

Zoning Board of Review Application

Applicant

Primary Location

ZBR-26-34

info @landuse.co

144 Benefit St
Providence, RI 02903

Submitted On: Sep 9, 2026

@

Pre-Application Review

Owners and Applicants Information

Who is Submitting this Application?

Other

Name and Professional Title of Person Submitting the Application

Zachary Bourdony-Consultant

Owners Name

PVD LLC

Owner Mailing Address

Owner Email

Owner Phone

Name of Applicant, if different than owner

--

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

--

Applicant Phone, if different than owner

Attorney Name

--

Attorney Mailing Address

Attorney Email

--

Attorney Phone

Owner Attestation and Signature Page

520425

For fillable pdf of the Owner Attestation and Signature Page
please visit the Applications and Forms section of our website:
<https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)

Table 14-1-6 parking spaces provided where 13 are required.

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

Conversion to 13 residential dwelling units

Subject Property Information

9/14/26, 9:48 AM

	about:blank
Address of Subject Property	Plat
144 Benefit Street	10
Lot(s)	Existing Zoning Use of the Property
81	Bed and Breakfast
Proposed Zoning Use of the Property	Base Zoning District
Dwelling - Multi Family	R-3 Residential District
Base Zoning District 2 (if applicable)	Overlay Zoning District (if applicable)
--	HD Historic District Overlay District
Overlay Zoning District 2 (if applicable)	Overlay Zoning District 3 (if applicable)
--	--
Date Owner Purchased the Property	Start Date of Lessee's Occupancy
01/03/2022	--
Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?	Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?
No	No

Buildings & Structures

Existing or Proposed Structure	Type of Building or Structure
Existing	Principal Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable)
--	--
Area of Footprint	Overall Height Above Average Grade
1822	--
Number of Stories	Existing Number of Dwelling Units
--	--
Proposed Number of Dwelling Units	Front Setback
13	--
Interior Side Setback	Corner Side Setback
--	--
Rear Setback	
--	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number	Existing Lot Width
10/81	50

Proposed Lot Width	Existing Lot Area
--	4210
Proposed Lot Area	Existing Building Coverage
--	43
Proposed Building Coverage	Existing Total Impervious Coverage
--	--
Proposed Total Impervious Coverage	Existing Rear Yard Impervious Coverage
--	--
Proposed Rear Yard Impervious Coverage	Existing Front Yard Impervious Coverage
--	--
Proposed Front Yard Impervious Coverage	Number of Existing Parking Spaces
--	6
Number of Proposed Parking Spaces	
6	

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?

Providing the required number of parking spaces

2. Specify all unique characteristics of the land or structure that cause the hardship:

~4200sqft lot. The 6 proposed parking spaces are pre-existing, prior to the owner/applicant's acquisition of the land. Due to the lot being developed upon acquisition, there is no room for putting in more parking spaces to meet the parking requirement.

3 (a) Is the hardship caused by an economic disability?

No

3 (b) Is the hardship caused by a physical disability?

No

3 (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

No

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

N/A

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

Failure will prevent owner from converting into a logical building layout resulting in loss of the historic character of the existing building.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

*The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. **Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: Plat 10 Lot 81 144 Benefit Street

Owner(s)

Name:

PVD LLC

Signature:

Dustin DeZube

Date:

06 / 25 / 2026

Applicant(s)

Name:

Signature:

Date:

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I PVD LLC,

authorize LandUse.Co to submit this Zoning Board

of Review Application on my behalf for the property located at 144 Benefit Street.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

PVD LLC

Date: 06 / 25 / 2026

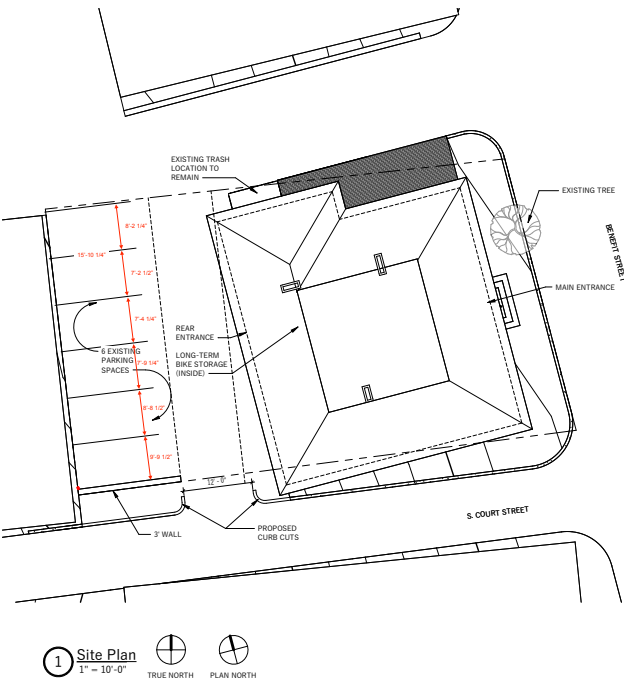
Property Owner Signature:

