

EXHIBIT A

LEGAL DESCRIPTION

97261

Property Address: 115 Cottonwood Street, Fairhaven, MA

of certain parcels of land situate in Fairhaven,
in the County of Bristol and said Commonwealth, bounded and described as follows:

PARCEL I:

Southwesterly by Cottonwood Street, sixty (60) feet;
Northwesterly by Lots 189 and 188 on plan hereinafter mentioned,
one hundred (100) feet;
Northeasterly by Lot 191 on said plan, sixty (60) feet; and
Southeasterly by Lot 192 on said plan, one hundred (100) feet.
Said land is shown as Lot 190 on plan hereinafter mentioned.

The above described land is subject to the following
restrictions:

- 1. The said land shall not be sold, leased or rented to any person other than of the Caucasian race or to any entity of which any person other than of said race shall be a member, stockholder, officer or director.
- 2. Said land is subject to restrictions, assessments, easements, and zoning ordinances made, levied or created, or to be made, levied or created by the Town of Fairhaven, Massachusetts.
- 3. No building shall be constructed on said land nearer than twenty-five feet to the line of the street.
- 4. No building shall be constructed on the land described herein without the prior written approval of the Fairhaven Estates, Inc., or of its successors and assigns.
- 5. All restrictions herein shall be and are covenants running with the land.

The above described land is subject to an easement granted to New Bedford Gas and Edison Light Company and New England Telephone and Telegraph Company as set forth in an instrument dated June 9, 1952 and registered as Document No. 14049.

PARCEL II:

Southwesterly by Cottonwood Street, sixty (60) feet;
Northwesterly by Lot 190 on plan hereinafter mentioned, one hundred
(100) feet;
Northeasterly by Lot 193 on said plan, sixty (60) feet; and
Southeasterly by Lot 194 on said plan, one hundred (100) feet.

Said land is shown as Lot 192 on subdivision plan 7432C-1, Section A, (Sheet 3), drawn by Schofield Bros., Civil Engineers, dated June 1946 and December 1952 and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 29, Page 285, with Certificate of Title No. 5873.

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The above described land is subject to the following restrictions:

1. Said land is subject to restrictions, assessments, easements and zoning ordinances made, levied or created, or to be made, levied or created by the Town of Fairhaven, Massachusetts.
2. No building shall be constructed on said land nearer than twenty-five feet to the line of the street.
3. No building shall be constructed on the land above described without the prior written approval of the Fairhaven Estates, Inc., or of its successors.
4. For a period of three years from the date of this deed, no "For Sale" or analogous signs shall be placed on any vacant lot.
5. All restrictions herein shall be and are covenants running with the land.

The above described land is subject to an easement granted to New Bedford Gas and Edison Light Company and New England Telephone and Telegraph Company as set forth in an instrument dated September 5, 1952 and registered as Document No. 13658.