



DESAUTEL LAW

Kerin L. Browning
kerin@desautelesq.com

INSPECTION & STANDARDS
RECEIVED

AUG 04 2022

August 4, 2022

Via Hand Delivery

Ms. Alexis Thompson
City of Providence
Zoning Board of Review
444 Westminster Street, 2nd Floor
Providence, RI 02903

***Re: Appeal of Preliminary Plan Decision by the Providence City Plan Commission
for property located at 153-165 Gano Street, Providence, Rhode Island***

Dear Alexis:

On behalf of our clients Robert Clark, Mary Casale, and Fili Investments, we hereby submit the enclosed appeal of the above City Plan Commission Decision, along with seven (7) copies. Accordingly, enclosed please find the following:

- Notice of Appeal;
- Grounds for Appeal;
- Copy of the Preliminary Plan Decision;
- Copy of two (2) Warranty Deeds;
- Copy of 200' radius plan (2);
- List of abutters within 200' (2);
- Mailing labels (2 sets); and
- Check No. 1387 in the amount of \$375.00 in payment of the advertising fee and processing fee.

Thank you for your attention to this matter.

Sincerely,

Kerin L. Browning
(md)

Kerin L. Browning

Enclosures

cc: Choyon Manjrekar, City Planning (via hand delivery)
Providence City Clerk (via hand delivery)

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

NOTICE OF APPEAL

AUG 04 2022

DATE RECEIVED: _____

Application for an **APPEAL** from a decision of (*check which applies*):

- Director of the Department of Inspection and Standards
- City Plan Commission
- Historic District Commission
- Downtown Design Review Committee
- Other

APPELLANT(S):

Robert Clark, Mary Casale & Fili Investment LLC c/k <i>c/o Desautel Law</i>	38 Bellevue Avenue, Newport, Rhode Island
_____ Name	_____ Home Address
401-477-0023	_____ Mobile (cell phone)
_____ Telephone: Home/Work	_____ Mobile (cell phone)
kerin@desautelesq.com	
_____ E-mail Address	

OWNER(S):

Power 250, LLC	109 Endean Road, East Walpole, MA 02032
_____ Name	_____ Home Address
401-641-2244	_____ Mobile (cell phone)
_____ Telephone: Home/Work	_____ Mobile (cell phone)
_____ E-mail Address	

FILING INSTRUCTIONS

The following must be submitted to the Secretary of the Board:

- A. The original and seven (7) copies of this notice of appeal (including copies of the decision appealed from, either typed or legibly printed).
- B. A copy of the most current deed on file in the office of the Recorder of Deeds.
- C. Two (2) 200' radius plans drawn to a scale of 1"= 50' from all corners of the lot or lots in question. Show all lot numbers, owners' names, street numbers and building (if any) on each lot within the radius.

- D. Two (2) copies of a list containing the following information, consistent with the latest data available in the office of the Providence Tax Assessor:
- a. Each plat and lot number that appears within 200 feet of the Property, as designated in an attached 200 foot radius plan.
 - b. The corresponding names and MAILING addresses, including zip codes, of all property owners of each plat and lot number listed.
- E. Two (2) sets of mailing labels with names and full mailing addresses of each property owner on the list described in number above.
- F. All documentation that the Appellant(s) wishes the Board of Appeal to consider as part of the appeal.

NB: The Board's procedures for handling appeals are contained in the Board's Policies and Procedures. **All Appellant(s) and Appellee(s) (if not a City entity) must supply a written memorandum of facts and law no fewer than five (5) business days prior to the hearing on the Appeal.**

FEES FOR PETITIONS FOR APPEAL

Advertising Fee: **\$115.00**
(For each advertisement required for the hearing on the petition).

Processing Fee: **\$260.00**

MAKE CHECK PAYABLE TO: **PROVIDENCE CITY COLLECTOR**
 NO APPEAL WILL BE ACCEPTED UNTIL PAYMENT IS MADE.

THE PREMISES

1. Location of Premises: 153-165 Gano Street
(Street Number and Address)
2. (a) Assessor's Map No. 14 (b) Lot(s): 601-604 (c) Zoning District(s): C-2
3. Are you the owner/occupant of the Premises that is the Subject of this appeal? Yes No
4. Identify the decision you are appealing. Decision of the City Plan Commission granting Preliminary Plan Approval for Minor Land Development Project 22-008MI at 153-165 Gano Street (AP 14, Lot 601, 602, 603, 604) July 14, 2022, recorded at Bk 13638, Pg 312
5. What was the date of the decision and/or the date of its recording? July 14, 2022/July 26,2022
6. On what date did you learn of the decision? August 2, 2022

7. Please state with specificity the grounds for appeal (how/where the Director, Official, or Commission erred in rendering the decision), and set forth all facts and evidence on which you rely in support of your appeal.**

See Attached

** This statement is not a substitute for the memorandum of law and facts required by the Board's Rules and Regulations.

The undersigned declares that the information given herein is true to the best of his or her knowledge and belief. The undersigned further acknowledges that providing false information to a municipal official/entity may be subject to civil and criminal penalties.

