

EXHIBIT A

A CERTAIN LOT or parcel of land, located in Camden, Knox County, Maine, bounded and described as follows:

That certain portion of the tract of land of the Grantor, LilHam LLC, as described in deed recorded in the Knox County Registry of Deeds at Book 5994, Page 251, located on Bald Mountain Road, 1710 feet northwest of the intersection with Molyneaux Road in said Camden;

BEGINNING at a 5/8 inch rebar set at a northwesterly corner of remaining land of the Grantor, which remaining land is Parcel 1 as shown on a plan titled "Subdivision Amendment, Lilham, L.L.C., Bald Mountain Road, Camden, Knox County, Maine," prepared by Patriot Land Surveys, Inc., as certified, signed and sealed by Joseph B.P. Coffey, Maine P.L.S. 2329, dated August 1, 2023, revised October 3, 2023 and recorded in the Knox County Registry of Deeds at Cabinet 27, Sheet 159 (the "Patriot Plan"), said rebar lies N 30° 30' 44" W a distance of 599.75 feet from the base of a 1 inch t-bar found with washer "Survey Point Do not Disturb R.L.S. 1117," on the East side of a pile of stones at a southeasterly corner of Lot 5 now or formerly of Douglas A. Bruce (Knox County Registry of Deed, Book 3436, Page 329 and Book 2421, Page 301), as shown on a plan titled "Standard Boundary Survey, Bald Mountain Subdivision, Camden, Maine," prepared by Garrold Company, certified, signed and sealed by Don W. Garrold, P.L.S. 1117, most recently revised June 2, 1986 and recorded in the Knox County Registry of Deeds at Cabinet 6, Sheet 94 (the "Garrold Plan"), and also as shown on a plan titled "Subdivision Amendment Sketch, Bald Mountain Subdivision, Camden, Maine, Knox County," prepared by Landmark Survey Company, certified, signed and sealed by Mark W. Ingraham III, P.L.S. 1339, dated April 26, 2004 and recorded in the Knox County Registry of Deeds at Cabinet 16, Sheet 150 (the "Landmark Plan");

Thence along said Parcel 1, N 59° 44' 36" E a distance of 96.36 feet to the westerly limit of the 2023 approved 50 foot wide right of way (the centerline of which is coincident with the existing traveled way centerline as shown on said Patriot Plan) that replaced the formerly approved 1986 right of way lying East of the existing traveled way as confirmed in documents recorded in the Knox County Registry of Deeds at Book 6803, Pages 283, 285, 287, 289, 291, 299, 307, and 315;

Thence continuing along said Parcel 1, N 59° 44' 36" E a distance of 55.05 feet to the easterly limit of said approved 50 foot wide right of way;

Thence continuing along said Parcel 1, N 59° 44' 36" E a distance of 37.18 feet passing through the center of an approved electrical easement (in Book 6803 aforesaid) around an existing electrical pullbox for all lot owners of these Parcels 1 and 2 shown on the Patriot Plan, as well as Bald Mountain Subdivision Lots 1-5, to a 5/8 inch rebar set;

Thence continuing along said Parcel 1, N 48° 43' 47" E a distance of 394.92 feet to a 5/8 inch rebar set on a westerly line of land now or formerly of David G. Kern (Knox County Registry of Deeds, Book 5412, Page 136), said rebar lies N 00° 33' 54" E and 873.10 feet from the base of a 1 inch t-bar found on a northeasterly limit of said road right of way with aforesaid R.L.S. 1117 washer on the easterly bank of a stream at a southwesterly corner of land of said Kern;

Thence along said Kern land, N 00° 33' 54" E a distance of 76.92 feet to base of a 1 inch t-bar found with aforesaid R.L.S. 1117 washer lying in centerline of a 5 foot wide stonewall being 8 feet North of the edge of a gap in said wall on a southwesterly line of land of James S. Rockefeller, Jr. (Knox County Registry of Deeds, Book 3399, Page 143 and Book 1046, Page 161);

Thence along said Rockefeller land and as said wall runs, N 35° 43' 24" W a distance of 575.12 feet to a 5/8 inch rebar found capped "Landmark 1339/2068" in a stone cairn on a southeasterly line of land of Coastal Mountains Land Trust (Knox County Registry of Deeds, Book 3350, Page 238 and Book 3583, Page 23);

Thence along said Trust land, S 55° 45' 14" W a distance of 464.69 feet to a 5/8 inch rebar found capped "Landmark 1339/2068" in a stone cairn at a northeasterly corner of said land of Bruce;

Thence along said Bruce land, S 21° 09' 44" E a distance of 617.59 feet to a 5/8 inch rebar set on the northerly shoulder of said existing traveled way lying two feet westerly from a disturbed t-bar found 0.4 below ground. Said line is the southwesterly limit of an easement created for residential purposes in Book 3350, Page 238 of no stated width;

Thence along said Bruce land, S 30° 30' 44" E a distance of 71.85 feet back to the point of beginning;

Meaning and intending and hereby conveying 8.37 acres, being a portion of the land conveyed to LilHam LLC by deed recorded in the Knox County Registry of Deeds at Book 5994, Page 251.

