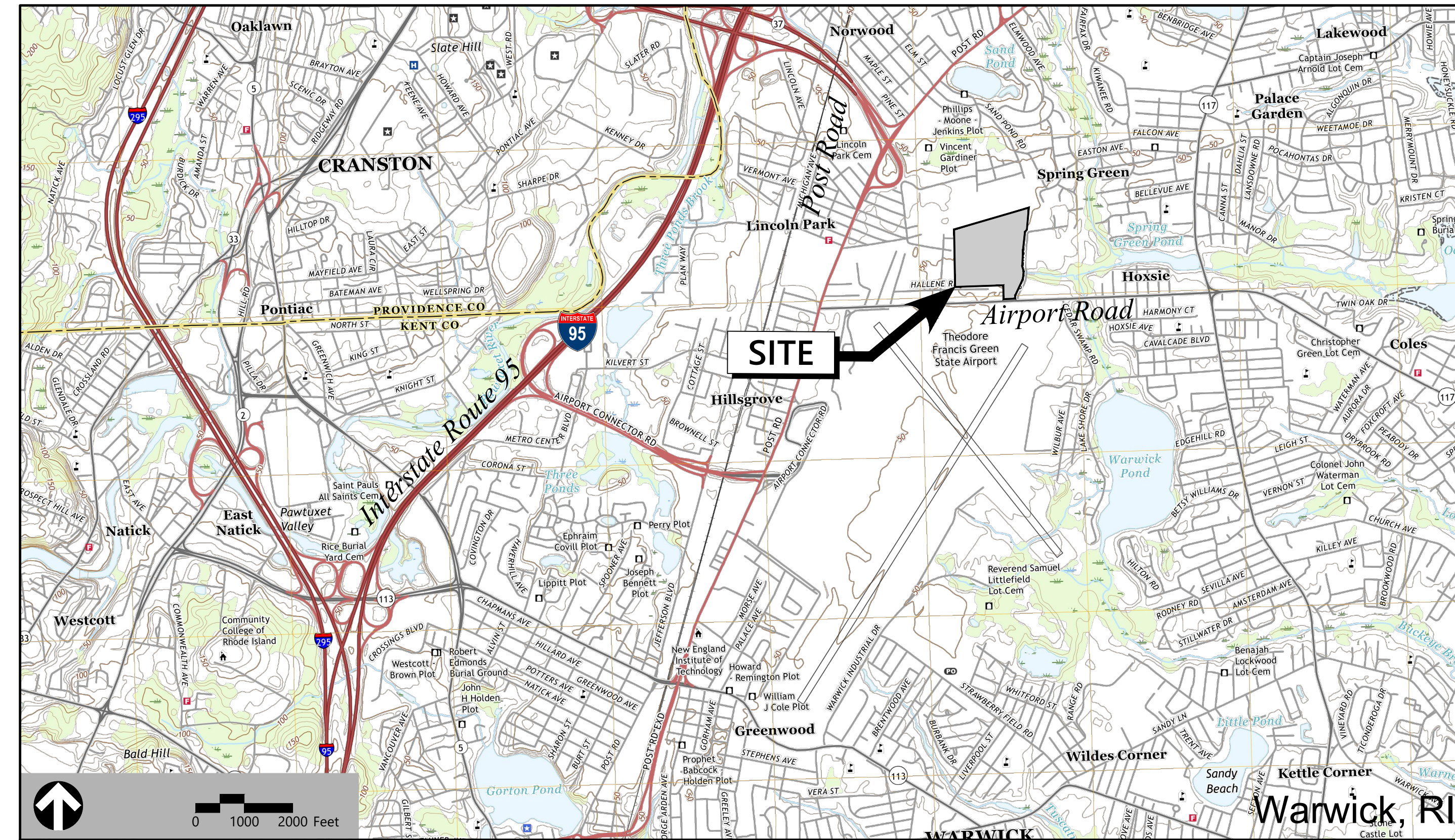


Site Plans

Issued for Master Plan Amendment
 Date Issued January 19, 2021
 Latest Issue August 2, 2021

Proposed Industrial Development

Hallene Road
 Warwick, Rhode Island



vhb.com
 1 Cedar Street
 Suite 400
 Providence, RI 02903
 401.272.8100

Owner

NP Airport Road Warwick, LLC
 4825 41st Street
 Suite 500 Riverside, MO 64150

Applicant

NorthPoint Development, LLC
 4805 Montgomery Road
 Suite 310
 Cincinnati, OH 45212

Assessor's Map: Plat 311

Lots: 138 and 191
Book 9857, Page 23

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Vicinity Map	August 2, 2021
C-2	Master Plan	August 2, 2021
C-3	Conceptual Landscape Plan	August 2, 2021
A4.01-A4.03	Building Elevations and Sections	June 23, 2021

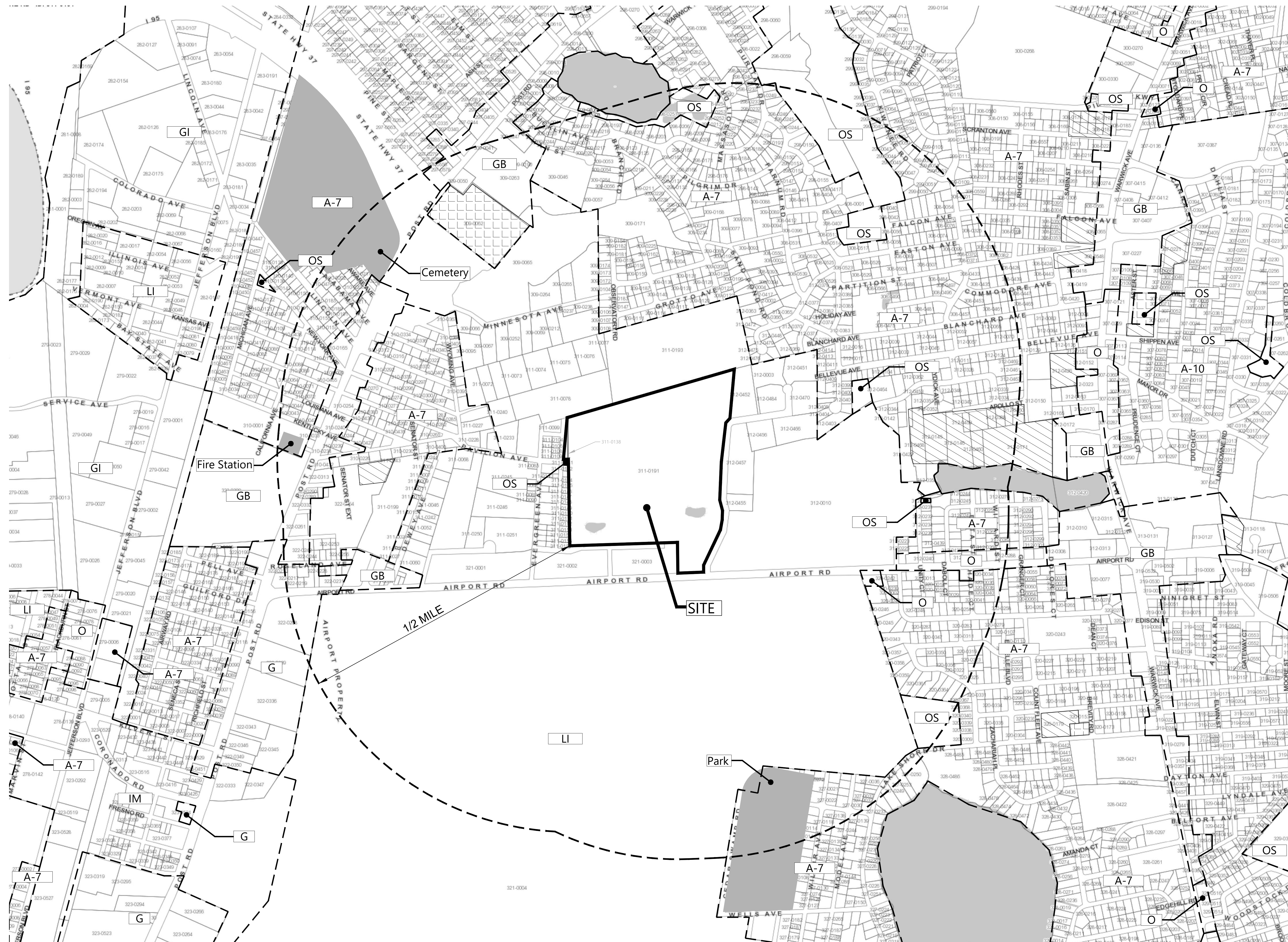
Reference Drawings

No.	Drawing Title	Latest Issue
1-6	ALTA/NSPS Land Title Survey	January 15, 2021





1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



ZONING DISTRICT LEGEND:

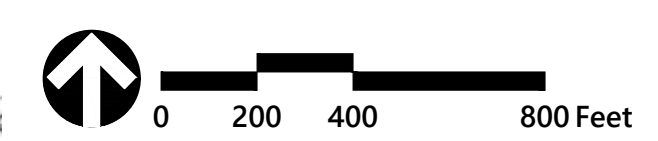
- A-7 RESIDENCE A-7
- A-10 RESIDENCE A-10
- G GATEWAY
- GB GENERAL BUSINESS
- GI GENERAL INDUSTRIAL
- IM WARWICK STATION INTERMODAL
- LI LIGHT INDUSTRIAL
- O OFFICE
- OS OPEN SPACE

OVERLAY DISTRICT LEGEND:

- PLANNED UNIT RESIDENTIAL OVERLAY DISTRICT (PDR)
- RESTRICTIONS OVERLAY DISTRICT (R)

NOTE:

1. INFORMATION SHOWN IS FROM BEST AVAILABLE SOURCES INCLUDING CITY OF WARWICK ASSESSOR'S PLAT MAPS AND DATA FROM THE CITY OF WARWICK WEB GEOGRAPHIC INFORMATION SYSTEM.



Proposed Industrial Development

Hallene Road
Warwick, Rhode Island

No.	Revision	Date	Aspct.
1	Master Plan Amendment	08/02/2021	

Designed by: _____ Checked by: **RLC**

Issued for: **Master Plan** Date: **January 19, 2021**

Not Approved for Construction

Drawing Title: **Vicinity Map**



C-1

Sheet 1 of 3

Project Number 73180.00



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Zoning Summary Chart

Zoning District(S):	Light Industrial (LI)	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	0.14 Acres	46.72 Acres
FRONTAGE	60 Feet	1,499 Feet
FRONT YARD SETBACK	25 Feet	103 Feet
SIDE YARD SETBACK	15 Feet	344 Feet
REAR YARD SETBACK	20 Feet	171 Feet
MINIMUM LOT WIDTH	60 Feet	1,160 Feet
MAXIMUM BUILDING HEIGHT	45 Feet	See Building Elevation
MINIMUM LANDSCAPED OPEN SPACE	10.0 %	>10.0%
INTERIOR PARKING LANDSCAPING PERCENTAGE	5.0 %	>5.0%

* Zoning regulation requirements as specified in the Warwick Zoning Ordinance.

