

Exhibit A

(0.70 Acre Parcel)

A certain lot or parcel of land situated on the southeasterly side of Ocean Avenue, in the City of Portland, Cumberland County, Maine. Said parcel is a portion of the premises as conveyed to these grantors as described in Cumberland County Registry of Deeds book 16416, page 10 and is depicted on a Plan of land for Ernold and Nancy Goodwin dated March 12, 2002 prepared by Back Bay Boundary. Said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch diameter iron rod with cap #2303 found on the southeasterly sideline of Ocean Avenue which marks the westerly corner of land now or formerly of Peter Peterson and Rose Peterson as described in Cumberland County Registry of Deeds book 21392, page 289;

THENCE, South 63 degrees 15 minutes 37 seconds East, a distance of 263.85 feet along said land of Peterson to an iron pipe found;

THENCE, North 46 degrees 39 minutes 19 seconds East, a distance of 21.96 feet along said land of Peterson to a 5/8 inch diameter iron rod with cap #1177 found set at remaining land of these grantors as depicted on a Plan Showing an Amendment to Lot #20 of Summer Place Prud Subdivision for Ernold and Nancy Goodwin prepared by Maine Survey Consultants, Inc. as recorded in Cumberland County Registry of Deeds plan book 217, page 423;

THENCE, South 63 degrees 30 minutes 01 seconds East, a distance of 150.00 feet along said remaining land of these grantors to a 5/8 inch diameter iron rod with cap #1177 found set at land now or formerly of 336 Enterprises as described in Cumberland County Registry of Deeds book 31182, page 58;

THENCE, South 46 degrees 39 minutes 19 seconds West, a distance of 118.92 feet along said land of 336 Enterprises to a drill hole found in ledge at land now or formerly of Paul and Susan Garand as described in Cumberland County Registry of Deeds book 15400, page 284;

THENCE, North 65 degrees 23 minutes 30 seconds West, a distance of 138.71 feet along said land of Garand to a 5/8 inch diameter iron rod with cap #2303 found;

THENCE, North 38 degrees 24 minutes 57 seconds East, a distance of 48.14 feet along land of Garand to a 5/8 inch diameter iron rod with cap #2303 found;

THENCE, North 65 degrees 23 minutes 30 seconds West, a distance of 264.00 feet along land of Garand to a 5/8 inch diameter iron rod with cap #1262 found on the southeasterly sideline of Ocean Avenue;

THENCE, North 38 degrees 13 minutes 00 seconds East, a distance of 59.43 feet along the southeasterly sideline of Ocean Avenue to the Point of Beginning.

Said parcel contains 0.70 acres, more or less, and the bearings are referenced to Magnetic North as derived from the above referenced Back Bay Boundary Plan.

The parcel herein described is conveyed together with and is subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

The above described parcel is a portion of the premises as depicted on the above referenced Back Bay Boundary Plan made for Ernold and Nancy Goodwin, excepting a portion thereof reserved by these grantors and shown on the above mention Plan Showing an Amendment to Lot #20 of Summer Place Prud Subdivision for Ernold and Nancy Goodwin by Maine Survey Consultants, Inc.