

Metes and Bounds Description of AP 323 Lot 523

RECORDED IN LAND EVIDENCE RECORDS BOOK 8671, PAGE 199.

THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE WESTERLY SIDE OF POST ROAD IN THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY STATE FREEWAY LINE AS SHOWN ON STATE HIGHWAY PLAT NO. 2331, SAID POINT ALSO BEING LOCATED 43.34 LEFT OF STA 67+53.97 OF SAID HIGHWAY PLAT BASELINE;

THENCE S 27° - 51' - 18" W ALONG THE NORTHWESTERLY FREEWAY LINE OF STATE FREEWAY PLAT NO. 2331 A DISTANCE OF NINETY-NINE AND 22/100 FEET (99.22) TO A POINT OF CURVATURE, SAID POINT BEING FIFTY AND 08/100 FEET (50.08,) LEFT OF STA 66+54.98 OF SAID BASELINE;

THENCE GENERALLY SOUTHWESTERLY ALONG THE ARC OF A CURVE ALONG SAID STATE FREEWAY PLAT NO. 2331, CURVING TO THE RIGHT, HAVING A RADIUS OF 187.34 FEET, A CENTRAL ANGLE OF 50°-51'-34°, A CHORD DISTANCE OF ONE HUNDRED SIXTY AND 89/100 FEET (160.89), A CHORD BEARING OF S 53° - 17' 05", AN ARC DISTANCE OF ONE HUNDRED SIXTY-SIX AND 30/100 FEET (166.30) TO A POINT OF NON-TANGENCY BEING LOCATED 94.38 FEET LEFT OF STA 152+83.98 OF STATE FREEWAY PLAT NO. 1220 BASELINE;

THENCE N 65° - 32' - 19" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF TWO HUNDRED TWENTY AND 00/100 FEET (220.00) TO A POINT 186.77 FEET LEFT OF STA 150+80.54 OF SAID BASELINE;

THENCE S 24° - 27' - 41" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF SIXTY-FIVE AND 00/100 FEET (65.00) TO A POINT 127.21 FEET LEFT OF STA 150+53.43 OF SAID BASELINE.

THENCE N 84° - 49' - 43" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF ONE HUNDRED FIVE AND 95/100 FEET (105.95) TO A POINT 133.41 FEET LEFT OF STA 148+44.10 OF SAID BASELINE.

THENCE N 65° - 32' - 19" W ALONG THE NORTHEASTERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF FORTY-FIVE AND 00/100 FEET (45.00) TO A POINT 149.94 FEET LEFT OF STA 148+00.71 OF SAID BASELINE;

THENCE S 24° - 27' - 41" W ALONG THE NORTHWESTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF FORTY AND 00/100 FEET (40.00) TO A POINT 112.63 FEET LEFT OF STA 148+85.80 OF SAID BASELINE;

THENCE N 65° - 32' - 19" W ALONG THE NORTHEASTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF SEVENTY EIGHT AND 64/100 FEET (78.64) TO A POINT 140.15 FEET LEFT OF STA 148+09.72 OF SAID BASELINE;

THENCE S 15° -09' - 31" W ALONG THE NORTHWESTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF THIRTY AND 00/100 FEET (30.00) TO A POINT 110.66 FEET LEFT OF STA 148+04.03 OF SAID BASELINE;

THENCE N 74° - 50' - 29" W ALONG THE SOUTHERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF ONE HUNDRED FORTY AND 34/100 FEET (140.34) TO A POINT 133.85 FEET LEFT OF SM 146+61.60 OF SAID BASELINE;

THENCE N 15° - 12' - 44" E BOUNDED NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE NATIONAL RAILROAD PASSENGER CORP. A DISTANCE OF THREE HUNDRED NINETY FOUR AND 97/100 FEET (394.97) TO A POINT;

THENCE S 87° - 46' - 29" E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF JOHNSON & WALES COLLEGE A DISTANCE OF SIX HUNDRED NINETY TWO AND 26/100 FEET (692.26) TO A POINT;

THENCE S 24° - 27' - 41" W BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF HAROLD N. & SHARON KNICKLE, COSMO STREET, AND DAVID G. ZARTARIAN A DISTANCE OF ONE HUNDRED NINETEEN AND 52/100 FEET (119.52) TO A POINT;

THENCE S 65° - 32' - 19" E BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF DAVID G. ZARTARIAN A DISTANCE OF EIGHTY EIGHT AND 53/100 FEET (88.53);

THENCE S 27° - 51' - 18" W A DISTANCE OF NINETY-THREE AND 03/100 FEET (93.03) TO A POINT;

THENCE N 65° - 32' - 19" W A DISTANCE OF TWO AND 00/100 FEET (2.0) TO THE POINT OF BEGINNING.

ALSO INCLUDING LOTS 9 & 10 AS SHOWN ON PLAT ENTITLED "HILLSGROVE CENTER NO. 2, WARWICK, RI., BELONGING TO THE PROVIDENCE REAL ESTATE IMPROVEMENT CO., BY WATERMAN ENGINEERING CO., SEPTEMBER, 1927", WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE FOR CITY OF WARWICK, IN PLAT BOOK 9, PAGE 4, AND PLAT CARD 347.