

EXHIBIT "A"

SHOPPING CENTER PARCEL:

COMMONWEALTH OF MASSACHUSETTS DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OF PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS SHOWN AS LOT B ON A PLAN DATED NOVEMBER 12, 1971 RECORDED WITH BRISTOL SOUTH REGISTRY OF DEEDS IN PLAIN ROCK 98, PLAIN NO. 68, BEING THE SOUTHWEST CORNER OF THE NORTHWESTERLY MOST CORNER OF THE PROPOSED LEASE AREA DESCRIBED HEREIN, BRISTOL COUNTY, MASSACHUSETTS, IS HEREBY BOUND AND DESCRIBED:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING LOCATED 332.19827 FEET TWO HUNDRED THIRTYFOUR AND 07/100 INCHES FROM THE INTERSECTION OF THE EASTERLY HIGHWAY LINE OF WINGS HIGHWAY WITH THE WESTERLY LINE OF LAND NOW OR FORMERLY OF THE PENN CENTRAL RAILROAD;

THENCE PROCEEDING S89°10'00"E A DISTANCE OF ONE HUNDRED TWENTY FIVE AND 00/100 (25.00) FEET TO A POINT;

THENCE PROCEEDING N80°32'17"E A DISTANCE OF SEVENTY EIGHT AND 00/100 (78.00) FEET TO A POINT;

THENCE PROCEEDING ALONG THE CHORD OF AN ARC N87°18'57"E A DISTANCE OF ONE HUNDRED NINETEEN AND 59/100 (119.98) FEET TO THE RIGHT HAND CORNER OF THE CHORD, BEING THE INTERSECTION OF THE CHORD COURSES BOUNDED NORTHERLY, AND WESTERLY BY LAND NOW OR FORMERLY OF THE SHELL OIL COMPANY;

THENCE PROCEEDING N81°22'59"E A DISTANCE OF SIXTY SIX AND 00/100 (66.00) FEET TO A POINT;

THENCE PROCEEDING ALONG THE CHORD OF AN ARC S88°39'48"E A DISTANCE OF ONE HUNDRED TWENTY TWO AND 00/100 (122.00) FEET TO THE RIGHT HAND CORNER OF THE CHORD, BEING THE INTERSECTION OF THE CHORD COURSES BOUNDED NORTHERLY AND EASTERLY BY LAND NOW OR FORMERLY OF THE PENN CENTRAL RAILROAD;

THENCE PROCEEDING S89°10'00"E A DISTANCE OF FOUR HUNDRED TWELVE AND 00/100 (412.00) FEET TO A POINT;

THENCE PROCEEDING N08°00'00"W A DISTANCE OF FOUR HUNDRED ELEVEN AND 29/100 (411.29) FEET TO A POINT;

THENCE PROCEEDING N48°32'07"W A DISTANCE OF THIRTY SEVEN AND 59/100 (37.59) FEET TO A POINT;

THENCE PROCEEDING N10°32'31"W A DISTANCE OF THREE HUNDRED SIXTY AND 00/100 (360.00) FEET TO A POINT;

THENCE PROCEEDING N47°42'23"W A DISTANCE OF TWO HUNDRED SEVENTY SIX AND 00/100 (276.00) TO A POINT ON THE EASTERLY SIDE OF KINGS HIGHWAY SO CALLED, THE LAST FIVE COURSES BOUNDED SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BY LAND NOW OR FORMERLY OF THE BRISTOL CORPORATION, TRUSTEE OF HELDSTONE REALTY TRUST;

THENCE PROCEEDING N47°42'23"E ALONG THE EASTERLY HIGHWAY LINE OF KINGS HIGHWAY SO CALLED A DISTANCE OF THIRTY SEVEN AND 21/100 (37.21) FEET TO A MASSACHUSETTS HIGHWAY BOUND FOUND;

THENCE CONTAINING N47°42'23"E ALONG THE SUD HIGHWAY LINE A DISTANCE OF FIVE HUNDRED SEVENTY SIX AND 00/100 (576.00) FEET TO THE RIGHT HAND CORNER OF THE CHORD, BEING THE INTERSECTION OF THE CHORD COURSES BOUNDED NORTHERLY, WESTERLY, NORTHERLY AND EASTERLY BY LAND NOW OR FORMERLY OF THE SHELL OIL COMPANY;

THENCE CONTAINING N47°42'23"E ALONG SUD HIGHWAY LINE A DISTANCE OF SEVENTY SEVEN AND 66/100 (77.66) FEET TO THE POINT AND PLACE OF BEGINNING.

SUAD PARCEL CONTAINS 15.348 ACRES MORE OR LESS.

SQUARE FOOTAGE IS NOT INSURED.

TOGETHER WITH AND THE BENEFIT OF GRANT OF PRIVITY AND ACCESS EASEMENT AND OF RESTRICTION BETWEEN SHELL OIL COMPANY AND WINGS PLAZA ASSOCIATES LIMITED PARTNERSHIP DATED JUNE 6, 1986 AND RECORDED IN BOOK 3486, PAGE 228.