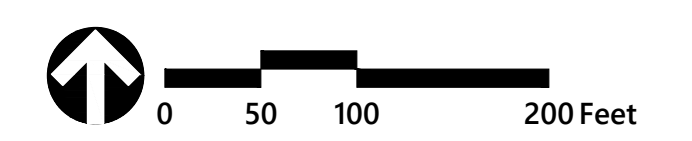
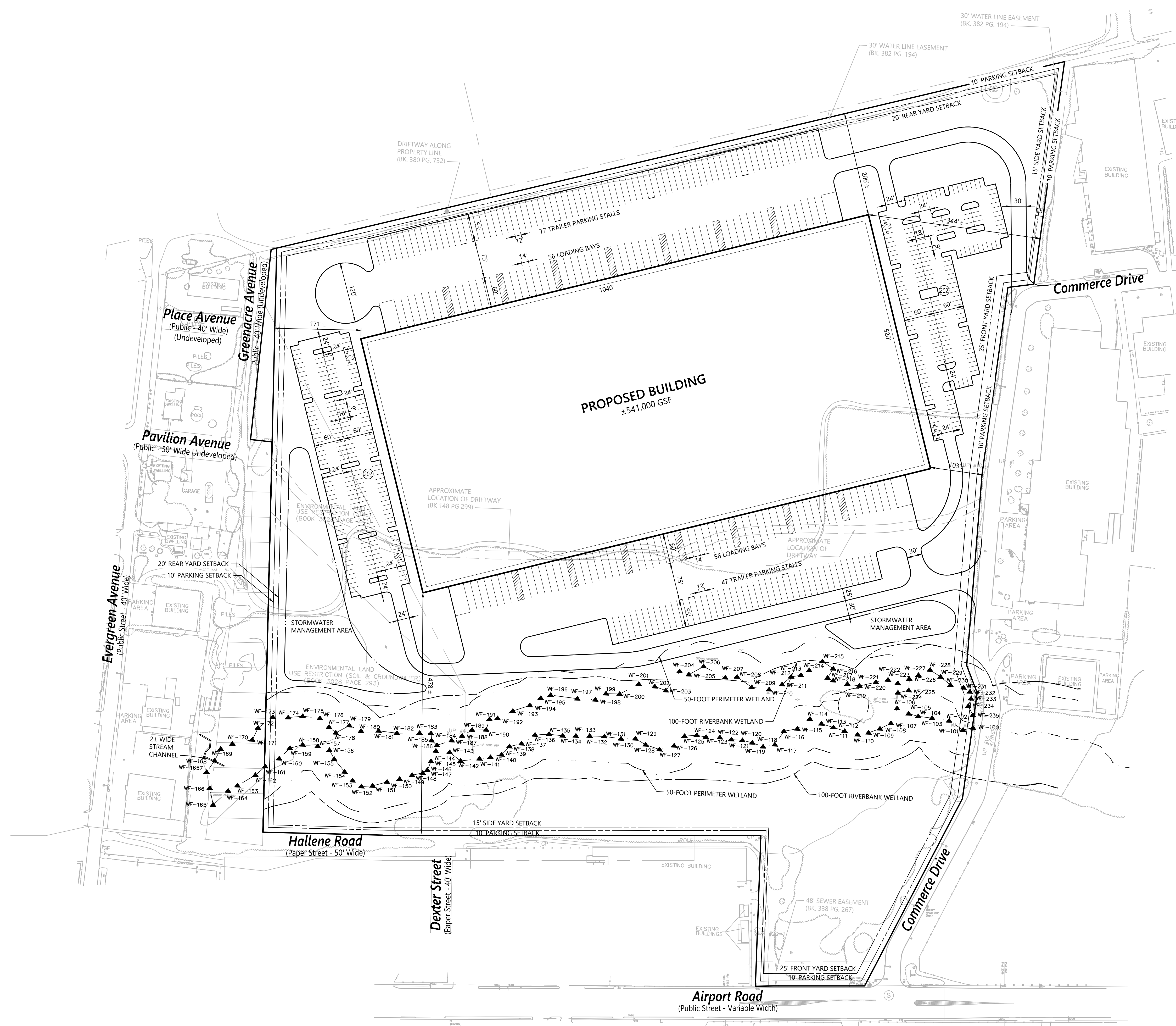
Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	371	395
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	6	7
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	2	2
TOTAL SPACES			379	404
LOADING BAYS**	14 x 60 (15' clearance)		55	112

- * ADA/STATE/LOCAL REQUIREMENTS
- ** LOADING BAYS: ONE BAY FOR THE FIRST 2,000 SF, ONE BAY PER 10,000 SF THEREAFTER

Parking Requirements:

INDUSTRIAL - WAREHOUSE	541,000 SF	x	7 SPACES / 10,000	=	379 SPACES
TOTAL PARKING REQUIRED = 379 SPACES					



Proposed Industrial Development

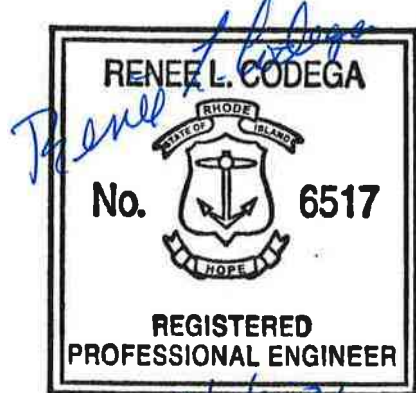
Hallene Road
Warwick, Rhode Island

No.	Revision	Date	Appr.
1	Master Plan Amendment	08/02/2021	

Designed by	AEC	Checked by	RLC
Issued for	Master Plan	Date	January 19, 2021

Not Approved for Construction

Drawing Title
Master Plan



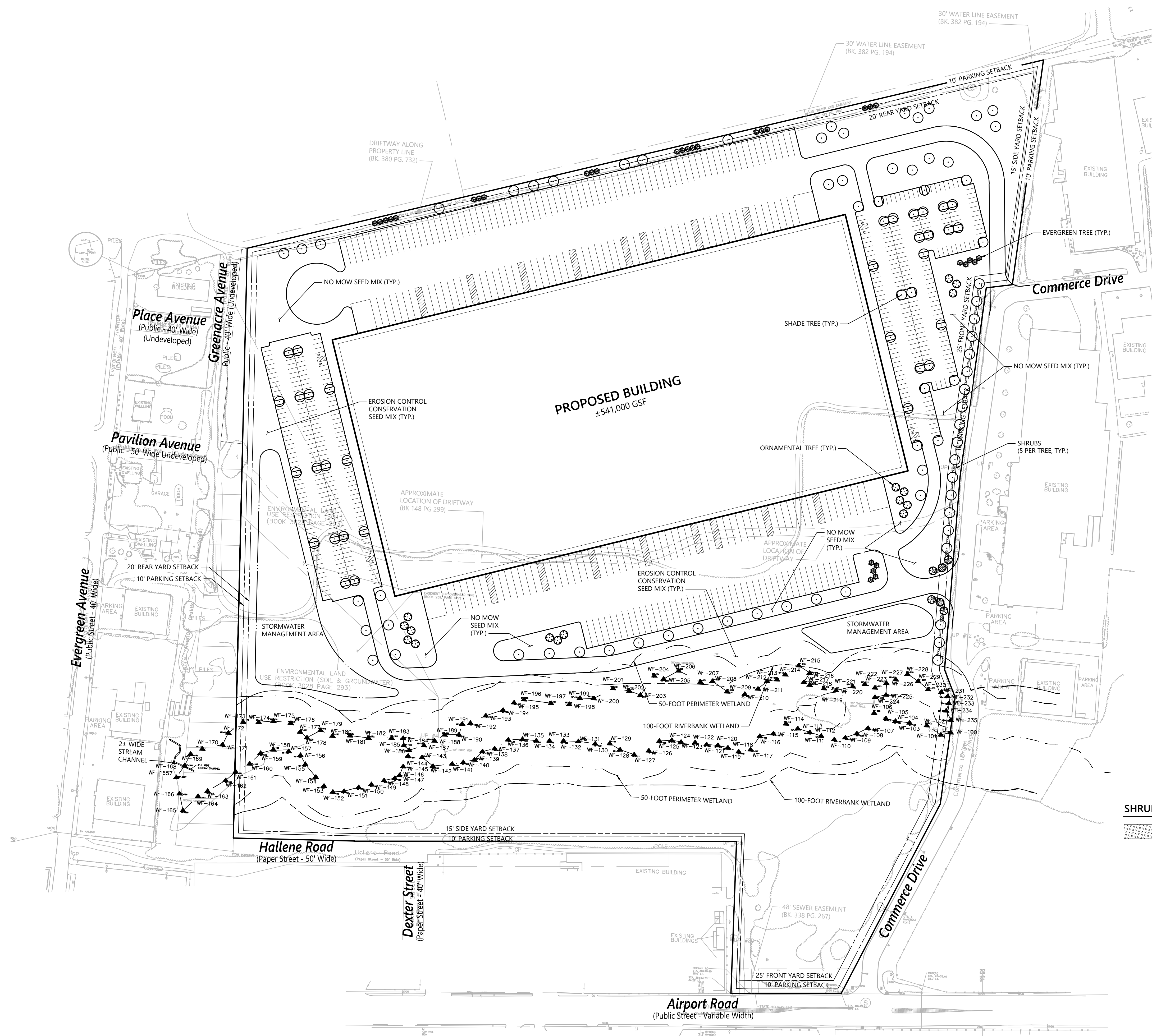
Drawing Number
C-2

Sheet **2** of **3**

Project Number
73180.00



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE NO MOW SEED MIXED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

TREE SCHEDULE

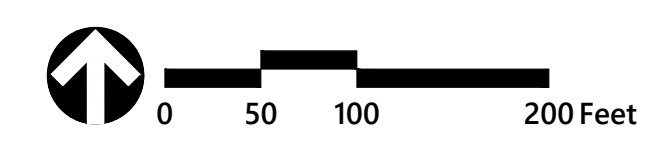
DECIDUOUS TREES	COMMON NAME	SIZE
Betula nigra 'Heritage'	Heritage River Birch	10 - 12' HT./Multi-Stem
Carpinus betulus	European Hornbeam	2 1/2 - 3" CAL.
Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.
Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
Quercus coccinea	Scarlet Oak	2 1/2 - 3" CAL.
Quercus palustris	Pin Oak	2 1/2 - 3" CAL.
Quercus rubra	Red Oak	2 1/2 - 3" CAL.
Ulmus parvifolia var.	Lacebark Elm variety	2 1/2 - 3" CAL.
EVERGREEN TREES	COMMON NAME	SIZE
Dark American Arborvitae	Thuja Placata	5 - 6' HT.
Juniperus virginiana	Eastern Red Cedar	5 - 6' HT.
Picea glauca	White Spruce	5 - 6' HT.
ORNAMENTAL TREES	COMMON NAME	SIZE
Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
Cornus florida	Flowering Dogwood	2 - 2 1/2" CAL.
Magnolia stellata	Star Magnolia	6 - 8' HT./Multi-Stem
Magnolia virginiana	Sweet Bay Magnolia	6 - 8' HT./Multi-Stem
Malus sp.	Crabapple	2 - 2 1/2" CAL.

SHRUBS, GRASSES AND GROUNDCOVERS LIST

DECIDUOUS SHRUBS	COMMON NAME	SIZE
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18 - 24" HT.
Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	18 - 24" HT.
Hydrandea quercifolia	Oak Leaf Hydrandea	18 - 24" HT.
Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18 - 24" HT.
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	18 - 24" HT.
Rosa polyantha 'The Fairy'	The Fairy Rose	18 - 24" HT.
Rosa x 'Knockout'	Knockout Rose	18 - 24" HT.
Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac	18 - 24" HT.
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	18 - 24" HT.
EVERGREEN SHRUBS	COMMON NAME	SIZE
Ilex glabra	Inkberry Holly	18 - 24" HT.
Rhododendron azalea 'Delaware Valley'	Delaware Valley White Rhododendron	18 - 24" HT.
ORNAMENTAL GRASSES	COMMON NAME	SIZE
Panicum virgatum 'Shenendoah'	Shenendoah Switch Grass	#3 POT
Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	#2 POT
Sporobolus heterolepis	Prarie Dropseed	#2 POT
GROUNDCOVERS	COMMON NAME	SIZE
Echinacea purpurea 'PowWow'	PowWow Echinacea	#1 POT
Symphotrichum novae-angliae	New England Aster	#1 POT

Seed Mixtures:

- AREAS INDICATED AS "EROSION CONTROL CONSERVATION SEED MIX" ARE TO BE SEEDDED WITH NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- AREAS DESIGNATED "NO-MOW GRASS" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.



