

Exhibit A  
Lot 1

A certain portion of a lot or parcel of land situated on the westerly side of Humboldt Street and the southerly sideline of Marlborough Road, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the intersection formed by the westerly sideline of Humboldt Street and the southerly sideline of Marlborough Street, said intersection marking the most northeasterly property corner of the herein described portion of a lot now or formerly owned by the herein grantor, Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 13283, Page 104;

Thence, following a bearing based upon the Maine West Zone following the westerly sideline of said Humboldt Street, South 12-00'-00" East, a distance of 55.98 feet to the land now or formerly of 7H LLC as described in a deed recorded in the Registry in Deed Book 30008, Page 099;

Thence, by and along the land of said 7H LLC, South 78-02'-45" West, a distance of 57.87 feet;

Thence, continuing by and along the land of said 7H LLC the following courses and distances;

South 54-13'-36" West, a distance of 50.19 feet;

South 48-21'-42" West, a distance 37.24 feet to the property line of the other land of the herein grantor;

Thence, by and along the land now or formerly of the herein grantor, North 33-48'-37" West, a distance of 104.41 feet to the southerly sideline of Marlborough Street;

Thence, by and along the southerly sideline of Marlborough Street, North 76-53'-45" East, a distance of 128.02 feet to the Point of Beginning.

Said described portion of land contains 8408.4 square feet or 0.19 acres of land.

This description is based upon a survey and plan thereof titled " Existing Conditions Survey of Vacant Land on Humboldt, Marlborough and Van Vechten Streets Portland, Maine prepared for Custom Homes of Maine by Robert T. Greenlaw PLS of Old Orchard Beach, Maine, said plan is was not recorded at the time of this description.

The above description describes a portion of the premises conveyed to Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 13283, Page 104.