

Exhibit A
Proposed House Lot

A certain parcel of land situated on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, State of Maine, as shown on the Site Plan of Proposed Residential House for Peter Martelle, by Sebago Technics, Inc. (project # 06157), dated May 9, 2016 and being more particularly bounded and described as follows:

Beginning at a 5/8-inch rebar set, on the northwesterly sideline of Holm Avenue being N 28°-00'-18" W, 70.00 feet from the northeasterly sideline of Celebration Court, the entrance into Holm Place, as shown on the Subdivision Plan of Holm Place recorded in CCRD Plan Book 201 Page 445;

Thence N 61°-59'-42" W along Lot 78 of Plan of Portland Gardens, by A. L. Elliot, recorded in CCRD Plan Book 12 Page 23, a distance of 103.54 feet to a 5/8 inch rebar with cap 2117 at the Holm Place Condominiums property;

Thence N 27°-25'-28" E along the Holm Place Condominiums and land now or formerly of the Maine Turnpike Authority, a distance of 220.01 feet to land now or formerly of Lentz as described in Deed Book 32136 Page 75;

Thence S 61°-59'-42" E along land of Lentz, a distance of 105.06 feet to a 5/8 inch rebar with cap 1076 at the northwesterly sideline of Holm Avenue;

Thence S 28°-00'-18" W along the northwesterly sideline of Holm Avenue, a distance of 220.00 feet to the Point of Beginning.

Meaning and intending to describe a parcel of land containing approximately 0.36 Acres, being a portion of land conveyed to this grantor in deed book 7100 page 299.

The property is subject to and benefited by all easements of record.

The property shall be restricted by a stream buffer area to remain in a natural vegetative conditions as shown on the approved Maine Department of Environmental Protection Permit By Rule, and shown on the Site Plan set of the Proposed Residential House for Peter Martelle, by Sebago Technics, Inc. last dated September 16, 2016. Limited disturbance will be permitted to construct and maintain the proposed foundation drain as shown on said plans. Disturbance within the foundation drain area will be allowed to return to a natural vegetative condition.

Bearings are referenced to magnetic north.

MWE,cdm