	CURVE DATA		
DELTA	RAD	TAN	ARC
A: 89°-39'-15"	25.0'	24.85'	39.119'
B: 80°-26'-35"	25.0'	21.14'	35.10'
C: 88°-44'-45"	25.0'	24.46'	38.78'
D: 23°26'	221.897'	46.02'	90.753'
E: 51°-35'-30"	62.069'	30.00'	55.890'
F: 58°-38'-55"	115.776'	65.03'	118.502'

ARKWRIGHT INTERLAKEN INC. PLAT

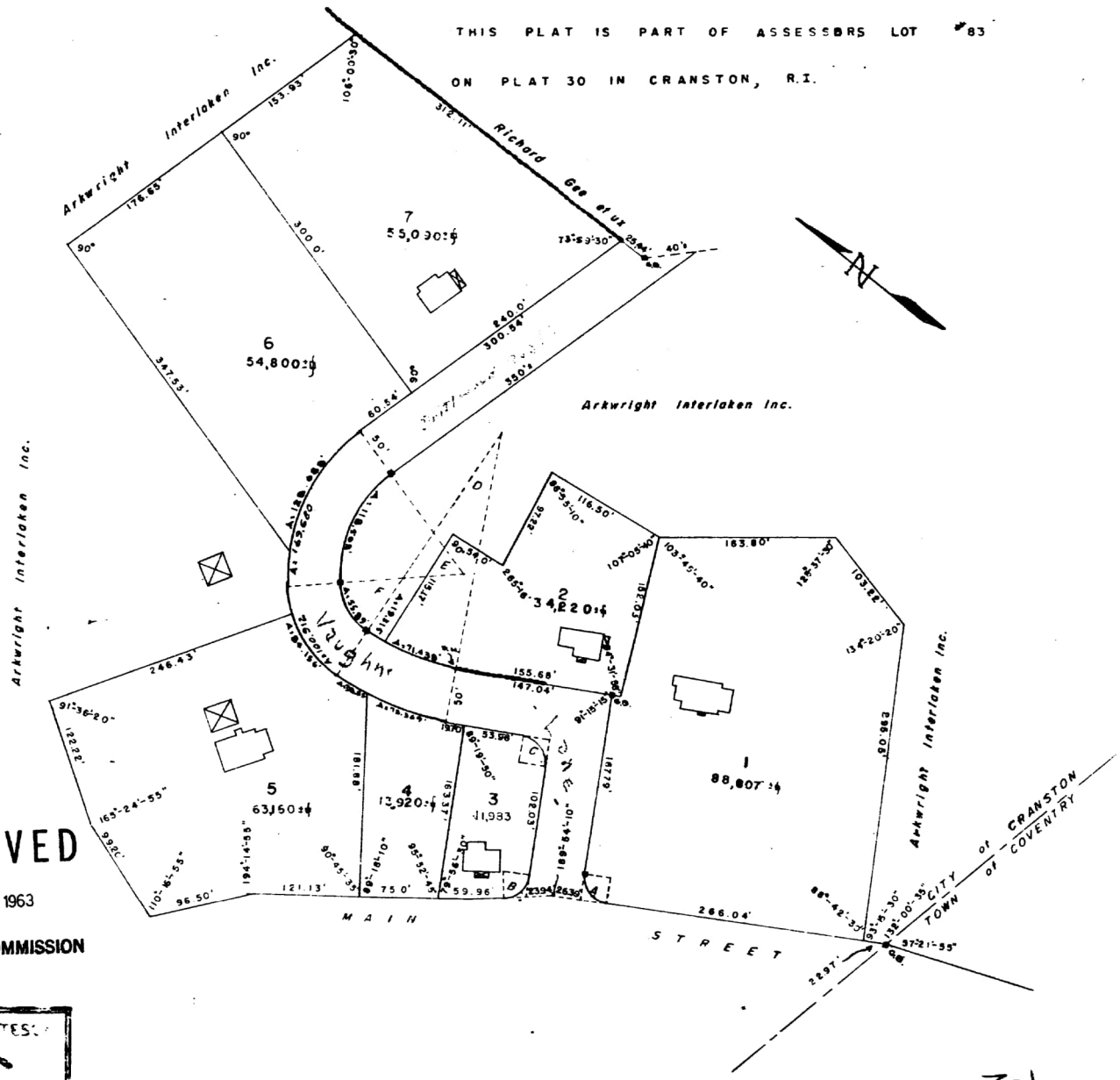
OWNED by
ARKWRIGHT INTERLAKEN INC.

RAY C. MATTESON ENG'R AUG. 1963

SCALE: 1" = 100'

THIS PLAT IS PART OF ASSESSORS LOT #83

ON PLAT 30 IN CRANSTON, R.I.



RECEIVED
AUG 22 1963
CITY PLAN COMMISSION

RAY C. MATTESON
No. 515
REGISTERED
PROFESSIONAL ENGINEER

Draw Number Z-1
Sheet Number 17

RECEIVED OCT 1 1963
Cranston, R. I. SEP 1 4 1963

ARKWRIGHT INTERLAKEN INC. PLAT

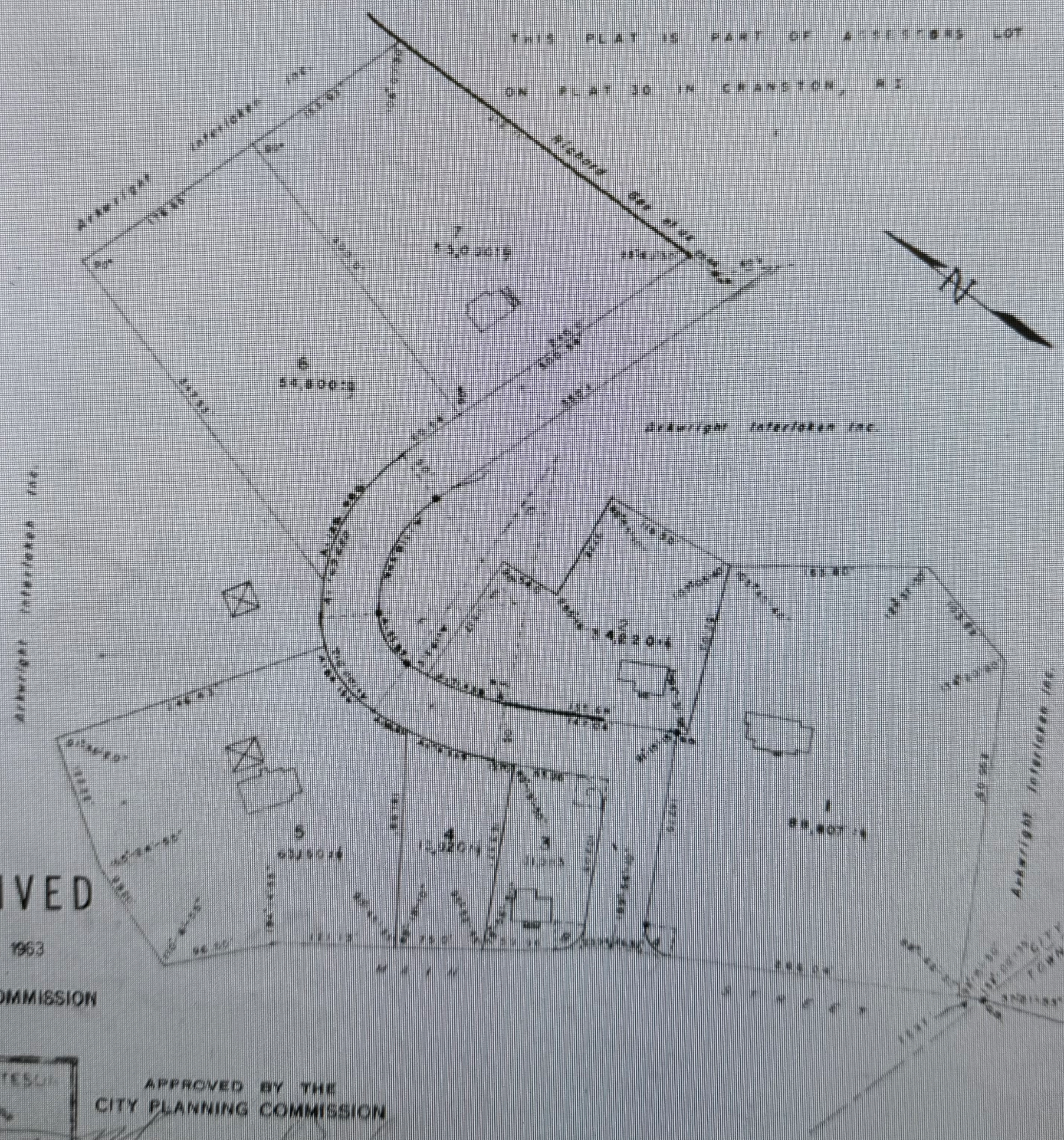
OWNED by
ARKWRIGHT INTERLAKEN INC.

RAY C. MATTESON ENG'R AUG. 1963

SCALE 1" = 100'

THIS PLAT IS PART OF A SETTERS LOT

ON PLAT 30 IN CRANSTON, R.I.



RECEIVED
AUG 22 1963
CITY PLAN COMMISSION

RAY C. MATTESON
REGISTERED
PROFESSIONAL ENGINEER

APPROVED BY THE
CITY PLANNING COMMISSION

CHAIRMAN

DATE

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

8/13/24

ROBERT G. BABCOCK, RPLS #2504, COA #LS.000A160

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, STORAGE FIVE DEVELOPMENT LLC, AND STORAGE FIVE COVENTRY, LLC, A TEXAS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED BETWEEN APRIL-JULY, 2023 AND JANUARY 18 & JUNE 11, 2024
DATE OF PLAT OR MAP: AUGUST 13, 2024

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4.35-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:

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA/NSPS LAND TITLE SURVEY.

