

SCHEDULE A DESCRIPTION

A PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF DIVISION STREET IN THE CITY OF WARWICK, IN THE COUNTY OF KENT, STATE OF RHODE ISLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF DIVISION STREET, SAID POINT BEING NINETY-ONE (91) FEET, MORE OR LESS, WESTERLY FROM THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RICHARD B. BARTON ET UX, AS MEASURED ALONG THE NORTHERLY LINE OF DIVISION STREET;

THENCE RUNNING NORTHERLY FOLLOWING THE LINE OF A STONE WALL, FOUR HUNDRED TEN (410) FEET, MORE OR LESS, BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF THE NARRAGANSETT ELECTRIC COMPANY;

THENCE TURNING AND RUNNING WESTERLY ALONG A STONE WALL ONE HUNDRED (100) FEET, MORE OR LESS, TO A CORNER, BOUNDED NORTHERLY BY SAID LAND NOW OR FORMERLY OF THE NARRAGANSETT ELECTRIC COMPANY;

THENCE TURNING AND RUNNING SOUTHERLY IN A LINE PARALLEL WITH THE EASTERLY LINE OF THE WITHIN DESCRIBED PARCEL OF LAND TO THE NORTHERLY LINE OF DIVISION STREET FOR A DISTANCE OF FOUR HUNDRED TEN (410) FEET, MORE OR LESS, BOUNDED WESTERLY IN PART BY SAID LAND NOW OR FORMERLY OF THE NARRAGANSETT ELECTRIC COMPANY AND IN PART BY LAND NOW OR FORMERLY OF JT DEVELOPMENT PARTNERS, LLC;

THENCE TURNING AND RUNNING EASTERLY, BOUNDED SOUTHERLY BY DIVISION STREET, FOR A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES AS WAS TAKEN BY THE STATE OF RHODE ISLAND FOR HIGHWAY PURPOSES BY CONDEMNATION PLAT # 1498.

ALTA/NSPS LAND TITLE SURVEY NOTES

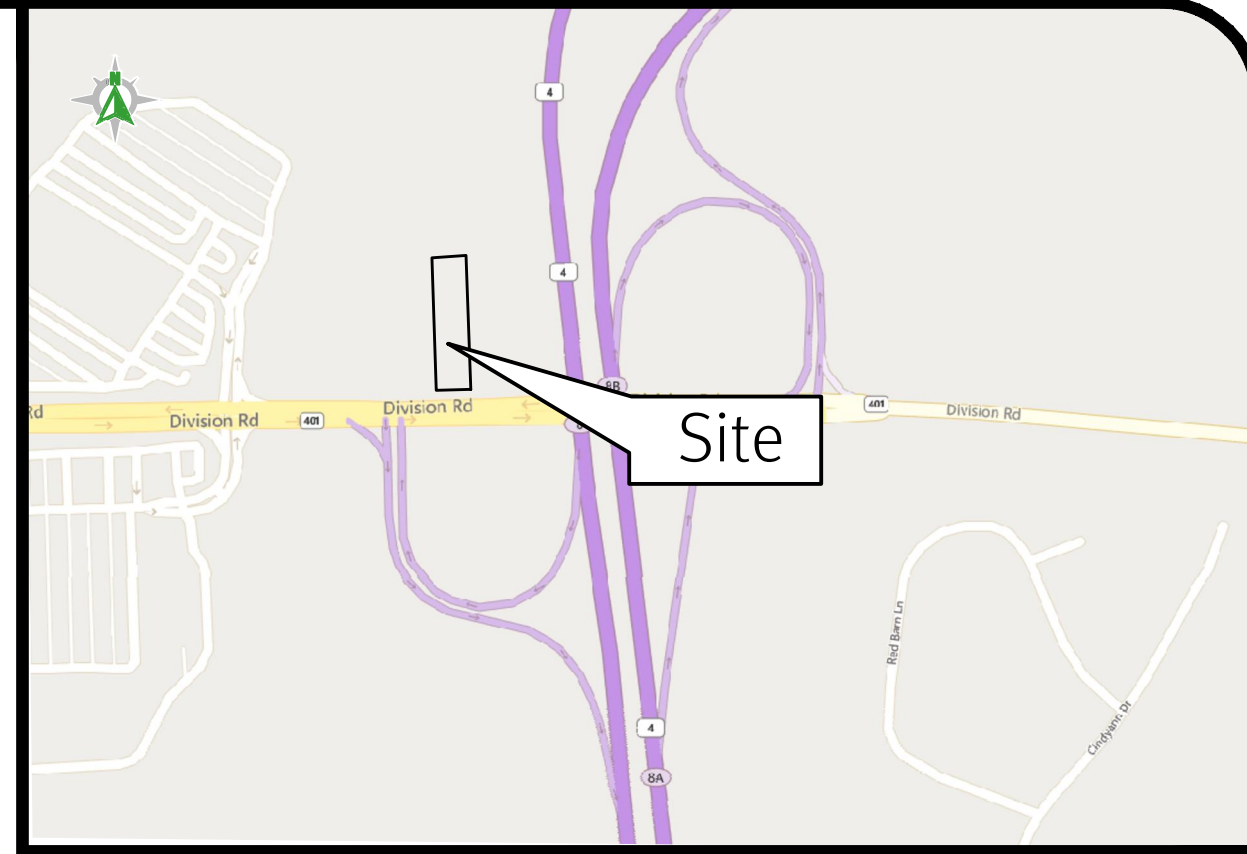
1. THE ADDRESS OF PARCEL IS 1119 DIVISION STREET, WARWICK, RHODE ISLAND.
2. THERE WERE NO PARKING SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
3. THE PARCEL HAS DIRECT ACCESS TO DIVISION STREET, A PUBLIC RIGHT OF WAY.
4. THERE WAS EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
5. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
6. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
7. SURVEY BASED ON TITLE COMMITMENT #95561718, EFFECTIVE DATE JUNE 1, 2021 AT 8:00AM BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B EXCEPTIONS:

