



MOSES RYAN LTD
attorneys

Kerin L. Browning
kbrowning@marlawri.com

September 11, 2020

Via Hand Delivery
Zoning Board of Review
Cranston City Hall
1090 Cranston Street
Cranston, Rhode Island 02920

**Re: CGRI Cranston Atwood LLC-Application for Zoning Variance - Signage Plat
12, Lot 196- 148 Atwood Avenue**

To Whom It May Concern:

Enclosed please find an Application to the Zoning Board of Review (the "Board") for a zoning variance related to signage and associated application materials for the property at Plat 12, Lot 196 (148 Atwood Avenue). Also enclosed is a check in the amount of \$1,050.00 which represents the filing fee.

Kindly advise of the hearing date when the Board will consider this Application.

Thank you for your attention to this matter.

Sincerely,


Kerin L. Browning

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

CGRI Cranston Atwood LLC
1414 Atwood Avenue
Johnston, RI 02919

Santander Bank, N.A.
One Financial Plaza
Providence, RI 02903

1281

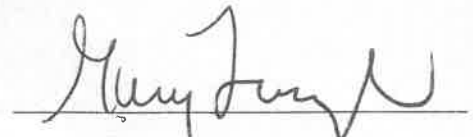
**** ONE THOUSAND FIFTY AND 00/100 DOLLARS

TO THE
ORDER OF

09/10/2020

\$1,050.00***

CITY OF CRANSTON



⑈001281⑈ ⑆231372691⑆ 8934478306⑈

401-780-6012
401-780-6002 (fax)

CITY OF CRANSTON
ZONING BOARD OF REVIEW

1090 CRANSTON STREET
CRANSTON, RI 02920

APPLICATION FOR EXCEPTION OR VARIATION UNDER THE ZONING ORDINANCE
"CITY OF CRANSTON ZONING CODE, DECEMBER 1994 EDITION AS AMENDED."

TO: CRANSTON ZONING BOARD OF REVIEW
1090 CRANSTON STREET
CRANSTON, RI 02920

DATE: September 11, 2020

MEMBERS:

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN
EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE
ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON
THE GROUNDS HEREINAFTER SET FORTH.

OWNER: CGRI Cranston Atwood LLC

ADDRESS: 1414 Atwood Avenue, Johnston, RI ZIP CODE: 02919

APPLICANT: CGRI Cranston Atwood LLC c/o Moses Ryan Ltd.

ADDRESS: 40 Westminster St. 9th Floor, Providence, RI ZIP CODE: 02903

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 148 Atwood Avenue

2. ASSESSORS PLAT # 12 LOT # 196 WARD: _____

3. LOT FRONTAGE: ~ 460 ft. LOT DEPTH: varies LOT AREA: 2.93 acres

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-2 N/A N/A
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: No Change Proposed

6. LOT COVERAGE, PRESENT: N/A PROPOSED: No Change Proposed

7. HOW LONG HAVE YOU OWNED ABOVE PREMISES? 4/3/2018

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 35,139 sf

10. GIVE SIZE OF PROPOSED BUILDING(S): No change proposed

11. WHAT IS THE PRESENT USE? Commercial Retail

12. WHAT IS THE PROPOSED USE? Commercial Retail

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

New tenant, UPS Store, requesting additional signage on existing pylon
on Atwood Avenue.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING INSPECTOR? No

16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIATION IS MADE:

Section 17.72.010 (P) (Table 17.72.010 (3))

18. STATE GROUNDS FOR EXCEPTION OR VARIATION IN THIS CASE: _____

The property is comprised of a large lot. Due to the nature of the subject property, and existing building, relief is needed to ensure adequate signage is present for commercial retail tenants both at the street and on the existing building.

If relief is not granted it would result in more than a mere inconvenience in that the commercial tenants at this location will have insufficient presence on the existing pylon sign on Atwood Avenue. The proposed signage will not alter the general character of the surrounding area or impair the purpose of the zoning ordinance.

SIGNATURE OF OWNER, APPLICANT, LESSEE AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

(OWNER SIGNATURE)

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

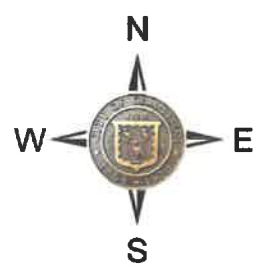
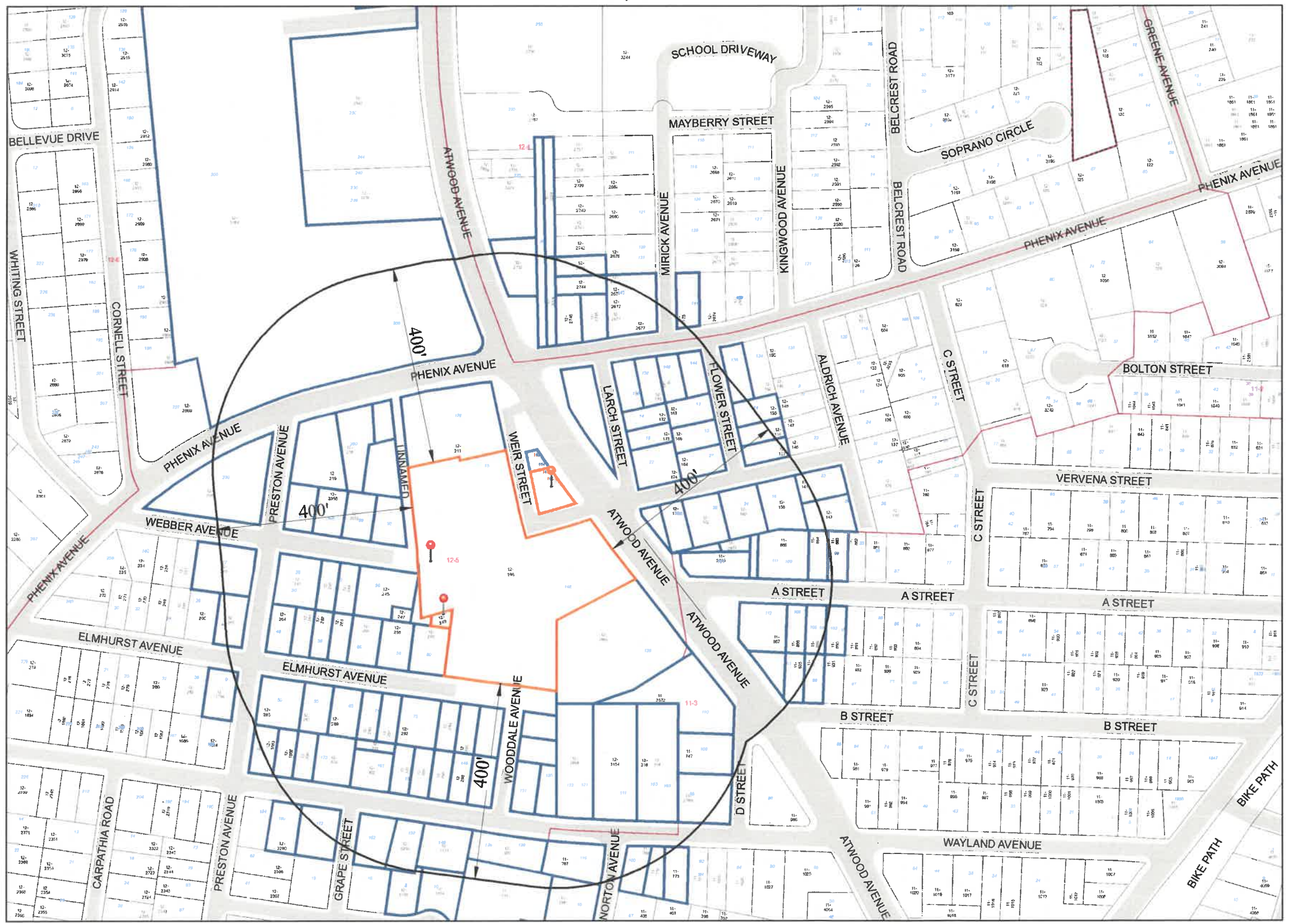

