STATE OF MINNESOTA
COUNTY OF OLMSTED ss.

Byron Stadsvold, being duly sworn, says that he is a registered architect, that he has examined the attached set of floor plans, marked Exhibits 33 through 90 of the buildings known as Northern Hills Two (Architect's Project "Penz Condominiums Phase II, Rochester, MN - Comm. #1873"), showing the location layout, apartment numbers and dimensions of apartments, and that the same is substantially an accurate, true and correct copy of the portion of the plans of the building as filed with and approved by the municipal and other governmental organizations having jurisdiction over the permits of construction of buildings within the City of Rochester, Minnesota, and that said plans fully and accurately depict the layout, location, apartment numbers and dimensions of the apartments as built.

By: Byron Stadsvold
Byron Stadsvold
Minnesota Reg. No. 8400
1220 4th Avenue SW - Box 6700
Rochester, Minnesota 55901

Subscribed and sworn to before me
this 22nd day of June, 1977
D. A. Dodge
D. A. DODGE
Notary Public, Olmsted County, Minn.
My Commission Expires Oct. 13, 1978
Notary Public, Olmsted County, MN
My Commission Expires October 13, 1978

AMENDED
CERTIFICATE
FLOOR PLANS

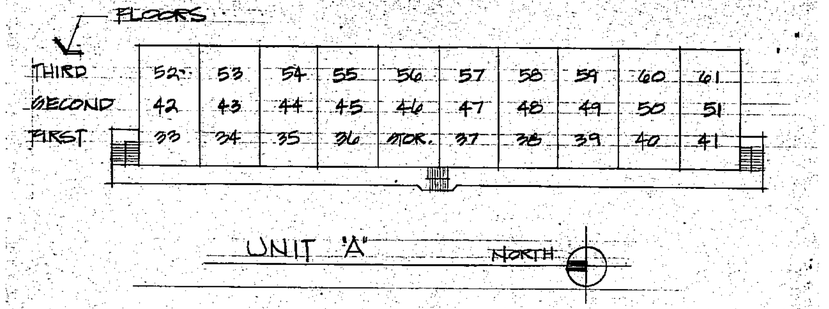
THE UNDERSIGNED BEING FIRST DULY SWORN UNDER OATH CERTIFIES AND DISPOSES THAT THE REGISTERED ARCHITECT'S FLOOR PLANS AND SPECIFICATIONS INDICATING LAYOUTS, LOCATION, UNIT NUMBERS AND DIMENSIONS, DATED APRIL 22, 1977 AND RECORDED JUNE 24, 1977 at 3:30 P.M. AS DOCUMENT NUMBER 27284 IN THE OFFICE OF REGISTER OF TITLES, AND THE ATTACHED SHEETS ISSUED BY THE ARCHITECTURAL DESIGN GROUP, DATED November 17, 1977, REPRESENT AN ACCURATE COPY OF PORTIONS OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE CITY OF ROCHESTER, AND FURTHER THAT THE SAME FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, APARTMENT NUMBERS AND DIMENSIONS OF THE APARTMENTS AS BUILT.

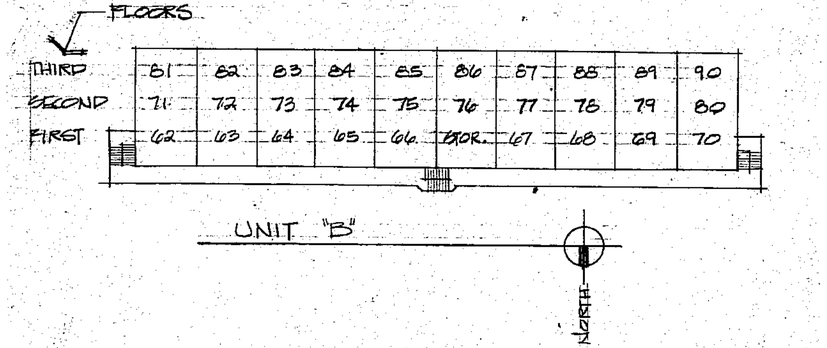
Byron D. Stadsvold
BYRON D. STADSVOLD, A.I.A
MINN. REG. NO. 8400

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC THIS 17th DAY OF November, 1977 A.D.

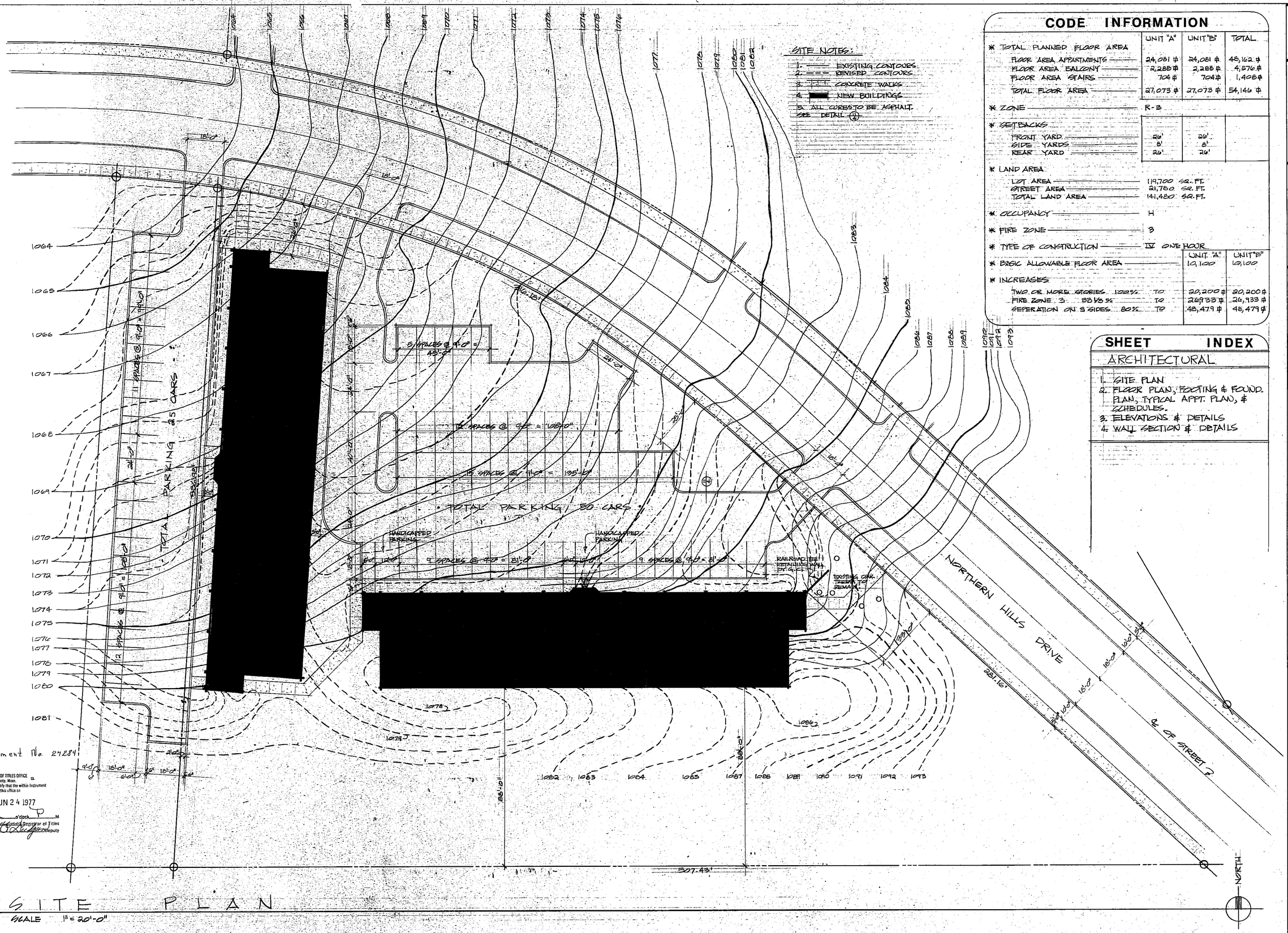
D. A. Dodge
Notary Public, Olmsted County, MN
My Commission Expires
D. A. DODGE
Notary Public, Olmsted County, Minn.
My Commission Expires Oct. 13, 1978