8. RIGHTS OF OTHERS TO USE THE SERVICE ROAD SHOWN ON HIGHWAY PLAT 1498, WHICH SERVICE ROAD PROVIDES THE LAND ACCESS TO DIVISION STREET. RESPONSE: SFFRCTS SUBJECT PARCEL, SHOWN ON SURVEY.

LEGEND

---	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD	
---	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION	
---	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN	
---	GAS LINE	N/F	NOW OR FORMERLY	■	DOUBLE CATCH BASIN	
---	ELECTRIC LINE	LC	LANDSCAPING	■	WATER VALVE	
---	OVERHEAD WIRES	R	RECORD	■	GAS VALVE	
---	DRAINAGE LINE	CA	CHORD ANGLE	▲	WETLAND FLAG	
---	MINOR CONTOUR LINE	○	NAIL/SPIKE	○	DRAINAGE MANHOLE	
---	MAJOR CONTOUR LINE	○	DRILL HOLE	○	FLARED END SECTION	
---	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE	
---	ASSESSORS LINE	○	BOUND	○	ELECTRIC MANHOLE	
---	TREELINE	○	SIGN POST	○	UTILITY/POWER POLE	
---	GUARDRAIL	○	SEWER MANHOLE	○	LIGHTPOST	
---	FENCE	○	SEWER CLEANOUT	○	WELL	
---	RETAINING WALL	○	HYDRANT	○	MONITORING WELL	
---	STONE WALL	○	IRRIGATION VALVE	○	BENCH MARK	
			○	UNKNOWN MANHOLE	○	TREE



LOCUS MAP Not To Scale

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 215, LOT 7 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 6516, PAGE 279 IS SMITHBORO PROPERTIES, LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44030C01366, MAP REVISED DECEMBER 3, 2010. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED G8 BASED ON WARWICK'S GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE/WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 23, 2020 AND UPDATED IN JULY 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

PLAN REFERENCES:

1. RHODE ISLAND HIGHWAY PLAT 1498
2. "PLAN OF SURVEY - LOT 8 ON AP 215, DIVISION STREET, WARWICK, RI FOR THE FOOD SERVICE, THOMAS WRIGHT" BY: DAVID D. GARDNER & ASSOCIATES, INC. DATED MARCH 19, 2007. SCALE 1"=20'

LIST OF POSSIBLE ENCROACHMENTS:

- ▲ CLEARING AND CONSTRUCTION OVER PROPERTY LINE

SURVEYOR'S CERTIFICATE

TO: TPG COMPANIES, THE PROCACCIANTI GROUP, LLC, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE 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 2, 3, 4, 5, 6(A), 7(A), 7(B)(I), 7(C), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN OCTOBER 23, 2020 AND UPDATED IN JULY 2021, DATE OF PLAT OR MAP: JULY 14, 2021

