

HERITAGE HILLS APARTMENTS SECOND ADDITION

R.T. DOC. NO. _____

KNOW ALL MEN BY THESE PRESENTS: That Heritage Hills Company, a Minnesota general partnership, owner and proprietor, and that GemAmerica Realty and Investment Corporation, an Ohio corporation, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

All that part of said Lot 1, Block 1, Heritage Hills Apartments, Hennepin County, Minnesota, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for said County, which lies Easterly and Southeasterly of the following described line and its extensions:

Commencing at the Northwest corner of said Lot 1; thence on an assumed bearing of South 89°37'35" East along the North line of said Lot 1, a distance of 251.54 feet; thence Easterly 133.17 feet along a non-tangential curve, concave to the North, having a radius of 290.44 feet, a central angle of 26°16'17" and the chord of said curve bears South 76°29'27" East; thence South 89°37'35" East tangent to said curve 213.33 feet to the actual point of beginning of the line to be described; thence South 2°58' West 75.58 feet; thence South 14°55' West 164.47 feet; thence South 62°51' East 124.60 feet; thence South 43°31' East 196.00 feet; thence South 46°38' West 33.00 feet; thence South 23°22' East 98.41 feet to the Southeasterly line of said Lot 1 and there terminating.

Have caused the same to be surveyed and platted as HERITAGE HILLS APARTMENTS SECOND ADDITION and do hereby donate and dedicate to the public for the public use forever the easements for utility purposes as shown on the plat. In witness whereof said Heritage Hills Company has caused these presents to be signed by Heritage Hills of Bloomington, Inc., a Minnesota corporation, a partner of said partnership, by its proper officer this 23rd day of February, 1984 and by Gem Financial of Bloomington, an Ohio corporation, a partner of said partnership, by its proper officer this 27th day of FEBRUARY, 1984. In witness whereof said GemAmerica Realty and Investment Corporation, an Ohio corporation, has caused these presents to be signed by its proper officer this 27th day of FEBRUARY, 1984.

HERITAGE HILLS COMPANY, a Partnership

HERITAGE HILLS OF BLOOMINGTON, INC., a partner

Bruce E. Martin

its Senior Vice President

GEM FINANCIAL OF BLOOMINGTON, INC., a partner

Angela Wright
its Vice-President

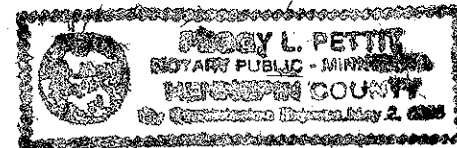
GEMAMERICA REALTY AND INVESTMENT CORPORATION

Terry S. Miller

its Exec. Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 23rd day of February, 1984, by Bruce E. Martin its Senior Vice President of Heritage Hills of Bloomington, Inc., a Minnesota corporation, one of the partners in Heritage Hills Company, the partnership named in the foregoing instrument, on behalf of said partnership.



Peggy L. Little
Notary Public, Hennepin County, Minnesota
My commission expires 5/12/86

STATE OF OHIO
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY, 1984, by GARY L. WRIGHT its VICE-PRESIDENT of Gem Financial of Bloomington, Inc., an Ohio corporation, one of the partners of Heritage Hills Company, the partnership named in the foregoing instrument, on behalf of said partnership.



Julie M. Biermann
Notary Public, MONTGOMERY County, Ohio
My commission expires JAN 24, 1988

