

EXHIBIT A
PROPOSED NEW DESCRIPTION

Certain lots or parcels of land with all improvements thereon, situated in the Town of Brooklin, County of Hancock, Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land with all buildings and improvements thereon, situated in the Town of Brooklin, County of Hancock, State of Maine with buildings thereon bounded and described as follows:

Beginning at a 1 inch iron bolt at the northerly sideline of a 50 (fifty) feet wide right of way now known as Kelly Point Drive and at the easterly line of land conveyed in a deed from Kim Emmons et al. to Eda Hammand LLC dated December 29, 2020 and recorded in Book 7086, Page 419 at Hancock County Registry of Deeds, said land shown as an 8.1± acre lot of Bradley on a subdivision plan prepared by Herrick & Salsbury, Inc. and entitled in part "Mathewson – Bradley – McLane" dated August 1, 1978 and recorded in Plan File 15, Number 124 at said Registry and revised March 14, 1988, said iron bolt also being at the southwesterly corner of land conveyed in a deed from Malcolm McLane, the Independent Trustee of the Charles B. McLane Qualified Personal Residence Trust, to Eben T. McLane and Elisabeth B. McLane, Co-Trustees of the CBM Children's Real Estate Trust, said deed dated January 22, 2008 and recorded in Book 4934, Page 295 at said Registry of Deeds;

thence North seventeen degrees twenty-five minutes fifty-six seconds West (N. 17° 25' 56" W.) by and along said land of Eda Hammand LLC two hundred forty and eighty-one hundredths (240.81) feet to a 1 inch iron bolt;

thence North forty-eight degrees forty minutes forty-nine seconds West (N. 48° 40' 49" W.) by and along said land of Eda Hammand LLC three hundred fourteen and five hundredths (314.05) feet to a 1 inch iron bolt at the southeasterly corner of land conveyed in a deed from Kristin M. Kehler et al. to Eben T. McLane and Elisabeth B. McLane, Trustees of the CBM Children's Real Estate Trust, said deed dated April 3, 2002 and recorded in Book 3300, Page 94 at said Registry of Deeds, said land shown as Common on the above mentioned survey plan;

thence North seven degrees twenty-six minutes forty-nine seconds East (N. 7° 26' 49" E.) by and along the last-mentioned Common land five hundred nineteen and twenty-seven hundredths (519.27) feet to a 1 inch iron bolt;

thence North forty-eight degrees forty minutes four seconds West (N. 48° 40' 04" W.) by and along said Common land nineteen (19) feet more or less to mean high water of Eggmoggin Reach;

thence generally northwesterly by and along said mean high water of Eggmoggin Reach three hundred ninety-six (396) feet more or less to a point bearing South eighty-eight degrees eighteen minutes twenty-nine seconds West (S. 88° 18' 29" W.) from a ¾ inch iron rod with surveyor's ID #2221 set near the bank of said Eggmoggin Reach;

thence North eighty-eight degrees eighteen minutes twenty-nine seconds East (N. 88° 18' 29" E.) by and along land conveyed in a deed from Jeremiah Evarts McLane to Cynthia Stroud dated December 16, 1997 and recorded in Book 2711, Page 433 at said Registry of Deeds thirty-two (32) feet more or less to the last-mentioned iron rod bearing North twenty-seven degrees twelve minutes ten seconds West (N. 27° 12' 10" W.) three hundred seventy-eight and thirty hundredths (378.30) feet from the last mentioned 1 inch iron bolt at said Common land;

thence North eighty-eight degrees eighteen minutes twenty-nine seconds East (N. 88° 18' 29" E.) by and along said land of Cynthia Stroud one hundred thirty and ninety-three hundredths (130.93) feet to a 1 inch iron bolt;

thence South sixty-two degrees forty minutes fifty-eight seconds East (S. 62° 40' 58" E.) by and along said land of Cynthia Stroud one thousand one hundred eight and forty hundredths (1108.40) feet to a 1 inch iron bolt at the northwesterly corner of Parcel Three in the last mentioned deed to Eben T. McLane and Elisabeth B. McLane, being a portion of the parcel herein described;

