

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
GTIS	1	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2\"/>	

TREE REMOVALS

ITEM	QTY	CALIPER
TREES TO BE REMOVED	1	102
TREES TO BE PROTECTED AND RETAINED	24	60
TREES PROPOSED	1	104
TOTAL	25	266

PLANTING LEGEND

KEY	SYMBOL	DESCRIPTION
LP2	(Symbol)	TREE PLANTING
LP2	(Symbol)	SHRUB PLANTING
LP2	(Symbol)	GROUND COVER PLANTING
LP2	(Symbol)	HYDROSEEDED LAWN
LP2	(Symbol)	GRAVEL AMENITY STRIP
LP2	(Symbol)	EXISTING TREE TO BE PROTECTED AND RETAINED
LP2	(Symbol)	EXISTING TREE TO BE REMOVED

GENERAL LANDSCAPE NOTES:

- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET, THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH 'MATERIALS' SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANGS.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOWING, AND SEASONAL MAINTENANCE.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)



SEALCOAT NOTE:
CONTRACTOR SHALL INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK AND ADDITIONAL ASSOCIATED PARKING SPACES REQUIRED TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, GC IS TO PREPARE THE SURFACE FOR PAINT ONLY. INDICATIONS WHERE EXISTING PAVEMENT MARKINGS CONFLICT OR ARE CALLED OUT AS TO BE REMOVED, PAVEMENT MARKING REMOVAL SHALL OCCUR PER SHEET CSSA, SECTION TITLED 'PAVEMENT MARKINGS SPECIFICATION', PART 3, SECTIONS 3.2 & 3.3.

ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE PLACED THROUGH QUICKBASE USING THE 'SIGN SHOP ORDERS' APPLICATION

LANDSCAPE PLAN

REVISIONS	BY

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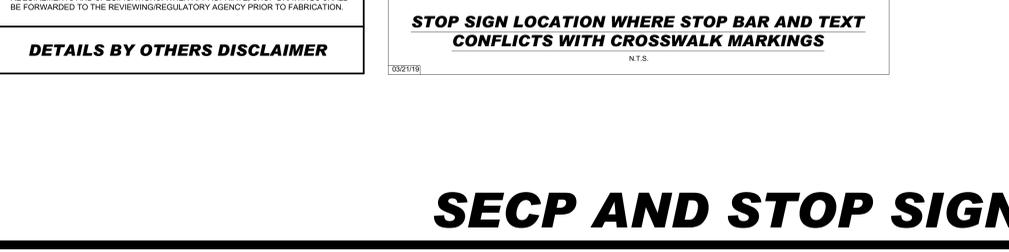
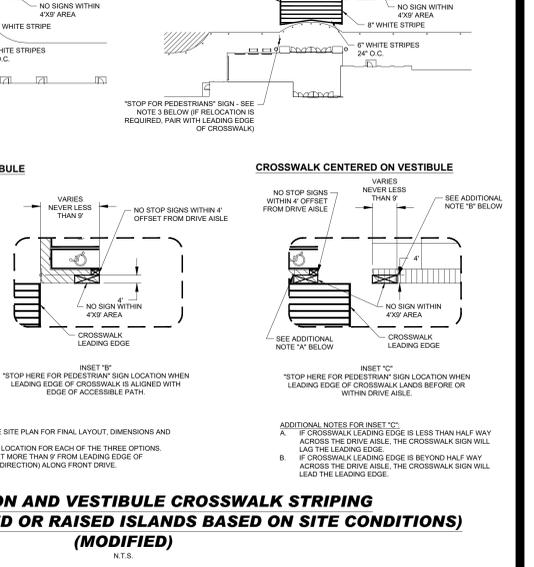
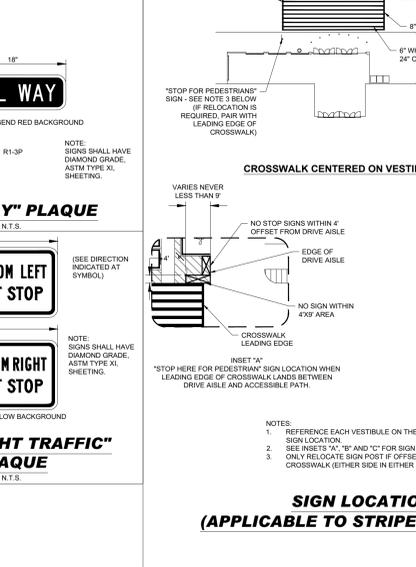
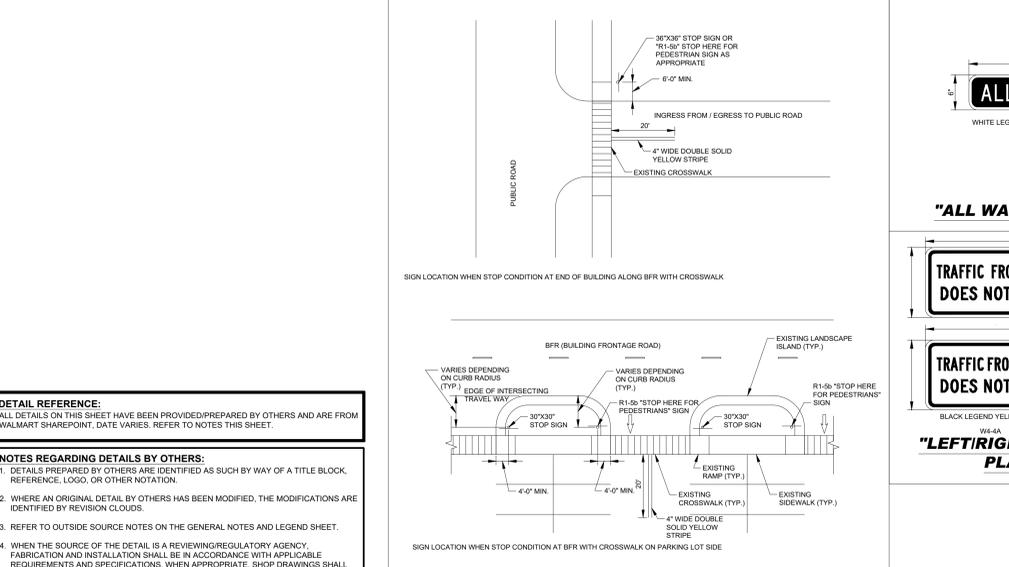
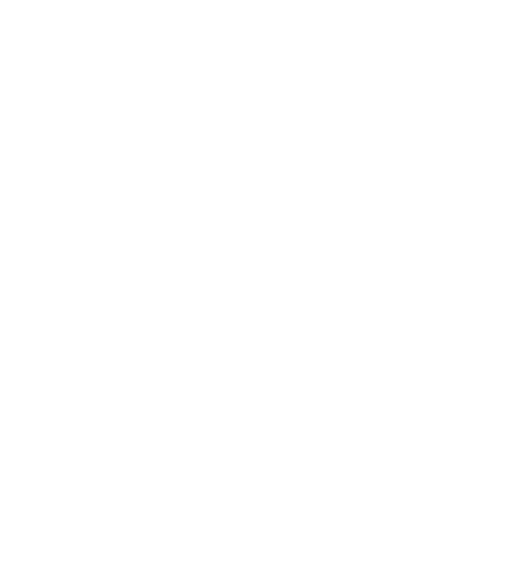
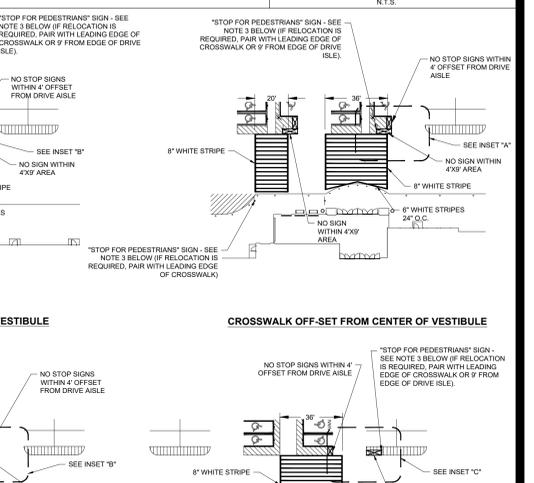
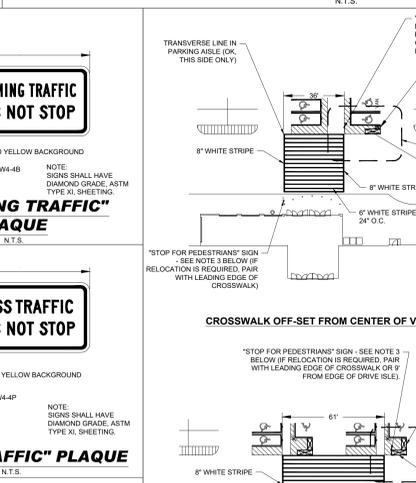
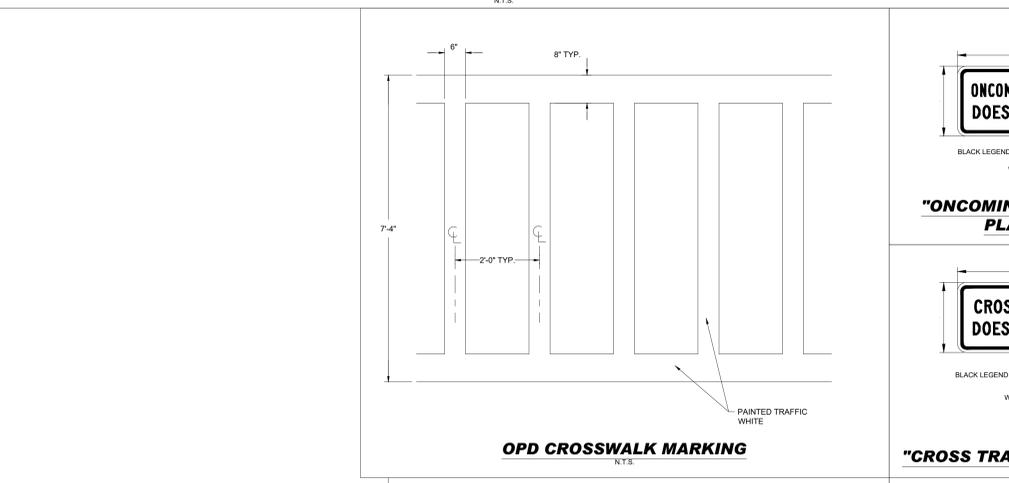
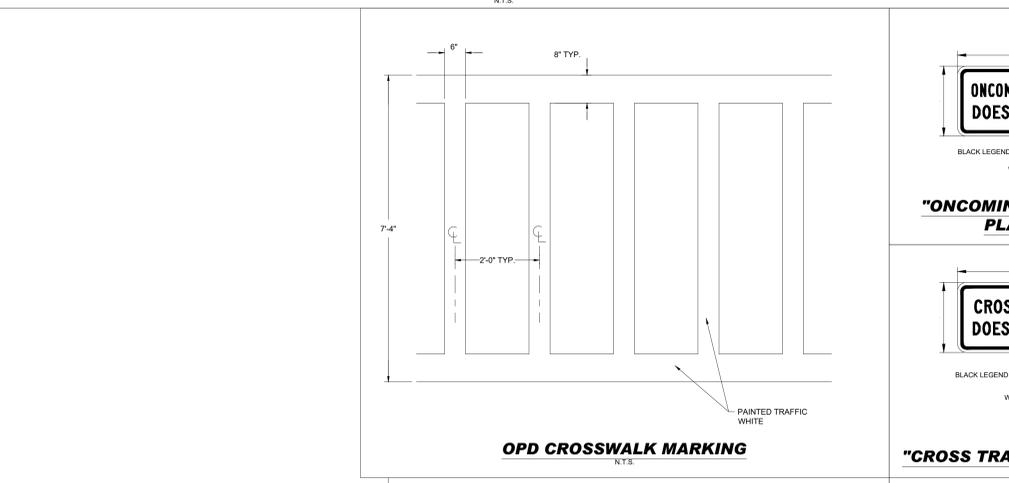
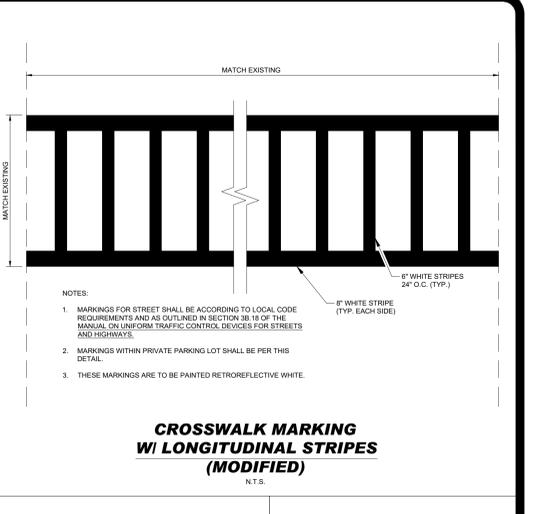
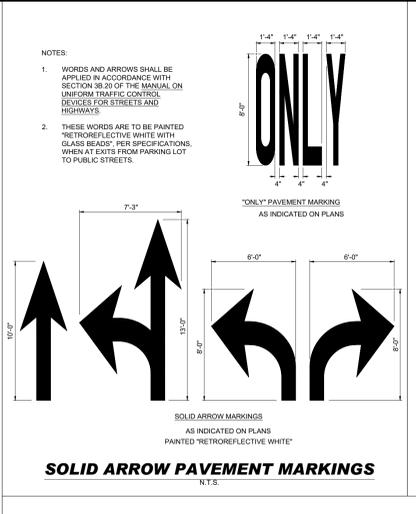
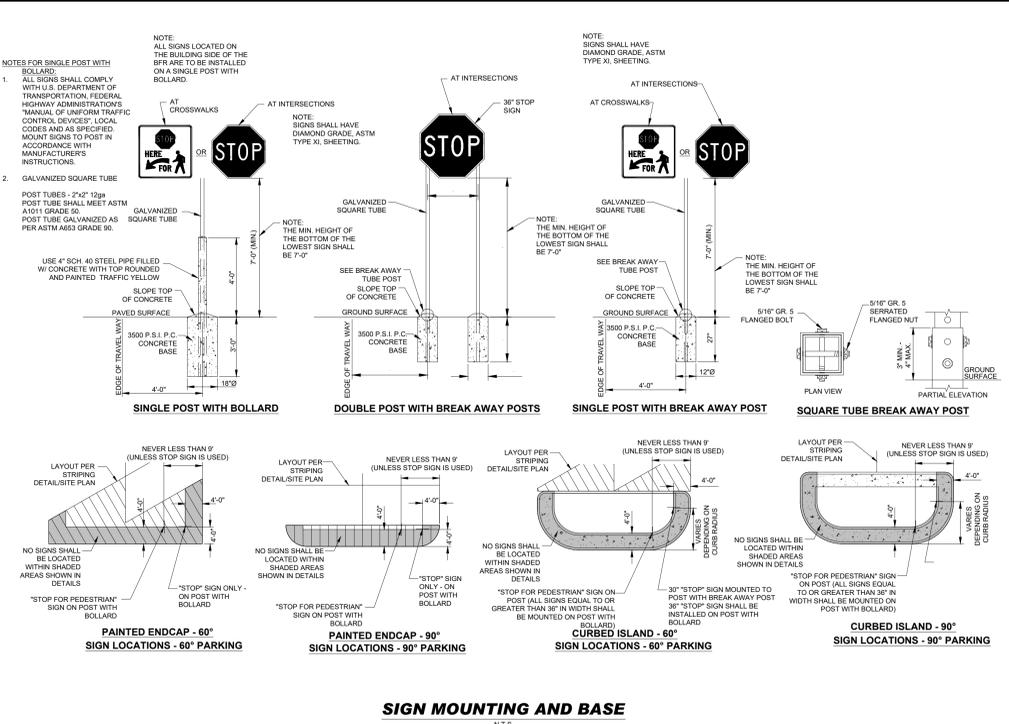
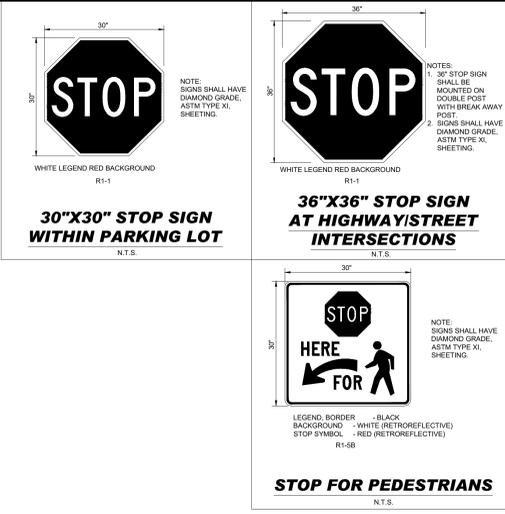
JOHN A. KUCICH
No. 9616
REGISTERED PROFESSIONAL ENGINEER
CIVIL

PERMIT SET

SUPERCENTER 02283.1014
650 CENTRE OF NEW ENGLAND BLVD
COVENTRY, RI 02816
WALMART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
BENTONVILLE, AR 72716

DRAWN	JOM
CHECKED	LPF
DATE	12/02/2025
SCALE	AS NOTED
JOB No.	MAE250504.00
SHEET	

LP-1



DETAIL REFERENCE:
ALL DETAILS ON THIS SHEET HAVE BEEN PROVIDED/PREPARED BY OTHERS AND ARE FROM WALMART SHAREPOINT. DATE VARIES. REFER TO NOTES THIS SHEET.