Proposed Industrial Development

Hallene Road
Warwick, Rhode Island

No.	Revision	Date	Appr'd.
1	Master Plan Amendment - No Revisions	08/02/2021	

Designed by: _____ Checked by: **RLC**
Issued for: _____ Date: _____
Master Plan January 19, 2021

Not Approved for Construction

Drawing Title
Conceptual Landscape Plan
Drawing Number



C-3

Sheet 3 of 3

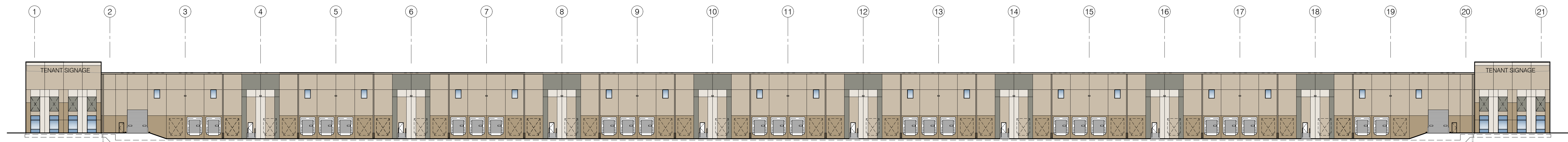
Project Number
73180.00



studioNorth
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MD 64150
816 | 888 | 7380
NF Studio North, LLC
Rhode Island Certificate of Authorization No. 20588

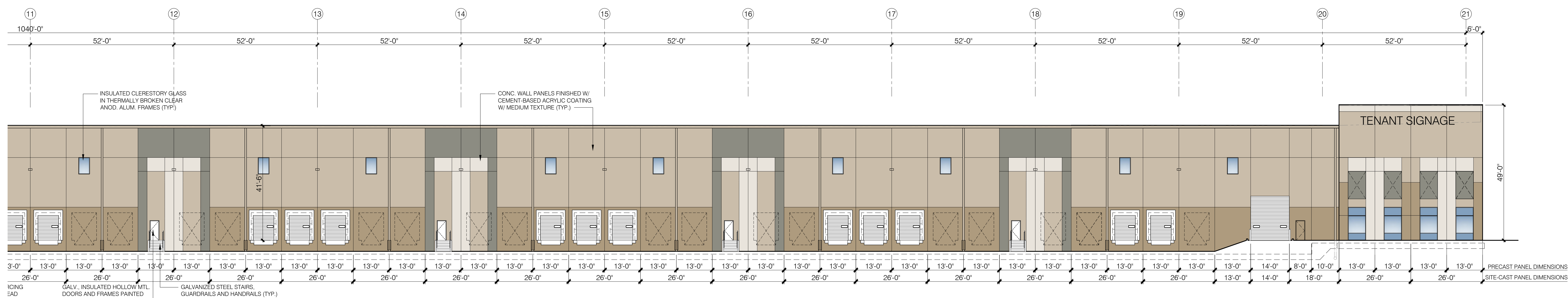
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LANDSCAPE VHB
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PLUMBING DESIGN-BUILD
MECHANICAL DESIGN-BUILD
ELECTRICAL DESIGN-BUILD
FIRE PROTECTION DESIGN-BUILD
CONTRACTOR



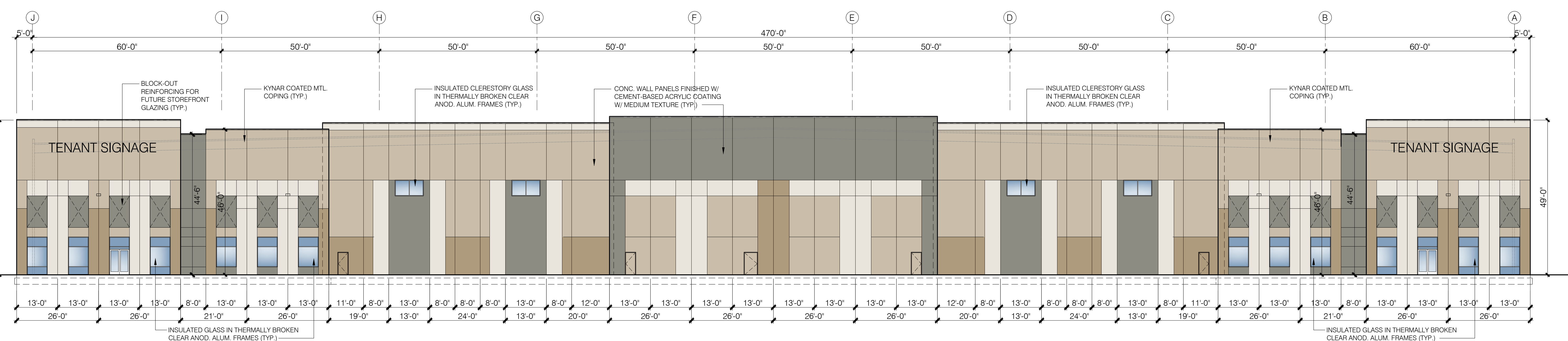
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2 PARTIAL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



4 EAST ELEVATION
Scale: 1/16" = 1'-0"

COLOR COATING LEGEND

- ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS IN VALLEY OF REVEALS. RE: REVEAL DETAILS ON A5.01.
- COPING COLORS TO MATCH ADJACENT PAINT FINISH AS NOTED BELOW (U.N.O.)

- SHERWIN WILLIAMS: SW7043 'WORLDLY GRAY' COPING COLOR. EQ. TO PAC-CLAD 'SANDSTONE'
- SHERWIN WILLIAMS: SW7038 'TONY TAUPE' COPING COLOR. EQ. TO PAC-CLAD 'SIERRA TAN'
- SHERWIN WILLIAMS: SW 7018 'DOVETAIL' COPING COLOR. EQ. TO PAC-CLAD 'SLATE GRAY'
- SHERWIN WILLIAMS: SW7046 'ANONYMOUS'

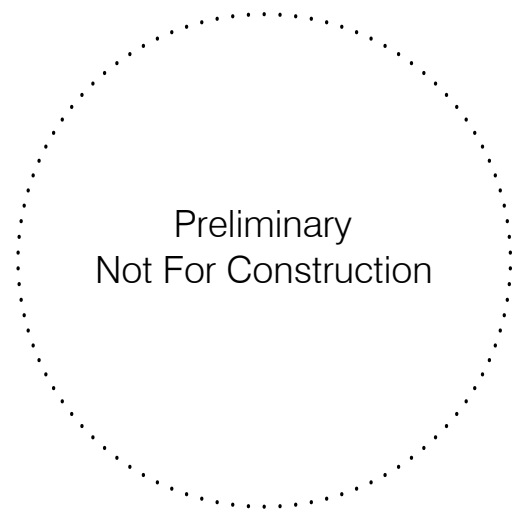
GUTTERS & DOWNSPOUTS TO MATCH SW7038 'TONY TAUPE' (EQ. TO PAC-CLAD 'SIERRA TAN')

CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH SW7018 'DOVETAIL' (EQ. TO PAC-CLAD 'SLATE GRAY')



Airport Road
Hallowe Road
Warwick, Rhode Island 02886

Project No. 2021-62
Date: 06.23.2021
Issued For: Precast Pricing 40' Clear
Revisions:
No. Date Description



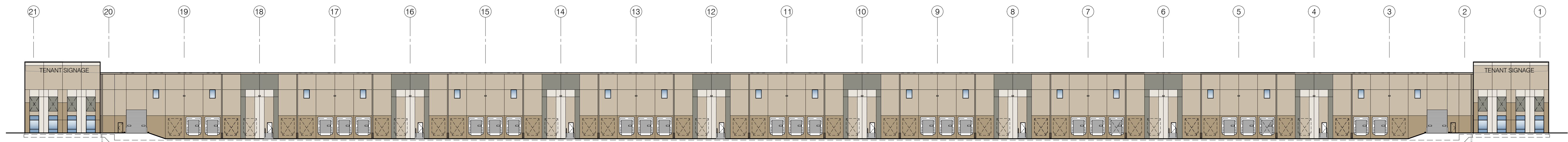
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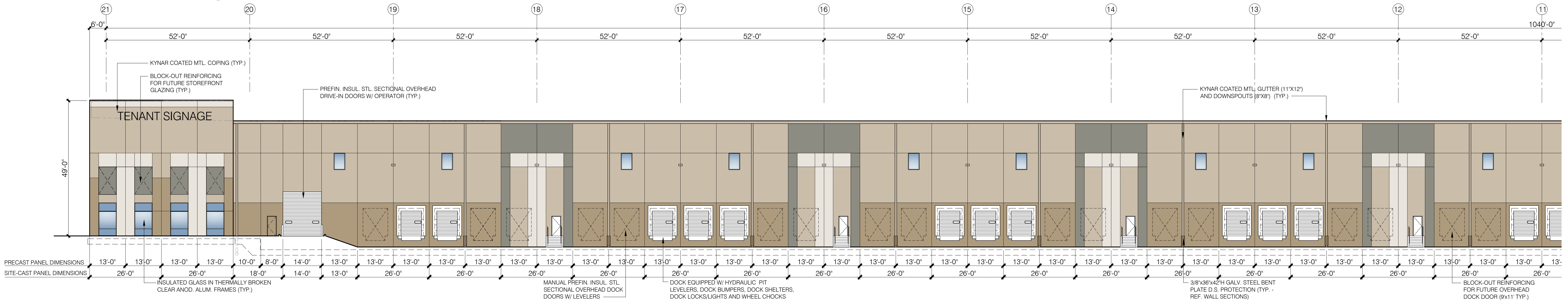


studioNorth
ARCHITECTURE
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NP Studio North, LLC
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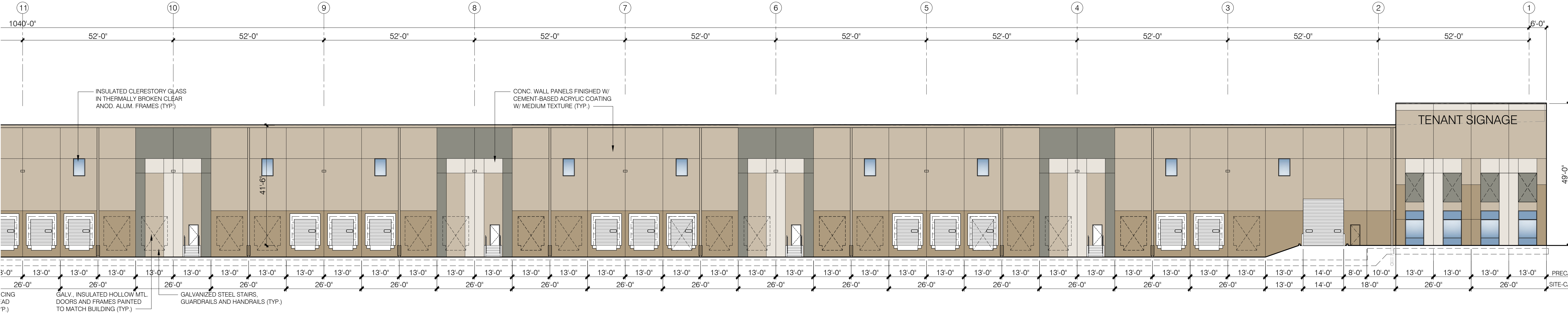
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LANDSCAPE VHB
FOUNDATIONS KRUDWIG STRUCTURAL ENGINEERS
STRUCTURAL KRUDWIG STRUCTURAL ENGINEERS
PLUMBING DESIGN-BUILD
MECHANICAL DESIGN-BUILD
ELECTRICAL DESIGN-BUILD
FIRE PROTECTION DESIGN-BUILD
CONTRACTOR



