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ARTICLES OF INCORPORATION
OF
THE CROSSINGS CONDOMINIUM ASSOCIATION

The undersigned, for the purpose of forming a corporation pursuant to the provisions of the Minnesota Nonprofit Corporation Act, Minnesota Statutes, Chapter 317, adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be The Crossings Condominium Association.

ARTICLE II

This corporation is organized and shall be operated for the purpose of governing certain condominium property, and to provide an entity to act as a "Condominium Management Association" within the meaning of §528 of the Internal Revenue Code of 1954, which condominium property is situated in Hennepin County, Minnesota, and is described as follows:

Lots 19, 20, 22, 23 and 24, Auditor's Subdivision Number 156, Hennepin County, Minnesota.

Those Parts of Lots 7, 8, 9, 10, 11, 12 and 18, Auditor's Subdivision Number 156, Hennepin County, Minnesota, and that part of Lot 4, Block 51, Town of Minneapolis and that part of the vacated dedicated alley in said Block 51, all described as follows: Beginning at a point on the Southeasterly line of said Lot 12 distant 10 feet Southwesterly from the most easterly corner of said Lot 12, thence Northwesterly, parallel with the Northeasterly line of said Lots 12, 11 and 10, a distance of 88.74 feet; thence Northwesterly to a point on the Northwesterly line of the Southeasterly Half of said Lot 7 distant 8.95 feet Southwesterly from the most Northerly corner of the Southeasterly Half of said Lot 7; thence Southwesterly along said

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Northwesterly line and its extension to the Southwesterly line of said Lot 18; thence Southeasterly to the most Westerly corner of Lot 19, in said Auditor's Subdivision Number 156; thence Northeasterly to the most Northerly corner of Lot 24, in said Auditor's Subdivision Number 156; Hennepin County, Minnesota; thence Southeasterly to the most Easterly corner of said Lot 24, thence Northeasterly to the point of beginning, which property will be submitted to the provisions of the Uniform Condominium Act (the Act), and for such other lawful purposes as may legally be carried on by a nonprofit corporation created under the provisions of the Minnesota Nonprofit Corporation Act, Minnesota Statutes, Chapter 317, and any further laws amendatory thereof or supplementary thereto.

ARTICLE III

This corporation does not and shall not, incidentally or otherwise, afford pecuniary gain to its members, directors, or officers; provided, however, that this corporation may pay to its members, directors, and officers, and others, reasonable compensation for services rendered to or for the corporation and may lease and purchase from, sell to, and otherwise deal with, its members, situated in Hennepin County, Minnesota.

ARTICLE IV

The members of this corporation shall be those persons described as members in the bylaws of the corporation. The period of duration of this corporation shall be perpetual.

ARTICLE V

The registered office of this corporation in the State of Minnesota shall be located in the City of Minneapolis, County of Hennepin.

ARTICLE VI

(a) In the event of dissolution of this corporation, all of its then assets shall be distributed as follows:

(i) The dissolution shall be conducted under the court supervision, if required or permitted under the statutes of the State of Minnesota, as now enacted or as hereafter amended, and subject to prior compliance with Subdivision 1, clauses (2), (3), and (4) of Section 317.57 of the Minnesota Statutes, the assets of the corporation shall be distributed to the members of the corporation pro rata in accordance with their respective interests in the common areas and facilities of the condominium property.

(ii) If the dissolution under court supervision is not required or permitted under the Statutes of the State of Minnesota, as now enacted or as hereafter amended, the assets of this corporation shall be distributed, subject to prior compliance with Subdivision 1, clauses (2), (3), and (4) of Section 317.57 of the Minnesota Statutes, to the members of the corporation pro rata in accordance with their respective interests in the common areas and facilities of the condominium property.

ARTICLE VII

The name and address of the incorporator, who is a natural person of full age:

<u>Name</u>	<u>Address</u>
Frederick L. Thorson	1600 TCF Tower Minneapolis, Minnesota 55402

ARTICLE VIII

(a) The first Board of Directors of this corporation shall consist of three (3) persons; and the name and address of each of them is:

<u>Names</u>	<u>Addresses</u>
Ted Glasrud, Jr.	151 East County Road B2 St. Paul, Minnesota 55117
James Knutson	801 Marquette Avenue Minneapolis, Minnesota 55402
Steven Holland	151 East County Road B2 St. Paul, Minnesota 55117

The term of office of the first Board of Directors shall be until successor directors shall have been elected and shall have qualified.

(b) From time to time, the number of directors of this corporation may be increased as provided in the Bylaws or diminished by vote of the members or of the Board of Directors of this corporation, in accordance with the Bylaws of this corporation, but shall be no less than three (3) in number.

ARTICLE IX

Members, directors and officers of this corporation shall not be personally liable to any extent whatsoever for obligations of this corporation.

ARTICLE X

This corporation shall have no capital stock, either authorized or issued.

IN TESTIMONY WHEREOF, the undersigned incorporator has hereunto set his hand this 24th day of July, 1981.

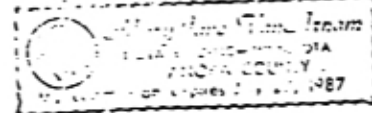
Frederick L. Thorson
Frederick L. Thorson

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 24th day of July, 1981, before me, a Notary Public, within and for said County, personally appeared Frederick L. Thorson, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Mary Jane E. Carlson
Notary Public

My Commission Expires: _____



STATE OF MINNESOTA
The following instrument was filed for recording in this office on the 30th day of July,
A. D. 1981, at 1:30 P. M.,
and was duly recorded in Book 42-55
of Incorporations, on page 887
James E. Anderson
Secretary of State

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OFFICE OF COUNTY RECORDER
HENNEPIN COUNTY, MINNE SOTA
CERTIFIED FILED AND IS
RECORDED IN

1981 AUG 18 AM 8:20

AS DOCUMENT # 4664801
DEPUTY

BOX 640

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CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
THE CROSSINGS CONDOMINIUM ASSOCIATION

We, the undersigned, Ted Glassrud Jr.
and Stephen M. Holland, respectively, the President
and Secretary of The Crossings Condominium Association, a
corporation subject to the provisions of the Minnesota Non-
profit Corporation Act, Chapter 317, Minnesota Statutes, do
hereby certify that by Unanimous Consent of the sole members
of said corporation, dated the 2nd day of September, 1981,
the following resolutions were duly adopted:

RESOLVED, That Article II of the Articles of
Incorporation of The Crossings Condominium Associa-
tion is hereby amended so that the same shall be
and read as follows:

"Article II

"This corporation is organized and shall be
operated for the purpose of governing certain
condominium property, and to provide an entity to
act as a 'Condominium Management Association'
within the meaning of §528 of the Internal Revenue
Code of 1954, which condominium property is situ-
ated in Hennepin County, Minnesota, and is
described as follows:

That part of the following described property
lying below elevation 838.01 (mean sea level datum):

That part of Lots 7, 8, 9, 10, 11, 12, 18,
19, 20, 21, 22, 23 and 24 AUDITORS SUBDIVISION
NUMBER 156, Hennepin County, Minnesota, and
that part of Lot 4, Block 51, Town of Minne-
apolis, and that part of the vacated dedicated

alley in Block 51 described as commencing at the intersection of the Southwesterly extension of the Northwesterly line of the Southeasterly Half of said Lot 7 with the Southwesterly line of said Lot 18; thence Northeasterly, along said Southwesterly extension of the Northwesterly line of the Southeasterly Half of Lot 7, 12.00 feet; thence Southeasterly, at right angles, 20.69 feet to the point of beginning, thence continuing along last described line, 38.45 feet; thence Southwesterly, at right angles 8.40 feet; thence Southeasterly, at right angles, 26.77 feet; thence Northeasterly, at right angles 8.40 feet; thence Southeasterly at right angles 70.01 feet; thence Northeasterly, at right angles, 234.99 feet; thence deflecting to the left, at an angle of 45 degrees 00 minutes 00 seconds, 89.85 feet; thence deflecting to the left, at an angle of 45 degrees 00 minutes 00 seconds, 71.65 feet; thence Southwesterly, at right angles, 298.40 feet to the point of beginning and there terminating;

and together with that part of the following described property lying above elevation 870.05 feet (mean sea level datum):

Lots 19, 20, 21, 22, 23, and 24, Auditor's Subdivision Number 156, Hennepin County, Minnesota. Those parts of Lots 7, 8, 9, 10, 11, 12, and 18, Auditor's Subdivision Number 156, Hennepin County, Minnesota, and that part of the vacated dedicated alley in said Block 51, all described as follows: Beginning at a point on the Southeasterly line of said Lot 12 distant 10 feet Southwesterly from the most Easterly corner of said Lot 12, thence Northwesterly, parallel with the Northeasterly line of said Lots 12, 11, and 10, a distance of 88.74 feet; thence Northwesterly to a point on the Northwesterly line of the Southeasterly Half of said Lot 7 distant 8.95 feet Southwesterly from the most Northerly corner of the Southeasterly Half of said Lot 7; thence Southwesterly along said Northwesterly line and its extension to the Southwesterly line of said Lot 18; thence Southeasterly to the most Westerly corner of Lot 19, in said

Auditor's Subdivision Number 156; thence Northeasterly to most Northerly corner of Lot 24, in said Auditor's Subdivision Number 156, Hennepin County, Minnesota, thence Southeasterly to the most Easterly corner of said Lot 24, thence Northeasterly to the point of beginning;

and together with that part of the following described property lying between elevation 868.67 feet (mean sea level datum) and elevation 870.05 feet (mean sea level datum) and lying within the following described tract:

Commencing at the intersection of the Southwesterly extension of the Northwesterly line of the Southeasterly Half of said Lot 7 with the Southwesterly line of said Lot 18; thence Southeasterly, along the Southwesterly line of said Lots 18 and 19, 90.49 feet; thence deflecting to the left, at an angle of 89 degrees 58 minutes 10 seconds, 11.63 feet to the point of beginning; thence continuing Northeasterly along East line, 208.00 feet; thence deflecting to the left, at an angle of 45 degrees 00 minutes 00 seconds, 99.00 feet; thence deflecting to the left, at an angle of 135 degrees 00 minutes 00 seconds, 277.80 feet; thence Southeasterly, at right angles, 38.45 feet; thence Southwesterly, at right angles, 8.40 feet; thence Southeasterly, at right angles, 26.77 feet; thence Northeasterly, at right angles, 8.40 feet; thence Southeasterly, at right angles, 4.58 feet to the point of beginning and there terminating."

FURTHER RESOLVED, That the President and Secretary of the corporation are hereby authorized and directed to make, execute and file for record with the Secretary of State of the State of Minnesota a proper Certificate of Amendment of Articles of Incorporation, setting forth the foregoing amendment, and to pay all fees and charges in connection therewith, all as required by law.

IN WITNESS WHEREOF, we have subscribed our names this 17th day of September, 1981.

THE CROSSINGS CONDOMINIUM ASSOCIATION

[Signature]
Ted Glanville, Jr., President

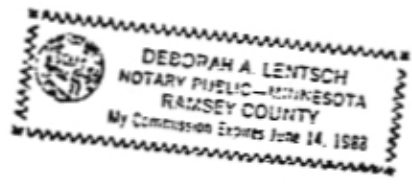
[Signature]
Stephen M. Holland, Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 17th day of September, 1981 by Ted Glanville, Jr. and Stephen M. Holland, respectively the president and the secretary of The Crossings Condominium Association, a Minnesota nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public
Hennepin County, Minnesota
My commission expires:

STATE OF MINNESOTA
DEPARTMENT OF STATE
I hereby certify that the within instrument was filed for record in this office on the 21 day of Sept A. D. 19 81 (NOTARIAL SEAL) 2 P.M., and was duly recorded in Book _____ of Incorporations, on page _____
[Signature]
Secretary of State



CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
THE CROSSINGS CONDOMINIUM ASSOCIATION

We, the undersigned, Ted Glorud Jr.
and Stephen M. Holland, respectively, the President
and Secretary of The Crossings Condominium Association, a
corporation subject to the provisions of the Minnesota Non-
profit Corporation Act, Chapter 317, Minnesota Statutes, do
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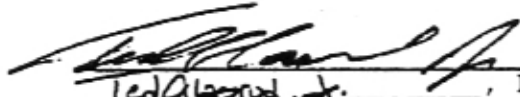
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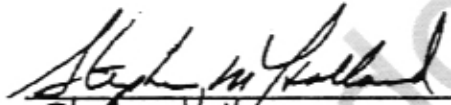
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IN WITNESS WHEREOF, we have subscribed our names this 17th day of September, 1981.