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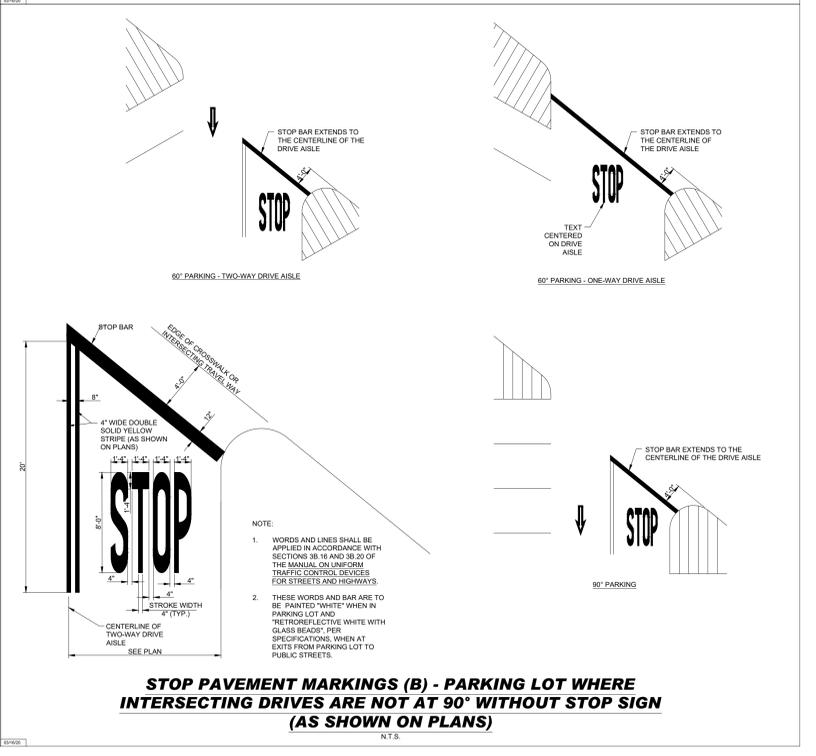
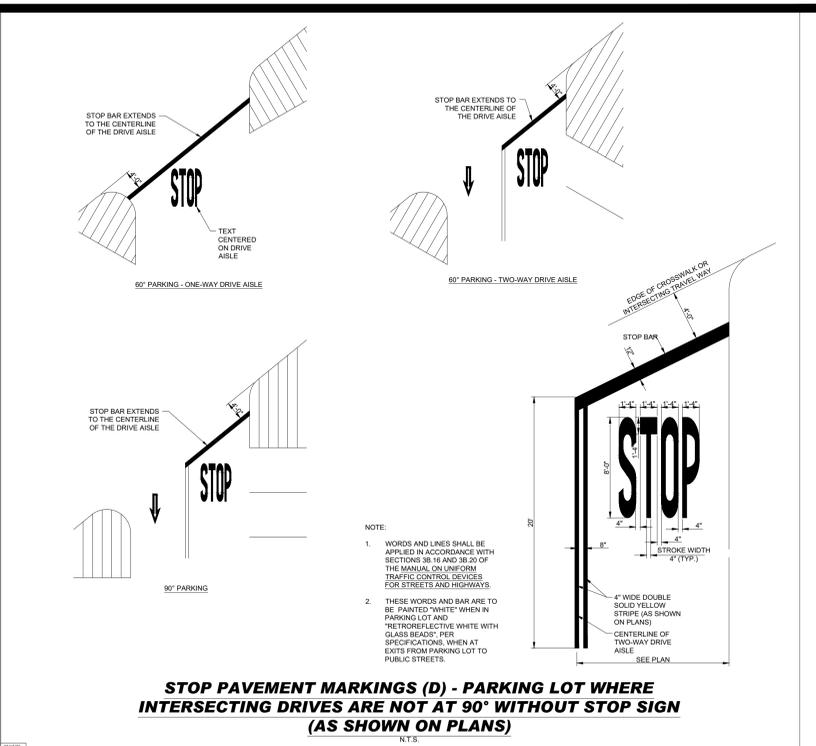
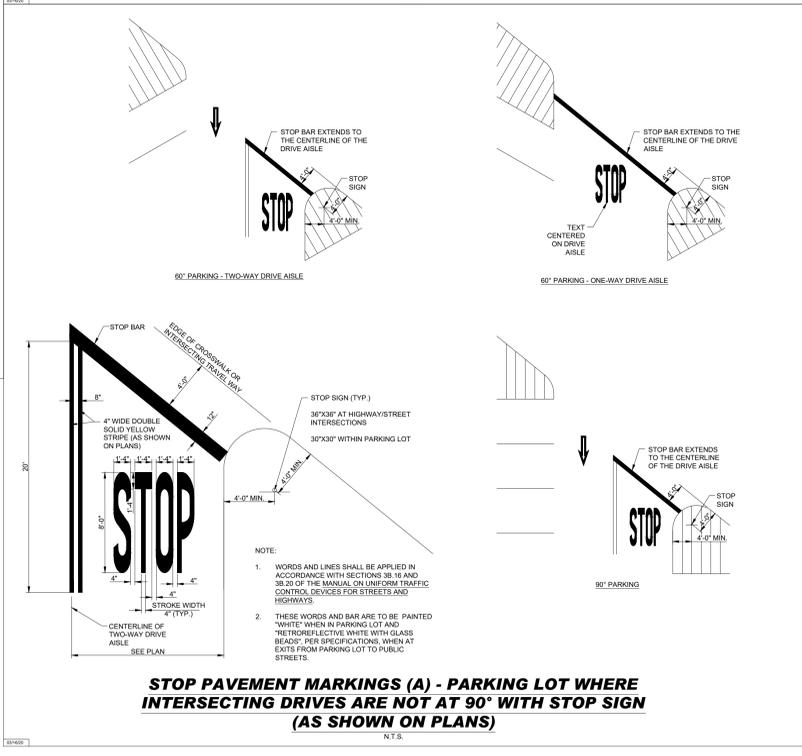
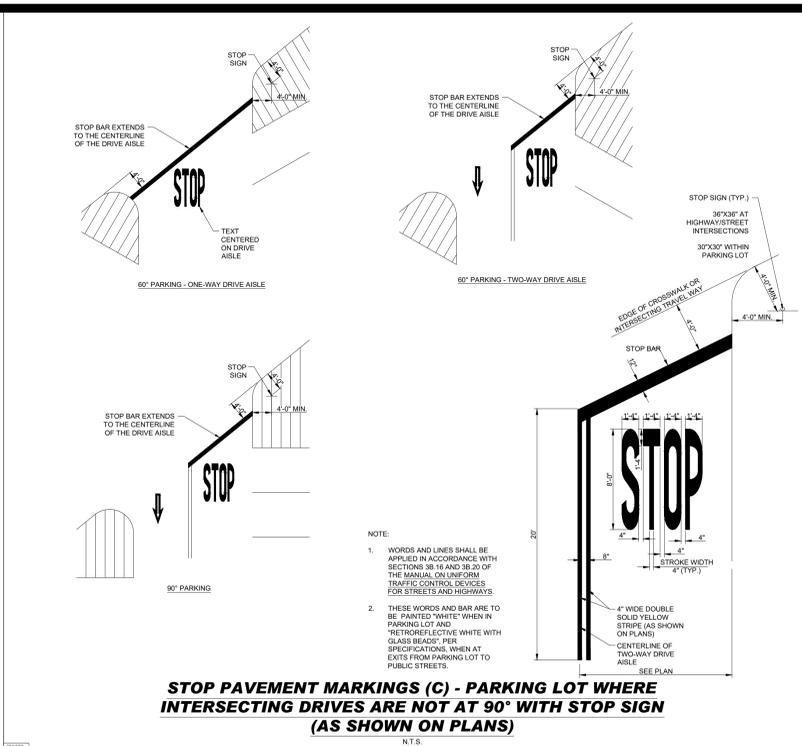
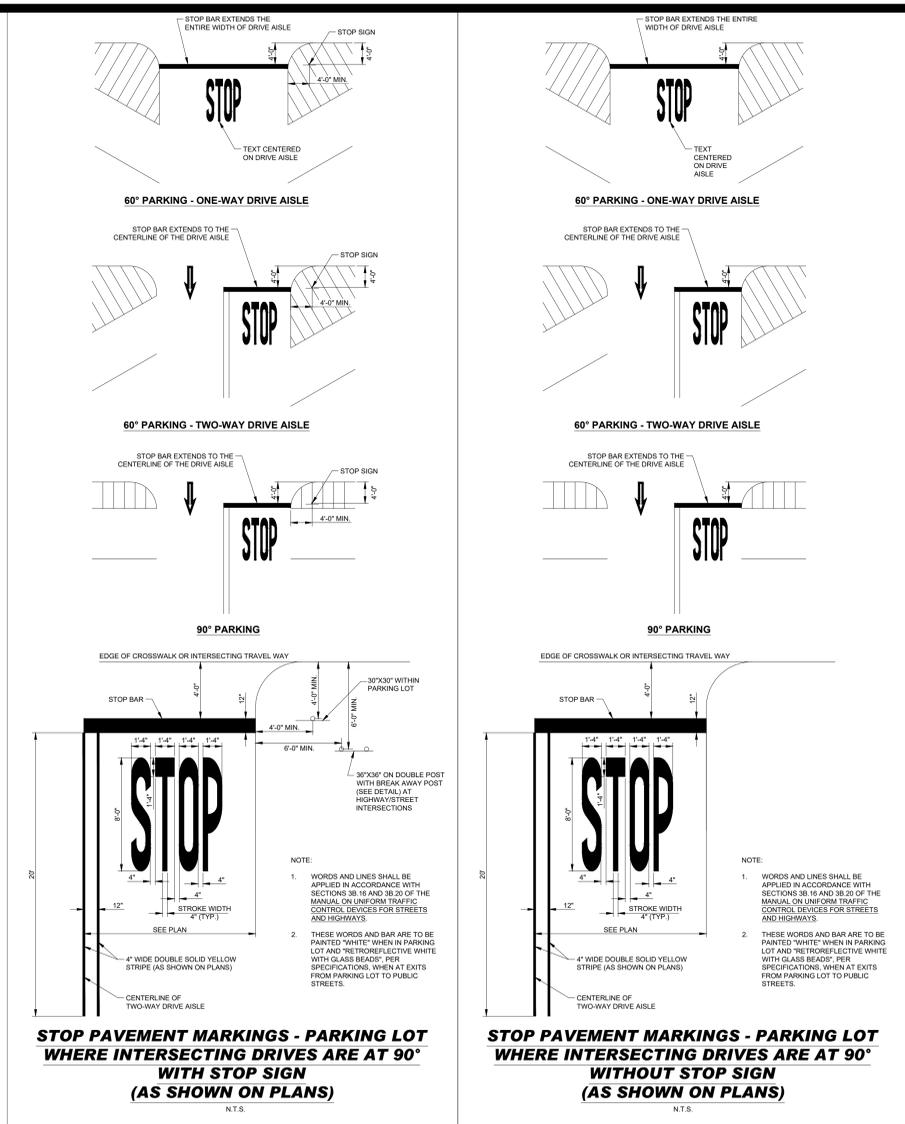
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BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN: JOM
CHECKED: LFF
DATE: 12/02/2025
SCALE: AS NOTED
JOB No. MAB250504.00
SHEET
SECP/SSM
DETAILS-1

SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET



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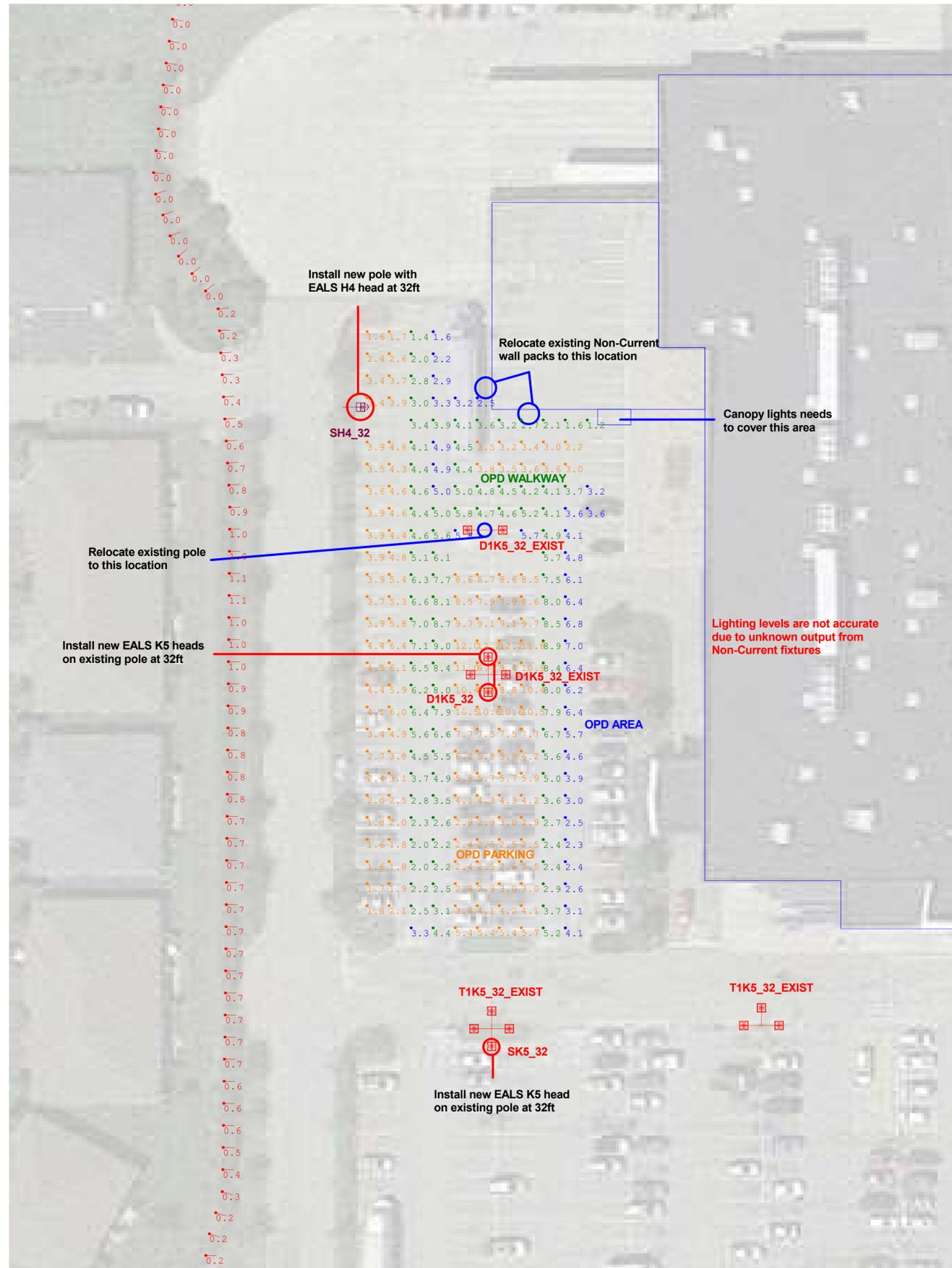
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DETAILS-2

SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET



Scale: 1 inch = 30 Ft.

L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 8% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L95 = OPERATING HOURS AT WHICH AN AVERAGE OF 5% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 95% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

PROPERTY LINES BASED OFF PROVIDED LIGHTING RETROFIT SURVEY AND GOOGLE EARTH PRO. CALCULATION AREAS TREATED AS OPEN AND EMPTY. NO TREES ARE CONSIDERED IN THE DESIGN. ACTUAL VALUES MAY VARY FROM CALCULATED VALUES SHOWN. LED STATISTICS SHOWN ARE AT 50000 HOURS L93 & L95 RATING (~12 YEARS @ 12 HRS/DAY)

Notes:

This is a remodel request for the OPD area on a site that has already been retrofit to LED fixtures in 2017. Material with "exist" label is already installed on site and is included here as light contribution only. All other material is what is being added to increase the lighting in the OPD Pick up area per request.

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min
OPD AREA	4.24	7.0	1.6	2.65	4.38
OPD PARKING	5.14	12.2	1.6	3.21	7.63
OPD WALKWAY	4.78	9.0	1.2	3.98	7.50
Trespass	0.07	1.1	0.0	N.A.	N.A.