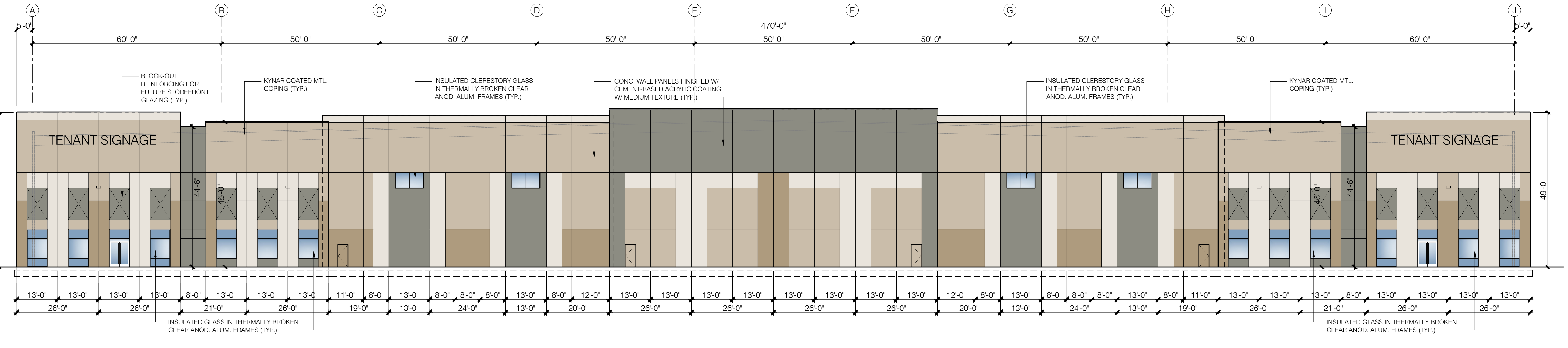
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2 PARTIAL NORTH ELEVATION
Scale: 1/16" = 1'-0"



3 PARTIAL NORTH ELEVATION
Scale: 1/16" = 1'-0"



4 WEST ELEVATION
Scale: 1/16" = 1'-0"

COLOR COATING LEGEND

- ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS IN VALLEY OF REVEALS. RE: REVEAL DETAILS ON A5.01.
- COPING COLORS TO MATCH ADJACENT PAINT FINISH AS NOTED BELOW (U.N.O.)

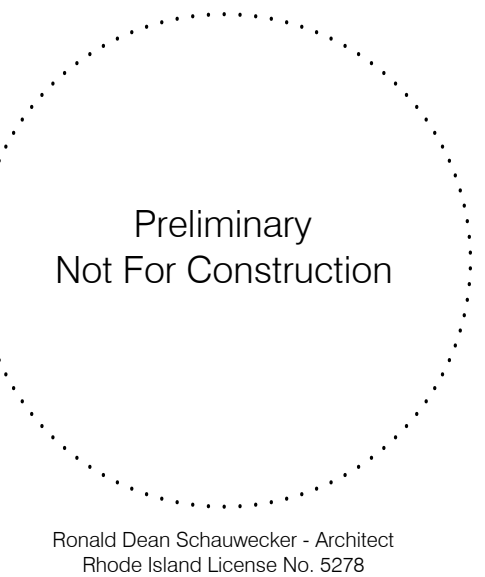
- SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY" COPING COLOR. EQ. TO PAC-CLAD "SANDSTONE"
- SHERWIN WILLIAMS: SW7038 "TONY TAUPE" COPING COLOR. EQ. TO PAC-CLAD "SIERRA TAN"
- SHERWIN WILLIAMS: SW 7018 "DOVETAIL" COPING COLOR. EQ. TO PAC-CLAD "SLATE GRAY"
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GUTTERS & DOWNSPOUTS TO MATCH SW7038 "TONY TAUPE" (EQ. TO PAC-CLAD "SIERRA TAN")
CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH SW7018 "DOVETAIL" (EQ. TO PAC-CLAD "SLATE GRAY")



Airport Road
Hallowe Road
Warwick, Rhode Island 02886

Project No. 2021-62
Date: 06.23.2021
Issued For: Precast Pricing 40' Clear
Revisions:
No. Date Description



Ronald Dean Schawewacker - Architect
Rhode Island License No. 5278

A4.02
BUILDING ELEVATIONS

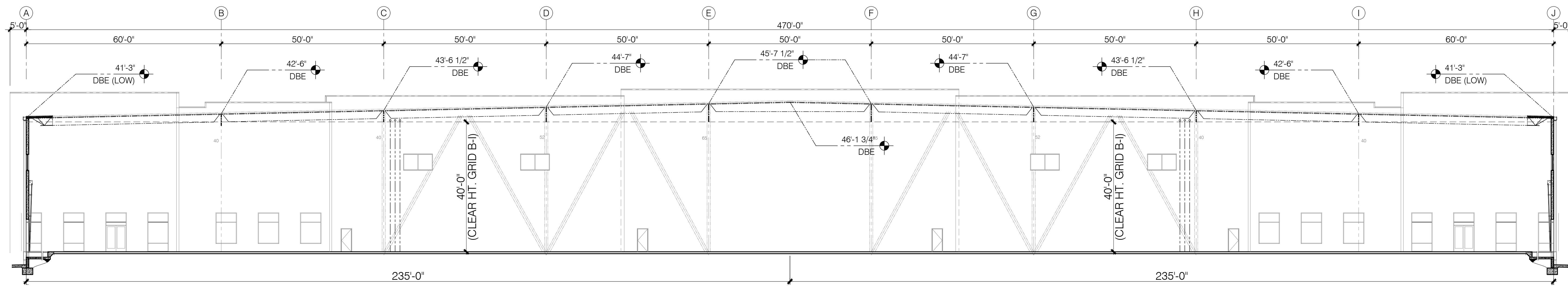
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studioNorth
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MD 64150
816 | 866 | 7380
SN Studio North, LLC
Rhode Island Certificate of Authorization No. 20588

CIVIL	VHB
LANDSCAPE	VHB
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	



1 BUILDING SECTION
Scale: 1/16" = 1'-0"

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Airport Road

Hallens Road
Warwick, Rhode Island 02886

Project No. 2021-62
 Date: 06.23.2021
 Issued For: Precast Pricing 40' Clear
 Revisions:

No.	Date	Description

Preliminary
Not For Construction

Ronald Dean Schauwacker - Architect
Rhode Island License No. 5278

A4.03
BUILDING SECTION

CERTIFICATION:

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION	CLASS III
TOPOGRAPHIC SURVEY (FIELD AREA)	T-1
TOPOGRAPHIC SURVEY (TREADED AREA)	T-3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN ALTA/NSPS SURVEY OF LOT 191 ON ASSessor'S 311 IN THE CITY OF WARWICK, RHODE ISLAND.

By: Samuel A. White, Jr.
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA

CERTIFICATION:

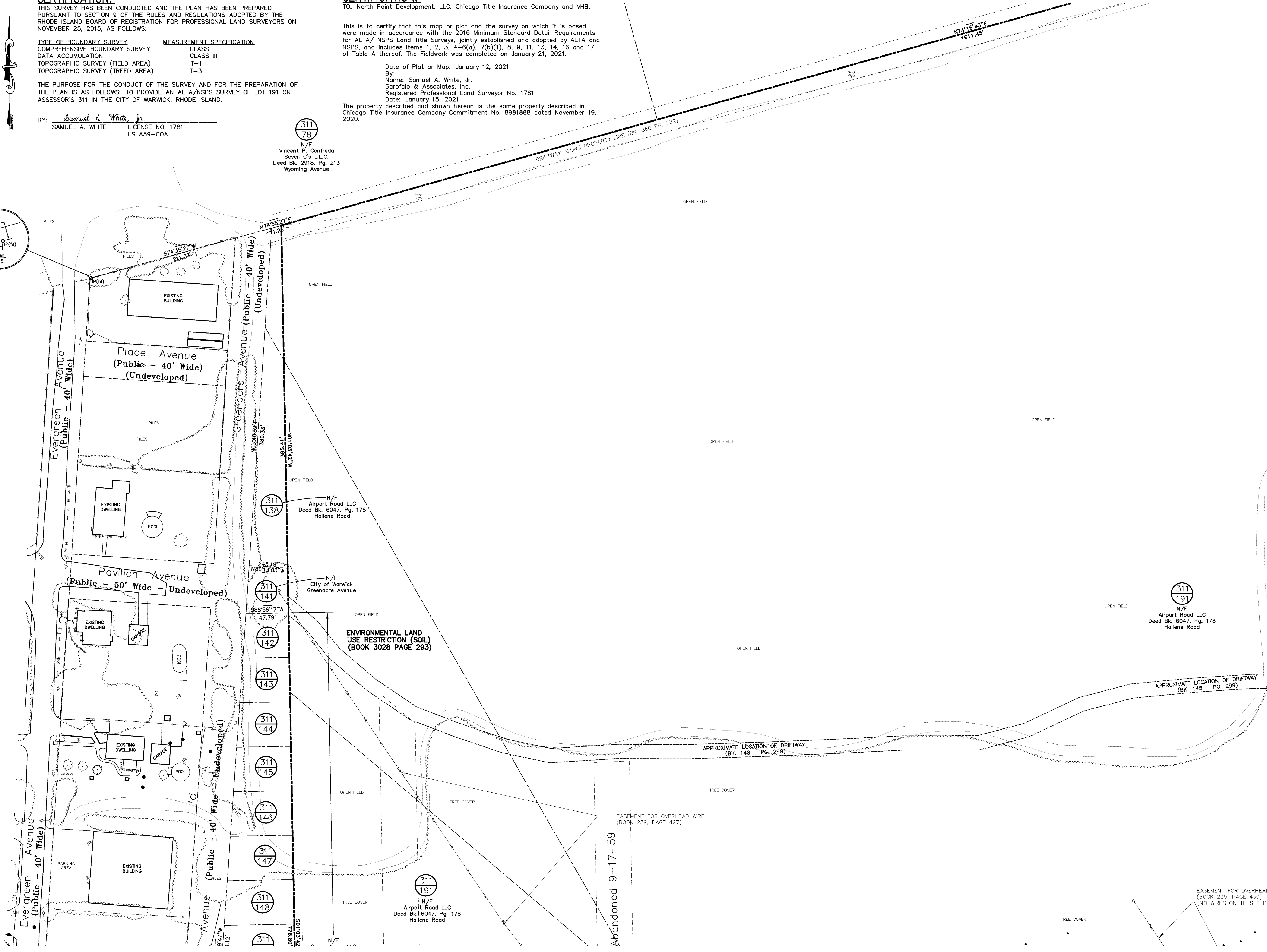
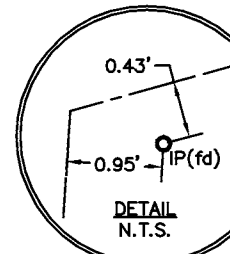
To: North Point Development, LLC, Chicago Title Insurance Company and VHB.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 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(c), 7(b)(1), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The Fieldwork was completed on January 21, 2021.