CONDOMINIUM NUMBER LOCATIONS

PENZ CONDOMINIUMS PHASE II ROCHESTER, MINNESOTA	J.E.A. 1873 11-17-77	GUELTEN · SCHELLBERG · JOHNSON · STADSVOLD · A.I.A. ARCHITECTURAL DESIGN GROUP INC. COUNCIL BLUFFS · IOWA · 50436 · PHONE 515 562 2771 ROCHESTER · MINN. · 55901 · PHONE 507-288 8100



CODE INFORMATION

	UNIT "A"	UNIT "B"	TOTAL
* TOTAL PLANNED FLOOR AREA			
FLOOR AREA APPARTMENTS	24,081 ft	24,081 ft	48,162 ft
FLOOR AREA BALCONY	2,288 ft	2,288 ft	4,576 ft
FLOOR AREA STAIRS	704 ft	704 ft	1,408 ft
TOTAL FLOOR AREA	27,073 ft	27,073 ft	54,146 ft
* ZONE	R-3		
* SETBACKS			
FRONT YARD	26'	26'	
SIDE YARDS	8'	8'	
REAR YARD	26'	26'	
* LAND AREA			
LOT AREA	119,700 SQ. FT.		
STREET AREA	21,750 SQ. FT.		
TOTAL LAND AREA	141,450 SQ. FT.		
* OCCUPANCY	H		
* FIRE ZONE	3		
* TYPE OF CONSTRUCTION	IV ONE HOUR		
	UNIT "A"	UNIT "B"	
* BASIC ALLOWABLE FLOOR AREA	19,100	19,100	
* INCREASES			
TWO OR MORE STORIES 100% TO	20,200 ft	20,200 ft	
FIRE ZONE 3 38 1/3 % TO	26,933 ft	26,933 ft	
SEPERATION ON 3 SIDES 80% TO	48,479 ft	48,479 ft	

SHEET INDEX

ARCHITECTURAL

1. SITE PLAN
2. FLOOR PLAN, FOOTING & FOUND. PLAN, TYPICAL APPT. PLAN, & SCHEDULES.
3. ELEVATIONS & DETAILS
4. WALL SECTION & DETAILS

Document No. 27284

REGISTRAR OF TITLES OFFICE ss.
Olmsted County, Minn.
I hereby certify that the within instrument was filed in this office on
JUN 24 1977
at 3:15 o'clock P M
Registrar of Titles
Deputy

SITE PLAN

SCALE 1" = 20'-0"

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER LAWS OF THE STATE OF MINN. REG. NO. 8400

DATE 4-22-77
DRAWN J.E.A.
CHECKED

GJELTEN - SCHELLBERG - JOHNSON - STADSVOLD
ARCHITECTURAL DESIGN GROUP INC.
FOREST CITY, IOWA - 50436 - PHONE 515-582-2771
ROCHESTER, MINN. - 55901 - PHONE 507-288-8100

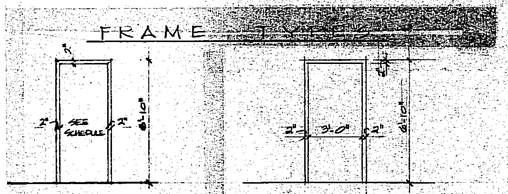
PENZ CONDOMINIUMS PHASE II ROCHESTER, MINNESOTA

COMMISSION 1873

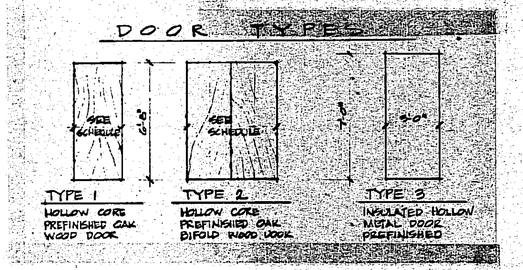
SHEET NO. 1

Units 33 - 90 are all identical. See Property Records for more details.

FRAME TYPES



DOOR TYPES



DOOR SCHEDULE

	DOOR #	SIZE	TYPE	FRAME	REMARKS
APARTMENTS	101A	3'0"x6'8"x1¾"	3	A	
	101B	5'0"x6'8"x1⅜"	2	A	BIFOLD DOOR
	104	2'6"x6'8"x1⅜"	1	A	
	105	2'0"x6'8"x1⅜"	1	A	16"x16" LOUVER
	106	2'6"x6'8"x1⅜"	1	A	
	107A	2'6"x6'8"x1⅜"	1	A	
	107B	5'0"x6'8"x1⅜"	2	A	BIFOLD DOOR
	108A	2'6"x6'8"x1⅜"	1	A	
	108B	5'0"x6'8"x1⅜"	2	A	BIFOLD DOOR
STORAGE		3'0"x6'8"x1⅜"	2	A	LOUVERED BIFOLD DOOR

ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
APARTMENTS	LIVING	CA	VB	GB	ST	8'0"	
	DINING	CA	VB	GB	ST	8'0"	SOFFIT FINISH ST 7'8"
	KITCHEN	SV	VB	GB	ST	8'0"	SOFFIT FINISH ST 7'8"
	BEDROOMS	CA	VB	GB	ST	8'0"	
	BATH	CT	CT	GB	ST	7'8"	GB CT WAINSCOT IN SHOWER
	CLOSETS	CA	VB	GB	ST	7'8"	
	MECHANICAL	PC	N.R.	GB	PC	8'0"	
	HALL	CA	VB	GB	ST	7'8"	
	LAUNDRY	CA	VB	GB	ST	7'8"	
	BALCONY	C	NR	DV	PC	8'0"	
SHARED AREAS	STORAGE	C	NR	GB	PC	8'0"	

ABBREVIATIONS

C - CONCRETE
CA - CARPET
CT - CERAMIC TILE
DV - DRYVIT
GB - GYPSUM BOARD PAINTED
N.R. - NOT REQUIRED
PC - PAINTED CONCRETE
ST - SPRAY TEXTURED FINISH
SV - SHEET VINYL