Current Luminaire Schedule

EXISTING MATERIAL

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
	2	D1K5_32_EXIST	BACK-BACK	0.855	2-EALP015K5SM750NDD1BLCKF mounted at 29ft on 3ft base	548	60000	B5-U0-G3	CURRENT LIGHTING
	2	T1K5_32_EXIST	3 @ 90 DEGREES	0.855	3-EALP015K5SM750NDD1BLCKF mounted at 29ft on 3ft base	822	90000	B5-U0-G3	CURRENT LIGHTING

Current Luminaire Schedule

ADDITIONAL MATERIAL

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
	1	D1K5_32	D180	0.837	2-EALS035K5SM750NDD1BLCKF 29ft pole on 3ft base	478	60000	B5-U0-G3	CURRENT LIGHTING
	1	SH4_32	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 29ft pole on 3ft base	140	20000	B3-U0-G3	CURRENT LIGHTING
	1	SK5_32	SINGLE	0.837	1-EALS035K5SM750NDD1BLCKF 29ft pole on 3ft base	239	30000	B5-U0-G3	CURRENT LIGHTING

The magnitude of the difference between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in some cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

Also: IES LM-63 Lighting Science: Calculation of Light and its Effects

Provided for:
CURRENT

Provided By:
Application Solution Center
apps@currentlighting.com
6085 Parkland Blvd Mayfield Heights, OH 44124

Designer: Madhuria

Date: 11/05/2025

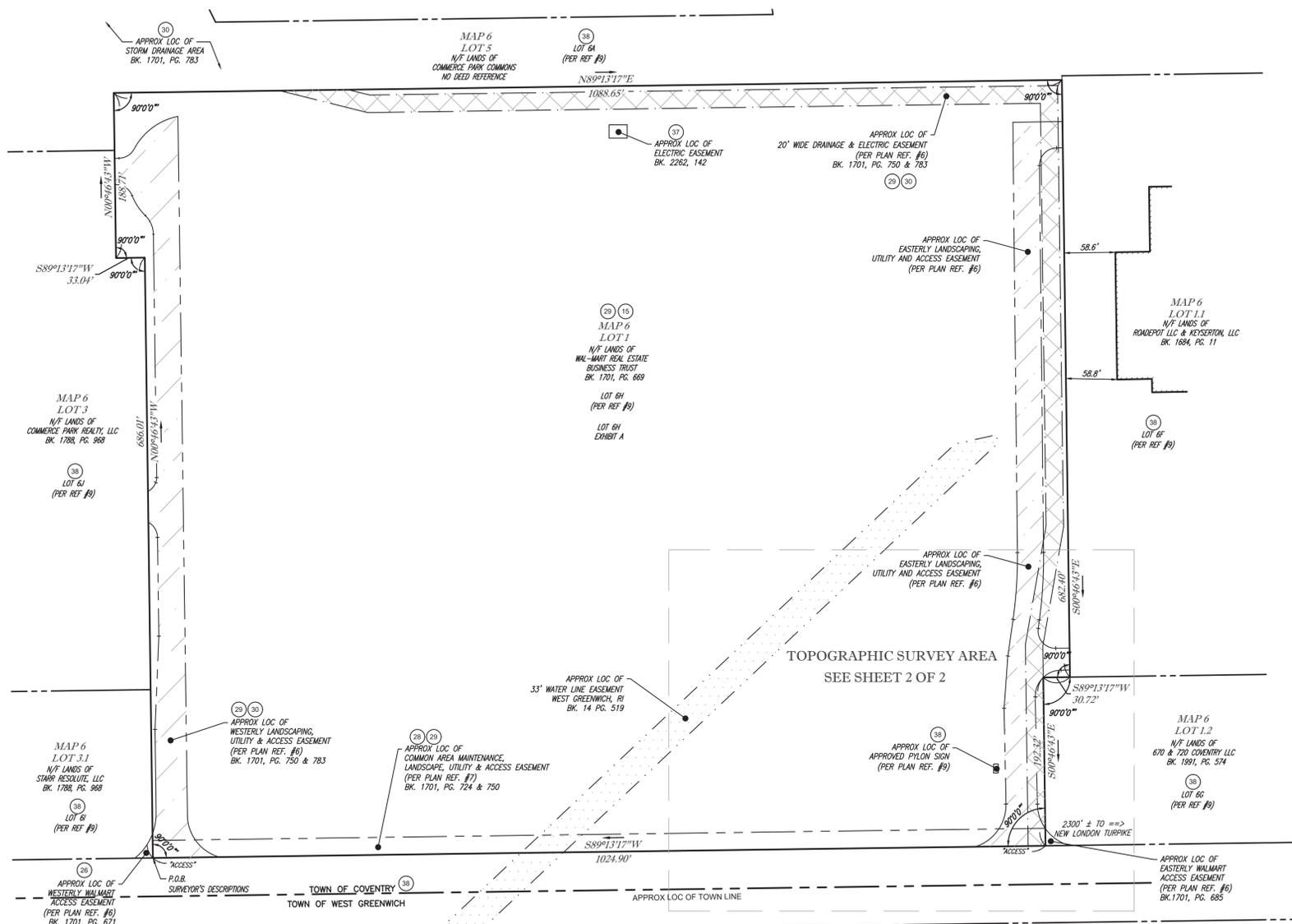
Drawing #: Walmart #2283 Coventry, RI OPD - A212458B.AGI

Walmart #2283 Coventry, RI OPD
A212458B

Scale: 1 inch = 30 feet
15000K CCT
EXISTING LUMINAIRE LOCATIONS
MOUNTING HEIGHT AS INDICATED
TARGET: 1.56 COP/Wallway
16' ODP Area
10'x10' CALCULATION GRID SPACING
AT GRADE VERTICAL POINTS AT 5' AFG
5000 HOURS SHOWN

REFERENCES:

- THE TAX ASSESSOR'S MAP OF COVENTRY, KENT COUNTY, MAP 6.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, KENT COUNTY, RHODE ISLAND, PANEL 116 OF 251," MAP NUMBER 44003C0116H, COMMUNITY-PANEL NUMBER 440004 0116 H, MAP REVISED: OCTOBER 2, 2015.
- UNDERGROUND GAS FACILITIES IN THE AREA PROVIDED BY NATIONAL GRID.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, WAL-MART, CENTRE OF NEW ENGLAND BOULEVARD, LOT 6H, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND," BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 20, 2005.
- MAP ENTITLED "WALMART STORES, INC. PROPOSED WAL-MART STORE #2283-03, 650 CENTRE OF NEW ENGLAND BOULEVARD, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND", PREPARED BY BOHLER ENGINEERING, P.C., DATED: MAY 6, 2005. LAST REVISED: JULY 5, 2005.
- MAP ENTITLED "PLAT, SHOWING LAND IN WARWICK, WEST WARWICK, EAST GREENWICH AND WEST GREENWICH TAKEN IN FEE SIMPLE FOR FREEWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF PUBLIC WORKS, FREEWAY NO. 15, PLAT NO. 964", SHEETS 14, 14A, 15-19 OF 19 SHEETS
- MAP ENTITLED "EASEMENT PLAN, WALMART STORES, INC. PROPOSED WAL-MART STORE #2283-03, 650 CENTRE OF NEW ENGLAND BOULEVARD, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND", PREPARED BY BOHLER ENGINEERING, P.C., DATED: MAY 6, 2005. LAST REVISED: JULY 5, 2005.
- MAP ENTITLED "PROPOSED ADMINISTRATIVE SUBDIVISION, CENTRE OF NEW ENGLAND, COVENTRY A.P. 6, LOT 1 AND A.P. 7, LOTS 1, 2 AND 35, A.P. 14, LOTS 1 AND 95 AND A.P. 15, LOTS 97, 1, 97.2 AND 97.3, WEST GREENWICH A.P. 1, LOT 4-5, CENTRE OF NEW ENGLAND BOULEVARD SITUATED IN COVENTRY AND WEST GREENWICH, RHODE ISLAND, PREPARED FOR COMMERCE PARK REALTY, LLC", PREPARED BY JOHN P. CAITO CORPORATION, DATED: APRIL 16, 2004. FILED IN THE TOWN OF COVENTRY IN PLAT BOOK 17, PAGE 108-112 ON JULY 1, 2005.
- MAP ENTITLED "FINAL SUBDIVISION, CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE / HOPKINS HILL ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR UNIVERSAL PROPERTIES GROUP, INC.", PREPARED BY JOHN P. CAITO CORPORATION, DATED: AUGUST 3, 2004. FILED IN THE TOWN OF COVENTRY IN PLAT BOOK 17, PAGE 108-112 ON JULY 1, 2005.
- MAP ENTITLED "PARTIAL EXISTING CONDITIONS PLAN, WEST GREENWICH & COVENTRY RHODE ISLAND, PREPARED FOR DUCJET ASSOCIATES", PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED: OCTOBER 28, 2003. LAST REVISED: NOVEMBER 3, 2003. SHEET 1 OF 1.
- MAP ENTITLED "FIELD SKETCH, WALMART, COVENTRY, RI" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 2, 2021. SUE PROJECT #08-210139-00.
- MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, WALMART, 650 CENTRE OF NEW ENGLAND BOULEVARD, LOT 1, MAP 650, TOWN OF COVENTRY, KENT COUNTY, STATE OF RHODE ISLAND", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 27, 2021. TWO SHEETS.
- MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, WAL-MART, CENTRE OF NEW ENGLAND BOULEVARD, LOT 6H, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND, BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 20, 2005.
- UNDERGROUND ELECTRIC MAPPING FROM GIS.
- MAP ENTITLED "WATER SERVICE AS-BUILT" PREPARED BY JOE CASALI ENGINEERING, INC. DATED SEPTEMBER 2006.
- ZONING INFORMATION PROVIDED BY BOHLER ENGINEERING ON MARCH 3, 2025.



