**LEGAL DESCRIPTION**

**EXHIBIT A**

**239-241 Carding Machine Road, Town of Bowdoinham, Sagadohoc County, Maine**

**Parcel 1**

All that certain parcel of land with the improvements thereon, situated on the east side of Carding Machine Road, in the town of Bowdoinham, county of Sagadahoc and state of Maine, bounded and described as follows:

BEGINNING at a rebar set in 2010 on the assumed east sideline of the Carding Machine Road, said rebar bearing S 33° 16’ 07” W a distance of 150.50’ from a rebar set in 2010 on the east sideline of said road at the southwest corner of those premises conveyed to Patricia Howard by deed dated March 10, 1999 and recorded in the Sagadahoc County Registry of Deeds at book 1668 page 102;

THENCE S 35° 00’ 46” E a distance of 286.21’ to a rebar set in 2010;

THENCE S 08° 44’ 26” W a distance of 231.17’ to a 5/8” rebar found in 2010 at the northeast corner of land now or formerly of Brian G. & Kathleen J. Petrie at the south line of a 50’ wide right of way which crosses the herein described lot;

THENCE S 77° 12’ 24” E along land conveyed by Shawn & Christine Lamoreau to the Nature Conservancy (book 3257 page 57), a distance of 449.54’ to a rebar set in 2010;

THENCE N 37° 44’ 05” E along said land conveyed a distance of 575.11’ to a rebar set in 2010:

THENCE N 66° 01’ 48” W, as approximated by a stone wall, along land now or formerly of Dostie, a distance of 61.75’;

THENCE N 60° 15’ 03” W along land now or formerly of Steven P. & Christine

M. Dostie, as approximated by a stone wall, a distance of 339.02’ to a rebar set in 2010 at the northeast corner of land now or formerly of Patricia Howard (book 1668 page 102);

THENCE S 36° 55’ 01” W along land now or formerly of said Howard, a distance of 208.00’ to a rebar set in 2010;

THENCE N 60° 15’ 03” W along said Howard lot, a distance of 416.00’ to a rebar set in 2010 at the assumed easterly sideline of Carding Machine Road;

THENCE S 33° 16’ 07” W along said sideline a distance of 150.50’ to the point of beginning of the parcel herein described.

Meaning and intending to convey and hereby conveying 8.2 acres of land, with the improvements thereon, be it the same more or less. The herein conveyed lot is a portion of the second and third parcels described in a deed to Shawn & Christine Lamoreau dated February 17, 2006 and recorded in the Sagadahoc County Registry of Deeds at book 2689 page 5.

The above described lot is conveyed subject to a 50’ wide right of way which runs from the Carding Machine Road easterly to land conveyed by Shawn & Christine Lamoreau to the Nature Conservancy by deed dated December 30, 2010 and recorded in the Sagadahoc County Registry of Deeds at book 3257 page 57.

The south sideline of said right of way is the north line of land now or formerly of Brian

G. & Kathleen J. Petrie.

All rebars set are 5/8 inch, unless set in stone, in which case they are 1/2”, and are

marked B. Smith - Smith #1175. Bearings used in this description are based on observed magnetic 2002.

**Parcel 2**

A certain lot or parcel of land situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described as follows:

 **BEGINNING** at a point of the easterly side of Carding Machine Road which point is located fifty feet southerly of the southwesterly corner of a lot or parcel of land conveyed to Shawn S. Lamoreau by deed dated April 8, 1994 and recorded in the Sagadahoc County Registry of Deeds at Book 1280, Page 324;

**THENCE** easterly in a line parallel to said southerly line of Shawn S. Lamoreau a distance of 150 feet to an iron pin;

**THENCE** running southeasterly along land to be conveyed to Shawn S. Lamoreau 500 feet, more or less, to an iron pin located in a stone wall;

**THENCE** southerly along said stone wall and land to be conveyed to Shawn S. Lamoreau 300 feet to the northwesterly corner of a parcel of land conveyed to Larry W. Lindvall, et al by deed dated December 10, 1987 and recorded in said Registry at Book 857, Page 190;

**THENCE** running westerly along said land of Lindvall 350 feet, more or less, to a point on the easterly side of said Carding Machine Road;

**THENCE** running northerly along the easterly side of said Carding Machine Road 750 feet, more or less, to the point of beginning.

The Grantor reserves to herself a life estate in the aforegranted premises.

 Reference may be made to deed of Elizabeth L. Lamoreau to Robert F. and Beverly Lamoreau as Joint Tenants dated June 29, 1982 and recorded in the Sagadahoc County Registry of Deeds at Book 604, Page 171. The said Robert F. Lamoreau deceased September 28, 1999 and the Grantor is the surviving Joint Tenant.