

**EXHIBIT A-1**

511 Congress Street, Portland, Maine

A certain lot or parcel of land, with any buildings or improvements thereon, situated at the westerly corner of Congress and Brown Streets in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

BEGINNING at a point where the southwesterly side of Brown Street intersects the northwesterly side of Congress Street, which point is also the most easterly corner of land conveyed by W. H. Clifford Company to Maine Savings Bank by deed dated July 21, 1972, and recorded in the Cumberland County Registry of Deeds in Book 3271, Page 139; thence by said Congress Street South  $59^{\circ} 24' 30''$  West, one hundred eighty-five and ninety-three hundredths (185.93) feet to the most easterly corner of land owned by the Maine Charitable Mechanics Association; thence by said land of Maine Charitable Mechanics Association by the follow courses and distances: North  $23^{\circ} 58'$  West, forty-two and fifty hundredths (42.50) feet to a point; thence North  $66^{\circ} 02'$  East, four and thirty-three hundredths (4.33) feet to a point; thence North  $23^{\circ} 58'$  West, fifty-six and eighty-six hundredths (56.86) feet to the most northerly corner of said land of Maine Charitable Mechanics Association; thence South  $65^{\circ} 52'$  West, sixty and forty hundredths (60.40) feet to the easterly side of Casco Street; thence North  $23^{\circ} 51'$  West by the easterly side of Casco Street, twenty-six and ninety-six hundredths (26.96) feet to the southerly corner of the existing, or formerly existing, Maine Savings Bank Building; thence around the perimeter of the existing, or formerly existing, Maine Savings Bank Building by the following courses and distances:

North  $66^{\circ} 09'$  East, seventy-five and seventy-five hundredths (75.75) feet to a corner in said Building; thence North  $23^{\circ} 51'$  West, seventy-nine and ninety-five hundredths (79.95) feet to another corner in said Building; thence North  $66^{\circ} 09'$  East, four and fifty hundredths (4.50) feet to another corner in said Building; thence North  $23^{\circ} 51'$  West, fourteen and twenty-two hundredths (14.22) feet to another corner in said Building; thence South  $66^{\circ} 09'$  West, four and fifty hundredths (4.50) feet to another corner in said Building; thence North  $23^{\circ} 51'$  West, twenty-two and eighty-seven hundredths (22.87) feet to another corner in said Building; thence South  $66^{\circ} 09'$  West, seventy-five and seventy-five hundredths (75.75) feet by the northwesterly line of said Building, and said line extended, to the easterly side of Casco Street; thence by the easterly side of Casco Street North  $23^{\circ} 51'$  West, twelve and nine hundredths (12.09) feet to a point and other land of the successors or assigns of Maine Savings Bank; thence by said other land formerly of Maine Savings Bank North  $66^{\circ} 09'$  East two hundred twenty-two and fifty-nine hundredths (222.59) feet to the westerly side of Brown Street; thence by the westerly side of Brown Street South  $28^{\circ} 20' 29''$  East, two hundred thirty-four and five hundredths (234.05) feet to the intersection of the westerly side of Brown Street with the northerly side of Congress Street