Signature(s) of Appellant(s)

Kerin L. Browning
(md)

Date

August 4, 2022

Counsel for Appellant(s):

Kerin L. Browning, Esq.

Name

Desautel Law, 38 Bellevue Avenue

Address

Newport RI 02840

City State Zip Code

401-477-0023

Phone: Office

Phone: Mobile

kerin@desautelesq.com

E-mail Address

STATE OF RHODE ISLAND
PROVIDENCE COUNTY

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
SITTING AS
PLANNING BOARD OF APPEAL

IN RE: POWER 250 LLC OWNER/APPLICANT
MINOR LAND DEVELOPMENT PROJECT 22-008MI
153-165 GANO ST.
AP 14 LOT 601, 602, 603, 604

GROUND FOR APPEAL

Robert Clark, Mary Casale, and Fili Investment LLC (“Appellants”), by and through counsel, hereby submit this appeal as “aggrieved parties” pursuant to R.I.G.L. §45-23-66 and §45-24-31(4)(1). Appellants hereby appeal the City Plan Commission Decision of July 14, 2022, recorded July 26, 2022 at Book 13638, Page 312, approving Preliminary Plan Application for a proposed minor land development for a development project located at 153-165 Gano Street (“Decision”).

Appellants assert that the Decision is the result of prejudicial procedural error, clear error, and lacked support by the weight of the evidence in the record. In the Decision, the Planning Board improperly granted dimensional height adjustments for four (4) buildings without sufficient grounds or notice to the public; delegated discretion to review and impose traffic mitigation related to a Traffic Management Plan (TMP) to the City Solicitor; and improperly extended the statutory approval period.

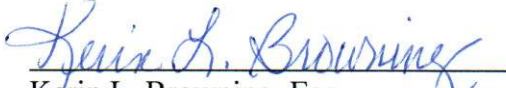
As to consistency with the Comprehensive Plan and Compliance with Zoning Ordinance, the Planning Board made findings that were either in clear error in application of the statutes and ordinances and/or against the weight of the evidence on record.

The Decision also ignores evidence in the record as to a Restrictive Covenant on title in favor of the City of Providence which grants to the neighbors the use of a portion of the property to park their vehicles while visiting the abutting City park.

Significant concerns related to negative impacts were raised by both Planning Department Staff and others as to traffic and further study and mitigation measures related to traffic were identified as necessary such that the Decision to approve the application lacks support by the weight of the evidence in the record. The Preliminary Plan Application as filed, also lacked required state permit(s); and failed to include a required loading space.

For these reasons, Appellants respectfully request that this Board of Appeal reverse the decision of the Planning Board and deny the Preliminary Plan Application as a result of prejudicial procedural error, clear error, and lack of support by weight of the evidence in the record.

Respectfully submitted,
Appellants
By their attorneys


Kerin L. Browning, Esq. (ms)
Desautel Law
38 Bellevue Avenue, Unit H
Newport, RI 02840
(401) 477-0023



**Decision of the City Plan Commission granting Preliminary Plan Approval
for Minor Land Development Project 22-008MI at 153-165 Gano Street
(AP 14 Lot 601, 602, 603, 604)
July 14, 2022**

Owner: Power 250 LLC

The City Plan Commission (CPC) voted to approve the Preliminary Plan for the subject Minor Land Development Project at a meeting on June 28, 2022.

Project Overview

The applicant proposed to construct four buildings— one on each of the subject lots—that will provide a total of 133 apartments and 68 internal parking spaces. The buildings will be developed as follows:

- 165 Gano Street— Five stories, ~53', 35 apartments and 21 parking spaces
- 161 Gano Street—Five stories, ~54', 35 apartments and 17 parking spaces
- 157 Gano Street—Five stories, ~57', 34 apartments and 17 parking spaces
- 153—Gano Street—Five stories, ~53', 28 apartments and 13 parking spaces

The applicant requested dimensional adjustments for building height for all buildings as the C-2 zone has a height limit of 50' and four stories. Drainage, landscaping and traffic improvements will also be provided.

Findings of Fact

The CPC made their findings in accordance with section 806 of the CPC's development review regulations, based on the applicant's presentation, their analysis of the plan and the DPD's recommendation:

1. *Consistency with Providence Tomorrow: The Comprehensive Plan* – According to the future land use map of Providence Tomorrow: The Comprehensive Plan this area is intended for Neighborhood Commercial/Mixed Use development, where multifamily development is encouraged, particularly on commercial corridors. The CPC found that the development would conform to the intent of the plan. Provision of housing would conform to objective H-2 of the plan which encourages creation of new housing in the City.

2. *Compliance with Zoning Ordinance*

The CPC made the following findings:

Use: The site is zoned C-2 where multifamily development is permitted by right.

