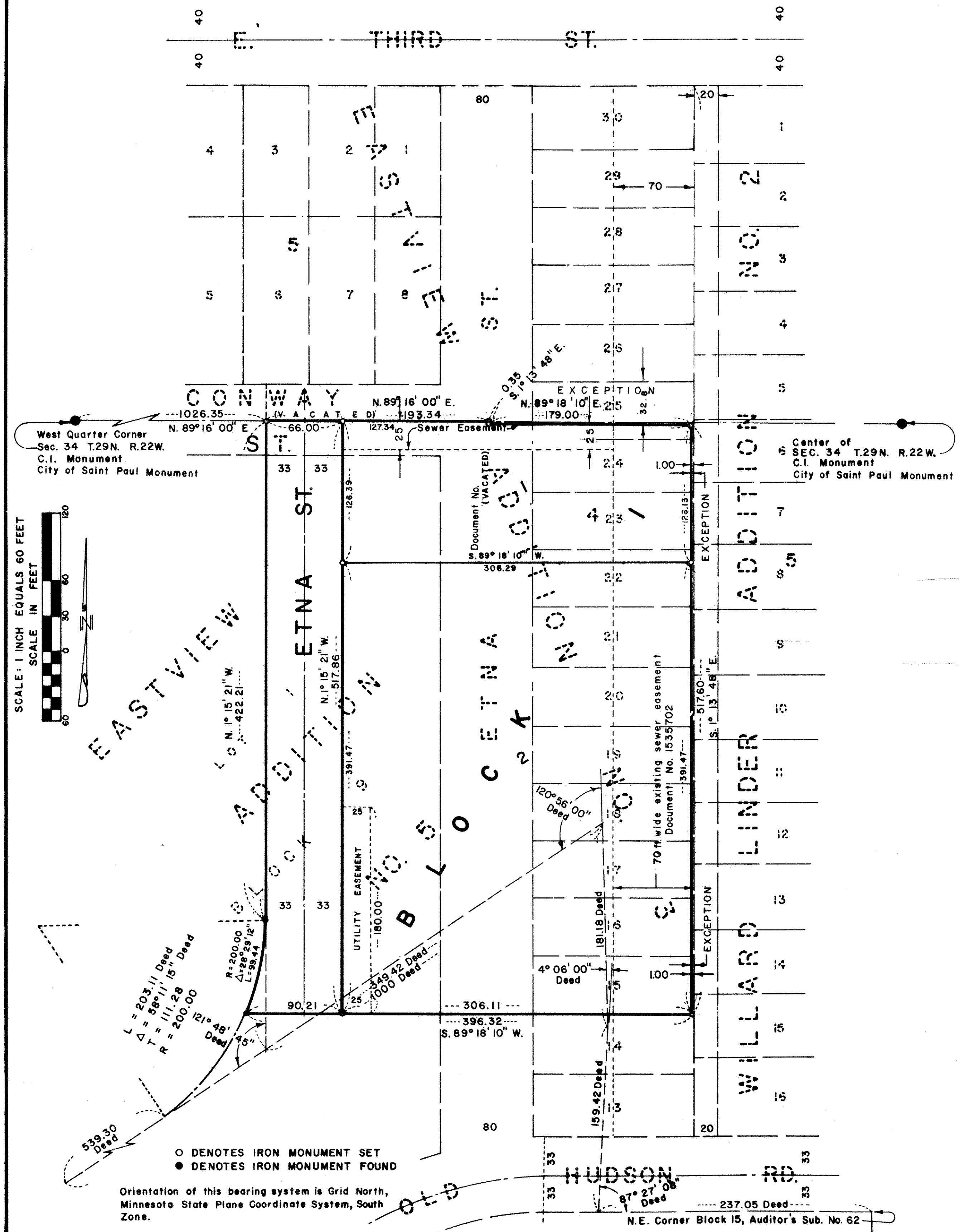


BIRMINGHAM PLACE ADDITION



Know All Persons By These Presents that Gaughan Land Incorporated, a Minnesota Corporation, owner and The First National Bank of Saint Paul, a National Banking Association, mortgage holder of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Those parts of Lots 15 through 24, and that part of Lot 25 except the north 32.8 feet thereof, Block 4, Eastview Addition No. 3, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, except the easterly 1 foot thereof.

Lot 1, Block 9, Eastview Addition No. 5, which lies northerly of the westerly extension of the south line of Lot 15, Block 4, Eastview Addition No. 3 and easterly of following described line: From a point on the north line of Block 15, Auditor's Subdivision 62, City of Saint Paul, distant 237.05 feet west of the northeast corner of said Block 15, run northerly at an angle of 87 degrees 27 minutes 08 seconds from said north block line (when measured from east to north) for 159.42 feet; thence deflect to the left at an angle of 4 degrees 06 minutes 00 seconds for 181.18 feet; thence deflect to the left at an angle of 120 degrees 56 minutes 00 seconds for 1000 feet to the point of beginning of the line to be described; thence run northeasterly along the last described course for 539.30 feet; thence deflect to the left on a 28 degree 38 minute 52 second curve (delta angle 58 degrees 11 minutes 15 seconds) for 203.11 feet; thence on tangent to said curve for 500 feet and there terminating.

