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EXHIBIT A

Legal Description Middletown AP 118 Lots 25B & 132

That certain tract of or parcel of land situated in the town of Middletown, County of Newport, State of Rhode Island and bounded and described as follows:

Beginning at a granite bound at the southwest corner of said parcel;

thence running northerly, bounded westerly by land now or formerly of Narragansett Electric Company, for a distance of four hundred forty nine and fifty nine hundredths (449.59) feet to a granite bound at a corner;

thence turning an interior angle of 113°-22'-14" and running northeasterly, bounded northwesterly by land now or formerly of Alan Perry and Benjamin Paster, for a distance of one hundred three and six hundredths (103.06) feet to a concrete bound at a corner;

thence turning an interior angle of 245°-18'-07" and running northerly, bounded westerly by said Perry and Paster land, for a distance of one hundred seventy three and seventy five hundredths (173.75) feet to a concrete bound at a corner;

thence turning an interior angle of 257°-09'-27" and running northwesterly, bounded southwesterly by said Perry and Paster land, for a distance of four hundred eighteen and eighteen hundredths (418.18) feet to a concrete bound on the southeasterly street line of East Main Road;

thence turning an interior angle of 76°-10'-18" and running northeasterly along the southeasterly line of East Main Road, for a distance of four hundred fifty seven and four hundredths (457.04) feet to an angle;

thence turning and interior angle of 181°-06'-43" and continuing northeasterly along the southeasterly line of East Main Road, for a distance of two hundred thirty seven and seventy two hundredths (237.72) feet to a rebar at an angle;

thence turning an interior angle of 179°-29'-05" and continuing northeasterly along the southeasterly line of East Main Road for a distance of two hundred eighty eight and forty six hundredths (288.46) feet to a point of curvature;

thence curving to the right along the southerly street line of Meadow Lane along the arc of a curve having a radius of 25.00 feet, a central angle of 78°-03'-55" and a length of thirty four and six hundredths (34.06) feet to a point of tangency;

thence running southeasterly along the southwesterly street line of Meadow Lane for a distance of sixty three and ten hundredths (63.10) feet to an angle;

thence turning an interior angle of 192°-44'-01" and running easterly along the southerly line of Meadow Lane for a distance of four hundred four and forty nine hundredths (404.49) feet to a concrete bound at a point of curvature;

thence curving to the left along the arc of a curve having a radius of 250.00 feet, a central angle of 8°-44'-28" and a length of thirty eight and fourteen hundredths (38.14) feet to a corner;

thence running southerly, bounded easterly by land now or formerly of the town of Middletown, for a distance of fifty nine and ninety one hundredths (59.91) feet to a corner;

thence turning an interior angle of 270°-00° and running easterly bounded northerly by land now or formerly of the town of Middletown for a distance of twenty one and fifty two hundredths (21.52) feet to a corner;

thence turning an interior angle of 88°-23'-37" and running southerly, bounded easterly by land now or formerly of Nunes Motor Company, for a distance of one hundred eighty two and nineteen hundredths (182.19) feet to a corner;

thence turning an interior angle of 274°-39'-50" and running easterly, bounded northerly by said Nunes Motor Company land, for a distance of one hundred thirty six and forty five hundredths (136.45) feet to a corner;

thence running in a general southerly direction along the centerline of a brook, bounded easterly by land now or formerly of MR4AJV Limited Partnership, for a distance of one thousand two hundred sixty (1,260.00) feet, more or less, to a corner at the center line of a stone wall:

thence running westerly along the center line of a stone wall, bounded southerly by land now or formerly of May Sharon and William Corey, for a distance of seven hundred thirty four and nine hundredths (734.09) feet to a drill hole at an angle;

thence turning an interior angle of 207°-02'-14" and running southwesterly along the centerline of a stone wall, bounded southeasterly by land now or formerly of Mary Sharon and William Cory, for a distance of one hundred eighty and ninety eight hundredths (180.98) feet to a metal shaft at an angle;

thence turning an interior angle of 178°-42'-05" and continuing southwesterly, bounded southeasterly in part by said Sharon and Cory land and in part by land now or formerly of the town of Middletown, for a distance of ninety nine and thirty three hundredths (99.33) feet to the point and place of beginning;

said last course forms an interior angle of 63°-57'-43" with the first described course.

Said parcel contains 30.52 acres, more or less.