

Exhibit A  
Legal Description

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the Southwesterly side of Summit Street, in the City of Portland, County of Cumberland, and State of Maine, being Lot 3 as depicted on a plan of land entitled "Morningstar Lane, Summit Street, Portland, Maine", recorded in the Cumberland County Registry of Deeds in Plan Book 208, Page 309; and on Amended Subdivision Recorded Plat entitled "Morningstar Lane, Summit Street, Portland, Maine" recorded in said Registry of Deeds in Plan Book 209, Page 204; and on Second Amended Subdivision Recorded Plat entitled "Morningstar Lane, Summit Street, Portland, Maine", recorded in said Registry of Deeds in Plan Book 212, Page 321; and on Third Amended Recording Plat entitled "Morningstar Lane, Summit Street, Portland, Maine", recorded in said Registry of Deeds in Plan Book 213, Page 466, reference to which is hereby made for a more particular description of the property herein conveyed.

This conveyance is made together with and subject to rights, easements, covenants, conditions, restrictions and obligations of record.

Excepting and reserving to the Grantor herein, however, the fee interest in and to the road depicted on the Plan as Morningstar Lane, which it dedicates and offers and intends to convey to the City of Portland.

The above-described premises are conveyed subject to the rights, easements, covenants, conditions, restrictions and obligations set forth in the following instruments recorded in the Cumberland County Registry of Deeds:

1. For Lot 1: A drainage easement over Lots 1 and 2 from Virginia D. Elliott, Trustee of the Morningstar Real Estate Trust to the Morningstar Lane Property Owners Association recorded in the Cumberland County Registry of Deeds and a drainage easement from Virginia D. Elliott, Trustee of The Morningstar Real Estate Trust to G. Steven and Amanda C. Rowe, dated July 7, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26193, Page 24.
2. For Lot 2: A drainage easement over Lots 1 and 2 from Virginia D. Elliott, Trustee of the Morningstar Real Estate Trust to the Morningstar Lane Property Owners Association recorded in the Cumberland County Registry of Deeds and a drainage easement from Virginia D. Elliott, Trustee of The Morningstar Real Estate Trust to G. Steven and Amanda C. Rowe, dated July 7, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26193, Page 24; and a drainage easement over Lots 2, 3 and 4 from Virginia D. Elliott, Trustee of The Morningstar