

WHITE APPRAISAL CO., INC.

RESIDENTIAL – COMMERCIAL – INDUSTRIAL

131 SANDY BOTTOM ROAD
COVENTRY, RI 02816

BUS. (401)738-9500
FAX. (401)738-5494

March 11, 2024

Jeffrey Nelson, CEO
Palmer Industries
71 Cypress Street
Warwick, RI 02888

RE: Appraisal Report
Cypress Street
Abandonment Plan
Warwick, Rhode Island

To Whom it May Concern:

At your request, we have inspected the captioned property on several occasions, and most recently, on the effective date of the appraisal of February 29, 2024. This was done in order to provide you with a certain opinion of Market Value. Specifically, you seek to know the value of a 2,174 square foot parcel of land, which involves the abandonment of a portion of the southern end of Cypress Street. This service is being performed in order to assist you in a real estate decision.

As was discussed with you, and from our review of information obtained from the City of Warwick Planning Department, there is a required procedure for the valuation of abandoned, city owned streets. Specifically, we would refer you to a document, indicating a Warwick City ordinance, which requires "the Fair Market Value shall be determined by subtracting the Fair Market Value of the abutting owner's land, without the abandoned portion of the highway or drift way, from the Fair Market Value of the abutting owner's land, with the abandoned portion of the highway or drift way included". With that in mind, the appraisers consider the abutting properties to be assessor's plat/lots 284/18, 283/159, and 283/168 on the east side, and lots 284/17, 284/163, and 283/175 on the west side. It is our understanding that the roadway will be purchased from the City and divided between the two property owners. The total land area before the roadway is included is 76,767 square feet. After adding the 2,174 square feet of the roadway, the combined land area is 78,941 square feet. Based upon our review of the zoning map for the area, the subject real estate being appraised is presently zoned "GI" - General Industrial. We further wish to note that, while there are buildings on lot 168 and lot 17, for

the purpose of this appraisal, we will assume that all lots are vacant and unimproved, which would be similar to that of the proposed abandoned section of Cypress Street. This assumption would require the prominent mention of a Hypothetical Condition.

After carefully analyzing all pertinent real estate factors, the appraisers have formed the following opinion of Market Value, subject to the noted Hypothetical Condition, as of the effective date of the appraisal:

SUBJECT WITH 2,174 SF ABANDONMENT	- \$315,768
<u>SUBJECT WITHOUT ABANDONMENT</u>	- \$307,068
VALUE OF ABANDONMENT	- \$ 8,700

This Appraisal Report has been specifically requested by you. This process is in compliance with The Uniform Standards of Professional Appraisal Practice, as promulgated by The Appraisal Standards Board, of the Appraisal Foundation, (USPAP), and Title XI of The Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989, (FIRREA), and the additional guidelines of Jeffrey Nelson, CEO Palmer Industries, the intended user of this report.

The following pages contain a review of the data considered in this report.

Should there be any questions or concerns, please feel free to contact us.

Respectfully submitted,



Vanessa Mann, MAI
RI Gen. Cert. CGA.0A01019
Exp. 7/25



S. Keith White Jr., SRA, SRPA
RI Gen. Cert. CGA.0A00116
Exp. 12/25

HYPOTHETICAL CONDITION

*Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The appraisers have been asked to appraise certain land involving the abandonment of 2,174 square feet of land area, located at the southerly end of Cypress Street, in Warwick, Rhode Island. We are adhering to the Warwick Code of Ordinances, related to the valuation of street abandonment, and sale of same to abutting owner. That city ordinance immediately follows this page. Also, since this is essentially a land valuation analysis only, and those characteristics of the abandoned area, we have made the assumption that the six abutting lots are vacant land only. That is contrary to the fact that there, indeed, are buildings on two of the lots.

*As provided by the Uniform Standards of Professional Appraisal Practice.

CITY ORDINANCE

Sec. 1-13. - Street abandonments and sale of same to abutting owner.

Pursuant to G.L. § 24-6-1, when the City of Warwick receives a request for the abandonment of a highway or driftway, the City of Warwick may sell the highway or driftway to the abutting owner at fair market value. The fair market value shall be determined by subtracting the fair market value of the abutting owner's land, without the abandoned portion of the highway or driftway, from the fair market value of the abutting owner's land, with the abandoned portion of the highway or driftway included. The following procedures shall apply in processing a request for abandonment:

- (a) The abutting owner shall submit the abandonment request to the planning department for review and recommendation to the city council. At a minimum, said submission shall include:
 - (1) A legal description of the property to be abandoned, certified by a Rhode Island Registered Professional Land Surveyor or a Rhode Island Registered Professional Engineer;
 - (2) A map/plan of the property to be abandoned, which map or plan is drawn to scale;
 - (3) A list of property owners who directly abut the property to be abandoned.
- (b) Upon receipt of the abandonment request, the planning department shall request an appraisal of the fair market value of the portion of the highway or driftway sought to be abandoned.
- (c) The appraisal shall be performed by an appraiser licensed in the State of Rhode Island and whose name is on the list of approved appraisers developed and maintained by the planning department.
- (d) All costs of the appraisal shall be paid by the applicant. The initial amount to be paid shall be based upon an estimate of the appraisal cost made by the planning department at the time that abandonment request is filed with the department. If the initial amount is more than the actual appraisal cost, the excess funds shall be refunded to the applicant. Any deficiency between the initial estimate and the actual appraisal cost must be paid by the applicant requesting the abandonment before the matter may proceed to hearing.
- (e) The appraisal of the fair market value of the portion of the highway or driftway to be abandoned shall be transmitted to the city clerk's office with the recommendation of the planning department to the city council regarding the requested abandonment.
- (f) An administrative subdivision shall be recorded in the City of Warwick land evidence records as a condition of the abandonment.

(Ord. No. O-10-2, § I, 2-9-10)

CITY ORDINANCE

PCO-42-09

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1
GENERAL PROVISIONS

No. 0-10-2 Date 2/9/2010
Approved: *Tim Ambrose* Mayor

Be it ordained by the City of Warwick:

1 Section I. Chapter 1 of the Code of Ordinances of the City of Warwick is hereby amended to
2 add the following:

3
4 **Sec. 1-13. Street abandonments and sale of same to abutting owner.**

5 Pursuant to Rhode Island General Laws 24-6-1, when the City of Warwick receives a request
6 for the abandonment of a highway or driftway, the City of Warwick may sell the highway or driftway
7 to the abutting owner at fair market value. The fair market value shall be determined by subtracting
8 the fair market value of the abutting owner's land, without the abandoned portion of the highway or
9 driftway, from the fair market value of the abutting owner's land, with the abandoned portion of the
10 highway or driftway included. The following procedures shall apply in processing a request for
11 abandonment:

12 (a) The abutting owner shall submit the abandonment request to the Planning Department for
13 review and recommendation to the City Council. At a minimum, said submission shall include:

14 (1) A legal description of the property to be abandoned, certified by a Rhode Island
15 Registered Professional Land Surveyor or a Rhode Island Registered Professional
16 Engineer;

17 (2) A map/plan of the property to be abandoned, which map or plan is drawn to scale;

18 (3) A list of property owners who directly abut the property to be abandoned.

19 (b) Upon receipt of the abandonment request, the Planning Department shall request an
20 appraisal of the fair market value of the portion of the highway or driftway sought to be abandoned.

21 (c) The appraisal shall be performed by an appraiser licensed in the State of Rhode Island and
22 whose name is on the list of approved appraisers developed and maintained by the Planning
23 Department.

24 (d) All costs of the appraisal shall be paid by the applicant. The initial amount to be paid shall
25 be based upon an estimate of the appraisal cost made by the Planning Department at the time that
26 abandonment request is filed with the Department. If the initial amount is more than the actual
27 appraisal cost, the excess funds shall be refunded to the applicant. Any deficiency between the initial
28 estimate and the actual appraisal cost must be paid by the applicant requesting the abandonment
29 before the matter may proceed to hearing.

30 (e) The appraisal of the fair market value of the portion of the highway or driftway to be
31 abandoned shall be transmitted to the City Clerk's office with the recommendation of the Planning
32 Department to the City Council regarding the requested abandonment.

33 (f) An Administrative Subdivision shall be recorded in the City of Warwick land evidence
34 records as a condition of the abandonment.

35 Section II. This Ordinance shall take effect upon passage and publication as prescribed by law.
36
37

SPONSORED BY: COUNCILMAN MEROLLA

COMMITTEE: ORDINANCE

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SCOPE OF WORK

The Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation, requires that a written appraisal report contain a clear and accurate description of the Scope of the Appraisal. Scope of the Appraisal is defined as the extent of the process of collecting, confirming, and reporting data. Accordingly, we wish to reveal the steps that were taken in this appraisal assignment:

1. Physical inspection of the subject property.
2. Research and analysis of pertinent community records necessary to properly analyze the subject property.
3. Research and analysis of the relevant and pertinent market data.
4. Correlation and reconciliation of all conclusions and opinions.
5. Provide a written appraisal report consistent with the client's needs.

This Appraisal Report has been developed in conformity with the Uniform Standards of Professional Appraisal Practice.

COMPETENCY RULE

In order to comply with the competency rule of the Uniform Standards of Professional Appraisal Practice, which is a requirement of Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989, we wish to inform the client/intended user of our experience in preparing this type of appraisal.

S.Keith White Jr, R.I. Lic #: CGA.0A00116

He has been an appraiser since 1977, and has performed many thousands of appraisals for lenders, private clients, and many public agencies. Also, he enjoys the SRA and SRPA designations with the Appraisal Institute.

Vanessa Mann, R.I. Lic # CGA.0A01019

She has been an appraiser since 2002, and has performed thousands of appraisals for lenders, private clients, and many public agencies during her career. Also, she enjoys the MAI designation with the Appraisal Institute.

The appraisers have previously appraised similar property of this nature, in this market area. Both are well qualified to perform this assignment.

STATEMENT OF UNDERLYING CONDITIONS

This appraisal is made subject to the following:

The values reported herein are an opinion only and not warranted as, or a representation of, fact.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good and marketable. Any existing liens or encumbrances have been disregarded and the property was appraised as free and clear and under competent management.

Any sketch in this report is included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility set forth in the property description.

The appraisers assume that there are no concealed conditions of the subsoil or the improvements which would have a tendency to render the property more or less valuable than similar properties.

The appraisers are not attorneys at law and the client is advised to consult with an attorney on general rules of law as they apply to the property in question.

All major improvements under appraisal appear to be structurally sound unless otherwise noted in this report. Therefore, not being a qualified engineer, we accept no responsibility for structural or mechanical failures which would not be reasonably obvious in the scope of an appraiser's normal inspection.

This report is for the exclusive use of the client/intended user(s) and unauthorized transmittal of the report or its conclusions to a third party invalidates this report. Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, particularly as to the valuation conclusion, identity of appraisers or firm with which the appraisers are connected or any reference to the Appraisal Institute MAI, SRPA, and SRA designations, without the written consent of the author.

Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.

STATEMENT OF UNDERLYING CONDITIONS - CONTINUED

We believe to be reliable and assume the correctness and reasonableness of information furnished to us by others, i.e., estimates of experts, engineers, architects, accountants, statement by government officials, owners, agents and others, but, we assume no responsibility for their accuracy. This data is reported without liability to the appraisers.

All information, estimates, physical measurements, dimensions, area, tax assessor's maps, and opinions furnished to us and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, the appraisers can assume no responsibility for the accuracy of such items furnished to the appraisers.

The appraisers assume there are no hidden or concealed conditions of the property, subsoil, minerals, aquifers, or improvements which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering that might be required to discover such factors. The appraisers are excused from core drilling on the property and the client shall undertake any such investigations. The appraisers conducted no percolation test or engineering studies.

The client waives any claim arising out of financial loss due to structural defects in the property and admits the appraisers' opinion is based on reasonably sound structural conditions.

The appraisers are not responsible for the detection of any violations, building codes or other regulatory statutes, ordinances, by-laws, legal constraints, the existence of potentially hazardous materials on the property such as the presence of urea formaldehyde foam insulation, asbestos in any form, toxic waste or Radon Gas. The appraisers are not qualified to detect such substances and we urge the client to retain an expert in these fields, if desired.

This study did not include critical inspections, testing, hydrostatic testing or any other physical or structural evaluation of storage tanks, above or underground. No responsibility for condition, utility, fractures or other failures of vessels, tanks, above or underground, pumps, pipes, valves or other attachments are assumed. The client is urged to retain a qualified engineer to conduct such evaluations.