Dustin DeZube

HISTORIC REDEVELOPMENT

144 BENEFIT STREET, PROVIDENCE, RI, 02903

Revision Schedule		
No.	Date	Description



Proposed redevelopment of the existing structure at 144 Benefit Street, Providence, RI. The proposal includes 13 residential units within the existing building, consisting of 2 units at the garden level, 3 units on Level 1, and 4 units each on Levels 2 and 3, utilizing the existing layout of the former bed and breakfast to the greatest extent possible.

The existing parking lot contains 6 parking spaces with no opportunity for expansion. Relief is requested for the 7 additional parking spaces required by ordinance.

CURRENT ISSUE: SCHEMATIC DESIGN
ISSUE DATE: 2 JULY 2026

Project Name:
HISTORIC REDEVELOPMENT
144 BENEFIT STREET, PROVIDENCE, RI, 02903

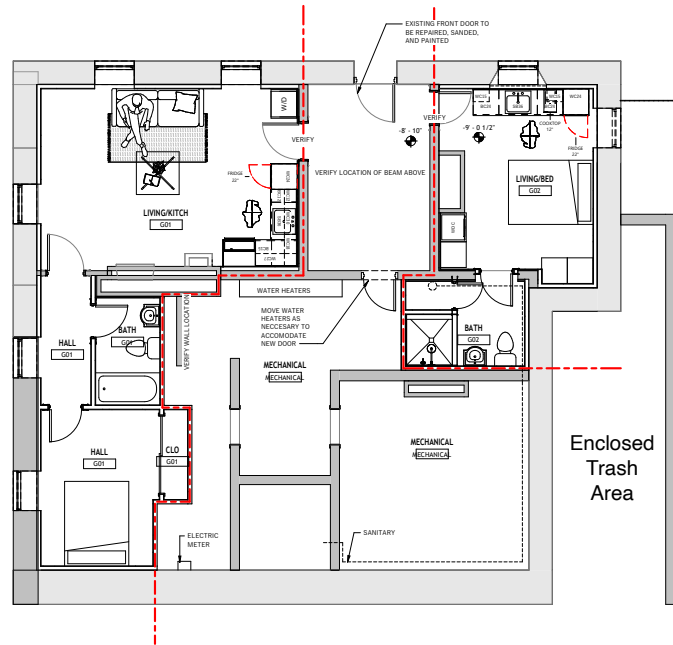
Sheet Name:
COVER SHEET

Stamp:

Copyright © 2024	
Project No.:	0000.00
Checked By:	KD
Drawn By:	CB
Scale:	1" = 10'-0"
Date:	18 SEP 2024
Current Issue:	2 JULY 2026
Drawing No.	