GENERAL NOTES

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 103, LOTS 1.1 & 79 IN THE TOWN OF COVENTRY, KENT
2. COUNTY AND ASSESSOR'S PLAT 30, LOT 193 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
3. THE OWNER OF:
   3.1. LOTS 1.1 & 79 PER DEED BOOK 1863, PAGE 810 IS FISKEVILLE REALTY COMPANY I, LLC.
   3.2. LOT 193 PER DEED BOOK 4199, PAGE 76 IS FISKEVILLE REALTY COMPANY I, LLC
4. LOTS 1.1 & 193 ARE LOCATED IN FEMA ZONE X AND LOT 79 IS LOCATED IN FEMA FLOOD ZONE X, ZONE X (SHADED), AND ZONE AE. REFERENCE FEMA FLOOD INSURANCE RATE MAPS 44003C0106H & 44007C0406H, MAPS REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
6. PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-11 FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
7. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-11 SUBSECTION 2C.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN APRIL-JULY, 2023 AND JANUARY 18 & JUNE 11, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

PLAN REFERENCES

1. RIHP NO. 1298.
2. 538 MAIN STREET SUBDIVISION, ADMINISTRATIVE SUBDIVISION PLAN, 538 MAIN STREET ASSESSORS PLAT 103 LOTS 1.1 & 1.2, COVENTRY, RHODE ISLAND, OWNER/APPLICANT: FISKEVILLE REALTY COMPANY, LLC C/O STEPHANIE MACLEOD, SCALE 1"=60', DATED OCTOBER 17, 2023, PLAN BY DIPRETE ENGINEERING.

COVENTRY:

3. MAP OF THE INTERLAKEN MILLS EST. IN COVENTRY CRANSTON AND SCITUATE BY JOHN HOWE, DATED JAN. 5TH, 1892, SCALE 1"=225', RECORDED IN PLAT BOOK 1, PAGE 31.
4. MAP OF LAND IN THE TOWNS OF COVENTRY, CRANSTON AND SCITUATE IN THE STATE OF RHODE ISLAND BELONGING TO INTERLAKE MILLS, BY J.A. LATHAM, DATED MARCH, 1909, AND DECEMBER, 1921, SCALE 1"=100', RECORDED IN PLAN BOOK 5, PAGE 34.
5. INTERLAKEN MILLS PLAT NO I., ARKWRIGHT, COVENTRY & SCITUATE, R.I. BY J.A. LATHAM & SONS ENGR'S, AUG., 1939, RECORDED IN PLAN BOOK 3, PAGE 84.

CRANSTON:

6. MAP OF THE INTERLAKEN MILLS EST. IN COVENTRY CRANSTON AND SCITUATE BY JOHN HOW, DATED JAN. 5TH, 1892, SCALE 1"=225', RECORDED IN PLAT BOOK 4, PAGE 60.
7. ARKWRIGHT INTERLAKEN INC. PLAT, OWNED BY ARKWRIGHT INTERLAKEN INC., BY RAY C. MATTESON ENG'R, DATED AUGUST, 1963, SCALE 1"=100', RECORDED IN PLAT BOOK 16, PAGE 10 AND PLAT CARD 450B.
8. MAP OF THE ARKWRIGHT EST. BELONGING TO WM. A. HOWARD., BY G.T. LAMPHEAR, SUR. DATED 1866, SCALE 1"=150', RECORDED ON PLAT CARD 81.
9. MAP OF THE INTERLAKEN MILLS EST. IN COVENTRY CRANSTON AND SCITUATE BY JOHN HOWE, DATED JAN. 5TH, 1892, SCALE 1"=225', RECORDED IN PLAT CARD 46.

SCITUATE:

10. INTERLAKEN MILLS PLAT NO I., ARKWRIGHT, COVENTRY & SCITUATE, R.I. BY J.A. LATHAM & SONS ENGR'S, AUG., 1939, RECORDED IN ENVELOPE 14.

ALTA/NSPS LAND TITLE SURVEY NOTES

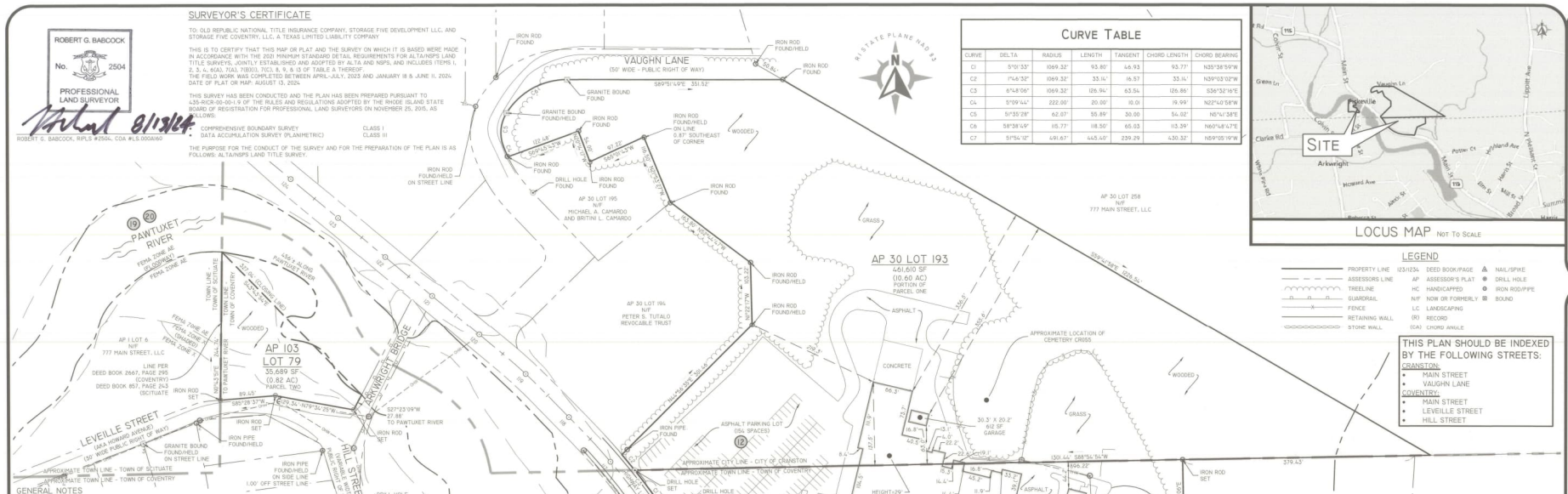
1. THE ADDRESS OF PARCEL IS 538 MAIN STREET.
2. THERE WERE 150 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 154 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
3. AP 30 LOT 193 HAS DIRECT ACCESS TO VAUGH LANE, AP 103 LOT 1.1 HAS DIRECT ACCESS TO MAIN STREET, AND AP 103 LOT 79 LEVELLE STREET, ALL PUBLIC RIGHT OF WAYS.
4. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
5. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
6. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
7. SURVEY BASED ON TITLE COMMITMENT #2401675, EFFECTIVE DATE JUNE 5, 2024 @ 8:00 AM, AS REVISED JULY 12, 2024, AND AS FURTHER REVISED INDEFINITELY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY TO OLD REPUBLIC TITLE INSURANCE COMPANY THAT:

THE LAND SHOWN ON THIS SURVEY DESIGNATED AS AP 30, LOT 193 IS IN ITS ENTIRETY THE SAME LAND AS A PORTION OF THE LAND CONVEYED IN THE DEED IN BOOK 4199 AT PAGE 76 CRANSTON LAND EVIDENCE RECORDS AND BOOK 1863 AT PAGE 810 OF THE COVENTRY LAND EVIDENCE RECORDS

THE LAND SHOWN ON THIS SURVEY AS AP 103, LOT 79 IS IN ITS ENTIRETY THE SAME LAND AS A PORTION OF THE LAND CONVEYED IN THE DEED IN BOOK 1863 AT PAGE 810 OF THE COVENTRY LAND EVIDENCE RECORDS

THE LAND SHOWN ON THIS SURVEY AS AP 103, LOT 1.1 IS IN ITS ENTIRETY THE SAME LAND AS A PORTION OF THE LAND CONVEYED IN THE DEED IN BOOK 4199 AT PAGE 76 CRANSTON LAND EVIDENCE RECORDS AND BOOK 1863 AT PAGE 810 OF THE COVENTRY LAND EVIDENCE RECORDS



SCHEDULE B EXCEPTIONS

AS TO PARCEL ONE:

(8) REAL ESTATE TAXES IN BOTH THE TOWNS OF COVENTRY AND CRANSTON.
RESPONSE: NOT A SURVEY MATTER.

(9) AGREEMENT BY AND AMONG HOPE COMPANY, BB&R KNIGHT INC., INTERLAKEN MILLS AND THE CITY OF PROVIDENCE DATED SEPTEMBER 1, 1922 AND RECORDED SEPTEMBER 21, 1922 IN BOOK 39 AT PAGE 314 OF THE COVENTRY LAND EVIDENCE RECORDS. ALSO RECORDED IN BOOK 144 AT PAGE 419 OF THE CRANSTON LAND EVIDENCE RECORDS.
a. AS AFFECTED BY A CERTIFICATE RECORDED IN BOOK 39 AT PAGE 320 OF THE COVENTRY LAND EVIDENCE RECORDS. ALSO RECORDED IN BOOK 144 AT PAGE 459 OF THE CRANSTON LAND EVIDENCE RECORDS. THIS CERTIFICATE WAS NOT RECORDED IN THE TOWN COVENTRY.
RESPONSE: DEED BOOK 39, PAGES 314 & 320 AFFECTS AP 103 LOT 1.1 & 79, NOT PLOTTABLE
DEED BOOK 144, PAGES 419 & 459 AFFECTS AP 30 LOT 193, NOT PLOTTABLE

(10) EASEMENT IN FAVOR OF THE NARRAGANSETT ELECTRIC COMPANY DATED APRIL 4, 1947 AND RECORDED MAY 2, 1947 BOOK 49 AT PAGE 87 OF THE COVENTRY LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 1.1, POSSIBLE LOCATION SHOWN ON SURVEY.