PART I - INTRODUCTION

AERIAL



AERIAL



SUBJECT PROPERTY - CYPRESS STREET PORTION TO BE ABANDONED



SUBJECT PROPERTY - CYPRESS STREET PORTION TO BE ABANDONED



SUBJECT PROPERTY - CYPRESS STREET PORTION TO BE ABANDONED



SUBJECT PROPERTY - MAPLE STREET



SUBJECT PROPERTY - 115 MAPLE STREET



SUBJECT PROPERTY - 115 MAPLE STREET



SUBJECT PROPERTY - 115 MAPLE STREET



SUBJECT PROPERTY - 115 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



SUBJECT PROPERTY - 103 MAPLE STREET



STREET SCENE - DOVER ROAD - LOOKING WEST



STREET SCENE & 103 MAPLE STREET - LOOKING EAST



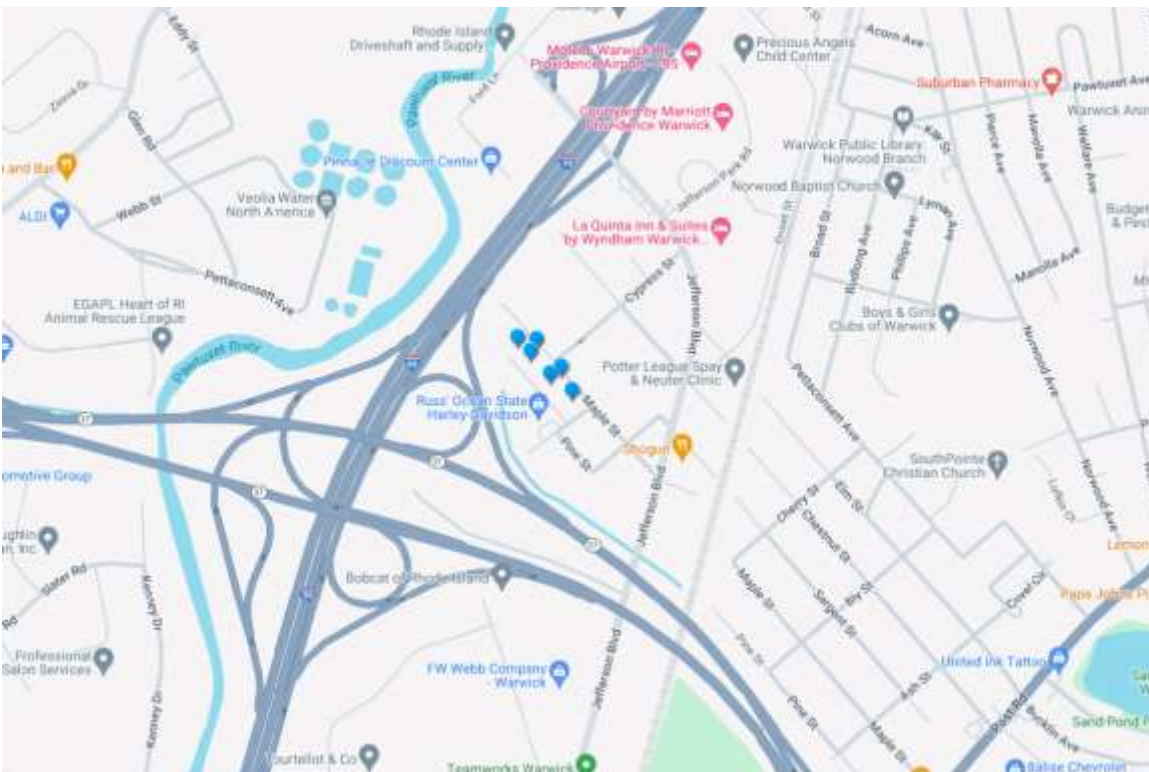
STREET SCENE - CYPRESS STREET - LOOKING NORTH



STREET SCENE - MAPLE STREET - LOOKING WEST



SUBJECT PROPERTY LOCATION MAP



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

LOCATION: 103, 115 Maple Street
Warwick, Rhode Island

ENGAGING PARTY: Jeffrey Nelson, CEO

INTENDED USER: Jeffrey Nelson, CEO
Palmer Industries

INTENDED USE: Opinion of Market Value to
assist in a R.E. decision

CURRENTLY LISTED FOR SALE: No

PROPERTY RIGHTS: Fee Simple

EFFECTIVE DATE: February 29, 2024

SPECIAL ASSUMPTIONS: Hypothetical Condition

HIGHEST AND BEST USE: Industrial/Commercial

REVALUATION DATE: December 31, 2022

TAX RATE/THOUSAND: \$24.83

TAXES: \$19,245.73

ZONING: General Industrial - GI

<u>Owner</u>	<u>Address</u>	<u>AP/Lot</u>	<u>Land (SF)</u>	<u>Total Assessment</u>
115 Maple Street LLC	115 Maple St.	283/168	10,000	\$337,200
115 Maple Street LLC	Dover Road	283/159	21,900	\$75,600
115 Maple Street LLC	Maple St.	284/18	14,375	\$34,500
Bonita J Flanders	103 Maple St.	284/17	10,890	\$227,000
Bonita J Flanders	Dover Road	283/163	7,405	\$8,700
Bonita J Flanders	Dover Road	283/175	12,197	\$92,100
	<i>Total:</i>		76,767	\$775,100

MARKET VALUE:

SUBJECT WITH 2,174 SF ABANDONMENT - \$315,768

SUBJECT WITHOUT ABANDONMENT - \$307,068

VALUE OF ABANDONMENT - \$ 8,700

PART II - FACTUAL DATA

INTENDED USE

The intended use of the appraisal is to provide an opinion of the Market Value, for the Fee Simple Interest, of a proposed street abandonment on Cypress Street, involving 2,174 square feet of land area. The report intends to comply with the City of Warwick road abandonment ordinance. The effective date of the appraisal is February 29, 2024. This report is intended only for Jeffrey Nelson, CEO & Palmer Industries.

*Market Value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereof;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Fee Simple Interest is defined as:

"Absolute ownership, unencumbered by any other interests or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

*As provided by Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluations Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

**As defined by The Appraisal of Real Estate, 14th Edition, Appraisal Institute.

DEED
(ADJOINING PROPERTIES)

INST: 00013494 Bk:10428 Ps: 131

QUIT CLAIM DEED

Maple Exchange, LLC, a Rhode Island Limited Liability Company, with a mailing address of 1308 Atwood Avenue, Johnston, Rhode Island 02919, for nominal consideration of less than One Hundred (\$100.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant to **115 Maple Street, LLC**, a Rhode Island Limited Liability Company, with an address of 115 Maple Street, Warwick, Rhode Island 02888, as Sole Owner

WITH QUIT CLAIM COVENANTS

See Exhibit A attached hereto and made a part hereof.

Subject to all matters shown on that plat entitled "OAKHURST WARWICK, R.I. BELONGING TO THE PEOPLES TRUST COMPANY BY J.A. LATHAM JULY, 1899", which plat is recorded in the Land Evidence Records of the City of Warwick in Plat Book 4 at page 24 and (copy) on Plat Card 147.

Subject to all matters shown on that plat entitled "THE CAMBRIDGE PARK PLAT OF HOUSE LOTS AT NORWOOD IN THE TOWN OF WARWICK RHODE ISLAND DRAWN BY J.A. LATHAM, MAY, 1889" which plat is recorded in the Land Evidence Records of the City of Warwick in Plat Book 3 at page 14 and (copy) on Plat Card No. 104.

Subject to Abandonment Covenant recorded in Book 260 at page 318.

Subject to Height Regulation recorded in Book 346 at page 1051.

Subject to Right of Way as shown on all title deeds.

Property Address:

115 Maple Street
Warwick, Rhode Island 02888
AP 283, AL's 168 & 159
AP 284, AL 18

Subject to real estate taxes assessed as of December 31, 2022.

Subject to water, sewer and sewer assessments, if any.

For Grantor's Title, see Warranty Deed recorded on September 29, 2023 in Book 10390 at Page 82 of the Warwick Registry of Deeds.

The Grantor hereby certifies that the transfer is such that no RJGL 44-30-71.3 withholding is required as Grantor, and its sole member, are both Rhode Island Limited Liability Companies as evidenced by Affidavit, and further that the Consideration is nominal.

Consideration is such that no tax revenue stamps are required.

DEED - CONTINUED

INST: 00013494 Bk:10428 Pg: 132

WITNESS this 19th day of December, 2023.

Maple Exchange, LLC
By its Sole Member,
Exchange Titleholder, LLC,
A Rhode Island Limited Liability Company

By: Barbara Ackaway
Barbara Ackaway as Member of
Exchange Titleholder, LLC.

By: Joseph Ackaway
Joseph Ackaway as Member of
Exchange Titleholder, LLC

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In JOHNSON on the 19th day of December, 2023, before me personal appeared BARBARA ACKAWAY and JOSEPH ACKAWAY, to me known and known by me, or proved to me through satisfactory evidence, on behalf of and as sole members of Exchange Titleholder, LLC, in its capacity as Manager and the Sole Member of Maple Exchange, LLC, and they acknowledged that they executed said instrument with proper authority for the purpose stated therein as their free act and deed in said capacity, the free act and deed of Exchange Titleholder, LLC, and the free act and deed of Maple Exchange, LLC.

Lisa L. Charpentier
Notary Public: LISA L. CHARPENTIER
My Commission Expires: 01/19/2028

Grantee's Address:
115 Maple Street
Warwick, Rhode Island 02888



INST: 00013494 BK:10428 Pg: 133

Exhibit "A"
Property Description

Parcel One:

That certain tract or parcel of land with all the buildings and improvements thereon, situated at the northeasterly corner of Dover Road and Albany Road, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at the point of intersection of the northwesterly line of Albany Road with the northeasterly line of Dover Road, and running thence northwesterly bounding southwesterly on Dover Road ninety-nine and 87/100 (99.87) feet; thence turning a right angle and running northeasterly along the northwesterly line of Lot No. 61 (sixty-one) on that plat entitled, "OAKHURST WARWICK, R.I. BELONGING TO THE PEOPLES TRUST COMPANY BY J. A. LATHAM JULY, 1899", which plat is recorded in the Land Evidence Records of the City of Warwick in Plat Book 4 at page 24 and (copy) on Plat Card 147, and bounding northwesterly on land now or lately of Flightex Fabrics Inc., one hundred (100) feet to the northeasterly corner of said Lot No. 61 (sixty-one); thence continuing northeasterly in the same straight line and course as the northwesterly line of said Lot No. 61 (sixty-one) and bounding northwesterly on other land of said Flightex Fabrics Inc. forty-seven (47) feet, more or less, to Maple Street; thence turning and running southeasterly bounding northeasterly on Maple Street one hundred (100) feet, more or less, to a point in Maple Street which is in range with the northwesterly line of said Albany Road as extended in its present course to said Maple Street; thence running southwesterly along said northwesterly line of Albany Road as extended to Maple Street and bounding southeasterly on other land of said Flightex Fabrics Inc. forty-four (44) feet, more or less, to the southeasterly corner of Lot No. 65 (sixty-five) on the above referred to plat; thence continuing southwesterly bounding southeasterly on Albany Road one hundred and 26/100 (100.26) feet to the point or place of beginning.

Said tract comprises Lots Nos. 61 (sixty-one), 62 (sixty-two), 63 (sixty-three), 64 (sixty-four) and 65 (sixty-five) on the "OAKHURST PLAT" above fully described and referred to and the whole of Lot No. 396 (three hundred ninety-six) and portions of Lots Nos. 395 (three hundred ninety-five) and 397 (three hundred ninety-seven) on that plat entitled, "THE CAMBRIDGE PARK PLAT OF HOUSE LOTS AT NORWOOD IN THE TOWN OF WARWICK RHODE ISLAND DRAWN BY J.A. LATHAM, MAY, 1889" which plat is recorded in the Land Evidence Records of the City of Warwick in Plat Book 3 at page 14 and (copy) on Plat Card No. 104.

Together with the right to use for all highway purposes that certain tract of land extending from Albany Road on the "OAKHURST PLAT" above recited across the land of Flightex Fabrics Inc. to Maple Street, the northwesterly and southeasterly lines of said strip being the northwesterly and southeasterly lines of said Albany Road extended northeasterly in their present courses to Maple Street, said right and easement to terminate upon the legal abandonment of that portion of

DEED - CONTINUED

INST: 00013494 Bk:10428 Pg: 134

Albany Road as laid out on said "OAKHURST PLAT" above referred to extending from Dover Road northeasterly to "CAMBRIDGE PARK PLAT" above referred to as a public highway.

Parcel Two:

Those ten (10) certain lots or parcels of land, with all the buildings and improvements thereon, situated on the northeasterly side of Dover Road, in the City of Warwick, County of Kent, State of Rhode Island, laid out and designated as Lots Nos. 51 (fifty-one), 52 (fifty-two), 53 (fifty-three), 54 (fifty-four), 55 (fifty-five), 56 (fifty-six), 57 (fifty-seven), 58 (fifty-eight), 59 (fifty-nine) and 60 (sixty) on that plat entitled, "OAKHURST WARWICK, R.I. BELONGING TO THE PEOPLES TRUST COMPANY, BY J.A. LATHAM JULY, 1899" which plat is recorded in the Land Evidence Records of the City of Warwick in Plat Book 4 at page 24 and (copy) on Plat Card 147.

Parcel Three:

That certain tract or parcel of land, with all the buildings and improvements thereon, situated at the southwesterly corner of Cypress Street and Maple Street, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at the point of intersection of the southeasterly line of Cypress Street with the southwesterly line of Maple Street and running thence southeasterly bounding northeasterly on Maple Street two hundred (200) feet, more or less, to land now or lately of International Machine & Tool Corporation; thence turning and running southwesterly bounding southeasterly on said last named land thirty-three (33) feet, more or less, to Parcel Two herein above described; thence turning and running northwesterly bounding southwesterly on said Parcel Two, two hundred (200) feet, more or less, to Cypress Street; thence turning and running northeasterly bounding northwesterly on Cypress Street thirty-six (36) feet, more or less, to Maple Street and the point or place of beginning.

Said tract comprises the whole of Lots Nos. 398 (three hundred ninety-eight), 399 (three hundred ninety-nine) and 400 (four hundred and the northwesterly portion of Lot No. 397 (three hundred ninety-seven) on that plat entitled, "THE CAMBRIDGE PARK PLAT OF HOUSE LOTS AT NORWOOD IN THE TOWN OF WARWICK RHODE ISLAND DRAWN BY J.A. LATHAM, MAY 1889" which plat is recorded with the Records of Land Evidence of the City of Warwick in Plat Book 3 at page 14 and (copy) on Plat Card 104.

However otherwise described, said premises bound northwesterly on Cypress Street, northeasterly on Maple Street, southeasterly on land now or lately of International Machine & Tool Corporation, and southwesterly on Parcel Two hereinabove described.

Being the same property conveyed to International Machine and Tool Corp. by Deed recorded February 28, 1964 in Book 344 at Page 371 (AP 283, Lot 168) and April 9, 1965 in Book 357 at Page 6 (AP 283, Lot 159 and AP 284, Lot 18).

DEED - CONTINUED

INST: 00013494 Bk:10428 Ps: 135

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)
115 Maple Street, 0 Dover Road and 0 Maple Street
Warwick, RI
Plat 283, Lots 168 & 159
Plat 284, Lot 18

RECORDED
Dec 20, 2023 02:07P
Lynn D'Abrasca
City Clerk
City of Warwick, RI

11030 BOOK 808 PAGE 55

QUIT-CLAIM DEED

We, JAMES FLANDERS, of the City of Warwick, County of Kent, and State of Rhode Island, and ROGER D. FLANDERS of the City of Cambridge in the State of Massachusetts, for consideration paid, grant to JAMES FLANDERS and BONITA FLANDERS, both of the City of Warwick, County of Kent and State of Rhode Island, and ROGER D. FLANDERS of the City of Cambridge in the State of Massachusetts, as Joint Tenants and not as tenants in common, with QUIT-CLAIM COVENANTS, in and to:

James Flanders
103 Coffin St
Warwick R.I. 02888

All of our right, title and interest in and to Portland Road and in and to that portion of Flanders Street which lies southeasterly of the westerly line of Lot 13 on Assessor's Plat 284. Also, all of our right, title and interest in and to that triangular parcel of land (if any) lying on the southwesterly side of Flanders Street between the southwesterly line of Flanders Street and the easterly line or curve of Interstate Route 95, which said triangular piece of land abuts the northwesterly line of Lot 166 on Assessor's Plat 283.