Dimensions and Design: The development is located on a gradient that slopes upward from the intersection of

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

Power and Gano Streets. The development area will be excavated for the buildings and parking areas to be located at a lower grade than Gano Street. Each building will exceed the 50', four-story height limit of the C-2 zone. A dimensional adjustment for the excess height was requested. All buildings will be set to the front lot line with buildings 157-165 providing direct pedestrian access from Gano Street. Pedestrians will access 153 Gano Street from Power Street. The three existing curb cuts off of Gano Street will be closed and vehicles will access the parking area for all buildings from Power Street through a shared easement lane that runs at the rear of each lot and under the four buildings.

The building façades will be composed of brick veneer, vertical wood siding and cementitious panels, which the CPC found are materials permitted by right in the zone. A significant portion of the first floor and upper stories will be composed of glass and the buildings will exceed the 10 percent fenestration requirement on upper stories. Units will be a mix of one, two bedroom and studio units. The design of each building will employ recesses and projections, including angled bays on the sides of each building and square bays on the front, which the CPC found will provide variety to the façade and meet the design requirements for multifamily development.

Parking

As each lot measures less than 10,000 SF, no parking is required. However, a total of 68 internal parking spaces will be provided with parking areas located under each building. An analysis was submitted showing the paths and turning radii of vehicles that will enter and exit the lot. The applicant is considering applying for overnight on-street parking permits as they anticipated that there may be a demand for additional parking. The applicant is required to apply to the Department of Public Works (DPW) for the permits. The CPC required that the applicant enact a Transportation Management Plan (TMP) and incorporate it into the development to reduce reliance on cars.

The permits should be granted subject to the applicant demonstrating implementation of the TMP. Provision of bus passes to residents, provision of additional bicycle spaces, implementation of a bike share facility and dedication of car share spaces in proximity to the building were some of the strategies suggested to reduce parking demand. The CPC required that the TMP be reviewed by the City Solicitor, who will opine and provide recommendations which shall be implemented by the applicant, prior to final plan approval.

The development abuts a public park to the rear and the applicant will also need to ensure that no residents park there overnight.

Traffic Management

A traffic study that evaluates the effect of the development on existing traffic conditions is included with the submission. It focuses on the intersection of Gano Street with Power Street. Gano Street is described as straight with a vertical decline from north to south with no limiting factors for sight distances. Power Street is described as generally level with sight distances of greater than 250 feet to the east and in excess of 150 feet to the west. Based on trip generation models, 52 and 55 trips are expected during the AM and PM peak hours. The study accounted for new development in the vicinity and the existing traffic pattern in determining build conditions in 2026. It is estimated that 70%, 20% and 10% of trips will travel to and from the south, north and

west of the intersection.

Under current conditions, vehicles traveling north and south on Gano Street have an A level of service (LOS), while C and E LOS are experienced for vehicles traveling east and west bound from Power Street. This translates into delays of approximately 18 and 49 seconds respectively. Under built conditions, Gano Street would continue to have an A LOS, but D and F levels will be experienced for vehicles exiting onto Gano Street. This translates into delays of approximately 25 and 153 seconds respectively. This is not expected to affect traffic on Gano Street, but only traffic entering and exiting the development. The study recommends that parking be prohibited 25' north and south of the Power Street intersection to enhance sightlines for traffic traveling eastbound.

The CPC and Traffic Engineer reviewed the plan. The CPC required that the applicant conduct a traffic study within nine months of development occupancy (defined as 90% of units occupied). The study shall account for use of the park and all of Power Street. The traffic counts shall be conducted in the months of May and in September/October during the school year. The study shall include an accident analysis, peak hour turning movement counts and peak hour vehicle queue counts at the Gano and Power Street intersection. The study shall be transmitted to the DPD and reviewed by the Traffic Engineer and any suggested mitigation measures shall be implemented by the applicant.

Landscaping: Per the landscaping plan, the applicant will meet the canopy coverage requirement by making plantings in a 10 foot buffer adjacent to the northernmost building, in the adjacent park to the building's rear, and in a new sidewalk along Power St. The final landscaping plan shall be subject to the City Forester's approval.

Dimensional adjustment: The applicant requested a dimensional adjustment from the height limit of the C-2 zone where each building will exceed the 50', four-story height limit. Based on a review of plans, the CPC granted the height adjustment finding that the applicant was eligible due to the provision of structured parking.

3. Environmental Impact

Best management practices will be employed for stormwater management and drainage off the site. Two landscape strips, at the northern portion of the building and between buildings two and three will be provided. The primary water quality appurtenance will be a green roof system on each building that will be vegetated and capture stormwater and transfer overflow to a dedicated storm drain in Gano Street. Calculations show that the discharge rates will be reduced for 1 to 100 year storm events.

The CPC found that no significant negative environmental impacts are expected as the applicant is expected to come into conformance with all applicable environmental regulations.

4. Buildable Lot

The CPC found that there are no physical constraints that impact development of this property as the lots

conform to the dimensional requirements of the zoning ordinance.

5. Street Access

The CPC required that the applicant record cross access easements for all lots prior to final plan approval to allow vehicles to access parking. The CPC found that adequate street access is provided from Gano and Power Streets.