(11) DECISION GRANTED BY THE COVENTRY PLANNING DECISION DATED DECEMBER 9, 2009 AND RECORDED DECEMBER 17, 2009 IN BOOK 1855 AT PAGE 336 OF THE COVENTRY LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 1.1, NOT PLOTTABLE.

(12) MEMORANDUM AND NOTICE OF LEASE AGREEMENT BY AND BETWEEN FISKEVILLE REALTY COMPANY I, LLC AND RESPONSE PROPERTIES, LLC DATED MARCH 4, 2020 AND RECORDED MARCH 5, 2020 IN BOOK 2156 AT PAGE 200 OF THE COVENTRY LAND EVIDENCE RECORDS. THIS MEMORANDUM AND NOTICE OF LEASE WAS NOT RECORDED IN THE TOWN OF CRANSTON.
RESPONSE: AFFECTS AP 103 LOT 1.1, PARKING LOT SHOWN ON SURVEY.

(13) MEMORANDUM AND NOTICE OF LEASE AGREEMENT BY AND BETWEEN FISKEVILLE REALTY COMPANY I, LLC AND RESPONSE PROPERTIES, LLC DATED MARCH 4, 2020 AND RECORDED MARCH 5, 2020 IN BOOK 2156 AT PAGE 202 OF THE COVENTRY LAND EVIDENCE RECORDS. THIS MEMORANDUM AND NOTICE OF LEASE WAS NOT RECORDED IN THE TOWN OF CRANSTON.
RESPONSE: AFFECTS AP 103 LOT 1.1, LOCATION OF SEPTIC SYSTEM UNKNOWN.

(14) MEMORANDUM OF OPTION AGREEMENT FOR SOLAR ENERGY SITE LEASE DATED JUNE 1, 2018 AND RECORDED JUNE 11, 2018 IN BOOK 5605 AT PAGE 199 OF THE CRANSTON LAND EVIDENCE RECORDS. NOTE: NOT RECORDED IN THE COVENTRY LAND EVIDENCE RECORDS.
a. AMENDMENT OF OPTION AGREEMENT RECORDED JANUARY 26, 2021 IN BOOK 2194 AT PAGE 243 OF THE COVENTRY LAND EVIDENCE RECORDS. NOTE: AMENDMENT NOT RECORDED IN THE CRANSTON LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 1.1 AND AP 30 LOT 193, NOT PLOTTABLE

(15) DECISION GRANTED BY THE COVENTRY DEPARTMENT OF PLANNING AND DEVELOPMENT DATED NOVEMBER 9, 2023 AND RECORDED NOVEMBER 9, 2023 IN BOOK 2289 AT PAGE 87 OF THE COVENTRY LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 1.1, NOT PLOTTABLE

(16) DECISION GRANTED BY THE COVENTRY DEPARTMENT OF PLANNING AND DEVELOPMENT DATED NOVEMBER 21, 2023 AND RECORDED APRIL 5, 2024 IN BOK 2297 AT PAGE 615 OF THE COVENTRY LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 1.1, NOT PLOTTABLE

(17) NOTES, FACTS, CONDITIONS, ENCUMBRANCES, EASEMENTS AND MATTERS SHOWN ON MAP #81 AND #146 ALL FILED WITH THE TOWN CLERK OF CRANSTON AND MAP #30, #31, #34, ENV: 1 MAP #1737. ENV: 1 MAP #1184, ENV: 1, MAP #118. ALL FILED WITH THE TOWN CLERK OF COVENTRY.
RESPONSE: CURRENT CONDITIONS AND MATTERS SHOWN ON SURVEY.

AS TO PARCEL TWO:

(17) REAL ESTATE TAXES
RESPONSE: NOT A SURVEY MATTER.

(18) AGREEMENT BY AND BETWEEN HOPE COMPANY, BB&R KNIGHT INC., INTERLAKEN MILLS AND THE CITY OF PROVIDENCE DATED SEPTEMBER 18, 1922 AND RECORDED SEPTEMBER 21, 1922 IN BOOK 39 AT PAGE 314 OF THE COVENTRY LAND EVIDENCE RECORDS. (SEE CERTIFICATE DATED JANUARY 30, 1923 AND RECORDED FEBRUARY 2, 1923 IN BOOK 39 AT PAGE 320 OF THE COVENTRY LAND EVIDENCE RECORDS.
RESPONSE: AFFECTS AP 103 LOT 79, NOT PLOTTABLE

(19) RIPARIAN AND LITTORAL RIGHTS AND/OR EASEMENTS AND/OR RIGHTS OF OTHERS TO THE UNINTERRUPTED FLOW OF PAWTUXET RIVER. THIS POLICY, HOWEVER, DOES NOT INSURE ANY RIPARIAN, LITTORAL RIGHTS OR EASEMENTS OR RIGHTS TO THE WATERS OF THE PAWTUXET RIVER IN FAVOR OF THE INSURED.
RESPONSE: PAWTUXET RIVER SHOWN ON SURVEY.

(20) A SHIFT IN THE LEGAL BOUNDARY DUE TO RELICTION, EROSION, ACCRETION, AND/OR AVULSION AS TO THE BOUND AT PAWTUXET RIVER.
RESPONSE: PAWTUXET RIVER SHOWN ON SURVEY.

SURVEYORS METES AND BOUNDS (AP 103 LOT 79)

PARCEL TWO:

THAT CERTAIN PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATED NORTHERLY OF LEVELLESE STREET AND WESTERLY OF HILL STREET IN THE TOWN OF COVENTRY, KENT COUNTY, THE STATE OF RHODE ISLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY INTERSECTION OF LEVELLESE STREET AND HILL STREET, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE FOLLOWING TWO (2) COURSES ALONG THE NORTHERLY STREET LINE OF SAID LEVELLE STREET:
1. NORTH 79°34' 25" WEST A DISTANCE OF 129.34 FEET;
2. SOUTH 85°28' 37" WEST A DISTANCE OF 49.45 FEET TO THE COVENTRY-SCITUATE TOWN LINE;

THENCE NORTH 00°43' 51" EAST, ALONG SAID TOWN LINE, A DISTANCE OF 244.74 FEET TO THE HIGH WATER LINE OF THE NORTH BRANCH OF THE PAWTUXET RIVER;

THENCE SOUTHEASTERLY, A DISTANCE OF 456 FEET, MORE OR LESS, ALONG SAID HIGH WATER LINE, TO THE WESTERLY STREET LINE OF HILL STREET;

THENCE SOUTH 27°23' 09" WEST, ALONG SAID STREET LINE, A DISTANCE OF 27.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 35,689 SQUARE FEET, 0.82 ACRES, MORE OR LESS.

SURVEYORS METES AND BOUNDS (AP 103 LOT 1.1)

PORTION OF PARCEL ONE:

THAT CERTAIN PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATED NORTHERLY OF MAIN STREET (ROUTE 115), AS ESTABLISHED BY RIHP NO. 1298, IN THE TOWN OF COVENTRY, KENT COUNTY, THE STATE OF RHODE ISLAND AND SHOWN AS AP 103 LOT 1.1 ON THAT PLAN ENTITLED 538 MAIN STREET SUBDIVISION, ADMINISTRATIVE SUBDIVISION PLAN, 538 MAIN STREET, ASSESSORS PLAT 103 LOTS 1.1 & 1.2 COVENTRY, RHODE ISLAND, OWNER/APPLICANT: FISKEVILLE REALTY COMPANY, LLC C/O STEPHANIE MACLEOD, SCALE 1" =60', DATED OCTOBER 17, 2023, PLAN BY DIPRETE ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY HIGHWAY LINE OF MAIN STREET (ROUTE 115), AS ESTABLISHED BY RIHP NO. 1298, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF AP 103 LOT 1.2 ON THE ABOVE REFERENCED PLAN:

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID HIGHWAY LINE:
1. NORTH 85°02' 25" WEST A DISTANCE OF 221.74 FEET;
2. IN A NORTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 491.67 FEET, A CENTRAL ANGLE OF 51°54' 17", A TANGENT LENGTH OF 239.29 FEET, AND AN ARC LENGTH OF 445.40 FEET;
3. NORTH 33°08' 13" WEST A DISTANCE OF 54.57 FEET;
4. IN A NORTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT, WITH A RADIUS OF 1,069.32 FEET, A CENTRAL ANGLE OF 05°01' 33", A TANGENT LENGTH OF 46.93 FEET, AND AN ARC LENGTH OF 93.80 FEET TO THE APPROXIMATE COVENTRY-CRANSTON TOWN LINE;

THENCE NORTH 88°54' 54" EAST, ALONG SAID APPROXIMATE COVENTRY-CRANSTON TOWN LINE, A DISTANCE OF 896.22 FEET TO THE NORTHWESTERLY CORNER OF SAID AP 103 LOT 1.2;

THENCE THE FOLLOWING THREE (3) COURSES BOUNDED BY SAID AP 103 LOT 1.2:
1. SOUTH 01°05' 06" EAST A DISTANCE OF 134.53 FEET;
2. SOUTH 65°59' 27" WEST A DISTANCE OF 187.97 FEET;
3. SOUTH 17°17' 07" WEST A DISTANCE OF 176.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 231,805 SQUARE FEET (5.32 ACRES), MORE OR LESS.

SURVEYORS METES AND BOUNDS (AP 30 LOT 193)

PORTION OF PARCEL ONE:

THAT CERTAIN PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATED NORTHERLY OF MAIN STREET (ROUTE 115) AND EASTERLY OF VAUGHN LANE IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, THE STATE OF RHODE ISLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY HIGHWAY LINE OF MAIN STREET (ROUTE 115), AS ESTABLISHED BY RIHP NO. 1298, SAID POINT BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF PETER S. TUTALO REVOCABLE TRUST (AP 30 LOT 194).

