STATE OF RHODE ISLAND, TAX MAP NO. 107

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE

THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 8194073, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THROUGH 7, AND 11 THROUGH 14 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- (8) RIGHT OF WAY FROM METACOMET REALTY COMPANY TO PEARCE-MAURAN LAND COMPANY DATED JANUARY 6, 1918 AND RECORDED JANUARY 5, 1918 IN BOOK 76, PAGE 200 - BENTLEY ST. & DOUGLAS ST.
- (9) PERPETUAL RIGHT AND EASEMENT FROM METACOMET REALTY COMPANY TO THE NARRAGANSET ELECTRIC LIGHTING COMPANY DATED JULY 23, 1918 AND RECORDED JULY 31, 1918 IN BOOK 76, PAGE 452 AS AFFECTED BY INDENTURE BY AND BETWEEN METACOMET REALTY COMPANY AND THE NARRAGANSETT ELECTRIC COMPANY DATED JULY 23, 1968 AND RECORDED OCTOBER 17, 1968 IN BOOK 270, PAGE 764 - ELECTRIC CONSTRUCTION AND MAINTENANCE EASEMENT SHOWN HEREON. PARCELS
- GRANT OF EASEMENT FROM METACOMET REALTY COMPANY TO THE CITY OF EAST PROVIDENCE DATED FEBRUARY 27, 1964 AND RECORDED MARCH 4, 1964 IN BOOK 234, PAGE 397 - ACCESS, MAINTENANCE & WATER & DRAINAGE EASEMENT SHOWN HEREON.
- NOTICE OF SITE LEASE ACKNOWLEDGEMENT BY AND BETWEEN GLOBAL TOWER ASSETS, LLC (LICENSOR) AND METROPCS MASSACHUSETTS LLC (LICENSEE) DATED OCTOBER 29, 2010 AND RECORDED NOVEMBER 23, 2010 IN BOOK 3213, PAGE 293 - CELL TOWER LOCATION SHOWN...
- MEMORANDUM OF LEASE BETWEEN METACOMET REALTY COMPANY AND GLOBAL TOWER ASSET, LLC DATED OCTOBER 25, 2014 AND RECORDED DECEMBER 24, 2010 IN BOOK 3223, PAGE 76 AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BY GLOBAL TOWER ASSETS, LLC AND GTP STRUCTURES I, LLC DATED JULY 7, 201 AND RECORDED AUGUST 25, 2011 IN BOOK 3280, PAGE 169 AS FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BY GTP STRUCTURES I LLC AND GTP ACQUISITION PARTNERS II, LLC DATED APRIL 24, 2013 AND RECORDED MAY 21, 2013 IN BOOK 3465, PAGE 211. (NOTED FOR INFORMATIONAL PURPOSES: MORTGAGE FROM GTP ACQUISITION PARTNERS II, LLC TO THE BANK OF NEW YORK MELLON DATED APRIL 24, 2013 AND RECORDED JULY 22 2013 IN BOOK 3510, PAGE 204), SEE ALSO, SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENTS RECORDED IN BOOK 4129 AT PAGE 1 AND BOOK 4130, PAGE 276 - CELL TOWER LOCATIO SHOWN, APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE SHOWN. MAP SHOWING UTILITY COMPOUND IS UNCLEAR. EASEMENT SURROUNDING UTILITY COMPOUND CANNOT BE PLOTTED. POSSIBLE EASEMENT FOR UNDERGROUND CONDUIT CANNOT BE PLOTTED (SEE SHEETS 3 & 4)
- GRANT OF EASEMENT FROM METACOMET REALTY COMPANY TO THE NARRAGANSETT ELECTRIC COMPANY DATED JANUARY 28, 2011 AND RECORDED MARCH 1, 2011 IN BOOK 3239, PAGE 288 APPROXIMATE LOCATION OF UTILITY LINE AND ELECTRIC FACILITIES SHOWN. (SEE SHEET 4)
- (18) RIGHT OF OTHERS TO THE EXTENT THAT MAY EXIST, IN AND TO THE STREETS AND WAYS SHOWN ON THAT PLAT ENTITLED: "COMMISSIONERS PLAT IN THE BILL IN EQUITY EDWARD D. PEARCE VS. WILLIAM BINNET ET AL, NO. 1746" RECORDED MARCH 3, 1881 ON PLAT CARD 67 - DOUGLAS ST. & BENTLEY ST.
- (19) RIGHTS OF OTHERS IN AND TO WATCHEMOKET COVE WATCHEMOKET COVE SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE VE (COAST FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12A), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD
- TBM-A: MAG NAIL SET IN ASPHALT PATH. ELEVATION = 36.71' (SHEET 11)

TBM-B: MAG NAIL SET IN EASTERLY SIDE OF LYON AVENUE. ELEVATION = 71.04' (SHEET 4) PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PARKING COUNT REGULAR = 222 SPACES

- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTRO POINT ASSOCIATES, INC. ON FEBRUARY 20, 2020 WITH A PHOTO SCALE OF 1.89 cm GSD. A GROUND SURVEY WAS NOT PERFORMED FOR TOPOGRAPHIC INFORMATION EXCEPT FOR STORM AND SANITARY STRUCTURES.
- THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR AN ACCURACY LEVEL THAT IS WITHIN FOUR TIMES GREATER THAN THE ERROR OF
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD
- AERIAL CONTROL PROVIDED BY CONTROL POINT ASSOCIATES, INC. UTILIZING GPS OBSERVATIONS ON **FEBRUARY 20, 2020. (SEE NOTE 1)**
- WETLAND DELINEATION FLAGS HUNG BY MASON & ASSOCIATES DURING APRIL, 2020 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. DURING APRIL, 2020

SCHEDULE A:

THOSE CERTAIN TRACTS OR PARCELS OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, AND THE STATE OF RHODE ISLAND, **BOUNDED AND DESCRIBED AS FOLLOWS:**

TRACT I: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LYON AVENUE WITH HE SOUTHWESTERLY LINE OF FORT STREET, AND RUNNING THENCE SOUTHEASTERLY BOUNDING NORTHEASTERLY ON SAID FORT STREET NINE HUNDRED AND 45/100 (900.45) FEET TO THE NORTHWESTERLY LINE OF BENTLEY STREET: THENCE TURNING AND RUNNING SOUTHWESTERLY BOUNDING SOUTHEASTERLY ON BENTLEY STREET SIXTEEN HUNDRED SEVENTY-THREE AND 25/100 (1,673.25) FEET TO THE NORTHEASTERLY LINE OF DOUGLAS STREET; THENCE TURNING AND RUNNING NORTHWESTERLY BOUNDING SOUTHWESTERLY ON SAID DOUGLAS STREET NINE HUNDRED (900) FEET TO THE SOUTHE STERLY LINE OF SAID LYON AVENUE: THENCE TURNING AND RUNNING NORTHEASTERLY BOUNDING NORTHWESTERLY ON SAID LYON AVENUE SEVENTEEN HUNDRED FIVE AND 01/100 (1,705.01) FEET TO THE POINT OR PLACE OF BEGINNING SAID TRACT HAVING AN ESTIMATED AREA OF 34.93 ACRES.

SAID TRACT BEING THE FIRST TRACT DESCRIBED IN THAT CERTAIN DEED FROM PEARCE - MAURAN LAND COMPANY TO METACOMET REALTY COMPANY DATED JANUARY 5, 1910 AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF EAST PROVIDENCE IN DEED BOOK 76 AT PAGE 198.