Date of Plot or Map: January 12, 2021
 By: Samuel A. White, Jr.
 Garofalo & Associates, Inc.
 Registered Professional Land Surveyor No. 1781
 Date: January 15, 2021

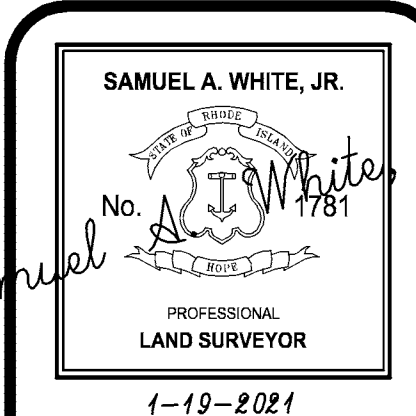
The property described and shown hereon is the same property described in Chicago Title Insurance Company Commitment No. 8981888 dated November 19, 2020.

(311)
 (78)
 N/F
 Vincent P. Confreda
 Seven C's LLC
 Deed Bk. 2918, Pg. 213
 Wyoming Avenue



ALTA/NSPS LAND TITLE SURVEY
 FOR
 GREEN ACRES LLC & AIRPORT ROAD LLC
 AP 311 LOT 191
 SITUATED ON
 AIRPORT ROAD
 WARWICK, RHODE ISLAND
 PREPARED FOR
 V.H.B.

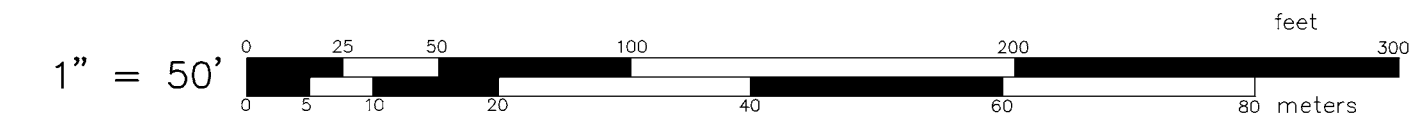
NO.	REVISION	BY	DATE



GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02940
 TEL. 401-273-6000

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SHEET	DATE: JANUARY 15 2021

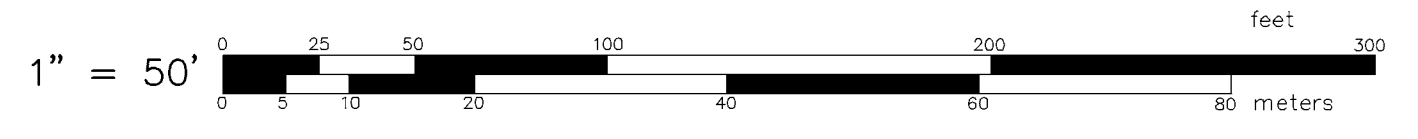
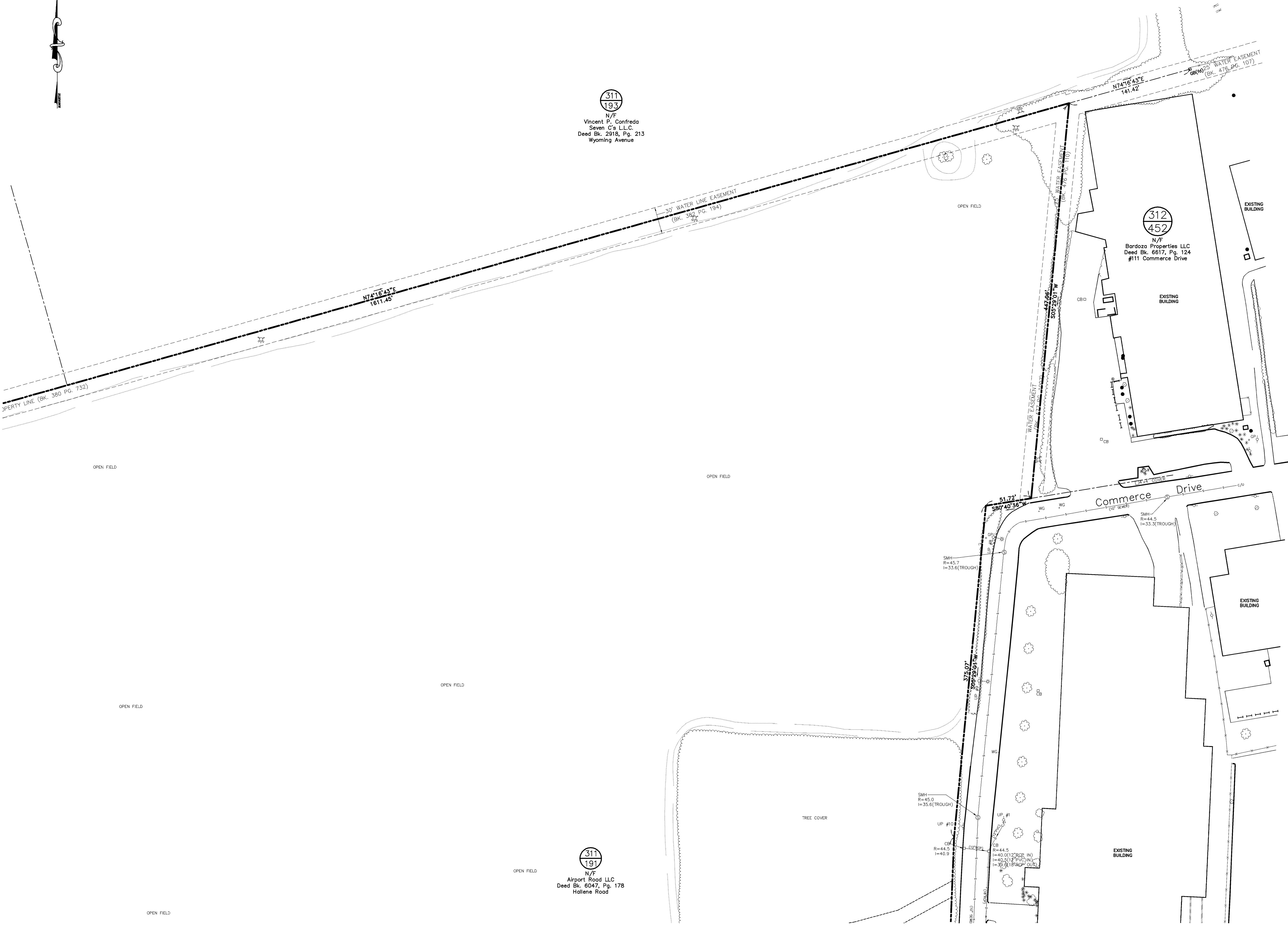
SEE SHEET 6 OF 6 FOR NOTES, REFERENCES, EXCEPTIONS TO TITLE, AND DEED DESCRIPTION.





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193
N/F
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Seven C's L.L.C.
Deed Bk. 2918, Pg. 213
Wyoming Avenue

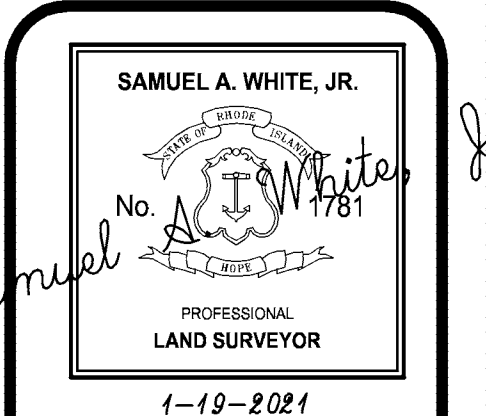
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N/F
Airport Road LLC
Deed Bk. 6047, Pg. 178
Hallene Road



SEE SHEET 6 OF 6 FOR NOTES, REFERENCES, EXCEPTIONS TO TITLE, AND DEED DESCRIPTION.

ALTA/NSPS LAND TITLE SURVEY
FOR
GREEN ACRES LLC & AIRPORT ROAD LLC
AP 311 LOT 191
SITUATED ON
AIRPORT ROAD
WARWICK, RHODE ISLAND
PREPARED FOR
V.H.B

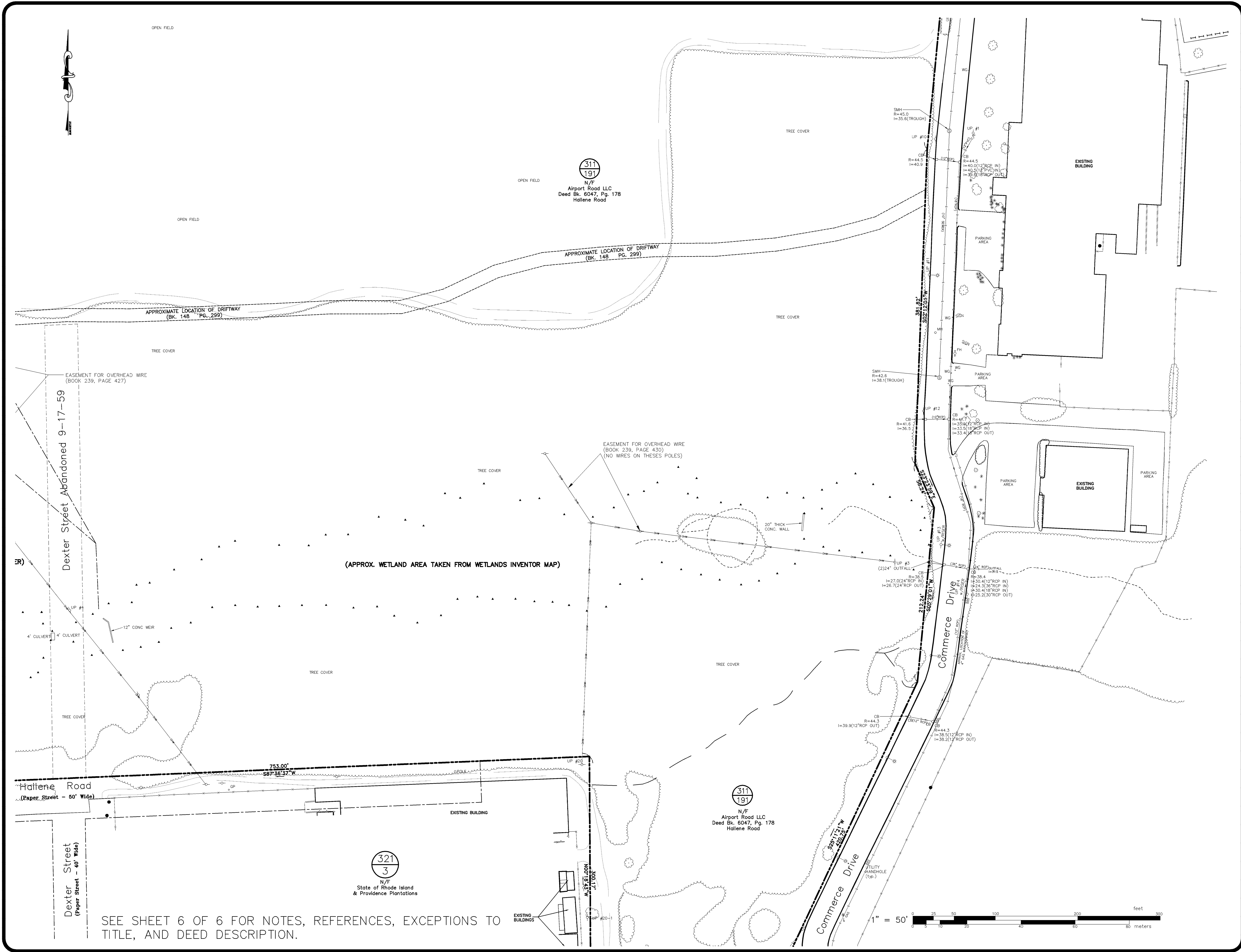
NO.	REVISION	BY	DATE



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 7298-00	DRAWN BY R.S.E.
DWG. NO. 7298-00.dwg	CHECKED S.A.W.
SCALE: 1"=100'	APPROVED S.A.W.
SHEET	DATE: JANUARY 15 2021