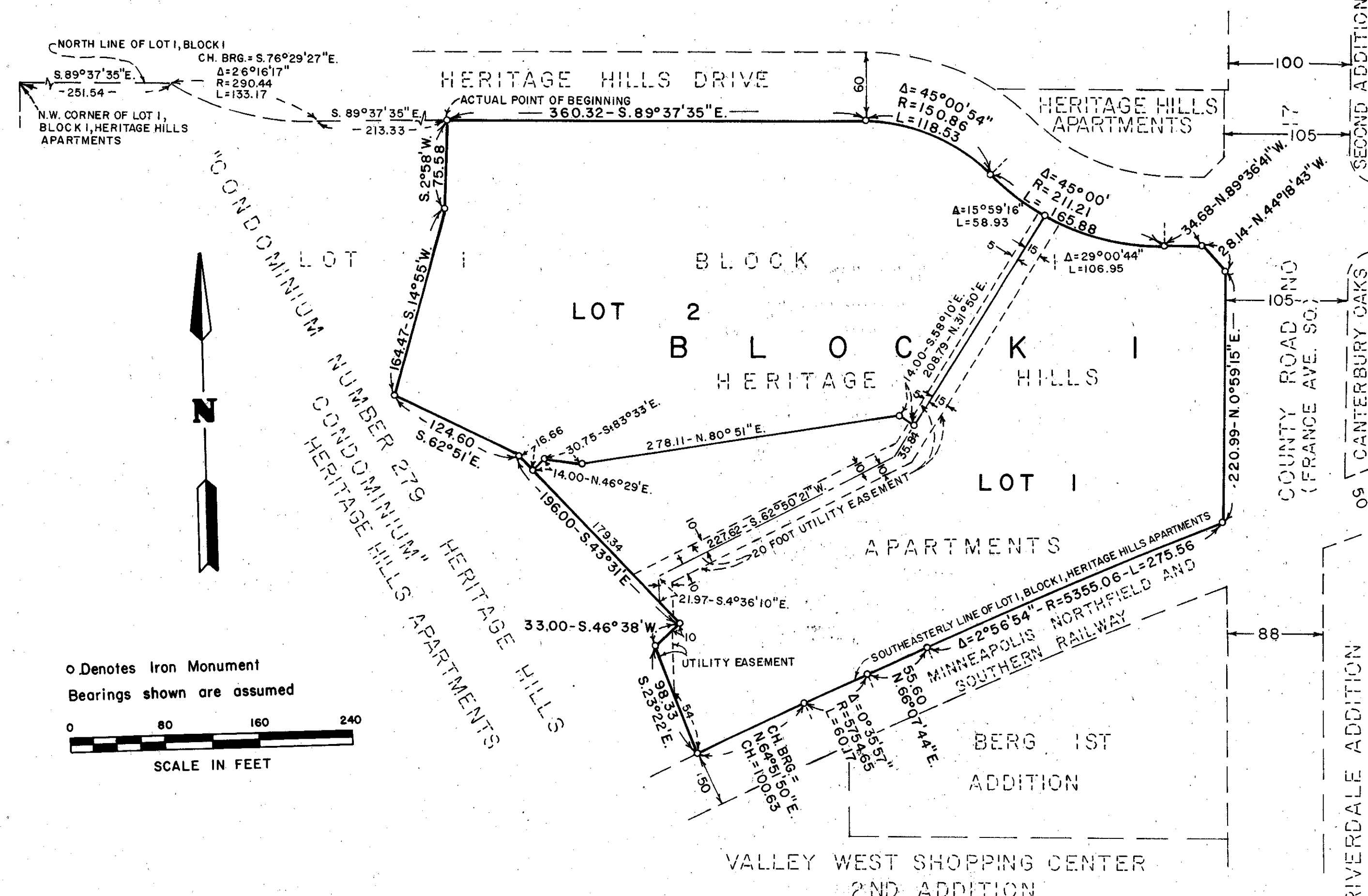
STATE OF OHIO
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY, 1984, by TERRY S. MILLER its EX. VICE-PRES. of GemAmerica Realty and Investment Corporation, an Ohio corporation, on behalf of said corporation.

Julie M. Biermann
Notary Public, MONTGOMERY County, Ohio
My commission expires JAN 24, 1988

I hereby certify that I have surveyed and platted the property described on this plat as HERITAGE HILLS APARTMENTS SECOND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said 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 and that there are no wetlands or public highways to be designated on said plat.

Rodney H. Halvorson
Rodney H. Halvorson, Land Surveyor
Minnesota License Number 10947

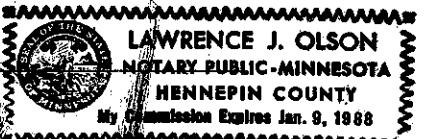


o Denotes Iron Monument
Bearings shown are assumed
0 80 160 240
SCALE IN FEET

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of November, 1983, by Rodney H. Halvorson, Land Surveyor.

Lawrence J. Olson
Notary Public, HENNEPIN County, Minnesota
My commission expires 1/9/88



BLOOMINGTON, MINNESOTA

This plat of HERITAGE HILLS APARTMENTS SECOND ADDITION has been approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 198____. 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____ Mayor
By _____ Manager

PROPERTY TAX DEPARTMENT, HENNEPIN COUNTY, MINNESOTA

I hereby certify that there are no delinquent taxes for all years prior to _____ for land described on this plat. Dated this _____ day of _____, 198____.

Vernon T. Hoppe, Director
By _____ Tax Clerk

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 198____.

Robert L. Bakka, Hennepin County Surveyor

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of HERITAGE HILLS APARTMENTS SECOND ADDITION was filed in this office this _____ day of _____, 198____, at _____ o'clock _____.

R. Dan Carlson, Registrar of Titles

By _____ Deputy