TRACT II: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LYON AVENUE WITH THE SOUTHWESTERLY LINE OF DOUGLAS STREET, AND RUNNING THENCE SOUTHEASTERLY BOUNDING NORTHEASTERLY ON DOUGLAS STREET NINE HUNDRED (900') FEET TO THE NORTHWESTERLY LINE OF BENTLEY STREET; THENCE TURNING AND RUNNING SOUTHWESTERLY BOUNDING SOUTHEASTERLY ON SAID BENTLEY STREET NINE HUNDRED SEVENTY-SIX AND 55/100 (976.55') FEET, MORE OR LESS, TO THE EASTERLY LINE OF VUE DE LEAU AVENUE; THENCE TURNING AND RUNNING NORTHERLY BOUNDING WESTERLY ON SAID VUE DE LEAU AVENUE TO THE SOUTHEASTERLY LINE OF LYON AVENUE; THENCE TURNING AND RUNNING NORTHEASTERLY BOUNDING NORTHWESTERLY ON SAID LYON AVENUE SIX HUNDRED EIGHTY-ONE AND 75/100 (681.75') FEET, MORE OR LESS, TO DOUGLAS STREET AND THE POINT OR PLACE BEGINNING. SAID TRACT HAVING AN ESTIMATED AREA OF 17.14 ACRES.

THE NORTHERLY SIX HUNDRED (600') FEET OF SAID TRACT BEING THE LAND CONVEYED BY GULF REFINING COMPANY TO METACOMET REALTY COMPANY BY DEED DATED AUGUST 10. 1922 AND RECORDED IN SAID OFFICE IN SAID CITY OF EAST PROVIDENCE IN DEED BOOK 88 AT PAGE 335; AND THE SOUTHERLY THRIE HUNDRED (300') FEET OF SAID TRACT BEING THE SECOND TRACT CONVEYED TO METACOMET REALTY COMPANY BY DEED FROM PEARCE - MAURAN LAND COMPANY, DATED JANUARY 5, 1918 AND RECORDED IN SAID OFFICE IN DEED BOOK 76 AT PAGE-1-98.

RACT III: BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BENTLEY STREET, DIRECTLY OPPOSITE THE CENTER LINE OF DOUGLAS STREET AND RUNNING THENCE SOUTHEASTERLY AT A RIGHT ANGLE WITH SAID BENTLEY STREET AND BOUNDING NORTHEASTERLY ON TRACT IV HEREINAFTER DESCRIBED SIX HUNDRED FIFTY-FIVE (655') FEET, MORE OR LESS, TO A STONE BOUND; THENCE TURNING A RIGHT ANGLE AND RUNNING SOUTHWESTERLY ONE HUNDRED TEN (110') FEET, MORE OR LESS TO THE MOUTH OF A BROOK ON THE SHORE OF WATCHEMOKET COVE AT HIGH WATER MARKS; THENCE IN A GENERAL SOUTHWESTERLY DIRECTION BOUNDING SOUTHEASTERLY ON SAID COVE TO VETERANS MEMORIAL PARKWAY; THENCE TURNING AND RUNNING IN A GENERAL NORTHERLY DIRECTION WESTERLY ON SAID PARKWAY TO BENTLEY STREET; THENCE TURNING AND RUNNING NORTHEASTERLY BOUNDING NORTHWESTERLY ON SAID BENTLEY STREET TEN HUNDRED ELEVEN (1,011') FEET, MORE OR LESS, TO THE POINT OF PLACE OF BEGINNING. SAID TRACT HAVING AN ESTIMATED ARE OF 14.2

SAID TRACT BEING THE THIRD TRACT DESCRIBED IN THAT CERTAIN DEED FROM PEARCE-MAURAN LAND COMPANY TO MATACOMET REALTY COMPANY, DATED JANUARY 5, 1918 AND RECORDED IN SAID OFFICE IN SAID CITY OF EAST PROVIDENCE IN DEED BOOK 76 AT PAGE 198.

REFERENCES:

- 1. THE OFFICIAL TAX ASSESSOR'S MAP OF EAST PROVIDENCE, PROVIDENCE COUNTY, SHEET #107.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 317 OF 451", MAP NUMBER 44007C0317J, MAP REVISED: **SEPTEMBER 18, 2013.**
- MAP ENTITLED "COMMISSIONERS PLAT IN THE BILL IN EQUITY, EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL., NO. 1746," PREPARED BY WALTER DEXTER, DATED NOVEMBER, 1880. RECORDED WITH THE EAST PROVIDENCE TOWN CLERK'S OFFICE AS PLAT BOOK 4, PAGE 23.
- MAP ENTITLED "FINAL PLAN OF MINOR SUBDIVISION, LOT 3 BLOCK 27, MAP 207, SOUTH BROADWAY IN EAST PROVIDENCE, RHODE ISLAND FOR JOSEPH D. CORREIA, JR. AND FLORA G. CORREIA," PREPARED BY STANLEY ENGINEERING, INC., DATED AUGUST, 2002. RECORDED WITH THE EAST PROVIDENCE TOWN CLERK'S CIFFICE AS PLAT BOOK 36, PAGE 38.
- UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID.
- 6. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.

SHEET

R=880.11' -

L=119.81

∆ =007°48'00"

CHD=119.72

A =014°53'00"

CHD=223.08

N57°42'18"W

CHB=S50° 15' 48"E

L=223.71

R=3506.39' △ =005°03'45"

L=309.82

R=8789.00'-

I = 186.63

A =001°13'00"

CHB=N63° 22' 33"W CHD=186.63

CHD=309.71

CHB=N60° 14' 10"W

HR=538° 55′ 18″E

- NOAA TIDAL BENCHMARK DATA SHEET FOR STATION ID 8454000, PUBLISHED APRIL 41, 2003 AND RETRIEVED FROM THE NOAA ONLINE RESOURCE. TIDAL EPOCH 1983 - 2001, MEAN HIGH WATER ELEVATION 2.1 FT NAVD88
- 8. UNDERGROUND WATER FACILITY MAPPING PROVIDED BY THE CITY OF EAST PROVIDENCE DEPARTMENT OF **PUBLIC WORKS**

SHEET

[TRACT II]

977.03'(S)/976.55'(D)

[TRACT III]

SOUTHWESTLY

LINE OF TRACT III)

SHEET 17

[TRACT |||]

WATCHEMOKET COVE

AFTER TRACT IV. CITE

S36°48'42"W

1013.01'(S) 1011±(D)

N36°48'42"E

N63°59'03"W

- R=1909.46'

L=227.73

CHD=227.60

N57°09'03"V

CHB=N60° 34' 03"W

111.93'

- A) MAP 207, BLOCK 27, LOT 19 N/F LANDS OF HUMBERTO SANTOS
- BK. 3620, PG. 144 MAP 207, LOT 27, LOT 16 N/F LANDS OF GREGORY OLSON
- BK. 1609, PG. 301 MAP 207, BLOCK 27, LOT 15 N/F LANDS OF JENNIFER AMERANTES & PATRICK LOWELL
- BK. 3608, PG. 82 MAP 207, BLOCK 27, LOT 14 N/F LANDS OF DEANNE & THEODORE GIGUERE
- E) MAP 207, BLOCK 27, LOT 13 N/F LANDS OF AHMED FARHANE BK. 4107, PG. 118

BK. 3016, PG. 213

MAP 207, LOT 27, LOT 12 N/F LANDS OF MICHELLE BELCASTRO BK. 3838, PG. 45

MAP 207, BLOCK 27, LOT 11

N/F LANDS OF DONALD J. FINKBEINER BK. 1625, PG. 251

N36°48'42"E

SHEET 1

S36°48'42"W

GENERALLY

1,444'± ALONG -

WATER LINE

THE MEAN HIGH

SOUTHERLY

- 107'± (S) 110'±(D)

SHEET 16

PER REF #7

- MEAN HIGH WATER LINE

ELEVATION 2.1' (NAVD88)

BY GROUND ELEVATION

LINE OF TRACT IV THE MEAN HIGH

LIMIT OF ZONE VE

(ELEVATION = 14')

2,348'± ALONG -

WATER LINE

♥BOUNDING

MAP 207, BLOCK 27, LOT 10 N/F LANDS OF HUMBERTA COSTA BK. 3901, PG. 155

Pak. 4120, PG. 268

- MAP 207, BLOCK 27, LOT 9 N/F LANDS OF S & D REALTY LLC BK. 4119, PG. 11
- MAP 207, LOT 27, LOT 4 N/F LANDS OF WATERVIEW RI LANDLORD, LLC BK. 3283, PG. 38
- MAP 207, BLOCK 27, LOT 3.1 N/F LANDS OF FLORA G. CORREIA BK. 4155, PG. 223
- MAP 207, BLOCK 27, LOT 2 N/F LANDS OF JEFFREY J. BARROS BK. 4058, PG. 215
- N/F LANDS OF CITY OF EAST PROVIDENCE BK. 3677, PG. 253 MAP 108, BLOCK 1, LOT 25

N/F LANDS OF SAO REALTY COMPANY

N36°48'42"E

[TRACT I]

SHEET 12

[TRACT IV]

1673.65' (S) 1673.25 (D)\\S36°48'42"W

N36°48'42"E 1691.44'(S) 1691±(D)

SHEET 15

sboh found

S40°52'19"V

S68°49'11"F

\$13°04'49"W

UTILITIES:

78.76

S48°33'23"E

244.01

Per ref#4

BK 2168.