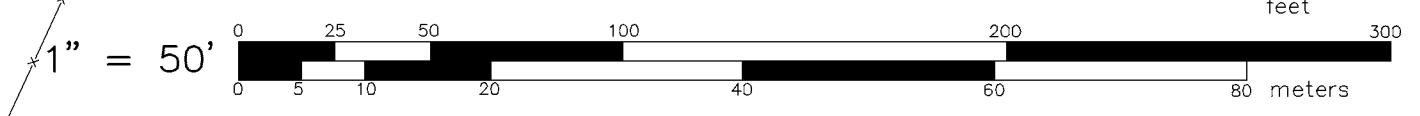
Dexter Street Abandoned 9-17-59
 Dexter Street (Paper Street - 40' Wide)

Halilene Road
 (Paper Street - 50' Wide)

Commerce Drive

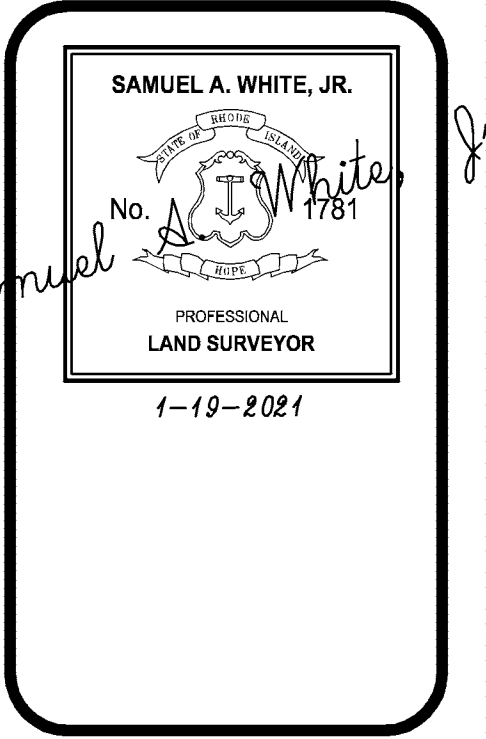
(APPROX. WETLAND AREA TAKEN FROM WETLANDS INVENTOR MAP)

SEE SHEET 6 OF 6 FOR NOTES, REFERENCES, EXCEPTIONS TO TITLE, AND DEED DESCRIPTION.



ALTA/NSPS LAND TITLE SURVEY
 FOR
 GREEN ACRES LLC & AIRPORT ROAD LLC
 AP 311 LOT 191
 SITUATED ON
 AIRPORT ROAD
 WARWICK, RHODE ISLAND
 PREPARED FOR
 V.H.B

NO.	REVISION	BY	DATE



GAROFALO

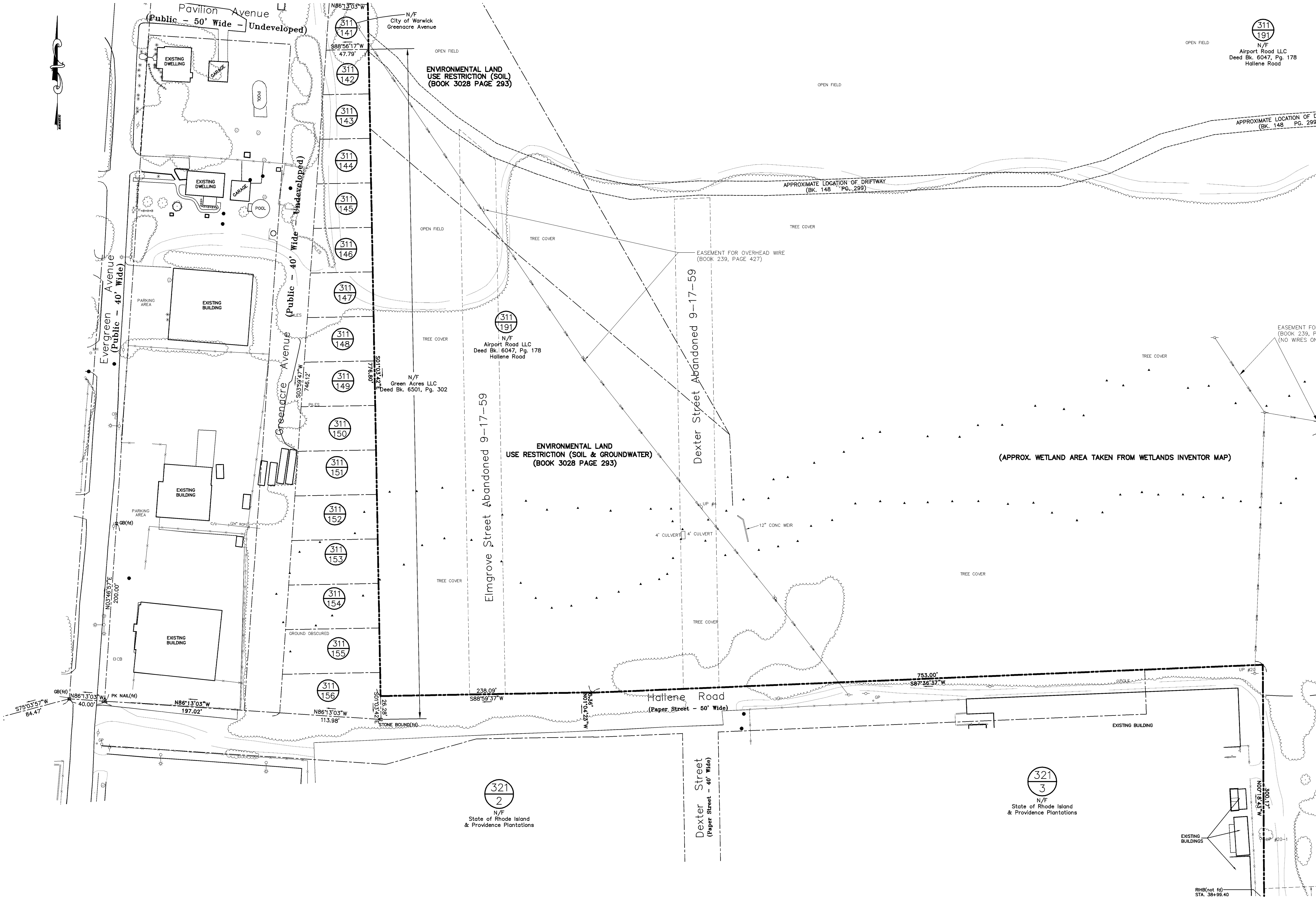
GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
 P.O. BOX 6145
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JOB NO. 7298-00	DRAWN BY R.S.E.
DWG. NO. 7298-00.dwg	CHECKED S.A.W.
SCALE: 1"=50'	APPROVED S.A.W.
SHEET	DATE: JANUARY 15 2021

3

OF 6 SHEETS



ALTA/NSPS LAND TITLE SURVEY
 FOR
 GREEN ACRES LLC & AIRPORT ROAD LLC
 AP 311 LOT 191
 SITUATED ON
 AIRPORT ROAD
 WARWICK, RHODE ISLAND
 PREPARED FOR
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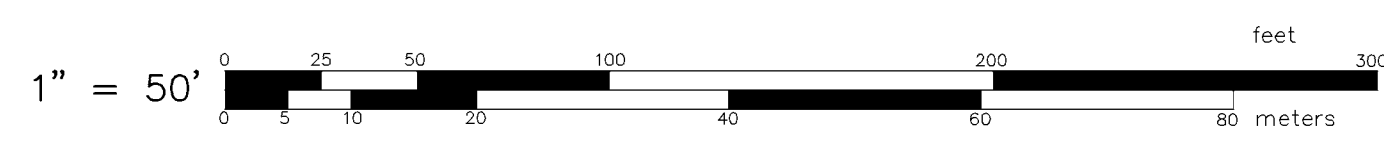
SAMUEL A. WHITE, JR.
 No. 1781
 PROFESSIONAL
 LAND SURVEYOR
 1-19-2021

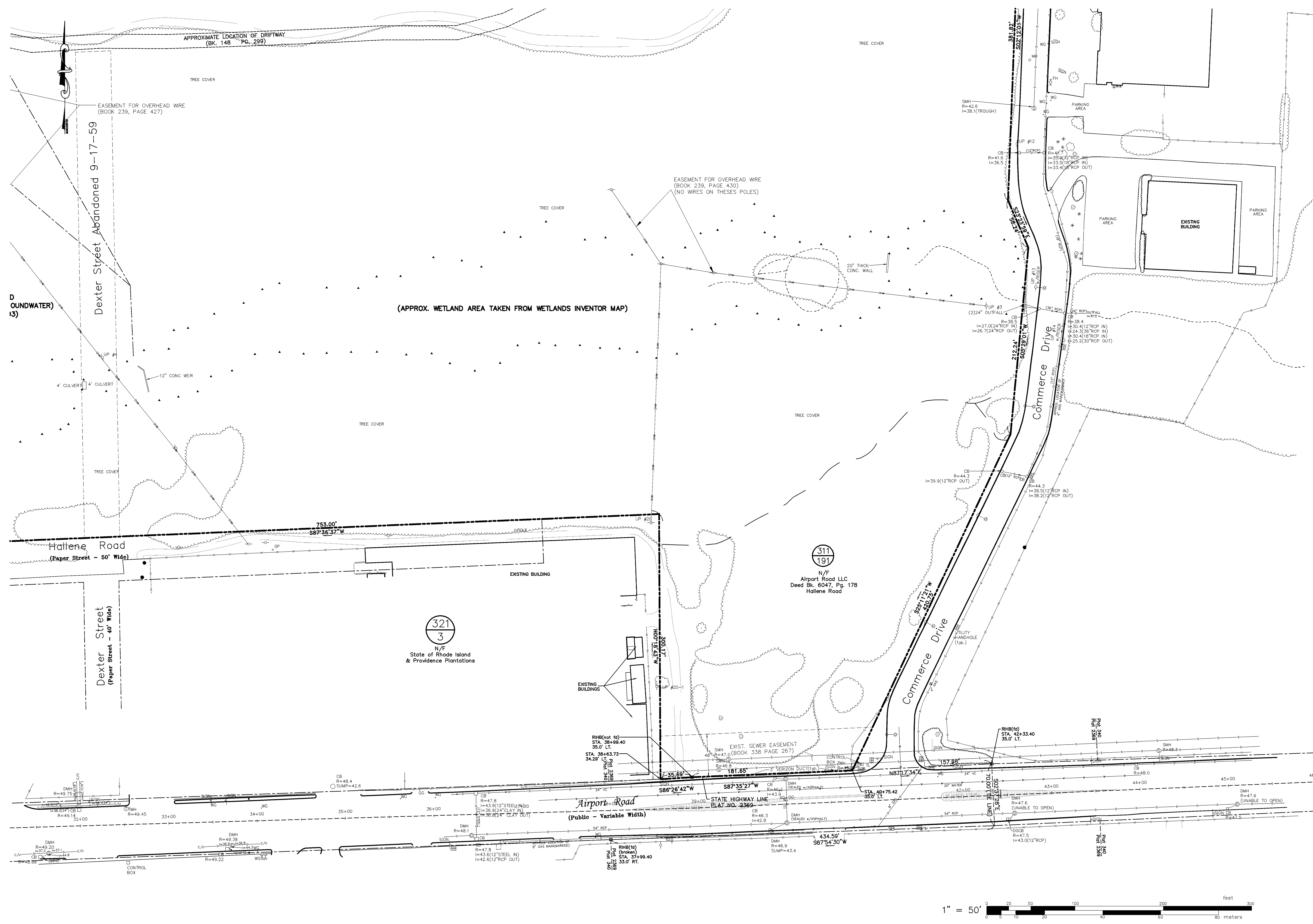
GAROFALO
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DATE: JANUARY 15 2021	