thence South sixty-two degrees forty-two minutes twenty-one seconds East (S. 62° 42' 21" E.) by and along land conveyed in a deed from Charles B. McLane to Cynthia Stroud dated December 11, 1997 and recorded in Book 2711, Page 439 at said Registry of Deeds four hundred fourteen and eighty-one hundredths (414.81) feet to a 1 inch iron bolt bearing North one degrees twelve minutes five seconds West (N. 1° 12' 05" W.) three hundred twenty-one and thirty-four hundredths (321.34) feet from a 1 inch iron bolt at southeasterly corner of the last mentioned Parcel Three;

thence continuing the same course South sixty-two degrees forty-two minutes twenty-one seconds East (S. 62° 42' 21" E.) by and along the last-mentioned land of Cynthia Stroud twenty-eight (28) feet more or less to the centerline of Back Road also called Naskeag Loop Road; thence generally southerly by and along said centerline of Back Road nine hundred sixty-nine (969) feet more or less to the intersection with the centerline of a fifty (50) feet wide right of way known as Kelly Point Drive;

thence North fifty-four degrees zero minutes fifty-three seconds West (N. 54° 00' 53" W.) by and along said centerline of Kelly Point Drive eight hundred three (803) feet more or less to an angle point;

thence South eight-three degrees twenty-seven minutes seven seconds West (S. 83° 27' 07" W.) by and along said centerline of Kelly Point Drive one hundred thirty-nine and sixty-eight hundredths (139.68) feet to an angle point;

thence South seventy-three degrees ten minutes seven seconds West (S. 73° 10' 07" W.) by and along said centerline of Kelly Point Drive three hundred fifty-nine and sixty-seven (359.67) feet to a point bearing South seventeen degrees twenty-five minutes fifty-six seconds East (S. 17° 25' 56" E.) from the point of beginning;

thence North seventeen degrees twenty-five minutes fifty-six seconds West (N. 17° 25' 56" W.) by and along said land of Eda Hammand LLC twenty-five and zero hundredths (25.00) feet to the point of beginning.

Containing twenty-nine and thirty hundredths (29.30) acres more or less.

Bearings mentioned above are oriented to Maine State Grid System CS2000 Central Zone. Together with all rights, title, and interests in and to that portion of the shore and flats abutting and adjacent to the above described lying within an extension of the sidelines to low water of Eggemoggin Reach in accordance with the laws of the State of Maine.

TOGETHER WITH a right of way for all purposes of a way over a strip of land fifty (50) feet in width as shown on said subdivision plan recorded in Plan File 15, Number 124 at said Registry, the centerline of said right of way now known as Kelly Point Drive being described in the above.

SUBJECT TO the rights of others over that portion of said fifty (50) foot wide right of way contained within the above-described premises.

SUBJECT TO an easement for a line of poles and wires as described in a deed from Rufus W. Mathewson, et al. to Bangor Hydro-Electric Company dated July 3, 1963, and recorded in Book 938, Page 316 at said Registry of Deeds.

TOGETHER WITH and SUBJECT TO the fifty (50) foot setback on both sides of the common boundary line (100 feet in total), as set forth more fully in a series of deed, as represented by the deed from Rebecca Prescott McLane to Cynthia Stroud, dated December 15, 1997, and recorded at said Registry of Deeds in Book 2711, Page 430.

SUBJECT TO the rights and interests of the public to that portion of Back Road contained with the above-described premises.

SUBJECT TO the easements for a right of way, parking, and pedestrian footpath as set forth in the Easement Deed from Elisabeth B. McLane and Jeremiah McLane, Co-Trustees, to Kevin M. Mathewson et.als. recorded on May 22, 2026, at said Registry of Deeds in Book 7448, Page 99.

The above described lot or parcel is the land conveyed in a deed from Malcolm McLane, the Independent Trustee of the Charles B. McLane Qualified Personal Residence Trust, to Eben T. McLane and Elisabeth B. McLane, Co-Trustees of the CBM Children's Real Estate Trust, dated January 22, 2008, and recorded in Book 4934, Page 295 at said Registry of Deeds, together with Parcel Three and Parcel Four conveyed in a deed from Kristin M. Kehler et al. to Eben T. McLane and Elisabeth B. McLane, Trustees of the CBM Children's Real Estate Trust, said deed dated April 3, 2002 and recorded in Book 3300, Page 94 at said Registry of Deeds.

The above description of land is taken from a boundary survey for Elisabeth B. McLane and Jeremiah McLane dated May 1st, 2026, and certified by Richard I. Bowden, Maine Professional Land Surveyor #2221.

