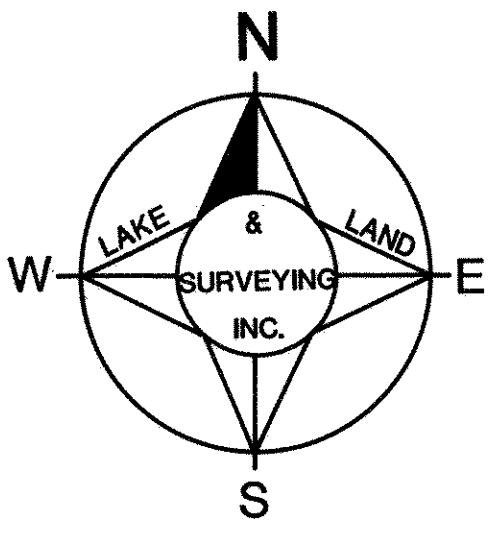


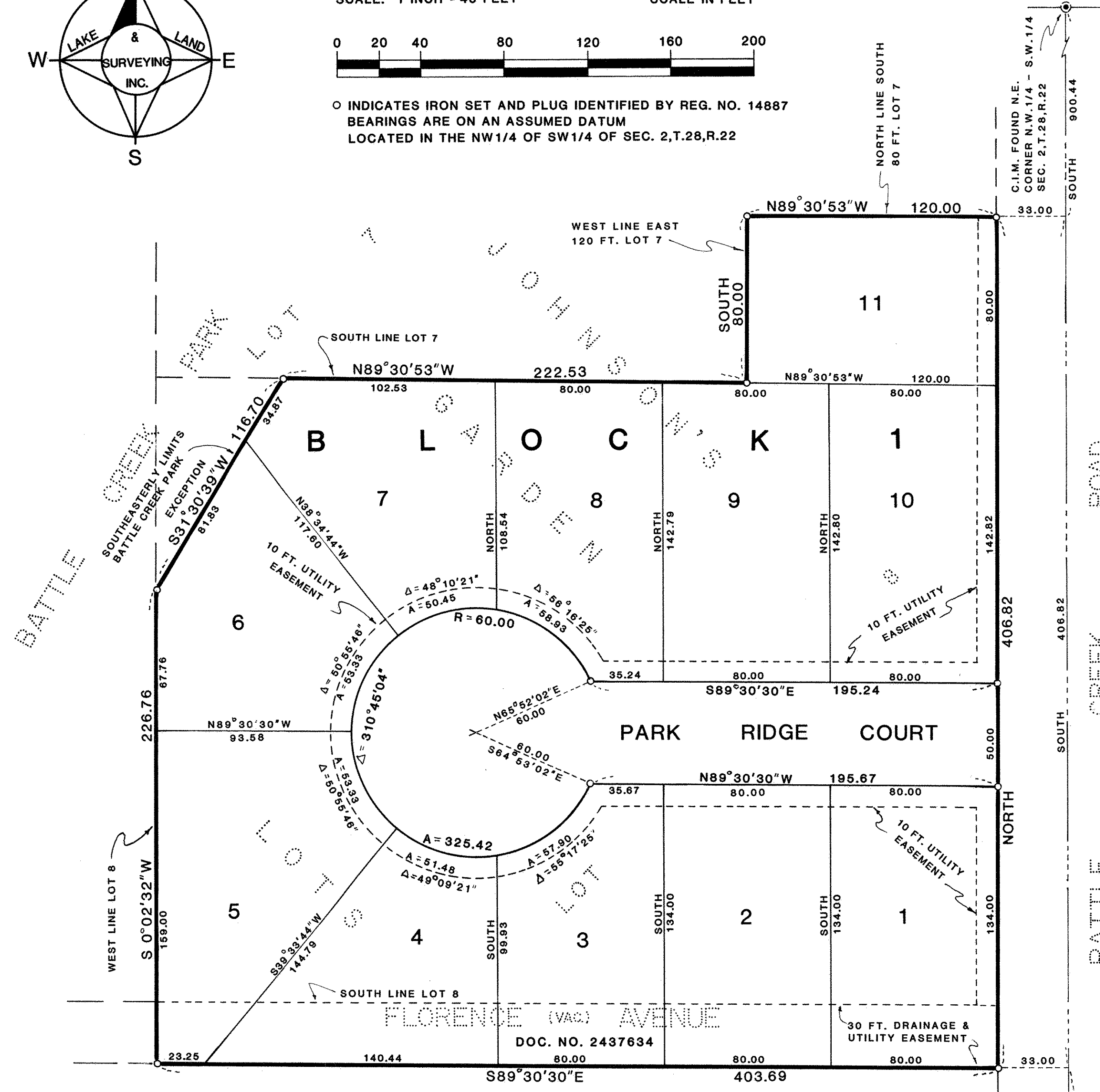
PARK RIDGE ADDITION



SCALE: 1 INCH = 40 FEET
SCALE IN FEET



○ INDICATES IRON SET AND PLUG IDENTIFIED BY REG. NO. 14887
BEARINGS ARE ON AN ASSUMED DATUM
LOCATED IN THE NW1/4 OF SW1/4 OF SEC. 2,T.28,R.22



Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 26th day of October, 1988, and the conditions of Minnesota Statutes, Section 505.03, Sub-division 2, have been fulfilled.