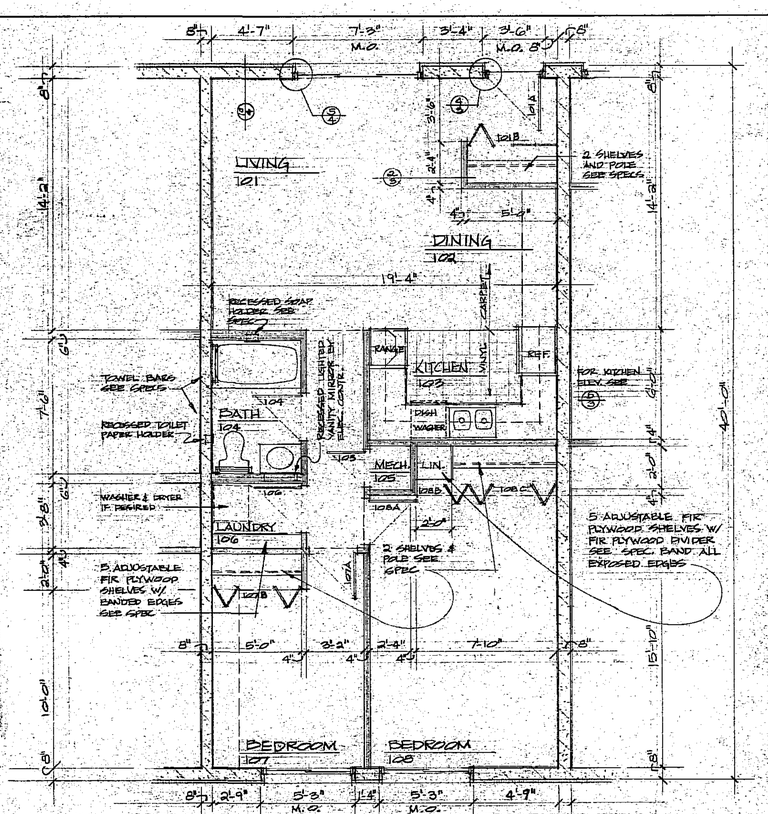
* VERTICAL WALL REINFORCEMENT *

REINFORCE ALL EXTERIOR MASONRY WALLS RETAINING NO EARTH W/ #3's 48" OC.

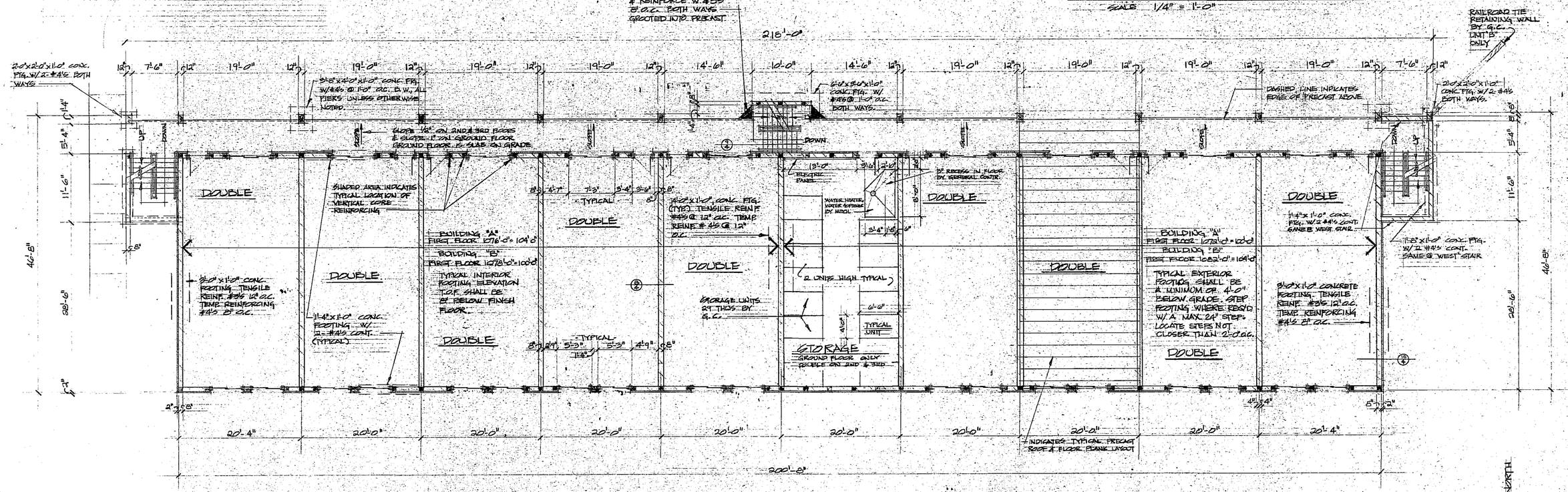
REINFORCE ALL MASONRY WALLS RETAINING UP TO 4'-0" OF EARTH W/ #4's 48" OC.

REINFORCE ALL MASORY WALLS RETAINING MORE THAN 4'-0" OF EARTH W/ #5's 32" O.C.

PLACE VERTICAL REINFORCEMENT IN FULLY GROUTED CONCRETE BLOCK CORES. GROUT LIFTS SHALL NOT EXCEED 4'-0"



TYPICAL APARTMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



BUILDING "B" TYPICAL FIRST FLOOR PLAN & FOOTING & FOUNDATION PLAN (BUILDING "A" SIM.)
SCALE 1/8" = 1'-0"

NORTH

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER LAWS OF THE STATE OF MINN. REG. NO. 8400

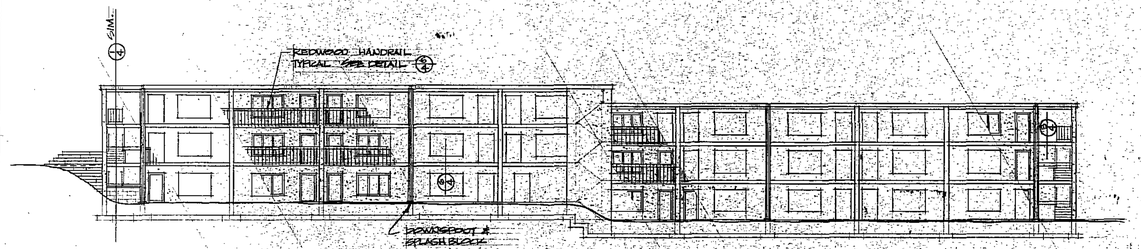
DATE 4-22-77
DRAWN J.S.E.A.
CHECKED

GJELTEN, SCHELLBERG, JOHNSON & STADSVOLD
ARCHITECTURAL DESIGN GROUP, INC.
FOREST CITY, IOWA - 50436 - PHONE: 515-582-2771
ROCHESTER, MINN. - 55901 - PHONE: 507-288-8100