The nature of this instrument is such that no revenue stamps are required.

WITNESS MY HAND this 13th day of June, 1986.

James Flanders
James Flanders

STATE OF RHODE ISLAND
COUNTY OF KENT

In Warwick, on this 13th day of June, 1986, before me personally appeared JAMES FLANDERS, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed.

Notary Public
[Signature]

WITNESS MY HAND this day of June, 1986.

Roger D. Flanders
Roger D. Flanders

STATE OF
COUNTY OF

In Cambridge, on this 16th day of June, 1986, before me personally appeared ROGER D. FLANDERS, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.

Notary Public
[Signature]
Notary Commission Expires Jan. 5, 1993

Witness
James B. L...
Warwick City Clerk

THREE YEAR SALES HISTORY
(USPAP REQUIRED)

According to our review of public records, 115 Maple Street (plats/lots 284/18,283/159,283/168) transferred twice in the last three years. As the first deed on the prior pages indicates, there was a transfer on December 19, 2023, with no sale price indicated, as this transfer is among related parties. Prior to that, on September 25, 2023, that same property sold for \$1,000,000. This transaction involved a 7,400 square foot industrial facility on 46,275 square of land area. It is our understanding that this was an arms length transaction, but was a private sale, and it was not publicly listed for sale.

103 Maple Street (plats/lots 284/17,283/163,283/175) has not transferred in the last three years. The deed for that last transfer was provided on the prior page.

To the best of our knowledge, none of the properties are not publicly listed for sale. The street between them is under consideration for purchase. This appraisal is being done in order to help establish a price to be paid to the City of Warwick.

AT A GLANCE

Population	83,011
Total Land Area	35 square miles
FY23 Budget (municipal and schools combined)	\$341M
FY23 Tax Rates (All per \$1,000 of assessment)	
Residential Real Estate	\$18.73
Commercial & Industrial Real Estate	\$28.10
Personal Property/Tangible	\$37.46
Motor Vehicle Tax Eliminated in 2022	

Other exemptions, including veterans, senior citizen, Gold Star, disabled, are offered to qualified residents. The Warwick Assessor's Office has additional information.

Hospitals	1
<u>Kent Memorial Hospital</u>	
Police Stations	3
Main headquarters and Pontiac and Conimicut substations	
Fire Stations	10
Airports	1
<u>Rhode Island T.F. Green International Airport (PVD)</u> with InterLink intermodal station, offering commuter MBTA rail.	
Hotels/Motels	16
Public/Private/Parochial/PreK/Elementary/Secondary Schools	25+
Libraries	4
Sandy Lane main branch, Conimicut, Norwood and Apponaug branches	
Museums	3
Golf Courses (public/private)	5
<u>Municipal Senior Enrichment Center</u>	1
Parks and Playgrounds	50+

Including:

City Park, featuring four softball fields, two dog parks, a soccer field, in-line hockey rink, a three-mile paved bicycle/walking path, playgrounds, saltwater beach, and sheltered picnic areas and open recreation areas.

Rocky Point Park, featuring scenic views of Narragansett Bay, a shoreline walking/bike path, saltwater beach, hiking trails, handicapped-accessible fishing pier, and picnic areas.

Goddard Park State Park, nearly 500 acres and includes a nine-hole golf course, an equestrian show area, 18 miles of bridle trails, 355 picnic tables, 11 game fields, and a performing arts center for

Rhode Island Population by City and Town 2010 - 2020				
Cities and Towns, by County	2010	2020	Change	
			Number	%
Barrington	16,310	17,153	843	5.2%
Bristol	22,954	22,493	-461	-2.0%
Warren	10,611	11,147	536	5.1%
Bristol County	49,875	50,793	918	1.8%
Coventry	35,014	35,688	674	1.9%
East Greenwich	13,146	14,312	1,166	8.9%
Warwick	82,672	82,823	151	0.2%
West Greenwich	6,135	6,528	393	6.4%
West Warwick	29,191	31,012	1,821	6.2%
Kent County	166,158	170,363	4,205	2.5%
Jamestown	5,405	5,559	154	2.8%
Little Compton	3,492	3,616	124	3.6%
Middletown	16,150	17,075	925	5.7%
Newport	24,672	25,163	491	2.0%
Portsmouth	17,389	17,871	482	2.8%
Tiverton	15,780	16,359	579	3.7%
Newport County	82,888	85,643	2,755	3.3%
Burrillville	15,955	16,158	203	1.3%
Central Falls	19,376	22,583	3,207	16.6%
Cranston	80,387	82,934	2,547	3.2%
Cumberland	33,506	36,405	2,899	8.7%
East Providence	47,037	47,139	102	0.2%
Foster	4,606	4,469	-137	-3.0%
Glocester	9,746	9,974	228	2.3%
Johnston	28,769	29,568	799	2.8%
Lincoln	21,105	22,529	1,424	6.7%
North Providence	32,078	34,114	2,036	6.3%
North Smithfield	11,967	12,588	621	5.2%
Pawtucket	71,148	75,604	4,456	6.3%
Providence	178,042	190,934	12,892	7.2%
Scituate	10,329	10,384	55	0.5%
Smithfield	21,430	22,118	688	3.2%
Woonsocket	41,186	43,240	2,054	5.0%
Providence County	626,667	660,741	34,074	5.4%
Charlestown	7,827	7,997	170	2.2%
Exeter	6,425	6,460	35	0.5%
Hopkinton	8,188	8,398	210	2.6%
Narragansett	15,868	14,532	-1,336	-8.4%
New Shoreham	1,051	1,410	359	34.2%
North Kingstown	26,486	27,732	1,246	4.7%
Richmond	7,708	8,020	312	4.0%
South Kingstown	30,639	31,931	1,292	4.2%
Westerly	22,787	23,359	572	2.5%
Washington County	126,979	129,839	2,860	2.3%
State Total	1,052,567	1,097,379	44,812	4.3%

Source: U.S. Bureau of the Census

**RHODE ISLAND HOUSING STOCK
OCCUPANCY STATUS, BY CITY AND TOWN
2010 & 2020**

City/Town	2010 Total Housing Units		2020 Total Housing Units		Change		2010 Occupied Housing Units		2020 Occupied Housing Units		Change		2010 Vacant Housing Units		2020 Vacant Housing Units		Change	
	Units	Percent	Units	Percent	Number	Percent	Units	Percent	Units	Percent	Number	Percent	Units	Percent	Units	Percent	Number	Percent
Barrington	6,386	-0.1%	6,380	-0.1%	-6	-0.1%	5,904	6.0%	6,060	6.6%	156	1.1%	382	3.2%	320	-3.0%	-62	-18.4%
Bristol	9,315	3.4%	9,629	3.4%	314	3.4%	8,511	8.5%	8,779	8.6%	268	3.1%	804	8.0%	850	5.7%	46	5.7%
Burrillville	6,419	4.4%	6,701	4.4%	282	4.4%	5,869	6.2%	6,260	6.2%	391	6.7%	550	6.7%	441	-10.9%	-109	-19.8%
Central Falls	7,478	8.1%	8,191	8.5%	713	9.5%	6,526	7.7%	7,700	11.7%	1,174	18.0%	952	18.0%	827	-12.5%	-125	-14.8%
Charlestown	5,142	5.8%	5,381	6.6%	239	4.6%	3,247	3.8%	3,554	3.7%	307	9.5%	1,895	18.2%	1,827	-3.0%	-68	-3.0%
Coventry	14,310	14.9%	14,931	15.0%	621	4.3%	13,432	13.4%	14,223	14.2%	791	5.9%	878	7.0%	708	-17.0%	-170	-19.4%
Cranston	33,117	34.1%	34,182	34.2%	1,065	3.2%	31,012	31.0%	32,676	32.6%	1,664	5.4%	2,105	15.6%	1,506	-5.9%	-599	-28.5%
Cumberland	13,791	15.0%	15,017	15.1%	1,226	8.9%	13,143	13.1%	14,443	14.4%	1,300	9.9%	648	3.7%	574	-7.4%	-74	-11.4%
East Greenwich	5,403	5.5%	5,539	5.5%	136	2.5%	5,022	5.0%	5,212	5.0%	190	3.8%	381	3.8%	327	-5.4%	-54	-14.2%
East Providence	21,440	22.1%	22,106	22.1%	666	3.1%	20,201	20.2%	21,050	21.0%	849	4.2%	1,239	11.4%	1,146	-9.3%	-93	-7.5%
Eveler	2,511	2.6%	2,647	2.6%	136	5.4%	2,319	2.3%	2,454	2.4%	135	5.8%	192	1.9%	193	0.5%	1	0.5%
Foster	1,775	1.8%	1,836	1.8%	61	3.4%	1,707	1.7%	1,743	1.7%	36	2.1%	68	0.8%	93	2.5%	25	36.8%
Goonster	4,025	4.2%	4,213	4.2%	188	4.7%	3,683	3.6%	3,898	3.9%	215	5.8%	342	3.1%	315	-2.7%	-27	-7.9%
Hopkinton	3,458	3.6%	3,613	3.6%	155	4.5%	3,196	3.2%	3,383	3.4%	187	5.9%	262	2.6%	230	-3.2%	-32	-12.2%
Jamesstown	2,988	3.1%	3,122	3.1%	134	4.5%	2,466	2.5%	2,466	2.5%	107	4.3%	639	6.3%	656	1.7%	17	2.7%
Johnston	12,439	12.8%	12,501	12.5%	62	0.5%	11,719	11.7%	11,981	12.0%	262	2.2%	720	7.2%	540	-180	-25.0%	
Lincoln	9,062	9.5%	9,525	9.5%	463	5.1%	8,465	8.4%	9,101	9.1%	636	7.5%	597	4.2%	424	-173	-29.0%	
Little Compton	2,367	2.4%	2,414	2.4%	47	2.0%	1,501	1.5%	1,600	1.6%	99	6.6%	866	8.1%	814	-52	-6.0%	
Middletown	7,622	8.0%	8,029	8.0%	407	5.3%	6,763	6.7%	7,155	7.1%	392	5.8%	859	8.7%	874	15	1.7%	
Narragansett	9,470	9.8%	9,857	9.8%	387	4.1%	6,704	6.7%	6,600	6.6%	-104	-1.6%	2,766	2.7%	3,257	491	17.8%	
New Shoreham	1,808	1.8%	1,818	1.8%	10	0.6%	1,818	1.8%	1,818	1.8%	0	0.0%	1,294	12.9%	1,155	-139	-10.7%	
Newport	13,069	13.4%	13,466	13.4%	397	3.0%	10,616	10.6%	10,998	11.0%	382	3.6%	2,453	2.4%	2,568	115	4.7%	
North Kingstown	11,307	11.8%	12,189	12.1%	882	7.8%	10,436	10.4%	11,409	11.4%	973	9.3%	891	7.8%	780	-111	-12.5%	
North Providence	15,372	15.9%	15,932	15.9%	60	0.4%	14,399	14.4%	15,243	15.2%	844	5.9%	973	6.6%	669	-284	-29.2%	
North Smithfield	5,068	5.3%	5,358	5.3%	290	5.7%	4,714	4.7%	5,118	5.1%	404	8.6%	354	2.4%	240	-114	-32.2%	
Pawtucket	32,055	33.4%	33,832	33.8%	1,777	5.5%	29,022	29.0%	31,565	31.5%	2,543	8.8%	3,033	2.9%	2,267	-766	-25.3%	
Portsmouth	8,294	8.6%	8,610	8.6%	316	3.8%	6,988	6.9%	7,236	7.2%	248	3.5%	1,366	1.3%	1,374	8	0.6%	
Providence	71,530	73.8%	75,257	75.2%	3,727	5.2%	62,718	62.7%	69,597	69.6%	6,879	11.0%	8,812	8.8%	5,660	-3,152	-35.8%	
Richmond	2,952	3.1%	3,173	3.1%	221	7.5%	2,779	2.8%	3,015	3.0%	236	8.5%	173	1.5%	158	-15	-8.7%	
Schuette	4,144	4.3%	4,263	4.3%	119	2.9%	3,945	3.9%	4,042	4.0%	97	2.5%	199	1.9%	221	22	11.1%	
Smithfield	7,909	8.3%	8,012	8.3%	103	1.3%	7,532	7.5%	7,882	7.9%	350	4.6%	374	3.3%	330	-44	-11.8%	
South Kingstown	13,218	13.7%	13,771	13.7%	553	4.2%	10,316	10.3%	11,020	11.0%	704	6.8%	2,902	2.9%	2,751	-151	-5.2%	
Tiverton	7,446	7.8%	7,781	7.8%	335	4.5%	6,894	6.9%	7,125	7.1%	231	3.4%	762	6.6%	656	-106	-13.9%	
Warren	5,149	5.4%	5,465	5.4%	316	6.1%	4,645	4.6%	5,087	5.1%	442	9.5%	504	4.8%	408	-96	-19.0%	
Warrick	37,730	39.3%	38,625	39.3%	895	2.4%	35,234	35.2%	36,555	36.5%	1,321	3.7%	2,456	2.0%	2,070	-426	-17.1%	
West Greenwich	2,370	2.5%	2,575	2.5%	205	8.6%	2,219	2.2%	2,469	2.4%	250	11.3%	151	1.5%	106	-45	-29.8%	
West Warwick	13,888	14.4%	14,414	14.4%	526	3.8%	12,338	12.3%	13,504	13.5%	866	6.8%	1,150	8.1%	810	-340	-29.6%	
Westerly	12,320	12.8%	13,245	12.8%	925	7.5%	9,666	9.6%	10,341	10.3%	675	7.0%	2,654	2.6%	2,904	250	9.4%	
Woonsocket	19,214	19.9%	19,754	19.9%	540	2.8%	17,062	17.0%	18,287	18.2%	1,225	7.2%	2,152	2.1%	1,467	-685	-31.8%	
STATE TOTAL	463,388	483.4%	483,474	483.4%	20,086	4.3%	413,600	413.6%	441,274	441.2%	27,674	6.7%	49,788	49.8%	42,200	-7,588	-15.2%	

Source: U.S. Census Bureau
Table produced by RI Division of Statewide Planning

AREA ANALYSIS

As shown on the mapping, which was provided earlier in the report, the subject real estate is located on the south side of Maple Street, directly opposite the southern end of Cypress Street. Both of these streets are somewhat known in Warwick, but certainly not regionally. They are both located off very well known Jefferson Boulevard, which is a north to south thoroughfare primarily utilized for commercial and industrial purposes. All of the surrounding streets take advantage of and benefit from the nearby full interchange with Interstate Route 95. Maple Street is a two lane paved thoroughfare with a lane of travel in each direction. There are no sidewalks in this part of the community.