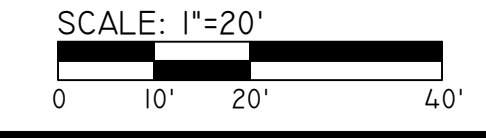
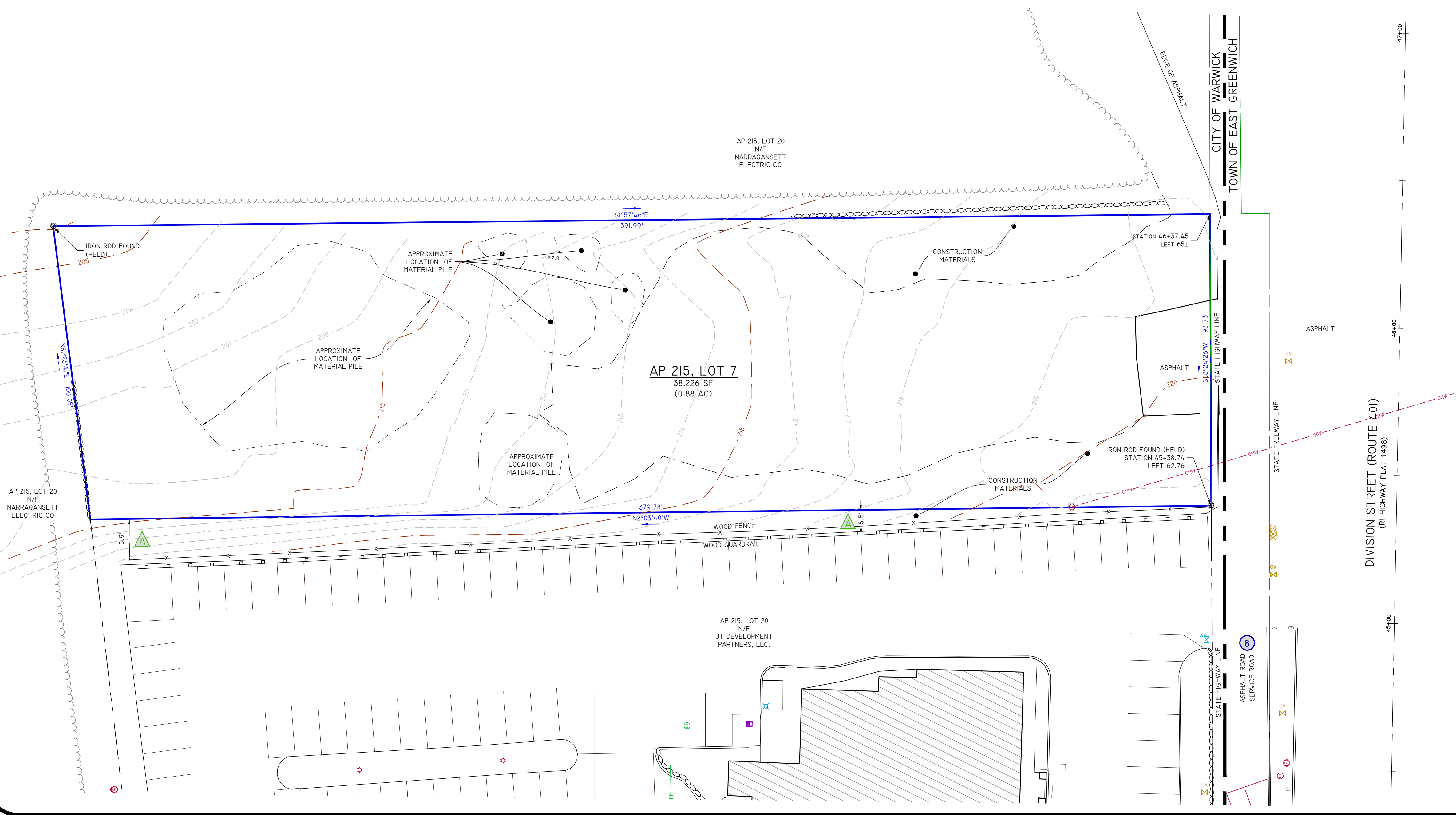
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.

DRAFT

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



Diprete Engineering
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Boston • Providence • Newport

ALTA/NSPS LAND TITLE SURVEY
1119 DIVISION STREET
 ASSESSOR'S PLAT 215, LOT 7
 WARWICK, RHODE ISLAND

PREPARED FOR:
TPG COMPANIES
 1140 RESERVOIR AVENUE
 CRANSTON, RI 02920

DE JOB NO: 2847-007 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

NO.	DATE	DESCRIPTION	BY
1	7/14/21	ALTA/NSPS LAND TITLE SURVEY	RB

SHEET **1** OF X

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