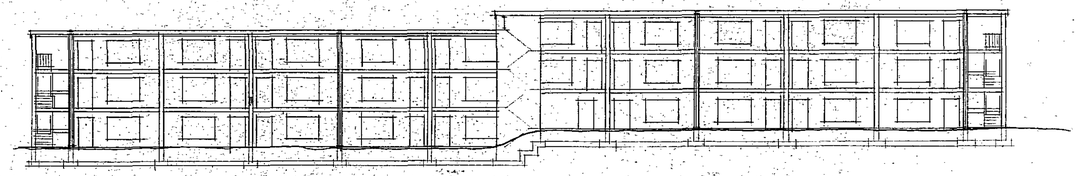
PENZ CONDOMINIUMS PHASE II ROCHESTER, MINNESOTA

COMMISSION 1873

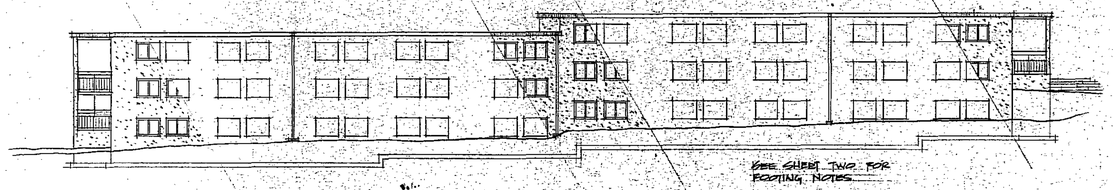
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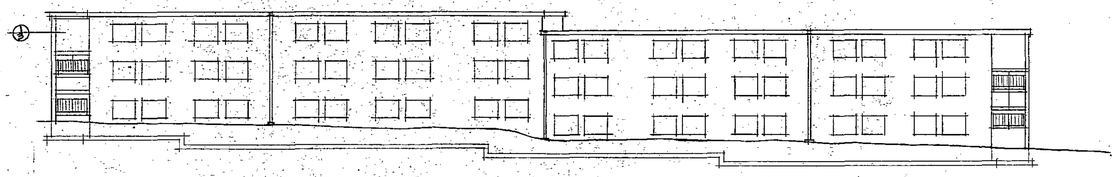
UNIT "B" NORTH ELEVATION
SCALE 1/16" =1-0"



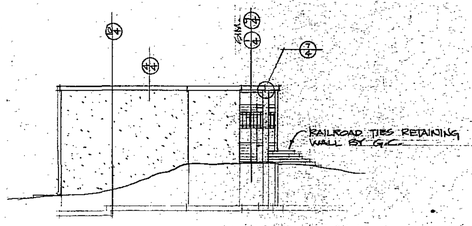
UNIT "A" WEST ELEVATION
SCALE 1/16" =1-0"



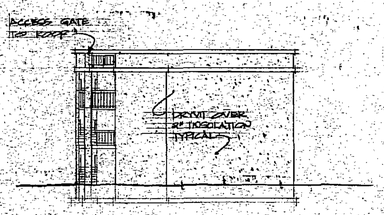
UNIT "B" SOUTH ELEVATION
SCALE 1/16" =1-0"



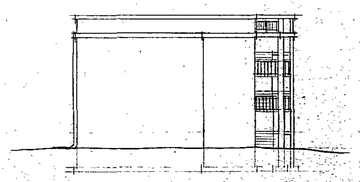
UNIT "A" EAST ELEVATION
SCALE 1/16" =1-0"



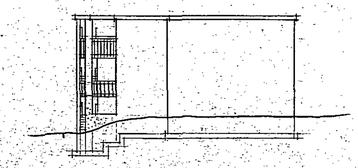
UNIT "B" EAST ELEVATION
SCALE 1/16" =1-0"



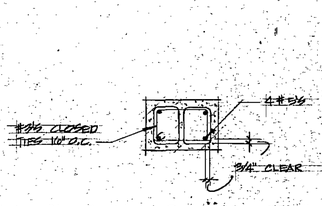
UNIT "B" WEST ELEVATION
SCALE 1/16" =1-0"



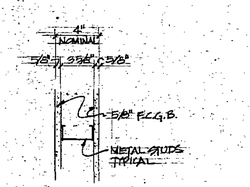
UNIT "A" NORTH ELEVATION
SCALE 1/16" =1-0"



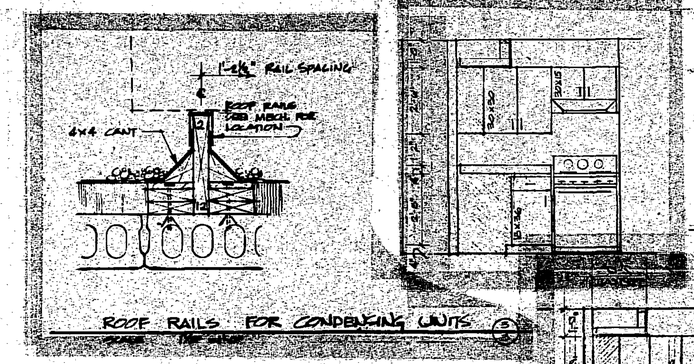
UNIT "A" SOUTH ELEVATION



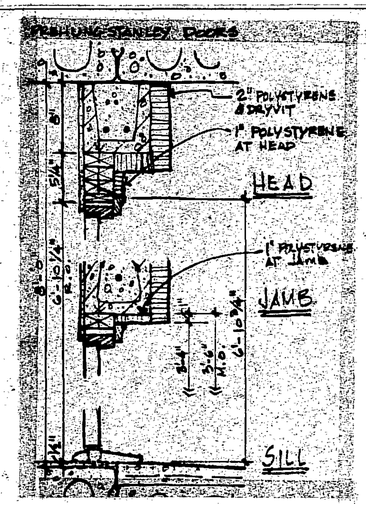
12"X16" PIER REINFORCING (1/3)
3/4" =1-0"



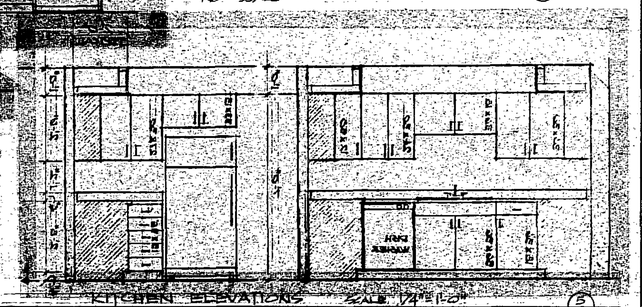
INTERIOR WALL CONST. (2/3)
SCALE 1/2"=1-0"



ROOF RAILS FOR CONDENSING UNITS (3/3)
SCALE 1/4"=1-0"



ENTRANCE DOOR DETAIL (4/3)
NO SCALE



KITCHEN ELEVATIONS SCALE 1/4"=1-0" (5/3)

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER LAWS OF THE STATE OF MINN. REG. NO. 8400

DATE	4-28-77
DRAWN	J.E.A.
CHECKED	

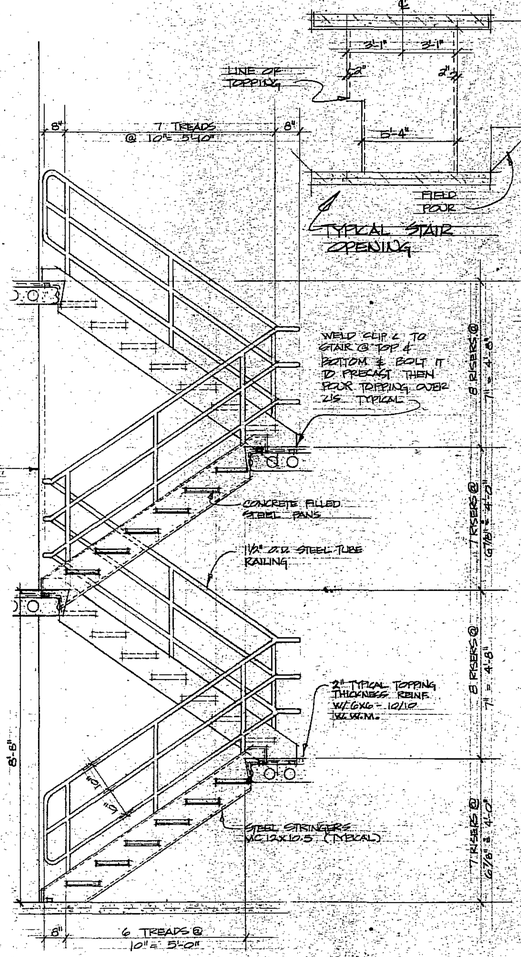
8

GJELTEN · SCHELLBERG · JOHNSON · STADSVOLD
ARCHITECTURAL DESIGN GROUP, INC.
FORESTCITY BUILDING · 201 6th AVE. S.E.
ROCHESTER, MINN. 55901 · PHONE 507-288-8100

