

EXHIBIT A

PARCEL 1—Being the parcel shown as containing 4470 square feet of land, more or less, on plan entitled "Commonwealth of Massachusetts Metropolitan District Commission Parks Division Blue Hills Parkway, Plan of Land at Mattapan Square, Boston to be conveyed to Louis L. August", dated June 16, 1950, and recorded with Suffolk Deeds, Book 6640, Page 461, bounded and described as follows on said plan:

Beginning at a point in the boundary line between land of the Commonwealth of Massachusetts known as Blue Hills Parkway and land now or formerly of the Metropolitan Transit Authority; thence the line runs in a general

NORTHEASTERLY direction by a line curving to the right with a radius of fifty-four and 50/100 (54.50) feet, seventeen and 82/100 (17.82) feet to a point; thence in a NORTHEASTERLY, EASTERLY, and SOUTHEASTERLY direction by a line curving to the right with a radius of 62/69 feet, forty-five and 39/100 (45.39) feet to a point; thence SOUTH 46°07'58" EAST seventy-eight and 49/100 (78.49) feet to a point at remaining land now or formerly of Commonwealth of Massachusetts, the last three courses and distances being said land of the Metropolitan Transit Authority; thence SOUTHWESTERLY by said land now or formerly of the Commonwealth of Massachusetts, twelve (12) feet, more or less, to a point in the shore line of Neponset River; thence NORTHWESTERLY by said shore line of the Neponset River, one hundred and eleven (111) feet, more or less, to a point at said land of the Commonwealth of Massachusetts known as Blue Hills Parkway; thence NORTHERLY by said land of the Commonwealth of Massachusetts, fifty (50) feet, more or less, to the point of the beginning.

PARCEL 2—A certain parcel of land with buildings thereon, situated in the Dorchester District of said Boston, at Mattapan Square, and shown on plan entitled "Plan of Land to be conveyed by the Metropolitan Transit Authority to Louis A. August at Mattapan Square", dated December 11, 1958, by E.H. Smith, Engineer of Way & Structures, being Metropolitan Transit Authority Plan #L-e-16635, recorded book 7338, Page 110, bounded and described as follows on said plan:

WESTERLY by Blue Hill Avenue, by two lines measuring together, thirty and 10/100 (30.10) feet, more or less;
 NORTHWESTERLY by land of the Metropolitan Transit Authority, as shown on said plan, eighteen (18) feet, more or less;
 NORTHEASTERLY by land of said Metropolitan Transit Authority, sixty-seven and 5/10 (67.5) feet, more or less;
 SOUTHWESTERLY by land of Louis A. August, by two lines measuring together sixty-three and 21/100 (63.21) feet.

Said Premises are conveyed subject to and with the benefit of easements, restrictions and rights of way of record insofar as the same be now in force and applicable.

For grantor's title, see deed dated May 29, 1998 and recorded with Suffolk Registry of Deeds Book 22512, Pages 115-116.

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