(ATTORNEY SIGNATURE)

401-453-3600
(PHONE NUMBER)

Kerin L. Browning Moses Ryan Ltd.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 40 Westminster Street, 9th Floor, Providence, RI 02903

R:\1-Dwg\Benny's\Cranston, RI\148 Atwood\Radius Map\400' Radius Map_148 Atwood Ave_Cranston RI_9-04-2020.dwg



- vParcels_Buffer
- UserSelectedParcels
- ParcelsInBufferOutput
- Streets Names
- Cranston_Boundary
- E911 Site Addresses
- Plat Bounds
- Parcel ID Labels
- Parcels
- Hydro Poly 2001
 - Stream/Water Body
 - Swamp
 - Buildings
 - Edge Of Pavement
 - Cemeteries



REVISION:	DATE:
1	

SHEET TITLE:

RADIUS MAP

PROJECT INFORMATION:

148 ATWOOD AVENUE
CRANSTON, RI 02920

PROJECT NO.:
FILE NO.:
SCALE: 1" = 100'
DRAWN BY: MT
REVIEWED BY: DT
DATE: SEPTEMBER 4, 2020
SHEET NO.:

Owner1	Owner2	StreetAddress1	City	State	Zip	Account	PropertyID	Location
TERENCE A HARRINGTON	BEVERLY HALL T/E	39 DEES CIRCLE	WARWICK	RI	02889-6805	08157243	11-215-0	0 WAYLAND AVENUE
ALISHA M COGEAN	JUSTIN C MANCUSO JT	28 WEBBER AVE	CRANSTON	RI	02920-4122	03323610	11-2788-0	0 ATWOOD AVENUE
SHARON A. CICERONE TRUSTEE		5 MARSHALL RD	CRANSTON	RI	02920	03311820	11-2789-0	95 WAYLAND AVENUE
RICHARD D CAMPOPIANO	DEBORAH L CAMPOPIANO T/E	1640 PIPPIN ORCHARD ROAD	CRANSTON	RI	02921-3225	03312015	11-2819-0	121 A STREET
ALISHA M COGEAN	JUSTIN C MANCUSO JT	28 WEBBER AVE	CRANSTON	RI	02920-4122	03323610	11-2972-0	0 ATWOOD AVENUE
LESLIE A CABRAL		15 NORTON AVENUE	CRANSTON	RI	02920-1907	03320030	11-3381-0	15 NORTON AVENUE
SMJ HOLDINGS LLC		42 AZALEA DRIVE	CRANSTON	RI	02921-1420	20271738	11-3572-0	110 ATWOOD AVENUE
IANNOTTI LINDA & IANNOTTI ROSE JT		109 A ST	CRANSTON	RI	02920	09007100	11-3604-0	0 A STREET
LT PROPERTIES LLC		11 KIRKBRAE DRIVE	LINCOLN	RI	02865-1006	13139495	11-747-0	10 D STREET
CHERYL A GOODING		100 WAYLAND AVE	CRANSTON	RI	02920-4124	07147940	11-766-0	100 WAYLAND AVENUE
IANNOTTA FRANCO		116 WAYLAND AVE	CRANSTON	RI	02920	09064745	11-767-0	116 WAYLAND AVENUE
CHERYL A GOODING		100 WAYLAND AVE	CRANSTON	RI	02920-4124	07147940	11-770-0	0 WAYLAND AVENUE
CHERYL A GOODING		100 WAYLAND AVE	CRANSTON	RI	02920-4124	07147940	11-773-0	0 WAYLAND AVENUE
CAPLETTE DOREEN		99 A ST	CRANSTON	RI	02920	03307025	11-883-0	99 A STREET
IANNOTTI ROSE & IANNOTTI LINDA JT		109 A ST	CRANSTON	RI	02920	09064895	11-884-0	0 A STREET
IANNOTTI ROSE & IANNOTTI LINDA JT		109 A ST	CRANSTON	RI	02920	09064895	11-886-0	109 A STREET
ALEXANDER TURCHETTA		112 A STREET	CRANSTON	RI	02920-4104	21092150	11-887-0	112 A STREET
MANN SUSAN M		108 A STREET	CRANSTON	RI	02920	14309035	11-888-0	108 A STREET
RICCI STEPHEN A		102 A STREET	CRANSTON	RI	02920	19154255	11-889-0	100 A STREET
RICCI STEPHEN A		102 A STREET	CRANSTON	RI	02920	19154255	11-890-0	0 A STREET
MICHAEL G CABRAL	ERICA A CIAMBRONE JT	89 B STREET	CRANSTON	RI	02920-4142	03313340	11-934-0	89 B STREET
PATRICIA G CAPARCO TRUSTEE		55 HOLLY HILL LANE	CRANSTON	RI	02921-2105	03327635	11-935-0	99 ATWOOD AVENUE
PATRICIA G CAPARCO TRUSTEE		55 HOLLY HILL LANE	CRANSTON	RI	02921-2105	03327635	11-936-0	0 ATWOOD AVENUE
STEVEN F BARONE	KACEY K BARONE T/E	39 ALDRICH AVENUE	CRANSTON	RI	02920-4901	02311225	12-143-0	39 ALDRICH AVENUE
ROSA PRODIGIO		185 YEOMAN AVENUE	CRANSTON	RI	02920-2212	17160335	12-144-0	33 ALDRICH AVENUE
JOHN S CARROCCIA	ELIZABETH S COSTA-CARROCCIA T/E	14 FLOWER STREET	CRANSTON	RI	02920-4135	03318335	12-155-0	14 FLOWER STREET
MAGGIACOMO ENTERPRISES LLC		51B WESTERN INDUSTRIAL DRIVE	CRANSTON	RI	02921-3402	14313295	12-156-0	15-17 WEBBER AVENUE