THE CROSSINGS CONDOMINIUM ASSOCIATION



Ted Glass, Jr., President

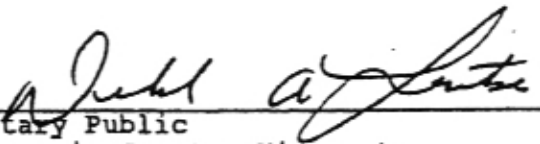

Stephen M. Holland, Secretary

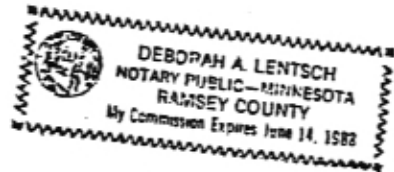
STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

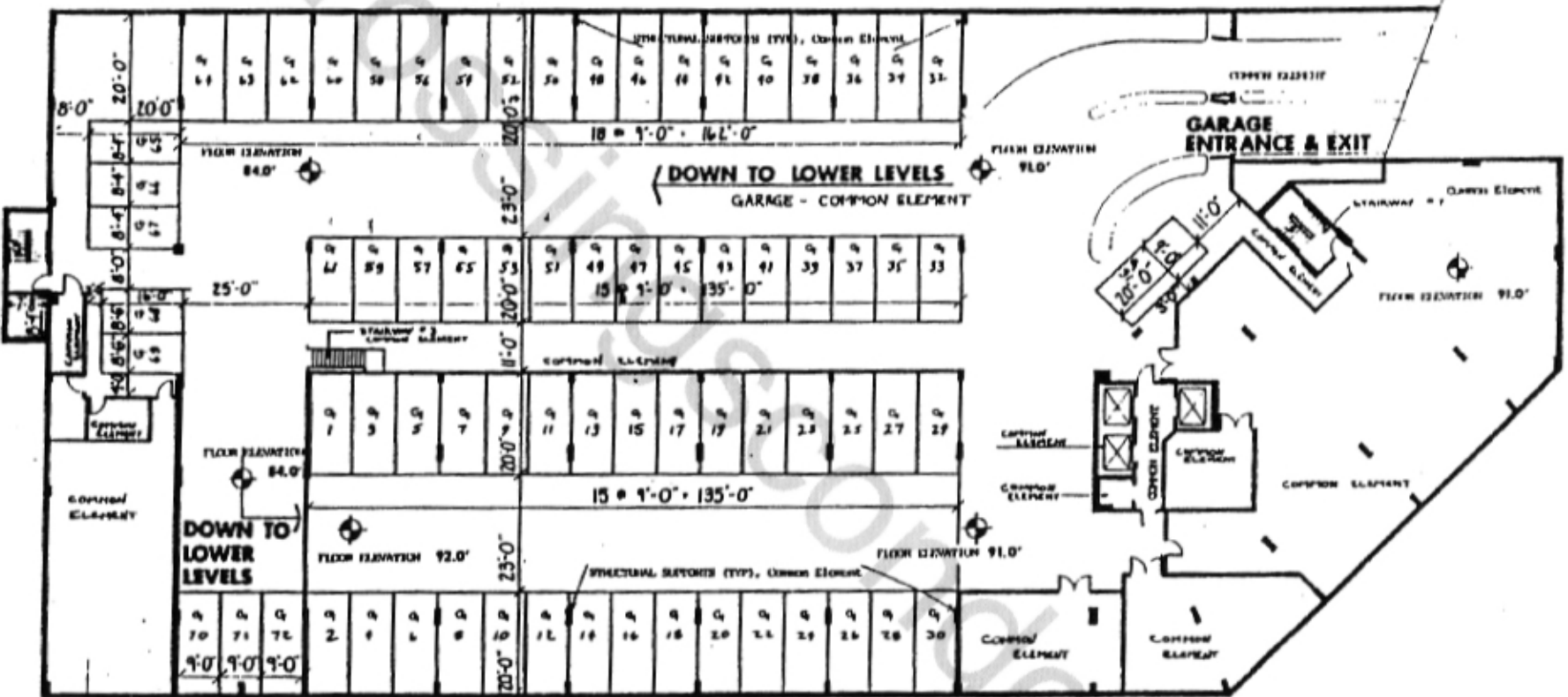
The foregoing instrument was acknowledged before me this 17th day of September, 1981 by Ted Glass, Jr. and Stephen M. Holland, respectively the president and the secretary of The Crossings Condominium Association, a Minnesota nonprofit corporation, on behalf of said corporation.

STATE OF MINNESOTA
DEPARTMENT OF STATE
I hereby certify that the within instrument was filed for record in this office on the 21 day of Sept A. D. 19 81 (NOTARIAL SEAL) at 12:00 o'clock P. M., and was duly recorded in Book _____ of Incorporations, on page _____

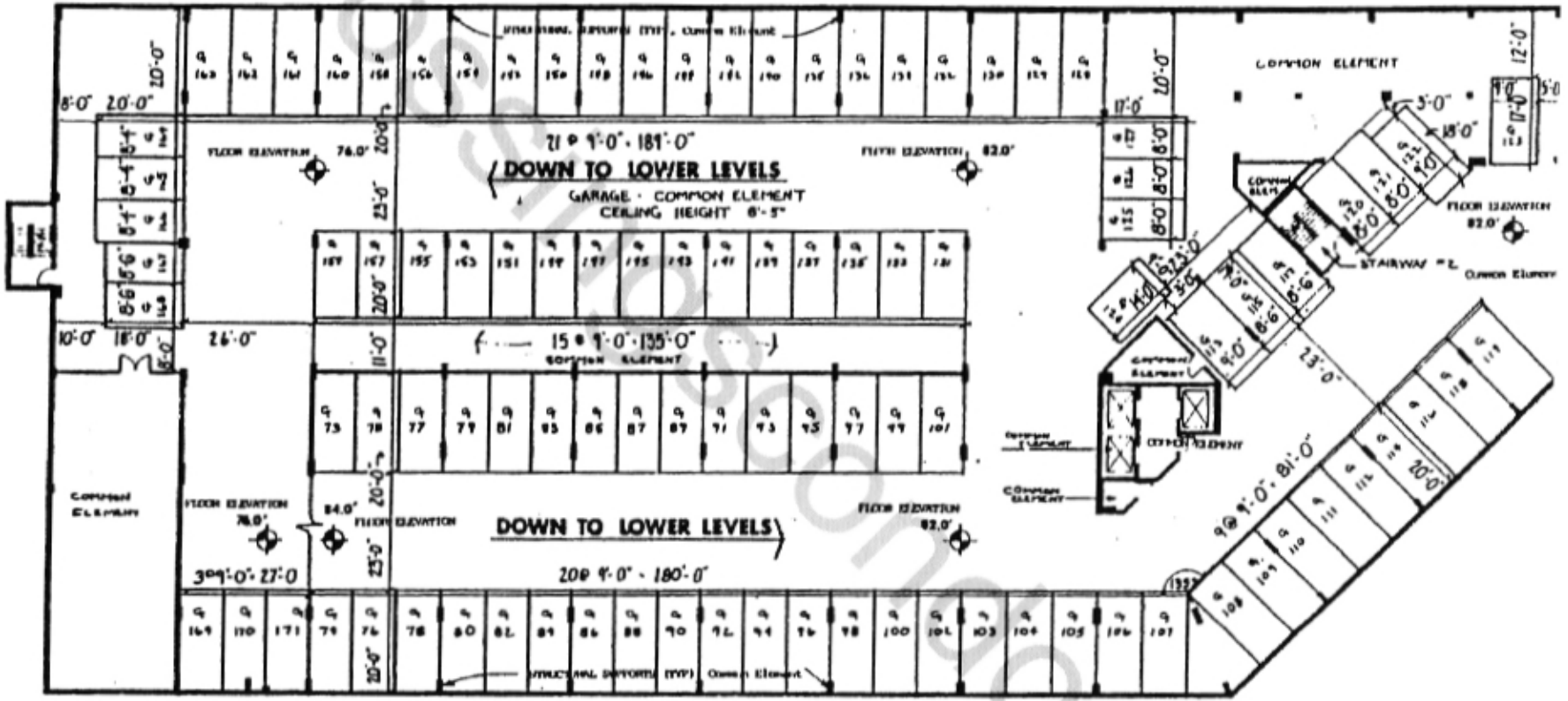

Secretary of State


Notary Public
Hennepin County, Minnesota
My commission expires:



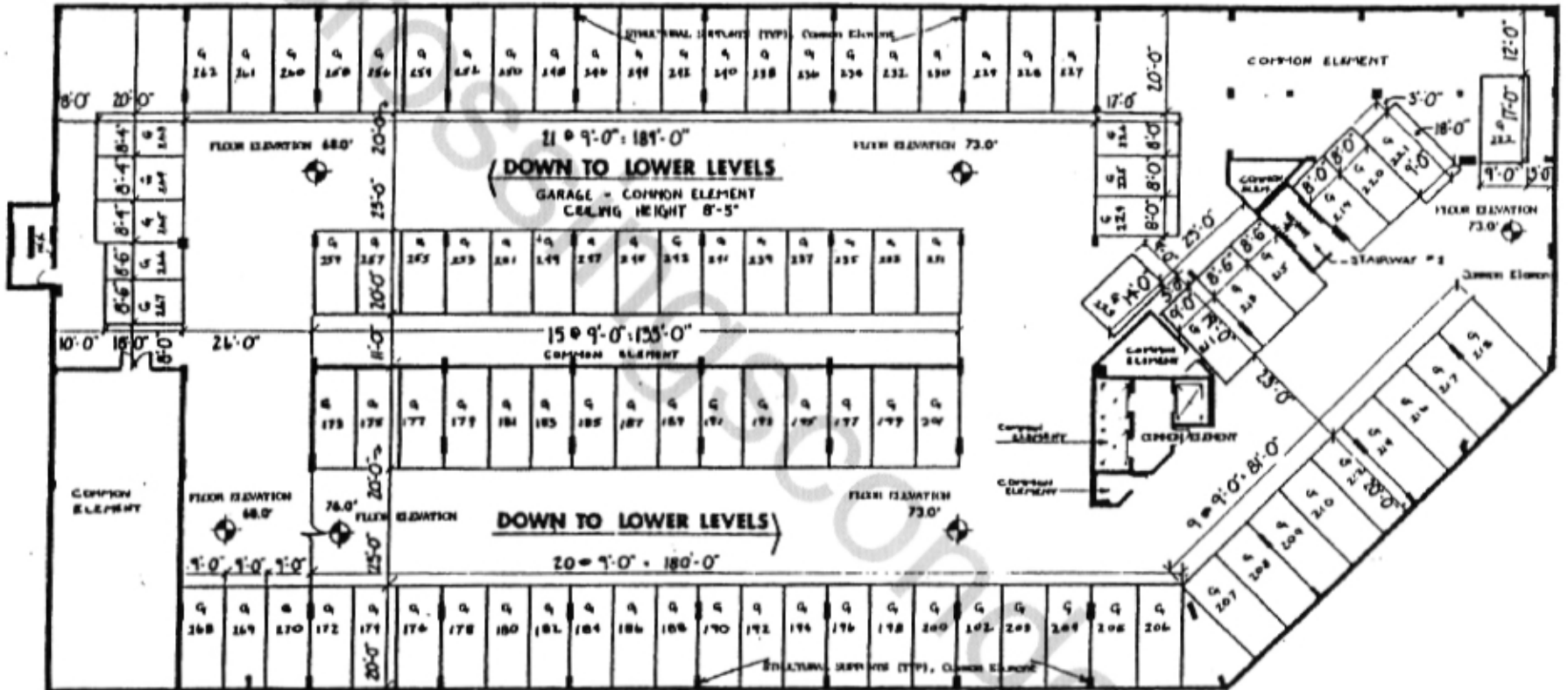


NOTE:
 REPERED AREAS IN GARAGE (0-1 thru 0-32) IDENTIF
 GARAGE UNITS WHICH ARE 9'-0" WIDE X 20'-0" LONG
 X 7'-0" HIGH UNLESS OTHERWISE NOTED.



NOTE:
 MENTIONED AREAS IN GARAGE (0-1 thru G-124) (EXCEPT)
 GARAGE UNITS WHICH ARE 1'-0" WIDE X 20'-0" LONG
 X 7'-0" HIGH UNLESS OTHERWISE NOTED.