TOGETHER WITH an easement for all purposes, including ingress, egress and utilities, over, under and upon Bald Mountain Road to Molyneaux Road, to be used in common with the Grantor, its successors and assigns, and others;

TOGETHER WITH an easement for the placement, usage, repair, maintenance and replacement of electrical equipment in that area shown as "Proposed Electrical Easement for all Appurtenant Lot Owners" on the Patriot Plan, to be used in common with Grantor, its successors and assigns;

TOGETHER WITH the interest of the fee ownership in the right of way of Bald Mountain Road within the bounds of the herein described parcel, but subject to the rights of the Grantor and others in and others in and to the use of the said Road;

SUBJECT TO the aforesaid easement benefitting Coastal Mountains Land Trust as described in deed recorded in the Knox County Registry of Deeds at Book 3350, Page 238;

EXCEPTING AND RESERVING to the Grantor, its successors and assigns, and subject to the rights of others in and to an easement for all purposes, including ingress, egress and utilities, over, under and upon Bald Mountain Road, as described in the Knox County Registry of Deeds at Book 6083, Pages 291, 299, 307, and 315, and as shown on the Patriot Plan, the Garrold Plan and the Landmark Plan;

EXCEPTING AND RESERVING to the Grantor, its successors and assigns, an easement for the placement, usage, repair, maintenance and replacement of electrical equipment in that area shown as "Proposed Electrical Easement for all Appurtenant Lot Owners" on the Patriot Plan;

SUBJECT TO that certain Road Maintenance Agreement recorded in the Knox County Registry of Deeds at Book 6121, Page 204;

All directions are Grid North Maine State Plane Coordinate System 1983, East Zone (North American Datum 1983), derived from survey grade Global Positioning System observations in January of 2022 and May 28, 2023. Grid Magnetic Angle shown was referenced to the bearing of N 17° 39' 30" E from the aforesaid 1986 Garrold plan.

The above-described parcel of real estate shall be SUBJECT TO and governed by the following covenants, restrictions and/or standards:

All house building plans must be reviewed and approved by the current lot owners and/or their heirs and assigns of a certain subdivision known as the "Bald Mountain Subdivision" as approved on June 4, 1986 and evidenced by subdivision plan recorded in the Knox County Registry of Deeds at Cabinet 6, Sheet 94, as modified and amended by Amendment to said Bald Mountain Subdivision approved on June 2, 2004 as evidenced by plan recorded in the Knox County Registry of Deeds at Cabinet 16, Sheet 150 said subdivision consisting of five (5) lots. Such approval must be obtained before any construction may take place on the above-described parcel House building plans are defined to include house and auxiliary buildings, architectural design and materials, site location, site utilities design and location, and all landscaping design. Such house buildings plans must obtain the approval of a majority of the owners of the five (5) lots within said subdivision prior to the commencement of construction.

These covenants, restrictions and standards shall run with the land and shall be binding upon the Grantees, their heirs and assigns. Invalidity of anyone of the within covenants, restrictions or standards by judgment or decree shall in no way affect, alter or invalidate any of the other provisions contained herein and such other provisions shall remain in full force and effect.

For a violation or breach of any of these covenants, restrictions and/or standards by any person claiming by, through or under the Grantees, or by virtue of any judicial proceeding, the lot owners in

the Bald Mountain Subdivision or any of them severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any them. The failure promptly to enforce any of the covenants, restrictions and/or standards shall not bar their enforcement in the future. The invalidation of anyone or more of the covenants, restrictions and/or standards by any court of competent jurisdiction in no way shall affect any of the other covenants, restrictions and/or standards but they shall remain in full force and effect.

Should any lot owner in the Bald Mountain Subdivision be compelled to seek compliance of said covenants, restrictions and/or standards and to proceed either at law or in equity to prevent the violation or breach of any of said covenants, standards and/or restrictions, then said lot owner shall be entitled to recover all costs resulting from such proceedings, including reasonable attorney fees from the party or parties violating such covenants, restrictions and/or standards providing said lot owner achieves a favorable outcome in such proceeding.

