

Exhibit A

Aerial/Footing License Hersey Street

A certain license for the purpose of constructing improvements within the right of way limits of Hersey Street, so called, above the ground and consisting of a roof overhang and underground consisting of a footing for the foundation of a proposed building to be constructed, together with rights of access and utility for the purpose of constructing, maintaining and repairing said proposed building in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the northerly bound of Hersey Street situated South $80^{\circ} 58' 42''$ East along Hersey Street a distance of twenty-two and fifty-nine hundredths (22.59') feet from a 5/8 inch iron rebar set with an orange cap inscribed "Four Points PLS #2147" at the intersection of the southeasterly bound of Ocean Avenue with the said northerly bound of Hersey Street;

Thence turning a right angle southerly into Hersey Street one (1') foot to a point;

Thence South $80^{\circ} 58' 42''$ East running parallel with the northerly bound of Hersey Street, forty and five tenths (40.5') feet to a point;

Thence turning a right angle southerly zero and six tenths (0.6') feet to a point;

Thence South $80^{\circ} 58' 42''$ East running parallel with and one and six tenths (1.6') feet on a perpendicular distance from the northerly bound of Hersey Street, four and nine tenths (4.9') feet to a point;

Thence turning a right angle northerly zero and six tenths (0.6') feet to a point;

Thence South $80^{\circ} 58' 42''$ East running parallel with and one and six tenths (1.6') feet on a perpendicular distance from the northerly bound of Hersey Street, six and seventy-seven hundredths (6.77') feet to a point;

Thence turning a right angle southerly three and five tenths (3.5') feet to a point;

Thence South $80^{\circ} 58' 42''$ East running parallel with and four and five tenths (4.5') feet on a perpendicular distance from the northerly bound of Hersey Street, a distance of eleven and nine tenths (11.9') feet to a point;

Thence turning a right angle northerly four and five tenths (4.5') feet to a point on the northerly bound of Hersey Street;

Thence North $80^{\circ} 58' 42''$ West along the northerly bound of Hersey Street a total distance of sixty-four and seven hundredths (64.07') feet to the point of beginning.

The above described license area containing 109 square feet and being shown on a plan entitled, "Final Site/Subdivision Plan of 23 Ocean Avenue for record owners, ~~Stephen and Roberta Cope~~", dated June 4th, 2016 and last revised February 2017, prepared by Four Points

→ 23 Ocean Avenue Associates, LLC → March 3

Exhibit A

Sidewalk Easement

A certain easement for the purpose of ingress and egress, over and across a certain triangular lot or parcel at the intersection of Ocean Avenue, so called, and Hersey Street, so called, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8 inch iron rebar set with an orange cap inscribed "Four Points PLS #2147" at the intersection of the southeasterly bound of Ocean Avenue with the northerly bound of Hersey Street;

Thence along Ocean Avenue North $32^{\circ} 44' 18''$ East, six and eighty-nine hundredths (6.89') feet to a point of curvature convex to the intersection of said Ocean Avenue and Hersey Street;

Thence running southwesterly and turning southerly then easterly along a curve to the left with a radius of 4.5 feet, a central angle of $113^{\circ} 43'$ passing through land of the Grantor an arc length of eight and ninety-three hundredths (8.93') feet to a point on a Chord bearing of South $24^{\circ} 07' 01''$ East, a chord distance of seven and fifty-four hundredths (7.54') feet from the beginning of the curve to a point on the northerly bound of Hersey Street;

Thence North $80^{\circ} 58' 42''$ West, six and eighty-nine hundredths (6.89') feet along Hersey Street to the point of beginning;

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The above described easement area containing 11 square feet, more or less, and being shown on a plan entitled, "Final Site/Subdivision Plan of 23 Ocean Avenue for record owners, ~~Stephen and Roberta Cope~~", dated June 4th, 2016 and last revised ~~February~~, 2017, prepared by Four Points Associates, Inc., said easement area to be used for the purposes of pedestrian ingress and egress using a sidewalk, a portion of which is located within property owned by the Grantor as described above.

Bearings are based on Grid North determined by Four Points Associates, Inc. using NAD 1983 (2011) datum, Maine State Plane coordinate system, West Zone.

3/20/2017 WBO

Exhibit A

Aerial/Footing License Ocean Avenue

A certain license for the purpose of constructing improvements within the right of way limits of Ocean Avenue, so called, above the ground and consisting of a roof overhang and underground consisting of a footing for the foundation of a proposed building to be constructed, together with rights of access and utility for the purpose of constructing, maintaining and repairing said proposed building in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

- ✓ Beginning at a point on the southeasterly bound of Ocean Avenue situated North 32° 44' 18" East along Ocean Avenue a distance of nine and eleven hundredths (9.11') feet from a 5/8 inch iron rebar set with an orange cap inscribed "Four Points PLS #2147" at the intersection of the southeasterly bound of Ocean Avenue with the northerly bound of Hersey Street;
- ✓ Thence turning a right angle northwesterly into Ocean Avenue one (1') foot to a point;
- ✓ Thence North 32° 44' 18" East running parallel with the southeasterly bound of Ocean Avenue, twenty-eight (28') feet to a point;
- ✓ Thence turning a right angle southeasterly one (1') foot to a point on the southeasterly bound of Ocean Avenue;
- ✓ Thence South 32° 44' 18" West along the southeasterly bound of Ocean Avenue, twenty-eight (28') feet to the point of beginning;

The above described license area containing 28 square feet and being shown on a plan entitled, "Final Site/Subdivision Plan of 23 Ocean Avenue for record owners, ~~Stephen and Roberta Cope~~, dated June 4th, 2016 and last revised ~~February~~, 2017, prepared by Four Points Associates, Inc., said license area being for the sole purpose of constructing, maintaining and repairing a roof overhang and footing for the proposed building as shown on said plan to be recorded at the Cumberland County Registry of Deeds upon approval by the City of Portland.

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23 Ocean Avenue Associates, LLC

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