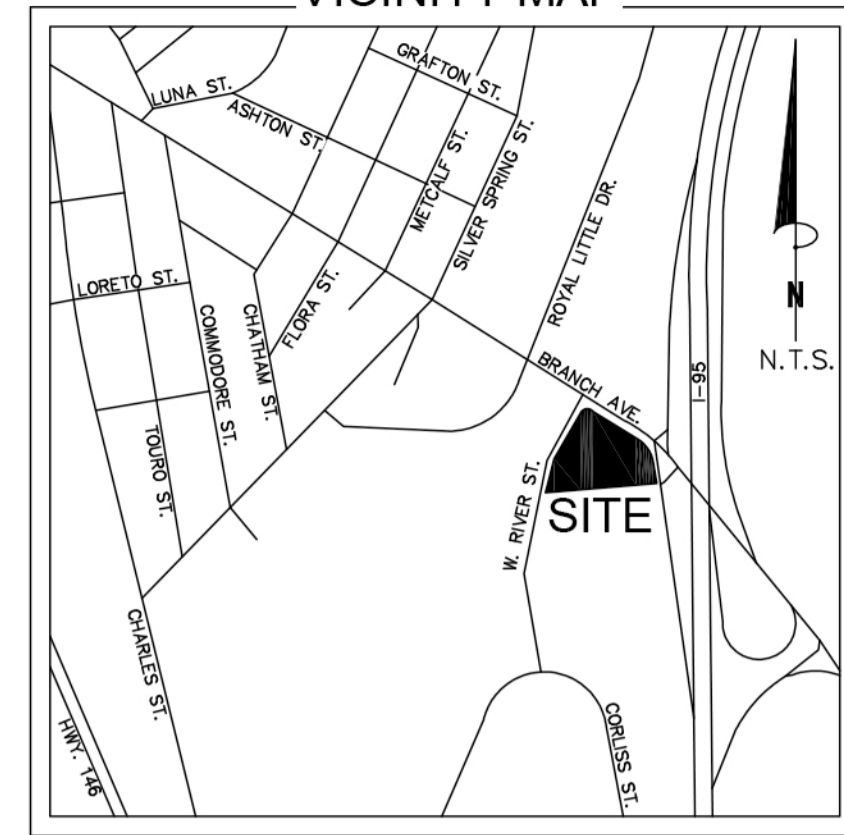


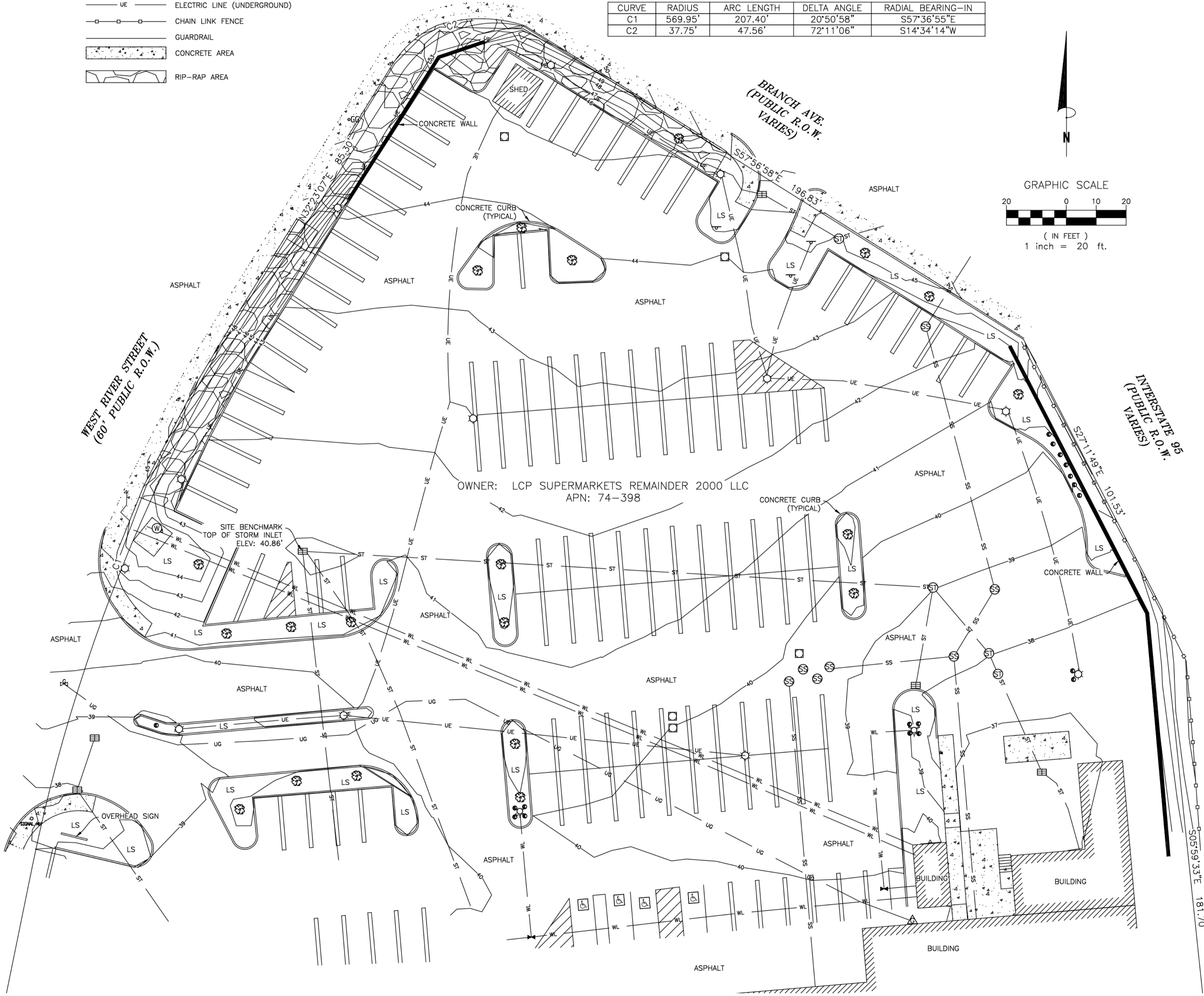
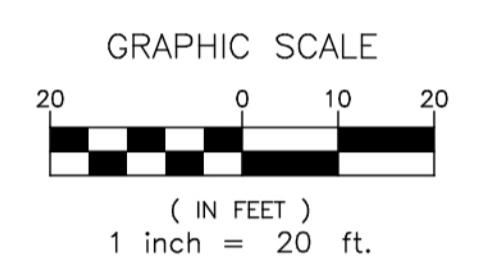
LEGEND