__ PG 36___

\PARCEL_

EXCEPTED (1)

1705.81'(S)

1705.01 (D)

SHEET

BK. 478, PG. 129 MAP 108, BLOCK 1, LOT 24 N/F LANDS OF FEDERAL NATIONAL

MAP 108, BLOCK 1, LOT 26

MAP 108, BLOCK 1, LOT 23 N/F LANDS OF KUYONG KIM

MORTGAGE ASSOC.

BK. 4120, PG. 159

BK. 3522, PG. 88

LYON AVENUE

(PUBLIC-50' WIDE)

(PER REF #3)

MAP 107, BLOCK 15, LOT 1

N/F LANDS OF

METACOMET PROPERTY

BK, 4120, PG, 268

(TRACTS I, II, III & IV)

COMPANY LLC

SHEET 3

- Q) MAP 108, BLOCK 1, LOT 22 N/F LANDS OF JASON F. KALIN R) MAP 108, BLOCK 1, LOT 19
- BK. 3724, PG. 236 S) MAP 108, BLOCK 1, LOT 18 N/F LANDS OF MERIDETH K. LEMONT
- T) MAP 108, BLOCK 1, LOT 17 N/F LANDS OF SUZANNE & RUSSELL MACIEL

NO RECORD DEED

- BK. 3666, PG. 28 U) MAP 108, BLOCK 1, LOT 16 N/F LANDS OF MICHAEL & ANNE TEIPEL
- BK. 3613. PG. 153 V) MAP 108, BLOCK 1, LOT 15 N/F LANDS OF JAMES A. SULLIVAN, JR.
- BK. 3583, PG. 215 W) MAP 108, BLOCK 1, LOT 14-1 N/F LANDS OF ROBERT TAYLOR BK. 1700, PG. 24
- X) MAP 108, BLOCK 1, LOT 14 N/F LANDS OF ROBERT TAYLOR BK. 1700, PG. 24

SHEET 6

BENTLEY STREET

(PRIVATE - 50' WIDE - UNIMPROVED)

(FKA SHEPARD AVE))

W/ DRILL HOLE FOUND

N48°37'38"W

N54°08'24"W

N72°55'37"W

184.92'

) *577"13"41"E*

(II) *S72'37'12"E*

159.17

98.56

— BK 3238, PG 38

BK 270, PG 764

BK. 4120, PG. 268

[TRACT IV]

SHEET 13

ELECTRIC CONSTRUCTION

BK. 270, PG. 760

& MAINTENANCE EASEMENT

APPROX LOC OF -

0

- Y) MAP 108, BLOCK 1, LOT 13 N/F LANDS OF PHYLLIS WALL BK. 362, PG. 29 Z) MAP 108, BLOCK 1, LOT 12
- N/F LANDS OF JAMIE GOMES N/F LANDS OF JOSEPH A. & JEANNE F. CAITO NO RECORD DEED AA) MAP 108, BLOCK 1, LOT 11 N/F LANDS OF PATRICK KWEE
 - BK. 3673, PG. 189 BB) MAP 108, BLOCK 1, LOT 10
 - N/F LANDS OF FLORA G. CORREIA LIFE ESTATE BK. 4155, PG. 222 CC) MAP 108, BLOCK 1, LOT 9

N/F LANDS OF TERRANCE M. PROPPER

- N/F LANDS OF MICHAEL G. GETTEL BK. 2651, PG. 298 DD) MAP 108, BLOCK 1, LOT 8
- EE) MAP 108, BLOCK 1, LOT 1 N/F LANDS OF STATE OF RHODE ISLAND NO RECORD DEED

BK. 1746, PG. 23

BK. 4120, PG. 268

S51°06'58"E

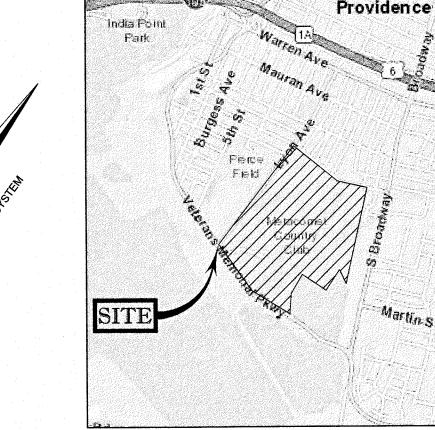
W/ LEAD PLUG FOUND

- APPROX LOC OF

CONSTRUCTION & MAINTENANCE

W/ DRILL HOLE FOUND

WATER & DRAIN EASEMENT



LOCUS MAP © 2013 ESRI WORLD STREET MAPS NOT TO SCALE

SCHEDULE A (CONT'D):

TRACT IV: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF BENTLEY STREET WITH THE SOUTHWESTERLY LINE OF FORT STREET; AND RUNNING THENCE SOUTHWESTERLY BOUNDING NORTHWESTERLY ON SAID BENTLEY STREET SIXTEEN HUNDRED NINETY-ONE (1,691') FEET, MORE OR LESS, TO A POINT DIRECTLY OPPOSITE THE CENTER LINE OF DOUGLAS STREET; THENCE RUNNING SOUTHEASTERLY AT RIGHT ANGLE WITH SAID BENTLEY STREET, BOUNDING SOUTHWESTERLY ON TRACT III ABOVE-DESCRIBED SIX HUNDRED FIFTY-FIVE (655) FEET TO A STONE BOUND THENCE TURNING A RIGHT ANGLE AND RUNNING SOUTHWESTERLY ONE HUNDRED TEN (110') FEET, MORE OR LESS, TO THE SOUTH OF A BROOK AT HIGH WATER MARK WHERE IT DISCHARGES INTO WATCHEMOKET COVE; THENCE RUNNING IN A GENERAL SOUTHERLY DIRECTION ON A MEANDERING LINE AND BOUNDING WESTERLY AND SOUTHERLY ON SAID COVE TO LAND NOW OR LATELY OR ALFRED G. KENT; THENCE TURNING AND RUNNING EASTERLY BOUNDING SOUTHERLY ON SAID KENT LAND TO THE NORTHEASTERLY CORNER THEREOF; THENCE TURNING AND INTERIOR ANGLE OF 84°00'00" AND RUNNING NORTHERLY BOUNDING EASTERLY ON LAND NOW OR LATELY OF SETH A. KENT TWO HUNDRED FORTY-FOUR AND 15/100 (244.16') FEET TO THE NORTHWESTERLY CORNER OF SAID LAST NAMED KENT LAND AND AN OLD STONE BOUND, THENCE TURNING AND RUNNING NORTHEASTERLY BOUNDING SOUTHEASTERLY OF SAID SETH KENT LAND IN PART, IN PART ON LAND NOW OR LATELY OF AXEL V. TORNFELDT ET AL, IN PART ON LAND NOW OR LATELY OF WILLIS T. HUNTLEY ET AL, IN PART OF LAND NOW OR LATELY OF LEONARD LINHARES ET AL, IN PART OF LAND NOW OR LATELY OF CARL F. LARSON ET AL, IN PART ON THE LAND NOW OR LATELY OF SETH KENT, IN PART ON LAND NOW OR LATELY OF JOHN D. FONLES ET AL TO FORT STREET; THENCE TURNING AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON FORT STREET AND ANGLING THEREWITH TO BENTLEY STREET AND THE POINT OR PLACE OF BEGGING. SAID TRACT HAVING AN ESTIMATED AREA OF 41.11 ACRES.