The cost of all maintenance, repair, improvements, plowing, etc. of the road leading from Molyneaux Road to the cul-de-sac depicted on Plan of said approved subdivision and from the cul-de-sac to the boundary of Lot #2 as shown on the Plan of said approved subdivision shall be borne equally by the owners of Lots 1, 2, 3, 4, 5 and the above- described parcel. At such time as that portion of the above referred to road starting at Molyneaux Road and extending to and including the so-called cui-de-sac is accepted by the Town of Camden as a town road, then such costs for the remainder of the above-referred to town road shall be borne equally by the owners of Lots 2, 3, 4, 5 and the above-described parcel. All decisions concerning such maintenance, repair, improvements, plowing. etc. to said road shall be made by a majority of the lot owners.

The above-described parcel of real estate shall be used for residential purposes only.

No structure or building of any nature shall be erected, altered, placed or permitted to remain on any residential lot other than one single-family dwelling, and garage, or other appurtenant structures complying with these restrictions and having functions or uses normally related to a residential dwelling. Any such garage or appurtenant structure shall conform in general appearance to the residential structure on the lot.

The above-described parcel may be subdivided into two (2) residential lots both of which shall be encumbered by the within defined covenants restrictions and/or standards.

Each structure, or dwelling where indicated, must conform to the following minimum standards:

All year-round primary residential dwellings erected on any lot shall have a minimum over-all floor area of 1,500 square feet exclusive of garage.

All dwellings including any guest house or houses must have private, inside, bathroom facilities and all sanitary plumbing shall conform with the minimum requirements of the Town of Camden, and the State of Maine.

All dwellings must be built on a continuous foundation. No posts or piers shall be utilized except under porches or breezeways that are not enclosed for year-round use. Elevated porches and decks two (2) feet or more above grade shall be enclosed below the floor line.

All structures shall be completed on the exterior within six (6) months from the start of construction.

No building of any kind of what is commonly known as boxed or sheet metal construction shall be built on any lot, and any structure erected shall be covered upon all of its outside walls with brick, stone, weatherboard, stucco or other veneer material other than those materials specifically prohibited. Any wood material used in connection with the outside walls or trim of any structure erected shall be finished, treated, stained or painted.

There shall be no habitation in any structure other than a dwelling house or guest house, and no structure shall be occupied until plumbing and electrical work are substantially completed.

Any structure of any nature shall be set back no less than forty (40) feet from the common right-of-way of the Bald Mountain Subdivision and not less than twenty (20) feet from any sideline.

Owners of occupied or unoccupied lots shall at all times keep and maintain their property in the subdivision in an orderly manner and shall prevent accumulation of rubbish or debris of any nature upon their property. No tents or trailers or other temporary structures are permitted upon any lot except as incidentally may be required during construction, and then only for a period of time necessary to the construction work.

All utility wiring serving any lot shall be placed and maintained underground.

Any dwelling, garage or other structure on any lot in this subdivision which may be destroyed or damaged in whole or part by fire, windstorm or for any other reason must be rebuilt or all debris removed and the lot restored to a sightly condition with reasonable promptness.

No business, trade or enterprise of any kind or nature shall be conducted upon any residential lot, except that physicians, lawyers, architects, designers, engineers, accountants, and any other similar professional persons may practice thereon provided they employ no more than one (1) additional person upon a full or part-time basis. To the extent applicable, this restriction shall supersede any less rigorous definition of "customary home occupation" contained in any present or future zoning ordinance promulgated by the Town of Camden or the State of Maine.

No animals, birds or poultry, other than common household pets shall be kept on any lot or within any structure within the subdivision.

No more than seventy-five percent (75%) of the trees eight inches (8") or more in diameter on any lot shall be cut down or removed. Tree cutting shall be for purposes of clearing to provide building site, thinning, landscaping and for personal consumption as firewood or mill logs.

In the interest of preserving and protecting water supplies, wildlife and the appearance of the Bald Mountain area, any waters, streams or ponds located upon or adjacent to any lot shall not be used for any purpose which might tend to pollute such water or adversely affect stream water flow.

All assessments arising as a result of the within covenants, restrictions and/or standards shall be promptly paid when such assessments become due and in the event of the lot owner's failure to pay such an assessment promptly when due, such failure shall constitute a lien upon the above-described premises and the same may be enforced in equity as in the case of any lien foreclosure.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.