PARCEL TWO: A one-third interest in common with others to the 0.6 acre "Common" lot depicted on the plan of "Mathewson – Bradley - McLane Naskeago Point Brooklin Maine" dated January 31, 1975, prepared by Herrick & Salsbury Inc., and recorded at said Registry of Deeds in Plan File 15, Page 124, and being Parcel Two conveyed in a deed from Kristin M. Kehler et al. to Eben T. McLane and Elisabeth B. McLane, Trustees of the CBM Children's Real Estate Trust, said deed dated April 3, 2002 and recorded in Book 3300, Page 94, as follows:

Beginning at a 1 inch iron bolt near the bank of Eggemoggin Reach and at the easterly line of land conveyed in a deed from Kim Emmons et al. to Eda Hammand LLC dated December 29, 2020 and recorded in Book 7086, Page 419 at Hancock County Registry of Deeds, said land shown as an 8.1± acre lot of Bradley on a subdivision plan prepared by Herrick & Salsbury, Inc. entitled in part "Mathewson – Bradley – McLane" dated August 1, 1978 and recorded in Plan File 15, Number 124 at Hancock County Registry of Deeds and revised March 14, 1988;

thence North forty-eight degrees forty minutes forty-nine seconds West (N. 48° 40' 49" W.) by and along said land of Eda Hammand LLC five (5) feet more or less to mean high water of said Eggemoggin Reach;

thence generally northerly by and along said mean high water four hundred seventy-two (472) feet more or less to a point bearing North forty-eight degrees forty minutes four seconds West (N. 48° 40' 04" W.) from a 1 inch iron bolt near said bank of Eggemoggin Reach;

thence South forty-eight degrees forty minutes four seconds East (S. 48° 40' 04" E.) by and along Parcel Four conveyed in a deed from Kristin M. Kehler et al. to Eben T. McLane and Elisabeth B. McLane, Trustees of the CBM Children's Real Estate Trust, said deed dated April 3, 2002 and recorded in Book 3300, Page 94 at said Registry of Deeds;

thence South seven degrees twenty-six minutes forty-nine seconds West (S. 7° 26' 49" W.) by and along land conveyed in a deed from Malcolm McLane, the Independent Trustee of the Charles B. McLane Qualified Personal Residence Trust, to Eben T. McLane and Elisabeth B. McLane, Co-Trustees of the CBM Children's Real Estate Trust, said deed dated January 22, 2008 and recorded in Book 4934, Page 295 at said Registry of Deeds five hundred nineteen and twenty-seven hundredths (519.27) feet to a 1 inch iron bolt;

thence North forty-eight degrees forty minutes forty-nine seconds West (N. 48° 40' 49" W.) by and along said land of Eda Hammand LLC one hundred thirty-two and thirty-one hundredths (132.31) feet to the point of beginning.

Containing zero and fifty-three hundredths (0.53) acres more or less.

Bearings mentioned above are oriented to Maine State Grid System CS2000 Central Zone.

Together with all rights, title, and interests in and to that portion of the shore and flats abutting and adjacent to the above described lying within an extension of the sidelines to low water of Eggemoggin Reach in accordance with the laws of the State of Maine.

The above description of land is taken from a boundary survey for Elisabeth B. McLane and Jeremiah McLane dated May 1st, 2026, and certified by Richard I. Bowden, Maine Professional Land Surveyor #2221.

The above-described PARCEL ONE and PARCEL TWO are conveyed TOGETHER WITH and SUBJECT TO the following, which both benefit and burden the herein described premises:

(1) the restrictions, easements, covenants, and conditions, described in a series of deeds between David J. Bradley, et als., all dated July 12, 1978, and recorded at said Registry of Deeds in Book 1327, Page 112, Book 1327, Page 123, and Book 1327, Page 134, as modified by the following:
(i) the Agreement recorded on July 11, 2011, at said Registry of Deeds in Book 5647, Page 14;
(ii) the Agreement recorded on October 19, 2017, at said Registry of Deeds in Book 6846, Page 308; and (iii) Agreement To Modify Subdivision Plan And Confirm Covenants recorded on March 8, 2021, at said Registry of Deeds in in Book 7102, Page 9; and

(2) the Maintenance and Management Agreement (together with Easement) recorded on July 11, 2011, at said Registry of Deeds in Book 5647, Page 26, as amended by the Amendment recorded March 7, 2016, at said Registry of deeds in Book 6534, Page 235.