MAGGIACOMO ENTERPRISES LLC		50 PARK ROW WEST SUITE 111	PROVIDENCE	RI	02903	14313295	12-156-0	15-17 WEBBER AVENUE
MAGGIACOMO ENTERPRISES LLC		51B WESTERN INDUSTRIAL DRIVE	CRANSTON	RI	02921-3402	14313295	12-157-0	WEBBER AVENUE
MAGGIACOMO ENTERPRISES LLC		50 PARK ROW WEST SUITE 111	PROVIDENCE	RI	02903	14313295	12-157-0	WEBBER AVENUE
BRUCE YEAGER		16 WEBBER AVE	CRANSTON	RI	02920-4122	26009840	12-158-0	16 WEBBER AVENUE
ANGELINA E GEREMIA LIFE ESTATE		24 WEBBER AVE	CRANSTON	RI	02920	07150175	12-160-0	24 WEBBER AVENUE
ALISHA M COGEAN	JUSTIN C MANCUSO JT	28 WEBBER AVE	CRANSTON	RI	02920-4122	03323610	12-162-0	28 WEBBER AVENUE
ZANNI LIVING TRUST (THE)		27 WEBBER AVE	CRANSTON	RI	02920	27105305	12-164-0	27 WEBBER AVENUE
ANTHONY P DESIMONE	CAROL ANN DESIMONE JT	15 FLOWER ST	CRANSTON	RI	02920	04174835	12-165-0	15 FLOWER STREET
CHERYL LANCELOTTA	BRENDA MACKENZIE JT	8 MANOR RD	CRANSTON	RI	02920	13138585	12-167-0	13 FLOWER STREET
FRANK ADDESSI	CAROL A INDERLIN	6 MANOR ROAD	CRANSTON	RI	02920-1409	01123425	12-168-0	144 PHENIX AVENUE
JOSE A GRANADOS REYES	GLADYS M GRANADOS T/E	185 WAYLAND AVE	CRANSTON	RI	02920-4154	19164590	12-1682-0	0 WAYLAND AVENUE
JOSE A GRANADOS REYES	GLADYS M GRANADOS T/E	185 WAYLAND AVE	CRANSTON	RI	02920-4154	19164590	12-1683-0	185 WAYLAND AVENUE
ROBERT MORETTI	WEINZIERL SANDRA JT	27 REDBROOK CROSSING	LINCOLN	RI	02865-4533	14324480	12-169-0	146 PHENIX AVENUE
ALEJANDRA GUERRERO	SEBASTIAN LARES SAQUIC JT	131 WAYLAND AVE	CRANSTON	RI	02920-4120	07150280	12-1697-0	131 WAYLAND AVENUE
BRIAN F OHARA		125 WAYLAND AVE UNIT 1	CRANSTON	RI	02920-4120	16042795	12-1698-0	125 WAYLAND AVENUE
BRIAN F OHARA		125 WAYLAND AVE UNIT 1	CRANSTON	RI	02920-4120	16042795	12-1699-0	0 WOODDALE AVENUE
ANTONIO NOTARIANNI	ROBIN M NOTARIANNI T/E	12001 JARBOE STREET	KANSAS CITY	MO	64145-1083	15055740	12-170-0	152 PHENIX AVENUE
ANTONIO NOTARIANNI	ROBIN M NOTARIANNI T/E	152 PHENIX AVENUE	CRANSTON	RI	02920-4260	15055740	12-170-0	152 PHENIX AVENUE
BRIAN F OHARA		125 WAYLAND AVE UNIT 1	CRANSTON	RI	02920-4120	16042795	12-1700-0	0 WOODDALE AVENUE
REGINA M BRIGGS		9 PRESTON AVE	CRANSTON	RI	02920-4034	02311250	12-1704-0	9 PRESTON AVENUE
ANTONIO NOTARIANNI	ROBIN M NOTARIANNI T/E	12001 JARBOE STREET	KANSAS CITY	MO	64145-1083	15055740	12-171-0	156 PHENIX AVENUE
ANTONIO NOTARIANNI	ROBIN M NOTARIANNI T/E	156 PHENIX AVENUE	CRANSTON	RI	02920-4260	15055740	12-171-0	156 PHENIX AVENUE
CARDOGNO SALVATORE		14 LARCH ST	CRANSTON	RI	02920	03042225	12-172-0	14 LARCH STREET
EILEEN R OCONNOR		18 LARCH ST	CRANSTON	RI	02920	16043020	12-173-0	18 LARCH STREET
NICOLE M LAQUALE		22 LARCH STREET	CRANSTON	RI	02920-4137	13137475	12-174-0	22 LARCH STREET
135 ATWOOD AVENUE LLC		135 ATWOOD AVENUE	CRANSTON	RI	02920-4131	16046050	12-176-0	38 WEBBER AVENUE
135 ATWOOD AVENUE LLC		135 ATWOOD AVENUE	CRANSTON	RI	02920-4131	16046050	12-177-0	0 ATWOOD AVENUE
CHARLES STREET ASSOCIATES		2050 PLAINFIELD PK	CRANSTON	RI	02921	03308535	12-187-0	175 ATWOOD AVENUE
SACCOCCIO WILLIAM L & SACCOCCIO								
CHERYL A TE		441 COMSTOCK PKWY	CRANSTON	RI	02921	20239990	12-192-0	164 ATWOOD AVENUE
CGRI CRANSTON ATWOOD LLC		1414 ATWOOD AVE	JOHNSTON	RI	02919-4839	03326225	12-193-0	160 ATWOOD AVENUE
CGRI CRANSTON ATWOOD LLC		1414 ATWOOD AVE	JOHNSTON	RI	02919-4839	03326225	12-196-0	148 ATWOOD AVENUE
NOTARIANNI REALTY INC	C/O TD BANK TAX PMT UNIT	380 WELLINGTON ST 12TH FL	LONDON ONTARIO		N6A 4S4	15047770	12-211-0	178 PHENIX AVENUE