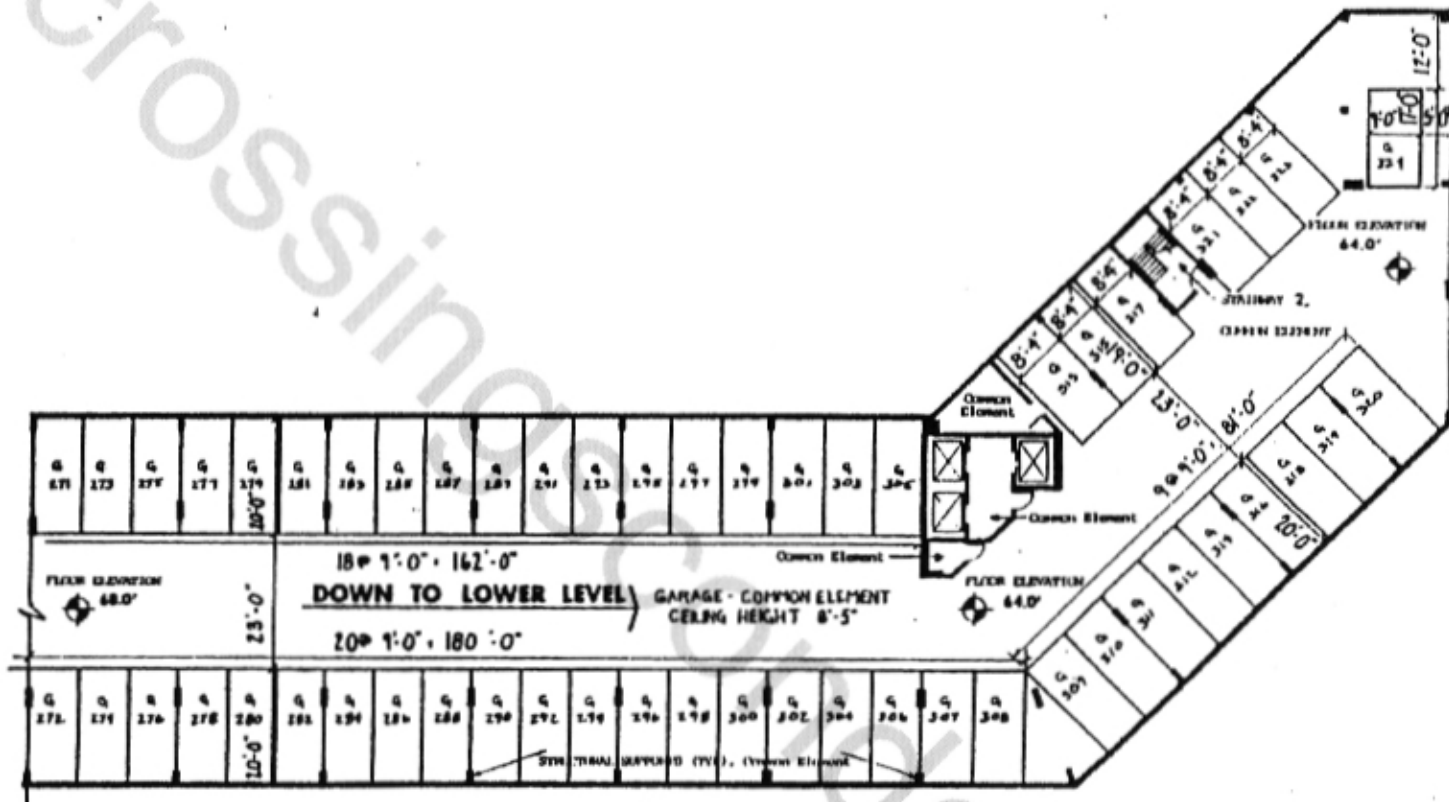
78



NOTE:
 HATCHED AREAS IN DRAWING 10-1 thru 10-1241 SHOW
 GUNITE UNITS WHICH ARE 3'-0" WIDE x 20'-0" LONG
 x 7'-0" HIGH UNLESS OTHERWISE NOTED.

24

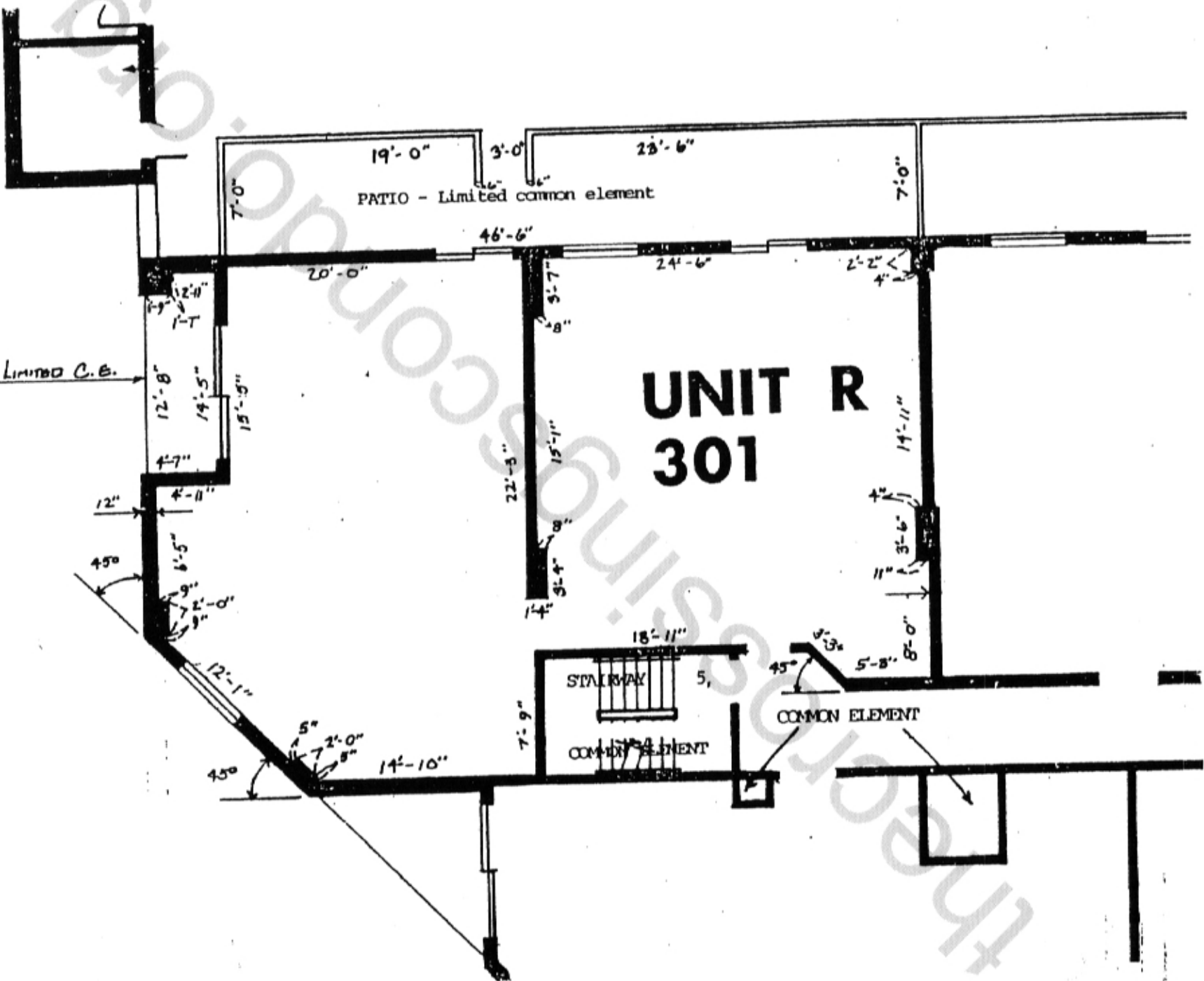
thecrossing.org



NOTE:
 DIMENSIONS ARE IN GARAGE (G-1 thru G-324) ONLY
 GARAGE UNITS WHICH ARE 5'-0" WIDE X 20'-0" LONG
 X 7'-0" HIGH UNLESS OTHERWISE NOTED.

4

BALCONY, Limited C.E.



**UNIT R
301**

19'-0"
3'-0"
23'-6"
7'-0"
PATIO - Limited common element

46'-6"
20'-0"
24'-6"
2'-2"

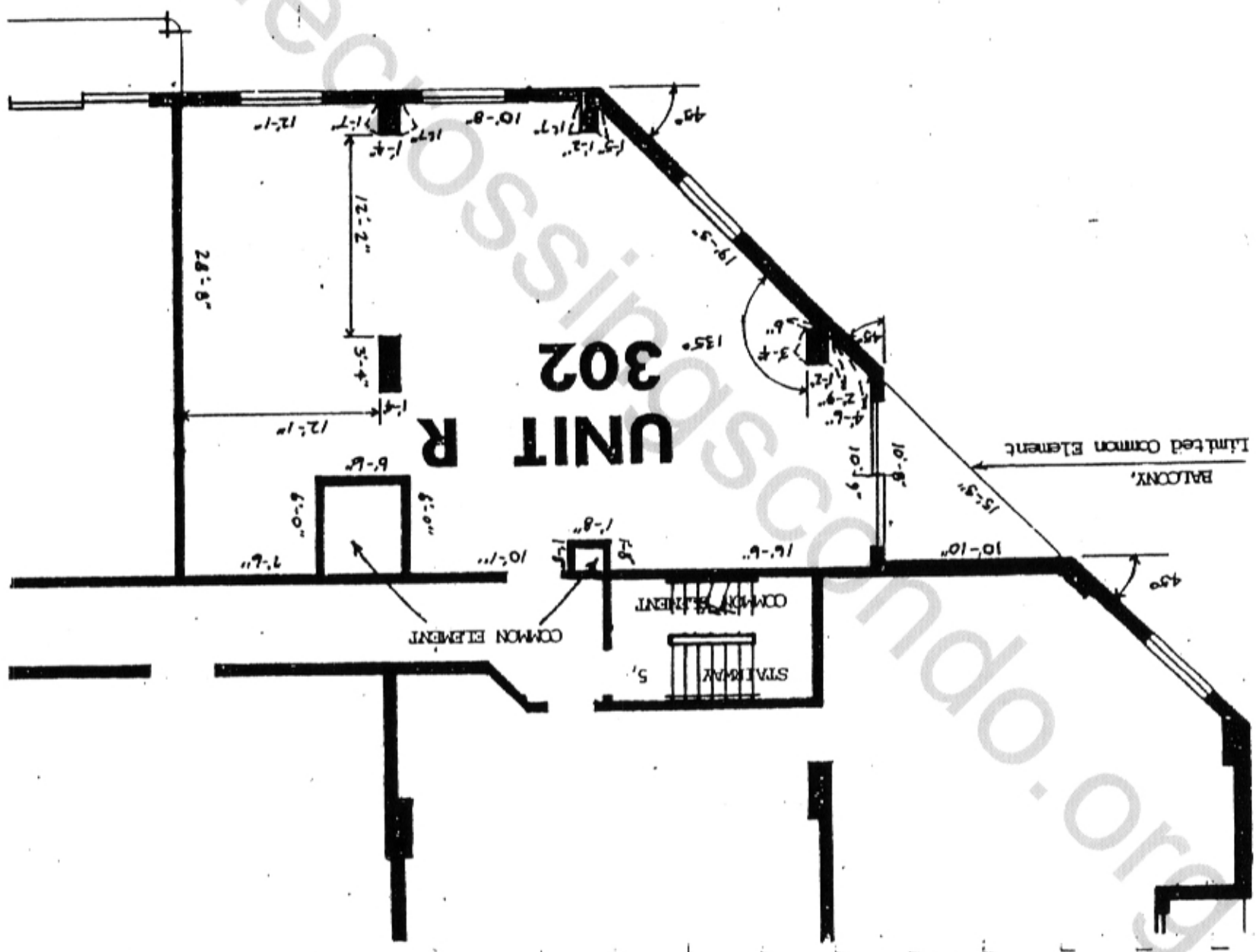
12'-8"
14'-5"
15'-5"
4'-7"
12"
4'-11"
6'-5"
9"
2'-0"
9"

3'-7"
3'-8"
22'-3"
15'-11"
1'-4"
3'-4"

14'-11"
3'-6"
11"
8'-0"

