

LOCUS MAP
(NOT TO SCALE)

ZONING GENERAL BUSINESS

MINIMUMS:
 AREA 15,000 S.F.
 FRONTAGE 125'
 SETBACKS:
 FRONT 30'
 SIDE 25'
 REAR 30'

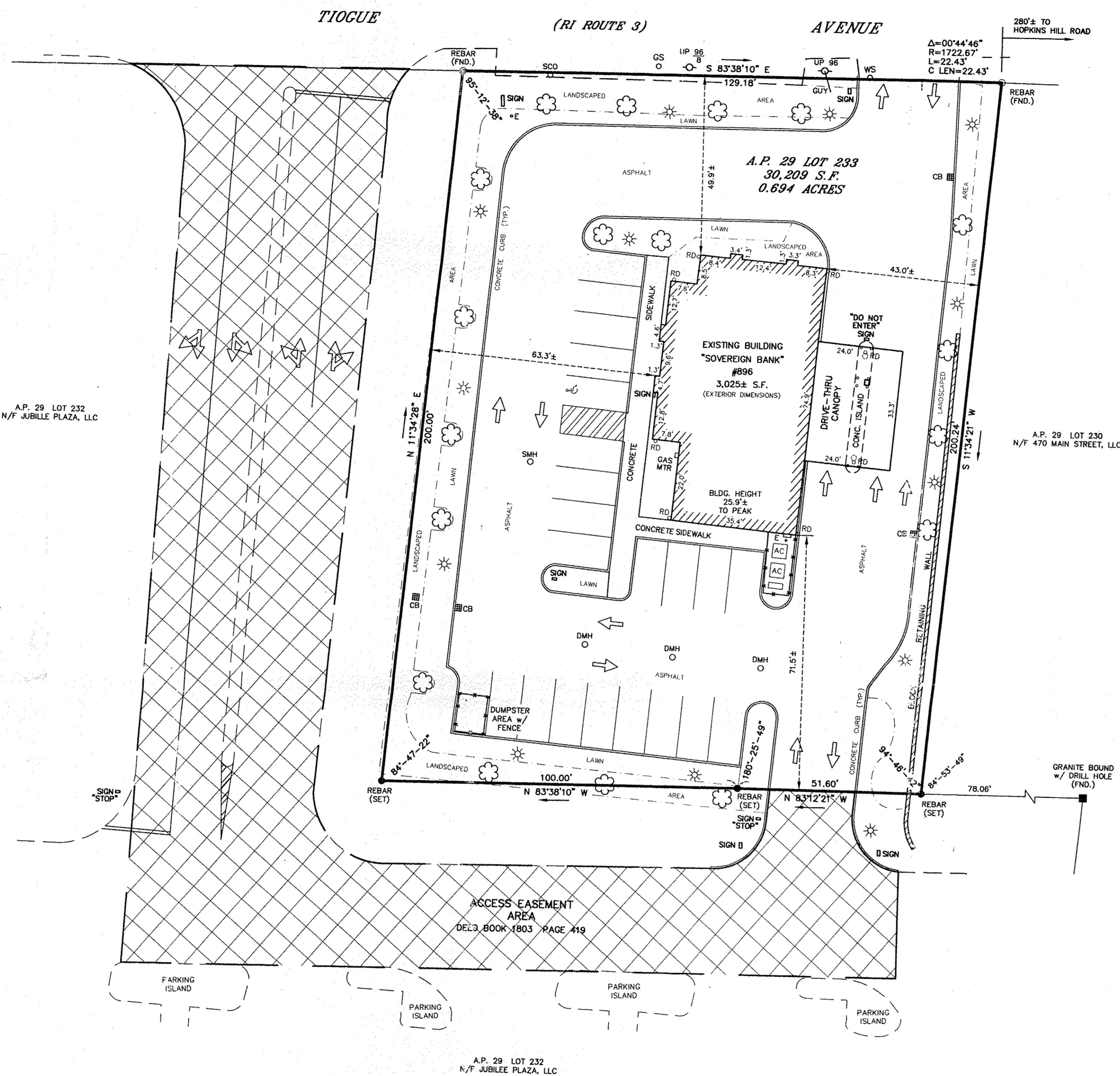
A.P. 29 LOT 232
 N/F JUBILEE PLAZA, LLC

LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT WITH CONCRETE CURB
- EXISTING WATER SERVICE
- EXISTING GAS SERVICE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN-OUT
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING ROOF DRAIN
- EXISTING A/C UNIT
- EXISTING ELECTRIC BOX
- EXISTING VINYL FENCE
- EXISTING TREE - 3" DIA.±
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- MULCHED AREA
- EXISTING TRAFFIC CONTROL MARKING

REFERENCES:

- 1) SEE RECORDED PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION OF A.P. 9, LOT 233 & A PORTION OF LOT 232 SITUATED ON 896 TIOGUE AVENUE (RI ROUTE 3) COVENTRY, RHODE ISLAND PREPARED FOR CHURCHILL & BANKS", DATED JUNE 22, 2007, PREPARED BY GAROFALO & ASSOCIATES, INC. AND FILED IN ENVELOPE 1019 IN THE TOWN OF COVENTRY, RI.
- 2) DEED BOOK 1803 PAGES 418 - 459.