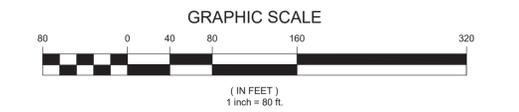
SURVEYORS METES AND BOUNDS DESCRIPTION
 MAP 5, LOT 1
 TOWN OF COVENTRY
 KENT COUNTY, RHODE ISLAND STATE

- BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF CENTRE OF NEW ENGLAND BOULEVARD (PUBLIC - 88' WIDE) SAID POINT BEING A CORNER IN COMMON BETWEEN MAP 6, LOT 1 (N/F LANDS OF WAL-MART REAL ESTATE BUSINESS TRUST) AND MAP 6, LOT 3.1 (N/F LANDS OF STARR RESOLUTE, LLC), THENCE:
- DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND LOT 3.1, ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND MAP 6, LOT 3 (N/F LANDS OF COMMERCE PARK REALTY, LLC), NORTH 00 DEGREES - 46 MINUTES - 43 SECONDS WEST, A DISTANCE OF 686.01 FEET, THENCE CONTINUING ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND 3 THE FOLLOWING TWO (2) COURSES:
 - SOUTH 89 DEGREES - 13 MINUTES - 17 SECONDS WEST, A DISTANCE OF 33.04 FEET, THENCE;
 - NORTH 00 DEGREES - 46 MINUTES - 43 SECONDS WEST, A DISTANCE OF 188.71 FEET TO A POINT ALONG THE DIVISION LINE BETWEEN SAID LOT 1 AND MAP 6, LOT 5 (N/F LANDS OF COMMERCE PARK COMMONS), THENCE;
 - ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND 5, NORTH 89 DEGREES - 13 MINUTES - 17 SECONDS EAST, A DISTANCE OF 1088.65 FEET TO A POINT ALONG THE DIVISION LINE BETWEEN SAID LOT 1 AND MAP 6, LOT 1.1 (N/F LANDS OF ROADDEPOT, LLC & KEYSERTON, LLC) THENCE;
 - ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND 1.1, SOUTH 00 DEGREES - 46 MINUTES - 43 SECONDS EAST, A DISTANCE OF 682.40 FEET TO A CORNER IN COMMON BETWEEN SAID LOT 1 AND MAP 6, LOT 1.2 (N/F LANDS OF 670 & 720 COVENTRY, LLC) THENCE ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND 1.2 THE FOLLOWING TWO (2) COURSES:
 - SOUTH 89 DEGREES - 13 MINUTES - 17 SECONDS WEST, A DISTANCE OF 30.72 FEET, THENCE;
 - SOUTH 00 DEGREES - 46 MINUTES - 43 SECONDS EAST, A DISTANCE OF 192.32 FEET TO A POINT ALONG THE NORTHERLY LINE OF CENTRE OF NEW ENGLAND BOULEVARD, THENCE;
 - ALONG SAID NORTHERLY LINE, SOUTH 89 DEGREES - 13 MINUTES - 17 SECONDS WEST, A DISTANCE OF 1024.90 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 923,692 SQUARE FEET OR 21.205 ACRES

ZONING TABLE	
ZONING INFORMATION DISTRICT: BUSINESS PARK (BP) SOURCE: (PER REF #18)	
BULK REQUIREMENTS	
ITEM	REQUIRED
MIN LOT AREA	20,000 SF
MIN FRONTAGE	150'
MIN FRONT YARD	NOT SPECIFIED
SIDE TOTAL	NOT SPECIFIED
MIN REAR YARD	NOT SPECIFIED
MAX BUILDING HEIGHT	35' - 50'
MAX IMPERVIOUS COVERAGE	80% - 100% **
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON REFERENCE # 18. SURVEYOR HAS NOT INDEPENDENTLY VERIFIED THE INFORMATION. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.	
* MAX BUILDING HEIGHT LIMITATION SHALL INITIALLY BE 30' BUT CAN BE INCREASED UP TO 50' DEPENDING UPON THE TYPE OF STRUCTURE TO BE BUILT. THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.	
** THE MAXIMUM LOT COVERAGE, INCLUDING IMPERVIOUS SURFACES SHALL INITIALLY BE 80%, BUT MAY BE INCREASED TO 100% DEPENDING ON THE TYPE OF STRUCTURE TO BE BUILT, THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.	

- NOTES: (CONT.)**
- AN UPDATED BOUNDARY SURVEY WAS NOT PERFORMED PER CONTRACTUAL AGREEMENT WITH CLIENT. BOUNDARY AS SHOWN IS FROM REFERENCE #4. PARTIAL TOPOGRAPHIC & UTILITY SURVEY PERFORMED PER CONTRACTUAL AGREEMENT WITH CLIENT.
 - PARKING COUNT (WITHIN TOPOGRAPHIC SURVEY AREA ONLY): REGULAR = 142 SPACES
RESERVED = 0 SPACES
TOTAL = 142 SPACES
 - SITE HAS DIRECT ACCESS TO CENTRE OF NEW ENGLAND BOULEVARD.
 - ZONING INFORMATION PROVIDED BY CLIENT AND IS SHOWN PER REF. #18. SURVEYOR HAS NOT INDEPENDENTLY VERIFIED THE ZONING INFORMATION.
 - THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
 - SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.



- NOTES:**
- PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE TOWN OF COVENTRY, KENT COUNTY, STATE OF RHODE ISLAND; MAP NO. 6.
 - AREA = 923,692 SQUARE FEET OR 21.205 ACRES.
 - LOCATION OF UNDERGROUND UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
 ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
 - THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12204764, WITH A COMMITMENT DATE OF JANUARY 23, 2025. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
 - THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.
 - THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV/D85), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS).
 - TEMPORARY BENCHMARKS SET:
 - TBM-A: MAG-NAIL SET IN CONCRETE WALK, ELEVATION= 310.71'
 - TBM-B: MAG-NAIL SET IN CONCRETE WALK, ELEVATION= 313.03'
 - TBM-C: X-CUT SET ON CORNER OF CONCRETE PAD, ELEVATION= 308.81'
 - SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
 - ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - THIS SURVEY WAS PREPARED FOR WAL-MART AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE NOTE 12) MEASUREMENT SPECIFICATION: I

B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY), VERTICAL CONTROL STANDARD TOPOGRAPHIC SURVEY ACCURACY MEASUREMENT SPECIFICATION: III, V-3, T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL), 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (PARTIAL), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

CHARLES E. LENT
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947, CGA #0430

CHARLES E. LENT
 PROFESSIONAL LAND SURVEYOR

03-10-2025

THIS SURVEY IS CERTIFIED TO:
 WAL-MART REAL ESTATE BUSINESS TRUST
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD DATE: 02-07-2025
 FIELD BOOK NO: 25-01 MA
 FIELD BOOK PG: 35
 FIELD CREW: B.S.B.
 DRAWN: L.M.M.
 REVIEWED: R.J.K.
 APPROVED: C.E.L.
 DATE: 03-10-2025
 SCALE: 1" = 80'
 FILE NO: 03-210117-00
 SHEET: 1 OF 3