There is a well known commercial enterprise on the westerly end of Maple Street, known as "Porch & Patio". That is the former "Alpine Ski Facility". Also, in the immediate area are a number of commercial and industrial facilities. For example, the "Ocean State Harley Davidson" franchise is just to the south, and the "W. L. Fuller Company" is located on the north end of Cypress Street. In the immediate vicinity of the subject, there are approximately twenty or so various sized businesses. At this time, the appraisers are unaware of any adverse area issues.

ESTIMATE OF REASONABLE EXPOSURE TIME

In order to comply with the Uniform Standards of Professional Appraisal Practice, specifically Standards Rule 1-2(C), appraisers must also develop an opinion of reasonable exposure time linked to the value opinion.

Exposure Time may be defined as follows:

The estimated length of time the property interest being appraised would have been offered on the market, prior to the hypothetical consummation of the sale of market value, on the effective date of the appraisal; a retrospective opinion, based upon an analysis of past events, assuming a competitive and open market.

Our opinion of this matter is based upon our study of the real estate market, including sales analysis, listing histories, and other such factors. Further, we are active participants in the subject real estate market, and we are in continuous discussion with brokers, managers, buyers, sellers, etc..., regarding these matters. As such, we have considerable experience in rendering opinions on such matters. Based upon our analysis of these factors, it is our conclusion that the Reasonable Exposure Time for the subject property is estimated in the amount of 3 to 6 months.

ESTIMATE OF REASONABLE MARKETING TIME

The Appraisal Standards Board offers advice that the Reasonable Marketing Time is an opinion of the amount of time it might take to sell a real or personal property interest, at the concluded Market Value level during the period immediately after the effective date of the appraisal. Marketing Time differs from Exposure Time, which is always presumed to precede the effective date of an appraisal.

We have developed our opinion of Marketing Time from a combination of the following sources.

- Statistical information about days on market.
- Information gathered through sales verification.
- Interviews of market participants.
- Anticipated changes in market conditions.

Based upon our analysis, the appraisers are of the opinion that the Reasonable Marketing Time for the subject is 3 to 6 months.

2024
MARKET ANALYSIS
(SOURCES OF REAL ESTATE INFORMATION)

- WARREN INFORMATION GROUP
We are a subscriber to their information, which includes the ability to review sales data for all transfers in the State of Rhode Island. There is also other analytical information available to subscribers.

- RHODE ISLAND STATEWIDE MULTIPLE LISTING SERVICE
We are members of this system and have the ability to access any and all sales, listings, etc. for a wide variety of residential, commercial, and industrial properties. It also affords us the ability to view information not publicly available, relative to statistics, trends, etc.

- NEW ENGLAND REAL ESTATE JOURNAL
This is a weekly publication that affords a wide variety of articles on current real estate topics, and other market information

- COSTAR
This is an online subscription service that provides listing and comparable sale information on commercial and industrial properties. Considered similar to typical residential Multiple Listing Service except, in this instance, for commercial and industrial properties.

- APPRAISAL INSTITUTE
Vanessa Mann and S. Keith White Jr. are members of the Appraisal Institute with Vanessa Mann having a commercial designation and S. Keith White Jr. enjoying two designations, residential and commercial. The Appraisal Institute is a well-known, international organization. Membership allows us access to important and critical real estate information, such as Capitalization Rate data, discount rates, and other analytical data. The Appraisal Institute has monthly and quarterly publications involving all types of important real estate information around the country. Also, by virtue of our memberships, we have access to the highly regarding Lum Library.

2024
MARKET ANALYSIS

By virtue of our review of the abundant real estate information available to us, as evidenced by the multitude of sources provided on the prior page, we are able to offer certain insights into various real estate markets in Rhode Island. Residential markets can be segmented either into single unit housing, multi unit housing of a smaller nature, or, larger scale residential apartment complexes with five or more units. Also, our housing markets vary from town to town, with particular emphasis noted of the fact that our housing markets rather so diverse with the uniqueness of such locations as Block Island, the City of Newport, the Providence Metropolitan area, and the many suburbs surrounding the Providence Metropolitan area. It has been our general experience that there is typically adequate information within the local market so that one does not have to divert ones attention outside of that market area, which might cause inappropriate comparisons. Continuing, our commercial and industrial markets also have degrees of differences. The office and industrial market on Aquidneck Island is certainly different than that of northern Rhode Island or southern Rhode Island. Often times, commercial or industrial properties in the Providence Metropolitan area are compared to one another. Subtle differences can be identified

2024
MARKET ANALYSIS

and analyzed with careful analysis by appraisers. For example, office condominiums are certainly different than larger office properties with multiple leases within. The larger office market, by virtue of national trends, will be under pressure due to the change in work habits caused by the pandemic, and because of interest rate sensitivity. Our industrial market has multiple segments within, which include single occupancy buildings less than 20,000 square feet, versus large complexes of with either modern construction, or older multi story brick or granite mill structures. Potential conversion of these facilities must also be taken into consideration during appraisal analysis.

To summarize, the upcoming year will have typical uncertainties, and undoubtedly, events will occur that are unforeseen. One cannot be oblivious to world events such as weather or war, nor should be insensitive to the possibility of likely interest rate declines, however modest, that may occur during the upcoming year. Lastly, with national elections on the horizon, that will certainly add to uncertainties going forward. Nevertheless, it will be our mission to carefully analyze all of these factors in relationship to our requirement to perform due diligence in our appraisal practice.

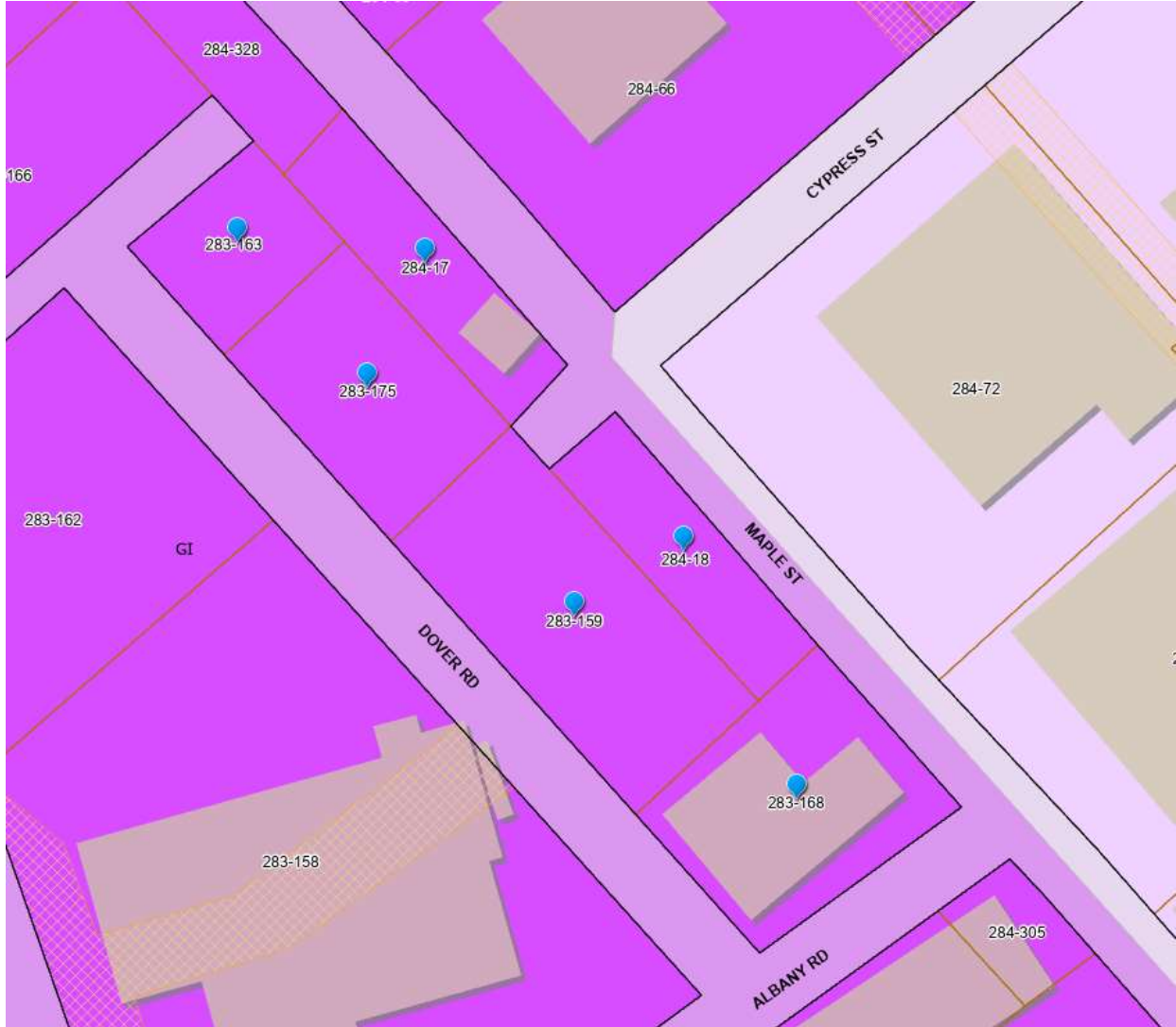
ZONING

According to our review of public records, it appears that the subject real estate and the adjoining lots are zoned GI, General Industrial. This zoning district allows for a wide variety of light and heavy industrial uses. There is no evidence of adverse zoning issues.

However, the appraisers wish to remind and advise any reader or intended user that we are neither attorneys, nor zoning experts and cannot be relied upon to provide zoning expertise. We assume that if the client has any concerns regarding zoning, they will seek competent legal advice.

On the following pages, please find pertinent zoning exhibits.

ZONING - CONTINUED



General industrial district (GI). Properties mapped in accordance with subsection 303 of this ordinance and used for general industrial and manufacturing operations and enterprises, including assembly of durable goods, bulk storage, and general storage of trucks and construction equipment; provided however that such uses do not create serious problems of compatibility with other land uses and that they do not pose unwarranted toxic, explosive or environmental hazard in the general vicinity.

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
100.	Residential uses:													
101.	Detached single-family dwelling unit	No	Yes	Yes	Yes	Yes	Yes ⁽¹⁾	No	Yes ⁽¹⁾	No	No	No	No	Yes
102.	A two-family, three-family or four-family dwelling in a development containing four or less dwelling units	No	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No	No ⁽³⁾	No	No	No	No	Yes
102.1.	A multifamily dwelling in a development containing between five and ten dwelling units	No	No	No	No	No	No ⁽³⁾	No	No ⁽³⁾	No	No	Yes ^(2,3)	Yes	S
103.	Two-family and multiple-family dwelling in a development containing ten or more dwelling units	No	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No	No ⁽³⁾	No	No	Yes	Yes	No
104.	Congregate elderly housing containing between two and ten dwelling units	No	S ⁽²⁾	S ⁽²⁾	S ⁽²⁾	S ⁽²⁾	S ⁽²⁾	No	S ⁽²⁾	No	No	No	No	Yes
105.	Congregate elderly housing containing more than ten dwelling units	No	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No ⁽³⁾	No	No ⁽³⁾	No	No	No	No	No
106.	Roominghouse	No	No	No	No	No	No	No	Yes	No	No	No	No	No
107.	Room for less than three boarders	No	S ⁽⁴⁾	S ⁽⁴⁾	S ⁽⁴⁾	S ⁽⁴⁾	Yes ⁽⁴⁾	No	Yes ⁽⁴⁾	No	No	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
107.1.	Bed and breakfast for up to four guests	No	S	S	S	S	S	No	Yes	No	No	No	No	Yes
108.	Mobile home, mobile home park, or trailer park	No	No	No	No	No	No	No	No	No	No	No	No	No
109.	Community residence	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	No	No
110.	Short-term rental of dwelling unit	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	Yes
200.	Agricultural uses:													
201.	Raising of crops (commercial and noncommercial)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
202.	Commercial greenhouse	No	S ₍₅₎	S ₍₅₎	S ₍₅₎	S ₍₅₎	S	No	Yes	Yes	Yes	No	No	No
203.	Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors	No	No	No	No	No	S	No	Yes	Yes	Yes	No	No	No
204.	Raising and keeping of animals and livestock	S ₍₅₎	S ₍₅₎	S ₍₅₎	S ₍₅₎	S ₍₅₎	S ⁽⁵⁾	S ₍₅₎	S ⁽⁵⁾	S ⁽⁵⁾	S ⁽⁵⁾	No	No	No
300.	Office uses:													
301.	Medical offices, excluding clinic	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No	Yes	S
302.	Clinic	No	No	No	No	No	S	No	Yes	Yes	Yes	No	Yes	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
303.	Law office, accountant, architect or other nonmedical professional person	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	Yes
304.	Real estate, insurance, travel agency, advertising or similar agency office	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	Yes
305.	General office use	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	Yes ⁽¹⁷⁾
306.	Bank, trust company or similar financial institution with drive-in window	No	No	No	No	No	S	No	Yes	Yes	Yes	No	Yes	Yes ⁽¹⁸⁾
307.	Bank or other financial institution without drive-in window	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	Yes
308.	Research and development laboratory, testing facility for environmental or medical purposes, or facility excluding radioactive and chemical or biological processes	No	No	No	No	No	S	No	S	Yes	Yes	S ⁽²⁵⁾	S	No