THENCE THE FOLLOWING THREE (3) COURSES BOUNDED BY SAID TUTALO LAND:
1. NORTH 44°56' 35" EAST A DISTANCE OF 301.46 FEET;
2. NORTH 01°22' 17" WEST A DISTANCE OF 103.22 FEET;
3. NORTH 52°44' 47" WEST A DISTANCE OF 163.80 FEET TO THE EASTERLY CORNER OF LAND NOW OR FORMERLY OF MICHAEL A. CAMARDO AND BRITINI L. CAMARDO (AP 30 LOT 195);

THENCE THE FOLLOWING FOUR (4) COURSES BOUNDED BY SAID CAMARDO LAND:
1. NORTH 21°53' 27" WEST A DISTANCE OF 116.50 FEET;
2. SOUTH 65°01' 43" WEST A DISTANCE OF 97.22 FEET;
3. NORTH 20°14' 17" WEST A DISTANCE OF 54.00 FEET;
4. SOUTH 69°45' 43" WEST A DISTANCE OF 122.48 FEET TO THE EASTERLY STREET LINE OF VAUGHN LANE;

THENCE THE FOLLOWING FOUR (4) COURSE ALONG SAID STREET LINE:
1. IN A NORTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 09°09' 44", A TANGENT LENGTH OF 10.10 FEET, AND AN ARC LENGTH OF 20.00 FEET;
2. IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 62.07 FEET, A CENTRAL ANGLE OF 51°35' 28", A TANGENT LENGTH OF 30.00 FEET, AND AN ARC LENGTH OF 55.89 FEET;
3. IN A NORTHEASTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 115.77 FEET, A CENTRAL ANGLE OF 58°38' 49", A TANGENT LENGTH OF 65.03 FEET AND AN ARC LENGTH OF 118.50 FEET;
4. SOUTH 89°51' 49" EAST A DISTANCE OF 351.52 FEET TO THE EASTERLY TERMINUS OF SAID VAUGHN LANE;

THENCE SOUTH 59°41' 58" EAST, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF 777 MAIN STREET, LLC (AP 30 LOT 258), A DISTANCE OF 1226.54 FEET, TO THE CRANSTON-COVENTRY CITY LINE;

THENCE SOUTH 88°54' 54" WEST, ALONG SAID CITY LINE, A DISTANCE OF 1301.44 FEET TO THE WESTERLY HIGHWAY LINE OF MAIN STREET;

THENCE IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT, ALONG SAID HIGHWAY LINE, WITH A RADIUS OF 1,069.32 FEET, A CENTRAL ANGLE OF 01°46' 32", AND AN ARC LENGTH OF 33.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAIN 461,610 SQUARE FEET, 10.60 ACRES, MORE OR LESS.

ZONING NOTES

1. THE PARCEL IS ZONED I2 (TOWN OF COVENTRY) AND M-2 (CITY OF CRANSTON) PER "ZONING AND SITE REQUIREMENTS SUMMARY, P2R REPORT FOR: COVENTRY RI SELF-STORAGE, 538 MAIN STREET, COVENTRY, RHODE ISLAND 02816, DATED: FINAL - 12/26/2023, PZR SITE NUMBER: 169570-1
2. SECTION IV ZONING REPORT LISTS THE PROPERTY SPECIFICATIONS AS FOLLOWS

I. BUILDING SET-BACK LINES

	REQUIRED	EXISTING
TOWN OF COVENTRY: I2 ZONE		
FRONT/CORNER SIDE:	50 FEET	MAIN STREET: EXCEEDS 10 FEET
INTERIOR SIDE:	30 FEET	EAST/WEST: EXCEEDS 10 FEET
REAR	50 FEET	NOT APPLICABLE
CITY OF CRANSTON: M-2 ZONE		
FRONT	40 FEET	NOT APPLICABLE
SIDE	25 FEET	NOT APPLICABLE
REAR	30 FEET	NORTH: EXCEEDS 30 FEET

2. BUILDING SIZE
   MAXIMUM BUILDING HEIGHT OR STORIES: CITY OF CRANSTON: 35 FEET; TOWN OF COVENTRY: 35 FEET
   EXISTING BUILDING HEIGHT OR STORIES: 2 STORIES
   BUILDING SITE AREA REQUIREMENTS: TOWN OF COVENTRY: MINIMUM LOT AREA: 60,000 SQUARE FEET; EXISTING: 609,840 SQUARE FEET
   MINIMUM LOT FRONTAGE 150 FEET; EXISTING: EXCEEDS 125 FEET
   TOWN OF COVENTRY: MAXIMUM BUILDING LOT COVERAGE: 60%; EXISTING 92,323 / 609,840 = 0.15 OR 15%; 96,323 SQUARE FEET
3. DENSITY
   BUILDING DENSITY FORMULA: TOWN OF COVENTRY
   APPROXIMATE BUILDING FOOTPRINT:
4. PARKING
   PARKING SPACE FORMULA: 1 SPACE PER 2 EMPLOYEES ON THE SHIFT WITH THE GREATEST EMPLOYMENT, PLUS 1 FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MINIMUM 4 SPACES)
   ESTIMATED 8 EMPLOYEES / 2 = 4
   PARKING SPACES REQUIRED: 4 TOTAL PARKING SPACES
   EXISTING PARKING SPACES: 154 TOTAL PARKING SPACES

LOCUS MAP NOT TO SCALE

LEGEND

PROPERTY LINE	123/1234	DEED BOOK/PAGE	NAIL/SPIKE
ASSESSORS LINE	AP	ASSESSOR'S PLAT	DRILL HOLE
TREELINE	HC	HANDICAPPED	IRON ROD/PIPE
GUARDRAIL	N/F	NOW OR FORMERLY	BOUND
FENCE	LC	LANDSCAPING	
RETAINING WALL	(R)	RECORD	
STONE WALL	(CA)	CHORD ANGLE	

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

CRANSTON:
- MAIN STREET
- VAUGHN LANE

COVENTRY:
- MAIN STREET
- LEVELLE STREET
- HILL STREET

NO.	DATE	DESCRIPTION	BY
1	8/13/24	ADDED ZONING NOTES	RJF
2	8/12/24	ADDED ZONING NOTES	RJF
3	7/26/24	ADDED ZONING NOTES	RJF
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76	7/12/24	ADDED ZON

