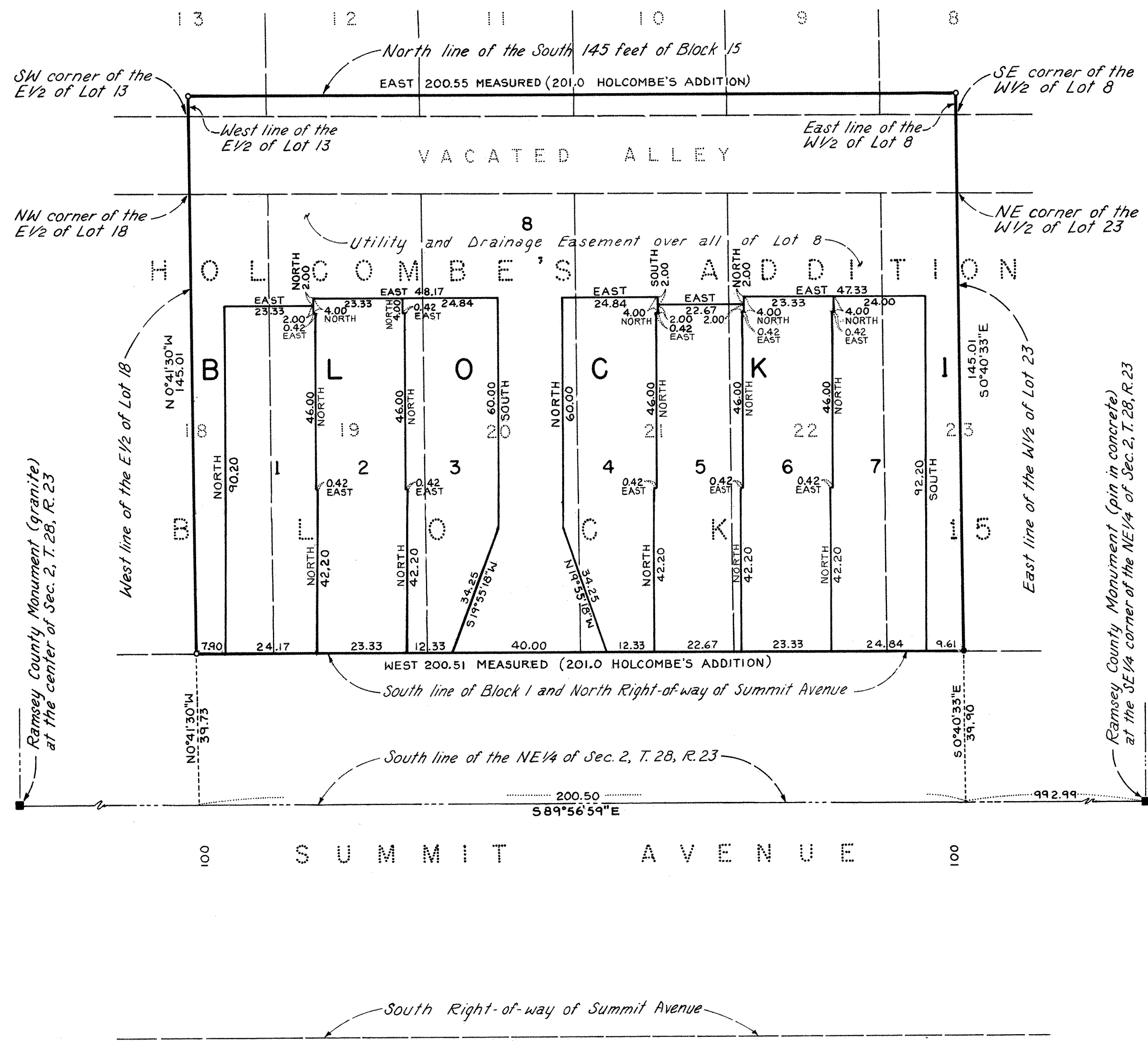


SUMMIT COURT TOWNHOMES



Know All Persons By These Presents that Summit Court Townhomes, a Minnesota partnership, a joint venture consisting of The Trillium Group Incorporated, a Minnesota Corporation, and Frana Companies, Inc., a Minnesota Corporation, and fee owner, and the Eastern Heights State Bank of Saint Paul, a Minnesota Corporation, mortgagee of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

The south 145.00 feet of the following described property:

The west one half of Lot 8, all of Lots 9, 10, 11 and 12 and the east one half of Lot 13. Also, the east one half of Lot 18, all of Lots 19, 20, 21 and 22 and the west one half of Lot 23, together with all of the alley in said Block, vacated, lying between the Northerly extensions across it of the East line of the West 1/2 of said Lot 23, and the West line of the East 1/2 of said Lot 18. All in Block 15, HOLCOMBE'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

Have caused the same to be surveyed, platted and known as SUMMIT COURT TOWNHOMES and do hereby dedicate to the public for public use forever the utility and drainage easement as shown on the plat. Summit Court Townhomes, a Minnesota partnership, by the Trillium Group Incorporated, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 27th day of MARCH, 1985, and Frana Companies, Inc., a Minnesota Corporation has caused these presents to be signed by its proper officer this 7th day of MARCH, 1985; and Eastern Heights State Bank of Saint Paul, a Minnesota Corporation has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 28th day of MARCH, 1985.

