

SCHEDULE A

A certain piece or parcel of land, together with the buildings and improvements thereon, situated in Hiram, Oxford County, Maine, being Lot #4 as depicted on a subdivision plan entitled "Plan of a Portion of Lands of Major and Ann C. Friedman, Lots P3 & 4 Revised" prepared by John S. Tewksbury dated November 1985, recorded in the Oxford W.D. Registry of Deeds at Plan Book 8, Page 9, the herein conveyed parcel being bounded and described in accordance with said plan as follows:

Commencing at an iron pin set on the easterly shore of Third Stanley Pond at the southwesterly corner of Lot #5; thence running by Lot #5, first North North 88 degrees 58' 19" West a distance of 194.0 feet to an iron pin, thence South 39 degrees 22' 19" East a distance of 314.78 feet to an iron pin, and thence South 51 degrees 32' 02" East a distance of 358.82 feet to an iron pin set on the westerly line of land now or formerly of Anthony T. Razza; thence turning and running past said land of Razza South 13 degrees 36' 12" East a distance of 450.87 feet to an iron pipe set in the ground; thence turning and running past land now or formerly of D. Selleck South 88 degrees 58' 19" West a distance of 348.62 feet to an iron pipe set on the northerly shore of Second Stanley Pond; thence continuing on in the same course a few feet to the mean low water mark of said Second Stanley Pond; thence turning and running by mean low water mark of said Pond as the same trends around a cove first northwesterly, then westerly, then southerly a distance of 360 feet, more or less, to a point North 88 degrees 58' 19" East from an iron pin set on the shore of said Pond; thence turning and running South 88 degrees 58' 19" West a few feet up over the shore of said Pond to said iron pin; thence turning and running past Lot P3 as shown on said plan by the following courses and distances, first North 6 degrees 35' 45" West a distance of 211.41 feet to an iron pin, then North 5 degrees 43' 37" East a distance of 165.0 feet to an iron pin, thence South 89 degrees 42' 50" East a distance of 405.46 feet to an iron pin, then North 13 degrees 36' 12" West a distance of 76.91 feet to an iron pin, then North 57 degrees 44' 19" West a distance of 309.64 feet to an iron pin, and then South 88 degrees 58' 19" West a distance of 120.0 feet to an iron pin set at the northeasterly corner of Lot P2; thence running past Lot P2 on the same course of South 88 degrees 58' 19" West a distance of 350.0 feet to an iron pin set near the shore of Third Stanley Pond; thence continuing on in the same course a few feet to the mean low water mark of said Pond; thence turning and running in a northerly direction by the mean low water mark of said Pond as the same trends, a distance of 380 feet, more or less, to a point South 88 degrees 58' 19" West of the iron pin begun at; thence turning and running North 88 degrees 58' 19" East up over the shore of said Pond to said iron pin begun at. Containing 7.107 acres.

There is also conveyed hereby as an appurtenance hereto a right of way, in common with others having rights thereover, over the existing roadway known as the Old County Road leading southerly from the herein conveyed premises as shown on said plan to land now or formerly of Selleck, and then on southerly to the Triptown Road, plus a right of way in common with others having rights thereover over the roadway known as the Eben Gilpatrick Road leading from the northerly line of the herein conveyed premises as shown on said plan, northerly to and across land of Harold Chandler and other land now or formerly of Major Friedman and Ann Conant Friedman to Route #160.