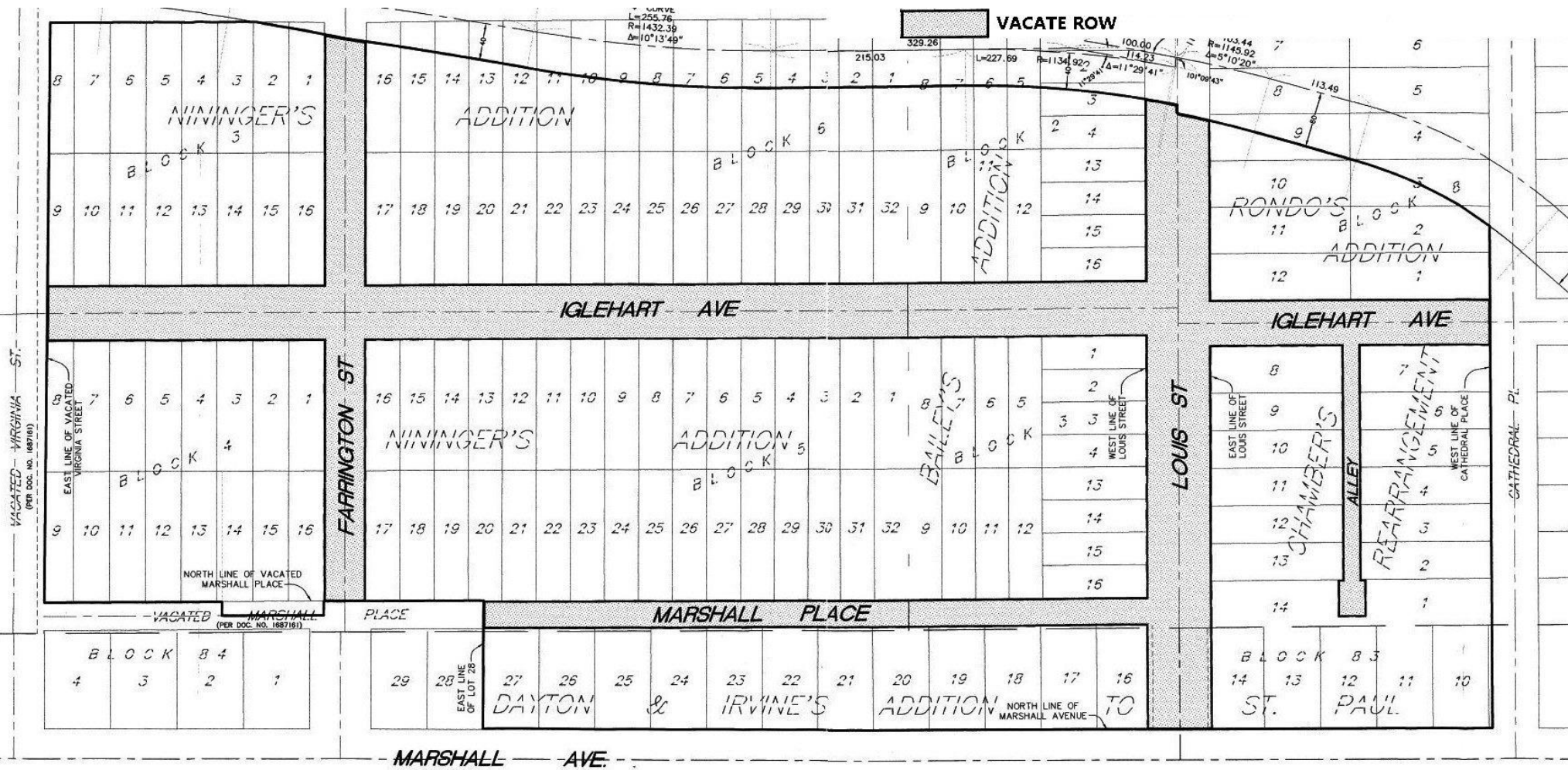


EXHIBIT "A" - MAP & DESCRIPTION



DESCRIPTION OF PROPOSED ROAD AND ALLEY VACATION

That part of Iglehart Street lying east of the east line of vacated Virginia Street and west of the west line of Louis Street. Together with that part of Iglehart Street lying east of the east line of Louis Street and west of the west line of Cathedral Place.

That part of Marshall Place lying east of the northerly extension of the east line of Lot 28, Block 83, DAYTON & IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, and lying west of the west line of Louis Street:

That part of Farrington Street lying north of the north line of vacated Marshall Place and southwesterly of a line run parallel with and distant 40 feet southerly of the following described line:

Beginning at a point on the center line of Western Avenue, distant 106.11 feet north of its intersection with the center line of Carroll Avenue as it now exists westerly of Western Avenue; thence run southeasterly at an angle of 84 degrees 19 minutes 55 seconds with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3 degree 00 minute curve with a central angle of 4 degrees 09 minutes 40 seconds for 138.70 feet; thence on tangent to said curve for 326.37 feet and said line there terminating.

That part of Louis Street lying north of the north line of Marshall Avenue and southwesterly of a line run parallel with and distant 40 feet southerly of the following described line:

Beginning at a point on the center line of Western Avenue, distant 106.11 feet north of its intersection with the center line of Carroll Avenue as it now exists westerly of Western Avenue; thence run southeasterly at an angle of 84 degrees 19 minutes 55 seconds with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3 degree 00 minute curve with a central angle of 4 degrees 09 minutes 40 seconds for 138.70 feet; thence on tangent to said curve for 326.37 feet; thence deflect to the left on a 4 degree 00 minute curve with a central angle of 10 degrees 13 minutes 49 seconds for 255.76 feet; thence on tangent to said curve for 215.03 feet; thence deflect to the right on a curve having a radius of 1134.92 feet and a central angle of 11 degrees 29 minutes 41 seconds for 227.69 feet and there terminating.

And lying southwesterly of a line run parallel with and distant 60 feet southwesterly of the following described line:

Commencing at a point on the center line of Western Avenue, distant 106.11 feet north of its intersection with the center line of Carroll Avenue as it now exists westerly of Western Avenue; thence run southeasterly at an angle of 84 degrees 19 minutes 55 seconds with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3 degree 00 minute curve with a central angle of 4 degrees 09 minutes 40 seconds for 138.70 feet; thence on tangent to said curve for 326.37 feet; thence deflect to the left on a 4 degree 00 minute curve with a central angle of 10 degrees 13 minutes 49 seconds for 255.76 feet; thence on tangent to said curve for 329.26 feet; thence deflect to the right at an angle of 11 degrees 29 minutes 41 seconds for 114.23 feet; thence deflect to the left at an angle of 101 degrees 09 minutes 43 seconds for 11.21 feet; thence deflect to the left at an angle of 78 degrees 56 minutes 47 seconds for 100 feet to the point of beginning of the line to be described; thence run southeasterly along last described course for 100 feet; thence deflect to the right on a 5 degree 00 minute curve with a central angle of 5 degrees 10 minutes 20 seconds for 103.44 feet and there terminating.

The alley in CHAMBER'S RE-ARRANGEMENT OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12 OF BLOCK 11, RONDO'S ADDITION.