

**Record Description**

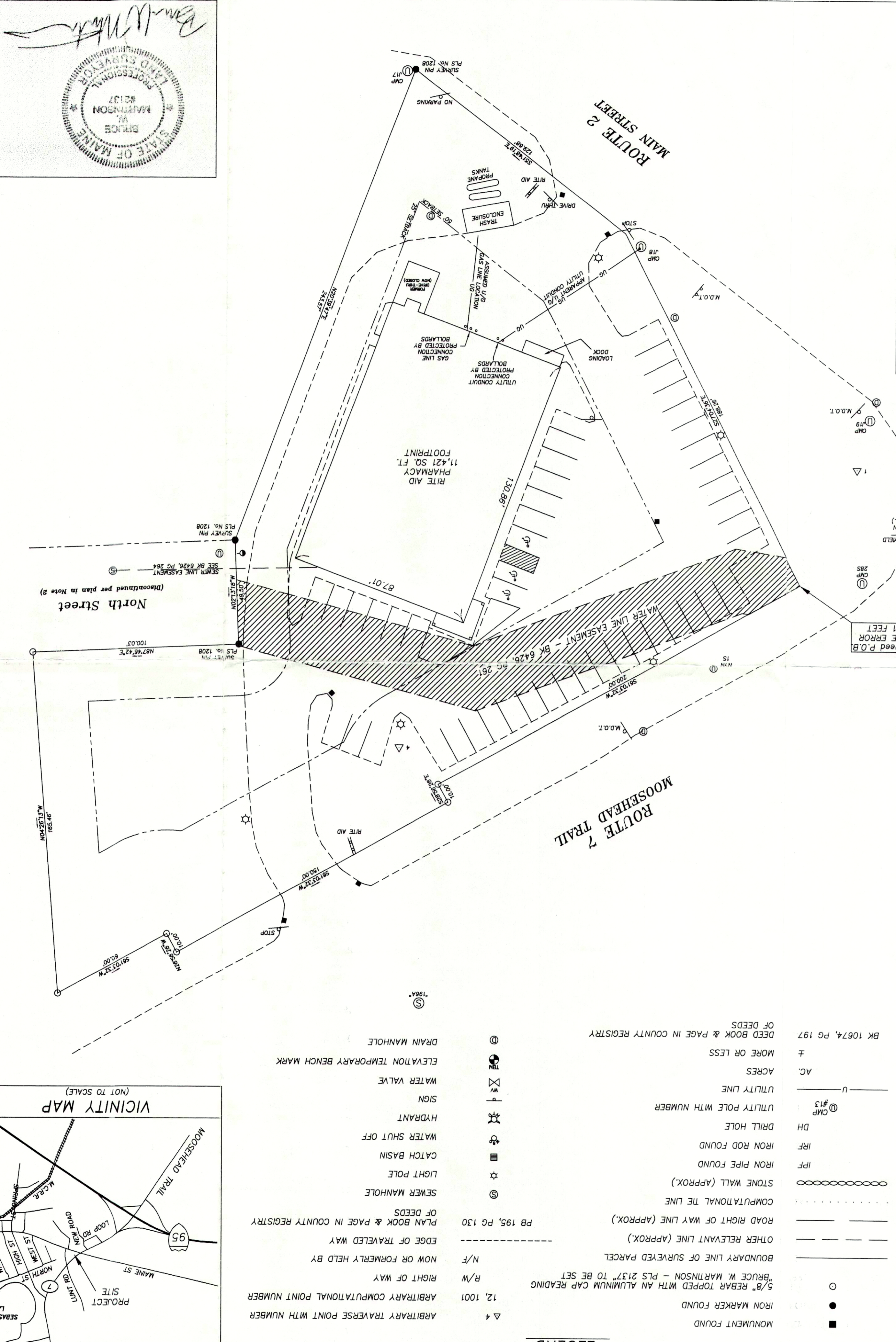
Exhibit A - Legal Description  
A certain parcel of land and buildings thereon in Newport, County of Penobscot, State of Maine, said land being situated on the northeasterly side of Route 2, also known as Main Street, the southern side of Route 7 and being more particularly described as follows:

BEGINNING at a six (6) inch granite monument on the southern side of Route 7 and the northeasterly side of Route 2, said point being near the intersection of Route 2 and 7 and as shown on a plan entitled "Maine State Highway Commission Right of Way Map, State Highway '37', Newport, Penobscot County, August, 1969" and filed in Plan Book A, Page 52, Penobscot County Registry of Deeds.  
THENCE south twenty-seven degrees four minutes thirty-six seconds east (S 27° 04' 36" E) a distance of one hundred eighty-eight and twenty-six hundredths (188.26) feet to a point on the apparent easterly highway line of said Route 2.  
THENCE south fifty-one degrees forty-eight minutes and nineteen seconds east (S 51° 48' 15" E) a distance of one hundred twenty-nine and sixty-eight hundredths (129.68) feet along said apparent northerly highway line of Route 2 to a five-eighths (5/8) inch from rebor to be set with Cap no. 1208, said point marking the southeasterly corner of land herein conveyed and the southeasterly corner of the Penobscot County Registry of Deeds in Book 1528, Page 15.  
THENCE along the westerly highway line of Lunt Road north four degrees twenty-six minutes thirty-two seconds west (N 04° 26' 13" W) a distance of one hundred feet to a point.  
THENCE south twenty-eight degrees fifty-six minutes twenty-eight seconds east (S 28° 56' 28" E) along said southerly highway line of Route 7 a distance of ten (10.0) feet to a point.  
THENCE continuing along the southerly highway line of Route 7 south sixty-one degrees three minutes thirty-two seconds west (S 61° 03' 32" W) a distance of two hundred (200.0) feet to the POINT OF BEGINNING.  
The above described parcel containing one and seventy-three hundredths (1.73) acres. The bearings above referred to are referenced to Magnetic North 1996.  
SUBJECT to certain restrictions set forth in an option dated May 3, 1972 between R. C. Whitney and Sons, Inc. and Eilon N. Nason, recorded in Book 2262, Page 224 of the Penobscot Registry of Deeds.  
SUBJECT to any and (sic) utility line rights of the Central Main Power Company and New England Telephone and Telegraph Company as referenced in an easement from Penobscot County Registry of Deeds to Central Main Power Co. and New England Telephone and Telegraph Company, dated March 27, 1973 and recorded in Book 2368, Page 331 of the Penobscot County Registry of Deeds and also subject to a gas right conveyed from Eilon N. Nason to Central Main Power Company and New England Telephone and Telegraph Company dated June 24, 1972 and recorded in Book 2297, Page 114 of the above mentioned Registry.  
SUBJECT to a grading easement from Marton and Luvina A. David to the State of Maine dated October 31, 1952 and recorded in Book 1374, Page 419 of the Penobscot County Registry of Deeds.  
SUBJECT to a grading and drainage easement to the State of Maine Highway Commission dated June 10, 1970, and recorded in Book 2188, Page 53 of the above mentioned Registry.  
SUBJECT to a water line easement from REC Concepts to Newport Water District described as follows:  
BEGINNING at a 5/8" inch rebor set at the northerly side of North Street at land of REC Concepts, said rebor being 5' 87" 46" 42" W a distance of 100.03 feet from the westerly side of Lunt Street.  
THENCE North 74 degrees 44 minutes 45 seconds West a distance of 118.77 feet;  
THENCE North 74 degrees 44 minutes 44 seconds West a distance of 118.77 feet;  
THENCE South 69 degrees 48 minutes 57 seconds West a distance of 137.27 feet;  
THENCE South 69 degrees 48 minutes 57 seconds West a distance of 137.27 feet;  
THENCE North 81 degrees 06 minutes 25 seconds West a distance of 3.08 feet to the southeasterly highway line of Route 7;  
THENCE along said highway line South 61 degrees 32 seconds West a distance of 28.76 feet to a 6 by 6 Maine Department of Transportation granite monument which marks the intersection of the Route 7 highway line.  
THENCE South 27 degrees 04 minutes 36 seconds East along the easterly highway line of Route 2 a distance of 152.27 feet;  
THENCE North 69 degrees 48 minutes 57 seconds East a distance of 135.46 feet;  
THENCE North 69 degrees 48 minutes 57 seconds East a distance of 135.46 feet;  
THENCE South 74 degrees 44 minutes 45 seconds East a distance of 118.63 feet to the apparent westerly line of North Street;  
THENCE North 02 degrees 13 minutes 18 seconds West for a distance of 31.45 to the point of beginning.  
SAID easement to be 30 feet wide.  
SUBJECT to a sewer line easement from REC Concepts to the Newport Sanitary District described as follows:  
BEGINNING at a point where the sewer from the REC Concepts building connects to the westerly side of a sewer manhole located near the southerly line of North Street, said manhole being the westerly limit of the Newport Sewer District's maintenance responsibility and easement.  
THENCE approximately South 89 degrees 00 feet more or less to the REC Concepts building, said course denotes the section of sewer line that is the sole responsibility of REC Concepts, their heirs and assigns, to maintain.