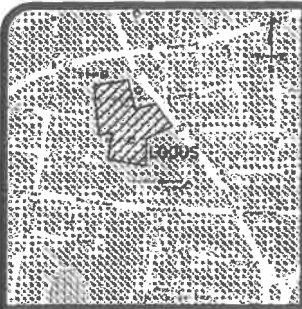
Owner1	Owner2	StreetAddress1	City	State	Zip	Account	PropertyID	Location
RENAISSANCE DEVELOPMENT CORP		35 SOCKANASSET CROSSROAD	CRANSTON	RI	02920	19152005	12-217-0	200 PHENIX AVENUE
RENAISSANCE DEVELOPMENT CORP		35 SOCKANASSET CROSSROAD	CRANSTON	RI	02920	19152005	12-218-0	0 PHENIX AVENUE
RENAISSANCE DEVELOPMENT CORP		35 SOCKANOSSET CROSSROAD	CRANSTON	RI	02920	19152005	12-219-0	0 PHENIX AVENUE
WENDY A CATALFAMO TRUSTEE		14 CARDINAL RD	CRANSTON	RI	02921-2800	03325875	12-223-0	95 WEBBER AVENUE
JENNIFER L BUTTARO		117 WEBBER AVENUE	CRANSTON	RI	02920-4042	02308730	12-225-0	117 WEBBER AVENUE
230 PHENIX AVENUE ASSOCIATES LLC		55 BLUEBIRD LN	CRANSTON	RI	02921	21085385	12-226-0	230 PHENIX AVENUE
GEORGE A DAIGNEAULT		180 WAYLAND AVE	CRANSTON	RI	02920	04203115	12-2290-0	180 WAYLAND AVENUE
CAROL L HOWLAND		30 WACHUSETT CIRCLE	SHREWSBURY	MA	01545	08153210	12-2292-0	172 WAYLAND AVENUE
JUNE F VIETRY		162 WAYLAND AVE	CRANSTON	RI	02920	23091425	12-2294-0	162 WAYLAND AVENUE
NAU CASTRO	SECILIA FRANCO JT	152 WAYLAND AVE	CRANSTON	RI	02920-4151	03326635	12-2296-0	152 WAYLAND AVENUE
MARY LYNN ORABONE MONTVILLE	KENNETH J MONTVILLE TRUSTEES	27 PRESTON AVE	CRANSTON	RI	02920-4022	14327325	12-238-0	27 PRESTON AVENUE
JEAN A LOGAN TRUSTEE		28 PRESTON AVENUE	CRANSTON	RI	02920-4036	13142095	12-241-0	28 PRESTON AVENUE
WALTER T HASSELL	KATHLEEN J HASSELL T/E LIFE EST	102 WEBBER AVE	CRANSTON	RI	02920-4037	08157100	12-243-0	102 WEBBER AVENUE
WALTER T HASSELL	KATHLEEN J HASSELL T/E LIFE EST	102 WEBBER AVE	CRANSTON	RI	02920-4037	08157100	12-244-0	0 WEBBER AVENUE
RONALD MESSA	LINDA MESSA JT	96 WEBBER AVE	CRANSTON	RI	02920	14178660	12-245-0	96 WEBBER AVENUE
RONALD MESSA	LINDA MESSA JT	96 WEBBER AVE	CRANSTON	RI	02920	14315730	12-247-0	0 ELMHURST AVENUE
MESSA RONALD & MESSA LINDA TE		96 WEBBER AVE	CRANSTON	RI	02920	14300845	12-248-0	0 ELMHURST AVENUE
CGRI CRANSTON ATWOOD LLC		1414 ATWOOD AVE	JOHNSTON	RI	02919-4839	03326225	12-249-0	0 ELMHURST AVENUE
IRENE ANN BROWN	TINA ANN HIGGINS JT	80 ELMHURST AVE	CRANSTON	RI	02920-4010	02307980	12-256-0	80 ELMHURST AVENUE
KENNETH L BOCK	CHERYL A BOCK	15 BRIELLE LANE	CRANSTON	RI	02921	02311700	12-258-0	38 ELMHURST AVENUE
MARK OLIVER	CYNTHIA OLIVER T/E	66 ELMHURST AVENUE	CRANSTON	RI	02920-4010	16043895	12-260-0	66 ELMHURST AVENUE
BLAIR DIANE R		56 ELMHURST AVE	CRANSTON	RI	02920	02295320	12-261-0	0 ELMHURST AVENUE
BLAIR DIANE R		56 ELMHURST AVE	CRANSTON	RI	02920	02295320	12-262-0	56 ELMHURST AVENUE
JOHN F HOLLAND	BRENDA HOLLAND T/E	48 ELMHURST AVENUE	CRANSTON	RI	02920-4010	08156350	12-263-0	0 ELMHURST AVENUE
JOHN F HOLLAND	BRENDA HOLLAND T/E	48 ELMHURST AVENUE	CRANSTON	RI	02920-4010	08156350	12-264-0	48 ELMHURST AVENUE
RICHARD CERULLO	LINDA CERULLO T/E	40 ELMHURST AVE	CRANSTON	RI	02920-4008	03326030	12-265-0	40 ELMHURST AVENUE
R & E PROPERTIES LLC		141 PHENIX AVE	CRANSTON	RI	02920	19153895	12-2675-0	141 PHENIX AVENUE
PAUL P SCZERBINSKI		75 COUNCIL ROCK ROAD	CRANSTON	RI	02921	20257265	12-2677-1	145 PHENIX AVENUE
TRUMAN MARSHALL LLC		145 PHENIX AVE	CRANSTON	RI	02920-4248	21092290	12-2677-2	145 PHENIX AVENUE
TRUMAN MARSHALL LLC		145 PHENIX AVE	CRANSTON	RI	02920-4248	21092290	12-2677-3	145 PHENIX AVENUE
FILVENT REALTY ASSOCIATES LLC		145 PHENIX AVE	CRANSTON	RI	02920	06108290	12-2677-4	145 PHENIX AVENUE #3N
FILVENT REALTY ASSOCIATES LLC		145 PHENIX AVE	CRANSTON	RI	02920	06108290	12-2677-5	145S PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-2743-0	0 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-2744-0	0 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-2745-0	155 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-2746-0	165 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-2752-0	205 ATWOOD AVENUE
DIMAIO LIANNE & DIMAIO DAVID C TE		50 PRESTON AVE	CRANSTON	RI	02920	04193475	12-285-0	50 PRESTON AVENUE
MICHELE ROSSI	BRIGIDA ROSSI T/E	1705 PIPPIN ORCHARD RD	CRANSTON	RI	02921	19147085	12-2858-0	121 WAYLAND AVENUE
CHARLES C HAJJAR TRUSTEE		30 ADAMS STREET	MILTON	MA	02186	08150805	12-2860-0	120 ATWOOD AVENUE
THERESA PASCALE LIFE ESTATE		55 ELMHURST AVE	CRANSTON	RI	02920	17176785	12-287-0	55 ELMHURST AVENUE
JENNIFER L DEPALMA		65 ELMHURST AVE	CRANSTON	RI	02920	04198900	12-289-0	65 ELMHURST AVENUE
HENRY DEMATTEIS	DIANE D DEMATTEIS LIFE ESTATE	71 ELMHURST AVENUE	CRANSTON	RI	02920-4009	04203550	12-290-0	71 ELMHURST AVENUE
HENRY DEMATTEIS	DIANE D DEMATTEIS LIFE ESTATE	71 ELMHURST AVENUE	CRANSTON	RI	02920-4009	04203550	12-291-0	0 ELMHURST AVENUE
DAVID J PALIOTTA	STEPHANIE A PALIOTTA T/E	75 ELMHURST AVE	CRANSTON	RI	02920	17174840	12-292-0	75 ELMHURST AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-294-0	0 ELMHURST AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-295-0	0 ELMHURST AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-296-0	0 ELMHURST AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-297-0	0 WAYLAND AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-298-0	145 WAYLAND AVENUE
WHITE GARY S & WHITE JEAN E TE		145 WAYLAND AVE	CRANSTON	RI	02920	24117320	12-299-0	0 WAYLAND AVENUE
STEPHEN J SANQUIST	MELISSA L CURTIS JT	155 WAYLAND AVE	CRANSTON	RI	02920-4154	20263085	12-300-0	0 WAYLAND AVENUE
STEPHEN J SANQUIST	MELISSA L CURTIS JT	155 WAYLAND AVE	CRANSTON	RI	02920-4154	20263085	12-301-0	155 WAYLAND AVENUE
KURT RETHORN		161 WAYLAND AVE	CRANSTON	RI	02920-4154	19167730	12-302-0	161 WAYLAND AVENUE
HENRY DEMATTEIS	DIANE D DEMATTEIS LIFE ESTATE	71 ELMHURST AVENUE	CRANSTON	RI	02920-4009	04203550	12-303-0	0 ELMHURST AVENUE
ROCHA GREGORY W		173 WAYLAND AVE	CRANSTON	RI	02920	19148105	12-304-0	173 WAYLAND AVENUE
ROCHA GREGORY W		173 WAYLAND AVE	CRANSTON	RI	02920	19148105	12-306-0	0 WAYLAND AVENUE
BALAJI LLC		136 PHENIX AVE	CRANSTON	RI	02920-4259	02309510	12-3095-0	136 PHENIX AVENUE
ANTHONY VIGEANT		148 WAYLAND AVENUE	CRANSTON	RI	02920-4151	23091365	12-3131-0	148 WAYLAND AVENUE
PAMELA JEAN LAFAZIA		8 GRAPE COURT	CRANSTON	RI	02920-1915	13140450	12-3150-0	8 GRAPE COURT

