

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Towne Building Lease Area

The description, bounds and location of the Towne Building Lease Area are as shown on a plan entitled "Towne Building Lease Area Plan of Land, Acton, Massachusetts, (Middlesex County), owned by the Town of Acton, scale 1" = 20', dated June 2, 2003, prepared by the Town of Acton Engineering Department" ("the Lease Area Plan"). Said Lease Area Plan is on file with the Town of Acton Engineering Department. The Towne Building Lease Area is more particularly described as follows:

Beginning at a plastic stake on the sideline of Massachusetts Avenue (1907 State Highway Layout) at the intersection with Charter Road (discontinued as a Town way in 1970);

Thence: N01°-23'-30"W a distance of one hundred seventy six and sixty-two hundredths (176.62) feet to a plastic stake;

Thence: By a curved line to the right, the radius of which is twenty (20.00) feet, a distance of thirty and ninety-four hundredths (30.94) feet to a plastic stake;

Thence: N87°-15'-21"E a distance of forty two and ninety-four hundredths (42.94) feet to a plastic stake;

Thence: By a curved line to the right, the radius of which is two hundred fifty and thirty-four hundredths (250.34) feet, a distance of one hundred twenty eight and one hundredth (128.01) feet to a plastic stake;

Thence: By a curved line to the left, the radius of which is two hundred sixty six and eighty-nine hundredths (266.89) feet, a distance of ninety five and fourteen hundredths (95.14) feet to a plastic stake;

Thence: S17°-51'-00"W a distance of two hundred twenty three and forty-three hundredths (223.43) feet to a plastic stake;

Thence: N71°-58'-30"W a distance of two hundred fourteen and thirty-eight hundredths (214.38) feet to the point of beginning;

Containing, according to said Lease Area Plan, 53,773 square feet of land, more or less.

For the Town of Acton's title to the Towne Building Lease Area see the eminent domain order of taking recorded at the Middlesex South Registry of Deeds at Book 4835, Page 470 dated April 25, 1925.