

DECLARATION - EXHIBIT A - PROPERTY DESCRIPTION

PARCEL A: A certain lot or parcel of land, of irregular form, and with all the buildings and improvements thereon, situated in said Old Orchard Beach, in the County of York and State of Maine and lying within an area Southwesterly of Cleaves Street and Southeasterly of land once of Chafetz, later of Seronick, et al; said certain lot, comprised of shorefront upland the adjoining beach of the Atlantic Ocean, being bounded and described as follows:

BEGINNING on the Southwesterly side of Cleaves Street at a point marked by an iron post driven into the ground at the most Easterly corner of lot number thirty-two (32) as shown on Plan of Civil Engineer, Biddeford, Maine, and recorded on July 29, 1890, in York Registry of Deeds, Plan Book 4, Page 7, said lot number thirty-two (32) also being capable of identification as land now or formerly of Seronick, et al., and said point of beginning also being capable of identification as being distant 124 feet Southeasterly from the point where the Southeasterly side of East Grand Avenue is intersected by the Southwesterly side of Cleaves Street; thence from said point of beginning by lot number thirty-two (32) (hereinafter in this paragraph lot numbers refer to lots as designated on hereinbefore mentioned Plan) in a Southwesterly direction, on a course making a right angle with Cleaves street, a distance of 100 feet to a point marked by an iron pipe driven into the ground and to the most Easterly corner of lot number thirty-one (31); thence continuing on the same course by lot number thirty-one (31) a distance of 45.20 feet to a point marked by an iron stake driven into the ground at the most Northerly corner of land conveyed by Saul Z. Goodkowsky to Henry Levine by deed, dated August 28, 1957, and recorded in said Registry of Deeds, Book 1352, Page 239; thence by said land so conveyed to Levine in a Southeasterly direction, on a course making a right angle with the preceding course, a distance of 40 feet to a point and corner marked by an iron stake driven into the ground; thence by said land so conveyed to Levine in a Southwesterly direction, on a course making a right angle with the preceding course a distance of 54.79 feet to a point marked by an iron pipe driven into the ground and to Boisvert Street, formerly known as Barton Street; thence along Boisvert Street in a Southeasterly direction, on a course making a right angle with the preceding course, a distance of 10 feet to the most Westerly corner of lot number twenty-five (25) (being Parcel B described hereinbelow) and being hereinafter referred to as land formerly of Saul Z. Goodkowsky; thence by lot number twenty-five (25) and lot number twenty-six (26) in a Northeasterly direction, on a course making a right angle with Boisvert street, a distance of 66 feet 8 inches to the most Northerly corner of land formerly of Saul Z. Goodkowsky; thence by said land of Saul Z. Goodkowsky in a Southeasterly direction, on a course making a right angle with the preceding course, a distance of 100 feet to a point in the Southeasterly boundary line of lot number twenty-six (26); thence continuing on the same course to high-water mark of the Atlantic Ocean; thence along highwater mark of the Atlantic ocean in a Northeasterly direction a distance of about 133 feet 4 inches to a point in the prolongation, if extended in a southeasterly direction, of the Southwesterly sideline of Cleaves street; thence along said prolongation of the Southwesterly sideline of Cleaves Street in a Northwesterly direction to the most Easterly corner of lot number twenty-eight (28), said last mentioned corner being distant one hundred thirty-three (133) feet four (4) inches as measured along the Southeasterly boundary lines of lots numbered twenty-eight (28), twenty-seven (27) and twenty-six (26) from the hereinbefore mentioned point in the Southeasterly boundary line of lot numbered twenty-six (26), thence along the Southwesterly side of Cleaves Street in a Northwesterly direction a distance of 150

feet to the point of beginning.

EXCEPTING and reserving from the property described in the immediately preceding paragraph and from this conveyance that portion of Surf Street or any other public way - as laid out and accepted, or taken, by the Town of Old Orchard Beach - which crosses the Southeasterly portion of the hereinbefore described property.