Owner1	Owner2	StreetAddress1	City	State	Zip	Account	PropertyID	Location
DAVID M SCHIAVULLI		111 WAYLAND AVE	CRANSTON	RI	02920-4120	20268790	12-3154-0	111 WAYLAND AVENUE
ERNEST C NICOLACE	MARY ELIZABETH NICOLACE T/E	10 GRAPE CT	CRANSTON	RI	02920	15050060	12-3164-0	10 GRAPE COURT
GERALD A SMITH	ALLISON B SMITH CO-TRUSTEES	161 RILEY SMITH DRIVE	GREENVILLE	SC	29615-4311	20270845	12-318-1	105 WAYLAND AVENUE
JOHN A SCIENZO	DEBORAH M SCIENZO T/E	103 WAYLAND AVE	CRANSTON	RI	02920-4120	20270695	12-318-2	103 WAYLAND AVENUE
CALVI REALTY CO INC		PO BOX 6500	CARLISLE	PA	17013	03313560	12-3184-0	200 ATWOOD AVENUE
RENAISSANCE DEVELOPMENT CORP		35 SOCKONASSET CROSSROAD	CRANSTON	RI	02920	19152005	12-322-0	0 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-3226-0	0 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-3227-0	0 PHENIX AVENUE
SANTURRI REALTY INC	C/O DENNIS M DESANTIS	2220 PLAINFIELD PK	CRANSTON	RI	02921	20029023	12-3228-0	0 PHENIX AVENUE
NARAYANA PRASAD RAYAPATI	RADHA GARLAPATI T/E	707 CONTINENTAL CIR APT 1337	MOUTAINVIEW	CA	94040-3383	19168050	12-3355-0	99 WEBBER AVENUE
PHILLIP A MOTT	THERESA B CORRY JT	105 WEBBER AVENUE	CRANSTON	RI	02920	14312890	12-3356-0	105 WEBBER AVENUE
TERENCE A HARRINGTON	BEVERLY HALL T/E	39 DEES CIRCLE	WARWICK	RI	02889-6805	08157243	12-430-0	130 WAYLAND AVENUE
KERIN L BROWNING, ESQ.	MOSES RYAN LTD.	40 WESTMINSTER STREET, 9TH FL	PROVIDENCE	RI	02903			









LOCUS MAP N.T.S.