18'-11"
5'
7'-9"
COMMON ELEMENT

COMMON ELEMENT



UNIT R
302

COMMON ELEMENT

COMMON ELEMENT

BALCONY,
Limited Common Element

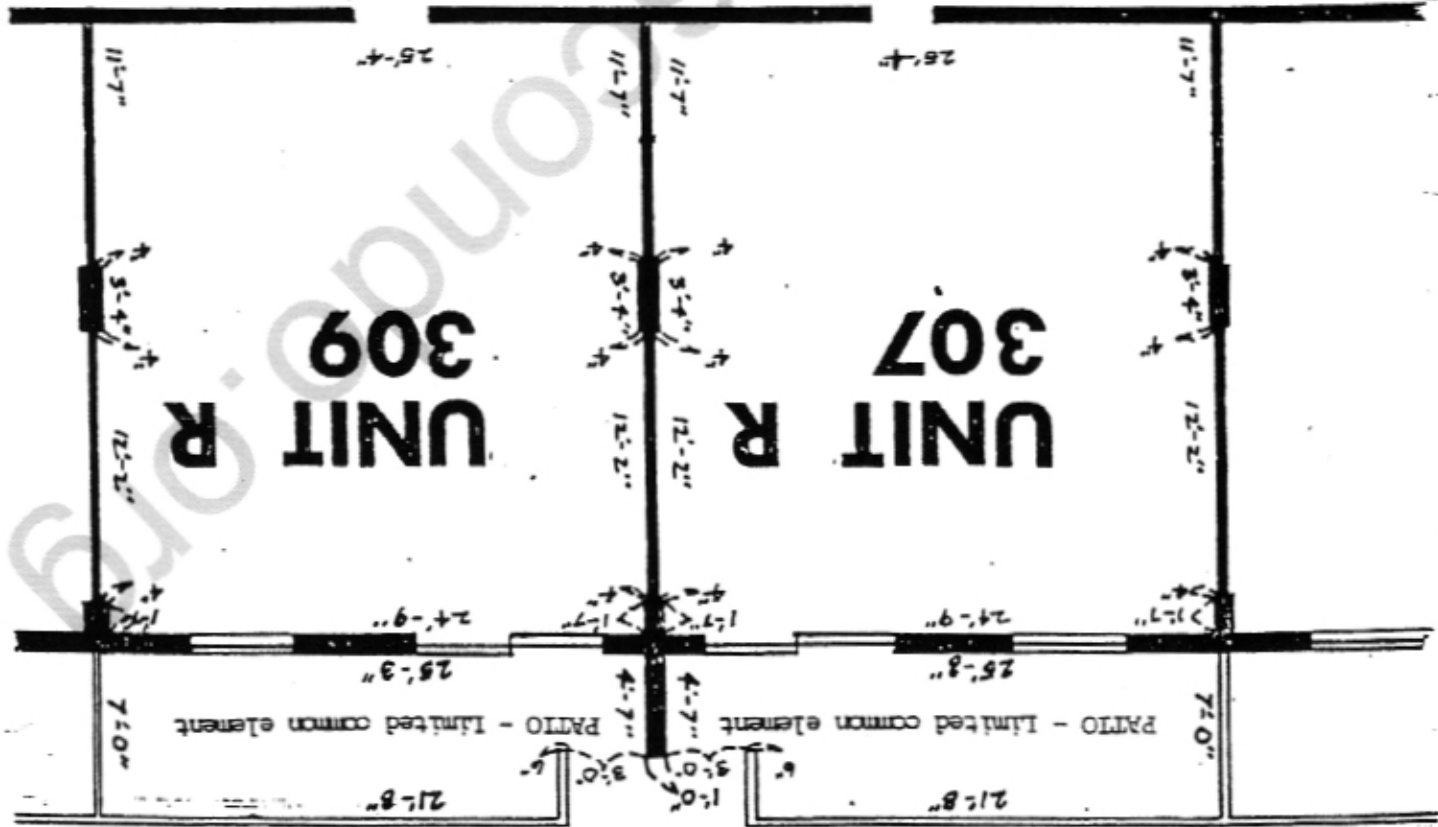
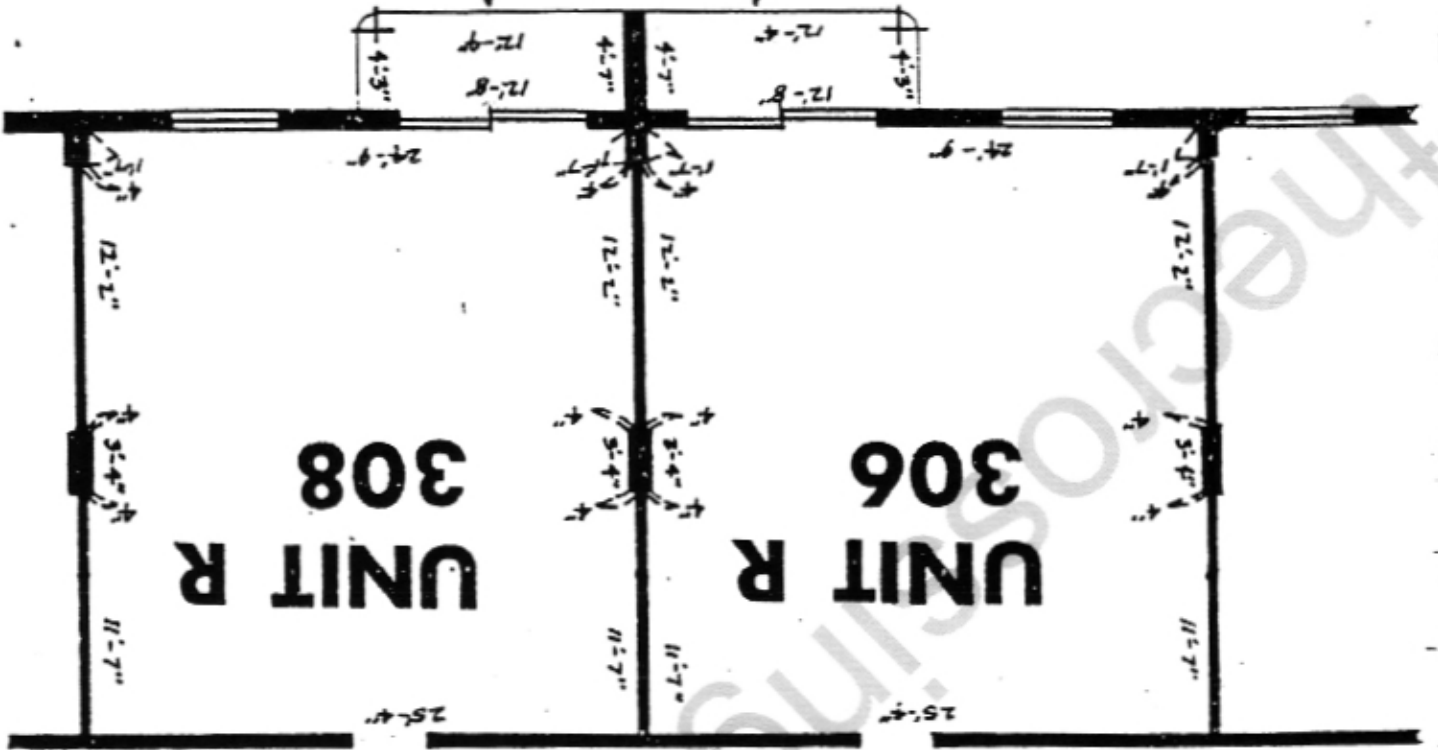
STAIRWAY