ZONING – CONTNIUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
309.	Biological technologies, including rDNA (recombinant deoxyribonucleic acid), cell fusion, and novel bioprocessing techniques; including related research into processes that promote health diagnostics and therapeutics, agricultural biology including plant genetics for food purposes, environmental remediation techniques, and manufacture of instruments that assist in biological research	No	No	No	No	No	No	No	S	S	S	S ⁽²⁵⁾	S	No
400.	Service uses:													
401.	Barbershop, beauty salon	No	No	No	No	No	S	No	Yes	No	No	Yes ⁽²⁴⁾	Yes	Yes
402.	Laundry and dry cleaning, pickup, self-service cleaners, and laundromat	No	No	No	No	No	S	No	Yes	No	No	Yes ⁽²⁴⁾	Yes	S

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
403.	Shoe repair, tailoring shop, or other similar establishment	No	No	No	No	No	Yes	No	Yes	No	No	Yes ⁽²⁴⁾	Yes	Yes
404.	Television, radio, or other household appliance repair	No	No	No	No	No	Yes ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	No	Yes
405.	Instant copy and printing shops, photographer's studio, and photo processor shops	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes ⁽²⁴⁾	Yes	Yes
406.	Arts or crafts studio (no sales)	No	No	No	No	No	Yes ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	No	Yes
407.	Veterinary establishment and kennel	No	No	No	No	No	S	No	Yes	Yes	Yes	No	Yes	Yes
408.	Mortuary, undertaking or funeral home establishment	No	No	No	No	No	S	No	Yes	No	No	No	No	S
409.	Locksmith	No	No	No	No	No	Yes ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	Yes	Yes
410.	Caterer	No	No	No	No	No	Yes ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	Yes	S
411.	Hotel or motel	No	No	No	No	No	S	S	Yes	S	S	Yes ⁽²⁵⁾	Yes	S
412.	Public gathering hall, theater, and auditorium	No	No	No	No	No	S	No	Yes	S	S	Yes	Yes	Yes ⁽¹⁹⁾
413.	Indoor commercial recreation facility including health club and private club	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	S

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
414.	Outdoor commercial recreation facility, including amusement park, and sports center not elsewhere classified, driving range, pitch & putt, miniature golf, or similar activity	No	No	No	No	No	No	No	S	No	No	No	S	No
414.1.	Outdoor recreation limited to driving range, miniature golf, pitch & putt, batting cages and/or little league baseball facilities	No	No	No	No	No	Yes ^(15a)	No	S	S	S	No	S	No
415.	Golf course (excluding driving range, pitch & putt, miniature golf, or similar establishment)	Yes	S	S	S	S	No	No	No	No	No	No	No	No
416.	Coin-operated amusement establishment	No	No	No	No	No	No	No	S	No	No	Yes ⁽²⁴⁾	S	S
417.	Massage establishment	No	No	No	No	No	No	No	S	No	No	No	No	S
418.	Marina, yacht club	No	No	No	No	No	No	Yes	No	No	No	No	No	S
419.	Vehicle rental agency	No	No	No	No	No	No	No	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	Yes ^(18b)	Yes	No
420.	Carwash	No	No	No	No	No	No	No	S ⁽⁷⁾	Yes ⁽⁷⁾	Yes ⁽⁷⁾	No	No	No

ZONING - CONTNIUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
421.	Gas station (no repairs), may include convenience and/or grocery retail	No	No	No	No	No	No	No	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	No ^(16a)	S	No
422.	Service station (with repairs)	No	No	No	No	No	No	No	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	No	No	No
422.1.	Auto body repair shop	No	No	No	No	No	No	No	No	S ⁽⁷⁾	S ⁽⁷⁾	No	No	No
423.	Boat repairs, painting or storage	No	No	No	No	No	No	Yes ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	No	No	No
424.	Building trades contractor, oil and fuel service, or similar establishment	No	No	No	No	No	Yes ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	No	No
424.1.	Landscaping and tree service	No	No	No	No	No	S ⁽⁶⁾	No	Yes ⁽⁶⁾	Yes	Yes	No	No	No
425.	Cesspool company	No	No	No	No	No	No	No	S	S	S	No	No	No
425.1.	Other service establishment	No	No	No	No	No	S	No	S	S	S	S ⁽²⁴⁾	S	S
500.	Retail uses:													
501.	Restaurant (with liquor license)	No	No	No	No	No	No	S	Yes ⁽⁶⁾	S	S	Yes ⁽²⁴⁾	Yes	Yes ⁽²⁰⁾
501.1.	Nightclub	No	No	No	No	No	No	S	S	S	S	S ⁽²⁴⁾	S	S
502.	Restaurant (without liquor license)	No	No	No	No	No	S	S	Yes ⁽⁶⁾	S	S	Yes ⁽²⁴⁾	Yes	Yes ⁽²⁰⁾
503.	Fast food restaurant	No	No	No	No	No	No	No	Yes ⁽⁶⁾	No	No	Yes ⁽²⁴⁾	Yes	Yes ⁽²¹⁾

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
503.1.	Retail trade— Neighborhood establishment, 2,000 square feet GFA or less	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes ⁽²³⁾	Yes	Yes
503.2.	Retail trade— Community-wide establishment, more than 2,000 square feet GFA	No	No	No	No	No	No	No	Yes	Yes	No	Yes ⁽²⁴⁾	Yes	S ⁽²²⁾
505.	New or used vehicle sales, with service or outdoor display (excluding boats)	No	No	No	No	No	No	No	S ⁽⁷⁾ (26)	S ⁽⁷⁾	S ⁽⁷⁾	No	No	No
507.	New or used boat sales, with service or outdoor display	No	No	No	No	No	No	Yes ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾	No	No	No
508.	Marine equipment, fishing and tackle store, bait shop	No	No	No	No	No	No	Yes	Yes ⁽⁶⁾	No	No	No	No	Yes
509.	Open air market or outdoor sales and display, mobile or otherwise	No	No	No	No	No	No	No	S	No	No	No	No	S
50X	Adult entertainment	No	No	No	No	No	No	No	No	No	S ⁽¹²⁾	No	No	No
510.	Other retail establishment	No	No	No	No	No	No	No	Yes ⁽⁶⁾	No	No	Yes ⁽²⁴⁾	Yes	S
511.	Retail sales of marijuana and marijuana-related products	No	No	No	No	No	No	No	Yes ⁽²⁵⁾	S	S	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
600.	Transportation, communication and utility uses:													
601.	Airport or heliport	No	No	No	No	No	No	No	No	No	No	S	No	No
602.	Bus or railroad passenger station	No	No	No	No	No	No	No	S	S	S	Yes	No	S
603.	Automobile parking lot or parking garage for private passenger cars (as a principal use)	No	No	No	No	No	No	No	S	Yes	Yes	S ⁽²⁵⁾	S	Yes
604.	Truck, bus, taxi, or other commercial vehicle terminal yard or building for storage and servicing of such	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
605.	Radio and television transmission station including towers	No	No	No	No	No	No	No	S ₍₁₃₎	Yes ₍₁₃₎	Yes ₍₁₃₎	No	No	No
606.	Radio or television studio	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No	No	No

ZONING – CONTNIUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
607.	Electrical transformer station and substation, gas regulator station, water and sewer pumping station, and telephone exchange station as a principal use and not elsewhere classified in this table	No	S	S	S	S	S	S	S	Yes	Yes	No	S	S
608.	Accessory use solar canopy	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No	No	No
609.	Nuclear power plant	No	No	No	No	No	No	No	No	No	No	No	No	No
610.	Other utility, utility station, receiving or transmitting device or tower, or satellite dish antenna as a principal use and not elsewhere classified in this table	No	No	No	No	No	No	No	S ⁽⁸⁾	S ⁽⁸⁾	S ⁽⁸⁾	No	No	No
611.	Telecommunications facility, including towers ⁽¹⁵⁾	No	No	No	No	No	No	No	A ⁽⁸⁾ (14a)	A ⁽⁸⁾ (14a)	A ⁽⁸⁾ (14a)	No	No	No
612.	Contaminated Site solar energy system, ground-mounted	No	No	No	No	No	No	No	No	S ₍₂₈₎	S ₍₂₈₎	No	No	No
613.	Accessory use rooftop or ground-mounted solar energy systems	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
614.	Large scale solar energy system	No	No	No	No	No	No	No	No	No	No	No	No	No
700.	Institutional uses:													
701.	Religious place of worship, including rectory, parsonage, convent and monastery	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes ⁽²⁴⁾	Yes	Yes
702.	Social community or recreation center	No	S	S	S	S	S	No	Yes	No	No	No	Yes	Yes
703.	Other use with religious purposes	No	No	No	No	No	S	No	Yes	No	No	No	No	S
704.	Hospital, including hospital for mental, drug, or alcohol treatment but excluding animal hospital	No	No ⁽⁹⁾	No ⁽⁹⁾	No ⁽⁹⁾	No ⁽⁹⁾	No ⁽⁹⁾	No	Yes	S	S	No	No	No
704.1.	Family day care home, as defined	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	No	Yes
704.2.	Day care facility, as defined	No	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes ⁽²⁴⁾	Yes	Yes
705.	Extended care, convalescent, rest, or nursing home	No	S	S	S	S	S	No	Yes	S	S	No	No	S
706.	Preschool and kindergarten	No	S	S	S	S	Yes	No	Yes	S	S	Yes ⁽²⁴⁾	Yes	S

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
707.	Primary or grammar and junior high school or middle school, public, parochial or private school providing compulsory education, including uses listed in 706 when located in the same facility	No	Yes	Yes	Yes	Yes	Yes	No	Yes	S	S	No	No	S
708.	High school, including preparatory school or academy, public, parochial or private school providing compulsory education	No	Yes	Yes	Yes	Yes	Yes	No	Yes	S	S	No	No	No
709.	Junior college, college or university, including public or private institutions of higher learning	No	No	No	No	No	No	No	Yes	S	S	No	Yes	No
710.	Vocational, business or other schools	No	No	No	No	No	No	No	Yes	Yes	Yes	No	Yes	No
711.	Resident dormitory, fraternity, or sorority	No	No	No	No	No	No	No	Yes	S	S	No	Yes	No
712.	Government administrative offices	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
713.	Police, fire, other public safety facility or other government facility not elsewhere classified in this table	No	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
714.	Library or museum	No	S	S	S	S	Yes	No	Yes	Yes	Yes	Yes ⁽²⁵⁾	Yes	Yes
715.	Public park, playground or public recreation building	Yes	S	S	S	S	No	No	No	No	No	Yes	Yes	Yes
716.	Community water supply, wells or conservation area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes
717.	Cemetery	No	S	S	S	S	No	No	No	No	No	No	No	No
718.	Crematory	No	No	No	No	No	No	No	No	No	No	No	No	No
719.	Prison	No	No	No	No	No	No	No	No	No	No	No	No	No
800.	Light industry:													
801.	Assembling and packaging of articles	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
802.	Manufacturing, welding, fabricating, processing, assembling or packaging of:													No
	1. Food and beverage products	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District	
	2.	Clothing but not textile manufacture	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	3.	Paper and paper board products	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	4.	Drugs	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	5.	Leather goods, excluding footwear	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	6.	Electric and electronic equipment including audio, video, computer, and office machines	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	7.	Engineering and scientific instruments and supplies	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	8.	Medical and dental instruments and supplies, including optical instruments and lenses but excluding laboratory testing	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
	9.	Photographic equipment and supplies	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	10.	Watches, clocks, and clockwork mechanisms	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	11.	Jewelry, insignia, emblems, badges, notions, and costume jewelry, but excluding electroplating	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	12.	Musical instruments	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	13.	Sporting goods and toys	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	14.	Art supplies, including pens, pencils, and similar products	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	15.	Signs and advertising devices	No	No	No	No	No	No	No	Yes	Yes	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
	16. Miscellaneous products including umbrellas, parasols, canes, brooms, and brushes.	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
803.	Bottling of beverages	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
804.	Distribution center, parcel delivery center, delivery warehouse	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
805.	Laundry, dry cleaning plant	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
806.	Printing, binding, publishing and related arts and trades	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
807.	Ministorage and miniwarehouse facility	No	No	No	No	No	No	No	S	S	Yes	No	No	No
808.	Processing and packaging of fish or fish products	No	No	No	No	No	No	S	No	Yes	Yes	No	No	No
809.	Wholesale business and storage in roofed structure or outdoors, but not including wholesale storage of flammable liquids, gas or explosives	No	No	No	No	No	No	No	Yes (S)	Yes (LI)	Yes (LI)	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
810.	Storage warehouse, cold storage plant, storage building, but not including storage of junk, scrap metal, rags, waste paper and similar materials	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
811.	Open-lot storage of new building materials, machinery, and metals, but not junk, scrap and wastes	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
812.	Open-lot storage of coal, sand, or other similar material	No	No	No	No	No	No	No	No	S	Yes	No	No	No
900.	General industry:													
901.	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts	No	No	No	No	No	No	No	No	No	S	No	No	No
902.	Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	No	No	No	No	No	No	S	Yes	No	No	No
903.	Textile mill	No	No	No	No	No	No	No	No	S	Yes	No	No	No

ZONING – CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
904.	Plaster of Paris or ceramic products manufacture	No	No	No	No	No	No	No	No	S	Yes	No	No	No
905.	Asphalt or concrete plant	No	No	No	No	No	No	No	No	S	S	No	No	No
906.	Sand and gravel operation	No	No	No	No	No	No	No	No	S	S	No	No	No
907.	Manufacturing, welding, fabricating, processing, assembling or packaging or other industrial operation, but the following are expressly prohibited:	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	1. Acid manufacture.													
	2. Cement, concrete, lime or gypsum manufacture.													
	3. Explosives or fireworks manufacture.													
	4. Glue manufacture.													
	5. Incineration of solid waste or dead animals.													
	6. Petroleum refining.													