SHEET
 4
 OF 6 SHEETS

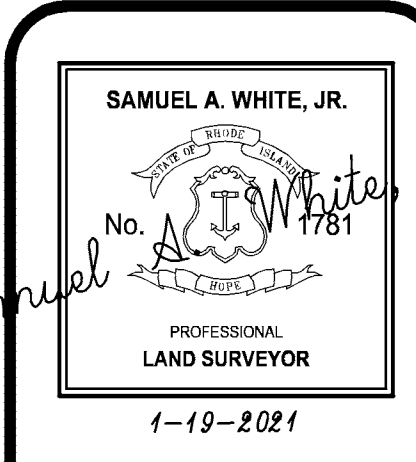
SEE SHEET 6 OF 6 FOR NOTES, REFERENCES, EXCEPTIONS TO TITLE, AND DEED DESCRIPTION.





ALTA/NSPS LAND TITLE SURVEY
 FOR
 GREEN ACRES LLC & AIRPORT ROAD LLC
 AP 311 LOT 191
 SITUATED ON
 AIRPORT ROAD
 WARWICK, RHODE ISLAND
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 V.H.B

NO.	REVISION	BY	DATE

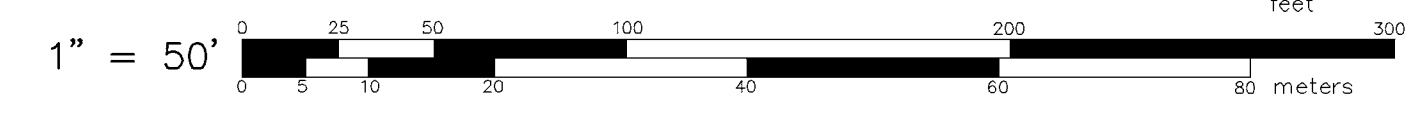


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JOB NO. 7298-00
 DWG. NO. 7298-00.dwg
 SCALE: 1"=50'
 SHEET

DRAWN BY R.S.E.
 CHECKED S.A.W.
 APPROVED S.A.W.
 DATE: JANUARY 15 2021



SEE SHEET 6 OF 6 FOR NOTES, REFERENCES, EXCEPTIONS TO TITLE, AND DEED DESCRIPTION.

5

OF 6 SHEETS

PLAN REFERENCES

- 1.) PLAT BOOK 1 PAGE 70 – RIGHTS IN AND TO THE PUBLIC & PLATTED STREETS SHOWN ON THE "CARTER BROWN PLAT", EXCEPTING THOSE ABANDONED, SEPT. 16, 1959.
- 2.) VOLUME 380 PAGE 733 – RIGHTS IN AND TO HALLENE ROAD
- 3.) PLAT CARD #243 – BUILDING RESTRICTIONS ASSOCIATED WITH THE "FRANK E. HOXSIE PLAT NO.1"
- 4.) VOLUME 380 PAGE 733 – HEIGHT RESTRICTIONS
- 5.) PLAN ENTITLED "SURVEY OF LAND, FOREST LAND CO. A.P. 311, LOTS 138 & 191, WARWICK, RHODE ISLAND" PREPARED BY WATERMAN ENGINEERING CO., SCALE: 1"=100', DATED APRIL, 1995, PROJECT NO. P95.001
- 6.) EXISTING CONDITIONS SURVEY FOR A.P.311 LOTS 138 & 191 SITUATED ON AIRPORT ROAD WARWICK, RHODE ISLAND PREPARED FOR CARPIONATO PROPERTIES BY GAROFALO ASSOCIATES, INC. DATED JULY 22, 2005 DWG NO 6231-ECS SCALE 1"=40'.
- 7.) RHODE ISLAND DEPARTMENT OF TRANSPORTATION STATE TRAFFIC COMMISSION STATEWIDE SIGNALIZATION CONTRACT 3A AIRPORT RD. AT COMMERCE DR. SCALE 1"=20'

SURVEYOR DEED DESCRIPTION A.P. 311 LOT 191

That certain tract or parcel of land with all buildings and improvements thereon situated northerly of Airport Road in the City of Warwick, County of Kent, state of Rhode Island is herein bounded and described;

Beginning at the most southeasterly corner of the herein described parcel, said corner being locate at the intersection of the northerly highway line of Airport Road with the westerly street line of Commerce Drive, said point being located at station 40+75.42 left thirty five and 00/100 (35.00') feet as shown on State Highway Plat 2369;

Thence proceeding south 87°35'27" west along said highway line a distance of one hundred eighty one and 65/100 (181.65') feet to a point said point being located at station 38+99.40 left thirty five and 00/100 (35.00') feet as shown on said highway plat;

Thence proceeding south 86°26'42" west a distance of thirty five and 69/100 (35.69') feet to a point said point being located at station 35+63.73 left thirty four and 29/100 (34.29') feet as shown on said highway plat;

Thence proceeding north 00°18'43" west a distance of three hundred and 17/100 (300.17') feet to a point;

Thence proceeding south 87°36'37" west a distance of seven hundred fifty three and 00/100 (753.00') feet to a point;

Thence proceeding north 01°04'23" west a distance of zero and 36/100 (0.36') feet to a point;

Thence proceeding south 88°59'37" west a distance of two hundred thirty eight and 09/100 (238.09') feet to a point, the last four (4) courses bounded westerly southerly, westerly and southerly by land now or formerly the State of Rhode Island, said point is located north 01°03'42" west a distance of twenty six and 28/100 (26.28') feet from an existing stone bound;

Thence proceeding proceeding north 01°03'42" west a distance of seven hundred seventy six and 80/100 (776.80') feet to a point;

Thence continuing north 01°03'42" west a distance of three hundred eighty five and 41/100 (385.41') feet to a point; bounded westerly by land now or formerly of Airport Road LLC herein after described as A.P. 311 Lot 138;

Thence proceeding north 74°16'43" east a distance of one thousand six hundred eleven and 45/100 (1611.45') feet to a point, the last two (2) courses bounded northerly by land now or formerly of Vincent P. Confreda Seven C'S L.L.C., said point being located south 74°16'43" east a distance of one hundred forty one and 42/100 (141.42') feet from an existing granite bound;

Thence proceeding south 05°29'01" west a distance of four hundred forty seven and 06/100 (447.06') feet to a point on the northerly street line of Commerce Drive, bounded easterly by land now or formerly of Ranaldi reality L.L.C.;

Thence proceeding south 80°40'36" west along the northerly street line of said Commerce Drive a distance of fifty one and 72/100 (51.72') feet to a point;

Thence proceeding south 05°29'01" west along the westerly street line of said Commerce Drive a distance of three hundred seventy five and 07/100 (375.07') feet to a point;

Thence proceeding south 02°12'01" west along the westerly street line of said Commerce Drive a distance of three hundred eighty one and 82/100 (381.82') feet to a point;

Thence proceeding south 23°23'59' east along the westerly street line of said Commerce Drive a distance of fifty eight and 24/100 (58.24') feet to a point;

Thence proceeding south 05°29'01" west along said westerly street line of said Commerce Drive a distance of two hundred twelve and 24/100 (212.24') feet to a point;

Thence proceeding south 25°11'21" west along the westerly street line of said Commerce Drive a distance of four hundred twenty and 75/100 (420.75') feet to the point and place of beginning;

Said parcel contains 2,024,976 square feet or 46.48 acres more or less.

Said parcel is subject to easements of record.

LEGAL DESCRIPTION CERTIFICATION:

TITLE DESCRIPTION AND THE SURVEYOR'S DESCRIPTION ARE THE SAME PROPERTY.

TITLE DEED DESCRIPTION:

That certain tract or parcel of land with all buildings and improvements thereon situated northerly of Airport Road in the City of Warwick, County of Kent, State of Rhode Island, is herein bounded and described:

Beginning at the most southeasterly corner of the herein described parcel, said corner being located at the intersection of the northerly highway line of Airport Road with the westerly street line of Commerce Drive, said point being located at station 40+75.42 left thirty-five and 00/100 (35.00') feet as shown on State Highway Plat 2369;

Thence proceeding south 83°35'27" west along said highway line a distance of one hundred eighty-one and 65/100 (181.65') feet to a point, said point being located at station 38+99.40 left thirty-five and 00/100 (35.00') feet as shown on said highway plat;

Thence proceeding south 86°26'42" west a distance of thirty-five and 69/100 (35.69') feet to a point, said point being located at station 35+63.73 left thirty-four and 29/100 (34.29') feet as shown on said highway plat;

Thence proceeding north 00°18'43" west a distance of three hundred and 17/100 (300.17') feet to a point;

Thence proceeding south 87°36'37" west a distance of seven hundred fifty-three and 00/100 (753.00') feet to a point;

Thence proceeding north 01°04'23" west a distance of zero and 36/100 (0.36') feet to a point;

Thence proceeding south 88°59'37" west a distance of two hundred thirty-eight and 09/100 (238.09') feet to a point, the last four (4) courses bounded westerly, southerly, westerly and southerly by land now or formerly of the State of Rhode Island, said point is located 01°03'42" west a distance of twenty-six and 28/100 (26.28') feet from an existing stone bound.

Thence proceeding north 01°03'42" west a distance of seven hundred seventy-six and 80/100 (776.80') feet to a point;

Thence proceeding north 86°26'42" west a distance of thirty-three and 18/100 (43.18') feet to a point on the easterly street line of Greenacre Avenue, an undeveloped street, the last two (2) courses bounded westerly and southerly by land now or formerly of Kathleen Perri and in part by land now or formerly of the City of Warwick, Rhode Island;

Thence proceeding north 03°46'57" east along the easterly street line of said Greenacre Avenue a distance of three hundred eighty and 33/100 (380.33') feet to a point, said point being the most northwesterly corner of the herein described parcel;

Thence proceeding north 74°35'27" east a distance of eleven and 26/100 (11.26') feet to a point;

Thence proceeding north 74°16'43" east a distance of one thousand six hundred eleven and 45/100 (1611.45') feet to a point, the last two (2) courses bounded northerly by land now or formerly of Vincent P. Confreda Seven C'S L.L.C., said point being located south 74°16'43" east a distance of one hundred forty-one and 42/100 (141.42') feet from an existing granite bound;

Thence proceeding south 05°29'01" west a distance of four hundred forty-seven and 06/100 (447.06') feet to a point on the northerly street line of Commerce Drive, bounded easterly by land now or formerly of Ranaldi Realty, LLC.

