

Exhibit A
Lot 1

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

Beginning at a capped 5/8-inch steel rebar set in the ground on the westerly sideline of said Humboldt Street, said rebar cap being inscribed with the Professional Land Surveyor number 1328, said point of beginning be found on true North bearing of North 33°-44'-12" West and a distance of 90.00 feet from the Northwest streetline corner of Humboldt Street and Huntington Avenue, said point of beginning also being the common property corner of the herein described Lot (also known as Lot 1) and the northwesterly lot corner of Lot 4 also known as the land now or formerly of Beverly Harrigan as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 29126, Page 323;

Thence, by and along the westerly sideline of Humboldt Street, following a bearing of North 33°-44'-12" West and a distance of 65.00 feet to a capped rebar found at the most south westerly lot corner of Lot 2;

Thence, by and along the southerly side of Lot 2, South 56°-12'-06" West, a distance of 100.12 feet to the land now or formerly of the herein grantors, Matilda M. Giobbi and Archie S. Giobbi as described in a deed recorded in the Registry in Deed Book 29269, Page 288;

Thence, by and along the land of Giobbi and the land now or formerly of Sherre L. Forrest as described in a deed recorded in the Registry in Deed Book 14334, Page 250, South 33°-44'-12" East a distance of 65.00 feet to the land of the aforementioned Beverly Harrigan;

Thence, by and along the land of Harrigan, North 56°-12'-06" East a distance of 100.12 feet the Point of Beginning.

The above described Lot 1 is comprised of 6507.8 square feet of area.

The above recited bearings are based upon the North American West Zone.

The above description intends to describe **Lot #1**, with any and all improvements thereon, as shown on a plan titled "Subdivision Plan of the Humboldt Project prepared for Archie Giobbi by Robert T. Greenlaw PLS of 134 Portland Ave Old Orchard Beach, Maine" said plan dated June 12, 2012 and approved by the City of Portland Planning Board on June 26, 2012, said plan recorded in the Cumberland County Registry of Deeds in Plan Book 212, Page 343;

The above described Lot 1 is subject to any and all easements as described in the previous pages of the herein description.

Meaning to convey and hereby conveying a portion of the premises described in a deed conveying a parcel of land from Ralph J. Pesce Sr. to Matilda M. Giobbi and Archie S. Giobbi as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 29269, Page 288.