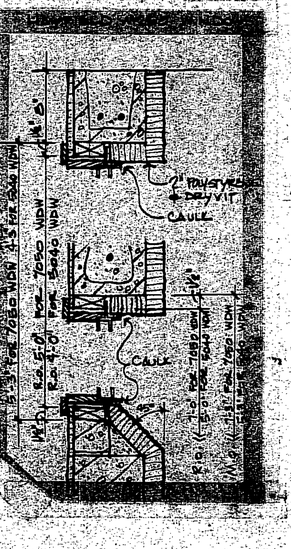
PENZ CONDOMINIUMS
PHASE II
ROCHESTER, MINNESOTA

COMMISSION 1873

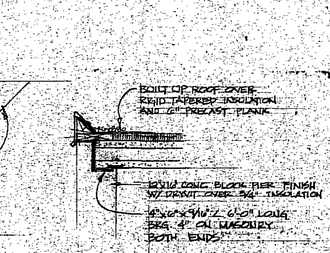
SHEET NO. 3



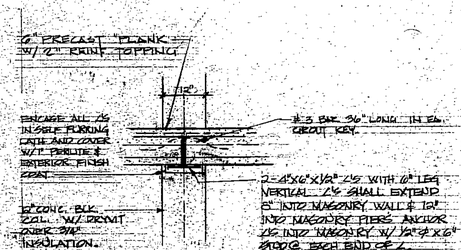
STAIR DETAIL
SCALE 1/2" = 1'-0" (CENTER STAIR SIMILAR) 1/4



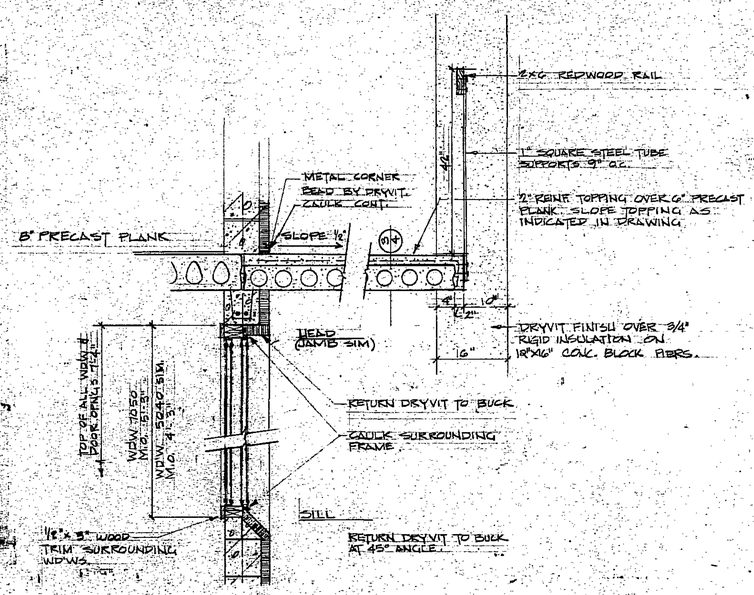
WINDOW SECTION
NO SCALE 2/4



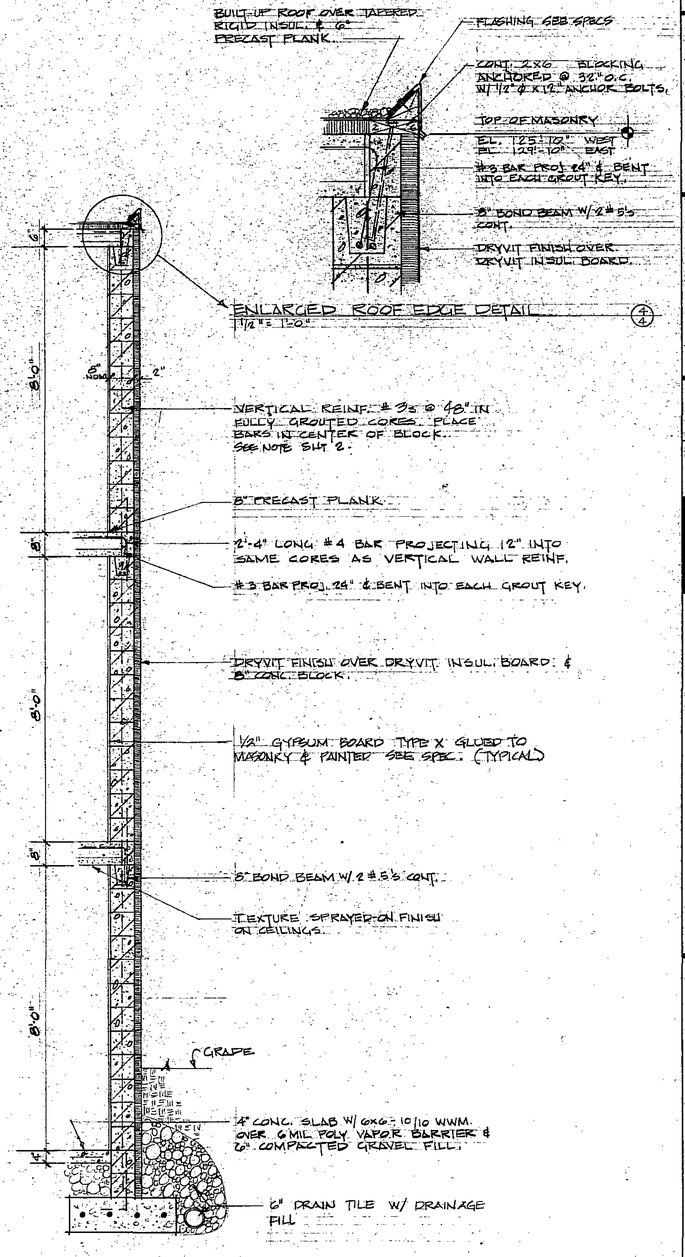
PLANK BRG. @ BALCONY
3/4" = 1'-0" 2/4



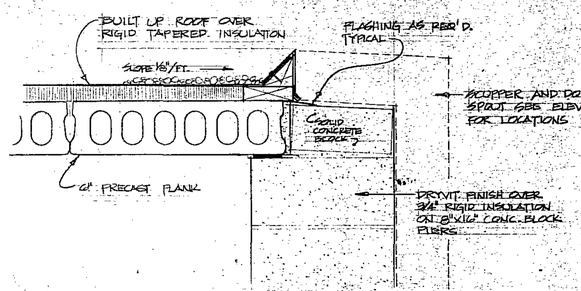
PLANK BRG. @ BALCONY
3/4" = 1'-0" 2/4



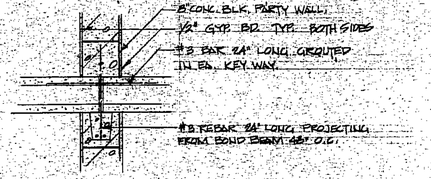
TYPICAL SECTION @ BALCONY
SCALE 3/4" = 1'-0" 6/4



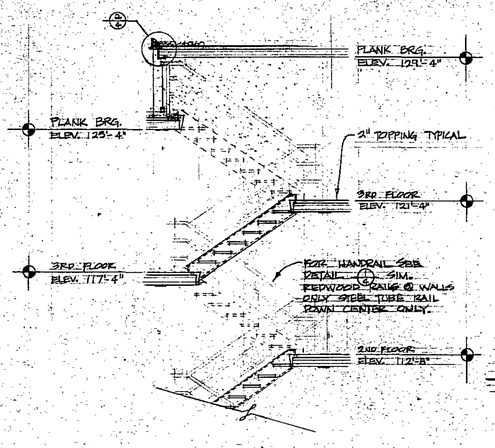
ENLARGED ROOF EDGE DETAIL
1½" = 1'-0" 4/4



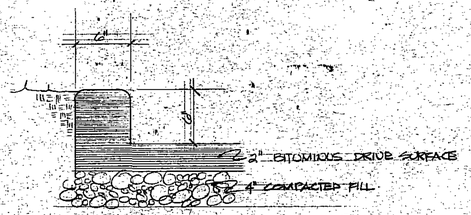
ROOF DETAIL @ BALCONY
1½" = 1'-0" 7/4



PLANK BRG. AT INTERIOR WALLS
3/4" = 1'-0" 5/4



ROOF ACCESS DETAIL
SCALE 1/4" = 1'-0" 9/4



BITUMINUS CORB DETAIL
SCALE 1½" = 1'-0" 11/4

TYPICAL WALL SECTION
SCALE ½" = 1'-0" 12/4

SET NO.

REVISIONS

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DATE	4-22-77
DRAWN	J.E.A.
CHECKED	

GJELTEN - SCHELLBERG - JOHNSON - STADSVOLD
ARCHITECTURAL DESIGN GROUP, INC.
CHRIST CITY - MINN. - 55911 - PHONE 507 288-8100
ROCHESTER - MINN. - 55901 - PHONE 507 288-8100

PENZ CONDOMINIUMS
PHASE II
ROCHESTER, MINNESOTA

COMMISSION 1873

SHEET NO. 4

INDEX

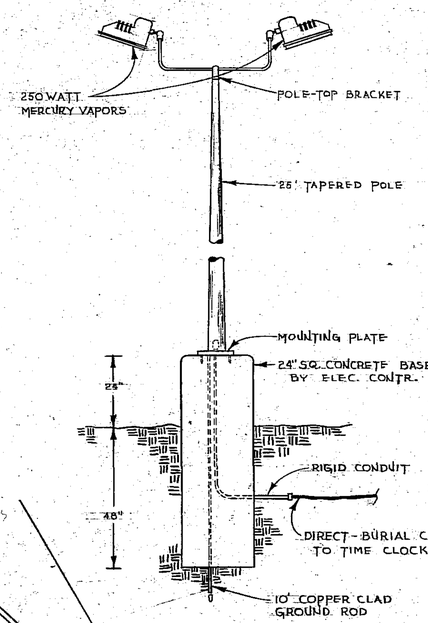
ME1 MECHANICAL & ELECTRICAL SITE PLAN
M 2 MECHANICAL FLOOR PLAN & DETAILS
E 2 ELECTRICAL FLOOR PLAN & DETAILS

ELECTRICAL SYMBOLS