SAID TRACT BEING THE SAME PREMISES CONVEYED TO METACOMET REALTY COMPANY BE DEED FROM WILLIAM R RANDALL DATED JANUARY 5, 1918 AND RECORDED IN SAID OFFICE IN SAID CITY OF EAST PROVIDENCE IN BOOOK

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THE FORT STREET, SHEPARD AVENUE, BENTLEY AVENUE AND DOUGLAS STREET AS SHOWN ON THAT PLAT ENTITLED: "COMMISSIONERS PLAT IN THE BILL IN EQUITY EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL. NO. 1746. SURVEYED AND DRAWN BY WALTER DEXTER EAST PROVIDENCE, R.I. NO., 1880" WHICH PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE OF THE CITY OF EAST PROVIDENCE IN PLAT BOOK 4 AT PAGE 23 AND (COPY) ON PLAT CARD 67.

TOGETHER WITH ALL OF THE RIGHT, TITLE AND INTEREST IN WATCHEMOKET COVE AND THE WATERS THEREOF, THE LAND UNDER THE SAME AND THE SHORES THEREOF, WHICH ARE APPURTENANT TO THE TO THE LAND IN LUDING THOSE RIGHTS IN THAT EQUITY SUIT NO. 6116, APPELLATE DIVISION OF THE SUPREME COURT FOR THE COUNTY OF PROVIDENCE ENTITLED: "PEARCE-MAURAN LAND CO. VS EDWARD D. PEARCE ET AL TRUSTEES ET AL". (SURVEYOR'S NOTE: ABOVE CITED DOCUMENT NOT PROVIDED FOR REVIEW)

LESS AND EXCEPTING SO MUCH OF THE LAND DESCRIBED IN A DEED FROM METACOMET REALTY COMPANY TO JOSEPH D. CORREIA AND FLORA G. CORREIA DATED DECEMBER 16, 2003 AND RECORDED DECEMBER 19, 2003 IN BOOK 2168, PAGE 36 AND LAND TAKEN IN THE LAYOUT OF THE BARRINGTON PARKWAY NOW KNOWN AS VETERANS MEMORIAL PARKWAY

> SURVEY CERTIFIED TO: METACOMET PROPERTY COMPANY, LLC CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND

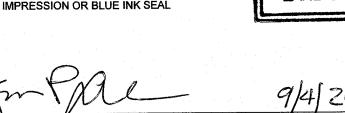
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY

(PLANIMETRIC SURVEY) VERTICAL CONTROL TOPOGRAPHIC SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARATION OF SURVEY TO ALTA/NSPS REQUIREMENTS FOR CONVEYANCE/REFINANCING OF THE PROPERTY AND FOR USE AS A BASE DOCUMENT FOR PREPARATION OF A

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925 **CERTIFICATE OF AUTHORIZATION #A350**

ALTA/NSPS LAND TITLE SURVEY 2-26-2020

METACOMET PROPERTY COMPANY LLC FIELD BOOK NO 500 VETERANS MEMORIAL PARKWAY 19-22 MA MAP 107, BLOCK 15, LOT 1

FIELD BOOK PG CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY 71-87 STATE OF RHODE ISLAND



REVIEWED:

WARREN, NJ 908.668.0099 DWG. NO. 1 OF 9-4-2020 1"=200' 03-200021

SHEET 14

PHONE NUMBER 401-435-7500

THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCA

DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

S30°59'32"W

195.72'

PROPERTY TIE LINE INFORMATION

CTOD

S12°04'42"W

1317.44'

SERIAL NUMBER(S): 20200806863 CITY OF EAST PROVIDENCE NATIONAL GRID ELECTRIC - NARRAGANSET ELECTRIC VERIZON NATIONAL GRID GAS - PROVIDENCE

UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

S15°28'49"W

THE FOLLOWING COMPANIES WERE NOTIFIED BY RHODE ISLAND

ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT

UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED

UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE

888-624-5622 800-322-3223 800-922-0204 800-233-5325 800-234-3993 COX COMMUNICATIONS INC. 800-225-1560 SPRAGUE OPERATING RESOURCES LLC 617-254-4050 ALGONQUIN GAS/SPECTRA ENERGY

1 inch = 200ft.

GRAPHIC SCALE

SEE SHEETS 2 THROUGH 17 FOR TOPOGRAPHY

MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11,13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2020

