

**Exhibit A**  
**Tourmaline Drive, Beryl Loop and Granite Hill Drive Right of Way Description**

A certain right-of-way located in the Town of Topsham, County of Sagadahoc, State of Maine on the northeasterly side of Middle Street, being a 50-foot wide strip of land known as Tourmaline Drive, Beryl Loop and a portion of Granite Hill Drive as depicted on a plan titled "Overall Site & Subdivision Plan of Oak Hill Condominiums, Oak Hill Drive & Middle Street, Topsham, Maine For Record Owner Kasprzak Landholdings, Inc., Route 5, P.O. Box 26, North Waterboro, Maine 04061" dated January 31, 2005 and revised through January 21, 2009 by Sebago Technics, Inc., this plan is recorded at the Sagadahoc County Registry of Deeds (SCRD) in Plan Book 46, Page 1. The right of way is more particularly bounded and described as follows:

Commencing at a point on the northeasterly side of Middle Street at land now or formerly of Donald and Barbara Russell as described in a deed recorded at the SCRD in Book 612, Page 328;

Thence S 44°10'56" E, along the northeasterly side of Middle Street, a distance of 34.19 feet to an existing 5/8-inch rebar with plastic cap inscribed "STI PLS 2009" on the northerly side of Tourmaline Drive and the Point of Beginning;

Thence N 45°49'04" E, along the northerly side of Tourmaline Drive, a distance of 104.03 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the south and the northerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 125.00 feet, an arc length of 86.21 feet and an included angle of 39°30'59" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence N 85°20'02" E, along the northerly side of Tourmaline Drive, a distance of 98.65 feet to an existing 5/8-inch rebar with plastic cap inscribed "STI PLS 2009" at a point of curvature at a private right of way;

Thence continuing N 85°20'02" E, along the northerly side of Tourmaline Drive, a distance of 14.88 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the northwest and the northerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 75.00 feet, an arc length of 73.45 feet and an included angle of 56°06'41" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence N 29°13'21" E, along the northerly side of Tourmaline Drive, a distance of 12.50 feet to an existing 5/8-inch rebar with plastic cap inscribed "STI PLS 2009" at a point of curvature for a private right of way;

Thence continuing N 29°13'21" E, along the northerly side of Tourmaline Drive, a distance of 253.96 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the southeast and the northerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 325.00 feet, an arc length of 223.44 feet and an included angle of 39°23'26" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence N 68°36'48" E, along the northerly side of Tourmaline Drive, a distance of 122.93 feet to an existing 4-inch by 4-inch granite monument with drill hole at Beryl Loop;

Thence N 21°23'12" W, along the northwesterly side of Beryl Loop, a distance of 109.91 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the northeast and the northwesterly side of Beryl Loop as defined by the following curve elements: having a radius of 225.00 feet, an arc length of 183.29 feet and an included angle of 46°40'26" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence N 25°17'13" E, a distance of 100.51 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the south and the northerly side of Beryl Loop as defined by the following curve elements: having a radius of 225.00 feet, an arc length of 222.66 feet and an included angle of 56°42'01" to an existing 4-inch by 4-inch granite monument with drill hole on the curve;

Thence continuing along a tangent curve concave to the south and the northerly side of Beryl Loop as defined by the following curve elements: having a radius of 225.00 feet, an arc length of 135.72 feet and an included angle of 34°33'43" to an existing 4-inch by 4-inch granite monument at a point of tangency;

Thence along a tangent curve concave to the south and the northerly side of Beryl Loop as defined by the following curve elements: having a radius of 225.00 feet, an arc length of 0.62 feet and an included angle of 00°09'28" to a point of tangency;

Thence S 63°17'35" E, along the northeasterly side of Beryl Loop, a distance of 57.91 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature on the northwesterly side of Granite Hill Drive;

Thence along a circular curve concave to the northwest and the northwesterly side of Granite Hill Drive as defined by the following curve elements: having a radius of 375.00 feet, an arc length of 64.07 feet and an included angle of 9°47'19" to an existing 5/8-inch rebar with cap inscribed "STI PLS 2009" on the curve;

