

Exhibit A

A certain lot of land with any improvements thereon located on the easterly side of the Weirs Boulevard, so-called, in the City of Laconia, County of Belknap and State of New Hampshire, and bounded and described as follows:

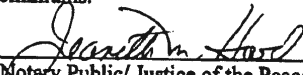
Beginning at an iron pin driven in the ground on the easterly sideline of said Boulevard at the intersection with the northerly line of land of Mary F. Cooper and Paul F. Cooper, thence running northerly on the easterly side of said Boulevard 165 feet to a drill hole in a rock at a point 41.95 feet southerly from the angle point in said sideline; thence turning to the right an angle of 90° and running easterly on other land of Jeremiah C. Holland 132 feet to an iron pin driven in the ground; thence turning to the right an angle of 5° 21' and running 268.1 feet to an iron pin driven in the ground at land owned or formerly owned by John T. Dodge; thence turning to the right an angle of 84° 39' and running southerly 140 feet to said Dodge land parallel with the first-described course to an iron pin driven in the ground and a hole drilled in a rock; thence turning to the right an angle of 90° and running westerly on land of said Dodge 209.24 feet to the northeasterly corner of land of said Mary F. and Paul F. Cooper; thence continuing the same course 189.76 feet to the point of beginning.

Also, a second lot of land lying westerly of, and adjacent to, the above-described lot, bounded and described as follows: Beginning at the iron pin first described in the above tract, thence running northerly on the easterly side of said Boulevard 165 feet to a drill hole in a rock at a point 41.95 feet southerly from the angle point in the sideline of said Boulevard; thence turning to the left angle of 90° and running westerly across said Boulevard to the shore of Lake Paugus at a point marked by an iron pin set in a rock; thence turning to the left and running southerly on the shore of said Lake about 165 feet to a drill hole in a rock on the shore of said lake at the northwesterly corner of land owned by Mary F. Cooper and Paul F. Cooper; thence turning to the left and running easterly on the southerly side of said Cooper land parallel with the second course herein described, about 72 feet to the point of beginning. Reserving to the City of Laconia, all rights it may have in a public highway laid out over the entire width of the second described lot of land.

Also, the right to enter upon land in the rear of the within-described premises, which land is owned by one John T. Dodge, for the purpose of obtaining water from the spring located on said Dodge land, and which water is used to supply cottages or houses that may be erected on said land, together with the right to lay pipes upon said land and to maintain them forever.

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of December, 2004,
by Arthur W. Sullivan, Trustee of the Arthur W. Sullivan, Revocable Trust, Member of 277 Weirs
Blvd, LLC as the Declarant of Hi-Spot Condominiums.


Notary Public/ Justice of the Peace
My Commission Expires:

JEANETTE M. HOOD, Notary Public
My Commission Expires October 24, 2006



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