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY

TOPOGRAPHIC SURVEY - AERIAL

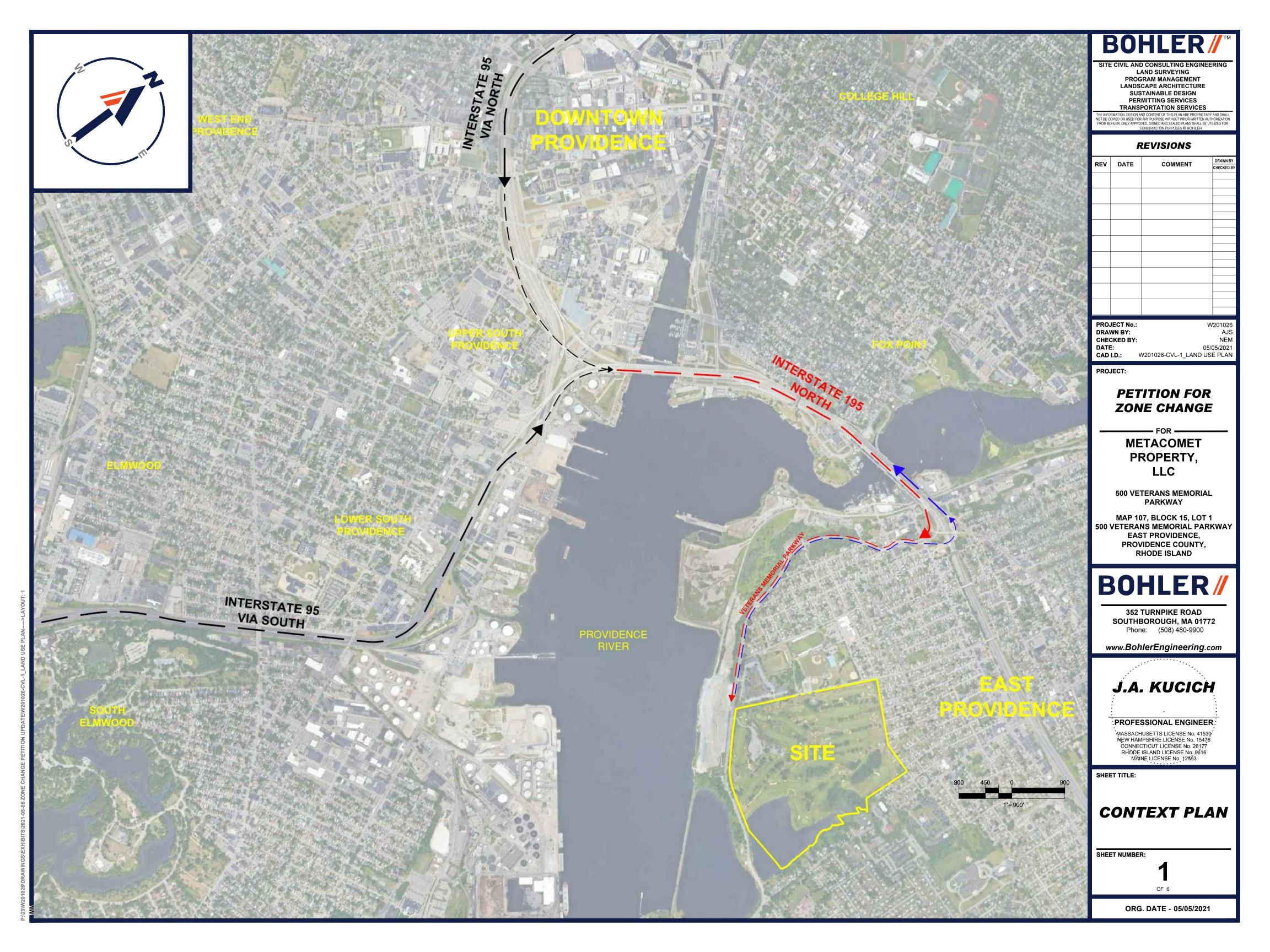
PROFESSIONAL LAND SURVEYOR

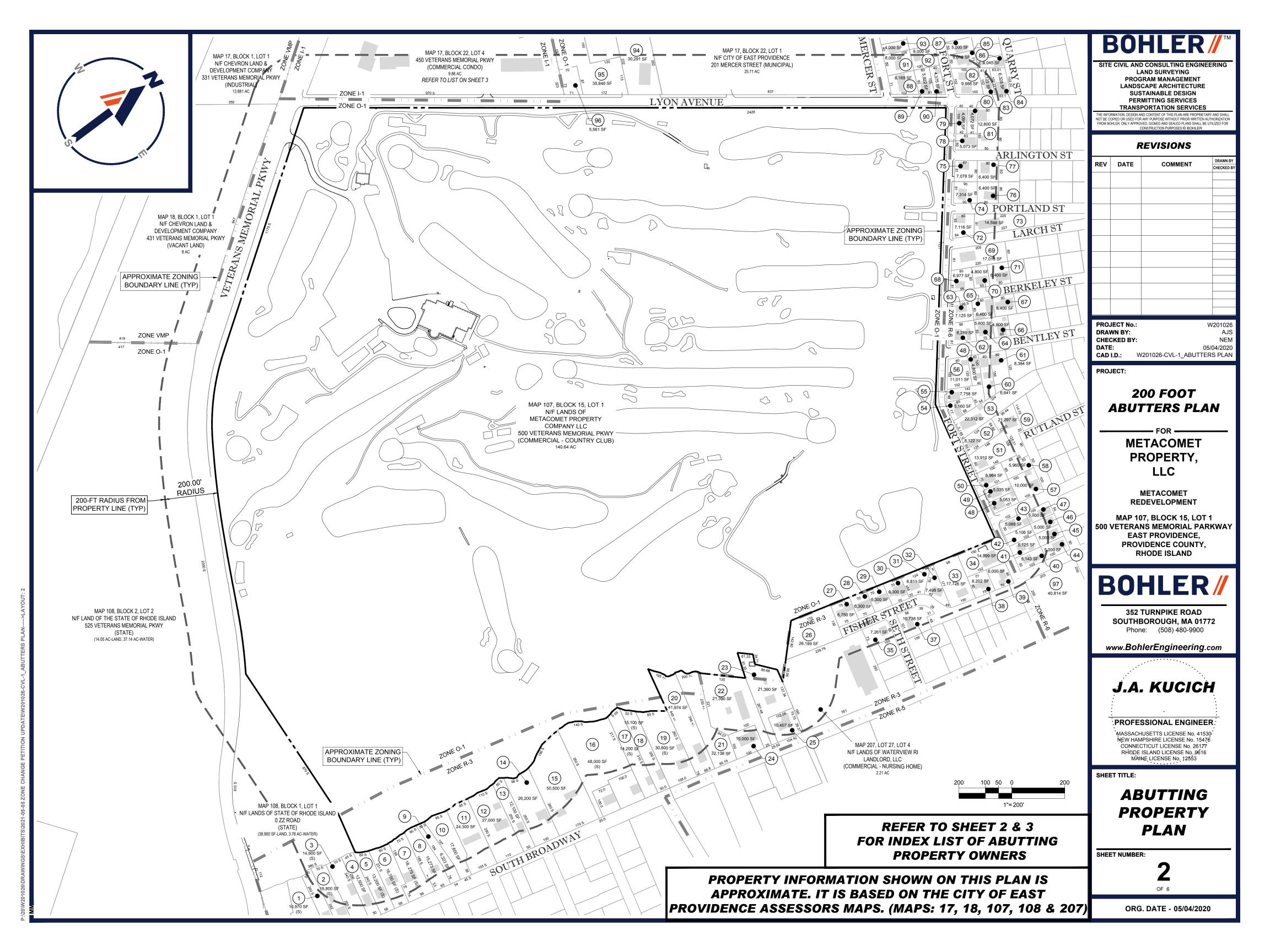
JOHN P. LYNCH

1925

CONTROL POINT ASSOCIATES, INC. MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099

CHALFONT, PA 215.712.9800





- 2. MAP 108, BLOCK 1, LOT 6 N/F LANDS OF EDWARD A MASTRIANO 1453 S BROADWAY (RESIDENTIAL)
- 3. MAP 108, LOT 27, LOT 7 N/F LANDS OF MANUEL F & LUSA M SOUSA 1449 S BROADWAY (RESIDENTIAL)
- MAP 108, BLOCK 1, LOT 8
 N/F LANDS OF TERRANCE M. PROPPER
 1431 S BROADWAY
 (RESIDENTIAL)
- 5. MAP 108, BLOCK 1, LOT 9
 N/F LANDS OF MICHAEL G. GETTEL
 & REBECCA BINNS
 1427 S BROADWAY
 (RESIDENTIAL)
- 6. MAP 108, BLOCK 1, LOT 10 N/F LANDS OF FLORA G. CORREIA 1423 S BROADWAY (RESIDENTIAL)
- 7. MAP 108, BLOCK 1, LOT 11 N/F LANDS OF PATRICK KWEE 1419 S BROADWAY (RESIDENTIAL)
- 8. MAP 108, BLOCK 1, LOT 12 N/F LANDS OF JAMIE GOMES 1411 S BROADWAY (RESIDENTIAL)
- 9. MAP 108, BLOCK 1, LOT 13 N/F LANDS OF PHYLLIS I WALL 1409 S BROADWAY (RESIDENTIAL)
- 10. MAP 108, BLOCK 1, LOT 14 N/F LANDS OF ROBERT TAYLOR 0 S BROADWAY (RESIDENTIAL - VACANT)
- 11. MAP 108, BLOCK 1, LOT 14.1 N/F LANDS OF ROBERT TAYLOR 1391 S BROADWAY (RESIDENTIAL)
- 12. MAP 108, BLOCK 1, LOT 15 N/F LANDS OF JAMES A. SULLIVAN, JR. 1375 S BROADWAY (RESIDENTIAL)
- 13. MAP 108, BLOCK 1, LOT 16 N/F LANDS OF MICHAEL & ANNE TEIPEL 1367 S BROADWAY (RESIDENTIAL)
- 14. MAP 108, BLOCK 1, LOT 17 N/F LANDS OF SUZANNE & RUSSELL MACIEL 1355 S BROADWAY (RESIDENTIAL)
- 15. MAP 108, BLOCK 1, LOT 18 N/F LANDS OF MERIDETH K. LEMONT 1351 S BROADWAY (RESIDENTIAL - VACANT)
- 6. MAP 108, BLOCK 1, LOT 19
 N/F LANDS OF JOSEPH A. & JEANNE F. CAITO
 0 S BROADWAY
 (RESIDENTIAL)
- 17. MAP 108, BLOCK 1, LOT 22 N/F LANDS OF JASON F. KALIN 1323 S BROADWAY (RESIDENTIAL)
- 18. MAP 108, BLOCK 1, LOT 23 N/F LANDS OF KUYONG KIM 1317 S BROADWAY (RESIDENTIAL)
- 19. MAP 108, BLOCK 1, LOT 24 N/F DOUGLAS H ALLEN 1307 S BROADWAY (RESIDENTIAL)
- 20. MAP 108, BLOCK 1, LOT 25 N/F LANDS OF SAO REALTY COMPANY 1297 S BROADWAY (RESIDENTIAL)
- 21. MAP 108, BLOCK 1, LOT 26 N/F LANDS OF CITY OF EAST PROVIDENCE 1293 S BROADWAY (MUNICIPAL)

