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, but not adjacent to in the City of Portland, County of Cumberland, State of Maine, being more particularity described and bounded as follows:

Beginning at a rebar set at the northwesterly corner of lands now or formerly of Wayne Berzinis and Suzanne Berzinis as described in Deed Book 22802, Page 223 and recorded at the Cumberland County Registry of Deeds ("Registry of Deeds"), said point being located N50°53'22"E a distance of 330.00' from a 1" iron pipe found on the northerly line of Washington Avenue at the southwesterly corner of lands now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 of the Registry of Deeds;

Thence S42°57'22"W a distance of 136.30' to a rebar set at lands now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 of the Registry of Deeds;

Thence N39°06'38"W along the northerly line of said Mountain Road Properties a distance of 18.81' to a rebar set;

Thence N50°53'22"E a distance of 135.00 to rebar set at the northwesterly corner of lands now or formerly of Wayne Berzinis and Suzanne Berzinis as described in Deed Book 22802, Page 223 and recorded at the Registry of Deeds and point of beginning.

The above described parcel is subject to an easement granted to the City of Portland as described in Deed Book 26002, Page 19 of the Registry of Deeds.

The above described parcel contains 1,270 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 Mountain Road Properties from Wayne and Suzanne Berzinis" 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 Wayne Berzinis and Suzanne Berzinis by Deed of Berzinis Realty Limited Liability Company dated June 24, 2005 and recorded in Deed Book 22802, Page 223 of the Registry of Deeds.