- INCANDESCENT RECESSED w/DROP OPAL LENSE
- INCANDESCENT RECESSED DOWNLIGHT
- WALL FIXTURE - VANDAL PROOF -
- PARKING FLOODLIGHT
- FLOURESCENT FIXTURE
- DUPLEX CONVENIENCE OUTLET - 15A
- DUPLEX OUTLET - 20A
- SPLIT WIRED OUTLET
- DUPLEX GROUND FAULT INTERUPT (G.F.I.) OUTLET
- SINGLE TWO POLE OUTLET, 30-50A/208V
- DUPLEX OUTLET IN BASE-TRIM RACEWAY
- S SINGLE POLE SILENT SWITCH
- T THERMOSTAT
- FRACTIONAL HORSEPOWER MOTORS
- ELECTRICAL PANEL
- SD SMOKE-HEAT DETECTOR

MECHANICAL SYMBOLS

- SOIL - WASTE PIPING BELOW GROUND
- WASTE PIPING ABOVE GROUND
- VENT PIPING
- F.D. FLOOR DRAIN
- C.O. CLEAN OUT
- COLD WATER PIPING
- HOT WATER PIPING
- GATE VALVE
- WALL HYDRANT
- RELIEF VALVE
- DUCT (1ST FIG. SIDE SHOWN 2ND NOT SHOWN)
- ROUND DUCT SECTION
- DUCT SECTION (SUPPLY)
- DUCT SECTION (RETURN OR EXHAUST)
- SUPPLY AIR REGISTER
- SUPPLY AIR FLOW
- RETURN OR EXHAUST AIR FLOW



PARKING LIGHT DETAIL

SITE PLAN - 1" = 20'-0"

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINN. REG. NO. 6773

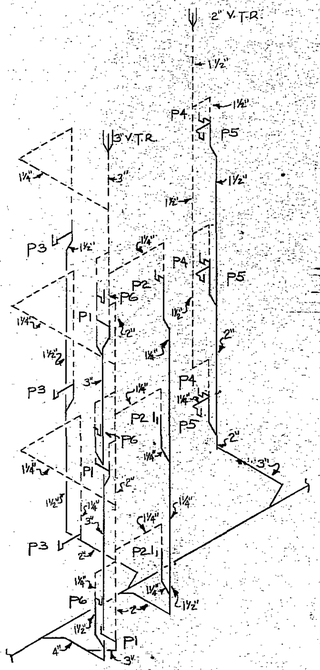
DATE	DRAWN	CHECKED
5/19/77	MSH	

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ROCHESTER, MINN. - 55901 - PHONE 507-288-8100
MAASS AND ASSOCIATES, INC.
ROCHESTER, MINN. - 55901 - PHONE: 507-285-0316
CONSULTING ENGINEERS

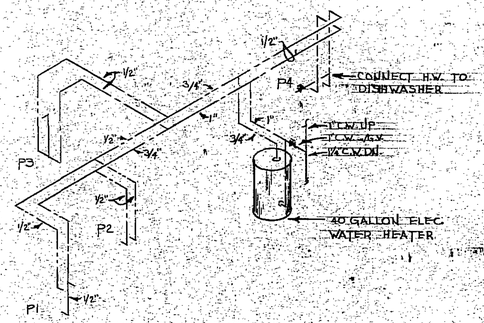
PENZ CONDOMINIUMS
PHASE II
ROCHESTER, MINNESOTA

COMMISSION 1873

SHEET NO. ME1

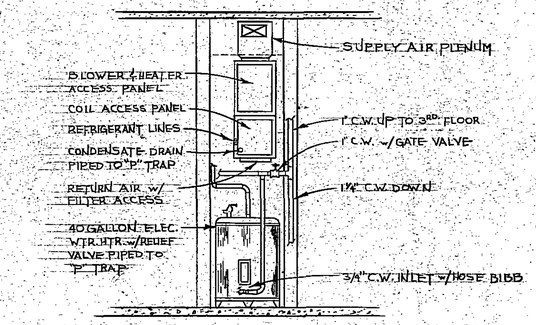


TYPICAL WASTE & VENT RISER
N.T.S.