00.00

Revision Schedule		
No.	Date	Description

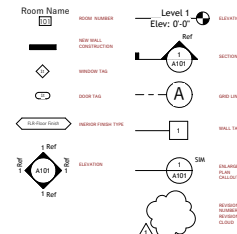


1 Proposed Basement Plan

WALL LEGEND



FLOOR PLAN LEGEND



FLOOR PLAN NOTES

- DIMENSIONS:
 - ALL DIMENSIONS ON PLANS ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.
 - VERIFY ALL DIMENSIONS IN THE FIELD.
 - DRAWINGS ARE NOT TO BE SCALED. VERIFY ANY MISSING OR CONFLICTING DIMENSIONS W/ ARCHITECT PRIOR TO CONSTRUCTION.
 - NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE CORRIDOR/WALL WIDTH CANNOT MEET MIN REQUIREMENTS.
 - MAINTAIN FINISH FLOOR BASE ELEVATION THROUGHOUT THE CONTRACT AREA SUCH THAT ALL DIMENSIONS INDICATED AS ABOUT FINISH FLOOR ARE AT THE SAME ELEVATION.
 - ALL DIMENSIONS OF FIXTURES, DEVICES, ETC ARE TO CENTERLINE OF FIXTURE, U.C.R. WHERE ITEMS ARE IN LINE. CENTERLINE OF ITEMS OR GROUPS OF ITEMS ARE TO ALIGN UNLESS OTHERWISE NOTED.
- ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- PROVIDE MR GIB AT ALL WET LOCATIONS. PROVIDE CEMENTITIOUS BACKERBOARD AT ALL TILE LOCATIONS. TYP.
- CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING AT ALL AREAS OF NEW WALL-MOUNTED FIXTURES, INCLUDING BUT NOT LIMITED TO THE CABINETS AND EQUIPMENT IN KITCHENS, BATHROOMS, ETC. TYP.
- PROVIDE ACCESS PANELS IN HARD CEILINGS FOR MECH EQUIPMENT WHEREVER CONTROL VALVES ARE REQUIRED. PAINT PANELS TO MATCH WALL CEILING. TYP.
- PROVIDE ALL NEW ROOM SINGE. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- GC IS RESPONSIBLE TO CARRY FURRING TO ACCOMMODATE ELECTRICAL JUNCTION BOXES AT 4" MASONRY WALLS. TYP.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EACH DWELLING UNIT.
- ALL DOOR FRAMES TO BE 4" FROM THE NEAREST PERPENDICULAR PARTITION U.N.O.
- REVIEW LAYOUTS FOR PARTITIONS IN FIELD W/ ARCHITECT PRIOR TO START OF CONSTRUCTION.
- ALL PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE AND ACOUSTICAL RATING.
- COORDINATE BLOCKING REQUIREMENTS W/ ARCHITECT PRIOR TO COMPLETION.
- PATCH AND PREP ALL WALLS, FLOORS, AND ADJACENT CONSTRUCTION AFFECTED BY DEMO FOR NEW WORK.
- REFER TO ENLARGED FLOOR PLANS AND INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURES, ETC.
- REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.

Project Name:
HISTORIC REDEVELOPMENT
144 BENEFIT STREET
PROVIDENCE, RI, 02903
Sheet Name:

Stamp:

Copyright © 2023

Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 00/00/2023
Current Issue: 08/08/2024
Drawing No.

A1.02



 EXISTING TO REMAIN
 NEW
 TO BE DEMOLISHED

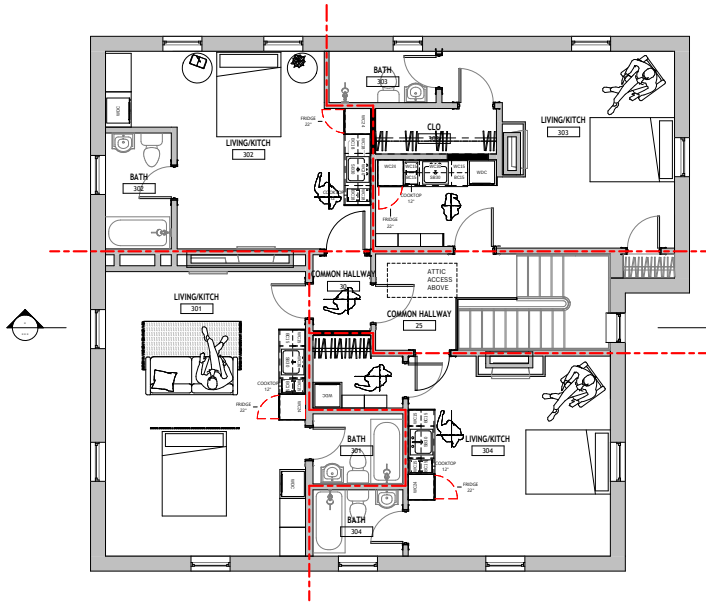
Room Name	Room Number	Level 1 Elev: 0'-0"	Elevation
	NEW WALL CONSTRUCTION		
	WINDOW TAG		
	DOOR TAG		
	FUSION FINISH TYPE		
	ELEVATION		
	GRID LINE		
	WALL TAG		
	UNLABELED ROOM CALLOUT		
	SECTION NUMBER & SECTION CLOUD		