- SANITARY MANHOLE
- STORM INLET
- STORM MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- LIGHT POLE
- MONITOR WELL MANHOLE
- GAS METER
- GAS VALVE
- DECIDUOUS TREE
- HANDICAP PARKING
- LANDSCAPED AREA
- BOLLARD
- SIGN
- ST STORM LINE (UNDERGROUND)
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- CHAIN LINK FENCE
- GUARDRAIL
- CONCRETE AREA
- RIP-RAP AREA

VICINITY MAP



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN
C1	569.95'	207.40'	20°50'58"	S57°36'55"E
C2	37.75'	47.56'	72°11'06"	S14°34'14"W



PROPERTY DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situated on the southerly side of Branch Avenue in the City of Providence, County of Providence and State of Rhode Island, being shown and designated as "Area 275,737± S.F. 6.33± Acres" on a certain map entitled "ALTA/ACSM LAND TITLE SURVEY of A.P. 74, Lot 398 Stop & Shop Store #725 Situated on 333 West River Street, Providence, Rhode Island Prepared for: Smith-Roberts National Corp." prepared by Garofalo & Associates, Inc. Civil & Structural Engineers / Surveyors Land Planners / Environmental Scientists P. O. Box 786 85 Corliss Street Providence R.I. 02901 Job No 5634 DWG. No. 5634A DWG Scale: 1"=40' Date Sept 5, 2000, Revised 11/7/00, Sheet 1 of 2 and Sheet 2 of 2, a copy of which map is on file in the Land Evidence Records of the City of Providence, Rhode Island, and being more particularly bounded and described as follows:

BEGINNING at the most northwesterly corner of the herein described parcel said corner being a Rhode Island Highway Bound located thirty three and 00/100 (33.00') feet right of centerline station 17+15 as shown on State Highway Plat No. 1940,

Thence proceeding along the southerly Highway Line of Branch Avenue south 41°-11'-23" east a distance of one hundred ninety six and 83/100 (196.83') feet to a Rhode Island Highway Bound located thirty three and 00/100 (33.00') feet right of centerline station 19+12 as shown on said plat;

Thence proceeding south 10°-26'-14" east a distance of one hundred one and 53/100 (101.53') feet to a point, bounded northeasterly by Branch Avenue and Interstate 95;