**Certification:**  
TO: COMMERCIAL NET LEASE REALTY, INC., CNLRS ACQUISITIONS, INC. AND THEIR SUCCESSORS AND ASSIGNS, AND STEWART TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED:  
(1) were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and include items 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15 and 16 of Table A thereof;  
(2) correctly shows the number and layout of all loading docks and related facilities;  
(3) correctly shows the location of, and the recording information for, all matters of record affecting the land that are referenced in Title Insurance Commitment No. 03060909 issued by this Title Company;  
(4) correctly indicates that no portion of land is shown to be in a flood hazard area;  
(5) correctly shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage;  
(6) correctly shows that physical access to the land described in this survey is provided by Route 7 (Moosehead Trail) or paved private right of way over which there is an easement in favor of the land described in this survey); and  
(7) correctly shows the point of entry of all utility services to the land described in this survey, either from adjoining public streets or adjoining private land. Pursuant to the accuracy standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, that the underground is a Licensed Professional Land Surveyor (legally doing business and in good standing in the State of Maine) (the commitment # 03060909).  
Bruce W. Martinson  
Registration No. 2137  
Date of Survey: AUGUST 5, 2004  
In the State of Maine

**COMMENTS ON THE SURVEY-RELATED EXCEPTIONS IN COMMITMENT # 03060909 ARE AS FOLLOWS (ITEMS 6-12):**  
6) BK 1374, PG 419 - May be completely contained in one of the takings below.  
7) BK 2188, PG 53 - Main D.O.T. Taking creating highway limits (shown hereon as northeasterly and southeasterly street lines).  
8) BK 2297, PG 114 - Unable to plot due to vague description. Apparently no longer affects locus.  
9) BK 3430, PG 134 - Apparent former location of easement through now-discontinued portion of North Street.  
10) BK/PG UNKNOWN - Apparent former water line easement, may be entirely contained by 11 below.  
11) BK 6426, PG 261 - Water District easement as shown hereon (hatched).  
12) BK 6426, PG 264 - Sewer Easement as shown hereon running from northeast corner of building.  
(2) correctly shows the point of entry of all utility services to the land described in this survey, either from adjoining public streets or adjoining private land. Pursuant to the accuracy standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, that the underground is a Licensed Professional Land Surveyor (legally doing business and in good standing in the State of Maine) (the commitment # 03060909).  
Bruce W. Martinson  
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Date of Survey: AUGUST 5, 2004  
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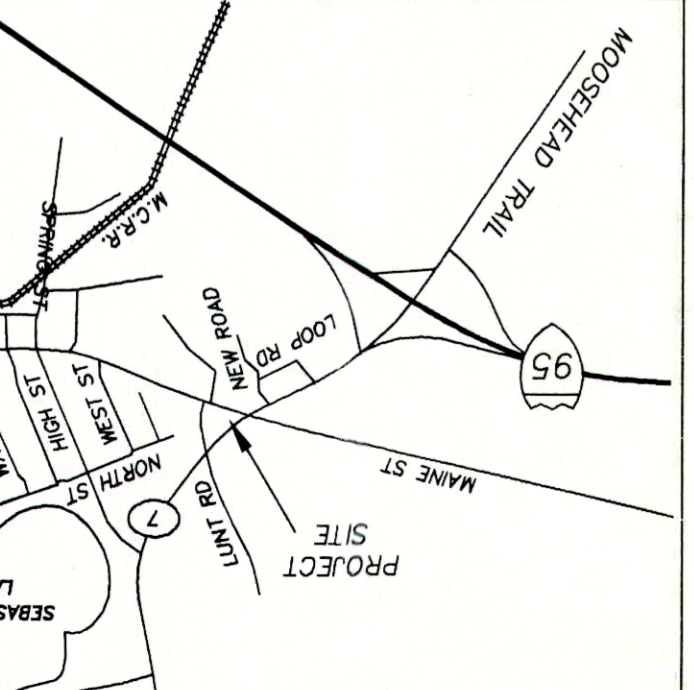
**Schedule B - Section II:**