SEE SHEET 2 OF 3 FOR TOPOGRAPHY & UTILITIES
 SEE SHEET 3 OF 3 FOR TITLE MATTERS

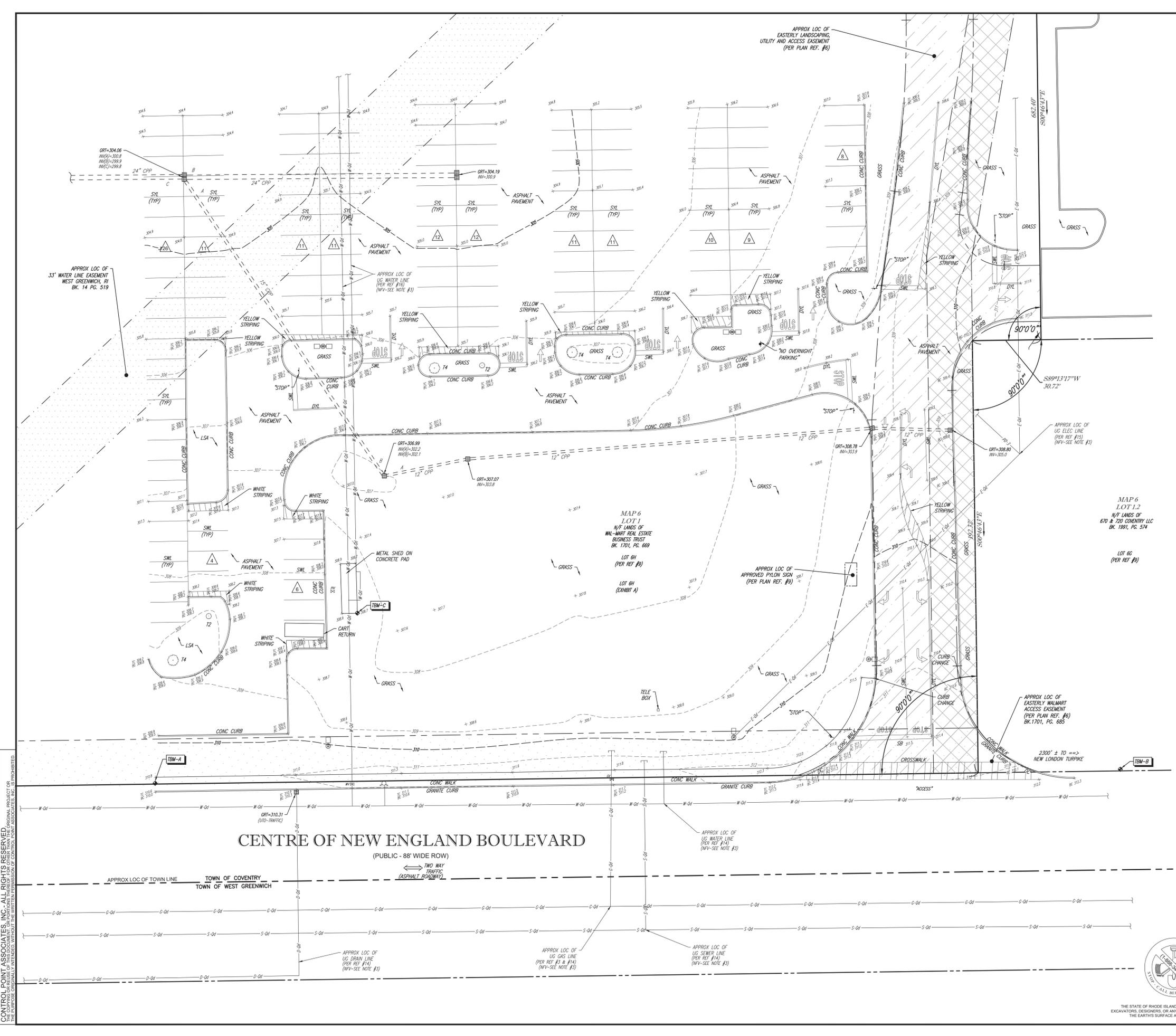
Walmart
 650 CENTRE OF NEW ENGLAND BOULEVARD
 MAP 6, LOT 1
 TOWN OF COVENTRY, KENT COUNTY
 STATE OF RHODE ISLAND

CONTROL POINT ASSOCIATES, INC.
 332 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508.948.3000
 WWW.CPASURVEY.COM

WARREN, NJ 908.666.0000
 CHICAGO, IL 773.399.0000
 MIAMI, FL 305.444.0000
 MANASSAS, VA 541.281.0011
 LITTLE ROCK, AR 501.988.0044
 PHOENIX, AZ 602.978.7544
 ALBANY, NY 518.217.5000
 HUNTSVILLE, TN 256.212.9800
 FT. LAUDERDALE, FL 954.767.9111

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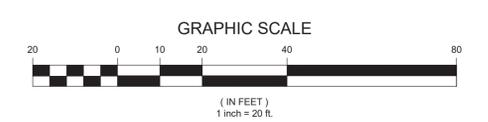




LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXIST. TOP OF CURB ELEVATION
---	EXIST. BOTTOM OF CURB ELEVATION
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE
---	DEPRESSED CURB
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
---	APPROX. LOC. UNDERGROUND SANITARY LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	SUBSURFACE UTILITY QUALITY LEVEL D
○	HYDRANT
○	POST INDICATOR VALVE
○	WATER VALVE
○	TELEPHONE BOX
○	GAS VALVE
○	CATCH BASINS
→	PAINTED ARROWS
○	SIGN
○	BOLLARD
□	AREA LIGHT
○	DECIDUOUS TREE & TRUNK SIZE
○	PARKING SPACE COUNT
○	DEPRESSED CURB
---	DOUBLE YELLOW LINE
---	STOP BAR
---	SOLID WHITE LINE
---	SOLID YELLOW LINE
---	TYPICAL
○	EVIDENCE FOUND
○	UNKNOWN TERMINUS
○	TITLE REPORT EXCEPTION

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY, NOTES AND REFERENCES
 SEE SHEET 3 OF 3 FOR TITLE MATTERS



THIS SURVEY IS CERTIFIED TO:
 WAL-MART REAL ESTATE BUSINESS TRUST
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-05-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE NOTE 12)	MEASUREMENT SPECIFICATION I
B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) VERTICAL CONTROL: STANDARD TOPOGRAPHIC SURVEY ACCURACY	MEASUREMENT SPECIFICATION: III V-3 T-1
C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.	

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL), 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (PARTIAL), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



CHARLES E. LENT
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
 CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE 02-07-2025	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 25-01 MA	Walmart
FIELD BOOK PG. 35	650 CENTRE OF NEW ENGLAND BOULEVARD MAP 6, LOT 1 TOWN OF COVENTRY, KENT COUNTY STATE OF RHODE ISLAND
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.
DRAWN: L.M.M.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.945.3000 WWW.CPASURVEY.COM
REVIEWED: R.J.K.	APPROVED: C.E.L.
DATE 03-10-2025	SCALE 1"=20'
FILE NO. 03-210117-00	DWG. NO. 2 OF 3

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THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

SCHEDULE B, PART II:
GENERAL EXCEPTIONS 1 THROUGH 7 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS PART OF THIS SURVEY.

