

~~Doc# 68184 Bk:23162 Pg: 121~~

**EXHIBIT A**

A certain lot or parcel of land, together with the buildings thereon, situated on the southeasterly side of Main Street, also known as U.S. Route 1, in the Town of Freeport, County of Cumberland, and State of Maine, being further bounded and described as follows:

BEGINNING at a 5/8 inch diameter iron rod found at the southerly corner of land described in a deed from Donald Dyer and Nancy Dyer to Robert H. Morsdorf and Sharon K. Morsdorf dated January 25, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4559, Page 118;

Thence S 31° 31' 30" E 10.0 feet along land now or formerly of James C. Baird to a ½ inch diameter drill hole set in ledge;

Thence S 53° 01' 20" W 50.0 feet along land of Charles and Linda Smith to a 5/8 inch diameter iron rod set;

Thence N 31° 07' 50" W 50.0 feet along land of Smith to a point;

Thence S 53° 01' 20" W 0.27 feet along land of Smith to a 5/8 inch diameter iron rod set at the southerly corner of a certain 50 foot wide right of way;

Thence S 53° 01' 20" W 149.73 feet along land of said Smith to a ½ inch diameter iron pin set and land of Louis Marstaller and Lelia Taylor;

Thence N 31° 01' 55" W 173.94 feet along land of Marstaller and Taylor to a ½ inch diameter iron pin set;

Thence N 31° 01' 55" W 99.17 feet along land of said Marstaller and Taylor to a 5/8 inch diameter iron rod set on the southeasterly sideline of said U.S. Route 1;

Thence N 53° 01' 20" E 50.27 feet along said U.S. Route 1 to a ½ inch diameter drill hole set in ledge;

Thence N 53° 01' 20" E 99.46 feet along said U.S. Route 1 to a 5/8 inch diameter iron rod set at the westerly corner of a certain 50 foot wide right of way;

Thence N 53° 01' 20" E 50.27 feet along said U.S. Route 1 to a 5/8 inch diameter iron rod set and land of said Morsdorf;

Thence S 31° 01' 55" E 47.38 feet along land of said Morsdorf to a one inch diameter pipe found;

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Thence S 31° 01' 55" E 225.73 feet along land of said Morsdorf to a ½ inch diameter drill hole set;

Thence S 31° 01' 55" E 40.0 feet along land of said Morsdorf to the point of beginning, containing 56,813 square feet, more or less.

The bearings noted herein are magnetic observed in 1979 and are taken from a Standard Boundary Survey Category I Condition III with exceptions for Kenneth A. Mann, dated June 19, 1987 by John T. Mann L.S. #1225.

The above described premises are conveyed subject to a 50 foot right of way extending from the southeasterly side of U.S. Route 1 along the northeasterly line of the above described premises as set forth in warranty deed from Sandra Mann to Charles Smith et al dated August 22, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7599, Page 27; said premises are further conveyed subject to and together with the benefit of the covenant regarding maintenance, upkeep and repair of said right of way set forth in said warranty deed to Charles Smith et al dated August 22, 1986 and recorded in said Registry of Deeds in Book 7599, Page 27.

The above described premises are further conveyed subject to the easement and right of way and large pine tree excepted and reserved by Louis J. Marstaller and Lelia E. Taylor in warranty deed to Kenneth A. Mann dated June 17, 1982 and recorded in said Registry of Deeds in Book 5025, Page 193.

~~Received  
Recorded Register of Deeds  
Sep 16, 2008 02:17:14P  
Cumberland County  
John B O'Brien~~

Received  
Recorded Register of Deeds  
Sep 20, 2012 02:49:07P  
Cumberland County  
Pamela E. Lovley