

EXHIBIT A - PROPERTY DESCRIPTION

Being all and the same lands and premises conveyed to Huntington River Corporation by Warranty Deed of William M. Brown and Doris W. Brown dated July 28, 1994 and recorded in Volume 91 Page 142 of the Land Records of the Town of Richmond.

Being a vacant parcel of land, containing 18 acres, more or less, as more particularly set forth on that certain plat of survey entitled "A portion of the Lands Referred to in a Deed to Xenophon C. and John H. Wheeler, Richmond, Vermont" dated July 7, 1981, prepared by Kenneth G. Weston and recorded in Map Volume 3 Page 48 of the Land Records of the Town of Richmond, said parcel being described on said plat of survey as follows:

Beginning at a point located in the centerline of Town Road No. 7 in Richmond, Vermont, said point being the northwest corner of the parcel herein described; thence proceeding in a generally southerly direction to a point marked by a metal pipe set in the ground and located in the southerly sideline of said Town Road No. 7; thence proceeding S 37° 43' E a distance of 176.5 feet in and along the common boundary line between the subject parcel and lands n/f Cross to a point marked by a metal pipe set in the ground; thence defecting to the right and proceeding S 13° 46' E along the face of a ledge to a point located in the thread of the Huntington River, said point being the southwest corner of the parcel herein described; thence turning to the left and proceeding in a generally easterly direction in and along the thread of the Huntington River to a point, said point being the southeast corner of the parcel herein described; thence defecting to the left and proceeding N 4°55' W to a point marked by a metal pipe set in the ground; thence continuing N 4°55' W a distance of 150.3 feet to a point marked by a metal rod set in the southerly sideline of Town Road No. 7; thence continuing in a straight line to a point located in the centerline of Town Road No. 7; thence defecting to the left and continuing in and along the centerline of Town Road No. 7 in a generally westerly direction to the point or place of beginning.

The portion of the lands and premises lying within the Town Road No. 7 is held by Quit Claim only.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

MORTGAGE DISCHARGE

KNOW ALL MEN BY THESE PRESENTS, That We, DORIS BROWN and WILLIAM M. BROWN of Southbridge, in the County of Worcester and State of Massachusetts, hereby certify that the following described mortgage is paid in full and satisfied, viz:

Mortgage given to Doris Brown and William M. Brown by Mortgage Deed of Huntington River Corporation dated July 28, 1994 and recorded in Volume 91 at Page 144 of the Land Records of the Town of Richmond.

IN WITNESS WHEREOF, DORIS BROWN and WILLIAM M. BROWN, have caused this Mortgage Discharge to be executed this 21 day of November, 1995.

IN PRESENCE OF:

Ronald L. Ledoux

Doris Brown
DORIS BROWN

William M. Brown
WILLIAM M. BROWN

STATE OF MASSACHUSETTS
WORCESTER COUNTY, SS.

At Southbridge MA, in said county, this 21 day of November, 1995 personally appeared DORIS BROWN and WILLIAM M. BROWN and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Ronald L. Ledoux
NOTARY PUBLIC