ZONING - CONTINUED

Zoning Districts		OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Inter-modal	Gate-way	Village District
	7. Stockyard,													
	8. Landfill or underground injection well for hazardous materials.													
908.	Open-lot storage of secondhand lumber or other used building material	No	No	No	No	No	No	No	No	No	S	No	No	No
909.	Open-lot storage of junk, scrap, paper, rags or other salvage articles	No	No	No	No	No	No	No	No	No	S	No	No	No
910.	Hazardous waste management facility	No	No	No	No	No	No	No	No	S	S	No	No	No

TABLE 2B. DIMENSIONAL REGULATIONS

EXPAND

	O	WB	GB	LI, GI	Inter-modal	Gate-way	Village District
(B) Nonresidential uses in other districts.							
Minimum lot area (square feet)	6,000	6,000	6,000	6,000	6,000	30,000	6,000
Maximum density, dwelling units per acre					N/A	N/A	12
Minimum frontage (feet) ^{(1), (4)}	60	60	60	60	60	60	40
Minimum lot width (feet) ^{(1), (4)}	60	60	60	60	60	60	40
Minimum front and corner side yard (feet)	25	25	25	25	0	10	0
Maximum front yard (feet)	—	—	—	—	—	—	10
Minimum side yard (feet)	15 ⁽²⁾	15 ⁽²⁾	15 ⁽²⁾	15 ⁽³⁾	0	15	0
Minimum rear yard (feet) ⁽⁶⁾	20 ⁽²⁾	20 ⁽²⁾	20 ⁽²⁾	20 ⁽³⁾	0	20	20
Maximum structure height (feet)	35	35	40	45	75	75	35
Minimum landscaped open space ⁽⁵⁾	10%	10%	10%	10%	10%	10%	—

SITE DESCRIPTION
(ADJOINING LOTS)

<u>Address</u>	<u>AP/Lot</u>	<u>Land (SF)</u>
115 Maple St.	283/168	10,000
Dover Road	283/159	21,900
Maple St.	284/18	14,375
103 Maple St.	284/17	10,890
Dover Road	283/163	7,405
<u>Dover Road</u>	283/175	12,197
<i>Total:</i>		76,767

STREET FRONTAGE: See Map

DEPTH: Varies

SHAPE: Slightly Irregular

TERRAIN: Typically Level

SOIL: Unknown

HAZARDOUS WASTE: None Noted

UTILITIES: Public Water
Sewer
Telephone
Electricity
Gas

FLOOD ZONE: Zone: "X"
Panel: 44003C 0014H
Date: 10/02/2015

VIEW: Street

ACCESS: Average

NUISANCES: None Noted

EASEMENTS: See Deed

ENCROACHMENTS: None Noted

RESTRICTIONS: None Noted

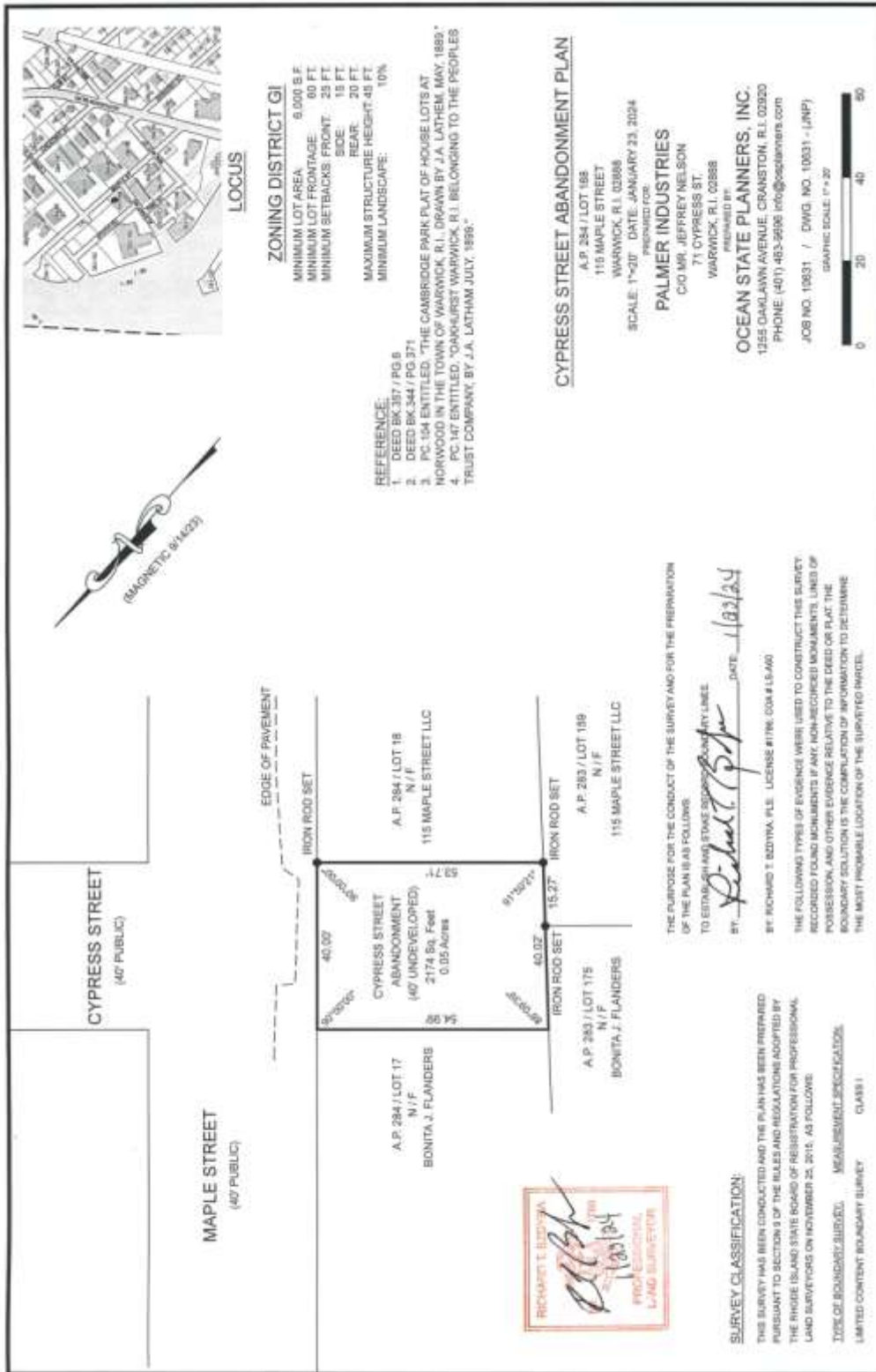
SITE DESCRIPTION - CONTINUED
(ADJOINING LOTS)

The subject site, prior to the addition of the proposed abandonment of a portion of Cypress Street, has 76,767 square feet of land area. That site has frontage on Maple Street, Albany Road, and Dover Road. Additionally, the six adjoining lots surround an unused, undeveloped portion of Cypress Street. This portion of Cypress Street has 2,174 square feet of land area, and is under consideration to be added to the six adjoining lots described. After the addition of this abandoned roadway, the site will have 78,941 square feet of land area.

The combined site is partially cleared and partially wooded. It is connected to all public utilities, including public water, public sewer, and natural gas. There is no evidence of adverse site conditions.

On the following page, we have presented a description and site plan of the roadway which is proposed to be purchased by our client.

SITE PLAN



ZONING DISTRICT G1

MINIMUM LOT AREA: 9,000 S.F.
 MINIMUM LOT FRONTAGE: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 15 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 40 FT.
 MINIMUM LANDSCAPE: 10%

REFERENCE:

1. DEED BK.387 / PG.6
2. DEED BK.344 / PG.371
3. PC-104 ENTITLED, "THE CAMBRIDGE PARK PLAT OF HOUSE LOTS AT HORWOOD IN THE TOWN OF WARWICK, R.I. DRAWN BY J.A. LATHAM, MAY, 1899."
4. PC-147 ENTITLED, "DORRHURST WARWICK, R.I. BELONGING TO THE PEOPLES TRUST COMPANY, BY J.A. LATHAM JULY, 1898."

CYPRESS STREET ABANDONMENT PLAN

A.P. 284 / LOT 18
 115 MAPLE STREET
 WARWICK, R.I. 02888
 SCALE: 1"=20' DATE: JANUARY 23, 2024
 PREPARED FOR:

PALMER INDUSTRIES
 C/O MR. JEFFREY NELSON
 71 CYPRESS ST.
 WARWICK, R.I. 02888

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
 PHONE: (401) 483-9998 info@osplanners.com
 JOB NO. 10031 / DWG. NO. 10031 - (JNP)
 GRAPHIC SCALE: 1"=20'



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

TO ESTABLISH AND STAKE PROPERTY LINES.

BY: *Richard T. Ebdyva* DATE: 1/23/24

BY: RICHARD T. EBDYVA, P.E. LICENSE #1796, 2004# 45-400

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPLETION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 3 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATIONS: LIMITED CONTENT BOUNDARY SURVEY CLASS 1



January 23, 2024

LEGAL DESCRIPTION
A PORTION OF CYPRESS STREET ABANDONMENT

That certain parcel of land together with all buildings and improvements thereon situated on the westerly side of Maple Street Street, City of Warwick, State of Rhode Island and is bounded and described as follows:

Beginning at an iron rod set on the westerly line of Maple Street and the most northerly corner of land owned now or formerly by 115 Maple Street, LLC., (Lot 18 / A.P. 284), said point being the most easterly corner of the herein described parcel;

thence, proceeding in a southwesterly direction, bounded southeasterly by 115 Maple Street, LLC., land (Lot 18 / A.P. 284), a distance of 53.71 feet to an iron rod set;

thence, turning an interior angle of $91^{\circ}50'21''$ and proceeding in a northwesterly direction, bounded southwesterly in part by other land owned now or formerly by 115 Maple Street, LLC., land (Lot 159 / A.P. 283), and in part by land owned now or formerly by Bonita J. Flanders (Lot 175 / A.P. 283), a distance of 40.02 feet to a point;

thence, turning an interior angle of $88^{\circ}09'39''$ and proceeding in a northeasterly direction, bounded northwesterly by other land owned now or formerly by Bonita J. Flanders (Lot 17 / A.P. 284), a distance of 54.99 feet to a point;

thence, turning an interior angle of $90^{\circ}00'00''$ and proceeding in a southeasterly direction, bounded northeasterly by Maple Street, a distance of 40.00 feet to the point and place of beginning. The last course forming an interior angle of $90^{\circ}00'00''$ with the first course herein described.

Said parcel contains 2174 square feet as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe the area to be abandoned on that survey plan entitled: "Cypress Street Abandonment Plan A.P. 284 / Lot 168, 115 Maple Street Warwick, R.I. 02888, Scale: 1"= 20' Date: January 23, 2024 Prepared For: Palmer Industries c/o Mr. Jeffrey Nelson 71 Cypress Street Warwick, R.I. 02888, Prepared By: Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston R.I. 02920, Phone: (401) 463-9696, info@osplanners.com Job No. 10631."

ASSESSOR'S RECORDS

115 MAPLE ST

Location	115 MAPLE ST	Parcel ID	283/ 0168/ 0000/ /
Account #	145439	Owner	115 MAPLE STREET LLC
Assessment	\$386,800	Internal PID	660
Building Count	1		

Current Value

Assessment	
Valuation Year	Total
2023	\$386,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	115 MAPLE STREET LLC	Sale Price	\$0
Co-Owner		Book & Page	10428/131
Care Of		Sale Date	12/19/2023
Address	115 MAPLE ST WARWICK, RI 02888	Instrument	B
		Qualified	U

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
115 MAPLE STREET LLC	\$0	10428/131	B	12/19/2023
MAPLE EXCHANGE LLC	\$1,000,000	10390/83	U	09/25/2023
INTERNATIONAL MACHINE & TOOL CORP	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1958

ASSESSOR'S RECORDS - CONTINUED

Living Area: 7,400
Replacement Cost: \$516,927
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$336,000

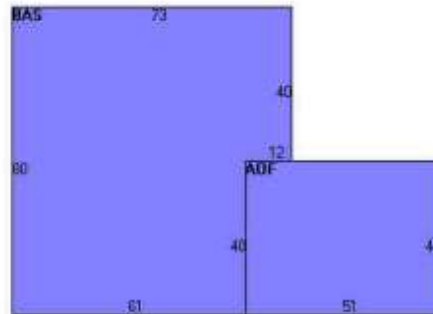
Building Attributes	
Field	Description
Style:	Industrial
Model:	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Drywall
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Vinyl/Asphalt
Heating Fuel:	Gas
Heating Type:	Hot Water
AC Type:	Central
Struct Class:	
Bldg Use:	Industri Mdi-96
Ttl Rooms:	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	400
Heat/AC:	Heat/Ac Split
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	12.00
% Conn Wall:	
Sub Category:	
Primary Tenant:	
Approx Vacancy %:	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos/10007113/00.JPG>)

Building Layout



(https://images.vgsi.com/photos/WarwickRIPhotos/Sketches/660_660.j)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,360	5,360
AOF	Office	2,040	2,040
		7,400	7,400

ASSESSOR'S RECORDS - CONTINUED

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 400
 Description Industrl Mdl-96
 Deeded Acres 0.33

Land

Land Use	Land Line Valuation
Use Code 400	Size (Acres) 0.33
Description Industrl Mdl-96	Assessed Value \$49,600
Neighborhood IND AVE	

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAV1	Paving Asph			1200.00 SF	\$1,200	1

Valuation History

Assessment	
Valuation Year	Total
2023	\$386,800
2022	\$346,500
2021	\$346,500

ASSESSOR'S RECORDS - CONTINUED

MAPLE ST

Location MAPLE ST **Parcel ID** 284/0018/0000/1

Account # 145436 **Owner** 115 MAPLE STREET LLC

Assessment \$34,500 **Internal PID** 1466

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2023	\$34,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner 115 MAPLE STREET LLC **Sale Price** \$0

Co-Owner **Book & Page** 10428/131

Care Of **Sale Date** 12/19/2023

Address 115 MAPLE ST **Instrument** B

WARWICK, RI 02888 **Qualified** U

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
115 MAPLE STREET LLC	\$0	10428/131	B	12/19/2023
MAPLE EXCHANGE LLC	\$1,000,000	10390/82	U	09/25/2023
INTERNATIONAL MACHINE & TOOL CORP	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built:

ASSESSOR'S RECORDS - CONTINUED

Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Bsmt Garages	
Bedrooms in LL	
Cathedral Ceil	
Site Loc	
In Law Apt	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos/100101109158.JPG>)

Building Layout

(https://images.vgsi.com/photos/WarwickRIPhotos/Sketches/1466_146)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

ASSESSOR'S RECORDS - CONTINUED

Findn Crdtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 403
 Description Acc Ind Ld
 Deeded Acres 0.23

Land

Land Use	Land Line Valuation
Use Code 403	Size (Acres) 0.23
Description Acc Ind Ld	Assessed Value \$34,500
Neighborhood IND AVE	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment	
Valuation Year	Total
2023	\$34,500
2022	\$28,800
2021	\$28,800

ASSESSOR'S RECORDS - CONTINUED

DOVER RD

Location DOVER RD **Parcel ID** 283/0159/0000/1

Account # 145439 **Owner** 115 MAPLE STREET LLC

Assessment \$75,600 **Internal PID** 25905

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2023	\$75,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner 115 MAPLE STREET LLC **Sale Price** \$0

Co-Owner **Book & Page** 10428/131

Care Of **Sale Date** 12/19/2023

Address 115 MAPLE ST **Instrument** B

WARWICK, RI 02888 **Qualified** U

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
115 MAPLE STREET LLC	\$0	10428/131	B	12/19/2023
MAPLE EXCHANGE LLC	\$1,000,000	10390/82	U	09/27/2023
INTERNATIONAL MACHINE & TOOL CORP	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built:

ASSESSOR'S RECORDS - CONTINUED

Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model:	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Fir 1:	
Interior Fir 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens:	
Fireplaces:	
Extra Openings:	
Gas Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Num Park:	
Bsmt Garages:	
Bedrooms in LL:	
Cathedral Ceil:	
Site Loc:	
In Law Apt:	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos//00101109.32.JPG>)

Building Layout

(https://images.vgsi.com/photos/WarwickRIPhotos//Sketches/25905_25)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

ASSESSOR'S RECORDS - CONTINUED

Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 403
Description Acc Ind Ld
Deeded Acres 0.50

Land

Land Use	Land Line Valuation
Use Code 403	Size (Acres) 0.50
Description Acc Ind Ld	Assessed Value \$75,600
Neighborhood IND AVE	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment	
Valuation Year	Total
2023	\$75,600
2022	\$63,000
2021	\$63,000

ASSESSOR'S RECORDS - CONTINUED

103 MAPLE ST

Location 103 MAPLE ST **Parcel ID** 284/0017/0000/1
Account # 106486920 **Owner** FLANDERS, BONITA J
Assessment \$227,000 **Internal PID** 873
Building Count 1

Current Value

Assessment	
Valuation Year	Total
2023	\$227,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FLANDERS, BONITA J **Sale Price** \$0
Co-Owner **Book & Page** 0000/0000
Care Of **Sale Date** 01/01/1900
Address 103 CYPRESS ST **Instrument**
 WARWICK, RI 02888 **Qualified** U

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
FLANDERS, BONITA J	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 1,732
Replacement Cost: \$308,441

ASSESSOR'S RECORDS – CONTINUED

Building Percent Good: 45
 Replacement Cost
 Less Depreciation: \$138,800

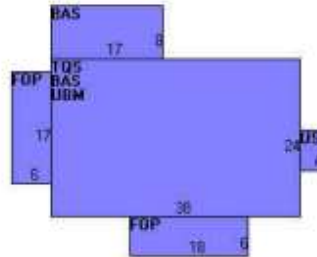
Building Attributes	
Field	Description
Style:	2 Unit
Model:	Residential
Grade:	Average
Stories:	1.75
Occupancy:	2
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	Clapboard
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Mixed
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	4 Bedrooms
Total Full Baths	2
Total Half Baths	0
Total Xtra Fixtrs:	1
Total Rooms	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Fireplaces	0
Extra Openings	0
Gas Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Bsmt Garages	0
Bedrooms in LL	
Cathedral Cell	No
Site Loc	
In Law Apt	No
FndIn CndIn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos/1/0010713166.JPG>)

Building Layout



(https://images.vgsi.com/photos/WarwickRIPhotos/Sketches/873_873.j)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,048	1,048	
TQS	Three Quarter Story	912	684	
FOP	Open Porch	210	0	
UBM	Basement	912	0	
UST	Unfinished Utility Storage	24	0	
		3,108	1,732	

ASSESSOR'S RECORDS - CONTINUED

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 102
 Description Two Family
 Deeded Acres 0.25

Land

Land Use	Land Line Valuation
Use Code 102	Size (Acres) 0.25
Description Two Family	Assessed Value \$87,800
Neighborhood 200	

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD1	Shed-Avg			81.00 SF	\$400	1

Valuation History

Assessment	
Valuation Year	Total
2023	\$227,000
2022	\$158,900
2021	\$158,900

ASSESSOR'S RECORDS - CONTINUED

DOVER RD

Location DOVER RD Parcel ID 283/0163/0000//
Account # 106486920 Owner FLANDERS, BONITA J
Assessment \$8,700 Internal PID 25906
Building Count 1

Current Value

Assessment	
Valuation Year	Total
2023	\$8,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FLANDERS, BONITA J Sale Price \$0
Co-Owner Book & Page 0000/0000
Care Of Sale Date 01/01/1900
Address 103 CYPRESS ST Instrument
WARWICK, RI 02888 Qualified U

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
FLANDERS, BONITA J	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0

ASSESSOR'S RECORDS - CONTINUED

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Bsmt Garages	
Bedrooms in LL	
Cathedral Ceil	
Site Loc	
In Law Apt	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos/100109135.JPG>)

Building Layout

(https://images.vgsi.com/photos/WarwickRIPhotos/Sketches/25906_25)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

ASSESSOR'S RECORDS - CONTINUED

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Parcel Information

Use Code 113
 Description Vac Land - Abutter
 Deeded Acres 0.17

Land

Land Use	Land Line Valuation
Use Code 113	Size (Acres) 0.17
Description Vac Land - Abutter	Assessed Value \$8,700
Neighborhood 240	

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment	
Valuation Year	Total
2023	\$8,700
2022	\$5,100
2021	\$5,100

ASSESSOR'S RECORDS - CONTINUED

DOVER RD

Location DOVER RD **Parcel ID** 283/ 0175/ 0000/ /
Account # 106486920 **Owner** FLANDERS, BONITA J
Assessment \$92,100 **Internal PID** 25909
Building Count 1

Current Value

Assessment	
Valuation Year	Total
2023	\$92,100

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FLANDERS, BONITA J **Sale Price** \$0
Co-Owner **Book & Page** 0000/0000
Care Of **Sale Date** 01/01/1900
Address 103 CYPRESS ST **Instrument**
 WARWICK, RI 02888 **Qualified**

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
FLANDERS, BONITA J	\$0	0000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0

ASSESSOR'S RECORDS - CONTINUED

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Fir 1:	
Interior Fir 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Bsmt Garages	
Bedrooms in LL	
Cathedral Cell	
Site Loc	
In Law Apt	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WarwickRIPhotos//0010109140.JPG>)

Building Layout

(https://images.vgsi.com/photos/WarwickRIPhotos//Sketches/25909_25)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

ASSESSOR'S RECORDS - CONTINUED

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 100
 Description Vac Res Land
 Deeded Acres 0.28

Land

Land Use	Land Line Valuation
Use Code 100	Size (Acres) 0.28
Description Vac Res Land	Assessed Value \$92,100
Neighborhood 240	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment	
Valuation Year	Total
2023	\$92,100
2022	\$55,000
2021	\$55,000

PLAT MAP



FLOOD MAP



PART III - ANALYSES AND CONCLUSIONS

HIGHEST AND BEST USE

"Highest and Best Use", may be defined as the reasonably probable and legal use of vacant land or improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."¹

1. LEGALLY PERMISSIBLE: "Uses would conform to the land's zoning classification and local building codes along with any other relevant regulatory or contractual restriction on land use. The requirement for legally permissible uses eliminates many possible uses because they would not be allowed with the zoning laws, subdivision covenants, deed restrictions, leases, or other contractual obligations of the property owner. For example, the highest and best use of a site for development as a fast food restaurant with dine-in facilities might be eliminated because the site is smaller than the minimum size to meet the parking requirements of that use set by local regulations."
2. PHYSICALLY POSSIBLE: "Uses are land uses that are not unworkable because of some limiting physical characteristic of the land such as inadequate site size, odd shape, irregular topography, or poor soil quality. For example, a steeply sloped site may limit the use of the land to only a few possible alternatives. In contrast, a level plot of land with good drainage, soil with adequate bearing capacity, and other physical characteristics conducive to the construction of improvements would likely allow a developer to build many different types of facilities."
3. FINANCIALLY FEASIBLE: "Narrows the number of legally permissible and physically possible uses down further through analysis of the economic characteristics of the potential alternative uses. Economic demand for the subject property is a requisite to the financial testing of alternative uses. Any uses that are not worth at least what they cost to produce would be eliminated in the test of financial feasibility."
4. MAXIMUM PRODUCTIVITY: "Which is the final-and deciding-criteria for the highest and best use of both the land as though vacant and the property as improved".

¹ The Appraisal of Real Estate, 15th Edition, Appraisal Institute

HIGHEST AND BEST USE ANALYSIS

On the preceding page, your appraisers have presented the definition of Highest and Best Use. Implicit in that definition is an examination of the four tests that an appraiser needs to consider before determining an opinion of this factor. Accordingly, please find the following conclusions of Highest and Best Use.

As noted, the combined subject real estate is currently zoned "GI" - General Industrial. The appraisers have given consideration to the types of uses that would be possible, feasible, and appropriate for this location. From our observations, a fairly wide variety of industrial or commercial uses would be permitted, and, would be reasonable, feasible, and appropriate. Also, industrial or commercial use would produce the highest present value. Given these circumstances, in our opinion, the subject warrants the following opinion of Highest and Best Use:

INDUSTRIAL/COMMERCIAL

APPRAISAL PROCESS

The appraisal process consists of three approaches that bear upon the value of real estate. They are the Cost Approach, the Income Approach, and the Sales Comparison Approach.

The Cost Approach is based upon the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject. It is particularly applicable when the property being appraised involves relatively new improvements which represent the Highest and Best Use of the land or when unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

The Income Approach converts anticipated benefits to be derived from the ownership of property into value estimate. The Income Approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to present worth figure through the capitalization process.

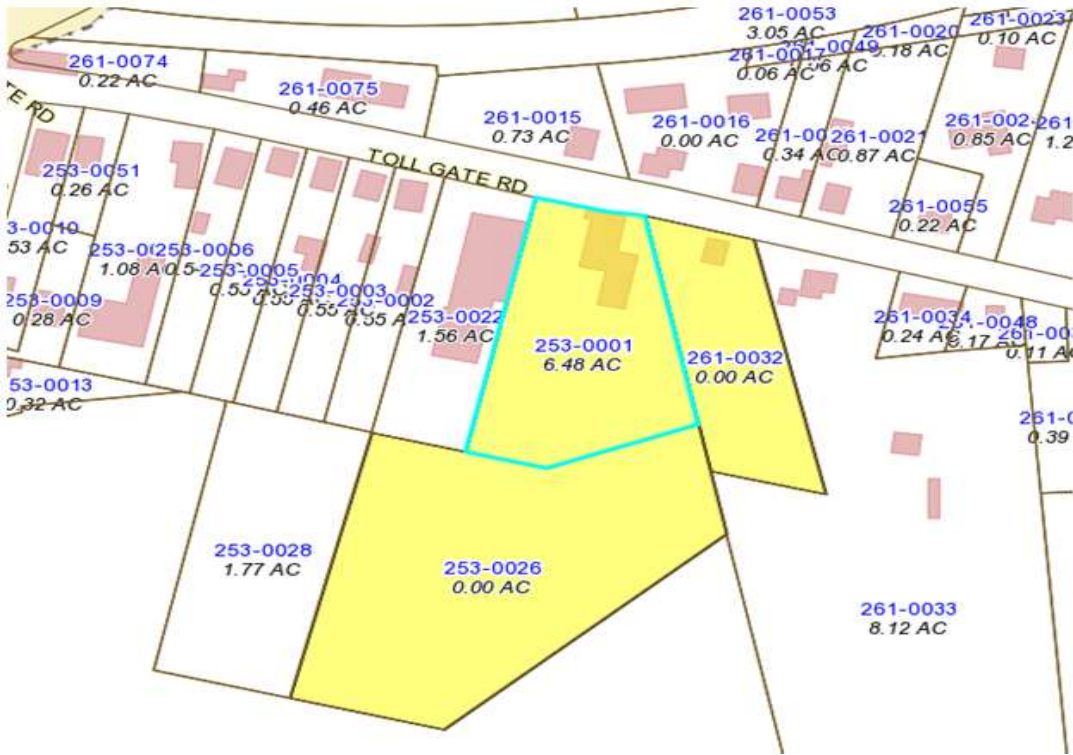
The Sales Comparison method is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing one with the same utility. This approach is also referred to as the Market Data Approach.

APPRAISAL PROCESS - CONTINUED

Since the valuation involves land value only, in our opinion, only the Sales Comparison Approach would reasonably apply. Through the consideration of appropriate comparable sales, the appraisers have formed opinions of Market Value, under the scenario required by the City of Warwick ordinance.