**LEGEND**

- ▲ ARBITRARY TRAVERSE POINT WITH NUMBER
- IRON MARKER FOUND
- 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING 12.1001
- BOUNDARY LINE OF SURVEYED PARCEL
- N/F NOW OR FORMERLY HELD BY
- OTHER RELEVANT LINE (APPROX.)
- ROAD RIGHT OF WAY LINE (APPROX.)
- PB 195, PG 130 PLAN BOOK & PAGE IN COUNTY REGISTRY
- COMPUTATIONAL THE LINE
- STONE WALL (APPROX.)
- IRON PIPE FOUND
- IRON ROD FOUND
- WATER SHUT OFF
- DRILL HOLE
- HYDRANT
- UTILITY LINE
- UTILITY POLE WITH NUMBER
- SIGN
- WATER VALVE
- ELEVATION TEMPORARY BENCH MARK
- DRAIN MANHOLE
- DEED BOOK & PAGE IN COUNTY REGISTRY
- MORE OR LESS
- ACRES
- AGRES
- MONUMENT FOUND

**VICINITY MAP**  
(NOT TO SCALE)



**Notes:**  
1. TITLE REFERENCES FOR SURVEYED PARCELS:  
BK 6426, PG 256  
2. PLAN REFERENCES:  
(a) SITE PLAN RITE AID CORPORATION, MAIN STREET, NEWPORT, MAINE, BY HUNTLEY SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS DATED 11/29/1995.  
3. AREA INFORMATION:  
75,294 SQ. FT. OR 1.728 AC.  
4. TAX MAP REFERENCE:  
MAP 17, LOTS 71 & 58  
5. BASIS OF BEARINGS:  
BEARINGS ARE MAGNETIC (1959) AND BASED ON STREET R/W WIDTH AND LOCATION ARE BASED ON PLAN REFERENCED IN NOTE 2 (a) ABOVE.  
6. ROAD INFORMATION:  
ROUTE 7 (MOOSEHEAD TRAIL) AND ROUTE 2 (MAIN STREET) R/W WIDTH AND LOCATION ARE BASED ON PLAN REFERENCED IN PLAN 2 (a) ABOVE.  
7. COMMERCIAL NET LEASE REALTY, INC. SURVEY REQUIREMENT NOTE:  
(i) The current zoning designation for locus is Commercial, and the current use (drug store) is allowed in said zone.  
Zone Standards:  
Front setback - 50 feet (\* SEE NOTE BELOW)  
Side setback - 25 feet (APPARENTLY MET)  
Rear setback - 25 feet (APPARENTLY MET)  
Building Height - 35 feet (Bldg Height) 34 ft.  
\* TRASH ENCLOSURE APPARENTLY DOES NOT MEET FRONT SETBACK REQUIREMENT.  
(ii) It is not known by the preparer whether all utilities enter locus from existing public right-of-ways (See note 9 below).  
8. PARKING:  
Plan in note 2 above states that zoning code requires 43 parking spaces, 17 total parking spaces found on locus. 3 handicap spaces were observed on site. Striping is heavily worn and in some places very hard to discern.  
9. UTILITIES:  
Conduit from Pole #18 appears to connect in a straight course to panel and meter box found adjacent to building location of pipe surfacing. Location is assumed from building location of pipe surfacing.  
propose tanks found adjacent to trash enclosure.  
near building behind bollards, and location of dual UTILITY LOCATIONS PRIOR TO EXCAVATION.  
CALL 1-866-DIG-SAFE TO CONFIRM ALL UNDERGROUND

**THE MATTHEWS COMPANY**  
National ALTA Survey Management  
17220 Newhope Street, Suite 106-110, Fountain Valley, CA 92708  
Tel: (714) 979-7181 Fax: (714) 441-2840  
www.themathewscompany.com

PREPARED FOR:  
CHMD, B.V. BMM  
DWM, B.V. RET  
SCALE: 1" = 30'  
DATE: AUGUST 5, 2004  
CHECKED / APPROVED:  
DATE: AUGUST 5, 2004  
RITE AID  
NEWPORT, MAINE  
36 MOOSEHEAD TRAIL

ALTA/ACSM Land Title Survey  
COMMERCIAL NET LEASE  
REALTY, INC.  
BRUCE W. MARTINSON, PRESIDENT  
323 OLD BRUNSWICK ROAD  
NEWPORT, MAINE 04850  
TEL: (207) 442-9243  
FAX: (207) 442-9243  
EMAIL: bmartinson@diginsightservices.com  
PREPARED BY:  
DIRGO LAND SERVICES, INC.  
RTE 0417-01

GRAPHIC SCALE  
0' 30' 60'

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REVISION  
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