ACTION – Preliminary Plan

Dimensional Adjustment

Upon a motion by Commissioner Potter seconded by Commissioner Sanchez, the CPC voted to grant the dimensional adjustment for height which would allow all buildings to exceed the four-story, fifty foot height limit of the C-2 zone as described.

In accordance with their action, the CPC voted as follows:

Aye: C. Potter, N. Sanchez, H. Bilodeau, M. Gazdacko

Preliminary Plan

Upon a motion by Commissioner Potter seconded by Commissioner Bilodeau, the CPC voted to approve the preliminary plan finding it to be in conformance with the zoning ordinance and comprehensive plan. The plan was approved in accordance with the following conditions:

1. The applicant shall implement a TMP that will reduce the reliance on vehicle parking, for granting of the overnight on-street parking permits. The TMP shall be reviewed by the City Solicitor – who will opine and provide recommendations which shall be implemented by the applicant – prior to final plan approval.
2. The applicant shall include an enforcement plan with the final plan submission to ensure that no parking occurs in the park.
3. The applicant shall submit a traffic study that includes an accident analysis, peak hour turning movement counts and peak hour vehicle queue counts at the Gano and Power Street intersection conducted no earlier than 9 months from 90% occupation of all units. The study shall account for use of the park and all of Power Street. The traffic counts shall be conducted in the months of May and in September/October during the school year. The study shall be transmitted to the DPD and reviewed by the Traffic Engineer and any suggested mitigation measures shall be implemented by the applicant.
4. The final landscaping plan shall be subject to the City Forester's approval.
5. The applicant shall record cross access easements for all lots prior to final plan approval to allow vehicles to access parking.
6. The validity of the preliminary plan approval should be extended to one year from the date of recording of the approval letter.

7. Final plan approval was delegated to DPD staff.

The CPC voted as follows:

Aye: C. Potter, H. Bilodeau, N. Sanchez, M. Gazdacko



Choyon Manjrekar
Administrative Officer

In accordance with Rhode Island General Laws Section 45-23-63, this decision must be recorded in the land evidence records within twenty (20) days after the CPC's vote. In addition, in accordance with Rhode Island General Laws Section 45-23-67, this decision shall be posted in the office of the City Clerk for a period of 20 days. Any appeals to this decision must be immediately transmitted to the DPD. If no appeals are filed, this letter may be removed by the City Clerk 20 days after it has been posted.

RECEIVED:
Providence
Received for Record
JUL 26, 2022 10:01 AM
Document Num: 2022326963
John A Murphy
Recorder of Deeds

WARRANTY DEED

HOLY ROSARY BAND SOCIETY a Rhode Island Domestic Non-Profit Corporation with a principal address of 157 Gano Street, Providence, Rhode Island 02906, for consideration paid in the amount of One Million and 00/100 Dollars (\$1,000,000.00), grants to Power 250, LLC , a Rhode Island Limited Liability Company with a principal address of 374 Wickenden Street, Providence, Rhode Island 02903 with **WARRANTY COVENANTS** all right title and interest in and to that certain real estate described as follows;

PARCEL ONE:

That certain lot or parcel or land with all the buildings and improvements thereon, situated on the easterly side of Gano Street in the City and County of Providence, State of Rhode Island, laid out and designated as Lot No. 296 (two hundred ninety six) on that plat entitled, "PLOT OF THE WHAT CHEER ESTATE BELONGING TO THE HEIRS OF THE LATE GOV. JAS. FENNER SURVEYED AND PLATTED JULY 14, 1847 BY ATWATER & SCHUBARTH", which plat is recorded in the Office of the Recorder of Deeds of the City of Providence in Plat Book 2 at Page 19, and (copy) on Plat Card 61,

PARCEL TWO:

That certain parcel of land, with all the buildings and improvements thereon, situated on the easterly side of Gano Street in the City and County of Providence and State of Rhode Island, comprising all of Lot Nos. 297 (two hundred ninety seven), 273 (two hundred seventy three) and that portion of Lot 271 (two hundred seventy one) abutting Lot No. 273 (two hundred seventy three) on the east and being the southerly fifty (50) feet in depth by the entire width of said Lot No. 271 (two hundred seventy one) on that plat entitled, "PLOT OF THE WHAT CHEER ESTATE BELONGING TO THE HEIRS OF THE LATE GOV. JAS. FENNER, SURVEYED AND PLOTTED JULY 14, 1847 BY ATWATER & SCHUBARTH", which said plat is recorded in the office of the Recorder of Deeds in said City of Providence on Plat Card 61.

PARCEL THREE:

That certain tract or parcel of land shown as shaded area and designated by the letters A-B-C-D-A on the accompanying plan entitled, "Providence, R.I., P.W, Dept. - Engineering Office, City Property Section, Plan No. 063916, Date March 20, 1975", bounded and described as follows:

Beginning at a point marked "A" on the accompanying plan, one hundred and 17/100 (100.17) feet in a generally northerly direction to point "B"; thence easterly fifty (50) feet to point "C"; thence generally southerly direction, one hundred and 17/100 (100.17) feet to point "D"; thence westerly fifty (50) feet along Power Street to the point of beginning.