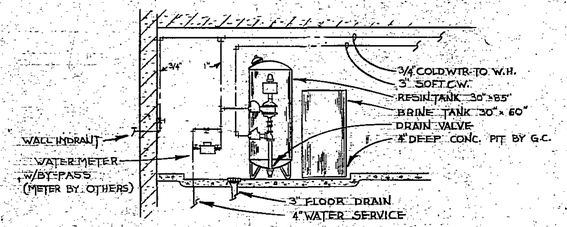


TYPICAL HOT & COLD WTR. PIPING
N.T.S.

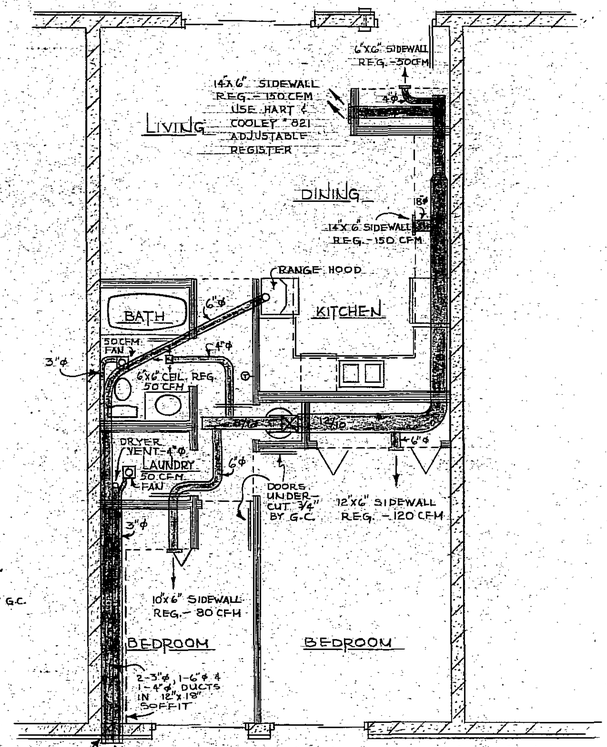
MARK	FIXTURE	WASTE	VENT	C.W.	H.W.
P1	WATER CLOSET	3"	2"	1/2"	—
P2	LAVATORY	1 1/4"	1 1/4"	1/2"	1/2"
P3	BATH TUB	1 1/2"	1 1/4"	1/2"	1/2"
P4	KITCHEN SINK	1 1/2"	1 1/2"	1/2"	1/2"
P5	COND. DRAIN	1 1/4"	1 1/2"	—	—
P6	WASHER	1 1/2"	1 1/4"	1/2"	1/2"



TYPICAL APT. MECH. RM.
SCALE 1/2"=1'-0"

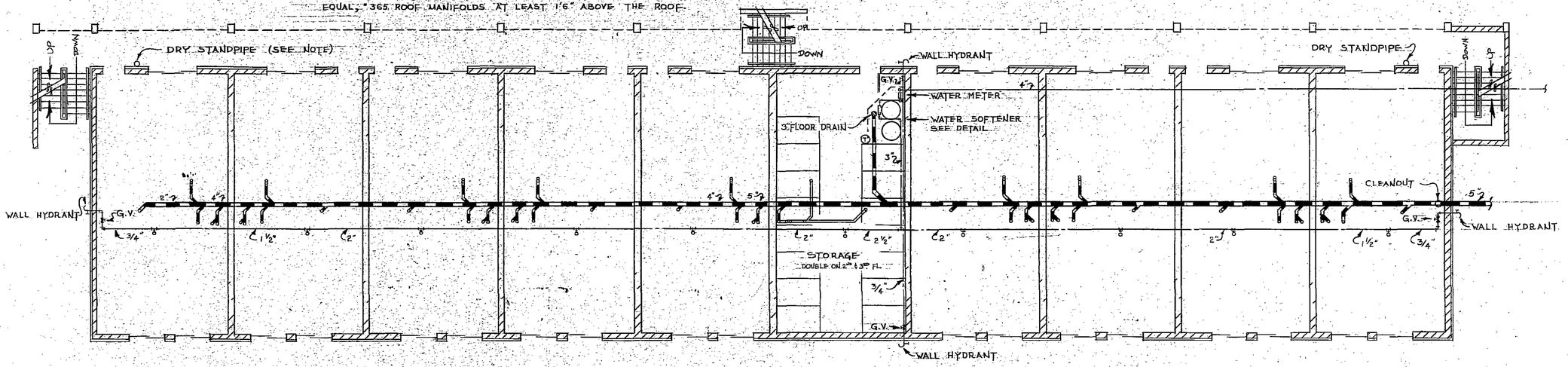


WATER PIPING DETAIL
N.T.S.



TYPICAL CONDOMINIUM FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE: FURNISH AND INSTALL TWO (2) DRY FIRE DEPARTMENT STANDPIPES WHERE SHOWN USING 4" GALVANIZED PIPE, STANDARD, OR EQUAL, "201 INLETS WITH CAPS & CHAINS OR PLUGS AND APPROVED CHECK VALVES AT THE FIRST FLOOR LEVEL BETWEEN 1'6" AND 4'0" ABOVE GRADE, STANDARD, OR EQUAL, "135 - 2½" HOSE VALVES WITH CAPS AND CHAINS NOT MORE THAN 4'0" ABOVE THE SECOND AND THIRD FLOORS AND STANDARD, OR EQUAL, "365 ROOF MANIFOLDS AT LEAST 1'6" ABOVE THE ROOF.



FIRST FLOOR PLAN — SECOND & THIRD FLOORS, SIMILAR'S
SCALE 1/8"=1'-0"