1. DIMENSIONS:
 - A. ALL DIMENSIONS ON PLANS ARE FROM FACE OF WALL, UNLESS NOTED OTHERWISE.
 - B. VERIFY ALL DIMENSIONS IN THE FIELD.
 - C. DIMENSIONS ARE NOT TO BE USED TO VERIFY ANY MISSING OR CONFLICTING DIMENSIONS W/ ARCHITECT PRIOR TO CONSTRUCTION.
 - D. DIMENSIONS OF ARCHITECTURE SHALL BE VERIFIED BY THE ARCHITECT. DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE DIMENSIONS ARE IN CONFLICT WITH THE ARCHITECT'S INTENT, THE ARCHITECT SHALL HAVE THE FINAL SAY.
 - E. MAINTAIN FINISH FLOOR BASE LINE THROUGHOUT THE CONTRACT PERIOD AS WELL AS THE FINISH FLOOR LINE.
 - F. ALL MEASUREMENTS SHALL BE TAKEN FROM THE FACE OF THE FINISH LINE AT THE SAME LEVEL.
 - G. ALL MEASUREMENTS OF FINISH DEVICES, ETC. ARE TO CENTERLINE OF FINISH LINE, UNLESS WHERE THE LINE, CENTERLINE OF ITEMS OR CENTERLINE OF ITEMS ARE SPECIFICALLY NOTED.
 - H. ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 - I. ALL WORK ABOVE ALL WALLS SHALL BE VERIFIED BY THE ARCHITECT. BACKSHEETED AT ALL TILE LOCATIONS. TYPE.
 - J. ALL KITCHENS, BATHS, AND ALL OTHERS SHALL BE ALL AREAS OF NEW WALL-MOUNTED FIXTURES, INCLUDING BUT NOT LIMITED TO THE CABINETS AND COUNTERS, ALL KITCHENS, BATHS, AND ALL OTHERS SHALL BE ALL AREAS OF NEW WALL-MOUNTED FIXTURES, INCLUDING BUT NOT LIMITED TO THE CABINETS AND COUNTERS.
 - K. PROVIDE ACCESS PLANS IN HARD CEILING FOR MCH EQUIPMENT WHENEVER EQUIPMENT IS TO BE INSTALLED IN THE CEILING.
 - L. PROVIDE ALL NEW ROOM SCHEDULES. REFER TO INTERIOR DESIGN DRAWINGS FOR ROOM SCHEDULES.
 - M. BE RESPONSIBLE TO CARRY FURNISHING TO ACCOMMODATE ELECTRICAL AND MECHANICAL SIZES AND LOCATIONS TO MATCH WALL, CEILING, AND FLOOR.
 - N. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EACH DWELLING UNIT. PROVIDE FIRE EXTINGUISHERS IN EACH DWELLING UNIT.
 - O. UNDO.
 - P. PROVIDE LAYOUTS FOR PARTITIONS IN FIELD W/ ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ALL AREAS TO BE SEALED TO MAINTAIN FIRE AND ACoustICAL RATING.
 - COORDINATE BLOCK WALL REQUIREMENTS W/ ARCHITECT PRIOR TO COMPLETION.
 - COMPLETE AND PREP ALL WALLS, FLOORS, AND ADJACENT CONSTRUCTION.
 - REFER TO DESIGN FOR WORK.
 - REFER TO ENLARGED FLOOR PLANS AND INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURES, ETC.
 - REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

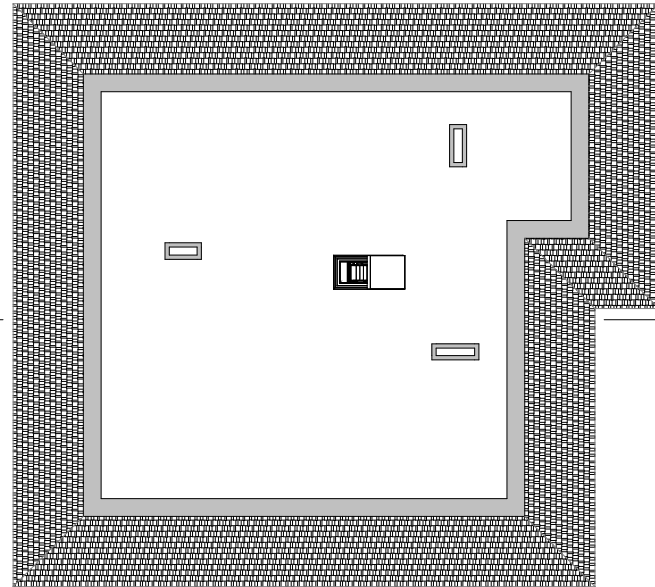
Project Name: **HISTORIC REDEVELOPMENT**
144 BENEFIT STREET
PROVIDENCE, RI, 02903
 Sheet Name:

Copyright c 2023
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 00/00/2023
Current Issue: 08/08/2024
Drawing No.

