

Exhibit A

Legal Description

That part of Lot 1, Block 1, John L. Wilson's Woodcrest, Ramsey County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 1; thence South 89 degrees 55 minutes 41 seconds East (bearing based on the Ramsey County Coordinate System, NAD 83, 1996), along the Northline of said lot 1, a distance of 7.33 feet; thence South 12 degrees 05 minutes 18 seconds East, a distance of 153.70 feet to the South line of said Lot 1; thence North 89 degrees 56 minutes 35 seconds West, along said South line, a distance of 39.00 feet to the southwest corner of said Lot 1; thence North 00 degrees 11 minutes 52 seconds West, along the West line of said Lot 1, a distance of 150.27 feet to the point of beginning.

Subject to an easement for right of way purposes over and across the South 20 feet thereof.

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

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NEW BRITTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemperpro@ms.net
www.kemperpro.com

THE IOVINELLA RESIDENCE

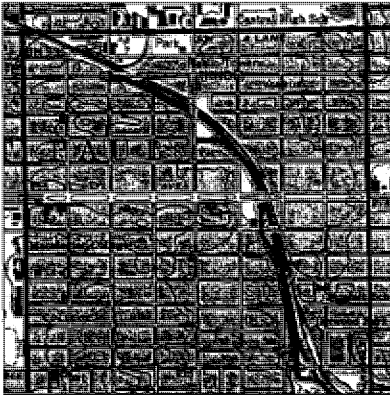
1226 GOODRICH AVENUE

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

SCALE IN FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD 83, 1995)
(VA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

SECTION 3, T28N, R23W



VICINITY MAP
(NO SCALE)



FRONT OF 1226 GOODRICH AVENUE
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION
LIMITED WARRANTY DEED
DOCUMENT NO. 4421919
LOT 2, BLOCK 1, JOHN L. WILSON'S
WOODCREST

PROPOSED PARCEL DESCRIPTION

That part of Lot 1, Block 1, John L. Wilson's Woodcrest, Ramsey County, Minnesota, described as follows: Beginning at the northwest corner of said Lot 1; thence South 89 degrees 55 minutes 41 seconds East (bearing based on the Ramsey County Coordinate System, NAD 83, 1995), along the North line of said Lot 1, a distance of 7.33 feet; thence South 12 degrees 05 minutes 18 seconds East, a distance of 153.70 feet to the South line of said Lot 1; thence North 89 degrees 55 minutes 35 seconds West, along said South line, a distance of 39.00 feet to the southwest corner of said Lot 1; thence North 00 degrees 11 minutes 52 seconds West, along the West line of said Lot 1, a distance of 150.27 feet to the point of beginning. Subject to an easement for right of way purposes over and across the South 20 feet thereof.

AREA SUMMARY

LOT 2 = 6,011 SQ. FT. OR 0.1380 ACRES
PROPOSED PARCEL = 3,481 SQ. FT. OR 0.0799 ACRES
(INCLUDES 738 SQ. FT. OR 0.0169 ACRES OVER THE SOUTH 20 FEET FOR RIGHT OF WAY EASEMENT)

NOTE: PORTION OF PROPOSED PARCEL
LYING BETWEEN THE EASTERN EXTENSION
OF THE NORTH LINE OF THE FRONT PORCH
AND THE NORTH LINE OF THE 20-FOOT
RIGHT OF WAY EASEMENT = 2,525 SQ. FT.
OR 0.0580 ACRES (FOR CITY VALUATION
PURPOSES)

LEGEND

- MH ○ MANHOLE
- PP ○ POWER POLE
- FR ○ FIRE HYDRANT
- WV ○ WATER VALVE
- EM ○ ELECTRIC METER
- GM ○ GAS METER
- OH ○ OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLAT OF JOHN L. WILSON'S WOODCREST
- DENOTES SET SURVEY MONUMENT MARKED KEMPER 18407

