

Exhibit A
Barton Farm
Assessor's Plat 251, Lot 179
1351 Centerville Road

That certain parcel of land located northerly of Centerville Road (also known as Legris Avenue or Route 117) and easterly of New London Turnpike in the City of Warwick, Kent County, State of Rhode Island being more particularly described as follows:

Beginning at a point 33.46 feet easterly of a Rhode Island Highway Bound on the northerly right-of-way line and easterly of Centerville Road, shown on Rhode Island Highway Plat Number 1047, said point being the southwesterly corner of land now or formerly of Bruce W. Perra as described in Warwick Land Evidence Book 202, Page 101, and said point also being the southeasterly corner of the herein described parcel and 26.90 feet right of centerline station 135+16.60 as shown on Rhode Island Highway Plat Number 1047.

Thence northwesterly on land now or formerly of Bruce W. Perra a distance of 240.00 feet to a point;

Thence easterly, bounded southerly by land now or formerly of Bruce W. Perra, turning an interior angle of $267^{\circ}47'33''$ and running 125.16 feet to a drill hole at the intersection of stone walls;

Thence northwesterly, more or less along a stone wall, turning an interior angle of $92^{\circ}26'38''$ and running 568.58 feet to a drill hole in a stone wall;

Thence northwesterly, more or less along a stone wall, turning an interior angle of $180^{\circ}56'36''$ and running 417.86 feet to a drill hole in a stone wall;

Thence northwesterly, more or less along a stone wall, turning an interior angle of $179^{\circ}23'39''$ and running 666.44 feet to a drill hole in a stone wall;

Thence northwesterly, more or less along a stone wall, turning an interior angle of $179^{\circ}42'52''$ and running 473.23 feet to a drill hole in the corner of stone walls. The last four courses being bounded easterly by land now or former of Sixty, Inc.

Thence southwesterly, bounded northwesterly by lands now or former of Richard G. and Amelia S. Cournoyer and Eric R. and Torie L. Gauvin, and turning an interior angle of $92^{\circ}44'15''$ and running 187.75 feet to a drill hole in a stone wall;

Thence southwesterly, bounded northwesterly by lands now or formerly of Eric R. and Torie L. Gauvin, J. Louis and Zita G. Gagnon, Maurice R. and Debra J. Dutilly, Alfred E. Warhurst

III, William R. and Dorothy Cairns and Charles K. and Rebecca L. Loignon, and turning an interior angle of $181^{\circ}18'27''$ and running 396.27 feet to a drill hole in a stone wall;

Thence southwesterly, bounded northwesterly by land now or formerly of Charles K. and Rebecca L. Loignon, John J. and Patricia A. Siekiera, Francis R. and Louise B. McGregor, Charles E. and Marilyn E. Theroux, Jr. and Roger M. Letendre, and turning an interior angle of $179^{\circ}34'48''$ and running 241.73 feet to a drill hole in a stone wall;

Thence southwesterly, bounded northwesterly by land now or formerly of Roger M. Letendre, and turning an interior angle of $181^{\circ}12'44''$ and running 123.02 feet to a drill hole at the corner of stone walls;

Thence southerly, bounded westerly by land now or formerly of D. Lombardi Realty, Inc., and turning an interior angle of $91^{\circ}53'19''$ and running 554.80 feet to a drill hole in a stone wall;

Thence southwesterly, bounded northerly by land now or formerly of D. Lombardi Realty, Inc., and turning an interior angle of $262^{\circ}33'08''$ and running 267.23 feet to a drill hole in the corner of a stone wall;

Thence southerly, bounded westerly by land now or formerly of George J. and Rose J. Pierson, the right-of-way of Waite Street and Marcel J. and Helen T. Roch, and turning an interior angle of $98^{\circ}06'39''$ and running 274.49 feet to a point;

Thence easterly, bounded southerly by land now or formerly of Marcel J. and Helen T. Roch, and turning an interior angle of $95^{\circ}18'28''$ and running 5.32 feet to a point;

Thence southerly, bounded westerly by land now or formerly of, Marcel J. and Helen T. Roch, the City of Warwick, Mark Donahue and Kimberly Ann Villandrie, Kenneth and Patricia Passano, Deborah L. Santilli, the right-of-way of Gerald Street, James C. and Janice A. Burdick and Rugerio A. and Barbara J. Sinesi, and turning an interior angle of $264^{\circ}07'50''$ and running 575.98 feet to a drill hole;

Thence southerly, bounded westerly by land now or formerly of Rugerio A. and Barbara J. Sinesi, Gregory P. and Phyllis P. Hart, Jeannine O. and Therese Rigollet-Kind, the right-of-way of Cactus Street, Vincent and Rena M. Rosati and Rochs Properties, LLC, and turning an interior angle of $181^{\circ}05'42''$ and running 494.05 feet to a point;

Thence southerly, bounded westerly by land now or formerly of Rochs Properties, LLC and Raymond and Jon P. Baxter, and turning an interior angle of $179^{\circ}27'04''$ and running 147.30 feet to a point;

Thence southerly, bounded westerly by land now or formerly of Raymond and Jon P. Baxter, and turning an interior angle of $179^{\circ}44'30''$ and running 55.67 feet to a point;

Thence southerly, bounded westerly by land now or formerly of Raymond and Jon P. Baxter, and turning an interior angle of $179^{\circ}46'10''$ and running 44.33 feet to a point;

Thence easterly, bounded southerly by land now or formerly of Robert Chorney, and turning an interior angle of $90^{\circ}25'11''$ and running 60.00 feet to an iron rod;

Thence northerly, bounded easterly by land now or formerly of Darlene L. and Roy H. Casavant, and turning an interior angle of $89^{\circ}27'49''$ and running 49.76 feet to an iron rod;

Thence easterly, bounded southerly by land now or formerly of Darlene L. and Roy H. Casavant, and turning an interior angle of $273^{\circ}37'32''$ and running 73.00 feet to a point;

Thence northerly, bounded easterly by land now or formerly of the grantor, and turning an interior angle of $89^{\circ}07'35''$ and running 50.47 feet to a point;

Thence easterly, bounded southerly by land now or formerly of the grantor, and turning an interior angle of $270^{\circ}51'02''$ and running 159.23 feet to a point;

Thence southerly, bounded easterly by land now or formerly of the grantor, and turning an interior angle of $266^{\circ}17'49''$ and running 200.00 feet to a point on the northerly right-of-way of Centerville Road (RIHP 1047), and said point being 26.08 feet right of centerline station 145+93.28;

Thence easterly, bounded southerly by Centerville Road, and turning an interior angle of $94^{\circ}29'53''$ and running 93.75 feet to a point of non-tangency;

Thence, along the boundaries of land now or formerly of Luis C. Pires, generally northeasterly running 165.65 feet to a point, turning generally easterly and running 236.23 feet to a point, and turning generally southeasterly and running 168.55 feet to a point on Centerville Road;

Thence generally northeasterly, bounded southerly by Centerville Road, to a set point being the point and place of beginning.

Meaning and intending to describe Lot 179 on Assessor's Plat 251 as shown in the office of the Tax Assessor of the City of Warwick as of December 31, 2022.

Set parcel contains 65.88 square feet plus or minus.