SCHEDULE A DESCRIPTION

PARCEL ONE:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE PARTLY IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND PARTLY IN THE TOWN OF COVENTRY, COUNTY OF KENT, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR SET LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (ROUTE I15), SAID POINT BEING SITUATE SOUTH FORTY-NINE DEGREES THIRTY-THREE MINUTES AND SIXTEEN SECONDS EAST (S 49°33'16" E) A DISTANCE OF TWO HUNDRED EIGHTY-EIGHT AND SIXTY-NINE HUNDREDTHS FEET (288.69') FROM A POINT LOCATED AT THE INTERSECTION OF THE PROJECTED CENTERLINE OF VAUGHN LANE WITH THE CENTERLINE OF AFOREMENTIONED MAIN STREET (ROUTE I15) THENCE FROM THE PLACE OF BEGINNING ALONG LINE OF LANDS, NOW OR FORMERLY, OF PETER S. TUTALO, NORTH FORTY-FOUR DEGREES FIFTY-SEVEN MINUTES AND FOUR SECONDS EAST (N 44°57'04" E) FOR A DISTANCE OF THREE HUNDRED ONE AND FORTY-SIX HUNDREDTHS FEET (301.46') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, NORTH ONE DEGREE TWENTY-ONE MINUTES AND FORTY-EIGHT SECONDS WEST (N 1°21'48" W) FOR A DISTANCE OF ONE HUNDRED THREE AND TWENTY-TWO HUNDREDTHS FEET (103.22') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, NORTH FIFTY-TWO DEGREES FORTY-FOUR MINUTES AND EIGHTEEN SECONDS WEST (N 52°44'18" W) FOR A DISTANCE OF ONE HUNDRED SIXTY-THREE AND EIGHTY HUNDREDTHS FEET (163.80') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF JOHN DIAS, NORTH TWENTY-ONE DEGREES FIFTY-TWO MINUTES AND FIFTY-EIGHT SECONDS WEST (N 21°52'58" W) FOR A DISTANCE OF ONE HUNDRED SIXTEEN AND FIFTY HUNDREDTHS FEET (116.50') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, SOUTH SIXTY-FIVE DEGREES TWO MINUTES AND TWELVE SECONDS WEST (S 65°02'12" W) FOR A DISTANCE OF NINETY-SEVEN AND NINETY-TWO HUNDREDTHS FEET (97.22') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, NORTH TWENTY DEGREES THIRTEEN MINUTES AND FORTY-EIGHT SECONDS WEST (N 20°13'48" W) FOR A DISTANCE OF FIFTY-FOUR AND NO HUNDREDTHS FEET (54.00') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, SOUTH SIXTY-NINE DEGREES FORTY-SIX MINUTES AND TWELVE SECONDS WEST (S 69°46'12" W) FOR A DISTANCE OF ONE HUNDRED TWENTY-TWO AND FORTY-EIGHT HUNDREDTHS FEET (122.48') TO AN IRON REBAR SET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED VAUGHN LANE, AROUND A CURVE HAVING AN ANGLE OF FIVE DEGREES NINE MINUTES AND FORTY-FOUR SECONDS (5°09'44") A RADIUS OF TWO HUNDRED TWENTY-TWO AND NO HUNDREDTHS FEET (222.00'), A TANGENT OF TEN AND ONE HUNDREDTH FEET (10.01'), AN ARC OF TWENTY AND NO HUNDREDTHS FEET (20.00), FOR A CHORD COURSE OF NORTH TWENTY-TWO DEGREES FORTY MINUTES AND TWENTY-NINE SECONDS WEST (N 22°40'29" W) FOR A CHORD DISTANCE OF NINETEEN AND NINETY-NINE HUNDREDTHS FEET (19.99') TO A POINT; THENCE FURTHER ALONG THE SAME, AROUND A CURVE HAVING AN ANGLE OF FIFTY-ONE DEGREES THIRTY-FIVE MINUTES AND TWENTY-EIGHT SECONDS (51°35'28"), A RADIUS OF SIXTY-TWO AND SEVEN HUNDREDTHS FEET (62.07'), A TANGENT OF THIRTY AND NO HUNDREDTHS FEET (30.00'), AN ARC OF FIFTY-FIVE AND EIGHTY-NINE HUNDREDTHS FEET (55.89'), FOR A CHORD COURSE OF NORTH FIVE DEGREES FORTY-TWO MINUTES AND SEVEN SECONDS EAST (N 5°42'07" E) FOR A CHORD DISTANCE OF FIFTY-FOUR AND TWO HUNDREDTHS FEET (54.02') TO A GRANITE BOUND FOUND; THENCE AROUND A CURVE LEADING FROM THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF VAUGHN LANE TO THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED VAUGHN LANE, SAID CURVE HAVING AN ANGLE OF FIFTY-EIGHT DEGREES THIRTY-EIGHT MINUTES AND FORTY-NINE SECONDS (58°38'49"), A RADIUS OF ONE HUNDRED FIFTEEN AND SEVENTY-SEVEN HUNDREDTHS FEET (115.77'), A TANGENT OF SIXTY-FIVE AND THREE HUNDREDTHS FEET (65.03'), AN ARC OF ONE HUNDRED EIGHTEEN AND FIFTY HUNDREDTHS FEET (118.50'), FOR A CHORD COURSE OF NORTH SIXTY DEGREES FORTY-NINE MINUTES AND SIXTEEN SECONDS EAST (N 60°49'16" E) FOR A CHORD DISTANCE OF ONE HUNDRED THIRTEEN AND THIRTY-NINE HUNDREDTHS FEET (113.39') TO AN IRON REBAR SET; THENCE ALONG THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF VAUGHN LANE, SAID LINE EIGHTY-NINE DEGREES FIFTY-ONE MINUTES AND TWENTY SECONDS EAST (S 89°51'20" E) FOR A DISTANCE OF THREE HUNDRED FIFTY-ONE AND EIGHTY-NINE HUNDREDTHS FEET (351.89') TO AN IRON REBAR SET; THENCE ALONG THE END OF VAUGHN LANE AND ALONG LINE OF LANDS, NOW OR FORMERLY, OF SHIRLEY C. SENERCHIA, NORTH FIFTEEN DEGREES FIFTY-ONE MINUTES AND FIFTY SECONDS WEST (N 15°51'50" W) FOR A DISTANCE OF THREE HUNDRED THIRTY-SEVEN AND FIFTY-FOUR HUNDREDTHS FEET (337.56') TO AN IRON REBAR SET; THENCE FURTHER ALONG LINE OF LANDS, NOW OR FORMERLY, OF SHIRLEY C. SENERCHIA, NORTH EIGHTY-NINE DEGREES FIFTY-ONE MINUTES AND TWENTY SECONDS WEST (N 89°51'20" W) FOR A DISTANCE OF THREE HUNDRED THIRTY AND FIFTY-EIGHT HUNDREDTHS FEET (330.58') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, SOUTH ZERO DEGREES EIGHT MINUTES AND FORTY SECONDS WEST (S 00°08'40" W) FOR A DISTANCE OF THREE HUNDRED FORTY-SEVEN AND FORTY-SIX HUNDREDTHS FEET (347.46') TO AN IRON REBAR SET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED VAUGHN LANE, AROUND A CURVE HAVING AN ANGLE OF FOURTEEN DEGREES ELEVEN MINUTES AND EIGHT SECONDS (14°11'08"), A RADIUS OF ONE HUNDRED SIXTY-FIVE AND SEVENTY-SEVEN HUNDREDTHS FEET (165.77'), A TANGENT OF TWENTY AND SIXTY-THREE HUNDREDTHS FEET (20.63'), AN ARC OF FORTY-ONE AND FOUR HUNDREDTHS FEET (41.04'), FOR A CHORD COURSE OF SOUTH THIRTY-EIGHT DEGREES THIRTY-FIVE MINUTES AND TWENTY SECONDS WEST (S 38°35'25" W) FOR A CHORD DISTANCE OF FORTY AND NINETY-FOUR HUNDREDTHS FEET (40.94') TO A POINT; THENCE FURTHER ALONG THE SAME, AROUND A CURVE HAVING AN ANGLE OF EIGHT DEGREES FIFTY-FIVE MINUTES AND NINE SECONDS (8°55'09"), A RADIUS OF ONE HUNDRED TWELVE AND SEVEN HUNDREDTHS FEET (112.07'), A TANGENT OF EIGHT AND SEVENTY-FOUR HUNDREDTHS FEET (8.74'), AN ARC OF SEVENTEEN AND FORTY-FIVE HUNDREDTHS FEET (17.45'), FOR A CHORD COURSE OF SOUTH TWENTY-SEVEN DEGREES TWO MINUTES AND SEVENTEEN SECONDS WEST (S 27°02'17" W) FOR A CHORD DISTANCE OF SEVENTEEN AND FORTY-THREE HUNDREDTHS FEET (17.43') TO AN IRON REBAR FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF DAVID A. AND JANET S. HORTA, NORTH SEVENTY-ONE DEGREES THIRTY-SIX MINUTES AND TWENTY-ONE SECONDS WEST (N 71°36'21" W) FOR A DISTANCE OF SEVENTEEN AND EIGHTY-THREE HUNDREDTHS FEET (17.83') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF MICHAEL A. AND DEBRA A. GREENE, NORTH ZERO DEGREES TWENTY MINUTES AND NO SECONDS EAST (N 00°20'00" E) FOR A DISTANCE OF ONE HUNDRED FIVE AND EIGHTEEN HUNDREDTHS FEET (105.18') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, NORTH SEVENTY-ONE DEGREES THIRTY-SIX MINUTES AND TWENTY-ONE SECONDS WEST (N 71°36'21" W) FOR A DISTANCE OF TWO HUNDRED TWENTY-TWO AND SIXTY-ONE HUNDREDTHS FEET (222.61') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF ROBERT AND KRISTINA L. SANSONE, NORTH THREE DEGREES TWENTY-NINE MINUTES AND SEVENTEEN SECONDS EAST (N 3°29'17" E) FOR A DISTANCE OF SEVENTY-TWO AND FORTY-SEVEN HUNDREDTHS FEET (72.47') TO A DRILL HOLE SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF DAVID N. AND LISA M. PUERINI, ALONG LINE OF LANDS, NOW OR FORMERLY, OF EARL EDWIN SHERMAN IV, ALONG LINE OF LANDS, NOW OR FORMERLY, OF LESTER AND A. LILLIAN SALISBURY, AND ALONG LINE OF LANDS, NOW OR FORMERLY, OF LESTER R. AND A. LILLIAN SALISBURY, NORTH EIGHTY DEGREES NINETEEN MINUTES AND FORTY-ONE SECONDS WEST (N 8°19'41" W) FOR A DISTANCE OF TWO HUNDRED TWENTY-FIVE AND NO HUNDREDTHS FEET (225.00') TO AN IRON PIPE FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF BRIARWOOD CONDOMINIUM, ALONG LINE OF LANDS, NOW OR FORMERLY, OF RESIDENTIAL FUNDING COMPANY, LLC, AND ALONG LINE OF LANDS, NOW OR FORMERLY, OF JAMES W. AND MARR S. BECKMAN, NORTH SEVEN DEGREES ELEVEN MINUTES AND ELEVEN SECONDS WEST (N 7°11' 11" W) FOR A DISTANCE OF THREE HUNDRED SIXTY-SIX AND NO HUNDREDTHS FEET (366.00') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF SCOTT J. AND HEATHER H. SOARES, NORTH SIXTY-FOUR DEGREES THIRTY-SIX MINUTES AND FORTY-FOUR SECONDS EAST (N 64°36'44" E) FOR A DISTANCE OF FIVE HUNDRED TWENTY-EIGHT AND SEVENTY-SEVEN HUNDREDTHS FEET (528.77') TO A DRILL HOLE SET; THENCE FURTHER ALONG THE SAME, NORTH FOUR DEGREES FOUR MINUTES AND FIFTY-FIVE SECONDS WEST (N 4°04'55" W) FOR A DISTANCE OF EIGHTY AND NINETY HUNDREDTHS FEET (80.90') TO A DRILL HOLE SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF WALKER CONSTRUCTION CO., INC., ALONG LINE OF LANDS, NOW OR FORMERLY, OF SONYA J. HANSON, ALONG THE END OF WINI STREET, FURTHER ALONG LINE OF LANDS, NOW OR FORMERLY, OF SONYA J. HANSON, ALONG LINE OF LANDS, NOW OR FORMERLY, OF CHARLES J. AND SHIRLEY D. NORTHINGTON AND ALONG THE END OF AN ALLEY, NORTH NINE DEGREES TWENTY-FOUR MINUTES AND FORTY-EIGHT SECONDS WEST (N 9°24'48" W) FOR A DISTANCE OF FIVE HUNDRED FIFTY-SIX AND FORTY-SIX HUNDREDTHS FEET (556.46') TO A GRANITE BOUND FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF MICHAEL I. KLITZNER, NORTH EIGHTY DEGREES THIRTY-ONE MINUTES AND FORTY-EIGHT SECONDS EAST (N 80°31'48" E) FOR A DISTANCE OF TWO HUNDRED FIFTY-THREE AND EIGHTY-NINE HUNDREDTHS FEET (253.89') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF ROBERT A. AND MICHAEL I. KLITZNER, NORTH EIGHTY-THREE DEGREES THIRTY-TWO MINUTES AND NINETEEN SECONDS EAST (N 83°32'19" E) FOR A DISTANCE OF FIVE HUNDRED THIRTY-EIGHT AND FIFTY-FOUR HUNDREDTHS FEET (538.54') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, SOUTH ELEVEN DEGREES THIRTY-TWO MINUTES AND THIRTY SECONDS EAST (S 11°32'30" E) FOR A DISTANCE OF FOUR HUNDRED EIGHTY AND NO HUNDREDTHS FEET (480.00') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, SOUTH SIXTY-TWO DEGREES FIFTY-THREE MINUTES AND THIRTY-TWO SECONDS EAST (S 62°53'32" E) FOR A DISTANCE OF TWO HUNDRED TWENTY-SIX AND THIRTY HUNDREDTHS FEET (226.30') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, NORTH SEVENTY-THREE DEGREES TWENTY-SEVEN MINUTES AND TWENTY SECONDS EAST (N 73°27'20" E) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-SIX AND FIFTY-FOUR HUNDREDTHS FEET (876.54') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, SOUTH EIGHTY-ONE DEGREES FIFTY-SEVEN MINUTES AND SIXTEEN SECONDS EAST (S 81°57'16" E) FOR A DISTANCE OF TWO HUNDRED FOURTEEN AND NINETY-FIVE HUNDREDTHS FEET (214.95') TO GRANITE BOUND FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF ADELAIDE KNIGHT, SOUTH SEVEN DEGREES FIFTY-SEVEN MINUTES AND FORTY-SIX SECONDS EAST (S 7°57'46" W) FOR A DISTANCE OF TWO HUNDRED NINETY-EIGHT AND FORTY-SEVEN HUNDREDTHS FEET (298.47') TO A GRANITE BOUND FOUND; THENCE FURTHER ALONG THE SAME, SOUTH FIFTY-NINE DEGREES SIX MINUTES AND FOURTEEN SECONDS EAST (S 59°06'14" E) FOR A DISTANCE OF ONE HUNDRED THIRTY-EIGHT AND FORTY-SIX HUNDREDTHS FEET (138.46') TO A GRANITE BOUND FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF JEREMY MOSES, SOUTH FIFTY-SIX DEGREES THIRTY-THREE MINUTES AND TWENTY-EIGHT SECONDS WEST (S 56°33'28" W) FOR A DISTANCE OF TWO HUNDRED THIRTY-NINE AND EIGHTY-FIVE HUNDREDTHS FEET (239.85') TO A GRANITE BOUND FOUND; THENCE FURTHER ALONG THE SAME, NORTH EIGHTY-ONE DEGREES FIVE MINUTES AND NINE SECONDS EAST (N 81°05'09" E) FOR A DISTANCE OF FIVE HUNDRED SIXTY-THREE AND EIGHTY-SEVEN HUNDREDTHS FEET (563.87') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, SOUTH SEVEN DEGREES THIRTY-NINE MINUTES AND TWENTY-SEVEN SECONDS EAST (S 7°39'27" E) FOR A DISTANCE OF SEVEN HUNDRED TWENTY-FOUR AND SEVENTY-NINE HUNDREDTHS FEET (724.79') TO A GRANITE BOUND FOUND; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF STELLA R. MOREAU AND LINDA ANN ROBERTS, NORTH EIGHTY-NINE DEGREES THIRTY-SIX MINUTES AND FIFTY-FIVE SECONDS WEST (N 89°36'55" W) FOR A DISTANCE OF NINETY-NINE AND FIFTY-EIGHT HUNDREDTHS FEET (99.58') TO A GRANITE BOUND FOUND; THENCE FURTHER ALONG THE SAME, SOUTH FIVE DEGREES FORTY-SEVEN MINUTES AND TWENTY-EIGHT SECONDS WEST (S 5°47'28" W) FOR A DISTANCE OF TWO HUNDRED THIRTEEN AND TWENTY-SIX HUNDREDTHS FEET (213.26') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, NORTH EIGHTY-SIX DEGREES FIFTY-FOUR MINUTES AND EIGHT SECONDS WEST (N 86°54'08" W) FOR A DISTANCE OF FOUR HUNDRED SIXTY-EIGHT AND THIRTY-SIX HUNDREDTHS FEET (468.36') TO A GRANITE BOUND FOUND; THENCE STILL FURTHER ALONG THE SAME, SOUTH ZERO DEGREES THIRTY-ONE MINUTES AND SEVENTEEN SECONDS EAST (S 00°31'17" E) FOR A DISTANCE OF SIX HUNDRED NINETY-FIVE AND ELEVEN HUNDREDTHS FEET (695.11') TO A GRANITE BOUND FOUND; THENCE ALONG LINE OF OTHER LANDS OF ARKWRIGHT, INC., ALONG LINE OF LANDS, NOW OR FORMERLY, OF R.A. BERNARD ENTERPRISES, INC., ALONG LINE OF LANDS, NOW OR FORMERLY, OF R. & V. BERNARD, L.L.C. AND ALONG THE LINE DIVIDING THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND THE TOWN OF COVENTRY, COUNTY OF KENT, SOUTH EIGHTY-NINE DEGREES THIRTY-THREE MINUTES AND FIFTY-SEVEN SECONDS WEST (S 89°33'57" W) FOR A DISTANCE OF THREE HUNDRED SEVENTY-TWO AND EIGHTY-FIVE HUNDREDTHS FEET (372.85') TO A GRANITE BOUND FOUND; THENCE FURTHER ALONG LINE OF LANDS, NOW OR FORMERLY, OF R. & V. BERNARD, L.L.C., SOUTH ZERO DEGREES FIFTY-SIX MINUTES AND FORTY-ONE SECONDS EAST (S 00°56'41" E) FOR A DISTANCE OF FOUR HUNDRED TWENTY-FIVE AND TWENTY-SEVEN HUNDREDTHS FEET (425.27') TO A GRANITE BOUND FOUND; THENCE ALONG LINE OF LANDS, NOR OR FORMERLY, OF RONALD A. AND BRENDA F. MUDIO, NORTH EIGHTY-FOUR DEGREES THIRTY-SEVEN MINUTES AND FIFTY-NINE SECONDS WEST (N 84°37'59" W) FOR A DISTANCE OF TWO HUNDRED NINETY-SEVEN AND NO HUNDREDTHS FEET (297.00') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, SOUTH SEVEN DEGREES THIRTY-TWO MINUTES AND THIRTY-EIGHT SECONDS WEST (S 7°32'38" W) FOR A DISTANCE OF ONE HUNDRED FIFTY-FOUR AND FORTY-SIX HUNDREDTHS FEET (154.46') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, SOUTH FIFTY-EIGHT DEGREES FIFTY-EIGHT MINUTES AND FIFTY-NINE SECONDS WEST (S 58°58'59" W) FOR A DISTANCE OF ONE HUNDRED SIX AND FORTY-SIX HUNDREDTHS FEET (106.46') TO AN IRON REBAR SET; THENCE ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF MAIN STREET (ROUTE I15), THEN FOLLOWING FIVE (5) COURSES AND DISTANCES:

1.AROUND A CURVE HAVING AN ANGLE OF FORTY-FOUR DEGREES FORTY-THREE MINUTES AND FORTY-THREE SECONDS (44°43'43"), A RADIUS OF SIX HUNDRED TWO AND SIXTY-TWO HUNDREDTHS FEET (602.62'), A TANGENT OF TWO HUNDRED FORTY-SEVEN AND NINETY-FOUR HUNDREDTHS FEET (247.94'), AN ARC OF FOUR HUNDRED SEVENTY AND FORTY-FOUR HUNDREDTHS FEET (470.44'), FOR A CHORD COURSE OF NORTH SIXTY-TWO DEGREES FORTY-THREE MINUTES AND SEVEN SECONDS WEST (N 62°43'07" W) FOR A CHORD DISTANCE OF FOUR HUNDRED FIFTY-EIGHT AND FIFTY-NINE HUNDREDTHS FEET (458.59') TO A HIGHWAY BOUND FOUND;

2.NORTH EIGHTY-FIVE DEGREES FOUR MINUTES AND FIFTY-EIGHT SECONDS WEST (N 85°04'58" W) FOR A DISTANCE OF TWO HUNDRED SEVENTY-TWO AND EIGHT HUNDREDTHS FEET (272.08') TO A HIGHWAY BOUND FOUND;

3.AROUND A CURVE HAVING AN ANGLE OF FIFTY-ONE DEGREES FIFTY-FOUR MINUTES AND TWELVE SECONDS (51°54'12"), A RADIUS OF FOUR HUNDRED NINETY-ONE AND SIXTY-SEVEN HUNDREDTHS FEET (491.67'), A TANGENT OF TWO HUNDRED THIRTY-NINE AND TWENTY-NINE HUNDREDTHS FEET (239.29'), AN ARC OF FOUR HUNDRED FORTY-FIVE AND FORTY HUNDREDTHS FEET (445.40'), FOR A CHORD COURSE OF NORTH FIFTY-NINE DEGREES SEVEN MINUTES AND FIFTY-TWO SECONDS WEST (N 59°07'52" W) FOR A CHORD DISTANCE OF FOUR HUNDRED THIRTY AND THIRTY-TWO HUNDREDTHS FEET (430.32') TO AN IRON REBAR SET;

4.NORTH THIRTY-THREE DEGREES TEN MINUTES AND FORTY-SIX SECONDS WEST (N 33°10'46" W) FOR A DISTANCE OF FIFTY-FOUR AND FIFTY-SEVEN HUNDREDTHS FEET (54.57') TO AN IRON REBAR SET;