SALES COMPARISON APPROACH

COMPARABLE SALE NUMBER ONE



LOCATION:	1050 Toll Gate Road Warwick, Rhode Island
ASSESSORS PLAT/LOT:	253/1,26, 261/32
GRANTOR:	Security Cleansers
GRANTEE:	Ten Fifty Toll Gate
DATE OF SALE:	August 31, 2021
DEED BOOK/PAGE:	9938/330
LAND AREA:	298,386 Square Feet
BUILDING SIZE:	NA - Land Sale
SALE PRICE:	\$675,000
INDICATED PRICE/SF:	\$2.26
ZONING:	Light Industrial
FINANCING:	Greenwood CU

COMPARABLE SALE NUMBER TWO



LOCATION:

Maple Street
Warwick, Rhode Island

ASSESSORS PLAT/LOT:

284/13,166,303,328

GRANTOR:

Ronald RS Picerne

GRANTEE:

Ronald Goldsmith

DATE OF SALE:

December 20, 2019

DEED BOOK/PAGE:

9427/227

LAND AREA:

53,279 SF (per deed)

BUILDING SIZE:

NA - Land sale

SALE PRICE:

\$130,000

INDICATED PRICE/SF:

\$2.44

ZONING:

Light Industrial

FINANCING:

Cash Sale

COMPARABLE SALE NUMBER THREE



LOCATION:	Jefferson Boulevard Warwick, Rhode Island
ASSESSORS PLAT/LOT:	285/299
GRANTOR:	Springdale Enterprises
GRANTEE:	Warwick Self Storage
DATE OF SALE:	December 7, 2023
DEED BOOK/PAGE:	10426/94
LAND AREA:	1.16 AC/50,530 SF
BUILDING SIZE:	NA - Land Sale
SALE PRICE:	\$950,000
INDICATED PRICE/SF:	\$18.80
ZONING:	General Industrial
FINANCING:	Cash Sale

COMPARABLE SALE #1 - 1050 Toll Gate Road



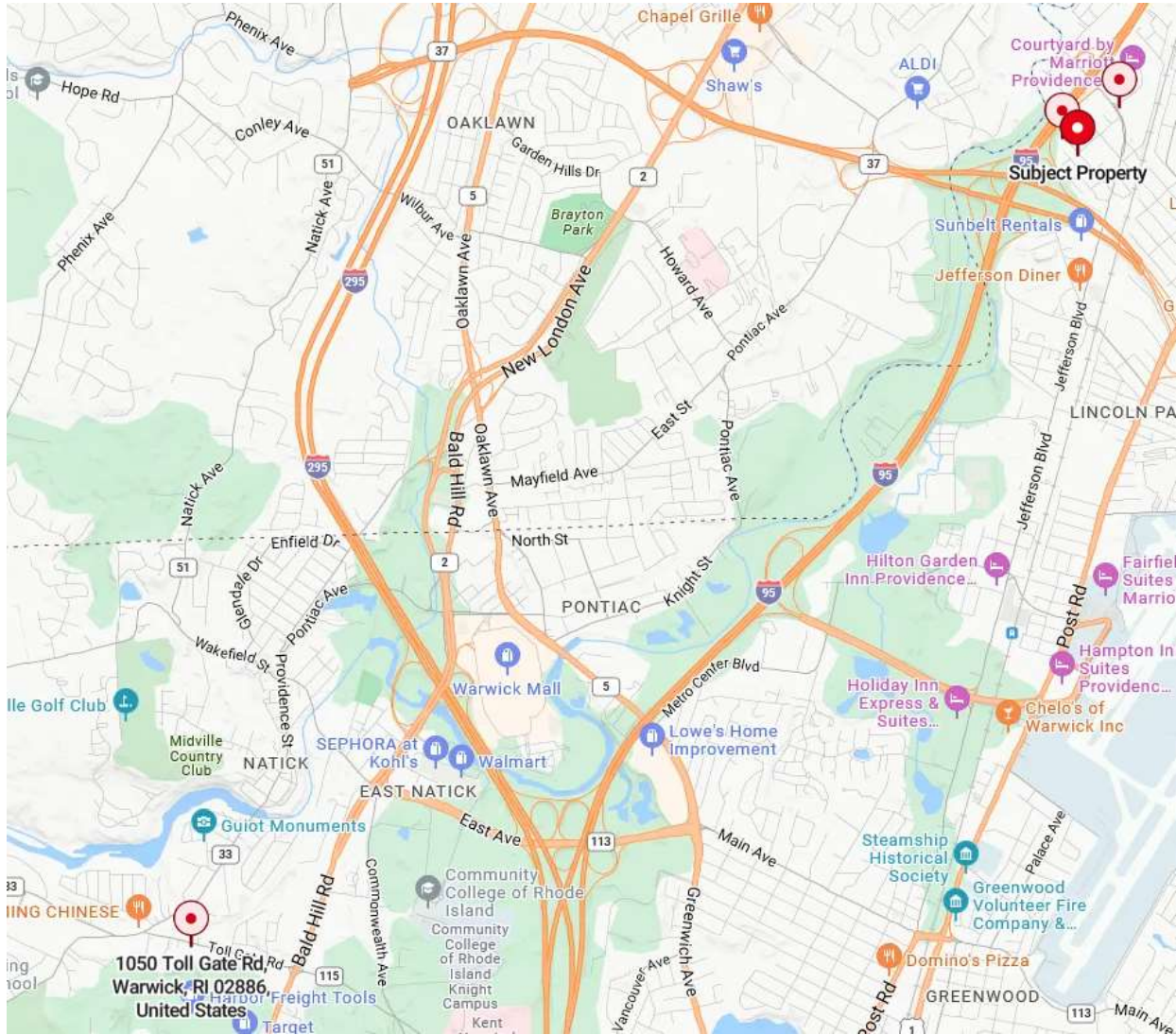
COMPARABLE SALE #2 - Maple Street



COMPARABLE SALE #3 - Jefferson Boulevard



COMPARABLE SALES LOCATION MAP



COMPARABLE SALES ADJUSTMENT GRID

Effective date	02/29/24						
Market conditions adj (%/yr)	3.00%						
	Subject	Comparable 1		Comparable 2		Comparable 3	
Identification							
Address	Cypress Street	1050 Toll Gate Road		Maple Street		Jefferson Blvd	
	Warwick, RI	Warwick, RI		Warwick, RI		Warwick, RI	
Sales price			\$675,000		\$130,000		\$950,000
Indicated price/sf		\$ 2.26		\$ 2.44		\$ 18.80	
Transactional adjustments:							
Property rights	Fee simple	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0
Financing terms	Cash	Typical	\$0	Typical	\$0	Typical	\$0
Conditions of sale	Typical	Typical	\$0	Typical	\$26,000	Typical	\$0
Expenditures after sale	None	None	\$0	None	\$0	None	\$0
Market conditions (date)	02/29/24	08/31/21	\$50,600	12/20/19	\$19,600	12/07/23	\$6,600
Adjusted sales price			\$725,600		\$175,600		\$956,600
Sq.ft.-adjusted price/sq.ft.	76,767	298,386	\$2.43	53,279	\$3.30	50,530	\$18.93
Property adjustments:							
Location			-10%		0%		-40%
Volume Discount			40%		0%		0%
Site Characteristics			40%		20%		-40%
Other			0%		0%		0%
Net adjustments			70%		20%		-80%
Subject by comparison			\$4.13		\$3.96		\$3.79

78,941 SF @ \$4.00/SF = \$315,768

76,767 SF @ \$4.00/SF = \$307,068

SUBJECT WITH 2,174 SF ABANDONMENT - \$315,768

SUBJECT WITHOUT ABANDONMENT - \$307,068

VALUE OF ABANDONMENT - \$ 8,700

SALES COMPARISON APPROACH ANALYSIS

The premise of the Sales Comparison Approach is to rely upon the dictates and tenets of the "Theory of Substitution". As defined, that theory indicates the following, "an informed purchaser would pay no more for the subject real estate, than the cost of acquiring an equally desirable substitute". As a result, it is incumbent upon the appraisers to conduct appropriate research, and provide analysis of those comparables deemed most similar to the subject real estate. The appraisers have conducted that research, and have found (3) transactions, which we think are most applicable for valuation purposes. Let us describe the circumstances of each comparable, separately.

Comparable Sale #1 is a transaction on Toll Gate Road in Warwick. It is located on its' south side, and is a rather large parcel. We have familiarity of the property, having appraised it for a lending institution during the transactional period. From our observations, it is necessary to make certain adjustments. For example, we find that location to be superior to that of the subject, which is just off of Jefferson Boulevard. On the other hand, we do need to account for the fact that a larger parcel would tend to sell for a lower unit price. Thus, a volume

SALES COMPARISON APPROACH ANALYSIS - CONTINUED

discount adjustment has been applied. Lastly, the rear of the comparables' site is somewhat sloped, and may be less usable than the subjects' level characteristics. Therefore, an upward adjustment for that factor has been applied.

Comparable Sale #2 is located at the end of Maple Street, very proximate to the subject. This comparable is in the subjects' neighborhood, and thus, should not be ignored. In reviewing information on this transaction, a market participant believed it was at a market price, although, there may be conditions of sale that need upward adjusting. Therefore, that has been applied by the appraisers. Also, those site characteristics are deemed to be inferior to those of the subject, as there may be areas that are unbuildable.

Comparable Sale #3 is the most recent transaction. This site is proposed to be used for a self storage facility, and had some approvals in place prior to the sale. Additionally, this property is at the corner of Jefferson Park Drive and Jefferson Boulevard, a significantly superior location as compared to the subject's location.

SALES COMPARISON APPROACH ANALYSIS - CONTINUED

After adjustment, there is a relatively close range in indicated value per square foot, from \$3.79-\$4.13. Sale #3 is the most recent sale. However, Sale #2 is most proximate, and had the least adjustments. Having analyzed all of these circumstances, the appraisers have formed an opinion that the subject land would warrant value at a rate of \$4.00 per square foot.

Utilizing the requirements of the City of Warwick for the valuation of road or drift way abandonment, the following computation is derived:

78,941 SF @ \$4.00/SF = \$315,768

76,767 SF @ \$4.00/SF = \$307,068

SUBJECT WITH 2,174 SF ABANDONMENT - \$315,768

SUBJECT WITHOUT ABANDONMENT - \$307,068

VALUE OF ABANDONMENT - \$ 8,700

RECONCILIATION

As noted, the appraisers have followed the requirements of the City of Warwick ordinance, involving the abandonment of roadways. The proposed abandoned parcel involves 2,174 square feet of land area, which is currently a portion of Cypress Street. For valuation purposes, we have considered the proposed abandoned area and adjoining parcels to be land only, as this is the requirement of the Warwick Ordinance for a street abandonment. We have also taken into account the subjects' location, its' shape, etc.

For valuation purposes, the (3) comparable sales would appear to provide a strong illustration of the subjects' land value. After consideration of those characteristics, and, upon relying upon the city ordinance for valuation methodology, and our noted Hypothetical Condition, the appraisers have formed the following conclusion of Market Value:

78,941 SF @ \$4.00/SF = \$315,768

76,767 SF @ \$4.00/SF = \$307,068

SUBJECT WITH 2,174 SF ABANDONMENT - \$315,768

SUBJECT WITHOUT ABANDONMENT - \$307,068

VALUE OF ABANDONMENT - \$ 8,700

CERTIFICATION OF THE APPRAISAL
(AS REQUIRED BY USPAP)

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinion, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon delivering or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- We have made a personal inspection of the property that is the subject of this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standard of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

CERTIFICATION OF THE APPRAISAL - CONTINUED

We wish to note that this appraisal is not based upon a minimum requested valuation, a specific valuation, or the approval of a loan.

The separate valuations for land and/or buildings must not be used in conjunction with any other appraisal and are invalid if so used.

As of the date of this report, I, S. Keith White Jr., have completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I, Vanessa Mann, have completed the continuing education program for Designated Members of the Appraisal Institute.

There is no requirement to give testimony or to appear in court by reason of this appraisal with reference to the property in question unless previously discussed and agreed upon.

CERTIFICATION OF THE APPRAISAL - CONTINUED

We have performed services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

No significant assistance was provided to the appraisers in completing this assignment.

In our opinion, the Market Value, for the Fee Simple Interest, of the subject property described, as of the 29th day of February, 2024, subject to the noted Hypothetical Condition, is in the amount of:

SUBJECT WITH 2,174 SF ABANDONMENT	- \$315,768
SUBJECT WITHOUT ABANDONMENT	- \$307,068
VALUE OF ABANDONMENT	- \$ 8,700



Vanessa Mann, MAI
RI Gen. Cert. CGA.0A01019
Exp. 7/25



S. Keith White Jr., SRA, SRPA
RI Gen. Cert. CGA.0A00116
Exp. 12/25

PART IV - EXHIBITS AND ADDENDA

QUALIFICATIONS

NAME: Vanessa Mann, MAI

EMPLOYMENT: Prior/Current
White Appraisal Co., Inc.
2002 to 2021 - Staff Appraiser

Current - President/Owner

EDUCATION: Coventry High School (RI) - 1997

Rhode Island College - B.A. - 2002
Chemistry Major

APPRAISAL COURSES
AND SEMINARS: Certified Residential Curriculum - 120 Hrs
Certified General Curriculum - 180 Hours
Continuing education through today

EXAMINATIONS: Licensed Trainee
Certified Residential
Certified General Examinations
Appraisal Institute Comprehensive Exam

APPRAISAL INSTITUTE
DESIGNATIONS: MAI

EXPERT TESTIMONY: Zoning Boards, Tax Assessment Review

OTHER: 2016-2022 R.I. State Appraisers Board
2021 Chair R.I. State Appraisers Board

STATE OF
RHODE ISLAND
CERTIFICATION: CGA.0A01019
General Certification

REFERENCES: Upon Request

QUALIFICATIONS

NAME: S. Keith White Jr., SRA, SRPA

PRIOR OWNER: White Appraisal Co., Inc.
1986 to 2021

PRIOR EMPLOYMENT: Staff Appraiser
William E. Coyle Jr., & Associates
Pawtucket, RI
1977 to 1986

EDUCATION: West Warwick High School (1971)
B.A. - University of Rhode Island (1975)

APPRAISAL INSTITUTE DESIGNATIONS: SRA - Senior Residential Appraiser
SRPA - Senior Real Property Appraiser

APPRAISAL INSTRUCTOR: Society of R. E. Appraisers (Course 101, 102)
RI Association of Assessing Officers-Guest Lecturer
University of Rhode Island - Guest Lecturer

EXPERT TESTIMONY: Rhode Island Superior Court
Rhode Island Family Court
Rhode Island District Court
US Bankruptcy Court
Numerous Zoning Boards - RI & SE Mass.

LICENSES: RI General Certification - CGA.0A00116-Exp. 12/2025
RI Real Estate Broker - B10731 -Exp. 4/2024

REFERENCES: Upon Request