A1.04



① Proposed Third Floor Plan

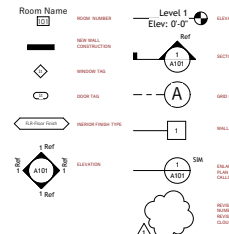


② Attic Plan

WALL LEGEND



FLOOR PLAN LEGEND



FLOOR PLAN NOTES

- DIMENSIONS:
 - ALL DIMENSIONS ON PLANS ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.
 - VERIFY ALL DIMENSIONS IN THE FIELD.
 - DRAWINGS ARE NOT TO BE SCALED. VERIFY ANY MISSING OR CONFLICTING DIMENSIONS W/ ARCHITECT PRIOR TO CONSTRUCTION.
 - NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE CORRIDOR/WALL WIDTH CANNOT MEET MIN REQUIREMENTS.
 - MAINTAIN FINISH FLOOR BASE ELEVATION THROUGHOUT THE CONTRACT AREA SUCH THAT ALL DIMENSIONS INDICATED AS ABOUT FINISH FLOOR ARE AT THE SAME ELEVATION.
 - ALL DIMENSIONS OF FIXTURES, DEVICES, ETC ARE TO CENTERLINE OF FIXTURE, U.C.R. WHERE ITEMS ARE IN LINE. CENTERLINE OF ITEMS OR GROUPS OF ITEMS ARE TO ALIGN UNLESS OTHERWISE NOTED.
- ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- PROVIDE ME OR GIB AT ALL WET LOCATIONS. PROVIDE CEMENTITIOUS BACKERBOARD AT ALL TILE LOCATIONS. TYP.
- CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING AT ALL AREAS OF NEW WALL-MOUNTED FIXTURES, INCLUDING BUT NOT LIMITED TO THE CABINETS AND EQUIPMENT IN KITCHENS, BATHROOMS, ETC. TYP.
- PROVIDE ACCESS PANELS IN HARD CEILINGS FOR MECH EQUIPMENT WHEREVER CONTROL VALVES ARE REQUIRED. PAINT PANELS TO MATCH WALL/CEILING. TYP.
- PROVIDE ALL NEW ROOM SIGNED. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- GC IS RESPONSIBLE TO CARRY FURRING TO ACCOMMODATE ELECTRICAL JUNCTION BOXES AT 4" MASONRY WALLS. TYP.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EACH DWELLING UNIT.
- ALL DOOR FRAMES TO BE 4" FROM THE NEAREST PERPENDICULAR PARTITION U.N.O.
- REVIEW LAYOUTS FOR PARTITIONS IN FIELD W/ ARCHITECT PRIOR TO START OF CONSTRUCTION.
- ALL PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE AND ACOUSTICAL RATING.
- COORDINATE BLOCKING REQUIREMENTS W/ ARCHITECT PRIOR TO COMPLETION.
- PATCH AND PREP ALL WALLS, FLOORS, AND ADJACENT CONSTRUCTION AFFECTED BY DEMO FOR NEW WORK.
- REFER TO ENLARGED FLOOR PLANS AND INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURES, ETC.
- REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.

The PROVIDENCE
ARCHITECTURE &
BUILDING Co.

Revision Schedule
No. Date Description

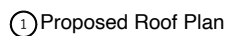
Project Name:
HISTORIC REDEVELOPMENT
144 BENEFIT STREET
PROVIDENCE, RI, 02903
Sheet Name:

Stamp:

Copyright © 2023
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 00/00/2023
Current Issue: 08/08/2024
Drawing No.

