**Exhibit A**

**Sidewalk Easement**

A certain easement for the purpose of ingress and egress, over and across acertain 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 32ᵒ 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 113ᵒ 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 24ᵒ 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 80ᵒ 58’ 42” West, six and eighty-nine hundredths (6.89’) feet along Hersey Street to the point of beginning;

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.