Said parcel contains 5,008.5 feet of land, more or less.

Tax: \$4,600.00
Date: 01/26/2021
RECORDER: KM
CITY OF PROVIDENCE
669917
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

THIS SALE IS SUBSTANTIALLY ALL THE ASSETS OF THE GRANTOR

Subject to taxes assessed December 31, 2020.

THE UNDERSIGNED, HOLY ROSARY BAND SOCIETY, DOES HEREBY COVENANT THAT IT IS A DOMESTIC NON-PROFIT CORPORATION DULY ORGANIZED TO DO BUSINESS IN THE STATE OF RHODE ISLAND IN COMPLIANCE WITH RIGL 44-30-71.3 AS EVIDENCED BY AFFIDAVIT.

WITNESS OUR HANDS THIS 26th DAY OF JANUARY, 2021.

HOLY ROSARY BAND SOCIETY

By: Natalia M. Cordeiro Pres , By: Joseph M. Simas Chairman
Natalia M. Cordeiro, President Joseph M. Simas, Chairman Board of Directors

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on the 26th day of January, 2021 before me, the undersigned notary public personally appeared Natalia M. Cordeiro the President of HOLY ROSARY BAND SOCIETY and Joseph M. Simas, Chairman of the Board of Directors of HOLY ROSARY BAND SOCIETY, proven to me through satisfactory evidence of identification being (check whichever applies):

- Driver's license or other state or federal governmental document bearing a photographic image,
 Oath or affirmation of a credible witness known to me who knows the above signatory, or
 my own personal knowledge of the identity of the signatory,

to be the persons whose names are signed on the preceding or attached document, and acknowledged to the notary that they signed it voluntarily for its stated purpose.



NOTARY PUBLIC

My Comm. Exps: _____

Property (reference purposes only)
153,159 Gano St and 256 Power St Prov
AP 14 Lots 296,273 and 576

JOSEPH T. NOTTIE
NOTARY PUBLIC - ID #11343
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES
6/22/2021

RECEIVED:
Providence
Received for Record
01/26/2021 02:42:18 PM
Document Num: 2021276892
John A Murphy
Recorder of Deeds

WARRANTY DEED

JOSEPH S. D'AREZZO, JR., of the City of Warwick and **KIM L. McDONALD**, of the City of Providence, Rhode Island, (the "Grantors") for consideration paid of **EIGHT HUNDRED THOUSAND and 00/100 (\$800,000.00) Dollars**

grant to

POWER 250, LLC, a Rhode Island limited liability company with a mailing address of 106 Endean Drive, East Walpole, Massachusetts 02032 (the "Grantee") as **SOLE OWNER**

See Exhibit "A" attached hereto and made a part hereof.


WITH WARRANTY COVENANTS

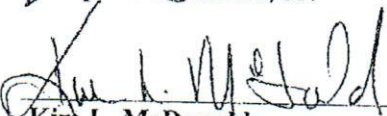
Being the same premises conveyed to the Grantors by Warranty Deed dated June 25, 1996 and recorded in Book 3355 at Page 171 on June 26, 1996 at 1:01 p.m. and by Quitclaim Deed dated December 19, 2016 and recorded in Book 11610 at Page 99 on January 5, 2017 at 1:56 p.m., in the Land Evidence Records of the City of Providence, Rhode Island.

This transfer is such that no R.I.G.L. §44-30-71.3 withholding is required as the Grantors are residents of the State of Rhode Island as evidenced by affidavits.

WITNESS our hands and seal as of this 15th day of March, 2021

Tax: \$3,680.00
Date: 03/15/2021
RECORDER: KM
CITY OF PROVIDENCE
670297
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX




Joseph S. D'Arezzo, Jr.


Kim L. McDonald

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Cranston, on this 15th day of March, 2021, before me personally appeared Joseph S. D'Arezzo, Jr. and Kim L. McDonald, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, to be the parties executing the foregoing instrument and they acknowledged said instrument, by them executed to be their free act and deed.





Notary Public
Printed Name:
My Commission Expires:

EXHIBIT "A"

That certain lot or parcel of land with all the buildings and improvements thereon, located easterly of Gano Street, in the City of Providence, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at a point in the easterly street line of Gano Street, said point being the most northwesterly corner of land now or formerly of Our Lady of Fatima Columbus Club, said point also being the most southwesterly corner of the herein described parcel;

thence running in a northerly direction, by and with the aforementioned easterly street line of Gano Street, a distance of seventy and 28/100 (70.28) feet to a corner, said corner being the most southwesterly corner of the land now or formerly of Daniel P. DeCesare; said corner also being the most northwesterly corner of the herein described parcel;

thence turning an interior angle of $89^{\circ}-59'-30''$ and running in an easterly direction, by and with the aforementioned DeCesare land a distance of one hundred fifty and 00/100 (150.00) feet to a corner, said corner being the most southwesterly corner of said DeCesare land, said corner also being the most northeasterly corner of the herein described parcel;

thence turning an interior angle of $90^{\circ}-00'-30''$ and running in a southerly direction, by and with land now or formerly of the City of Providence, a distance of seventy and 26/100 (70.26) feet to a corner, said corner being the most southeasterly corner of the herein described parcel;

thence turning an interior angle of $90^{\circ}-00'-00''$ and running in a westerly direction, by and with the previously mentioned Our Lady of Fatima Columbus Club land, a distance of one hundred fifty and 00/100 (150.00) feet to the point and place of beginning.