PARCEL DATA

A.P. 12, LOT 196
N/F
CGRI CRANSTON ATWOOD LLC DEED
BK. 5572 / PG. 140-143
#148 ATWOOD AVENUE
LOT AREA:
127,508 S.F.± OR
2.93 ACRES±

PARCEL DATA

A.P. 12, LOT 249
N/F
CGRI CRANSTON ATWOOD LLC
DEED BK. 5572 / PG. 140-143
#148 ATWOOD AVENUE
LOT AREA:
1,983 S.F.± OR
0.05 ACRES±

PARCEL DATA

A.P. 12, LOT 193
N/F
CGRI CRANSTON ATWOOD LLC
DEED BK. 5572 / PG. 140-143
#160 ATWOOD AVENUE
LOT AREA:
3,949 S.F.± OR
0.09 ACRES±

ZONING DATA

C-2 DISTRICT
MIN. LOT SIZE: 5,000 SF.
MAX. LOT COVERAGE: 60%
MIN. FRONTAGE: 60'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 8'
MIN. REAR YARD: 20'
MAX. BLDG. HEIGHT: 30'

* PLEASE REFER TO ZONING REGS.
FOR ADDITIONAL INFORMATION.

ZONING DATA

A-6 DISTRICT
MIN. LOT SIZE: 5,000 SF.
MAX. LOT COVERAGE: 60%
MIN. FRONTAGE: 60'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 8'
MIN. REAR YARD: 20'
MAX. BLDG. HEIGHT: 35'

* PLEASE REFER TO ZONING REGS.
FOR ADDITIONAL INFORMATION.

CERTIFICATION:

To: Rockland Trust Company, CGRI Cranston Atwood LLC, and Chicago Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 5(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on June 1, 2020.

Date of Plot or Map: July 16, 2020.

By: Samuel A. White, Jr.
Name: Samuel A. White, Jr.
Garofalo & Associates, Inc.
Registered Professional Land Surveyor No. 1781
Date: July 16, 2020.

The property described and shown hereon is the same property described in First Title Insurance Company Title Commitment No. 8601708 Dated June 30, 2020.

CERTIFICATION:

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

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN ALTA/NSPS LAND TITLE SURVEY FOR THE CLIENT.

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

PLAN REFERENCES:

1. "ADMINISTRATIVE SUBDIVISION PLAN BENNY'S PLAT 148 ATWOOD AVENUE CRANSTON, RHODE ISLAND, PREPARED FOR JUDITH REALTY, INC." BY WATERMAN ENGINEERING, INC. SEPT. 5, 2003.

2. RHODE ISLAND STATE HIGHWAY PLAT NO. 404

PARKING REQUIREMENTS:

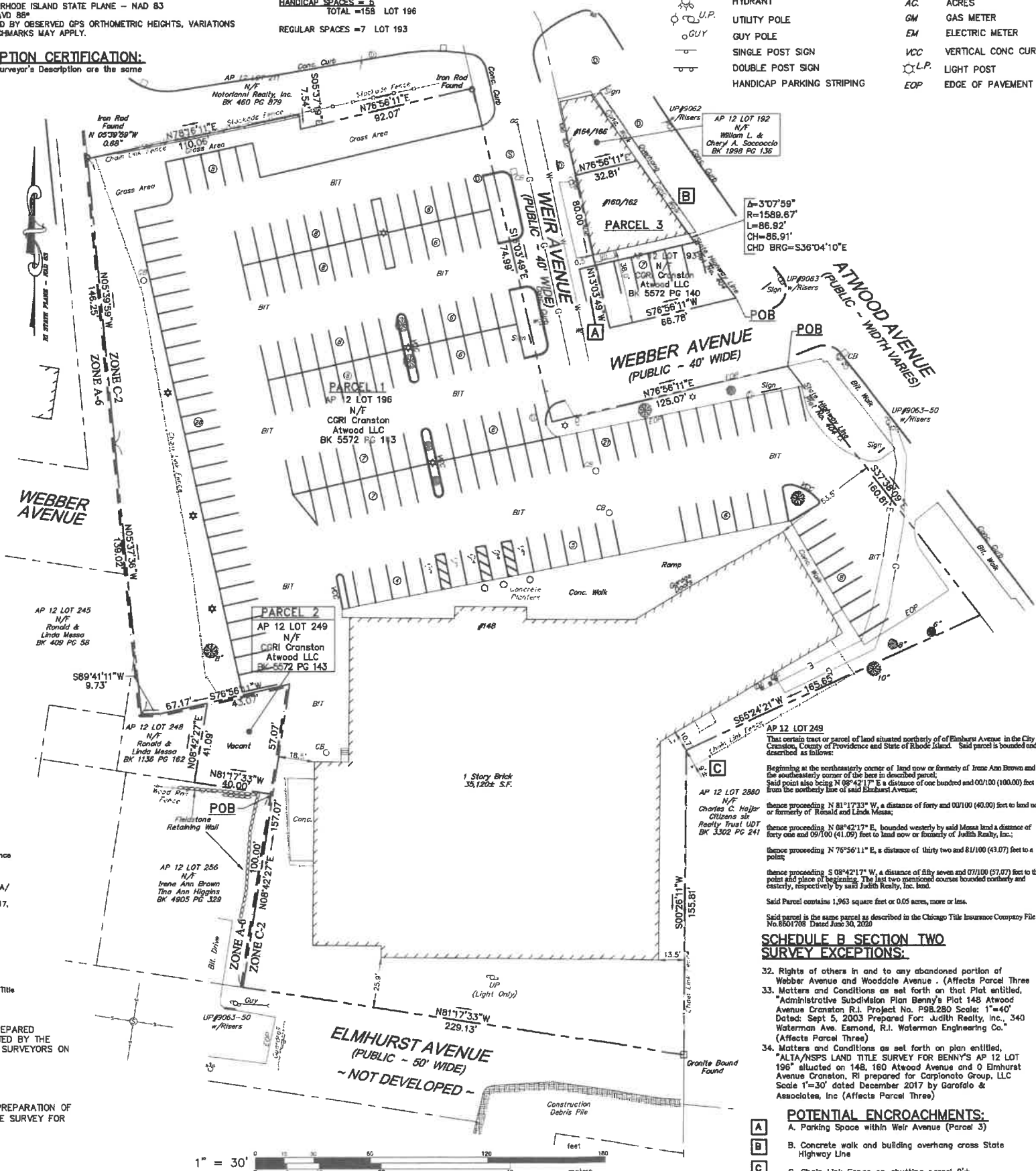
ESTABLISHMENT MINIMUM REQUIREMENTS
RETAIL STORE: 1 PER 200 SQ. FT. OF GROSS FLOOR AREA = 176 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES = 153
HANDICAP SPACES = 6
TOTAL = 158 LOT 196
REGULAR SPACES = 7 LOT 193