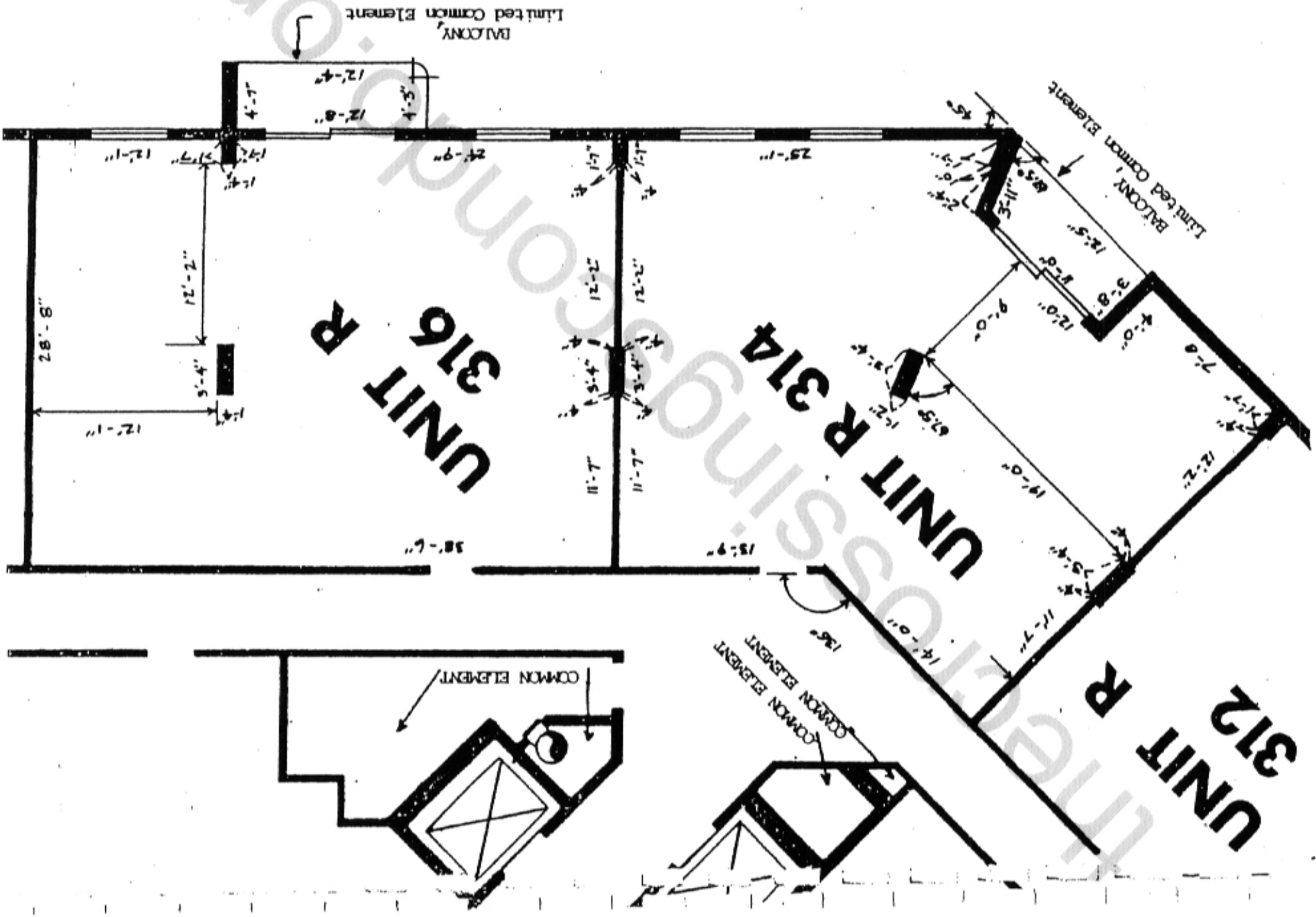
the-crossing.com

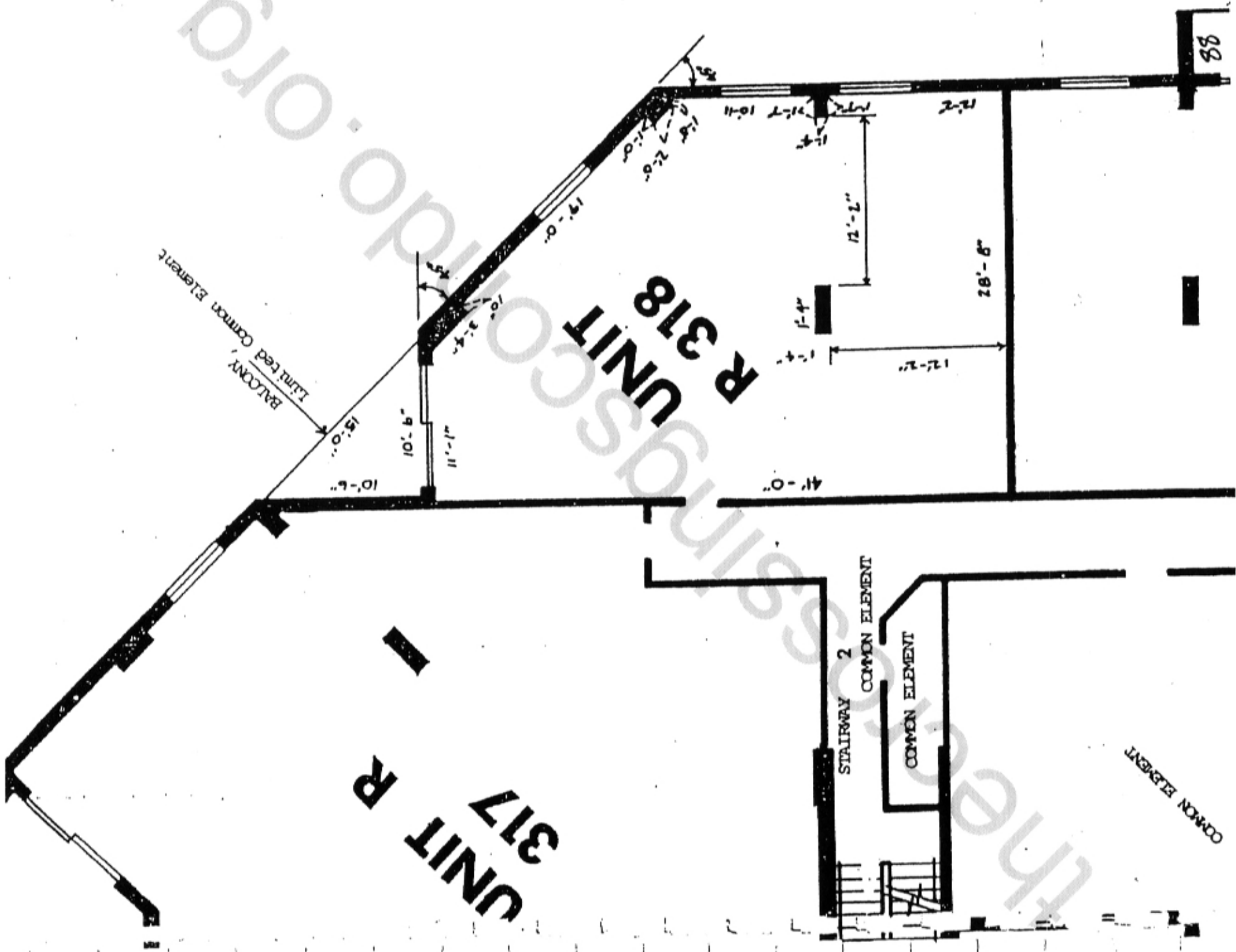
84
Limited Common Element

BALCONY

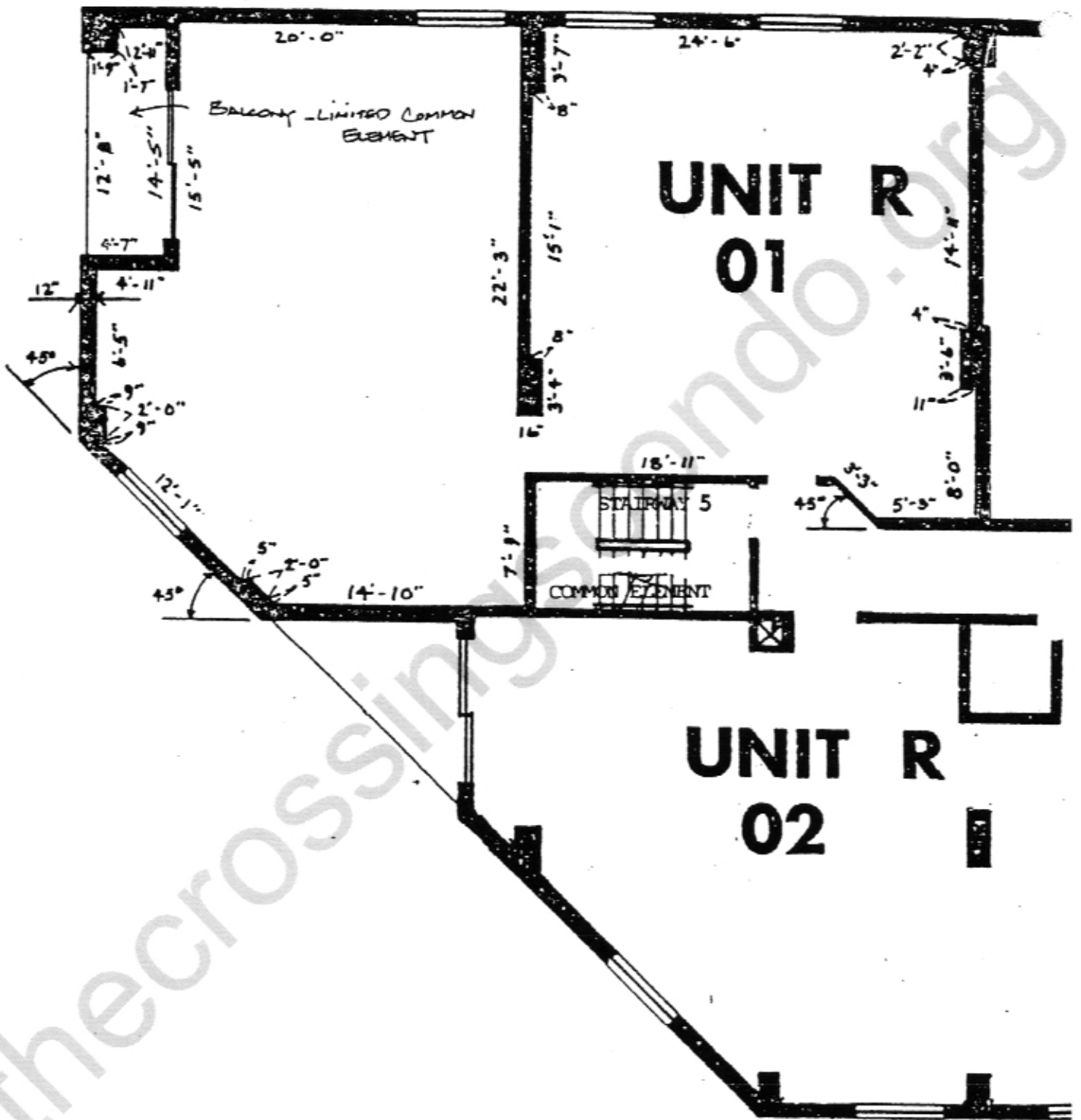
BALCONY
Limited Common Element

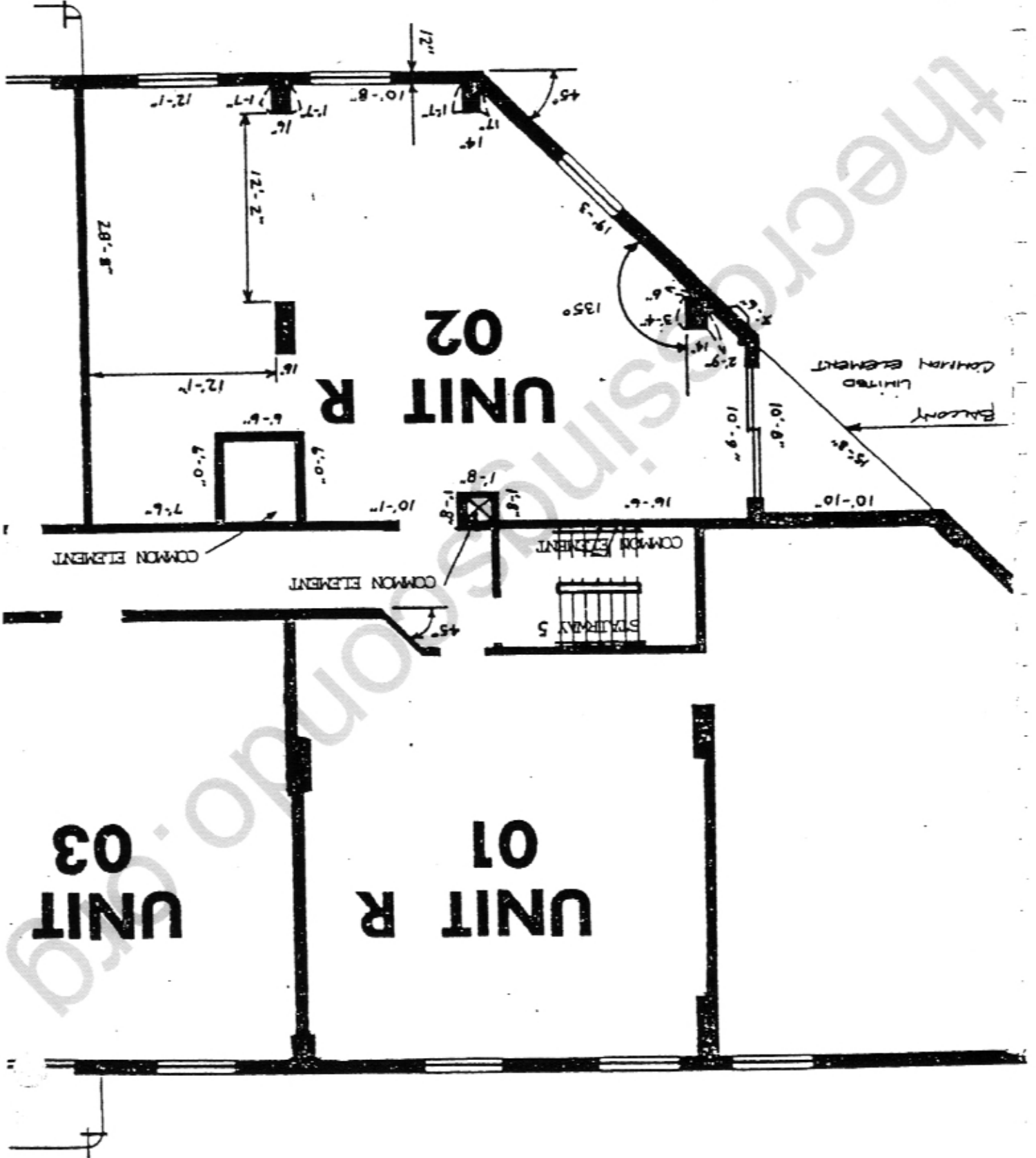


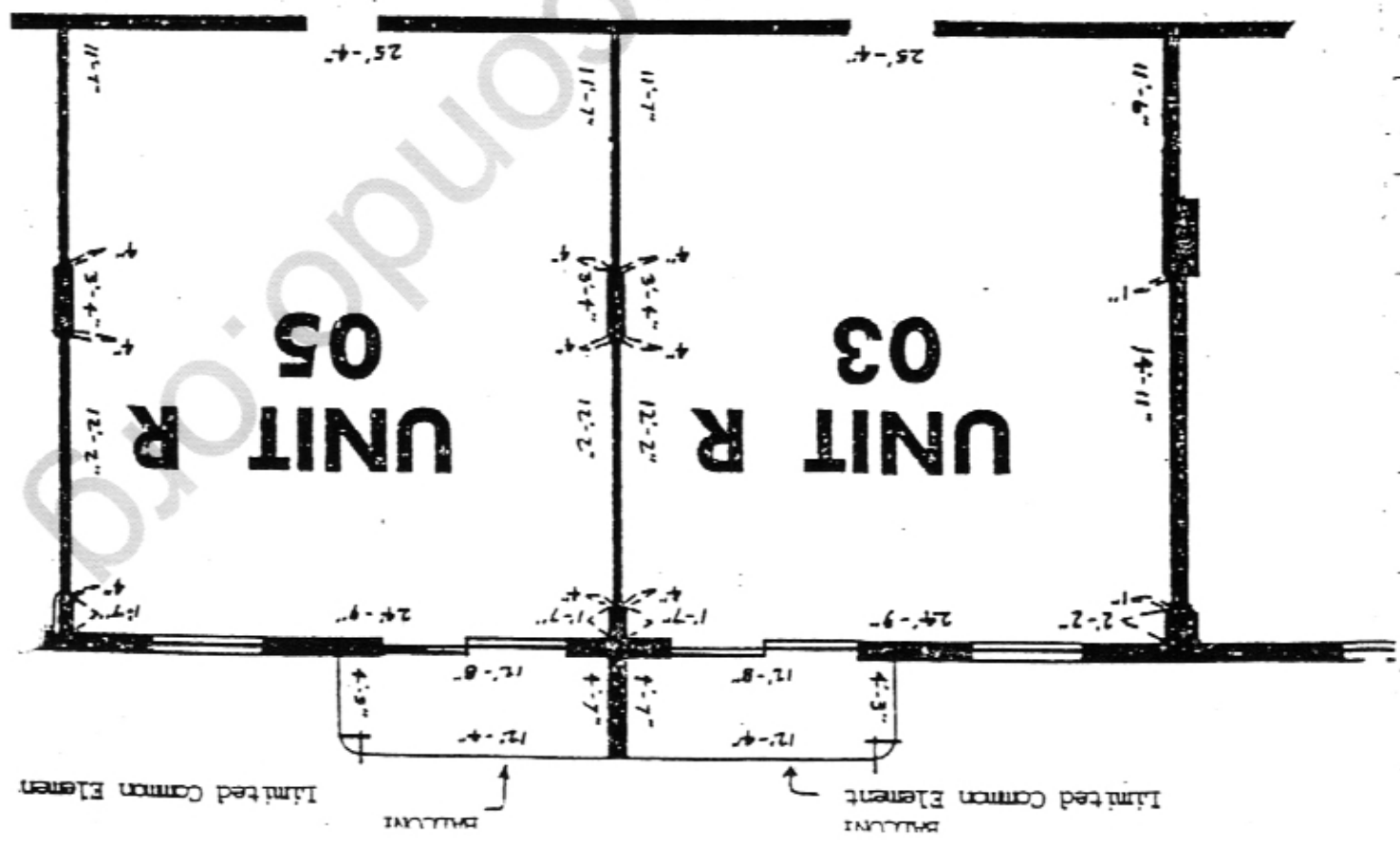
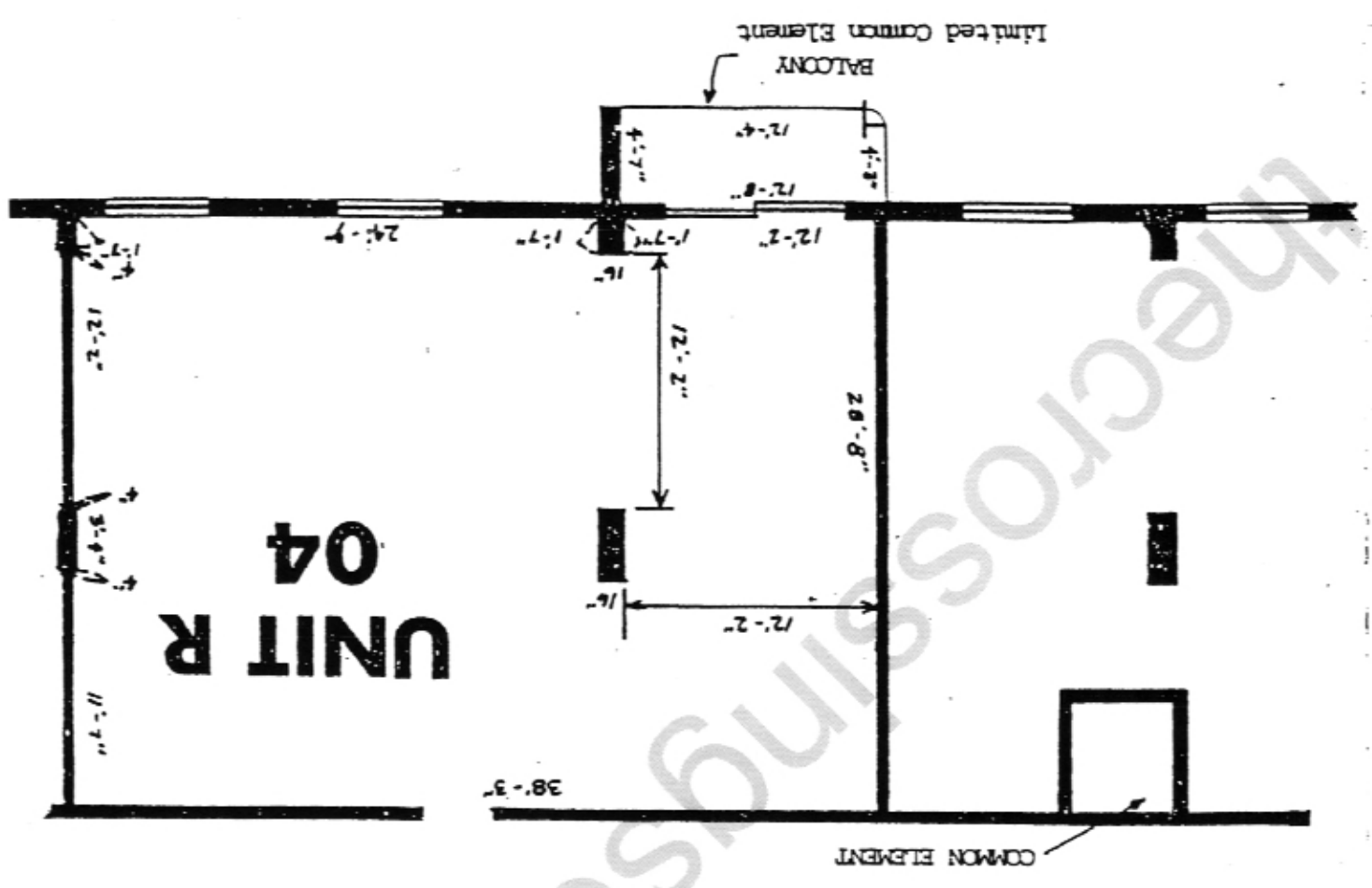


