

Exhibit "A"

A certain triangular shaped parcel of land situated westerly of Smith Road in the Town of Amherst, County of Hancock, State of Maine, the bounds of which being more particularly described as follows:

BEGINNING at an iron rod found on the westerly sideline of Smith Road, said iron rod found being the northeasterly corner of land of 119 Perry, LLC as described in a deed from Michael Adams and Ellen Adams, dated August 22, 2022, and recorded in Book 7233, Page 8 of the Hancock County Registry of Deeds (HCRD);

THENCE, South 87° 24' 18" West, along the northerly line of said land of 119 Perry, LLC, a distance of 390.00 feet to an iron rod set;

THENCE, South 63° 39' 22" East, through said land of 119 Perry, LLC, a distance of 461.73 feet to an iron rod set on the westerly sideline of Smith Road;

THENCE, North 06° 12' 01" West, along the westerly sideline of Smith Road, a distance of 223.86 feet to the **POINT OF BEGINNING**.

The parcel hereinabove described contains 1.0 acre, more or less.

The basis of bearings is the Grid North Meridian.

All iron rods set are 5/8" with aluminum cap inscribed "Haley Ward, Inc. Bangor, ME - PLS #2609."

The parcel above described being a portion of the parcel of land described in a deed from Michael Adams and Ellen Adams, dated August 22, 2022, and recorded in Book 7233, Page 8 of the HCRD."