Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/05/17

Exhibit A

A certain tract or parcel of land located on the northerly side of Washington Avenue in the City of Portland, County of Cumberland, State of Maine, being more particularity described and bounded as follows:

Beginning at a rebar set on the northerly line of Washington Avenue, said rebar being the southeasterly corner of lands now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 and recorded at the Cumberland County Registry of Deeds ("Registry of Deeds");

Thence N30°11'58"W along the northerly line of Washington Avenue a distance of 8.67' to a rebar set;

Thence N51°02'42"E a distance of 127.95'

Thence N42°57'22"E a distance of 72.19' to a rebar set on the northerly lines of land now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 of the Registry of Deeds;

Thence S39°06'38"E along the northerly line of said Mountain Road Properties a distance of 77.19' to the land of Wayne Berzinis and Suzanne Berzinis as described in Deed Book 22802, Page 223 of the Registry of Deeds;

Thence S50°53'22"W along the lands of said Berzinis a distance of 70.00'

Thence N39°06'38"W continuing along the lands of said Berzinis a distance of 59.00'

Thence S50°53'22"W continuing along the lands of said Berzinis a distance of 130.80' to the northerly side of Washington Avenue and point of beginning.

The above described parcel contains 6,154 S.F more or less

All aforementioned rebar set are #5 rebar with plastic surveyors cap stamped BEST #2336

All aforementioned bearings are based upon Grid North as established by Static GPS

The above described parcel is shown as "Area to be conveyed to Wayne & Suzanne Berzinis from Mountain Road Properties" on the attached sketch plan entitled "Sketch Plan of Proposed Conveyance for Mountain Road Properties, LLC."

Meaning and intending to describe a portion of the property conveyed to Mountain Road Properties, LLC by deed of St. Joseph's Manor dated May 31, 2016 and recorded in Deed Book 33162, Page 114 CCRD.