David D. Claypool
David D. Claypool
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of PARK RIDGE ADDITION was filed in this office this 2nd day of November, 1988, at 11:20 o'clock A.M. and was filed in Book 103 of Plats, Page 46, as Document No. 2466598.

By _____ Deputy
Lou Mc Kenna, County Recorder

Know All Persons By These Presents that Battle Creek Associates Ltd., a Minnesota Corporation, owner and Valley National Bank, a National Banking Association, mortgage holder of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

The South 80 feet of the East 120 feet of Lot 7, Johnson's Garden Lots and Lot 8, Johnson's Garden Lots except that portion lying Northwesterly of the following described line: Beginning at a point 688.2 feet East of the North West corner of the South West One-Quarter (1/4) of the South West One-Quarter (1/4) of Section 2, Township 28, Range 22, thence North 39 degrees 03 minutes, East 292 feet; thence North 31 degrees 02 minutes East 499.7 feet more or less to the North line of Lot 7, Johnson's Garden Lots, Ramsey County, Minnesota.

AND
All that part of vacated Florence Avenue lying between Battle Creek Road as opened and the Southerly extension across said vacated avenue of the West line of Lot 8, Johnson's Garden Lots.
Have caused the same to be surveyed, platted and known as PARK RIDGE ADDITION and do hereby dedicate to the public for public use forever the Court and Drainage and Utility easements as shown on the plat.

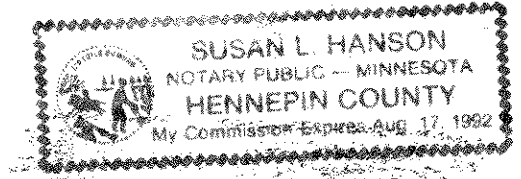
Battle Creek Associates Ltd., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 29 day of August, 1988.
Signed: Battle Creek Associates Ltd.

Norma M. Stangler its President

Valley National Bank, a National Banking Association, has caused these presents to be signed by its proper officers this 14th day of October, 1988.
Signed: Valley National Bank

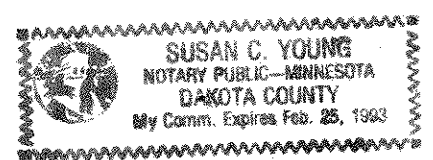
Kathryn A. Karger its Assistant Vice President
Steven M. Nissen its Vice President

State of Minnesota)
County of Hennepin)
The foregoing instrument was acknowledged before me this 29th day of August, 1988, by Dorcas M. Stangler, President of Battle Creek Associates Ltd., a Minnesota Corporation, on behalf of the corporation.



Susan L. Hanson
Notary Public, Hennepin County, Minnesota
My Commission Expires 8-17-92

State of Minnesota)
County of Dakota)
The foregoing instrument was acknowledged before me this 14th day of October, 1988, by Kathryn Karger, Assistant Vice President and by Steven M. Nissen, Vice President / Cashier of Valley National Bank, a National Banking Association, on behalf of the Association.

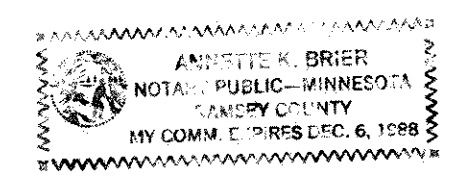


Susan C. Young
Notary Public, Dakota County, Minnesota
My Commission Expires 2-25-92

I, James E. Danley, hereby certify that I have surveyed and platted the property described in the dedication of this plat as PARK RIDGE 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 wet lands, easements or public highways other than as shown thereon.

James E. Danley
James E. Danley, Land Surveyor
Minnesota Registration Number 14887

State of Minnesota)
County of Ramsey)
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 24th day of August, 1988.



Annette K. Brier
Notary Public, Ramsey County, Minnesota
My Commission Expires DECEMBER 6th 1988

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 24th day of October, 1988.

Albert B. Olson
Clerk

Taxes for the year 1988 on land described herein paid, no delinquent taxes and transfer entered, this 14th day of October, 1988.

L. M. Kenna Director By *Brian P. B...* Deputy
Department of Property Taxation