Thence continuing along a circular curve concave to the northwest and the northwesterly side of Granite Hill Drive as defined by the following curve elements: having a radius of 375.00 feet, an arc length of 133.08 feet and an included angle of 20°20'00" to an existing 4-inch by 4-inch granite monument with drill hole on the curve;

Thence N 83°03'54" E, across Granite Hill Drive, a distance of 50.00 feet to an existing 4-inch by 4-inch granite monument with drill hole on a circular curve on the southeasterly side of Granite Hill Drive;

Thence along a circular curve concave to the northwest and the southeasterly side of Granite Hill Drive as defined by the following curve elements: having a radius of 425.00 feet, an arc length of 111.92 feet and an included angle of 15°05'20" to an existing 5/8-inch rebar with cap inscribed "STI PLS 2009" on the curve;

Thence continuing along a circular curve concave to the northwest and the southeasterly side of Granite Hill Drive as defined by the following curve elements: having a radius of 425.00 feet, an arc length of 154.59 feet and an included angle of 20°50'25" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 28°59'39" W, along the southeasterly side of Granite Hill Drive, a distance of 10.02 feet to an existing 4-inch by 4-inch granite monument with drill hole;

Thence N 63°17'35" W, across Granite Hill Drive and along the southwesterly side of Beryl Loop, a distance of 107.88 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the south and the southwesterly side of Beryl Loop as defined by the following curve elements: having a radius of 175.00 feet, an arc length of 44.24 feet and an included angle of 14°29'08" to a point on the curve at land retained by River Ridge Condominium;

Thence continuing along a tangent curve concave to the south, the southwesterly side of Beryl Loop and land retained by River Ridge Condominium as defined by the following curve elements: having a radius of 175.00 feet, an arc length of 33.36 feet and an included angle of 10°55'19" to a point on the curve;

Thence continuing along a tangent curve concave to the south and the southwesterly side of Beryl Loop as defined by the following curve elements: having a radius of 175.00 feet, an arc length of 201.62 feet and an included angle of 66°00'45" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 25°17'13" W, along the easterly side of Beryl Loop, a distance of 100.51 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the southeast and the southeasterly side of Beryl Loop as defined by the following curve elements: having a radius of 175.00 feet, an arc length of 142.56 feet and an included angle of 46°40'26" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 21°23'12" E, along the southeasterly side of Beryl Loop and crossing Tourmaline Drive, a distance of 159.91 feet to an existing 4-inch by 4-inch granite monument with drill hole;

Thence S 68°36'48" W, along the southerly side of Tourmaline Drive, a distance of 172.93 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the southeast and the southerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 275.00 feet, an arc length of 189.06 feet and an included angle of 39°23'26" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 29°13'21" W, along the southerly side of Tourmaline Drive, a distance of 83.87 feet to an existing 5/8- inch rebar with cap inscribed "STI PLS 2009" at a private right of way to Riendeau;

Thence continuing S 29°13'21" W, along the southerly side of Tourmaline Drive, a distance of 50.00 feet to an existing 5/8- inch rebar with cap inscribed "STI PLS 2009" at a private right of way to Riendeau;

Thence continuing S 29°13'21" W, along the southerly side of Tourmaline Drive, a distance of 132.59 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the northwest and the southerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 125.00 feet, an arc length of 122.42 feet and an included angle of 56°06'41" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 85°20'02" W, along the southerly side of Tourmaline Drive, a distance of 113.53 feet to an existing 4-inch by 4-inch granite monument with drill hole at a point of curvature;

Thence along a tangent curve concave to the south and the southerly side of Tourmaline Drive as defined by the following curve elements: having a radius of 75.00 feet, an arc length of 51.73 feet and an included angle of 39°30'59" to an existing 4-inch by 4-inch granite monument with drill hole at a point of tangency;

Thence S 45°49'04" W, along the southerly side of Tourmaline Drive, a distance of 104.03 feet to an existing 5/8-inch rebar with cap inscribed "STI PLS 2009" on the northeasterly side of Middle Street;

Thence N 44°10'56" W, along the northeasterly side of Middle Street, a distance of 50.00 feet to the Point of Beginning.

Bearings herein are based on Magnetic North in 1959.

The right of way described herein contains approximately 2.34 acres.

November 4, 2019  
CDM/Ilg