

**Exhibit A**  
**Chepiwanoxet Point**  
**Assessor's Plat 221, Lot 94**  
**25 John Wickes Ave**

That certain lot or parcel of land with all buildings and improvements thereon situated in the City of Warwick, Rhode Island consisting of "Chepiwanoxet Island" and a neck of hard land extending from said island to the mainland.

Said tract bounds northerly and easterly on Greenwich Bay, southerly on Greenwich Cove, westerly in part on Lot No. 9 on that plat entitled, "Plat of land at Cowesett, R.I., Belonging to Harriet A. Arnold & Celia S. A. Wheat by Frank E. Waterman Co., August 1917," which plat is recorded in the office of the City Clerk of said Warwick in Plat Book 5 at Page 87 and (copy) on Plat Card 262, in part on an open area or street, and in part on Lot No. 7 on that plat entitled, "Plat of Land in Chepiwanoxet, Warwick, R.I. Belonging to Mary A. Arnold by Frank E. Waterman Co., September 1918," which plat is recorded lately of Douglas H. Bulford and wife. Said tract is further described as all of said island above referred to an all the land made by fill under authority and permission of the Board of Harbor Commissioners of the State of Rhode Island, dated July 29, 1917.

Meaning and intending to describe and convey and hereby describing and conveying the same property as was conveyed to Bayside Development Corp. by those two certain deeds recorded in the Land Evidence Records of the City of Warwick, Rhode Island at Land Evidence Records Book 401, Page 132 and Land Evidence Book 406, 414.

Further meaning and intending to convey Lots No. 36 and 94 on Assessor's Plat 221 as shown in the office of the Tax Assessor of the City of Warwick as of December 31, 1992.

Further meaning and intending to describe the same property as was conveyed to the City of Warwick by that certain deed recorded in the Land Evidence Records of the City of Warwick, Rhode Island at Land Evidence Records Book 2184, Page 62.

Further meaning and intending to describe Lot 94 on Assessor's Plat 221 as shown in the office of the Tax Assessor of the City of Warwick as of December 31, 2022.