Thence proceeding south 80°40'36" west along the northerly street line of said Commerce Drive a distance of fifty-one and 72/100 (51.72') feet to a point.

Thence proceeding south 05°29'01" west along the westerly street line of said Commerce Drive a distance of three hundred seventy-five and 07/100 (375.07') feet to a point;

Thence proceeding south 02°12'01" west along the westerly street line of said Commerce Drive a distance of three hundred eighty-one and 82/100 (381.82') feet to a point;

Thence proceeding south 23°23'59" east along the westerly street line of said Commerce Drive a distance of fifty-eight and 24/100 (58.24') feet to a point;

Thence proceeding south 05°29'01" west along said westerly street line of said Commerce Drive a distance of two hundred twelve and 24/100 (212.24') feet to a point;

Thence proceeding south 25°11'21" west along the westerly street line of said Commerce Drive a distance of four hundred twenty and 75/100 (420.75') feet to the point and place of beginning.

TITLE EXCEPTIONS:

7. Rights of others in and to a drifway or driftway running throught the land as referenced in that certain quitclaim Deed from Oscar R. Hallene, et als, to Charles J. Hallene, et als, dated February 15, 1935 and recorded March 7, 1935 in Book 148 at Page 298 and also in that certain deed from Charles J. Hallene, et als, to Oscar R. Hallene dated February 13, 1935 and recorded March 7, 1935 in Book 148 at Page 299 of the Land Evidence Records of the City of Warwick (PLOTTED)

8. Easement from Oscar R. Hallene and Lauina C. Hallene to The Narragansett Electric Company dated November 3, 1951 and recorded January 16, 1952 in Book 239 at Page 427 of the land evidence records of the City of Warwick (PLOTTED)

9. Easement from Oscar R. Hallene and Laurina C. Hallene to The Narragansett Electric Company and New England Telephone and Telegraph Company dated November 13, 1951 and recorded January 16, 1952 in Book 239 at Page 430 of the Land Evidence Records of the City of Warwick. (PLOTTED)

10. Sewer Easement from M. Edgar Fain, Albert Pilavin, Irving Jay Fain and Norman M. fain, of the City of warwick, dated July 18, 1963 and recorded July 29, 1963 in Book 338 at Page 267 of the Land Evidence Records of the City of Warwick. (PLOTTED)

11. Rights of others in and to (a) a driftway or path along the northerly line of the land, and (b) a driftway across the land as it now exists or may be enforced, as referenced to in that certain Quitclaim Deed from William L. Mayer, et als, to William L. mayer, et als, as co-partners d/b/a The Forest Company dated May 15, 1967 and recorded July 12, 1967 in Book 380 at Page 730 of the Land Evidence Record of the City of Warwick. (PLOTTED)

12. Right of Way and Easement from The Forest Company to the City of warwick dated August 24, 1967 and recorded September 12, 1967 in Book 382 at Page 194 of the Land Evidence Records of the City of warwick. (PLOTTED)

13. Right of way and Easement from Forest Co. to the City of Warwick dated May 10, 1976 and recorded July 13, 1976 in Book 477 at Page 1007, to the extent that same is still in effect. (PLOTTED)

14. Easement from Forest Co. to Airport park, a Rhode Island general partnership dated July 14, 1976 and recorded July 27, 1976 in Book 478 at Page 416 of the Land Evidence records of the City of Warwick. (COMMERCE DRIVE) (PLOTTED)

15. Right of Way and Easement from Forest Co. to City of Warwick dated July 14, 1976 and recorded March 11, 1977 in File 1, Drawer 1, Card 818 of the Land Evidence Records of the City of Warwick. (SAME as BOOK 477 PAGE 1007) (PLOTTED)

16. Declaration of Environmental Land Usage Restriction by The Forest Company dated November 16, 1998 and recorded November 23, 1998 in Book 3028 at Page 293 of the Land Evidence Records of the City of Warwick. (PLOTTED)

17. Any regulations for control of height of the buildings located on the land by reason of Federal and / or state control of glide angles in connection with T.F. Green Airport. (AFFECTS PROPERTY)

18. Public and private rights in the platted streets shown on The Carter Brown Plat, which plat is recorded in Plat Book 1 at Page 70 and (copy) on Plat Card 47. except insofar as the public rights have been affected by that certain Order No. o-59-42 of the Warwick City Council entitled, "Order on the abandonment of Certain Streets and Avenue" entered September 17, 1959 and recorded in City Council Records Book 3 at Pages 150 and 151. (AFFECTS PROPERTY)

19. That portion of the subject property consisting of Lots Nos. 88,89 and 90 on that plat entitled, "The Frank E. Hoxsie Plat No. 1 Warwick, RI Walter J. Grady Engr., December 1912" which plat is recorded on Plat Card 243 or subject to the restriction that any dwelling or building placed upon said lots shall not be placed within ten (10) feet of the sidewalk or the street. (AFFECTS PROPERTY)

20. Rights of others in and to the waters of any brooks and streams flowing through or along the land. (PLOTTED)

21. Matters and conditions as shown on that certain plan entitlrd, "Existing Conditions Survey for 138 & 191 situated on Airport Road Warwick, Rhode Island prepared for Carpionato Properties" date: July 22, 2005 Scale 1"=40' Dwg. No. 6231-eecs. dwg by Garofalo & Associates, Inc. as follows:

- a. 30' Water line easement (Book 382 at Page 194 runs along Northerly Property line.
 - b. 25' Water line easement (Book 476 at page 110 runs along easterly property boundary.
 - c. Driftway (Book 380 at Page 732) runs along northerly property line.
 - d. Driftway (Book 148 at Page 299) runs through property.
 - e. Easement for overhead wire (Book 239 at Page 427).
 - f. Environmental Land Use Restriction area (Book 3028 at Page 293) located in westerly portion of property.
 - g. Existing Sewer Easement (Book 338 at Page 267) runs over property along Airport Road.
 - h. Possible encroachment of 3' Verizon Duct along Airport Road.
- (PLOTTED)

22. Farm Forest or Open Space Notice regarding Plat 311, Lot 138 recorded in Book 7226 at Page 263 of the Warwick Land Evidence Records. (PLOTTED)

23. Farm Forest or Open Space Notice regarding Plat 311 Lot 191 recorded in Book 7226 at Page 264 of the Warwick Land Evidence Records. (PLOTTED)

24. Zoning Letter recorded in Book 7433 at Page 162 of the Warwick Land Evidence Records. (AFFECTS PROPERTY) (SHOULD BE COMMENTED ON BY ZONING ATTORNEY) AS TO AFFECT ON PROPERTY NOT A SURVEY ISSUE

ZONING DATA	PARCEL DATA
U – (LOCUS) SETBACKS: FRONT – 25' SIDE – 15'(3) REAR – 20'(3) MIN. LOT AREA – 6,000 S.F. MIN. FRONTAGE – 60' MIN. LOT WIDTH – 60' MAX. BLDG. HEIGHT – 45' MIN. LANDSCAPED OPEN SPACE – 10% (2)A COMMERCIAL BUILDING OR USE INCLUDING AN ACCESSORY BUILDING OR USE SHALL BE SET BACK A MINIMUM OF 40' FROM AN ABUTTING RESIDENCE DISTRICT, FOR OVERLAY DISTRICT, RESIDENTIAL PUD OVERLAY DISTRICT, AND OPEN SPACE DISTRICT, WHERE THE OPEN SPACE DISTRICT CONTAINS A PARCEL OF LAND 5,000 S.F. OR MORE INCLUDING WETLANDS, AS DEFINED IN SUBSECTION 200.146. (3)A COMMERCIAL BUILDING OR USE INCLUDING AN ACCESSORY BUILDING OR USE IN AN INDUSTRIAL DISTRICT SHALL BE SET BACK AS REQUIRED FOOTNOTE (2) ABOVE. AN INDUSTRIAL BUILDING OR USE INCLUDING AN ACCESSORY BUILDING OR USE SHALL BE SETBACK A MINIMUM OF 40' FROM AN ABUTTING COMMERCIAL DISTRICT. A SETBACK OF 100' SHALL BE REQUIRED WHEREVER SUCH INDUSTRIAL BUILDING OR USE ABUTS ANY DISTRICT LISTED IN FOOTNOTE (2) ABOVE. REFER TO CITY OF WARWICK ZONING ORDINANCE FOR FURTHER INFORMATION.	A.P. 311, LOT 191 N/F AIRPORT ROAD LLC DEED BK. 6047, PG. 178 AIRPORT ROAD WARWICK, RHODE ISLAND AREA: 2,024,976 S.F.± OR 46.48 Ac.±
STREET INDEX	
AIRPORT ROAD COMMERCE DRIVE	

LEGEND

- LOCUS PROPERTY LINE
- ASSESSORS LINE
- 311
78 ASSESSORS MAP NO.
- 78 ASSESSORS LOT NO.
- EASEMENT LINE
- 1' CONTOUR
- 10' CONTOUR
- GAS LINE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- COMMUNICATION LINE
- OVERHEAD WIRES
- TREE LINE
- FENCE
- RETAINING WALL
- CURB LINE
- EDGE OF PAVEMENT
- DRIVE(UNPAVED)
- WETLAND LINE
- SPOT GRADE
- * (tree symbol) TREE/SHRUB
- ▲ WETLAND FLAG
- LIGHT POLE
- ⊙ SMH SEWER MANHOLE
- ⊙ DMH DRAIN MANHOLE
- CB CATCH BASIN
- +WG WATER GATE
- +○ FH FIRE HYDRANT
- ⊙ UTILITY HANDHOLE
- × TL TRAFFIC SIGNAL
- SIGN UNKNOWN OBJECT
- ▣ SB STONE BOUND
- ▣ CB CONCRETE BOUND
- ▣ GB GRANITE BOUND
- ▣ RHB RHODE ISLAND HIGHWAY BOUND
- △ PK NAIL(fd) PK NAIL
- IP IRON PIPE
- (d) FOUND

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
2. PROJECT IS LOCATED WITHIN ZONE X(AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND, COMMUNITY PANEL NO. 44003C131H, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.
3. TOPOGRAPHY PREPARED FROM ON THE GROUND SURVEY, HORIZONTAL DATUM—RHODE ISLAND STATE PLANE COORDINATE NAD 83, VERTICAL DATUM—NAVD 88 (MSL), CONTOUR INTERVAL 1. ALL BUILDING OUTLINES REPRESENT ROOF LINES UNLESS OTHERWISE NOTED.
4. WETLANDS WERE DELINEATED ON THE GROUND BY VHB AND LOCATED BY SURVEY METHODS BY GAROFALO & ASSOCIATES, INC ON JANUARY 19, 2021

ALTA/NSPS LAND TITLE SURVEY
FOR
GREEN ACRES LLC & AIRPORT ROAD LLC
AP 311 LOT 191
SITUATED ON
AIRPORT ROAD
WARWICK, RHODE ISLAND
PREPARED FOR
V.H.B

NO.	REVISION	BY	DATE

SAMUEL A. WHITE, JR.
No. 1781
PROFESSIONAL LAND SURVEYOR
1-19-2021

GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS\SURVEYORS
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DWG. NO. 7298-00.dwg	CHECKED S.A.W.
SCALE: NO SCALE	APPROVED S.A.W.
	DATE: JANUARY 15, 2007

SHEET

6

OF 6 SHEETS