LEGEND & ABBREVIATIONS

CONCRETE or GRANITE BOUND	CONC.	BOLLARD
DRILL HOLE	BIT	CONCRETE
IRON PIN or PIPE	BIT	BITUMINOUS
DRAIN MANHOLE	N/F	NOW/FORMERLY
CATCH BASIN	A.P.	ASSESSOR'S PLAN
SEWER MANHOLE	INV.	INVERT
GAS GATE	CLF	CHAIN LINK FENCE
WATER GATE/SHUT OFF	SQ. FT.	SQUARE FEET
HYDRANT	AC.	ACRES
UTILITY POLE	GM	GAS METER
GUY POLE	EM	ELECTRIC METER
SINGLE POST SIGN	VCC	VERTICAL CONC CURB
DOUBLE POST SIGN	L.P.	LIGHT POST
HANDICAP PARKING STRIPING	EOP	EDGE OF PAVEMENT



TITLE DEED DESCRIPTION

Parcel One:
148 Atwood Avenue Cranston, Rhode Island AP-12-51 Lot(s): 196

That certain tract or parcel of land situated westerly of Atwood Avenue, southerly of Webber Avenue, southerly of Elmhurst Avenue and westerly of Weir Street, in the City of Cranston, County of Providence and State of Rhode Island, and being a portion of a larger tract of land, more particularly described as follows: Benny's Plat 148 Atwood Ave. Cranston, Rhode Island Project No. P98-280 Scale: 1"=40' Date: Sept. 5, 2003 Prepared For: Judith Realty, Inc. 340 Waterman Ave. - E. - Cranston, RI 02917 Waterman Engineering Co., Said parcel is bounded and described as follows:

Beginning at the intersection of the westerly state highway line of Atwood Avenue as defined by Rhode Island Highway Plat No. 404 with the southerly street line of Webber Avenue;

thence proceeding S 81°02'30" W, a distance of one hundred sixty-five and 65/100 (165.65) feet to a corner;

thence proceeding S 16°04'20" E, a distance of one hundred fifty-five and 81/100 (155.81) feet to a granite bound at the northeasterly corner of Elmhurst Avenue and the most southerly corner of the parcel herein described;

thence proceeding S 63°39'23" W, by and with the northerly street line of said Elmhurst Avenue, a distance of two hundred twenty-five and 131/100 (225.13) feet to land now or formerly of Floyd and Irene Brown and the southerly corner of the parcel herein described;

thence proceeding N 24°20'37" E, bounded westerly in part by said Brown land and in part by land now or formerly of Ronald and Linda Massa, a distance of one hundred fifty-seven and 07/100 (157.07) feet to a corner;

thence proceeding N 87°25'40" W, a distance of sixty-seven and 17/100 (67.17) feet to an angle point;

thence proceeding N 74°40'40" W, a distance of nine and 73/100 (9.73) feet to a corner. The last two herein described courses are bounded southerly by said Massa land;

thence proceeding N 1°00'33" E, bounded westerly in part by said Massa land and in part by the said street line of Webber Avenue, a distance of one hundred thirty-nine and 02/100 (139.02) feet to an angle point in the said street line of Webber Avenue;

thence proceeding N 09°58'11" E, by and with the said street line of Webber Avenue, a distance of one hundred forty-six and 151/100 (146.25) feet to land now or formerly of M & D Realty and the northwesterly corner of the parcel herein described;

thence proceeding S 86°05'40" E, bounded northerly in part by the said M & D Realty land and in part by land now or formerly of Notarianni Realty Co., a distance of one hundred ten and 06/100 (110.06) feet to a corner;

thence proceeding S 10°00'50" W, a distance of seven and 54/100 (7.54) feet to a corner;

thence proceeding S 87°25'40" E, a distance of ninety-two and 07/100 (92.07) feet to the westerly street line of Weir Street and the northeasterly corner of the parcel herein described. The last two herein described courses are bounded by the said Notarianni Realty Co. land;

thence proceeding S 02°14'20" W, by and with the said westerly street line of Weir Street, a distance of one hundred seventy-five and 00/100 (175.00) feet to the said southerly street line of Webber Avenue;

thence proceeding S 87°25'40" E, by and with the said southerly street line of Webber Avenue, a distance of one hundred twenty-five and 07/100 (125.07) feet to the westerly street line of Atwood Avenue and the point and place of beginning.

Parcel Two:
0 Elmhurst Avenue Cranston, Rhode Island AP-12-51 Lot: 249

That certain lot of land, with any buildings and improvements thereon, situated on the north westerly side of Elmhurst Avenue and the southerly side of Webber Avenue, in the City of Cranston, State of Rhode Island, comprising the whole of Lot No. 73 on that plat entitled, "PLAN OF LAND BELONGING TO P. COMBETTES & SONS, INC. CRANSTON, RI 01813 BOWNE, 1972" and which said lot is recorded in the City Clerk of the City of Cranston in Plat Book 7 at Page 55 and (copy) on Plat Card 201.