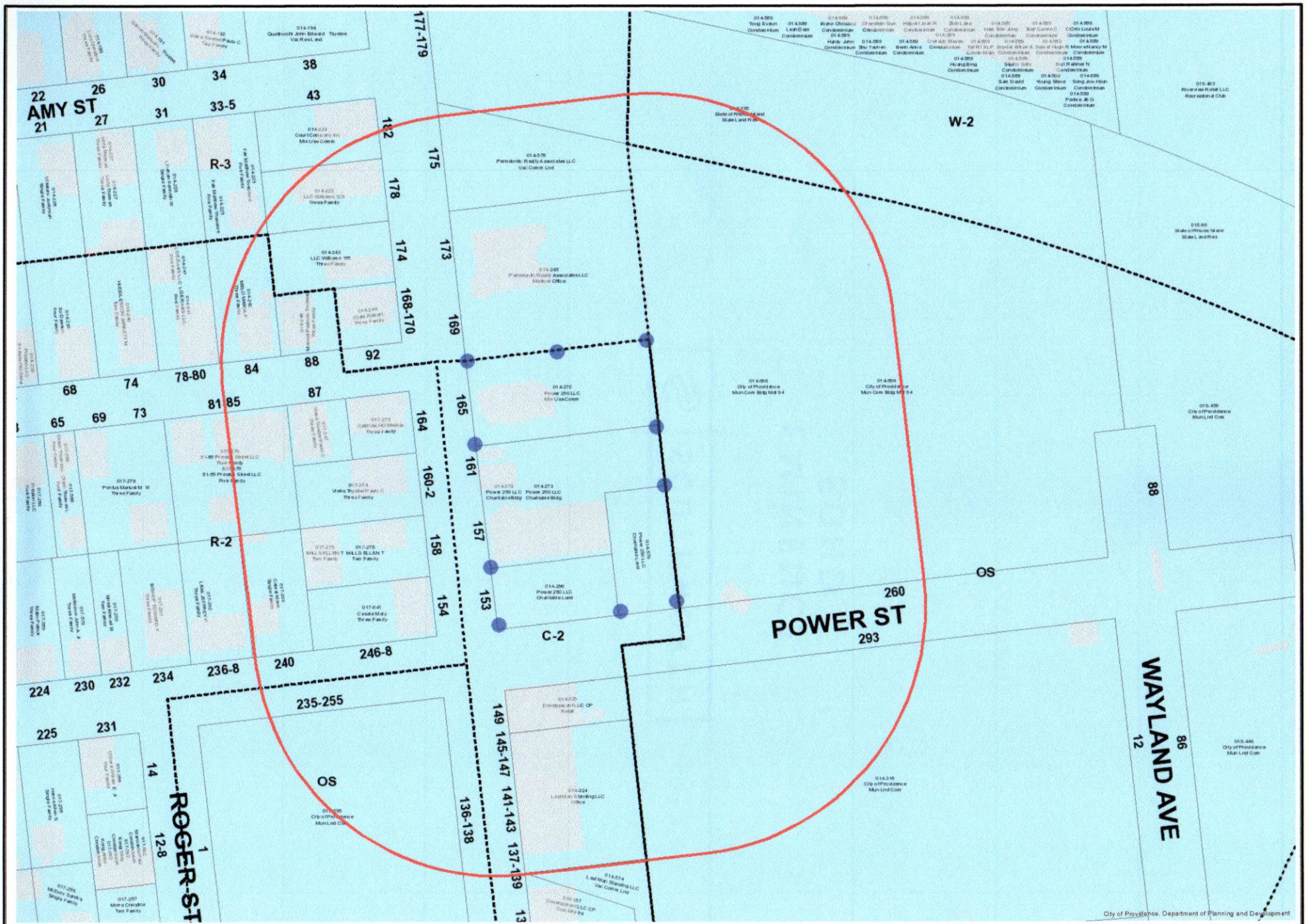
The last course making an angle $90^{\circ}-00'-00''$ with the first herein described course.

Containing by calculation, 10,540 square feet of land.

PROPERTY ADDRESS:
163 Gano Street, a/k/a 163-165 Gano Street
Providence, Rhode Island 02906
PLAT 14; LOT 272

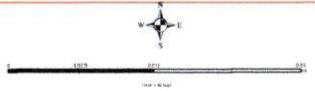
Grantee Address:
6 Gordon Drive
East Walpole, MA 02032

RECEIVED:
Providence
Received for Record
03/15/2021 01:58:29 PM
Document Num: 2021281253
John A Murphy
Recorder of Deeds



The information depicted on this map is for planning purposes only. It is not intended to be used for purposes of title, regulatory interpretation, or parcel value analysis.