PARCEL B: ALSO, another certain oceanfront lot or parcel of land, of rectangular form and with all the buildings and improvements thereon, situated in said Old Orchard Beach, County of York, State of Maine and lying within an area bounded generally as follows:

Southwesterly by Boisvert Street (formerly known as Barton Street), Northwesterly and Northeasterly by land formerly of Harold H. Goodkowsky and Saul Z. Goodkowsky (hereinafter for convenience referred to as "land of the Goodkowskys"), and Southeasterly by high-water mark of the Atlantic Ocean; the specific description of said certain lot, comprised of shorefront upland and the adjoining beach of the Atlantic Ocean, being as follows:

BEGINNING on the Northeasterly side of Boisvert street at the most Southerly corner of lot number twenty-nine (29) as shown on Plan of Lands at Old Orchard Beach, dated June 8, 1878, drawn by James Slade, Civil Engineer, Biddeford, Maine, and recorded on July 29, 1890, in the York Registry of Deeds, Plan Book 4, Page 7, said point of beginning being in the dividing line between land hereby conveyed and land of the Goodkowskys, and said point of beginning, also being capable of identification as being distant 174 feet Southeasterly from the point where the Southeasterly side of East Grand Avenue is intersected by the Northeasterly side of Boisvert Street; thence from said point of beginning by land of the Goodkowskys in a Northeasterly direction, on a course making a right angle with Boisvert Street, a distance of 66 feet 8 inches to a point in the Southeasterly boundary line of lot number twenty-nine (29) (hereinafter in this paragraph lot numbers refer to lots as designated on hereinbefore mentioned plan); thence by land of the Goodkowskys in a Southeasterly direction, on a course making a right angle with the preceding course, a distance of 100 feet to a point in the Southeasterly boundary line of lot number twenty-six (26); thence continuing on the same course to highwater mark of the Atlantic Ocean; thence along highwater mark of the Atlantic Ocean in a Southwesterly direction a distance of about 66 feet 8 inches to a point in the prolongation, if extended in a Southeasterly direction, of the Northeasterly sideline of Boisvert Street; thence along said prolongation of the Northeasterly sideline of Boisvert Street in a Northwesterly direction to the most Southerly corner of lot number twenty-five (25); said last mentioned corner being distant 66 feet 8 inches as measured along the Southeasterly boundary lines of lots numbered twenty-five (25) and twenty-six (26) from the hereinbefore mentioned point in the Southeasterly boundary line of lot number twenty-six (26); thence along the Northeasterly side of Boisvert Street in a Northwesterly direction a distance of 100 feet to the point of beginning.

EXCEPTING AND RESERVING from the property described in the immediately preceding paragraph and from this conveyance that portion of Surf Street, or any other public way - as laid out and accepted, or taken, by the Town of Old Orchard Beach - which crosses the Southeasterly portion of the hereinbefore described property as described in the notice of taking, dated April 23, 1933, and recorded in the York County Registry of Deeds, Book 883, Page 159.

Both Parcels A and B herein being conveyed subject to the benefits and burdens recited in the deeds from Saul Z. Goodkowsky to Fernand L. Cloutier, dated July 10, 1970 and recorded in said Registry, Book 1878, Page 287 and from Harold H. Goodkowsky and Saul Z. Goodlowsky to Fernand Cloutier, dataed July 10, 1970 and recorded in said Registry, Book 1878, Page 298.

Being the same premises described in the deed from Fernand L. Cloutier to Surfside Corporation, dated May 11, 1984 and recorded in said Registry, Book 3288, Page 320.

Said premises are subject to the Mortgages referenced in the Limited Joinder of Mortgagees attached to this Declaration.

Said premises are subject to and have the benefit, as applicable, of all provisions of the Maine Condominium Act and the SeaWatch Condominium Declaration and all rights, obligations, easements, restrictions, licenses, covenants, conditions, Development Rights and Special Declarant Rights set forth or referred to in the Declaration.

The Units are subject to taxes and assessments, including Common Expenses, allocable thereto as are not yet due and payable.