- 22. MAP 108, BLOCK 1, LOT 2 N/F LANDS OF JOSEPH MARTIN 1287 S BROADWAY (RESIDENTIAL)
- 23. MAP 207, BLOCK 27, LOT 3.1 N/F LANDS OF FLORA G CORREIA 1283-1285 S BROADWAY (RESIDENTIAL)
- 24. MAP 207, BLOCK 27, LOT 1 N/F LANDS OF OCEAN STATE COMMUNITY RESOURCES, INC. 1289 S BROADWAY (RESIDENTIAL)
- 25. MAP 207, BLOCK 27, LOT 3 N/F LAND OF FLORA G CORREIA 1281 S BROADWAY (RESIDENTIAL)
- 26. MAP 207, BLOCK 27, LOT 9
 N/F LAND OF S&D REALTY, LLC
 0 FISHER STREET
 (RESIDENTIAL VACANT)
- 27. MAP 207, BLOCK 27, LOT 10 N/F LAND OF HUMBERTA COSTA 41 FISHER STREET (RESIDENTIAL)
- 28. MAP 207, BLOCK 27, LOT 11 N/F LAND OF DONALD J FINKBEINER & TRACEY L MCGOWAN-FINKBEINER 37 FISHER STREET (RESIDENTIAL)
- 29. MAP 207, BLOCK 27, LOT 12 N/F LAND OF DBLA, LLC 29 FISHER STREET (RESIDENTIAL)
- 30. MAP 207, BLOCK 27, LOT 13 N/F LAND OF AHMED FARHANE 27 FISHER STREET (RESIDENTIAL)
- 31. MAP 207, BLOCK 27, LOT 14

 N/F LAND OF DEANNE DUTRA GIGUERE
 & THEODORE ALBERT
 25 FISHER STREET
 (RESIDENTIAL)
- 32. MAP 207, BLOCK 27, LOT 15 N/F LAND OF JENNIFER AMERANTES & PATRICK LOWELL 21 FISHER STREET (RESIDENTIAL)
- 33. MAP 207, BLOCK 27, LOT 16 N/F LAND OF GREGORY E OLSON 15 FISHER STREET (RESIDENTIAL)
- 34. MAP 207, BLOCK 27, LOT 19 N/F LAND OF HUMBERTO T SANTOS 351 FORT ST (RESIDENTIAL)
- 35. MAP 207, BLOCK 27, LOT 8 N/F LAND OF ANGELINA MENDES ESTATE 15 SETH ST (RESIDENTIAL)
- 36. MAP 207, BLOCK 17, LOT 8 N/F LANDS OF NANCY LINDA GAULEY 166 BENTLEY ST (RESIDENTIAL)
- 37. MAP 207, BLOCK 28, LOT 6
 N/F LAND OF JEFFERY D & JEANNE A MACHADO
 14 SETH ST
 (RESIDENTIAL)
- 38. MAP 207, BLOCK 27, LOT 17
 N/F LAND OF ANTHONY JR & SUSAN J DEJESUS
 7 FISHER ST
 (RESIDENTIAL)
- 39. MAP 207, BLOCK 27, LOT 18
 N/F LAND OF DAVID M & ISABEL M CHRISTIE
 365 FORT ST
 (RESIDENTIAL)
- 40. MAP 207, BLOCK 20, LOT 5
 N/F LAND OF OCTAVIO P & MARIA F TAVARES
 45 PUBLIC ST
 (RESIDENTIAL)
- 41. MAP 207, BLOCK 20, LOT 4
 N/F LANDS OF KEVIN M TAVARES
 & ANDREW J KOWAL
 350 FORT ST
 (RESIDENTIAL)

- 42. MAP 207, BLOCK 20, LOT 3
 N/F LANDS OF AG CONSTRUCTION
 0 FORT ST
 (RESIDENTIAL VACANT)
- 43. MAP 207, LOT 20, LOT 2
 N/F LANDS OF AG CONSTRUCTION
 342 FORT ST
 (RESIDENTIAL)
- 44. MAP 207, BLOCK 20, LOT 6
 N/F LANDS OF MAHMOUD S. ALHAMMOUD
 37 PUBLIC ST
 (RESIDENTIAL)
- 45. MAP 207, BLOCK 20, LOT 7 N/F LANDS OF MARIA M BARBOSA 20 MANSON ST (RESIDENTIAL)
- 46. MAP 207, BLOCK 20, LOT 8
 N/F LANDS OF ANTHONY E THIBEAULT
 & ELISA M GUERRA
 27 MANSON ST
 (RESIDENTIAL)
- 47. MAP 207, BLOCK 20, LOT 1
 N/F LANDS OF ELIZABETH HENRIQUES-ANGELL
 & JOAQUIM & MARIA HENRIQUES
 30 MANSON ST
 (RESIDENTIAL)
- 48. MAP 207, BLOCK 17, LOT 17 N/F LANDS OF MICHAEL O & HELENA M JAFFA 332-334 FORT ST (RESIDENTIAL)
- 49. MAP 207, BLOCK 17, LOT 16 N/F LANDS OF ANTHONY DAROCHA 328-330 FORT ST (RESIDENTIAL)
- 50. MAP 207, BLOCK 17, LOT 15 N/F LANDS OF JOHN J CARDOSI, JR. 324 FORT ST (RESIDENTIAL)
- 51. MAP 207, BLOCK 17, LOT 14

 N/F LANDS OF ISABELLA R TORRES & BLAKE T

 CORREIA

 316 FORT ST

 (RESIDENTIAL)
- 52. MAP 207, BLOCK 17, LOT 13
 N/F LANDS OF DERECK M MENDOZA
 312 FORT ST
 (RESIDENTIAL)
- 53. MAP 207, BLOCK 17, LOT 12 N/F LANDS OF MULROSE REALTY LLC 308 FORT ST
- (RESIDENTIAL)
 54. MAP 207, BLOCK 17, LOT 11
 N/F LANDS OF DEBORAH K PEREZ
 300 FORT ST
 (RESIDENTIAL)
- 55. MAP 207, BLOCK 17, LOT 10 N/F LANDS OF ALBERTO R MARTINS 288 FORT ST (RESIDENTIAL)
- 56. MAP 207, BLOCK 17, LOT 9
 N/F LANDS OF WILLIAM & ADOZINDA BAIRD
 274 FORT ST
 (RESIDENTIAL)
- 57. MAP 207, BLOCK 17, LOT 18 N/F LANDS OF CLARA B GONCALVES 45 FLEMING AVE (RESIDENTIAL)
- 58. MAP 207, BLOCK 17, LOT 19 N/F LANDS OF CLARA B GONCALVES 0 FLEMING AVE (RESIDENTIAL - VACANT)
- 59. MAP 207, BLOCK 17, LOT 19.1 N/F LANDS OF MAJOR PETTAWAY 7 PAULA VIANCA CUNANAN 31-35 RUTLAND ST (RESIDENTIAL)
- 60. MAP 207, BLOCK 17, LOT 7
 N/F LANDS OF MARYROSE HARRINGTON
 & PAULA ANN HARE
 162 BENTLEY ST
 (RESIDENTIAL)
- 61. MAP 207, BLOCK 17, LOT 6
 N/F LANDS OF JUDITH MARIE PERRY
 158 BENTLEY ST
 (RESIDENTIAL)