Produced by the Providence Planning and Development GIS Unit
 GIS Database: Providence GIS Unit
 Date: 10/2012



PROVIDENCE, RHODE ISLAND
 PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 GEORGE D. FLORZA, MAYOR | BONNIE HICKERSON ACE, DIRECTOR

City of Providence, Department of Planning and Development

Address	MAP	LOT	Owner	OwnerAddress	City	State	Zip
159 Gano St	014	273	Power 250 LLC	374 Wickenden St	Providence	RI	02903
81-85 Preston St	017	276	81-85 Preston Street LLC	167 No. Quidnessett Rd	North Kingstown	RI	02852
164 Gano St	017	273	Maria Carvalho	164 Gano St	Providence	RI	02906-3809
163 Gano St	014	272	Power 250 LLC	6 Gordon Dr	East Walpole	MA	02032
169 Gano St	014	245	Periodontic Realty Associates LLC	167 Gano St	Providence	RI	02906-3808
178 Gano St	014	223	Williams 328 LLC	374 Wickenden St	Providence	RI	02903
178 Gano St	014	223	Sridevi Duggirala	42 Forge Rd	Sharon	MA	02067
260 Power St	014	566	City of Providence, City Hall	25 Dorrance Street	Providence	RI	02903
135 Gano St	014	357	CP Development LLC	141 Gano St	Providence	RI	02906
135 Gano St	014	357	39 Beacon St LLC & 273LeisureLane LLC	163 Washington St	Auburn	MA	01501
135 Gano St	014	357	LEP Centech LLC & Lundgren Equity Partners LL	163 Washington St	Auburn	MA	01501
135 Gano St	014	357	Tyler Alten	163 Washington St	Auburn	MA	01501
87 Preston St	017	247	Paulo C Vieira, Trustee	87 Preston St	Providence	RI	02906
87 Preston St	017	247	Elizabeth V Theriault, Trustee	87 Preston St	Providence	RI	02906
86 Preston St	014	248	Manuel Pedroso, Trustee	126 Brook St	Providence	RI	02906-1006
86 Preston St	014	248	Maria Pedroso DaCosta	126 Brook St	Providence	RI	02906-1006
168 Gano St	014	244	Robert Clark	168 Gano St	Providence	RI	02906-3837
84 Preston St	014	242	Maria F Melo	66 Priscilla Ave	Rumford	RI	02916-2916
137 Gano St	014	324	Last Man Standing LLC	141 Gano St	Providence	RI	02906
137 Gano St	014	324	39 Beacon St LLC & 273LeisureLane LLC	163 Washington St	Auburn	MA	01501
137 Gano St	014	324	LEP Centech LLC & Lundgren Equity Partners LL	163 Washington St	Auburn	MA	01501
137 Gano St	014	324	Tyler Alten	163 Washington St	Auburn	MA	01501
136 Gano St	017	295	City of Providence, City Hall	25 Dorrance Street	Providence	RI	02903
149 Gano St	014	325	CP Development LLC	141 Gano St	Providence	RI	02906
149 Gano St	014	325	39 Beacon St LLC & 273LeisureLane LLC	163 Washington St	Auburn	MA	01501
149 Gano St	014	325	LEP Centech LLC & Lundgren Equity Partners LL	163 Washington St	Auburn	MA	01501
149 Gano St	014	325	Tyler Alten	163 Washington St	Auburn	MA	01501
293 Power St	014	316	City of Providence, City Hall	25 Dorrance Street	Providence	RI	02903
246 Power St	017	641	Mary Casale	248 Power St	Providence	RI	02903
135 Gano St rear	014	574	Last Man Standing LLC	141 Gano St	Providence	RI	02906
135 Gano St rear	014	574	39 Beacon St LLC & 273LeisureLane LLC	163 Washington St	Auburn	MA	01501
135 Gano St rear	014	574	LEP Centech LLC & Lundgren Equity Partners LL	163 Washington St	Auburn	MA	01501
135 Gano St rear	014	574	Tyler Alten	163 Washington St	Auburn	MA	01501
256 Power St	014	576	Power 250 LLC	374 Wickenden St	Providence	RI	02903
160 Gano St	017	274	Paulo C Vieira, Trustee	87 Preston St	Providence	RI	02906
160 Gano St	017	274	Elizabeth V Theriault, Trustee	87 Preston St	Providence	RI	02906
174 Gano St	014	243	Sridevi Duggirala	42 Forge Rd	Sharon	MA	02067
33 Amy St	014	225	Matthew Theodore Fair	33 Amy St	Providence	RI	02906
175 Gano St	014	578	Periodontic Realty Associates LLC	167 Gano St	Providence	RI	02906-3808
182 Gano St	014	224	Court Company Inc	2 Douglas Pk	Smithfield	RI	02917
177 Gano St	014	195	State of Rhode Island	Providence, RI 02903	Providence	RI	02903
177 Gano St	014	195	State of Rhode Island	177 Gano Street	Providence	RI	02906
153 Gano St	014	296	Power 250 LLC	374 Wickenden St	Providence	RI	02903
240 Power St	017	293	Mario Cabral	240 Power St	Providence	RI	02906-3834
158 Gano St	017	275	Joyce F Mills	158 Gano St	Providence	RI	02906-3809
158 Gano St	017	275	John F Mills	158 Gano St	Providence	RI	02906-3809