Parcel Three:
160 Atwood Avenue Cranston, Rhode Island AP-12-51 Lot(s): 193

That certain tract or parcel of land, with all the buildings and improvements thereon, comprising Lot Nos. 43 (FORTY THREE) and 44 (FORTY FOUR) on that plat entitled, "PLAN OF LAND BELONGING TO P. COMBETTES & SONS, INC. CRANSTON, RI 01813 BOWNE, 1972" and which said lot is recorded in the City Clerk of the City of Cranston in Plat Book 2 at Page 62 and (copy) on Plat Card 18.

Excepting so much of said Lot Nos. 43 (FORTY THREE) and 44 (FORTY FOUR) as was taken by the State of Rhode Island for Oaklawn Avenue Extension and now lies within the present boundary lines of Atwood Avenue, and also excepting so much of said Lot Nos. 43 (FORTY THREE) and 44 (FORTY FOUR) as lie easterly of said present boundary lines of Atwood Avenue.

Said tract is bounded and described as follows:

Beginning at the intersection of the westerly state highway line of Atwood Avenue as defined by Rhode Island Highway Plat No. 404 with the southerly street line of Webber Avenue;

thence proceeding S 37°38'09" E, by and with the said westerly highway line of Atwood Avenue, a distance of one hundred sixty and 81/100 (160.81) feet to the northeasterly corner of land now or formerly of Citizens Savings Bank and the southeasterly corner of the parcel herein described;

thence proceeding S 65°24'21" W, a distance of one hundred sixty-five and 65/100 (165.65) feet to a corner;

thence proceeding S 00°26'11" W, a distance of one hundred fifty-five and 81/100 (155.81) feet to a granite bound at the northeasterly corner of Elmhurst Avenue and the most southerly corner of the parcel herein described. The last two herein described courses are bounded southerly and easterly by the said Citizens Savings Bank;

thence proceeding N 81°17'33" W, by and with the northerly street line of said Elmhurst Avenue, a distance of two hundred twenty-five and 131/100 (225.13) feet to land now or formerly of Irene Brown and the southerly corner of the parcel herein described;

thence proceeding N 08°42'17" E, bounded westerly in part by said Brown land and in part by land now or formerly of Ronald and Linda Massa, a distance of one hundred fifty-seven and 07/100 (157.07) feet to a corner;

thence proceeding S 87°25'40" E, a distance of sixty-seven and 17/100 (67.17) feet to an angle point;

thence proceeding S 89°41'11" W, a distance of nine and 73/100 (9.73) feet to a corner. The last two herein described courses are bounded southerly by said Massa land;

thence proceeding N 05°37'36" W, bounded westerly in part by said Massa land and in part by the said street line of Webber Avenue, a distance of one hundred thirty-nine and 02/100 (139.02) feet to an angle point in the said street line of Webber Avenue;

thence proceeding N 09°58'11" W, by and with the said street line of Webber Avenue, a distance of one hundred forty-six and 151/100 (146.25) feet to land now or formerly of M & D Realty and the northwesterly corner of the parcel herein described;

thence proceeding N 78°16'11" E, bounded northerly in part by the said M & D Realty land and in part by land now or formerly of Notarianni Realty Co., a distance of one hundred ten and 06/100 (110.06) feet to a corner;

thence proceeding S 05°37'19" E, a distance of seven and 54/100 (7.54) feet to a corner;

thence proceeding N 76°56'11" E, a distance of ninety-two and 07/100 (92.07) feet to the westerly street line of Weir Street and the northeasterly corner of the parcel herein described. The last two herein described courses are bounded by the said Notarianni Realty Co. land;

thence proceeding S 13°03'49" E, by and with the said westerly street line of Weir Street, a distance of one hundred seventy-five and 00/100 (175.00) feet to the said southerly street line of Webber Avenue;

thence proceeding N 76°56'11" E, by and with the said southerly street line of Webber Avenue, a distance of one hundred twenty-five and 07/100 (125.07) feet to the westerly street line of Atwood Avenue and the point and place of beginning.

Said Parcel contains 127,508 square feet or 2.93 acres more or less.

Said parcel is the same parcel as described in the Chicago Title Insurance Company File No. 8601708 Dated June 30, 2020.

AP 12 LOT 193

That certain tract or parcel of land situated westerly of Atwood Avenue, northerly of Webber Avenue and easterly of Weir Avenue, in the City of Cranston, County of Providence and State of Rhode Island. Said parcel is bounded and described as follows:

Beginning at the intersection of the westerly state highway line of Atwood Avenue as defined by Rhode Island Highway Plat No. 404 with the northerly street line of Webber Avenue;

thence proceeding, a distance of sixty-six and 78/100 (66.78) feet to the easterly line of said Weir Avenue;

thence proceeding N 13°03'49" W, along the easterly line of said Weir Avenue, a distance of eighty and 00/100 (80.00) feet to land now or formerly of William L. and Cheryl A. Saccoccio;

thence proceeding N 76°56'11" E, a distance of thirty-two and 81/100 (32.81) feet to a point on a curve on the westerly line of said Atwood Avenue;

thence proceeding southeasterly along the arc of a curve having a radius of fifteen hundred eighty-nine and 67/100 (1589.67) feet, a chord bearing of S 36°04'10" W, a chord distance of eighty-six and 91/100 (86.91) feet, a distance of eighty-six and 92/100 (86.92) feet to the point and place of beginning.

Said Parcel contains 3,949 square feet or 0.09 acres, more or less.

Said parcel is the same parcel as described in the Chicago Title Insurance Company File No. 8601708 Dated June 30, 2020.

POTENTIAL ENCROACHMENTS:

- Parking Space within Weir Avenue (Parcel 3)
- Concrete walk and building overhang cross State Highway Line
- Chain Link Fence on abutting parcel 9±

ALTANSPS LAND TITLE SURVEY

FOR

BENNY'S

AP 12 LOT 193, 196 & 249

SITUATED ON

148, 160 ATWOOD AVENUE,

0 ELMHURST AVENUE

CRANSTON RHODE ISLAND

PREPARED FOR

CGRI CRANSTON ATWOOD LLC

NO.	REVISION	BY	DATE



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

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85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02840
TEL 401-273-4000

JOB NO. 7130.14	DRAWN BY R.S.E.
DWG. NO. 7130.14-ALTA	CALCS BY R.S.E.
SCALE: 1"=30'	APPROVED S.A.W.
SHEET 1	DATE: June 2020

OF 1 SHEETS

*Ocean
State* **JOB LOT**



