EXHIBIT A

A certain lot or parcel of land, together with any buildings and improvements thereon located in the town of Oakland, County of Kennebec and State of Maine, bounded and described as follows:

Being Lot "I" of Madeline Drive Estates Subdivision, Plan File E-99- 175, together with an interest in common with the other owners in Madeline Drive Estates Subdivision to a common area depicted on said Plan and subject to all conditions as described on said Plan.

Together with a right of way in common and with others for ingress and egress on foot and by vehicle and for installation and maintenance of all necessary utilities on Madeline Drive as shown on said Plan.

This conveyance is also subject to utility easements of record.

The above described lot, as well as all lots of the Madeline Drive Estates Subdivision is subject to the following restrictive covenants:

1. Any over the road housing, mobile or modular home must be doublewide, at least 20 feet or more in finished width on site.

2. No junk, non-registered vehicles, etc. are to be stored on any lot.

3. Only domestic pets that traditionally are interior household animals in the Subdivision. No farm animals, horses, etc. are allowed.

4. Any owner of a lot in Madeline Drive Estates Subdivision, Oakland, Maine, is automatically a member of the Madeline Drive Road Association, Inc., which has all responsibility for Madeline Drive, a private roadway.

5. No commercial activity is to occur which requires 25% of the square feet of living space of that lot's dwelling. No detached building for any commercial activity is to be allowed.

6. Any exterior construction or groundwork should be completed within one calendar year from its start.

Meaning and intending to convey the same premises described in the deed from Guy R. Beaulieu and Robin L. Beaulieu to Patric J. Sherman dated June 9, 2008 and recorded in the Kennebec County Registry of Deeds in Book 9761, Page 302.

CMT - 22112