SURVEYORS NOTES AND BOUND DESCRIPTION

PROPOSED McDONALD'S LEASE AREA
A PORTION OF MAP 125, LOT 29
CITY OF NEW BEDFORD, BRISTOL COUNTY,
COMMONWEALTH OF MASSACHUSETTS

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF MAP 125, LOT 113, NINE LANDS OF MICHAEL W. PANAGAKOS, ALSO BEING THE NORTHEASTERLY MOST CORNER OF MAP 125, LOT 29, NINE LANDS OF CEDARHILLS, LLC, BOTH CORNERS BEING ON THE WESTERLY LINE OF A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY MOST CORNER OF THE PROPOSED LEASE AREA DESCRIBED HEREIN, THENCE RUNNING ALONG THE BOUNDARY LINE WITH SAID LOT 113,

1. SOUTH 8 DEGREES - 00 MINUTES - 10 SECONDS EAST, A DISTANCE OF 238.77 FEET, RUNNING THENCE, THROUGH SAID LOT 29 THE FOLLOWING EIGHT (8) COURSES:

2. SOUTH 8 DEGREES - 17 MINUTES - 26 SECONDS WEST, A DISTANCE OF 163.27 FEET TO A POINT OF CURVATURE, THENCE:

3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40 DEGREES - 53 MINUTES - 27 SECONDS, AN ARC LENGTH OF 73.32 FEET, ALSO BEARING A CHORD OF NORTH 51 DEGREES - 15 MINUTES - 48 SECONDS WEST WITH A CHORD DISTANCE OF 71.28 FEET TO A POINT OF TANGENCY, THENCE:

4. NORTH 6 DEGREES - 48 MINUTES - 08 SECONDS WEST, A DISTANCE OF 34.22 FEET TO A POINT OF CURVATURE, THENCE:

5. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 41 DEGREES - 29 MINUTES - 16 SECONDS, AN ARC LENGTH OF 35.60 FEET, ALSO BEARING A CHORD OF NORTH 11 DEGREES - 27 MINUTES - 30 SECONDS EAST WITH A CHORD DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY, THENCE:

6. NORTH 4 DEGREES - 01 MINUTES - 16 SECONDS EAST, A DISTANCE OF 33.70 FEET TO A POINT OF CURVATURE, RUNNING THENCE:

7. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 107.97 FEET, A CENTRAL ANGLE OF 42 DEGREES - 56 MINUTES - 41 SECONDS, AN ARC LENGTH OF 78.05 FEET TO A POINT OF TANGENCY, THENCE:

8. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91 DEGREES - 07 MINUTES - 59 SECONDS, AN ARC LENGTH OF 21.42 FEET TO A POINT OF TANGENCY, THENCE:

9. NORTH 80 DEGREES - 59 MINUTES - 22 SECONDS EAST, A DISTANCE OF 126.11 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 41.534 SQUARE FEET OR 0.953 ACRES

SURVEYORS NOTES AND BOUND DESCRIPTION

EXISTING McDONALD'S LEASE AREA
A PORTION OF MAP 125, LOT 29
CITY OF NEW BEDFORD, BRISTOL COUNTY,
COMMONWEALTH OF MASSACHUSETTS

COMMENCING AT A PILE NAIL FOUND ON THE NORTHEASTERLY LINE OF KINGS HIGHWAY, 1798 STATE HIGHWAY LAJOUT, PUBLIC, WIDTH VARIES AT A POINT 3330 FEET RIGHT OF STATION 18+52.67, SAID POINT ALSO BEING THE NORTHERLY MOST CORNER OF MAP 125, LOT 29, NINE LANDS OF CEDARHILLS, LLC, AND FROM SAID POINT OF BEGINNING, RUNNING THROUGH SAID LOT 29, NINE LANDS OF CEDARHILLS, LLC, 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY MOST CORNER OF THE PROPOSED LEASE AREA DESCRIBED HEREIN, THENCE RUNNING THROUGH SAID LOT 29 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 80 DEGREES - 13 MINUTES - 30 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE:

2. SOUTH 6 DEGREES - 46 MINUTES - 30 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE:

3. SOUTH 81 DEGREES - 11 MINUTES - 30 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE:

4. NORTH 6 DEGREES - 46 MINUTES - 30 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 12.000 SQUARE FEET OR 0.275 ACRES

NOTES:

1. PROPERTY KNOWN AS LOT 29 ON THE CITY OF NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS TAX MAP # 125.

2. McDONALD'S LEASE AREA = 12.000 SQUARE FEET OR 0.275 ACRES.

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-UTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS OF THE CITY OF NEW BEDFORD, MASSACHUSETTS, AND THE RECORDS OF THE CITY OF NEW BEDFORD, MASSACHUSETTS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 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1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554