A1.05

- THIRD FLOOR & ATTIC PLANS



 EXISTING TO REMAIN
 NEW
 TO BE DEMOLISHED

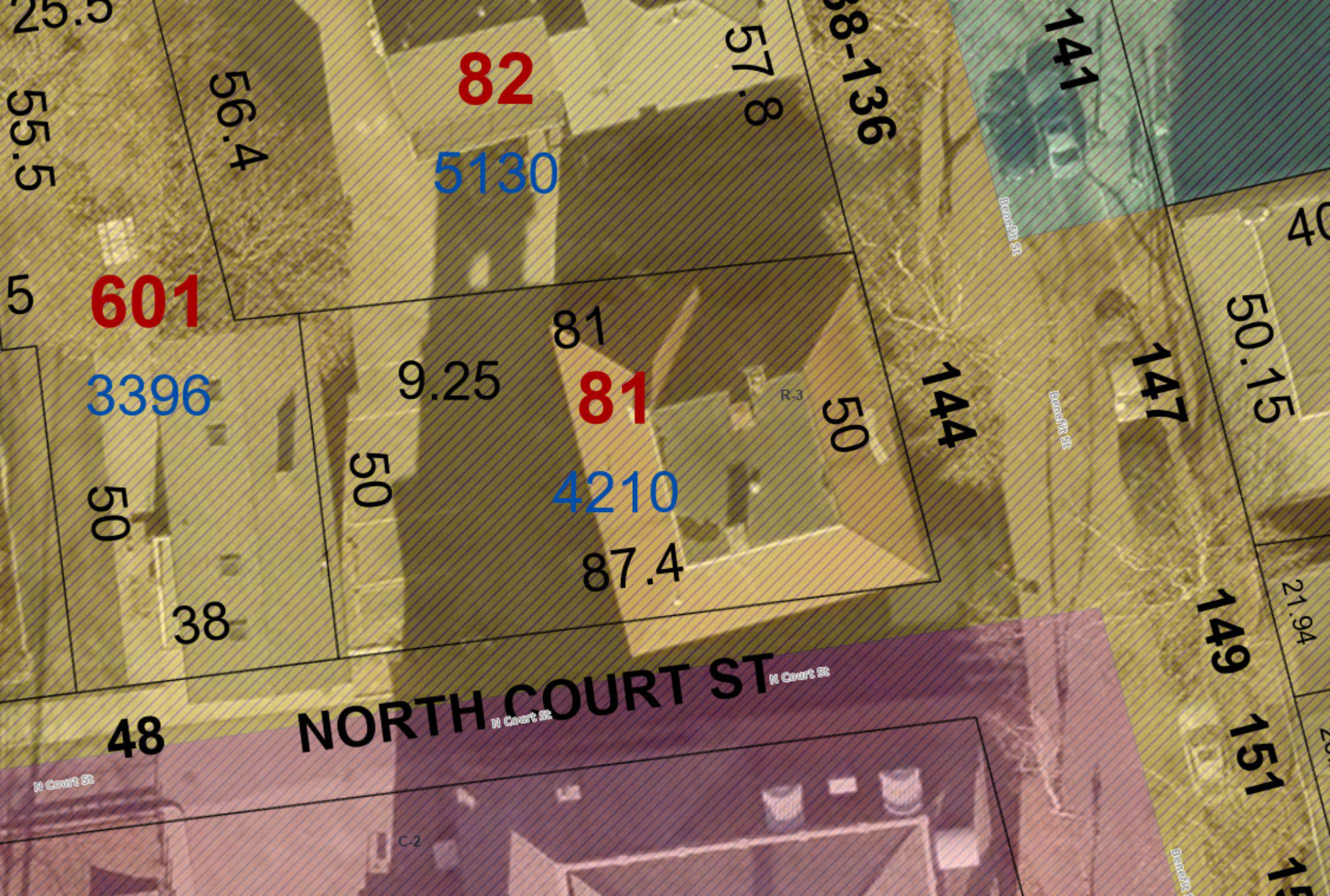
Room	Room Number	Level 1 Elev: 0'-0"	Elevation
NEW WALL CONSTRUCTION		Ref	SECTION
WINDOW TAG		A124	
DOOR TAG		A	GRID LINE
NEW FLOOR CONSTRUCTION	INTERIOR FINISH TYPE	1	WALL TAG
ELEVATION		1	5th
A124	1 Ref	W101	NEW WALL CONSTRUCTION

[illegible]

Project Name: **HISTORIC REDEVELOPMENT**
144 BENEFIT STREET
PROVIDENCE, RI, 02903
 Sheet Name: **- ROOF PLAN**

Copyright c 2023
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 00/00/2023
Current Issue: 08/08/2024
Drawing No.