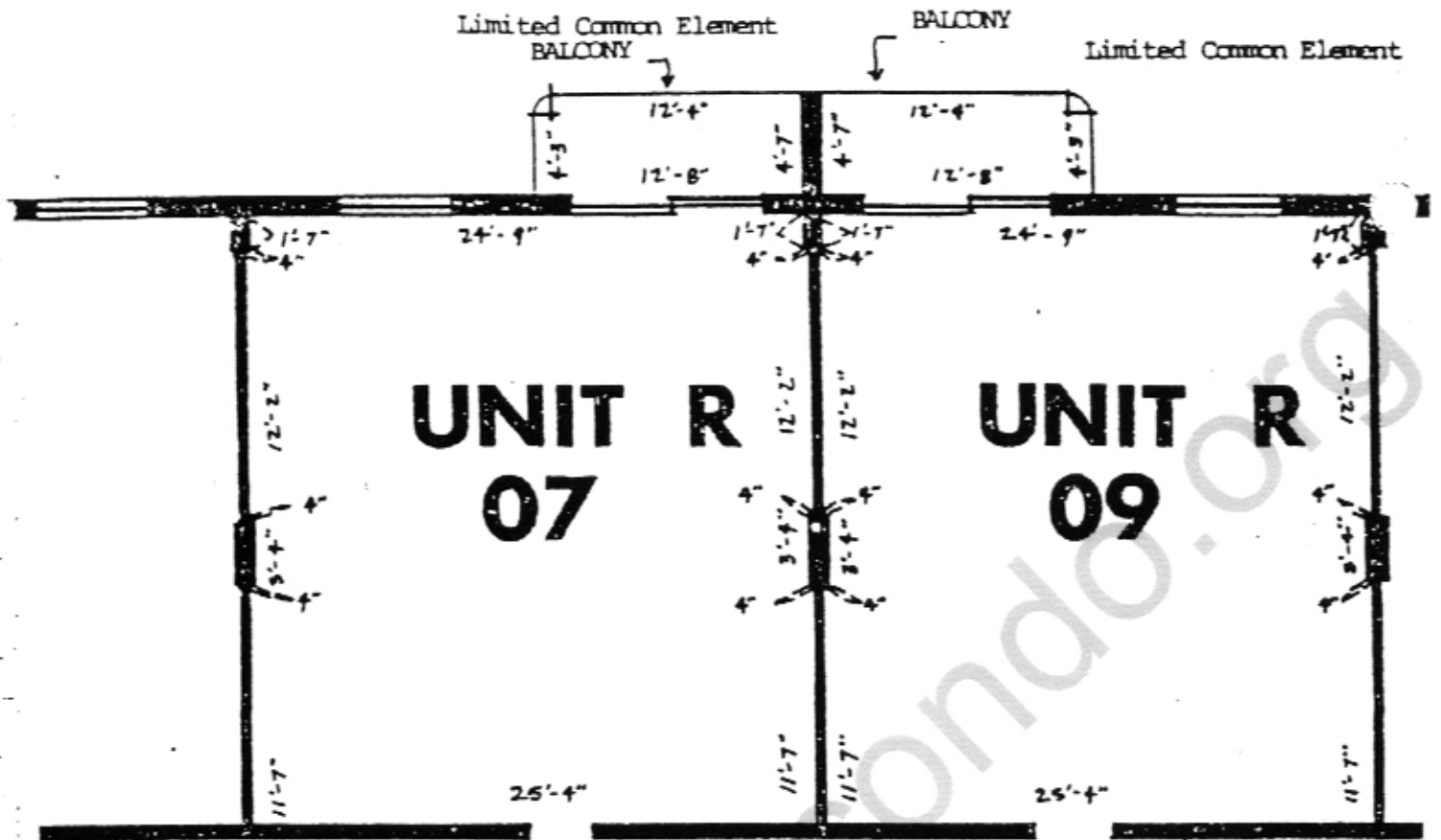


The following unit floor plans
are for units on 4th floor through
19th floor



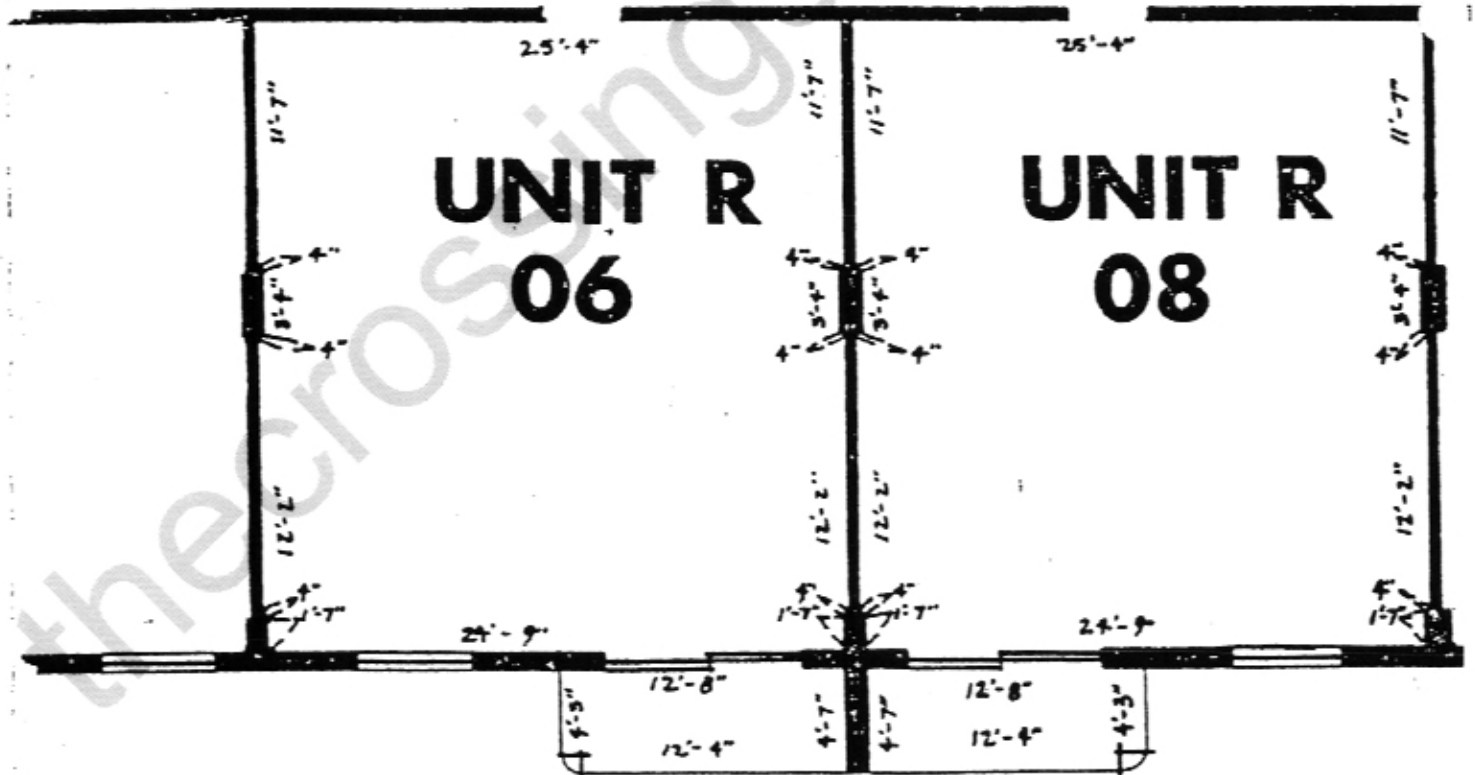






HALL,

COMMON ELEMENT



BALCONY
Limited Common Element

BALCONY
Limited Common Element

Limited Common Element

