

Exhibit A

The premises situated on or about 1415 Congress Street in the City of Portland, County of Cumberland and State of Maine, described as follows:

Parcel 1

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

Beginning at the point on the northerly side of said Congress Street, which point is seventy-nine (79) feet westerly on the line of said street, from the land formerly of Frank White; thence running westerly on the line of said street, a distance of seventy-two (72) feet to a point; thence northerly parallel with the westerly side of the dwelling house there situated, a distance of one hundred thirty-four (134) feet to a point; thence easterly a distance of ninety-one (91) feet to a point; thence southerly a distance of one hundred thirty-four (134) feet to the point of beginning.

Parcel 2

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

Commencing at the southeasterly corner of land formerly of Susan F. H. Gould, and being the parcel first described above; thence running easterly on the line of said Congress Street, a distance of seventy-nine (79) feet, more or less, to land formerly of Franklin White; thence northerly on the westerly side of line of said White land and by a continuation of said westerly side line of said White land extended northerly, a distance of one hundred thirty-four (134) feet to an iron rod in land formerly of Daniel D. Chenery; thence westerly by said land formerly of said Daniel D. Chenery, a distance of seventy-eight (78) feet, more or less, to the northeasterly corner of the parcel first above described; thence southerly by the easterly line of said parcel first above described to the point of beginning.

This conveyance is made together with all right, title and interest in and to a roadway extending from said Congress Street to the premises on the north and west of said lot described as Parcel 1 above; said road extends in width from the westerly boundary of said Parcel 1 above to the easterly boundary of the land now or formerly of Freeman Gowan.

Excepting that portion of the above described property from Edmund Musteikis to Vacation Properties, Inc. as described in a deed recorded in the Cumberland County Registry of Deeds in Book 21277, Page 175, together with a fifteen (15) foot wide easement for ingress to and egress from said premises.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.