A1.06



82

5130

601

3396

81

4210

NORTH COURT ST

141

147

149

151

38-136

57.8

40

50.15

21.94

56.4

55.5

5

81

9.25

R-3

50

144

38

50

48

N Court St

C-2

Benefit St

Benefit St

N Court St

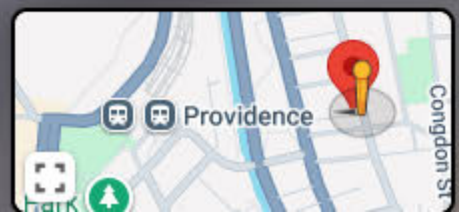
Benefit St

147 Benefit St

Providence, Rhode Island

 Google Street View

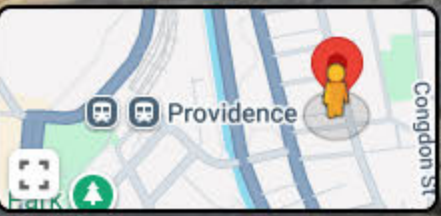
Oct 2025 [See more dates](#)



50 N Court St
Providence, Rhode Island

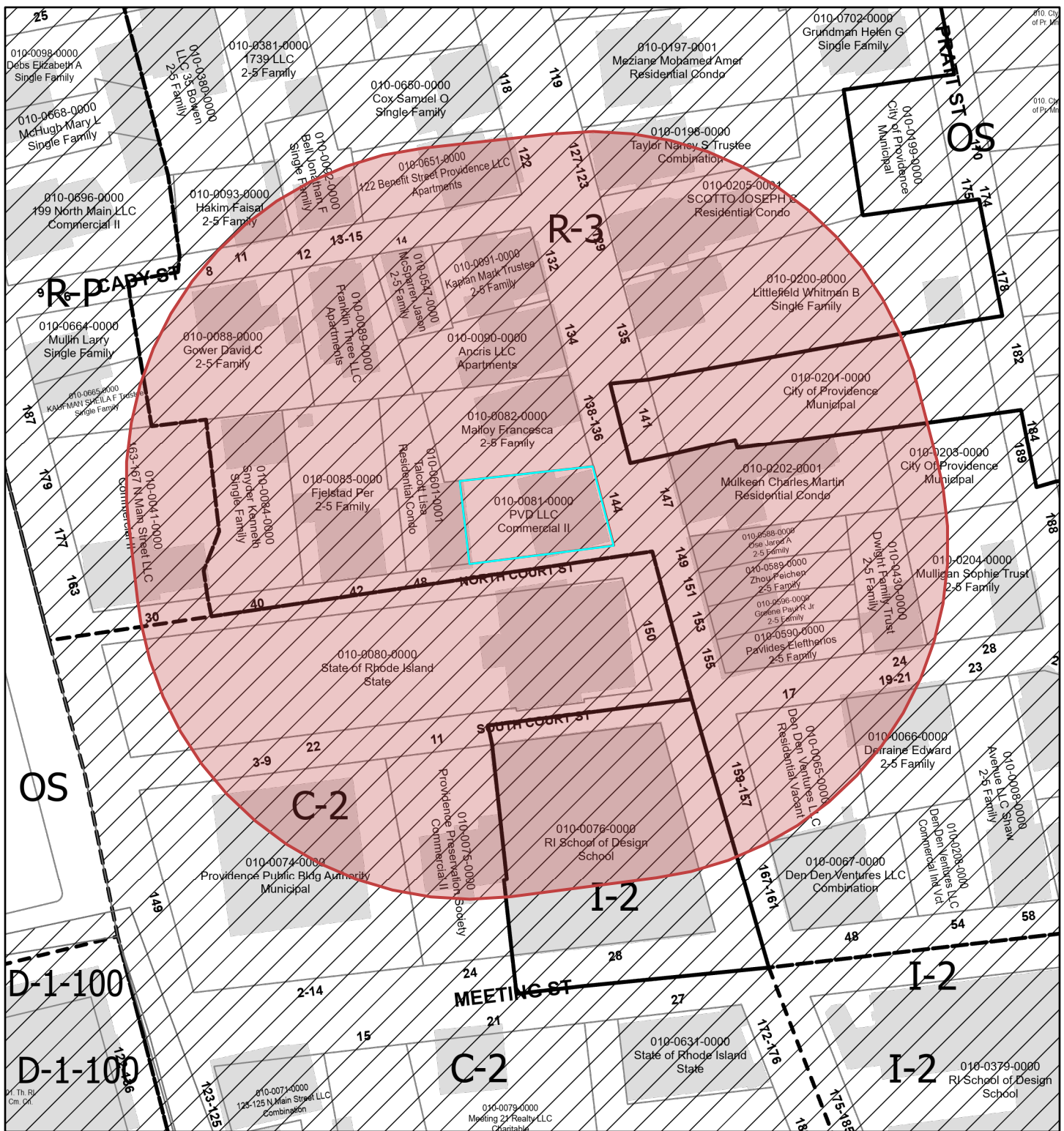
 Google Street View

Sep 2025 [See more dates](#)