Thence proceeding south 10°-46'-02" west a distance of one hundred eighty one and 70/100 (181.70') feet to a Rhode Island Highway Bound located one hundred seventy and 00/100 (170.00') feet left of centerline station 370+35 as shown on State Freeway Plat No.1265;

Thence proceeding south 12°-26'-52" west a distance of four hundred thirty nine and 96/100 (439.96') feet to a point, the last three courses follow the westerly freeway line of Plat 1265, and are bounded easterly by Interstate 95;

Thence proceeding north 52°-37'-37" west a distance of one hundred forty two and 99/100 (142.99') feet to a point;

Thence proceeding south 12°-06'-12" west a distance of thirty eight and 22/100 (38.22') feet to a point, the last two courses follow the northerly and westerly state highway line as shown on Plat 1895A, bounded southerly and easterly by land now or formerly of the State of Rhode Island;

Thence proceeding north 45°-35'-03" west a distance of four hundred two and 35/100 (402.35') feet to a point on the easterly street line of West River Street, bounded southerly by land now or formerly of Judith Jordan Brener Ruff, Successor Trustee for Thomas Brooks Brener & Jordan Susan Brener;

Thence proceeding along the arc of a non-tangent curve to the right with a radius of five hundred sixty nine and 95/100 (569.95') feet and a delta angle of 11°-34'-16" a distance of one hundred fifteen and 10/100 (115.10') feet, having a chord bearing of north 22°-30'-34" east and a chord distance of one hundred fourteen and 91/100(114.91') feet to a point;

Thence proceeding north 28°-17'-42" east a distance of two hundred twenty six and 33/100 (226.33') feet to a point;

Thence proceeding along the arc of a curve to the right with a radius of five hundred sixty nine and 95/100 (569.95') feet and a delta angle of 20°-51'-00" a distance of two hundred seven and 40/100 (207.40') feet to a point;

Thence proceeding north 49°-08'-42" east a distance of eighty five and 30/100 (85.30') feet to a point;

Thence proceeding along the arc of a non-tangent curve to the right with a radius of thirty seven and 75/100 (37.75') feet and a delta angle of 72°-11'-20" a distance of forty seven and 56/100 (47.56') feet, having a chord bearing of north 85°-16'-04" east and a chord distance of forty four and 48/100 (44.48') feet to the point and place of beginning, the last five courses follow the easterly street line of West River Street.

Per that Quit Claim Deed recorded on February 20, 2001 in book 4596, page 91.

SCHEDULE B2 EXCEPTIONS:

- Item No. 7. Easement by Allens Print Works to City of Providence recorded 4/4/1898 in book 416 page 341. Notes: Best Available copy. - MAY AFFECTS SURVEY AREA, DOCUMENT PROVIDED IS ILLEGIBLE.
 - 8. Permanent Aerial Easement made by W. Edward Wood, Director of Transportation, dated 4/7/1983 recorded 4/7/1983 in book 1243 page 290. - MAY AFFECT SURVEY AREA, EASEMENT DESCRIBED IN SAID DOCUMENT ID TOO VAGUE TO PLOT.
 - 9. Easement Agreement by James R. Winkler; State Street Bank and Trust Company of Connecticut, National Association to The Stop & Shop Supermarket Company, a Delaware corporation, dated 11/30/1994 recorded 12/1/1994 in book 3058 page 59. - DOES NOT AFFECT SURVEY AREA.
- Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 44007C0306H effective date 10/02/2015, indicates this parcel of land is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Title Search, prepared by U.S. Title Solutions, order number 52896-R11511-5010, dated 12/9/2015.
5. BENCH MARK: Top of storm inlet, as shown. Elevation: 40.86' (NAVD 88).
6. BASIS OF BEARINGS: Bearings are based on the Rhode Island State Plane, 3800 Zone.
7. Field work for this survey was completed on April 25, 2016.
8. This site is zoned "M-1" (Light Industrial District) per City of Providence Planning Department.
 Building Setbacks:
 Front: None, unless a residential district is located on the opposite side of the street, then 10'
 Interior Side: None, unless abutting a residential district, then 20'
 Corner Side: None, unless a residential district is located on the opposite side of the street, then 20'
 Rear: None, unless abutting a residential district, then 20'

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016. AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	N/A
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS



Revisions	Description	By	Date

SITE NAME:
RI-AL002 Providence

TOPOGRAPHIC SURVEY
 333 W RIVER ST.
 CITY OF PROVIDENCE
 PROVIDENCE COUNTY, RHODE ISLAND

Project No. 160234
 Drawn By: JPN
 Checked By: JDA
 Date: 04/27/2016
 Sheet 1 of 1