BALCONY

Limited Common Element

UNIT R
11

UNIT R
13

UNIT R
10

UNIT R
12

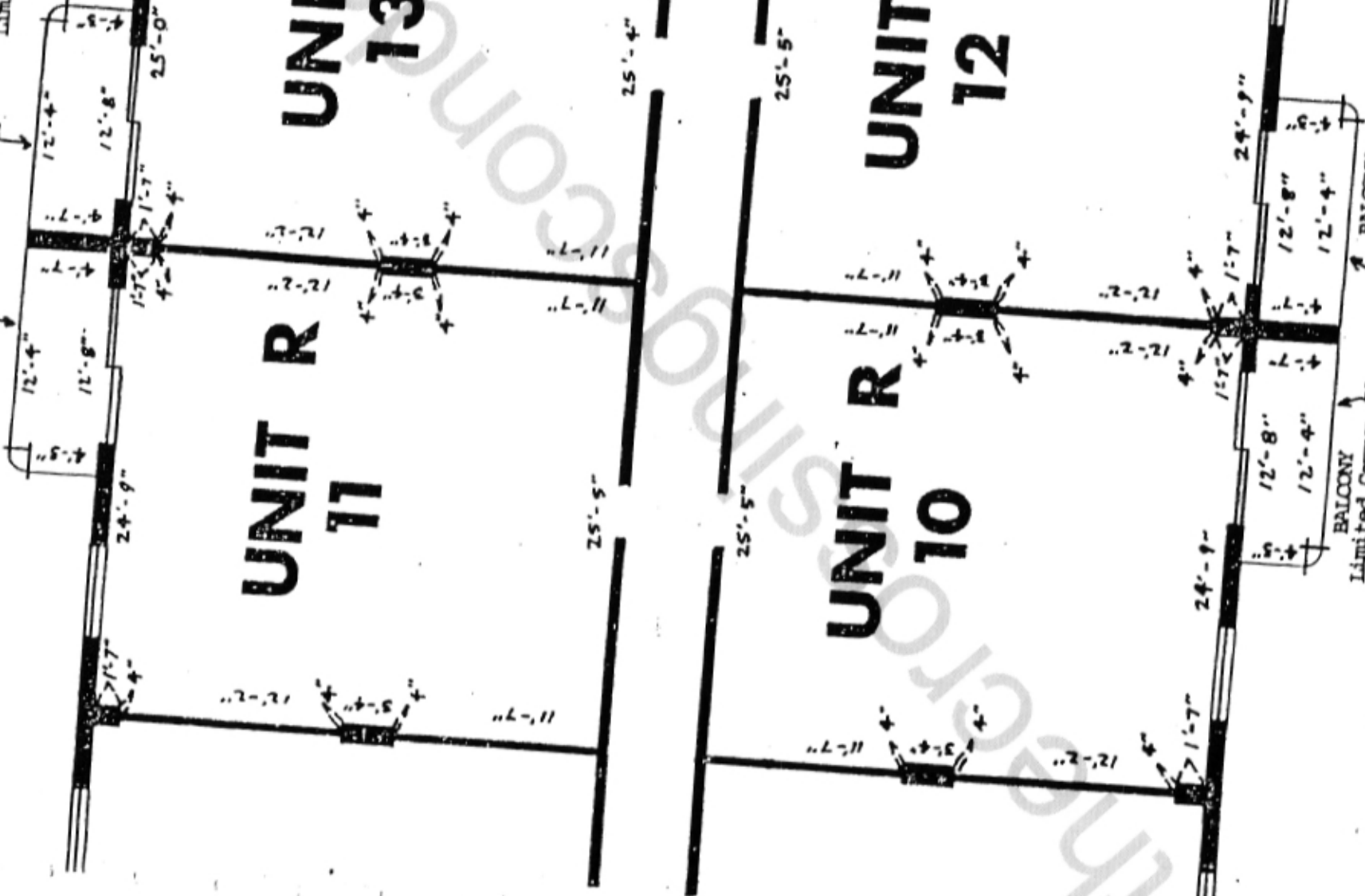
BALCONY

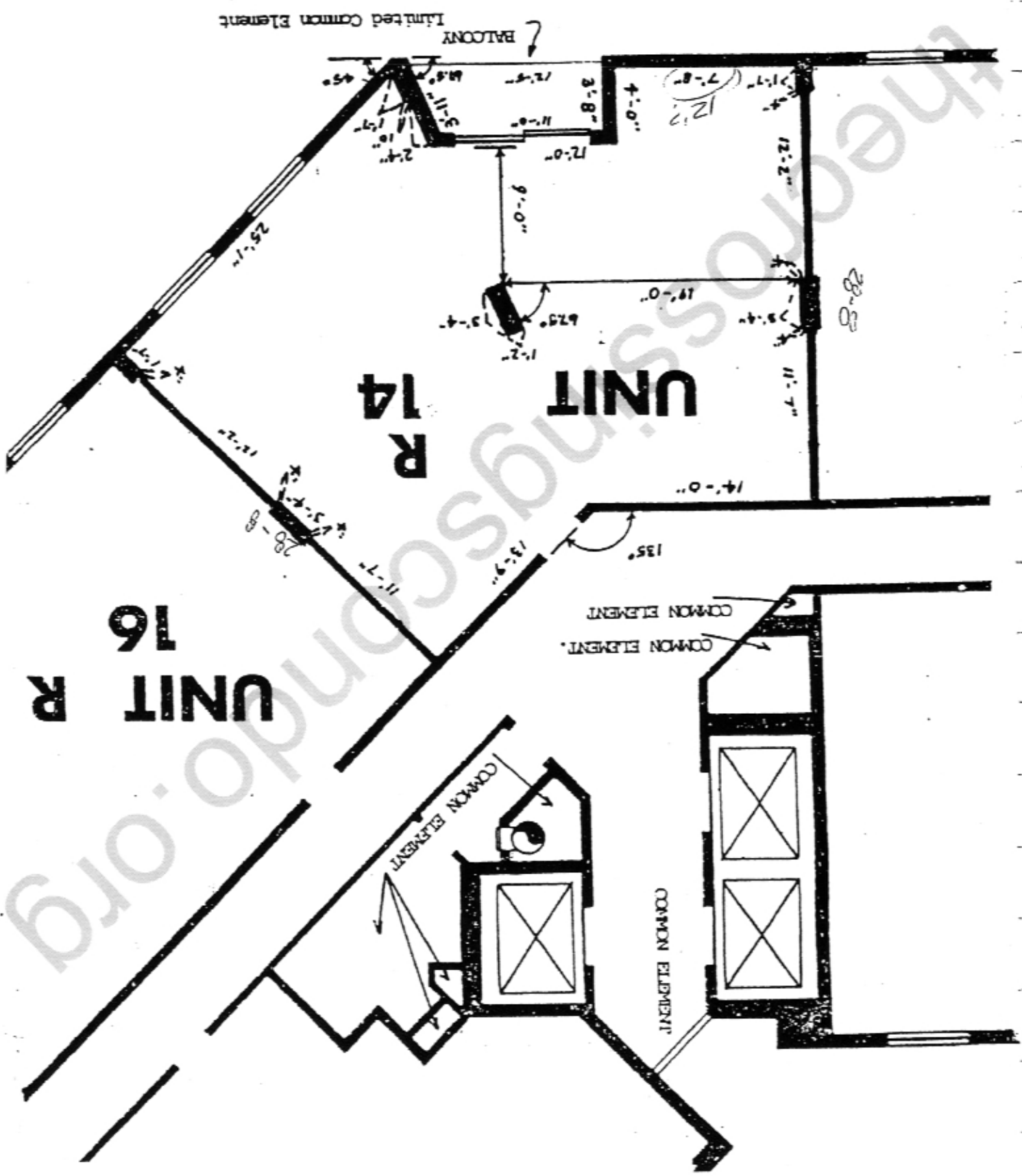
Limited Common Element

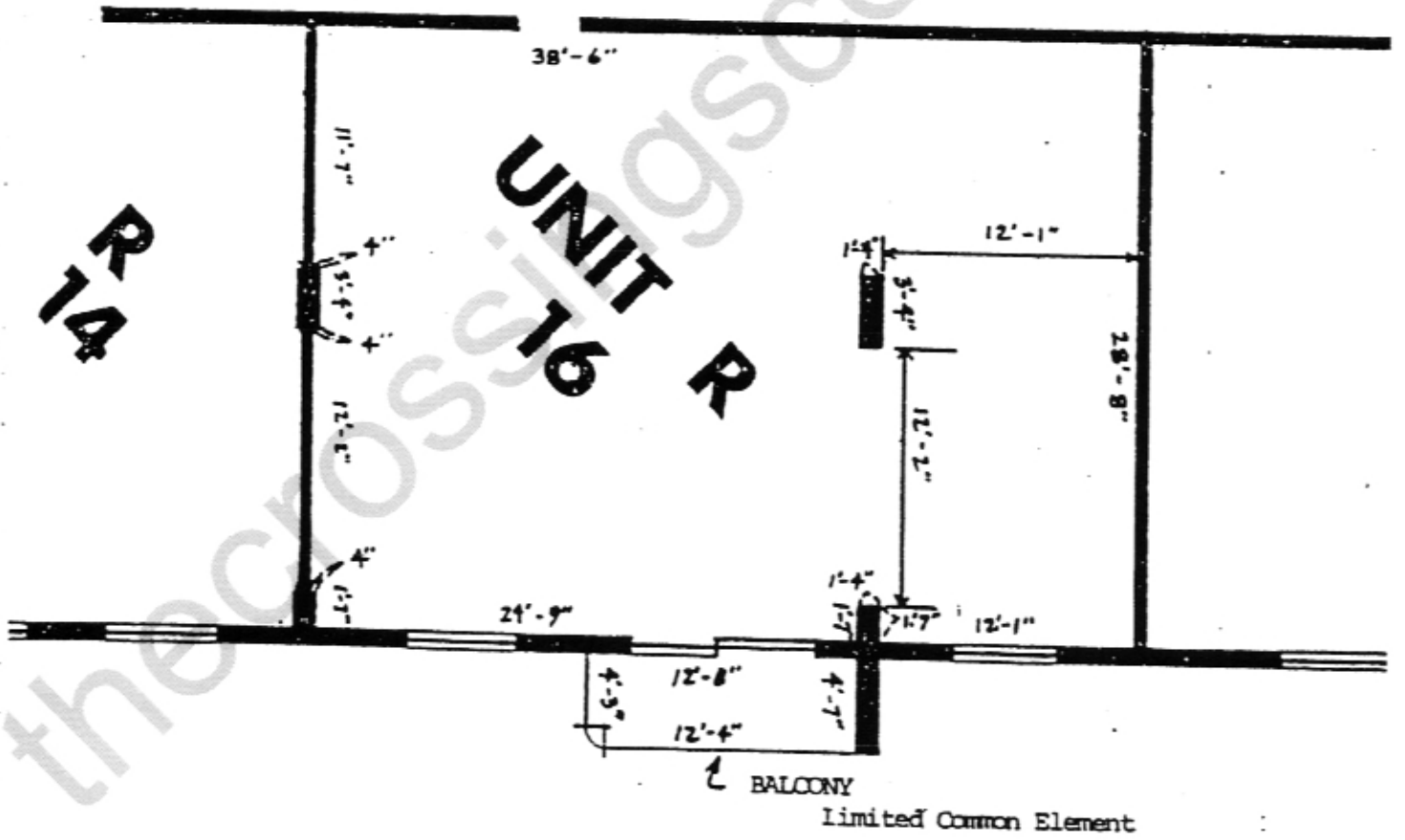
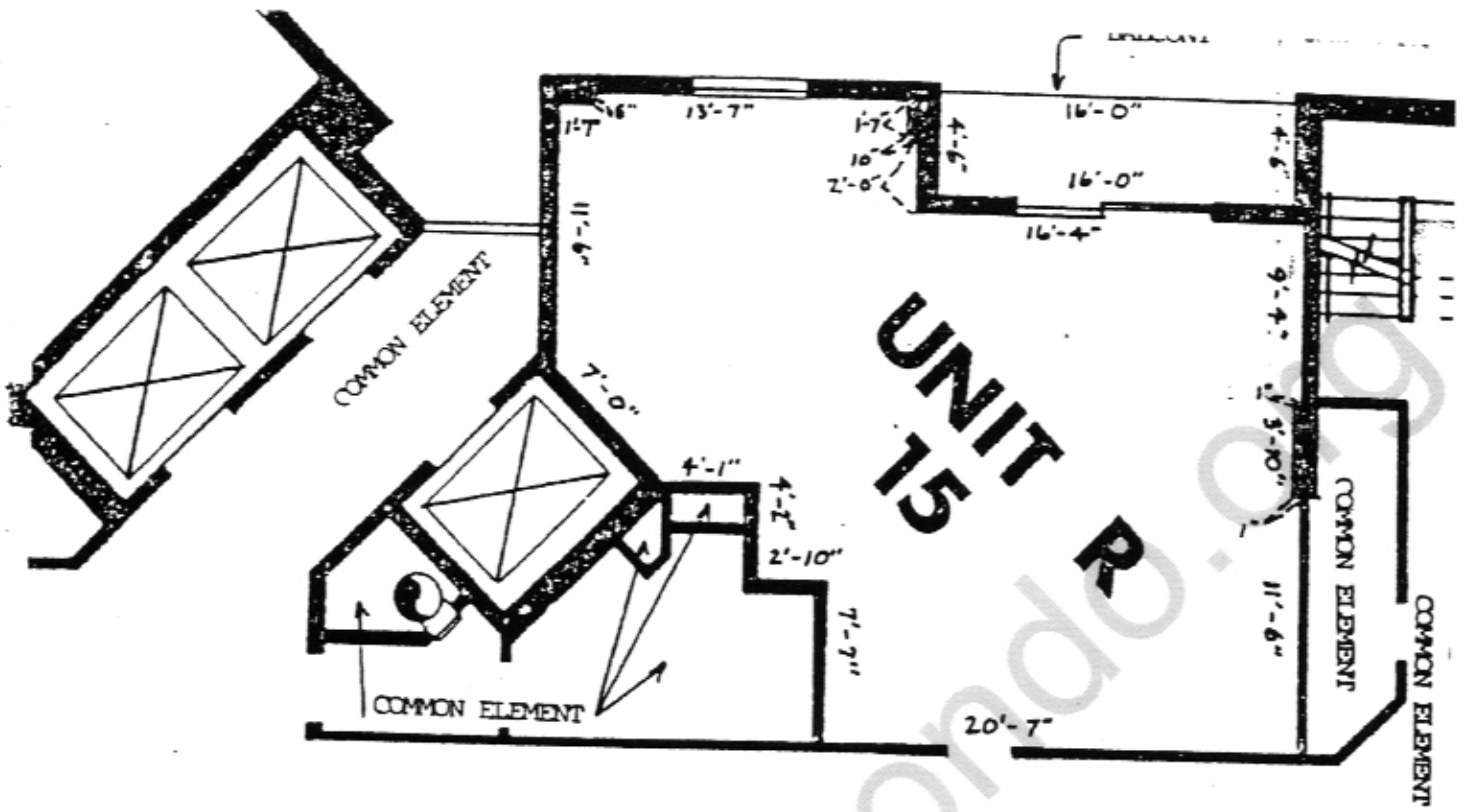
BALCONY