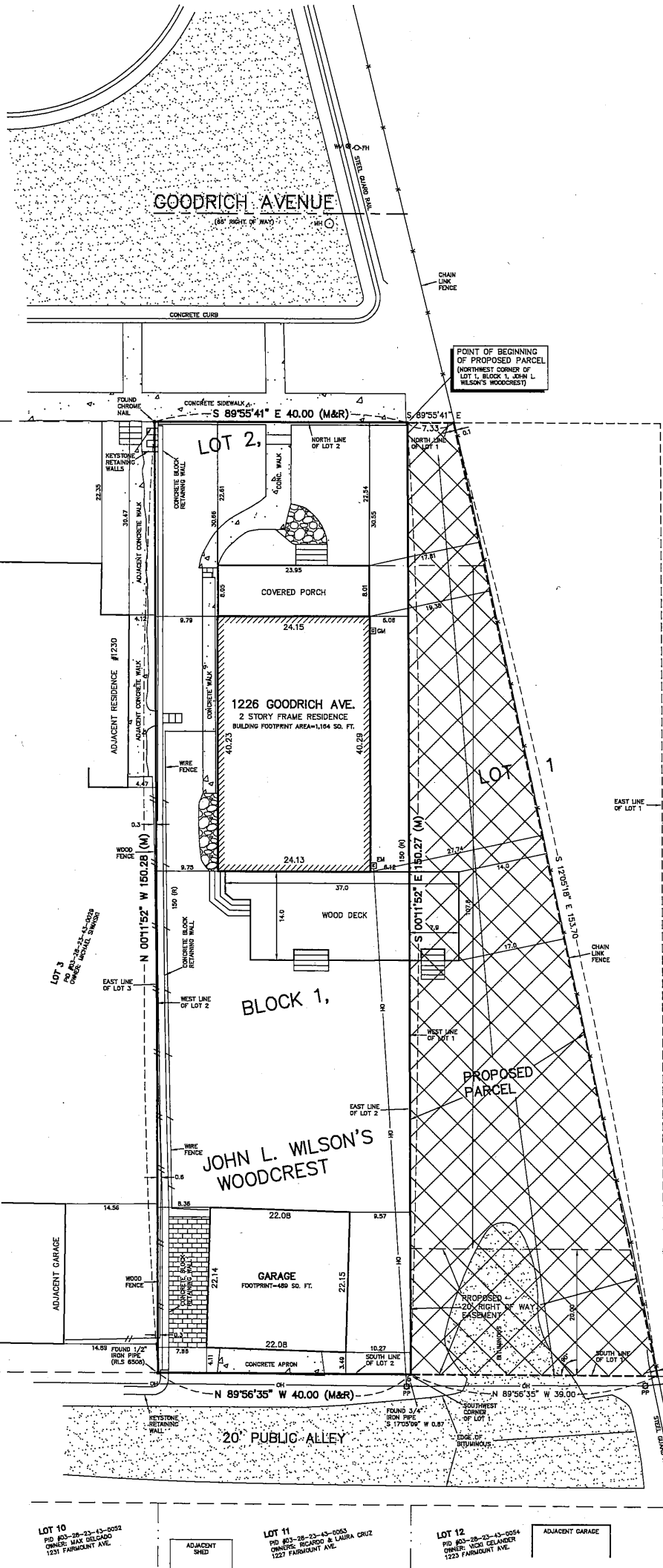
PREPARED FOR:
AMY IOVINELLA
1226 GOODRICH AVENUE
ST. PAUL, MN 55105
651-208-9939

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN,
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT
I AM A LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA.

Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 21ST DAY OF MARCH 2015

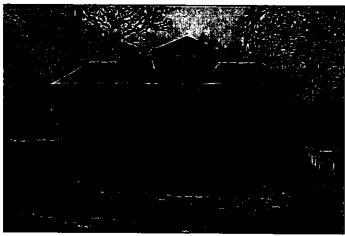


KEMPER & ASSOCIATES, INC. ©

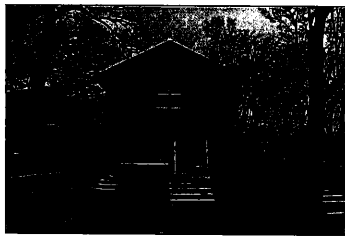


ZONING REQUIREMENTS

ZONED RA - ONE-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA - 5,000 SQ. FT.
MINIMUM LOT WIDTH - 40 FEET
MAXIMUM LOT COVERAGE - 30% BY PRINCIPAL STRUCTURE
MAXIMUM HEIGHT - 3 STORES OR 30 FEET
BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 4 FEET
REAR - 25 FEET
ACCESSORY BUILDINGS:
ACCESSORY BUILDINGS, STRUCTURES OR USES SHALL NOT BE EXERCISED IN OR ESTABLISHED IN A REQUIRED YARD EXCEPT A REAR YARD. ACCESSORY BUILDINGS SHALL BE SET BACK AT LEAST 3 FEET FROM ALL INTERIOR LOT LINES, AND OVERHANDS SHALL BE SET BACK AT LEAST 1/2 THE DISTANCE OF THE SETBACK OF THE GARAGE WALL ON ONE FOOT, WHICHEVER IS GREATER. ACCESSORY BUILDINGS SHALL NOT EXCEED 15 FEET IN HEIGHT. PROVIDED, HOWEVER, THAT ACCESSORY BUILDINGS WITH A FLAT OR SHED ROOF STYLE SHALL NOT EXCEED 12 FEET IN HEIGHT. ACCESSORY BUILDINGS ON A ZONING LOT MAY OCCUPY UP TO 33% OF THE REAR YARD. REAR YARDS WHICH ADJOIN ALLEYS MAY INCLUDE HALF THE AREA OF THE ALLEY TO CALCULATE THE AREA OF THE REAR YARD WHICH MAY BE OCCUPIED BY ACCESSORY BUILDINGS. THERE SHALL BE A MAXIMUM OF THREE ACCESSORY BUILDINGS, THE TOTAL OF WHICH SHALL NOT OCCUPY MORE THAN 300 SQ. FT. OF THE ZONING LOT. IN THOSE INSTANCES WHERE A LOT LINE ADJOINS AN ALLEY RIGHT-OF-WAY, THE ACCESSORY BUILDING SHALL NOT BE CLOSER THAN ONE FOOT TO SUCH LOT LINE. ACCESSORY BUILDINGS SHALL BE LOCATED AT LEAST 8 FEET FROM THE PRINCIPAL STRUCTURE OR SHALL BE CONSIDERED ATTACHED FOR PURPOSES OF THE ZONING CODE. (AS PER CITY OF ST. PAUL ZONING CODE)



GARAGE AT 1226 GOODRICH AVENUE
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



REAR OF 1226 GOODRICH AVENUE
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

CERTIFICATE OF SURVEY

15097 (15097.DWG) D.B. 1000 HOLDEN