

EXHIBIT A

Legal Description of Premises

Parcel A and Parcel B

Two parcels of land with any improvements thereon situate in Lowell, Middlesex North County, Massachusetts, one lying southerly of and the other underneath Middle Street, a public way in the City of Lowell, and more particularly bounded and described as follows:

Parcel A: Beginning at a point in the southerly line of Middle Street, said point marking the northwesterly corner of the parcel described herein, the northeasterly corner of land conveyed to the City of Lowell by deed recorded in Book 1859, Page 392, said point of beginning further having approximate coordinates of N=599462.04 and E=651064.39 in the Massachusetts Coordinate System;

Thence along the southerly line of Middle Street, S 83 degrees 58' 42" E, a distance of 141.62 feet to a point;

Thence the following five courses along land conveyed to New Lowell Associates Limited Partnership by deed recorded in Book 2876, Page 9;

S 05 degrees 53' 18" W, through the center of a wall a distance of 51.52 feet to a point;

S 84 degrees 06' 42" E, a distance of 0.87 feet to a point;

S 05 degrees 53' 18" W, along the face of a wall above a distance of 16.15 feet to a point;

N 83 degrees 58' 42" W, along the face of a support pillar a distance of 1.43 feet to the corner of the building above;

S 06 degrees 01' 18" W, a distance of 2.08 feet to the northeast corner of the Boston and Maine location as shown on a plan recorded in Plan Book 70, Page 22;

Thence partly along land conveyed to Paul J. Carey by deed recorded in Book 2903, Page 87 and partly along land of owners unknown, N 83 degrees 58' 47" W, a distance of 100.00 feet to a point;

Thence along land of owners unknown, S 05 degrees 57' 58" W, a distance of 2.50 feet to a point;

Thence along the northerly line of the actual Boston and Maine location as described in the County Commissioner's description of Railroad Locations Pages 95 to 97, N 83 degrees 58' 42" W, a distance of 41.15 feet to a point;

Thence along said land of City of Lowell and partly within a wall, N 05 degrees 57' 58" E, a distance of 72.25 feet to the point of beginning and containing 9,997 square feet.

Parcel B: Beginning at a point in the southerly line of Middle Street, said point being S 83 degrees 58' 42" E, a distance of 41.75 feet from the point of beginning of Parcel A described above;

Thence along the southerly line of Middle Street, S 83 degrees 58' 42" E, a distance of 87.54 feet to a point;

Thence the following three courses within Middle Street:
N 05 degrees 46' 57" E, a distance of 4.57 feet to a point;
N 83 degrees 52' 13" W, a distance of 87.54 feet to a point;

S 05 degrees 46' 57" W, a distance of 4.74 feet to the point of beginning and containing 407 square feet.

The Parcels described above are more completely shown as "A" and "B" on a plan entitled "Land in Lowell (Middlesex Co.) MA, surveyed for Commonwealth of Massachusetts Division of Capital Planning & Operations for Eminent Domain Taking Purposes," dated March 6, 1992, from the office of C.T. Male Associates, P.C. (hereinafter the "Plan"), recorded at Plan Book 178, Plan 49.

The above-described parcels of land (labeled "A" and "B" on the Plan recorded in Plan Book 178, Plan 49, and hereinafter referred to as "Parcel A"), including all buildings and structures standing or affixed thereon, and including the fee to the center line of Middle Street, and in any other public streets, highways and public ways in Parcel A or contiguous and adjacent to Parcel A, provided such fee is a part of Parcel A, together with any and all easements and rights appurtenant thereto, including, without limitation, all appurtenant rights and easements in passageways adjacent to Parcel A and otherwise as shown on the Plan, and together with the permanent right and easement to keep and maintain a certain post or pillar made of bricks which forms the support of the southeasterly corner of the building situated on said Parcel A, as the land said pillar rests upon is more particularly described in the Plan as "C," and as said rights are further described in an instrument dated January 16, 1946 and recorded at Book 1037, Page 240. The Eminent Domain Taking extinguished all rights of any persons, corporations or other entities, public or private, their successors and assigns, in and to Parcel A, including, without limitation, rights regarding the use of a passageway ten feet in width under and running north to south through the easterly portion of Parcel A and regarding the use of a tunnel at the southeasterly corner of Parcel A as shown on the Plan.

Specifically excepted from the property and rights herein taken are rights of the City of Lowell for the maintenance and use of Middle Street as a public way, rights of the Boston and Lowell Railroad, the Boston and Maine Railroad, their successors and assigns, to the extent such rights exist and do not interfere with the use and enjoyment of Parcel A by the Commonwealth, its successors and assigns, rights of others regarding the above-referenced pillar as described in an instrument dated January 16, 1946 and recorded at Book 1037, Page 240, rights of others in party walls as described herein, shown on the Plan or as may appear of record at said Registry of Deeds and rights of third parties to utility easements or lines as shown on the Plan.

Parcel D:

A parcel of land with any improvements thereon situate in Lowell, Middlesex North County, Massachusetts, lying southerly of Middle Street, a public way, and more particularly bounded and described as follows:

Beginning at a point in the southerly line of Middle Street, said point marking the northwesterly corner of the parcel described herein, the northeasterly corner of land conveyed to Suleyman Celimli by deed recorded in Book 2501, Page 684 and said point of beginning further having approximate coordinates of N=599475.25 and E=650939.18 in the Massachusetts Coordinate System;

Thence along the southerly line of Middle Street, S 83 degrees 58' 42" E a distance of 66.05 feet to a point;

Thence along land conveyed to the City of Lowell by deed recorded in Book 1859, Page 392, being along the center of a sixteen foot wide passageway S 06 degrees 11' 37" W, a distance of 90.25 feet to a point;

Thence along land conveyed to 4th AP Company by deed recorded in Book 2351, Page 54, N 83 degrees 58' 42" W, a distance of 66.07 feet to a point;

Thence along land conveyed to Suleyman Celimli by deed recorded in Book 2501, Page 684, Parcel I, partly through a wall, N 06 degrees 12' 14" E, a distance of 90.25 feet to the point of beginning and containing 5,962 square feet.

The parcel described above is shown as "D" on a plan entitled "Land in Lowell (Middlesex Co.) MA, surveyed for Commonwealth Division of Capital Planning & Operations for Eminent Domain Taking Purposes," dated March 6, 1992, from the office of C.T. Male Associates, P.C. and recorded at Plan Book 178, Plan 49.

The above-described parcel of land (labeled “D” on the Plan and hereinafter referred to as “Parcel D”), including all buildings or structures standing or affixed thereon and including the fee to the center line of Middle Street and in any other public streets, highways and public ways in Parcel D or contiguous and adjacent to Parcel D, provided such fee is a part of Parcel D, is taken together with any and all easements and rights appurtenant thereto, including all appurtenant rights and easements in passageways adjacent to Parcel D and otherwise as shown on the Plan.

All rights of any persons, corporations, other entities, public or private, their successors and assigns, in and to Parcel D, including without limitation, any rights of the City of Lowell is extinguished.

Specifically excepted from the property and rights herein taken are rights of the City of Lowell for maintenance and use of Middle Street as a public way, rights of the Boston and Lowell Railroad, the Boston and Maine Railroad, their successors and assigns, to the extent such rights exist and do not interfere with the use and enjoyment of Parcel D by the Commonwealth and its successors and assigns, rights of others in party walls as described herein, shown on the Plan or as may appear of record and rights of third parties to utility easements or lines as shown on the Plan.