ward M. Hertzsted J.P.
WARD M. HERTSTED
 State of Minnesota
 County of Scott
 By J. J. Campbell County Recorder
 By P. J. Holburner Deputy

The foregoing instrument was acknowledged before me this 3rd day of July, 1987, by William Barbush and Gertrude Barbush, Co-partners of said Bryant Investment Co., a co-partnership consisting of William Barbush and Gertrude Barbush, on behalf of said partnership.
James R. Dempster
 Notary Public, Scott County, Minnesota
 My Commission Expires January 30, 1992

The foregoing instrument was acknowledged before me this 6 day of July, 1987, by Kenneth C. Belgarde, Partner of said University Avenue Associates, a Minnesota partnership, on behalf of said partnership.
James R. Dempster
 Notary Public, Carver County, Minnesota
 My Commission Expires January 30, 1992

The foregoing instrument was acknowledged before me this 6th day of July, 1987, by Ward M. Hertzsted J.P. and Virginia C. Blumel of said Citicorp Real Estate, Inc., a Delaware corporation, on behalf of said corporation.
Virginia C. Blumel
 Notary Public, Hennepin County, Minnesota
 My Commission Expires Jan. 13, 1993

I hereby certify that I have surveyed and platted the property described on this plat as SPRINGBROOK APARTMENTS AT NORTHTOWN and that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat.
Lyle C. Reynolds
 Lyle C. Reynolds, Land Surveyor
 Minn. Lic. No. 13072

The foregoing instrument was acknowledged before me this 3rd day of July, 1987, by Lyle C. Reynolds, Land Surveyor.
James R. Dempster
 Notary Public, Scott County, Minnesota
 My Commission Expires January 30, 1992

FRIDLEY, MINNESOTA
 The plat of SPRINGBROOK APARTMENTS AT NORTHTOWN was approved and accepted by the City Council of Fridley, Minnesota at a regular meeting thereof held this 6 day of July, 1987. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations as provided by Minn. Statutes, Section 505.03, subd. 2.

CITY COUNCIL OF FRIDLEY, MINNESOTA
 By William J. Kee Mayor
 By Nobin M. Ousli Manager
 Checked and approved this 6 day of July, 1987.
 By Mark D. Pedersen County Surveyor

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 87 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey & Sons Inc.
 Anoka County Treasurer

HARRY S. JOHNSON
 LAND SURVEYORS INC.
 CITY OF FRIDLEY
 ANOKA COUNTY, MINN.