Signed: Summit Court Townhomes

By: The Trillium Group Incorporated, a Partner

Joanne MacDonald its PRESIDENT
Emil Erik Chago its VICE PRESIDENT

By: Frana Companies, Inc., a Partner

Carol J. Frana its PRESIDENT

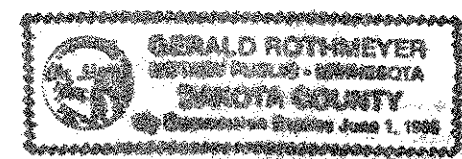
Signed: Eastern Heights State Bank of Saint Paul

M. J. Barrett its VICE PRESIDENT

STATE OF MINNESOTA

COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1985, by *Joanne MacDonald* PRESIDENT and by *ELEN HART-SHERGOS* VICE PRESIDENT of the Trillium Group Incorporated, a Minnesota Corporation, on behalf of the corporation, a partner on behalf of Summit Court Townhomes, a Minnesota Partnership.

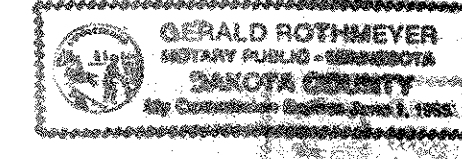


Gerald Rothmeyer
Notary Public, DAKOTA County, Minnesota
My Commission Expires June 1, 1985

STATE OF MINNESOTA

COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1985, by *GARY H. FRANA*, PRESIDENT of Frana Companies, Inc., a Minnesota Corporation, on behalf of the corporation, a partner on behalf of Summit Court Townhomes, a Minnesota Partnership.

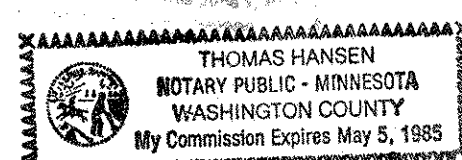


Gerald Rothmeyer
Notary Public, DAKOTA County, Minnesota
My Commission Expires June 1, 1985

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1985, by *M. J. BARRETT*, VICE PRESIDENT of Eastern Heights State Bank of Saint Paul, a Minnesota Corporation, on behalf of the corporation.



Thomas Hansen
Notary Public, WASHINGTON County, Minnesota
My Commission Expires May 5, 1985

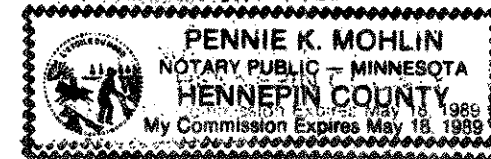
I, Jack N. Owens, hereby certify that I have surveyed and platted the property described in the dedication of this plat as SUMMIT COURT TOWNHOMES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

Jack N. Owens Land Surveyor, Minnesota Registration No. 17026

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 27th day of MARCH, 1985.



Pennie K. Mohlin
Notary Public, HENNEPIN County, Minnesota
My Commission Expires MAY 18TH, 1989

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 28th day of MARCH, 1985.

Albert B. Olson Clerk

Taxes for the year 1985 on the land described herein paid, no delinquent taxes and transfer entered, this 28th day of MARCH, 1985.

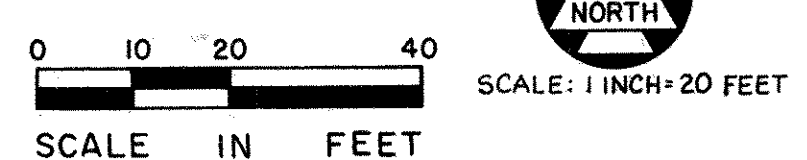
Lou McKenna Director By *Deles Kuntz* Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 29th day of March, 1985, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of SUMMIT COURT TOWNHOMES was filed in this office this 29th day of MARCH, 1985, at 10:15 o'clock A.M. and was filed in Book 97 of Plats, Page 35, as Document No. 225795.

By _____ Deputy
Eugene H. Gibbons, County Recorder



○ DENOTES IRON PIPE MONUMENT SET
● DENOTES IRON PIPE MONUMENT FOUND
■ DENOTES COUNTY MONUMENT FOUND

THE SOUTH LINE OF BLOCK 1, SUMMIT COURT TOWNHOMES IS ASSUMED TO HAVE A BEARING OF WEST