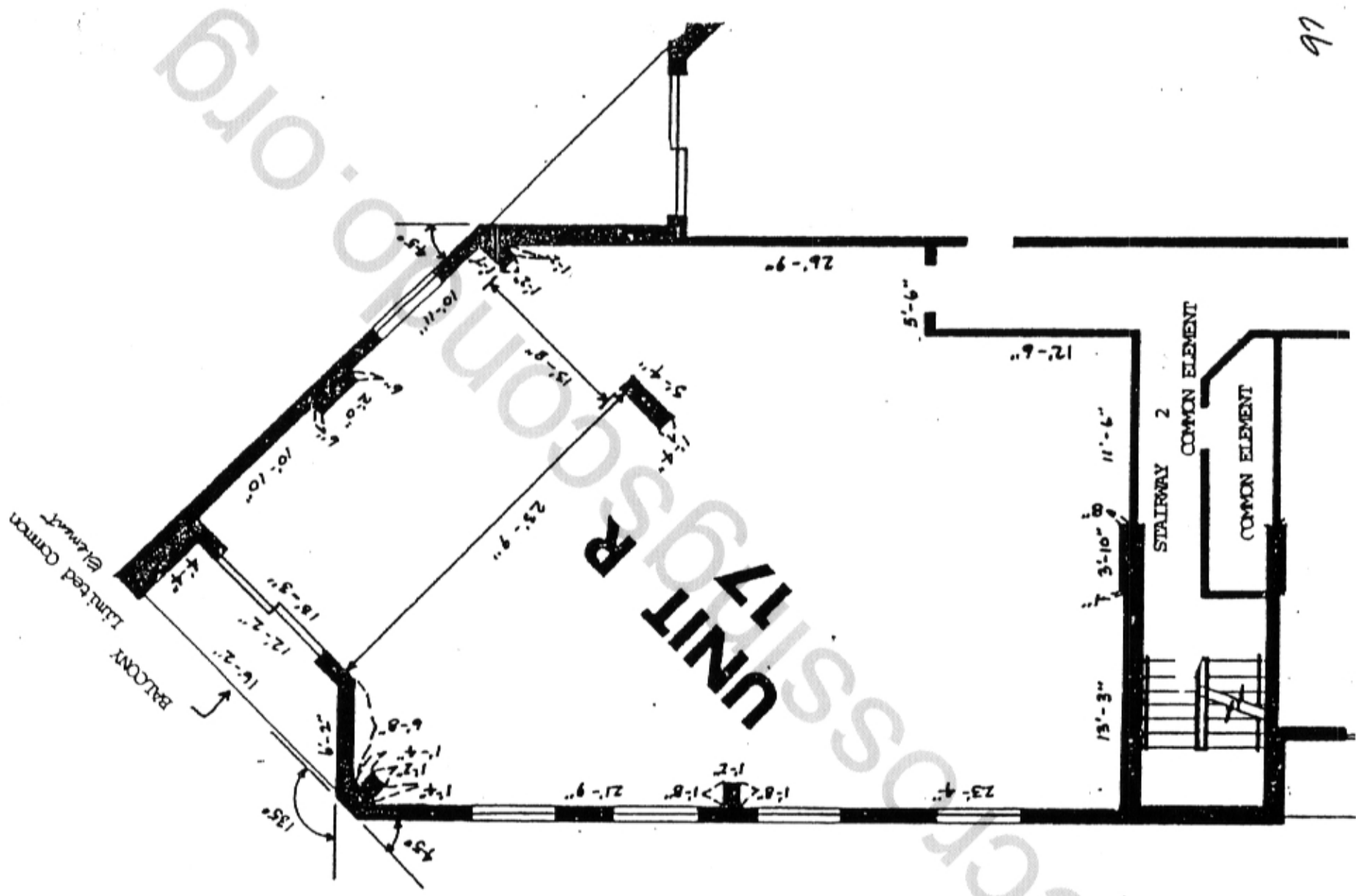
Limited Common Element

9/4



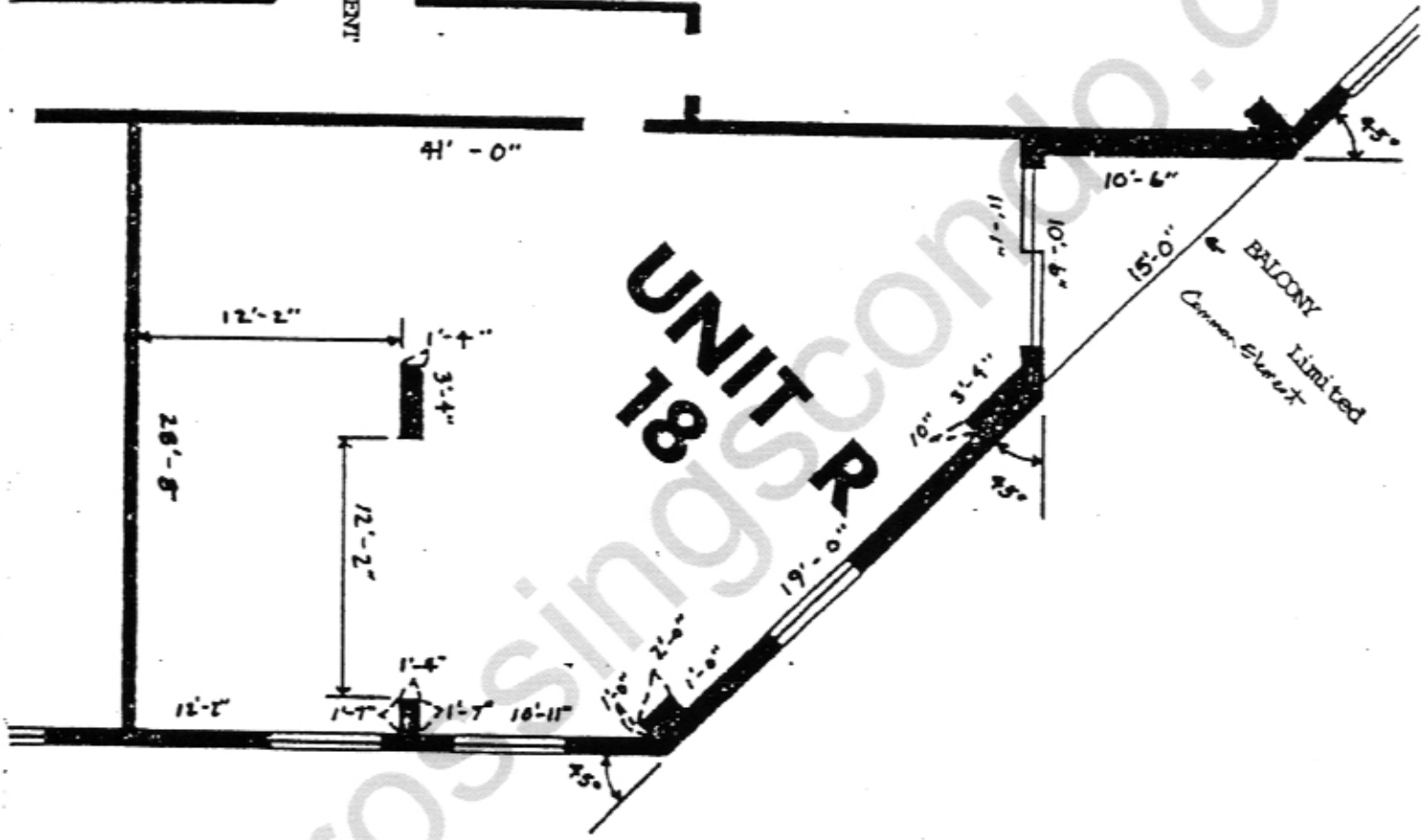
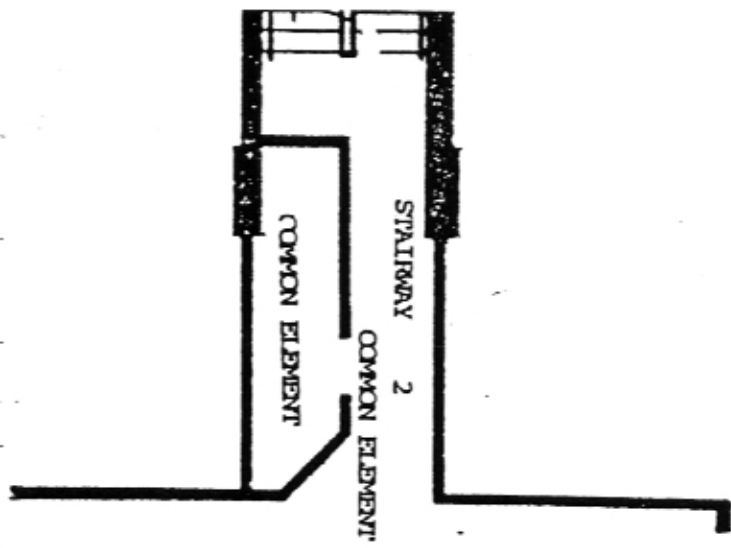






theocr.org

UNIT R
17



UNIT 18R

thecrossings.com