

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of York Street and the southwesterly side of Park Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of York Street with the southwesterly side of Park Street; thence south $51^{\circ} 47' 50''$ west by York Street one hundred sixty-six and fifty-five hundredths (166.55) feet, more or less, to an iron rod at the northerly corner of land conveyed by Frank C. Rodway, et al, to Linda B. Johnson, Trustee, by deed dated March 30, 1990 and recorded in Cumberland County Registry of Deeds in Book 9126, Page 341; thence south $37^{\circ} 53' 24''$ east by said Johnson land seventy-five and fifteen hundredths (75.15) feet to an iron rod, continuing in the same direction by said Johnson land two and six tenths (2.6) feet, more or less, to the northwesterly sideline of land formerly of Portland Terminal Company; thence north $43^{\circ} 19' 19''$ east by said land of Portland Terminal Company one hundred sixty-eight and thirty-two hundredths (168.32) feet, more or less, to a drill hole in a granite wall on the southwesterly sideline of Park Street; thence north $37^{\circ} 40' 10''$ west by Park Street fifty-two and ninety-four hundredths (52.94) feet to the point of beginning.

The above-described courses are magnetic as of the year 1990.

For title reference see Deed given by Three Sons Realty, LLC to Elizabeth G. Monaghan and Kurt C. Neilsen, dated June 20, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24091, Page 62.

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Received
Recorded Register of Deeds
May 08, 2008 08:43:41A
Cumberland County
Pamela E. Lovley

After Recording Return to:
Hopkinson & Abbondanza, P.A.
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

WARRANTY DEED

ELIZABETH G. MONAGHAN AND KURT NIELSEN

of 4 Sea Star Lane, Cape Elizabeth, Maine 04107

for consideration paid, grants to

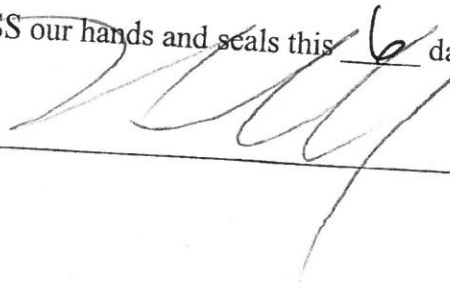
K & L PROPERTIES, LLC

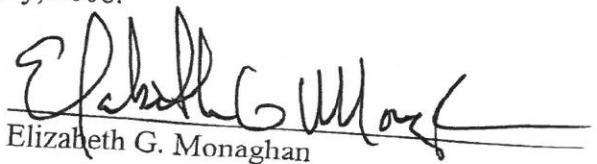
A Maine Limited Liability Company with an office and place of business located at 4 Sea Star Lane, Cape Elizabeth, Maine 04107, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 6 day of May, 2008.




Elizabeth G. Monaghan



Kurt Nielsen

State of Maine
Cumberland, ss.

May 6, 2008

Personally appeared before me the above-named Elizabeth G. Monaghan and Kurt Nielsen and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney-at-Law/Notary Public
Nicholas J. Merrill