- 62. MAP 107, BLOCK 14, LOT 9 N/F LANDS OF ANTHONY J LUIZ 268 FORT ST (RESIDENTIAL)
- 63. MAP 107, BLOCK 14, LOT 8
 N/F LANDS OF CABRAL, JONATHAN MICHAEL & IZQUIER
 248-250 FORT ST
 (RESIDENTIAL)
- 64. MAP 107, BLOCK 14, LOT 10 N/F LANDS OF STEPHEN W & DONNA W YAN 161 BENTLEY ST (RESIDENTIAL)
- 65. MAP 107, BLOCK 14, LOT 7
 N/F LANDS OF MANUEL & TERESINHA SOARES
 150 BERKELEY ST
 (RESIDENTIAL)
- 66. MAP 107, BLOCK 14, LOT 11
 N/F LANDS OF PAUL & NANCY CHANTRE
 153 BENTLEY ST
 (RESIDENTIAL)
- 67. MAP 107, BLOCK 14, LOT 6
 N/F LANDS OF JOSEPH & ELSIE MASI
 144 BERKELEY ST
 (RESIDENTIAL)
- 68. MAP 107, BLOCK 12, LOT 6
 N/F LANDS OF BEVERLY A FRANCIS & PAMELA J NUNES
 244 FORT ST
 (RESIDENTIAL)
- 69. MAP 107, BLOCK 12, LOT 5 N/F LANDS OF 100 LARCH STREET ASSOCIATES LLC 100 LARCH ST (APARTMENTS - COMMERCIAL)
- 70. MAP 107, BLOCK 12, LOT 7 N/F LANDS OF SAMUEL FORD FINGLETON 151 BERKELEY ST (RESIDENTIAL)
- 71. MAP 107, BLOCK 12, LOT 8
 N/F LANDS OF NATALIE F IEROVOLINO, W/LIF EST
 ANTONIO F & MARIA M SILVEIRA
 145 BERKELEY ST
 (RESIDENTIAL)
- 72. MAP 107, BLOCK 11, LOT 3 N/F LANDS OF MELISSA SOUSA 228 FORT ST (RESIDENTIAL)
- 73. MAP 107, BLOCK 11, LOT 2
 N/F LANDS OF GREENWICH BAY HOLDING LLC
 95-97 LARCH ST
 (APARTMENTS COMMERCIAL)
- 74. MAP 107, BLOCK 10, LOT 7 N/F LANDS OF STEPHEN D KIRSCH & SHALINI D CRAWFORD 220 FORT ST (RESIDENTIAL)
- 75. MAP 107, BLOCK 10, LOT 6
 N/F LANDS OF ROBERT & LISA A SPICUZZA
 206 FORT ST
 (RESIDENTIAL)
- 76. MAP 107, BLOCK 10, LOT 8
 N/F LANDS OF PAUL E SR & LORIANN CONTI
 11 PORTLAND ST
- 77. MAP 107, BLOCK 10, LOT 5 N/F LANDS OF RICHARD L MIRANDA 134 ARLINGTON ST (RESIDENTIAL)
- 78. MAP 107, BLOCK 7, LOT 7.1 N/F LANDS OF MANUEL C & FRANCISCA R RAPOSO 129 ARLINGTON ST (RESIDENTIAL)
- 79. MAP 107, BLOCK 7, LOT 6
 N/F LANDS OF, MARIA DE LOURDES FERREIRA &
 ANTONIO SANTOS GASPAR
 212 LYON AVE
 (RESIDENTIAL)
- 80. MAP 107, BLOCK 7, LOT 7 N/F LANDS OF GARY EVANS 208 LYON AVE (RESIDENTIAL)
- 81. MAP 107, BLOCK 7, LOT 5 N/F LANDS OF SOARES FAMILY LLC 204 LYON AVE (RESIDENTIAL)

- 82. MAP 107, BLOCK 5, LOT 10 N/F LANDS OF JENNIFER BOURGAULT 209 LYON AVE (RESIDENTIAL)
- 83. MAP 107, BLOCK 5, LOT 11 N/F LANDS OF CHRISTINA SOARES 201 LYON AVE (RESIDENTIAL)
- 84. MAP 107, BLOCK 5, LOT 11.1 N/F LANDS OF MENDONCA, NICOLAS ANTHONY & JACOB ANTHONY 195-197 LYON AVE (RESIDENTIAL)
- 85. MAP 107, BLOCK 5, LOT 9
 N/F LANDS OF AMY B MORTON
 176 FORT ST
 (RESIDENTIAL)
- 86. MAP 107, BLOCK 5, LOT 12 N/F LANDS OF KATHLEEN M LACERTE 259 QUARRY ST (RESIDENTIAL)
- 87. MAP 107, BLOCK 5, LOT 8 N/F LANDS OF DAVID A & LISA M PONTE 172-174 FORT ST
- (RESIDENTIAL)

 88. MAP 107, BLOCK 4, LOT 11

 N/F LANDS OF JOSEPH F BOTELHO

 264 MERCER ST

 (APARTMENTS COMMERCIAL)
- 89. MAP 107, BLOCK 4, LOT 12 N/F LANDS OF JAMES W BERRY & KELLY-BERRY 217-219 LYON AVE (RESIDENTIAL)
- 90. MAP 107, BLOCK 4, LOT 13 N/F LANDS OF THOMAS A SALISBURY 213 LYON AVE (RESIDENTIAL)
- 91. MAP 107, BLOCK 4, LOT 10 N/F LANDS OF JOSEPH F BOTELHO 260-262 MERCER ST (RESIDENTIAL)
- 92. MAP 107, BLOCK 4, LOT 14
 N/F LANDS OF FREDERICK W & STEPHEN K CHASE
 175 FORT ST
 (RESIDENTIAL)
- 93. MAP 107, BLOCK 4, LOT 9 N/F LANDS OF VICTORIA V ROCHA 258 MERCER ST (RESIDENTIAL)
- 94. MAP 017, BLOCK 22, LOT 7 N/F LAND OF E PROV FRATERNAL ORDER POLICE C/O DL ENTERPRISES INC 305 LYON AVE (CHARITABLE)
- 95. MAP 017, BLOCK 22, LOT 6
 N/F LAND OF NARRAGANSETT ELECTRIC CO
 C/O PROPERTY TAX DEPT
 0 LYON AVE
 (UTILITY)
- 96. MAP 017, BLOCK 22, LOT 5 CITY OF E PROVIDENCE - PARKS 0 PIERCE FIELD STADIUM (MUNICIPAL)
- 97. MAP 207, LOT 21, LOT 1 N/F COMMUNITY & TEACHERS FEDERAL CREDIT UNION 1169 S BROADWAY (COMMERCIAL - BANK)

BOHLER/[™]

TE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
KEV	DAIL	COMMENT	CHECKED BY

 DRAWN BY:
 AJS

 CHECKED BY:
 NEM

 DATE:
 05/04/2020

 CAD I.D.:
 W201026-CVL-1_ABUTTERS PLAN

W20102

PROJECT:

PROJECT No.:

200 FOOT ABUTTERS PLAN

– FOR –––

METACOMET PROPERTY, LLC

METACOMET REDEVELOPMENT

MAP 107, BLOCK 15, LOT 1
500 VETERANS MEMORIAL PARKWAY
EAST PROVIDENCE,
PROVIDENCE COUNTY,
RHODE ISLAND

BOHLER//

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

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MASSACHUSETTS LICENSE No. 41530 NEW HAMPSHIRE LICENSE No. 15476 CONNECTICUT LICENSE No. 26177 RHODE ISI AND LICENSE No. 9616

MAINE LICENSE No. 12553

PROFESSIONAL ENGINEER.

