

EXHIBIT "A"

that certain parcel of land known and numbered 87 Cedar Street located on the easterly side of Cedar Street in the Town of Milford, Worcester County, Massachusetts shown as and labeled "Lot 22" on a plan entitled "Plan of Land in Milford, Mass., Property of: Howard A. Fafard, Scale: 40 Feet to an Inch, Date: June 5, 1989, Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass.", recorded in the Worcester District Registry of Deeds in Plan Book 622, Plan 49, and containing 87,299 square feet or 2.00 acres, more or less, according to said plan (the "Premises").

SCHEDULE "A"

That certain parcel of land in Milford, Worcester County, Massachusetts, containing 8.8 +/- acres of land located on Fortune Boulevard and Cedar Streets and numbered as Lot 8, all as shown on plan of land entitled "Plan of Land in Milford, MA, Scale: 1" = 40', Date: July 3, 1985, The Fafard Companies, 290 Eliot Street, Ashland, MA", recorded in the Worcester District Registry of Deeds in Plan Book 537, Plan 84, as corrected by plan entitled "Plan of Land in Milford, MA, Scale: 1" = 40', Date: January 29, 1986, The Fafard Companies, 290 Eliot Street, Ashland, MA", recorded in said Deeds in Plan Book 551, Plan 54 (the "Plan").

With the benefit of the right to use Fortune Boulevard for all purposes for which streets, roads and ways are commonly used in the Commonwealth of Massachusetts, and the benefit of a thirty (30) foot Driveway and Utility Easement for installation of underground utilities and pedestrian and vehicular ingress and egress, within the area designated "1,002 S.F. and 6,490 S.F. Drive and Utility Easement" as shown on plan entitled "Plan of Land in Milford, MA, Scale 1" = 40', Date: January 14, 1986, The Fafard Companies, 290 Eliot Street, Ashland, MA", recorded in said Deeds in Plan Book 547, Plan 125 (the "Easement Plan").

Subject to the Restrictive Covenant prohibiting the use of Fortune Boulevard for truck traffic as set forth in Deed recorded in Book 9601, Page 85, to the extent that the same is still in force and effect.

Subject to a ten (10) foot wide Easement for Future Highway Layout (Fortune Boulevard) as shown on the Plan and the right of Ledgemere Land Corporation, its successors and assigns, to drain water on those portions of Lot 8 abutting the land described as N/F "Howard A. Fafard" (Fortune Boulevard Frontage), N/F "Town of Milford", N/F "Salvatore" and N/F Ledgemere Land Corporation" as shown on the Plan.

Subject to and with the benefit of such other easements and restrictions of record as the same are now in force and applicable.