5.AROUND A CURVE HAVING AN ANGLE OF SIX DEGREES FORTY-SIX MINUTES AND TWENTY-ONE SECONDS (6°46'21"), A RADIUS OF ONE THOUSAND SIXTY-NINE AND THIRTY-TWO HUNDREDTHS FEET (1,069.32'), A TANGENT OF SIXTY-THREE AND TWENTY-SEVEN HUNDREDTHS FEET (63.27'), AN ARC OF ONE HUNDRED TWENTY-SIX AND THIRTY-NINE HUNDREDTHS FEET (126.39'), FOR A CHORD COURSE OF NORTH THIRTY-SIX DEGREES THIRTY-THREE MINUTES AND FIFTY-SIX SECONDS WEST (N 36°33'56" W) FOR A CHORD DISTANCE OF ONE HUNDRED TWENTY-SIX AND THIRTY-TWO HUNDREDTHS FEET (126.32') TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM, ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAME POINT OF BEGINNING OF PARCEL "A", ABOVE DESCRIBED, BEING AT AN IRON REBAR FOUND LOCATED AT THE NORTHWEST CORNER OF LOT HEREIN DESCRIBED, SAID POINT BEING SITUATE SOUTH FORTY-NINE DEGREES THIRTY-THREE MINUTES AND SIXTEEN SECONDS EAST (S 49°33'16" E) A DISTANCE OF TWO HUNDRED EIGHTY-EIGHT AND SIXTY-NINE HUNDREDTHS FEET (288.69'), THENCE FROM SAID POINT OF COMMENCING, NORTH FORTY-FOUR DEGREES FIFTY-SEVEN MINUTES AND FOUR SECONDS EAST (N 44°57'04" E) A DISTANCE OF THREE HUNDRED ONE AND FORTY-SIX HUNDREDTHS FEET (301.46'), NORTH ONE DEGREE TWENTY-ONE MINUTES AND FORTY-EIGHT SECONDS WEST (N 1°21'48" W) A DISTANCE OF ONE HUNDRED THREE AND TWENTY-TWO HUNDREDTHS FEET (103.22'), NORTH FIFTY-TWO DEGREES FORTY-FOUR MINUTES AND EIGHTEEN SECONDS WEST (N 52°44'18" W) A DISTANCE OF ONE HUNDRED SIXTY-THREE AND EIGHTY HUNDREDTHS FEET (163.80'), NORTH TWENTY-ONE DEGREES FIFTY-TWO MINUTES AND FIFTY-EIGHT SECONDS WEST (N 21°52'58" W) A DISTANCE OF ONE HUNDRED SIXTEEN AND FIFTY HUNDREDTHS FEET (116.50'), SOUTH SIXTY-FIVE DEGREES TWO MINUTES AND TWELVE SECONDS WEST (S 65°02'12" W) A DISTANCE OF NINETY-SEVEN AND TWENTY-TWO HUNDREDTHS FEET (97.22'), NORTH TWENTY DEGREES THIRTEEN MINUTES AND FORTY-EIGHT SECONDS WEST (N 20°13'48" W) A DISTANCE OF FIFTY-FOUR AND NO HUNDREDTHS FEET (54.00'), SOUTH SIXTY-NINE DEGREES FORTY-SIX MINUTES AND TWELVE SECONDS WEST (S 69°46'12" W) A DISTANCE OF ONE HUNDRED TWENTY-TWO AND FORTY-EIGHT HUNDREDTHS FEET (122.48'), NORTH TWENTY-TWO DEGREES FORTY MINUTES AND TWENTY-NINE SECONDS WEST (N 22°40'29" W) A DISTANCE OF NINETEEN AND NINETY-NINE HUNDREDTHS FEET (19.99'), NORTH FIVE DEGREES FORTY-TWO MINUTES AND SEVEN SECONDS EAST (N 5°42'07" E) A DISTANCE OF FIFTY-FOUR AND TWO HUNDREDTHS FEET (54.02'), NORTH SIXTY DEGREES FORTY-NINE MINUTES AND SIXTEEN SECONDS EAST (N 60°49'16" E) A DISTANCE OF ONE HUNDRED THIRTEEN AND THIRTY-NINE HUNDREDTHS FEET (113.39'), SOUTH EIGHTY-NINE DEGREES FIFTY-ONE MINUTES AND TWENTY SECONDS EAST (S 89°51'20" E) A DISTANCE OF THREE HUNDRED FIFTY-ONE AND EIGHTY-FOUR HUNDREDTHS FEET (351.84'), NORTH FIFTY-NINE DEGREES FIFTY-TWO MINUTES AND TWENTY-FOUR SECONDS WEST (N 59°52'24" W) A DISTANCE OF FIFTY-ONE AND TWELVE HUNDREDTHS FEET (51.12'), NORTH FIFTEEN DEGREES FIFTY-ONE MINUTES AND FIFTY SECONDS WEST (N 15°51'50") A DISTANCE OF THREE HUNDRED THIRTY-SEVEN AND FIFTY-FOUR HUNDREDTHS FEET (337.54') AND NORTH SIXTY-NINE DEGREES FORTY-NINE MINUTES AND TWENTY SECONDS EAST (N 69°49'20" E) A DISTANCE OF SEVEN HUNDRED SEVENTY-THREE AND THIRTY-SEVEN HUNDREDTHS FEET (773.37') TO THE TRUE POINT OF BEGINNING OF THE EXCEPTION BEING DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING OF THE EXCEPTION BEING DESCRIBED, ALONG LANDS OF ARKWRIGHT, INC., THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1.NORTH SEVENTY-FOUR DEGREES NINETEEN MINUTES AND NO SECONDS EAST (N 74°19'00" E) FOR A DISTANCE OF SIX HUNDRED NINETY-NINE AND TWELVE HUNDREDTHS FEET (699.12') TO AN IRON REBAR SET;

2.SOUTH THIRTEEN DEGREES THIRTY-SEVEN MINUTES AND THIRTY-THREE SECONDS EAST (S 13°37'33" E) FOR A DISTANCE OF FOUR HUNDRED THIRTY-EIGHT AND FOUR HUNDREDTHS FEET (438.04') TO A DRILL HOLE FOUND;

3.SOUTH FOUR DEGREES SIX MINUTES AND FIFTEEN SECONDS EAST (S 4°06'15" E) FOR A DISTANCE OF ONE HUNDRED NINETY AND FOURTEEN HUNDREDTHS FEET (190.14') TO A DRILL HOLE FOUND;

4.NORTH EIGHTY-NINE DEGREES FORTY-FIVE MINUTES AND THIRTEEN SECONDS WEST (N 89°45'13" W) FOR A DISTANCE OF THREE HUNDRED TWENTY-FIVE AND TWO HUNDREDTHS FEET (325.02') TO A DRILL HOLE FOUND;

5.NORTH FOUR DEGREES THIRTY-TWO MINUTES AND TWENTY-FIVE SECONDS EAST (N 4°32'25" E) FOR A DISTANCE OF THIRTY-ONE AND SEVENTY-FOUR HUNDREDTHS FEET (31.74') TO A DRILL HOLE FOUND;

6.NORTH EIGHTY-NINE DEGREES EIGHT MINUTES AND THIRTY-FOUR SECONDS WEST (N 89°08'34" W) FOR A DISTANCE OF ONE HUNDRED SIXTY-FOUR AND TWENTY-SIX HUNDREDTHS FEET (164.26') TO A DRILL HOLE FOUND;

7.SOUTH SIXTY DEGREES TWENTY-SEVEN MINUTES AND TWO SECONDS WEST (S 60°27'02" W) FOR A DISTANCE OF FORTY-ONE AND FORTY-ONE HUNDREDTHS FEET (41.41') TO A DRILL HOLE FOUND;

8.NORTH FIFTY-TWO DEGREES TWENTY-TWO MINUTES AND FORTY-NINE SECONDS WEST (N 52°22'49" W) FOR A DISTANCE OF ONE HUNDRED THIRTY-NINE AND TWENTY-FIVE HUNDREDTHS FEET (139.25') TO AN IRON REBAR FOUND;

9.NORTH TWENTY-ONE DEGREES FOURTEEN MINUTES AND FIFTY-ONE SECONDS WEST (N 21°14'51" W) FOR A DISTANCE OF THREE HUNDRED FORTY-NINE AND NINETY-SIX HUNDREDTHS FEET (349.96') TO THE PLACE OF BEGINNING.

PARCEL "A", MINUS THE EXCEPTED LANDS, CONTAINING 5,031,986 SQUARE FEET (115.52± ACRES).