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINN.
SIGNED
REG. NO. 9479

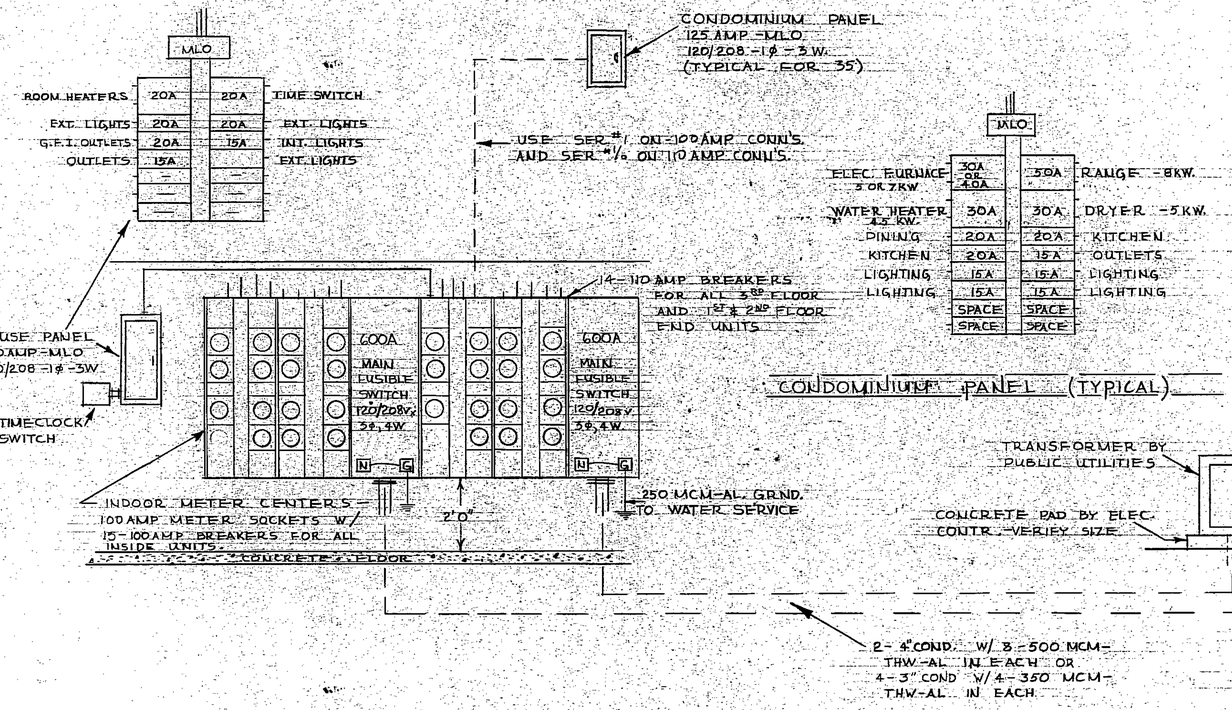
DATE 5/4/77
DRAWN
CHECKED

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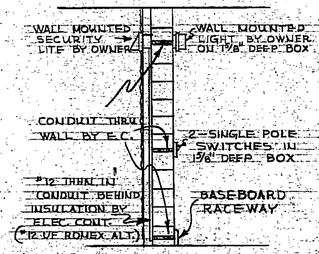
PENZ CONDOMINIUMS
PHASE II
ROCHESTER, MINNESOTA

COMMISSION 1873

SHEET NO.
M2

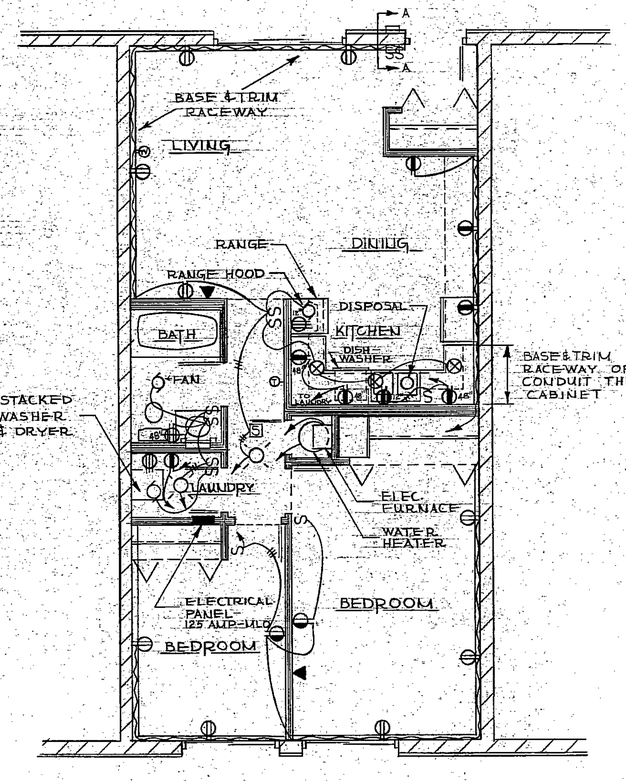


CONDOMINIUM PANEL (TYPICAL)



SECTION A-A

NO SCALE



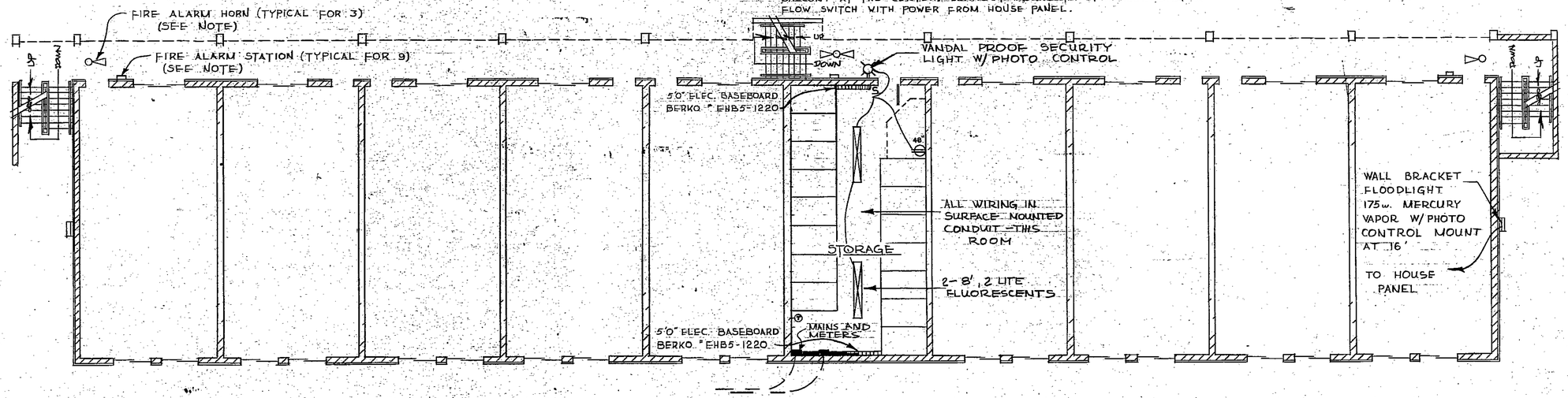
TYPICAL CONDOMINIUM

SCALE 1/4"=1'-0" - 29 SIMILAR

ELECTRICAL SERVICE RISER DIAGRAM

NO SCALE

NOTE: FURNISH AND INSTALL GAMEWELL #M46-13 FIRE ALARM STATIONS OR EQUAL AT THE CENTER AND EACH END OF EACH BALCONY (NINE TOTAL), #68858 SINGLE HORN ON THE CEILING OF THE CENTER BALCONY ON EACH END (TWO TOTAL) AND A #68858 DOUBLE HORN ON THE CEILING OF THE CENTER BALCONY AT THE CENTER. CONNECT HORNS TO SPRINKLER SYSTEM FLOW SWITCH WITH POWER FROM HOUSE PANEL.



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

SET NO.

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER, UNDER LAWS OF THE STATE OF MINN. SIGNED: [illegible] REG. NO. 9779

DATE 5/4/77

DRAWN JS

CHECKED

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ARCHITECTURAL DESIGN GROUP INC.
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SHEET NO. E 2