

Re: 1 Barre Road, Phillipston
Our File No. 51558

Exhibit "A"

A certain parcel of land in Phillipston, Worcester County, Massachusetts, situated on the northerly side of Bane Road, and more particularly described by metes and bounds, as follows:

Beginning at the westernmost corner thereof at a point in the northerly line of the 1960 Worcester County Layout of Bane Road (Plan H3786-R), said point being also a corner of land of Edward A. and Christina Penny, described in Deed recorded in Worcester District Registry of Deeds in Book 10921, Page 225 and shown on plan recorded in Plan Book 585, Plan 33;

THENCE	North 54° 43' 35" East a distance of 152.36 feet, partly with said Penny land and partly with land of Frank R. and Anne C. Pecci, described in Deed recorded in Book 16884, Page 133 and shown on Plan recorded in Plan Book 350, Plan 77 and mostly with a stone wall to a point at the start of another stone wall;
THENCE	North 53° 52' 25" East a distance of 203.83 feet to a point;
THENCE	North 59° 05' 49" East a distance of 93.33 feet to a point;
THENCE	North 55° 25' 44" East a distance of 49.16 feet to a point at the corner of land designated Lot 2 on the hereinafter cited plan, the previous three courses being with said Pecci land and a stone wall;
THENCE	South 00° 02' 20" East a distance of 384.54 feet with said Lot 2 to a point in the northerly line of Barre Road;
THENCE	North 76° 12' 50" West a distance of 422.00 feet with the northerly line of Bane Road to the point of Beginning.

Containing a calculated area of 80,000 square feet of land, more or less.

Being shown as Lot 1 on "Plan of Lots in Phillipston prepared for Craig S. & Jean H. Twohey, 1" = 50', 30 March 1999, Berry Engineering, Inc." recorded in Worcester District Registry of Deeds, Plan Book 746, Plan 42.