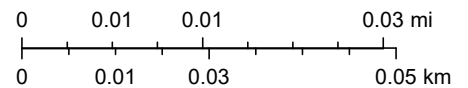
Radius Map



6/22/2026, 4:41:52 PM

1:1,354

- Override 1
- Override 1
- Plat Boundaries
- Zoning
- Parcels
- Buildings
- Zoning Overlay Districts



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That

144 BENEFIT STREET ASSOCIATES, a limited partnership organized under the laws of the State of Rhode Island with its principal place of business located at 144 Benefit Street, in the City of Providence, County of Providence, State of Rhode Island (the "Grantor"), for the consideration of **ONE MILLION ONE HUNDRED FIFTEEN THOUSAND (\$1,115,000.00) DOLLARS** paid, does hereby give, grant and convey all its interest in the herein described property unto **PVD, LLC, a limited liability company organized under the laws of The State of Rhode Island** with its principal place of business located at 269 Wickenden Street, 2nd Floor, in the City of Providence, County of Providence, State of Rhode Island (the "Grantee"), with **WARRANTY COVENANTS**:

That certain lot or parcel of land, known as 144 Benefit Street, Providence, RI 02903 and more described in the attached EXHIBIT A:

GRANTEE ADDRESS: 269 Wickenden Street, 2nd Floor, Providence, RI 02903

[SIGNATURE PAGE TO FOLLOW]

Tax: \$5,129.00
Date: 01/03/2022
RECORDER: JP
CITY OF PROVIDENCE
673000
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

Prepared by:
The Law Office of David M. Dolbashian, Esq., PC
2081 Diamond Hill Road, Cumberland, RI 02864
(401) 569-2477

WITNESS my hand this 23 day of December, 2021

[Signature]
JON M. ROSENBLATT, General Partner
144 BENEFIT STREET ASSOCIATES

STATE OF Florida)
COUNTY OF Miami Dade)

On this 23 day of December 2021, in the city / town of Miami Dade, before me the undersigned officer, personally appeared **JON M. ROSENBLATT, individually and in his capacity as the General Partner of 144 BENEFIT STREET ASSOCIATES, a limited partnership**, known to me to be the person whose name is subscribed to the within instrument, proven with satisfactory evidence, and acknowledged that he executed same for the purpose therein contained, as his free act and deed.* IN WITNESS WHEREOF I hereunto set my hand and seal.

* And also the free act and deed in his capacity as General Partner.



RAUL CHAVARRIA
COMMISSION # GG 953280
EXPIRES: March 6, 2024
Bonded Thru Budget Notary Services

Notary Public:

[Signature]

My Commission Expires:

03-06-2024

EXHIBIT A

That certain tract or parcel of land, with all the buildings and improvements thereon, situated in the City of Providence, County of Providence and State of Rhode Island, at the northwesterly corner of Benefit Street and North Court Street and bounded and described as follows:

Beginning at the intersection of the westerly line of Benefit Street with the northerly line of North Court Street, and running thence westerly bounding southerly on North Court Street eighty-six and 6/10 (86.6) feet, more or less, to land now or formerly of Pauline M. P. Ott; thence northerly bounding westerly on said Ott land, fifty and 1/10 (90.1) feet, more or less, to land now or formerly of Irving S. Fraser; thence easterly bounding northerly on said Fraser land, seventy-nine and 53/100 (79.53) feet, more or less, to said Benefit Street; thence southerly bounding easterly on said Benefit Street, fifty and 55/100 (50.55) feet, more or less, to North Court Street at the starting point.

Property Address (for reference purposes only):
144 Benefit Street, Providence, RI 02903
Plat: 10 Lot(s): 81

RECEIVED:
Providence
Received for Record
01/03/2022 09:33:16 AM
Document Num: 2022309118
John A Murphy
Recorder of Deeds

Prepared by:
The Law Office of David M. Dolbashian, Esq., PC
2081 Diamond Hill Road, Cumberland, RI 02864
(401) 569-2477