

## **EXHIBIT A - Deed**

### **The Protected Property Description**

A certain lot or parcel of land with any improvements thereon, located on the northeasterly side of Range Road in the Town of Cumberland, County of Cumberland, State of Maine and more particularly described as follows:

Beginning at a set granite monument on the northeasterly side of Range Road at the westerly corner of land retained by Dale S. Rines, said point of beginning located N52°54'21"W 112.45' and N43°41'20"W 193.80' along Range Road and the remains of a stone wall from a found 5/8 inch drill hole in the corner of a stone wall, at the land now or formerly of Eric F. Saunders and Janet P. Judge as described in Deed Book 12252, Page 304 recorded in the Cumberland County Registry of Deeds;

Thence N 43°41'20" W, along remains of a stone wall and Range Road, a distance of 85.14' to a point;

Thence N 38°00'35" W, along remains of a stone wall and Range Road, a distance of 248.45' to a point;

Thence N 39°35'04" W, along remains of a stone wall and Range Road, a distance of 61.17' to a point;

Thence N 39°22'02" W, along remains of a stone wall and Range Road, a distance of 58.33' to a point;

Thence N 40°13'29" W, along remains of a stone wall and Range Road, a distance of 105.35' to the end of the stone wall;

Thence N 36°21'32" W, along remains of wire fence and Range Road, a distance of 560.59' to a point;

Thence N 40°32'25" W, along remains of stone wall and wire fence, a distance of 176.96' to a set granite monument at the land retained by Dale S. Rines;

Thence N 53°12'39" E, along land retained by Dale S. Rines, a distance of 1046.54' to a set granite monument;

Thence N 02°34'55" W, along land retained by Dale S. Rines, a distance of 777.89' to a set granite monument;

Thence N 37°00'00" W, along land retained by Dale S. Rines, a distance of 999.88' to a found drill hole in a 8" by 16" Stone 24" above grade at the corner of a stone wall at the land now or formerly of Andrew R. Berube as described in Book 18060, Page 237;

Thence N 37°10'30" W, along remains of stone wall, wire fence, land of Berube, land now or formerly of Deborah Shaw Rice and Jennifer West as described in Book 6434, Page 59, a

distance of 1606.48' to set 3/8" drill hole in stone wall at land now or formerly Robert B. Waterhouse and Megan H. Waterhouse as described in Book 4717, Page 239;

Thence N 49°04'27" E, along remains stone wall and land of Waterhouse, a distance of 52.64' to a point;

Thence N 53°40'59" E, along remains stone wall and land of Waterhouse, a distance of 241.64' to a point;

Thence N 50°42'45" E, along remains stone wall and land of Waterhouse, a distance of 161.50' to a point;

Thence N 53°32'36" E, along remains stone wall and land of Waterhouse, a distance of 248.99' to a point;

Thence N 52°01'14" E, along remains of wire fence and land of Waterhouse, a distance of 861.50' to set 3/8" drill hole in a four foot diameter rock at the land now or formerly of David R. Higgins, Jr. and Marilyn Higgins as described in Book 7084, Page 91;

Thence S 37°58'09" E, along remains of wire fence and land now or formerly of Fred T. Kinney as described in Book 10621, Page 64, a distance of 297.44' to a stone wall;

Thence S 36°24'21" E, along remains of stone wall and land of Kinney, a distance of 239.07' to end of stone wall;

Thence S 39°10'14" E, along remains of wire fence, a distance of 277.56' to a point;

Thence S 35°01'15" E, along remains of a wire fence and land of Kinney, a distance of 255.93' to a found 5/8 inch iron rebar at the land now or formerly of Victor C. Otley, III and Elizabeth S. Otley as described in Book 13396, Page 79;

Thence S 36°39'23" E, along remains of wire fence and land of Otley, a distance of 415.66' to a point;

Thence S 37°20'34" E, along remains of wire fence and land of Otley, a distance of 517.89' to a point;

Thence S 39°22'58" E, along remains of wire fence and land of Otley, a distance of 311.67' to a point;

Thence S 37°19'06" E, along remains of wire fence, land of Otley and land now or formerly of David B. Moody and C. Elizabeth Moody as described in Book 1781, Page 323, a distance of 278.84' to a point;

Thence S 34°31'32" E, along remains of wire fence, remains of stone wall, land of Moody, and land now or formerly of David B. Moody, Jr. as described in Book 10517, Page 284, a distance of 266.99' to a found 5/8 inch iron rebar at land now or formerly of Roger Milliken, Jr. and Margot A. Wallach as described in Book 6833, Page 323;

Thence S 35°58'41" E, along remains of wire fence and land of Milliken, a distance of 873.68' to a found 1-3/4 inch iron pipe at land now or formerly of Medley A. Watson and Ruth H. Watson as described in Book 3850, Page 131;

Thence S 56°29'37" W, along remains of wire fence and land of Watson, a distance of 119.35' to a found 1" galvanized iron pipe;

Thence S 13°36'23" E, along remains of wire fence and land of Watson, a distance of 399.23' to a found 1" galvanized iron pipe;

Thence S 29°01'23" E, along remains of wire fence and land of Watson, a distance of 290.98' to a set 5/8" iron rebar;

Thence S 20°17'37" W, along remains of wire fence and land of Watson, a distance of 179.92' to a found 1" galvanized iron pipe;

Thence S 76°06'23" E, along remains of wire fence and land of Watson, a distance of 59.57' to the west side of Saw Mill Brook and land of Watson;

Thence southerly along the westerly side of Saw Mill Brook a distance of 530 feet, more or less, a tie line from the beginning of Saw Mill Brook to this point is S 08°52'22" W a distance of 515.52' to a point on the westerly side of Saw Mill Brook at the land of Watson;

Thence S 53°38'41" W, along remains of wire fence, land of Watson and along land now or formerly of said Saunders and Judge, a distance of 1354.23' to a set granite monument at the land retained by Rines;

Thence N 36°21'19" W, along land retained by Rines, a distance of 300.00' to a set granite monument;

Thence S 53°38'41" W, along land retained by Rines, a distance of 856.77' to the point of beginning.

Containing an area of 216.15 Acres, more or less.

Together with a right of way as mentioned in a deed to Clinton F. Rines from Congress Square Hotel Company dated May 14, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1232, Page 464 and depicted on the plan recorded in Plan Book 70, Page 34.

Meaning and intending to describe a portion of the premises as described in a deed to Dale S. Rines from Bernard P. Rines dated September 27, 1976 and recorded in said Registry in Book 3914, Page 96.