METES AND BOUNDS DESCRIPTION:

That certain tract or parcel of land with all buildings and improvements thereon situated on the southerly side of Tiogue Avenue (Ri Route 3) in the Town of Coventry, County of Kent, and State of Rhode Island is herein bounded and described:

Commencing at the most northerly corner of the herein described parcel, said point being located S 83°-38'-10" E of a granite bound at the corner of assessor's plot 29 lot 237 a distance of three hundred thirty nine and 23/100 (339.23) feet as measured along the southerly highway line of said Tiogue Avenue to the point and place of beginning of the herein described parcel;

thence proceeding S 83°-38'-10" E along the southerly highway line of said Tiogue Avenue a distance of one hundred twenty-nine and 18/100 (129.18) feet to a point at the beginning of a curve;

thence proceeding along a curve to the right, said curve with a radius of one thousand seven hundred twenty-two and 67/100 (1722.67) feet and a delta angle of 00°-44'-46" a distance of twenty-two and 43/100 (22.43) feet to a point, said point being the most northerly corner of land now or formerly 470 Main Street, LLC, designated as assessor's plot 29 lot 230;

thence proceeding S 11°-34'-21" W a distance of two hundred and 24/100 (200.24) feet to a point, bounded easterly by said 470 Main Street, LLC land;

thence proceeding N 83°-12'-21" W a distance of fifty-one and 60/100 (51.60) feet to a point, bounded southerly by land now or formerly of Jubilee Plaza, LLC;

thence proceeding N 83°-38'-10" W a distance of one hundred and 00/100 (100.00) feet to a point, bounded southerly by said Jubilee Plaza, LLC land;

thence proceeding N 11°-34'-28" E a distance of two hundred and 00/100 (200.00) feet, to the point and place of beginning, bounded westerly by said Jubilee Plaza, LLC land;

said parcel contains 30,209 s.f. or 0.694 acres of land, more or less;

For reference this property is identified as 896 Tiogue Avenue, Coventry, RI, Assessor's Lot 233, Assessor's Plot No. 29.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: MARCUS COVENTRY HOLDINGS 2008, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, HERTEN, BURSTEIN, SHERIDAN, CEVASCO, BOTTINELLI, LITT & HARZ, LLC AND VALLEY NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 13, 14, & 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSON FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF RHODE ISLAND, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Anthony E. Muscatelli 12-6-08
 ANTHONY E. MUSCATELLI, RI PLS #1718 DATE

NOTES:

- 1) OWNER: C & B TIOGUE, LLC
 10 GREENE STREET
 PROVIDENCE, RI 02903
 DEED BOOK 1803 PAGE 457
- 2) THE SUBJECT PARCEL LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 440004 0013 B, MAP REVISED MAY 21, 2001.
- 3) THERE IS NO VISIBLE EVIDENCE THAT THIS SITE IS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 4) THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED ON NOVEMBER 5, 2008.
- 5) THE UTILITIES HEREON ARE SHOWN FROM FIELD LOCATIONS OF SURFACE STRUCTURE AND MAY NOT REFLECT ALL UTILITIES ON THE SUBJECT PARCEL. CONTACT DIG-SAFE PRIOR TO ANY EXCAVATION.
- 6) THERE ARE TWENTY-ONE (21) EXISTING PARKING SPACES, INCLUDING ONE (1) HANDICAPPED SPACE.
- 7) THE SUBJECT PARCEL MAY BE SUBJECT TO AN EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH AS SET FORTH IN DEED BOOK 60 ON PAGE 396, AND DEED BOOK 217 ON PAGE 723 AND EASEMENT OF RECORD AS SET FORTH IN DEED BOOK 325 ON PAGE 205.

CERTIFICATION:

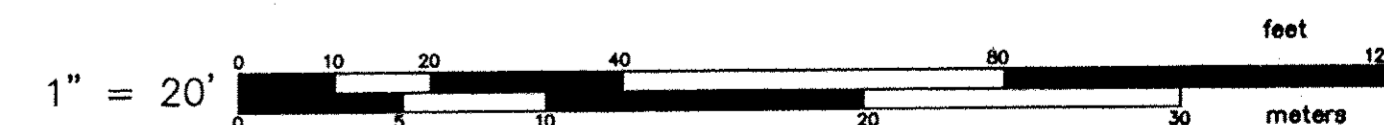
THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

Anthony E. Muscatelli 12-6-08
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE



STREET INDEX

TIOGUE AVENUE
 ROUTE 3



INTERNATIONAL MAPPING & SURVEYING CORP.			
LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING			
19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620			
ALTA/ACSM LAND TITLE SURVEY			
for CHURCHILL & BANKS			
on TIOGUE AVENUE			
in COVENTRY, RI			
A.P. 29 LOT 233			
ADD METES & BOUNDS TO THIS SHEET	12/06/08	1	
REVISIONS	DATE	NO.	
DRAWN BY	P.A.K.		
CKD. BY	K.R.R.		
APPRD. BY	A.E.M.		
DATE	11/08/08		
SCALE	1"=20'		
SHEET	1 OF 1		
DWG. NO.	081002-SP		