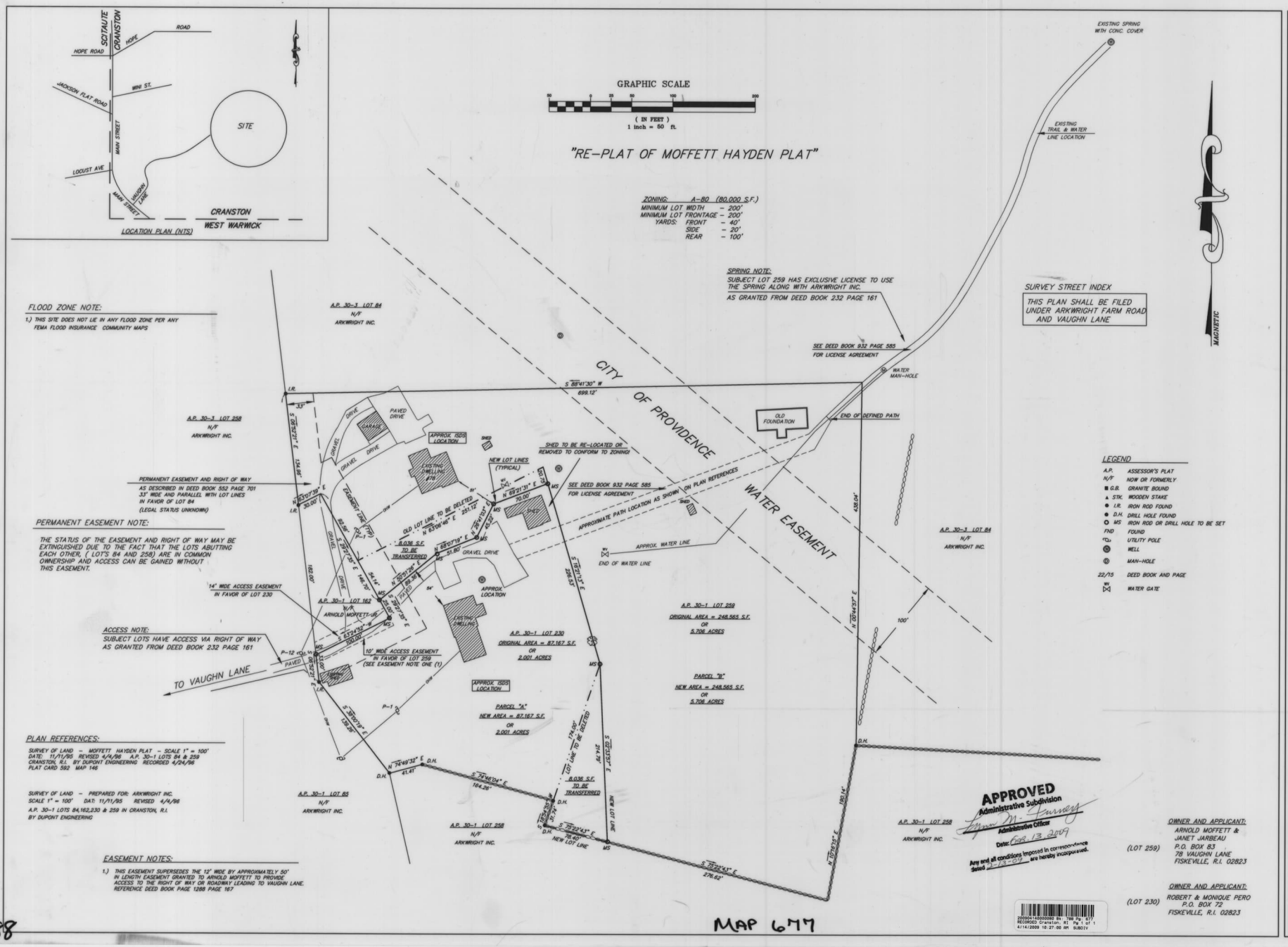
LESS AND EXCEPTING THAT CERTAIN PIECE OR PARCEL OF LAND AS DESCRIBED AS PARCEL A IN A DEED RECORDED IN BOOK 2267 AT PAGE 295 OF THE COVENTRY LAND EVIDENCE RECORDS; AND

LESS AND EXCEPTING THAT CERTAIN PIECE OR PARCEL OF LAND AS DESCRIBED AS PARCEL A IN A DEED RECORDED IN BOOK 659% AT PAGE 337 OF THE CRANSTON LAND EVIDENCE RECORDS.

PARCEL TWO:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE PARTLY IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND PARTLY IN THE TOWN OF COVENTRY, COUNTY OF KENT, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

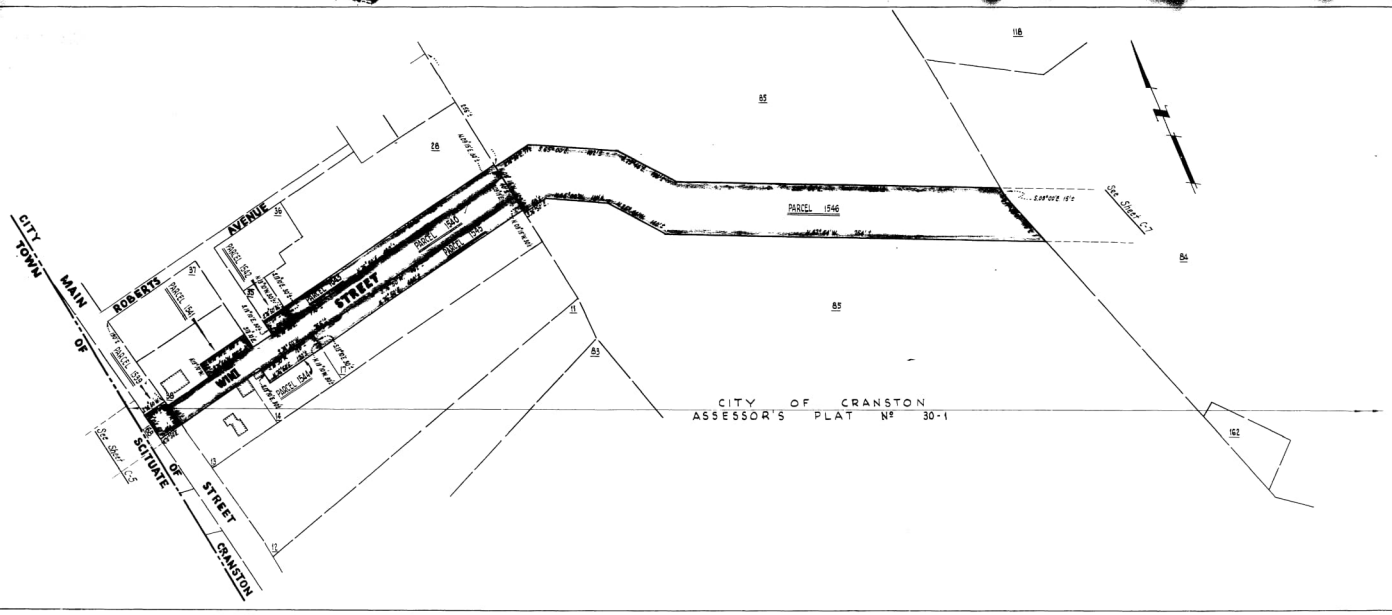
BEGINNING AT AN IRON REBAR SET LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HILL STREET, SAID POINT BEING SITUATE SOUTH SIXTY-THREE DEGREES FORTY-THREE MINUTES AND SIXTEEN SECONDS WEST (S 63°43'16" W) A DISTANCE OF TWO HUNDRED FIFTY-TWO AND SEVENTY-NINE HUNDREDTHS FEET (252.79') FROM A POINT LOCATED AT THE INTERSECTION OF THE PROJECTED CENTERLINE OF VAUGHN LANE WITH THE CENTERLINE OF MAIN STREET (ROUTE I15); THENCE FROM THE PLACE OF BEGINNING ALONG THE NORTH RIGHT-OF-WAY LINE OF LEVEILLOE STREET, NORTH EIGHTY DEGREES TWO MINUTES AND SIXTEEN SECONDS WEST (N 80°02'16" W) FOR A DISTANCE OF ONE HUNDRED TWENTY-NINE AND THIRTY-FOUR HUNDREDTHS FEET (129.34') TO AN IRON REBAR SET; THENCE FURTHER ALONG THE SAME, SOUTH EIGHTY-FIVE DEGREES NO MINUTES AND FORTY-SIX SECONDS WEST (S 85°00'46" W) FOR A DISTANCE OF ONE HUNDRED TWENTY AND FORTY HUNDREDTHS FEET (120.40') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, SOUTH SIXTY-SEVEN DEGREES THIRTY-ONE MINUTES AND THIRTY-TWO SECONDS WEST (S 67°31'32" W) FOR A DISTANCE OF THREE HUNDRED SEVENTY AND FORTY-SEVEN HUNDREDTHS FEET (370.47') TO AN IRON REBAR SET; THENCE STILL FURTHER ALONG THE SAME, AROUND A CURVE HAVING AN ANGLE OF THIRTEEN DEGREES FORTY-FIVE MINUTES AND THIRTY-TWO SECONDS (13°45'23"), A RADIUS OF FOUR HUNDRED AND NO HUNDREDTHS FEET (400.00'), A TANGENT OF FORTY-EIGHT AND TWENTY-FIVE HUNDREDTHS FEET (48.25'), AN ARC OF NINETY-SIX AND FOUR HUNDREDTHS FEET (96.06), FOR A CHORD COURSE OF SOUTH SEVENTY-FOUR DEGREES TWENTY-FOUR MINUTES AND THIRTEEN SECONDS WEST (S 74°24'13" W) FOR A CHORD DISTANCE OF NINETY-FIVE AND EIGHTY-ONE HUNDREDTHS FEET (95.81') TO AN IRON REBAR SET; THENCE ALONG LINE OF LANDS, NOW OR FORMERLY, OF TOWN OF COVENTRY, NORTH TWENTY-ONE DEGREES FORTY-ONE MINUTES AND THIRTY-FOUR SECONDS WEST (N 21°41' 34" W) FOR A DISTANCE OF SE



FLYNN SURVEYS INC.
10 FIELDVIEW ROAD
HOPE, RHODE ISLAND 02831
401-621-6290
LAND SURVEYING / MAPPING
SCALE: 1"= 50'
JAMES G. FLYNN
No. 1904
PROFESSIONAL LAND SURVEYOR
REVISED: 12/09/08
REVISED: 12/16/08
THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS
BY: JAMES G. FLYNN, PROFESSIONAL LAND SURVEYOR NO. 1904
SCALE: 1" = 50'
DATE: SEPTEMBER 17, 2008

ADMINISTRATIVE SUBDIVISION
"RE-PLAT OF MOFFETT HAYDEN PLAT"
ASSESSOR'S PLAT 30-1 LOTS 259 AND 230
PRIVATE WAY EAST OF VAUGHN LANE
CRANSTON, RHODE ISLAND

JOB NO. 750
DRAWING NO. 750



A.P.	LOT	PARCEL Nº	OWNERS OR CLAIMANTS	AREA IN ACRES
30/1	Plan 50	1539	City of Cranston R.I.	0.05
"	Lot 57	1540	City of Cranston R.I.	0.70
—		1541	Vona, Louis & Irene	0.07
		1542	L.R.T. Corporation	0.03
		1543	McShane, John E. & Isabel T.	0.33
		1544	Gelinas, Jeannette	0.08
		1545	McShane, John E. & Isabel T.	0.32
30/1	55	1546	Gee, Richard H. & Juanita S.	2.40