SHEET TITLE:

INDEX LIST OF
ABUTTING
PROPERTY
OWNERS

SHEET NUMBER:

3OF 6

ORG. DATE - 05/04/2020

450 VETERANS MEMORIAL PKWY

COMMERCIAL CONDO

MAP 17, BLOCK 22, LOT 4:

PARCEL ID	OWNER
017-22-004.11C	N GORDON REALTY HOLDINGS LLC
017-22-004.12C	JPMF LLC
017-22-004.8C	LIGHT REAL ESTATE LLC
017-22-004.5C	"SARGENT, FRANCIS B JR-TR"
017-22-004.4B	HARLIE LLC
017-22-004.1B	DROGIN FAMILY LIMITED PARTNERSHIP
017-22-004.5D	ALMACA LLC
017-22-004.15A	HARBOR PARK LLC
017-22-004.4CD	OFDMD LLC
017-22-004.5B	BDT REALTY LLC
017-22-004.8B	H & S HOLDINGS LLC
017-22-004.1A	"VIGLIANI, MARGUERITE B & CLARK, DAVID D"
017-22-004.8A	RHODE ISLAND FOOD DEALERS ASSOCIATION
017-22-004.3A	RI BUILDERS ASSOCIATION
017-22-004.00	METACOMET OFFICE PARK LP
017-22-004.10	PEDIATRIC ASSOCIATES REALTY
017-22-004.2A	"MACINTOSH, ANN"
017-22-004.11B	SIPPICAN ASSOCIATES C/O DAVID MARGARET FARRELL
017-22-004.11A	PEDIATRIC ASSOCIATES REALTY
017-22-004.12A	"AYVAZYAN, HERMAN M.D."
017-22-004.7	CONSOLIDATED HOLDINGS LLC
017-22-004.1C	"DESISTO, ANTHONY & KIM A"
017-22-004.2C	FTV ASSOCIATES LLC
017-22-004.5A	BDT REALTY LLC
017-22-004.4A	HARLIE LLC
017-22-004.6	BUILDING 6 REALTY
017-22-004.15B	METACOMET MEDICAL HOLDINGS LLC
017-22-004.9	SAFE HARBOUR REALTY LLC
017-22-004.3B	RI BUILDERS ASSOCIATION
017-22-004.14	LPR REALTY INVESTMENTS LLC
017-22-004.2B	FTV ASSOCIATES LLC
017-22-004.2D	"FTV ASSOCIATES, LLC"
017-22-004.8D	SDCO REALTY LLC

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LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

W201026 AJS DRAWN BY: **CHECKED BY:** DATE: 05/04/2020 CAD I.D.: W201026-CVL-1_ABUTTERS PLAN

PROJECT:

PROJECT No.:

200 FOOT **ABUTTERS PLAN**

— FOR —

METACOMET PROPERTY, LLC

METACOMET REDEVELOPMENT

MAP 107, BLOCK 15, LOT 1 500 VETERANS MEMORIAL PARKWAY EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND

BOHLER//

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772

Phone: (508) 480-9900

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J.A. KUCICH

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE No. 41530 NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
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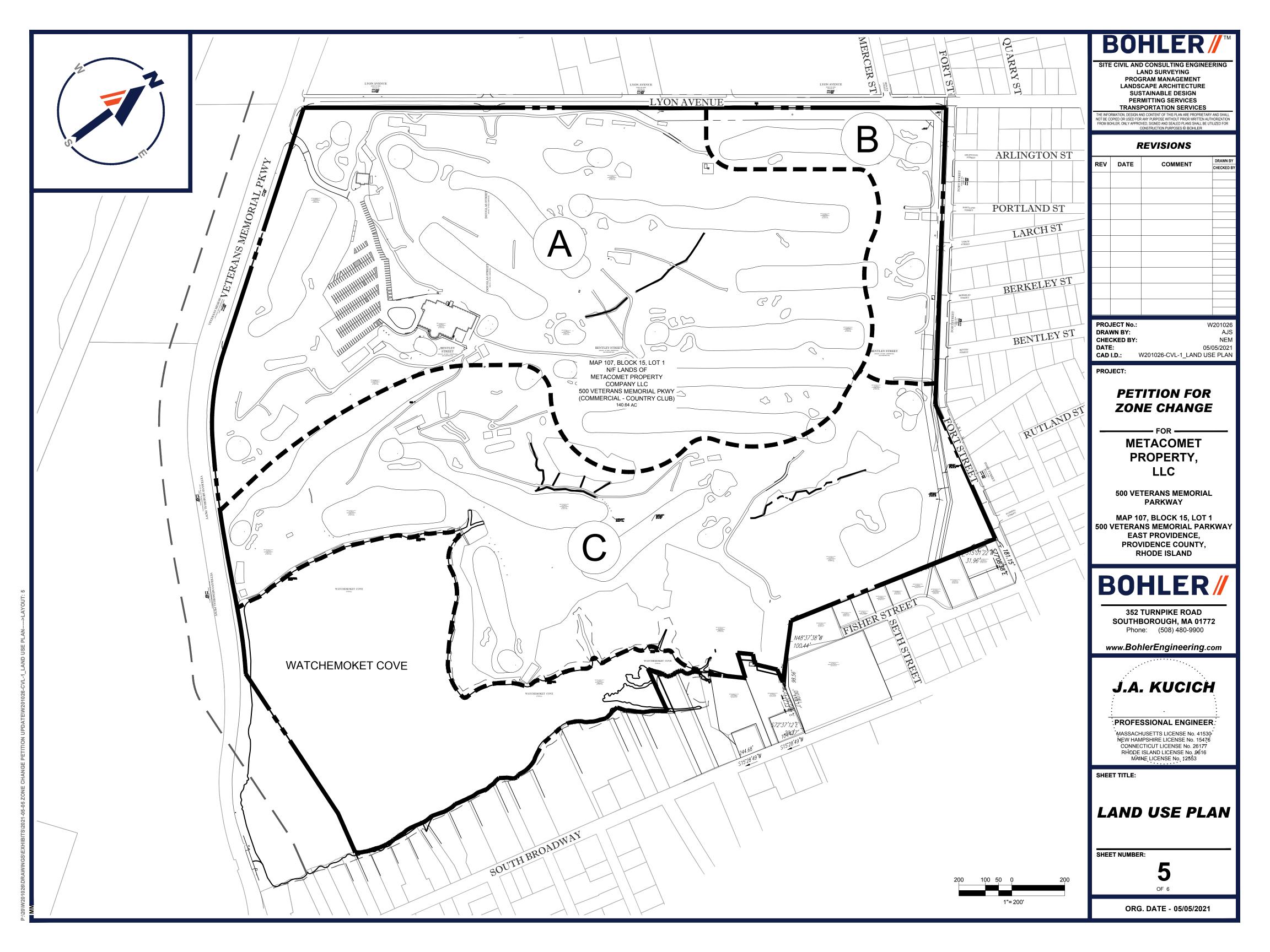
SHEET TITLE:

INDEX LIST OF **ABUTTING PROPERTY OWNERS**

SHEET NUMBER:

OF 6

ORG. DATE - 05/04/2020





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LAND SURVEYING
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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY
KEV	DATE		CHECKED BY

DRAWN BY: **CHECKED BY:** DATE: 05/05/2021 W201026-CVL-1_LAND USE PLAN

PROJECT:

PETITION FOR ZONE CHANGE

METACOMET PROPERTY, LLC

500 VETERANS MEMORIAL PARKWAY

MAP 107, BLOCK 15, LOT 1 500 VETERANS MEMORIAL PARKWAY EAST PROVIDENCE,
PROVIDENCE COUNTY,
RHODE ISLAND

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352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

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J.A. KUCICH

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE No. 41530 NEW HAMPSHIRE LICENSE No. 15476 CONNECTICUT LICENSE No. 26177 RHODE ISLAND LICENSE No. 9616 MAINE LICENSE No. 12553

SHEET TITLE:

LAND USE **PLAN - COLOR DIAGRAM**

SHEET NUMBER:



ORG. DATE - 05/05/2021