

Exhibit A
Proposed Description of Enterprise Drive
on Grondin Land within Phase 1A

A lot or parcel of land situated northerly of but not adjacent to U.S. Route 302 in the Town of Windham, County of Cumberland and State of Maine as shown on the Second Amended Subdivision Plan of Quarry Ridge Business Park (Phase 1B) for Robert J. Grondin, Jr. by Sebago Technics, Inc. recorded at Cumberland County Registry of Deeds in Plan Book 206, Pages 397-399 and being more particularly bounded and described as follows;

Beginning at a 5/8" iron rebar to be set on the Phase 1A-Phase 1B line being S 04°-04'-46" E, by and along Lot 3, a distance of 157.03 feet from a 5/8" iron rebar to be set at the northwesterly corner of Lot 3;

Thence S 04°-04'-46" E, by and along Lot 3, a distance of 100.00 feet to a monument to be set at a point of curvature;

Thence by and along a curve to the left with a radius of 25.00 feet, a length of 39.27 feet, having a chord of S 49°-04'-46" E, 35.36 feet to a monument to be set at a point of tangency;

Thence N 85°-55'-14" E, continuing along Lot 3, a distance of 25.00 feet to a 5/8" iron rebar to be set;

Thence S 04°-04'-46" E, by and along a right-of-way reserved for a future road shown as Bedrock Terrace on said plan, a distance of 60.00 feet to a 5/8" iron rebar to be set in the northerly sideline of Lot 2;

Thence S 85°-55'-14" W, by and along Lot 2, a distance of 25.00 feet to a monument at a point of curvature;

Thence by and along a curve to left with a radius of 25.00 feet, a length of 39.27 feet, having a chord of S 40°-55'-14" W, 35.36 feet to a monument at a point of tangency;

Thence S 04°-04'-46" E, continuing along Lot 2, a distance of 42.79 feet to the land of said Town of Windham;

Thence N 51°-59'-21" W, by and along said Town, a distance of 88.94 feet to a 5/8" iron rebar to be set at the most southerly corner of Lot 4;

Thence N 04°-04'-46" W, by and along Lot 4, a distance of 193.17 feet to the line between Phase 1A and Phase 1B as shown on said plan;

Thence N 85°-55'-14" E along the line between Phase 1A and Phase 1B, a distance of 66.00 feet to the Point of Beginning.

Meaning and intending to describe all of that portion of Enterprise Drive and portion of Bedrock Terrace within Phase 1A as shown on said plan.

Together with a Drainage and Maintenance easement to the Town of Windham across the westerly line of Lot 1 and Lot 2 as shown on the Amended Subdivision Plan of Quarry Ridge Business Park (Phase 1A) for Robert J. Grondin, Jr. by Sebago Technics, Inc. recorded at Cumberland County Registry of Deeds in Plan Book 204 pages 316-317.

Bearings are based on Grid North.

MWE/DLR
February 9, 2018

APPROX. LOCATION
50' WIDE GAS LINE
EASEMENT TP-10

BEDROCK

EASEMENT

LOT
141,227
324

35' DRAINAGE
EASEMENT

ZONE C FLOODPLAIN

LOT 2
263,776 SF.
6.06 Ac.

TP-11

TP-22B

DRAINAGE AND
MAINTENANCE
EASEMENT TO THE
TOWN OF WINDHAM
(SEE PLAN REF.
6N, SHEET 1)

TP-12
TP-12A
N85°55'14"E
513.17'

100' WIDE E
AND RIGHT-
TO CUMBER
COUNTY/ PO
AND LIGHT
(362/385)

ENTERPRISE DRIVE

ZONE B FLOODPLAIN

N/F
TOWN OF WINDHAM
8890/1
4017/44
2647/338
142/36
21-19

MATCHLINE - SEE SHEET 2