

EXHIBIT "A"

That certain parcel of land situated in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point in the northerly State Highway line of Centerville Road as established by State Highway Plat No. 836, said point being opposite Station 101+33.91 as shown on said Plat No. 836, said point being the southwesterly corner of land now or formerly of the Estate of Everett L. Lacross, said point also being the southwesterly corner of the herein described parcel;

Thence running easterly, along the northerly line of Centerville Road as established by said State Highway Plat No. 836, a distance of 117.00 feet to a set iron pin with cap;

Thence turning an interior angle of $172^{\circ}-00'-06''$ and running easterly, along the northerly line of Centerville Road as established by said State Highway Plat No. 93, a distance of 59.96 feet to a point set "PK" nail in asphalt;

Thence turning an interior angle of $102^{\circ}-59'-30''$ and running northerly, bounded easterly by land now or formerly of Retrain, Inc., a distance of 79.20 feet to a set "PK" nail in asphalt;

Thence turning an interior angle of $176^{\circ}-32'-18''$ and running northerly, bounded easterly by said Retrain, Inc. land, a distance of 200.33 feet to a set "PK" nail in asphalt;

Thence turning an interior angle of $200^{\circ}-32'-04''$ and running northeasterly, bounded southeasterly by said Retrain, Inc. land, a distance of 253.74 feet to an existing "PK" nail in asphalt;

Thence turning an interior angle of $89^{\circ}-58'-58''$ and running northwesterly, bounded northeasterly by land now or formerly of Renaissance Development Corporation, 173.66 feet to an existing stake, said point being the northwesterly corner of a 20' foot wide sewer easement;

Thence turning an interior angle of $90^{\circ}-00'-00''$ and running southwesterly along the State Highway Line of Bald Hill Road as established by State Highway Plat No. 836, a distance of 35.09 feet to a point;

Thence turning an interior angle of $180^{\circ}-05'-14''$ and running southwesterly along the State Freeway Line of Bald Hill Road as established by State Freeway Plat No. 837, a distance of 283.86 feet to an existing iron pipe;

Thence turning an interior angle of $158^{\circ}-25'-20''$ and running southerly, bounded westerly by the aforementioned land of the Estate of Everett L. Lacross, a distance of 292.39 feet to the point of beginning, there forming an interior angle of $89^{\circ}-26'-30''$ with said first described boundary course.

Property Address:
989 Centerville Road
Warwick, RI 02886
AP: 241 Lot: 11