Power 250 LLC
374 Wickenden Street
Providence, RI 02903

Map 014/Lot 273

Power 250 LLC
6 Gordon Drive
East Walpole, MA 02032

Map 014/Lot 272

Sridevi Duggirala
42 Forge Road
Sharon, MA 02067

Map 014/Lot 223

39 Beacon St LLC & 273 Leisure Lane LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 357

Paulo C. Vieira, Trustee
87 Preston Street
Providence, RI 02906

Map 017/Lot 247

Maria Pedroso DaCosta
126 Brook Street
Providence, RI 02906-1006

Map 014/Lot 248

Last Man Standing LLC
141 Gano Street
Providence, RI 02906

Map 014/Lot 324

Tyler Alten
163 Washington Street
Auburn, MA 01501

Map 014/Lot 324

39 Beacon St LLC & 273 Leisure Lane LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 325

City of Providence, City Hall
25 Dorrance Street
Providence, RI 02903

Map 014/Lot 316

81-85 Preston Street LLC
167 No. Quidnessett Road
North Kingstown, RI 02852

Map 017/Lot 276

Periodontic Realty Associates LLC
167 Gano Street
Providence, RI 02906-3808

Map 014/Lot 245

City of Providence, City Hall
25 Dorrance Street
Providence, RI 02903

Map 014/Lot 566

LEP Centech LLC & Lundgren Equity Partners LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 357

Elizabeth V. Theriault, Trustee
87 Preston Street
Providence, RI 02906

Map 017/Lot 247

Robert Clark
168 Gano Street
Providence, RI 02906-3837

Map 014/Lot 244

39 Beacon St LLC & 273 Leisure Lane LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 324

City of Providence, City Hall
25 Dorrance Street
Providence, RI 02903

Map 017/Lot 295

LEP Centech LLC & Lundgren Equity Partners LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 325

Mary Casale
248 Power Street
Providence, RI 02903

Map 017/Lot 641

Maria Carvalho
164 Gano Street
Providence, RI 02906-3809

Map 017/Lot 273

Williams 328 LLC
374 Wickenden Street
Providence, RI 02903

Map 014/Lot 223

CP Development LLC
141 Gano Street
Providence, RI 02906

Map 014/Lot 357

Tyler Alten
163 Washington Street
Auburn, MA 01501

Map 014/Lot 357

Manuel Pedroso, Trustee
126 Brook Street
Providence, RI 02906-1006

Map 014/Lot 248

Maria F. Melo
66 Priscilla Avenue
Rumford, RI 02916-2916

Map 014/Lot 242

LEP Centech LLC & Lundgren Equity Partners LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 324

CP Development LLC
141 Gano Street
Providence, RI 02906

Map 014/Lot 325

Tyler Alten
163 Washington Street
Auburn, MA 01501

Map 014/Lot 325

Last Man Standing LLC
141 Gano Street
Providence, RI 02906

Map 014/Lot 574

39 Beacon St LLC & 273 Leisure Lane LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 574

LEP Centech LLC & Lundgren Equity Partners LLC
163 Washington Street
Auburn, MA 01501

Map 014/Lot 574

Tyler Alten
163 Washington Street
Auburn, MA 01501

Map 014/Lot 574

Power 250 LLC
374 Wickenden Street
Providence, RI 02903

Map 014/Lot 576

Paulo C. Vieira, Trustee
87 Preston Street
Providence, RI 02906

Map 017/Lot 274

Elizabeth V. Theriault, Trustee
87 Preston Street
Providence, RI 02906

Map 017/Lot 274

Sridevi Duggirala
42 Forge Road
Sharon, MA 02067

Map 014/Lot 243

Matthew Theodore Fair
33 Amy Street
Providence, RI 02906

Map 014/Lot 225

Periodontic Realty Associates LLC
167 Gano Street
Providence, RI 02906-3808

Map 014/Lot 578

Court Company Inc.
2 Douglas Pike
Smithfield, RI 02917

Map 014/Lot 224

State of Rhode Island
Providence, RI 02903

Map 014/Lot 195

State of Rhode Island
177 Gano Street
Providence, RI 02906

Map 014/Lot 195

Power 250 LLC
374 Wickenden Street
Providence, RI 02903

Map 014/Lot 296

Mario Cabral
240 Power Street
Providence, RI 02906-3834

Map 017/Lot 293

Joyce F. Mills
158 Gano Street
Providence, RI 02906-3809

Map 017/Lot 275

John F. Mills
158 Gano Street
Providence, RI 02906-3809

Map 017/Lot 275