

## Exhibit A

### 25' Wide and 20' Wide Easement

A certain easement or right of way located southerly of and adjacent to Tandberg Trail, also known as Route 35, in the Town of Windham, County of Cumberland, and State of Maine, and being more particularly bounded and described as follows:

**Beginning** at a point on the southerly side of Tandberg Trail at a point located N 89°02'12" E a distance of 86.18 feet from the northeasterly corner of land now or formerly of G & K Motors, Inc. as described in a deed recorded at the Cumberland County Registry of Deeds in Book 16680, Page 287;

1. Thence N 89°02'12" E by said Tandberg Trail a distance of 25.05 feet;
2. Thence S 04°35'05" E through land of the Grantor a distance of 316.22 feet;
3. Thence S 86°11'02" E through said land of the Grantor a distance of 180.66 feet;
4. Thence N 01°03'01" E through said land of the Grantor a distance of 181.95 feet to the southerly side of land now or formerly of 57 Tandberg Trail, LLC as described in a deed recorded in said Registry in Book 34442, Page 67;
5. Thence N 89°40'12" E by said land of 57 Tandberg Trail, LLC a distance of 46.47 feet to a 5/8" rebar on the westerly side of land now or formerly of Rustlers Real Estate Holdings, LLC as described in a deed recorded at said Registry in Book 38997, Page 176;
6. Thence S 01°58'02" E by said land of Rustlers Real Estate Holdings, LLC a distance of 25.01 feet;
7. Thence S 89°40'12" W through said land of the Grantor a distance of 22.78 feet;
8. Thence S 01°03'01" W through said land of the Grantor a distance of 158.54 feet;
9. Thence S 87°13'25" E through said land of the Grantor a distance of 187.46 feet;
10. Thence S 74°38'30" E through said land of the Grantor a distance of 42.50 feet;
11. Thence N 26°16'59" E through said land of the Grantor a distance of 149.38 feet to the southerly side of land now or formerly of 744 Roosevelt Trail, LLC as described in a deed recorded at said Registry in Book 29444, Page 210;
12. Thence N 81°58'27" E by said land of 744 Roosevelt Trail, LLC a distance of 56.00 feet to the westerly side of land now or formerly of Sykea Realty, II, LLC as described in a deed recorded at said Registry in Book 37024, Page 231.
13. Thence S 15°36'12" E by said land of Sykea Realty, II, LLC a distance of 20.18 feet;
14. Thence S 81°58'27" W through said land of the Grantor a distance of 48.10 feet;
15. Thence S 26°16'59" W through said land of the Grantor a distance of 135.23 feet;
16. Thence S 33°59'24" E through said land of the Grantor a distance of 66.39 feet;
17. Thence S 13°20'14" E through said land of the Grantor a distance of 220.46 feet;
18. Thence S 76°39'46" W through said land of the Grantor a distance of 25.00 feet;
19. Thence N 13°20'14" W through said land of the Grantor a distance of 215.90 feet;

20. Thence N 33°59'24" W through said land of the Grantor a distance of 52.99 feet;
21. Thence N 74°38'30" W through said land of the Grantor a distance of 50.48 feet;
22. Thence N 87°13'25" W through said land of the Grantor a distance of 196.95 feet;
23. Thence N 86°11'02" W through said land of the Grantor a distance of 215.47 feet;
24. Thence N 04°35'05" W through said land of the Grantor a distance of 339.38 feet to the **Point of Beginning**.

Meaning and intending to describe the 25-foot wide and 20-foot wide easement shown on a plan titled "Easement Description – Town of Windham, Maine" of Robin Lane Property made for the Town of Windham by Sebago Technics, dated July 24, 2025 and revised through \_\_\_\_\_, 2025 [project 240737]. Further reference may be had to a Plan of Land on Tandberg Trail made for James Cummings by Wayne T. Wood & Co. dated February 2023 [Job No. 222145].

October 1, 2025

JMS/mwe