Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/31/16

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real estate located in the City of Portland, County of Cumberland and State of Maine being Unit 2 in The Oxford Building a Condominium as established in accordance with the Maine Condominium Act, Chapter 31 of Title 33 of the Revised Statutes of Maine, 1964, as amended, together with said Unit's percentage interest and all other appurtenant rights in Common Elements and Limited Common Elements, all as more specifically described in the Declaration of Condominium for The Oxford Building a Condominium, dated June 18, 1985 and recorded in the Cumberland County Registry of Deeds on July 3, 1985 in Book 6816, Page 1 and as delineated on the Plat and Plans of the Oxford Building, a Condominium, recorded in said Registry of Deeds in Plat Book 148, sheets 57 through 58 and the First Amendment to Declaration of Condominium for the Oxford Building, a Condominium, dated December 30, 1985 and recorded in the Cumberland County Registry of Deeds on December 30, 1985 in Book 7022, Page 13 and as delineated in the amended Plats and Plans of the Oxford Building, a Condominium, recorded in said Registry of Deeds in Plat Book 152, sheet 49.

Said Unit and appurtenances are conveyed subject to and with the benefit of all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained or referred to in said Declaration, as amended, and said Plat and Plans, as amended, all of which are incorporated herein as the same may be amended or modified from time to time.

Being the same premises conveyed by the Oxford Building Group Partnership to Middle-Exchange Associates by deed dated December 31, 1985 recorded in said Registry of Deeds in Book 7027, Page 198, and later corrected by deed dated March 4, 1986 recorded in said Registry of Deeds in Book 7091, Page 124.

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, being the right in common with the Oxford Building Group Partnership to a certain perpetual easement granted to grantor by the City of Portland by deed dated June 14, 1985 recorded in the Cumberland County Registry of Deeds in Book 6820, Page 46, which rights are related to the use and ownership of The Oxford Building Condominium in which the Grantor and Grantee are unit owners.

This conveyance is made SUBJECT to various conditions and restrictions contained in said deed from the City of Portland which the Grantee by the acceptance hereof agrees to assume in common with The Oxford Building Group Partnership. Being the same premises conveyed by Oxford Building Group Partnership to Middle-Exchange Associates by deed dated February 5, 1986 and recorded in said Registry of Deeds in Book 7068, Page 257.