

Exhibit A

A certain tract or parcel of land with buildings and improvements located on the Northeasterly side of Washington Avenue in the City of Portland, County of Cumberland, State of Maine being more particularly described and bounded as follows.

Beginning at a 1 ½" iron pipe found on the northeasterly sideline of Washington Avenue, said iron pipe being the southeasterly corner of lands Now or Formerly (N/F) of Wayne and Suzanne Berzinis as described in Deed Book 22802, Page 223 and recorded at the Cumberland County Registry of Deeds (CCRD), said iron pipe also being the southwesterly corner of lands N/F John Egeland as described in Deed Book 1761, Page 128 CCRD.

Thence N50°30'07"E along the northwesterly line of said Egeland 112.38' to a rebar set;

Thence N50°30'07"E continuing along the northwesterly line of Egeland 37.47' to a 1" iron pipe;

Thence N50°30'07"E continuing along the northwesterly line of Egeland 180.15' to a rebar set;

Thence N31°48'13"W a distance of 126.78' to lands N/F of Mountain Road Properties, LLC as described in Deed Book 33711, Page 60 CCRD and a rebar set;

Thence S42°57'22"W along lands of said Mountain Road properties, LLC a distance of 135.18' to a rebar set;

Thence S42°57'22"W a distance of 73.31' to a rebar set;

Thence S45°03'37"E a distance of 82.06' to a rebar set;

Thence S50°54'01"W a distance of 35.86' to a rebar set;

Thence S50°54'01"W a distance of 86.61' to a rebar set;

Thence N73°18'47"W a distance of 38.80' to the northeasterly sideline of Washington Avenue and a rebar set;

Thence S30°11'58"E along the northeasterly sideline of Washington Avenue a distance of 25.04' to a granite monument;

Thence S39°11'39"E continuing along the northeasterly sideline of Washington Avenue a distance of 24.96' to a rebar set and point of beginning.

The above described parcel contains 24,577 S.F more or less.

The above described parcel is subject to an easement for access by foot and vehicle over the following described parcel.

Beginning at a 1 ½" iron pipe found on the northeasterly sideline of Washington Avenue, said iron pipe being the southwesterly corner of lands Now or Formerly (N/F) of Wayne and Suzanne Berzinis as described in Deed Book 22802, Page 223 and recorded at the Cumberland County Registry of Deeds CCRD), said iron pipe also being the northwesterly corner of lands N/F John Egeland as described in Deed Book 1761, Page 128 CCRD.

Thence N50°30'07"E along the westerly line of said Egeland 112.38' to a rebar set;

Thence N39°29'53"W a distance of 16.84' to a rebar set;

Thence S50°54'01"W a distance of 86.61' to a rebar set;

Thence N73°18'47"W a distance of 38.80' to the northeasterly sideline of Washington Avenue and a rebar set;

Thence S30°11'58"E along the northeasterly sideline of Washington Avenue a distance of 25.04' to a granite monument;

Thence S39°11'39"E continuing along the northeasterly sideline of Washington Avenue a distance of 24.96' to a rebar set and point of beginning.

The above described easement contains 2,361 S.F more or less.

Also conveying an easement for access by foot and vehicle and the installation, replacement and maintenance of utilities above and below the following tract of land.

Beginning at a rebar set on the northeasterly sideline of Washington Avenue, said rebar being N30°11'58"W a distance of 75.50' of the above mentioned granite monument.

Thence N30°11'58"W along the northeasterly sideline of Washington Avenue a distance of 28.78';

Thence N50°43'03"E a distance of 80.02' to a rebar set on the southerly line of lands N/F Mountain Road Properties, LLC as described in Deed Book 33899, Page 302 CCRD;

Thence N50°53'22"E continuing along the southerly line of said Mountain Road Properties, LLC a distance of 50.6' to a rebar set at the southeasterly corner of said Mountain Road properties, LLC;

Thence N50°53'22"E through lands N/F Mountain Road Properties as described in Deed Book 33679, Page 176 and Deed Book 33711, Page 60 and Deed Book 33162, Page 114 CCRD a distance of 63.16' to a rebar set at the northeasterly corner of this described easement;

Thence S47°02'38"E a distance of 18.84' to a rebar set at the southeasterly corner of this described easement;

Thence S42°57'22"W a distance 73.31' to a rebar set;

Thence S51°02'42"W a distance of 127.95' to the northeasterly sideline of Washington Avenue and a rebar set at the point of beginning.

The above described easement contains 11,884 S.F more or less.

The above aforementioned rebar set are #5 Rebar with plastic cap stamped BEST #2336.

All aforementioned bearings are grid north Maine State Coordinates West Zone.

The above described parcel and easements are shown on plan entitled Boundary Survey and Proposed Lot Split at 1159 Washington Avenue in Portland Cumberland County Maine, dated April 20, 2017. Prepared by Boundary Engineering Survey Technology, Inc. to be recorded herewith.

Meaning and intending to describe a portion of the lands conveyed to Wayne and Suzanne Berzinis as described in the following deeds. Deed of Berzinis Realty to Wayne and Suzanne Berzinis dated June 24, 2005 and recorded in Deed Book 22802, Page 57 CCRD. Deed of Mountain Road Properties to Wayne and Suzanne Berzinis dated December 20, 2016 and recorded in Deed Book 33711, Page 57 CCRD.