Also that part of the south one half of vacated Conway Street lying west of the west line of vacated Etna Street and east of the following described line: From a point on the north line of Block 15, Auditor's Subdivision 62, City of Saint Paul, distant 237.05 feet west of the northeast corner of said Block 15, run northerly at an angle of 87 degrees 27 minutes 08 seconds from said north block line (when measured from east to north) for 159.42 feet; thence deflect to the left at an angle of 4 degrees 06 minutes 00 seconds for 181.18 feet; thence deflect to the left at an angle of 120 degrees 56 minutes 00 seconds for 1000 feet to the point of beginning of the line to be described; thence run northeasterly along the last described course for 539.30 feet; thence deflect to the left on a 28 degree 38 minute 52 second curve (delta angle 58 degrees 11 minutes 15 seconds) for 203.11 feet; thence on tangent to said curve for 500 feet and there terminating.

Also that part of the west one half of vacated Etna Street lying south of the centerline of vacated Conway Street and north of the westerly extension of the south line of Lot 15, Block 4, Eastview Addition No. 3.

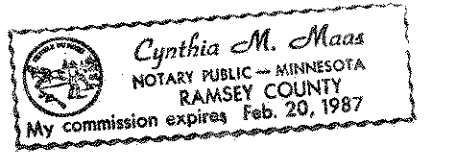
Also that part of the east one half of vacated Etna Street lying south of the westerly extension of the south line of the north 32.8 feet of Lot 25, Block 4, Eastview Addition No. 3 and north of the westerly extension of the south line of Lot 15, Block 4, Eastview Addition No. 3.

Have caused the same to be surveyed, platted and known as BIRMINGHAM PLACE ADDITION and do hereby dedicate to the public for public use forever the street, utility easement and sewer easement as shown on the plat.

Gaughan Land Incorporated, a Minnesota Corporation has caused these presents to be signed by its proper officer this 27th day of March, 1985.

Signed: Gaughan Land Incorporated, a Minnesota Corporation
Patrick J. Gaughan its President
 Patrick J. Gaughan

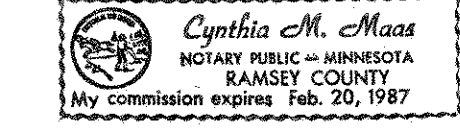
STATE OF MINNESOTA)
 COUNTY OF RAMSEY)
 The foregoing instrument was acknowledged before me this 27th day of March, 1985 by Patrick J. Gaughan, President of Gaughan Land Incorporated, a Minnesota Corporation, on behalf of corporation.
Cynthia M. Maas Notary Public, Ramsey County, Minnesota
 My Commission Expires 2-20-87



The First National Bank of Saint Paul, a National Banking Association has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 27th day of March, 1985.

Signed: The First National Bank of Saint Paul, a National Banking Association
John P. Brennan its ASSISTANT VICE PRESIDENT
Frank J. Dutka its ASSISTANT VICE PRESIDENT
 STATE OF MINNESOTA)
 COUNTY OF RAMSEY)

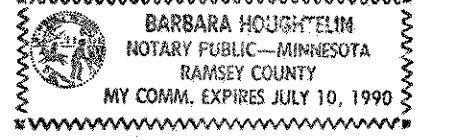
The foregoing instrument was acknowledged before me this 27th day of March, 1985 by *John P. Brennan* Assnt. Vice Pres. and by *Frank J. Dutka* Assnt. Vice Pres. of The First National Bank of Saint Paul, a National Banking Association, on behalf of the association.
Cynthia M. Maas Notary Public, Ramsey County, Minnesota
 My Commission Expires 2-20-87



I, Roger E. Hjerpe, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BIRMINGHAM PLACE ADDITION; 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 wetlands, easements or public highways other than as shown thereon.

Roger E. Hjerpe
 Roger E. Hjerpe, Land Surveyor
 Minnesota Registration No. 6741

STATE OF MINNESOTA)
 COUNTY OF RAMSEY)
 The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 26th day of March, 1985.
Barbara Houghtelin Notary Public, Ramsey County, Minnesota
 My Commission Expires 2-10-90



Approved and accepted by the City of Council of the City of Saint Paul, Minnesota, this 27th day of MARCH, 1985.
Willard B. Olson Clerk

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 27th 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

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 27 day of March, 1985.
Don McKenna Director By *D. McDanough* Deputy
 Department of Property Taxation

County Recorder
 County of Ramsey, State of Minnesota
 I hereby certify that this plat of BIRMINGHAM PLACE ADDITION was filed in this office this 28th day of March, 1985, at 8:50 o'clock A.M. and was filed in Book 97 of Plats, Page 34, as Document No. 2257840.
 Eugene H. Gibbons, County Recorder

○ DENOTES IRON MONUMENT SET
 ● DENOTES IRON MONUMENT FOUND
 Orientation of this bearing system is Grid North, Minnesota State Plane Coordinate System, South Zone.

N.E. Corner Block 15, Auditor's Sub. No. 62