- 8 EASEMENT FROM PHILIP STANLEY BESTWICK AND HELEN E. BESTWICK TO THE NARRAGANSETT ELECTRIC COMPANY RECORDED ON THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 45, PAGE 417. **-DOCUMENT VAGUE IN DESCRIPTION; UNABLE TO DETERMINE LOCATION OF EASEMENT.**
- 9 EASEMENT FROM PHILIP STANLEY BESTWICK AND HELEN E. BESTWICK TO THE NARRAGANSETT ELECTRIC COMPANY RECORDED ON THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 46, PAGE 365. **-DOCUMENT VAGUE IN DESCRIPTION; UNABLE TO DETERMINE LOCATION OF EASEMENT.**
- 10 EASEMENT FROM COMMERCE PARK REALTY, LLC AND COMMERCE PARK PROPERTIES, LLC TO THE NARRAGANSETT ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY RECORDED ON THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 732, PAGE 59. **-NON LOCUS.**
- 11 RESTRICTIONS AND PROTECTIVE COVENANTS BY COMMERCE PARK PROPERTIES, LLC AND COMMERCE PARK REALTY, LLC RECORDED WITH THE RECORDS OF LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 720, PAGE 279; AS AFFECTED BY AMENDMENT TO RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED WITH THE RECORDS OF LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1055, PAGE 248; AS AFFECTED BY WAIVER OF RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED WITH THE RECORDS OF LAND EVIDENCE RECORDS IN THE TOWN OF COVENTRY IN BOOK 1101, PAGE 304; AS AFFECTED BY WAIVER OF CERTAIN RESTRICTIONS AND PROTECTIVE COVENANTS, DATED NOVEMBER 30, 2005, RECORDED ON THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701, PAGE 840. **-BLANKET IN NATURE; APPLIES TO ENTIRE DEVELOPMENT INCLUDING SURVEYED PARCEL; NOT PLOTTABLE.**
- 12 DECISION BY TOWN OF COVENTRY PLANNING COMMISSION RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 917 AT PAGE 128. **-REZONING DESIGNATION FROM INDUSTRIAL 1 TO BUSINESS PARK ZONE; NOT PLOTTABLE.**
- 13 PETITION FOR CHANGE OF ZONE RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 918 AT PAGE 126. **-REZONING DESIGNATION FROM INDUSTRIAL 1 TO BUSINESS PARK ZONE; NOT PLOTTABLE.**
- 14 TOWN OF COVENTRY PLANNING COMMISSION DECISION RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1266 AT PAGE 158. **-REQUEST TO COMBINE PRE-APPLICATION & MASTER PLAN SUBMISSION APPROVAL; NOT PLOTTABLE.**
- 15 EXCLUSIVITY AGREEMENT RECORDED WITH THE RECORDS OF LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1423 AT PAGE 219, AS AFFECTED BY FOURTH AMENDMENT TO EXCLUSIVITY AGREEMENT DATED OCTOBER 12, 2006 AND RECORDED NOVEMBER 9, 2008 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY AT BOOK 1747 AT PAGE 162. **-BLANKET DEVELOPMENT RESTRICTION, AFFECTS SURVEYED PARCEL.**
- 16 DECISION OF THE COVENTRY PLANNING COMMISSION DATED NOVEMBER 26, 2003 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1525 AT PAGE 248. **-NOT PLOTTABLE.**
- 17 DECISION OF THE TOWN OF COVENTRY ZONING BOARD OF REVIEW DATED JANUARY 26, 2004 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1550 AT PAGE 169. **-APPROVAL TO DEVELOP LOW-INCOME HOUSING WITHIN CENTER; NON LOCUS.**
- 18 ALTERATION PERMIT ISSUED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DATED SEPTEMBER 7, 2004 AND RECORDED SEPTEMBER 9, 2004 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1628 AT PAGE 799. **-WETLANDS DETERMINATION; NOT PLOTTABLE.**
- 19 LAND DEVELOPMENT PROJECT PRELIMINARY PLAN APPROVAL ISSUED BY THE TOWN OF COVENTRY DEPARTMENT OF PLANNING AND DEVELOPMENT DATED FEBRUARY 9, 2005 AND RECORDED MARCH 1, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1654 AT PAGE 979. **-PRELIMINARY SITE PLAN APPROVAL; NOT PLOTTABLE.**
- 20 PHASE 6 - LAND DEVELOPMENT PROJECT PRELIMINARY PLAN APPROVAL AND PHASE 6 - SUBDIVISION PRELIMINARY PLAN APPROVAL ISSUED BY THE TOWN OF COVENTRY DEPARTMENT OF PLANNING AND DEVELOPMENT DATED FEBRUARY 9, 2005 RECORDED MARCH 1, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1654 AT PAGE 983. **-PRELIMINARY SITE PLAN APPROVAL; NOT PLOTTABLE.**
- 21 TOWN OF COVENTRY PLANNING COMMISSION DECISION RECORDED DATED MARCH 15, 2005 AND RECORDED MARCH 17, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1657 AT PAGE 481. **-PRELIMINARY SITE PLAN APPROVAL; NOT PLOTTABLE.**
- 22 RESTRICTIONS ON USE SET FORTH IN WAIVER OF CERTAIN RESTRICTIONS AND PROTECTIVE COVENANTS BY AND AMONG COMMERCE PARK PROPERTIES, LLC, COMMERCE PARK REALTY, LLC, COMMERCE PARK ASSOCIATES 3, LLC AND COMMERCE PARK ASSOCIATES 4, LLC DATED DECEMBER 13, 2004 AND RECORDED DECEMBER 28, 2004 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1646 AT PAGE 385. **-AGREEMENT THAT NO PORTION OF CENTER WILL BE DEVELOPED FOR HOME IMPROVEMENT PURPOSES AS LONG AS HOME DEPOT EXISTS & OPERATES; BLANKET, NOT PLOTTABLE.**
- 23 GRANT OF EASEMENT FROM COMMERCE PARK REALTY LLC TO THE NARRAGANSETT ELECTRIC COMPANY DATED DECEMBER 2, 2004 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY ON JANUARY 14, 2005 AT BOOK 1648, PAGE 882. **-NON LOCUS.**
- 24 EXCLUSIVITY AGREEMENT BY AND AMONG COMMERCE PARK REALTY, LLC, COMMERCE PARK PROPERTIES, LLC, COMMERCE PARK COMMONS, LLC, COMMERCE PARK ASSOCIATES 1, LLC, COMMERCE PARK ASSOCIATES 3, LLC, COMMERCE PARK ASSOCIATES 4, LLC, COMMERCE PARK ASSOCIATES 6, LLC, COMMERCE PARK ASSOCIATES 8, LLC, COMMERCE PARK ASSOCIATES 9, LLC, COMMERCE PARK ASSOCIATES 13, LLC, COMMERCE PARK ASSOCIATES 15, LLC AND COMMERCE PARK ASSOCIATES 16, LLC, ROADDEPOT, LLC AND HOME DEPOT U.S.A., INC. DATED JUNE 2, 2005 AND RECORDED JUNE 10, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1670 AT PAGE 830 AND AGAIN ON AUGUST 4, 2005 AT BOOK 1681 AT PAGE 564. **-AGREEMENT THAT NO PORTION OF CENTER WILL BE DEVELOPED FOR HOME IMPROVEMENT PURPOSES AS LONG AS HOME DEPOT EXISTS & OPERATES; BLANKET, NOT PLOTTABLE.**
- 25 DECLARATION OF COVENANTS AND RESTRICTIONS BY AND AMONG COMMERCE PARK REALTY, LLC, COMMERCE PARK PROPERTIES, LLC, COMMERCE PARK ASSOCIATES 3, LLC, COMMERCE PARK ASSOCIATES 4, LLC, COMMERCE PARK ASSOCIATES 9, LLC, COMMERCE PARK ASSOCIATES 15, LLC AND COMMERCE PARK ASSOCIATES 16, LLC WITH BJS WHOLESALE CLUB, INC., AS BENEFICIARY, DATED AS OF MAY 11, 2005 AND RECORDED AUGUST 1, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1680 AT PAGE 855. **-AGREEMENT THAT NO PORTION OF CENTRE WILL BE USED FOR OPERATION OF A WHOLESALE CLUB WHILE BJS EXIST; BLANKET, NOT PLOTTABLE.**
- 26 ACCESS EASEMENT GRANTED BY COMMERCE PARK ASSOCIATES 4, LLC AND COMMERCE PARK ASSOCIATES 13, LLC TO WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED ON DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 871. **-WESTERLY ACCESS EASEMENT SHOWN HEREON.**
- 27 BOULEVARD ACCESS EASEMENT AGREEMENT BY AND BETWEEN COMMERCE PARK REALTY, LLC AND 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 699. **-CURRENT LAYOUT CENTRE OF NEW ENGLAND BOULEVARD; SHOWN HEREON.**
- 28 COMMON AREA MAINTENANCE AGREEMENT BY AND BETWEEN COMMERCE PARK MANAGEMENT, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST DATED OCTOBER 19, 2005 AND RECORDED ON DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 724. **-MAINTENANCE AGREEMENT; LANDSCAPE & UTILITY EASEMENT SHOWN HEREON.**
- 29 LANDSCAPING, UTILITY AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN COMMERCE PARK REALTY, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED ON DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 750. **-BLANKET IN NATURE; DRAINAGE & ELECTRIC EASEMENT SHOWN HEREON; WESTERN ACCESS EASEMENT SHOWN HEREON; LANDSCAPE & UTILITY EASEMENT SHOWN HEREON.**
- 30 EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND COMMERCE PARK REALTY, LLC, ET ALS DATED NOVEMBER 30, 2005 AND RECORDED ON DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 783. **-WESTERLY ACCESS EASEMENT SHOWN HEREON; DRAINAGE & ELECTRIC EASEMENT SHOWN HEREON.**
- 31 SIGN EASEMENT AND AGREEMENT BY AND BETWEEN HOME DEPOT U.S.A., INC. AND WAL-MART REAL ESTATE BUSINESS TRUST, DATED NOVEMBER 30, 2005 AND RECORDED ON DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 822. **-REPAIR TO PYLON SIGN LOCATED WITHIN PYLON SIGN EASEMENT AREA ON HOME DEPOT PARCEL; NON LOCUS.**
- 32 LETTER OF AGREEMENT REGARDING COVENTRY PROPERTY/COVENTRY RESERVE CAPACITY SEWER USE AND ASSESSMENT CHARGES BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND THE TOWN OF COVENTRY DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 871. **-NOT SURVEY RELATED.**

EXHIBIT "A"

THAT CERTAIN PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE NORTHERLY SIDE OF CENTRE OF NEW ENGLAND BOULEVARD IN THE TOWN OF COVENTRY, COUNTY OF KENT, STATE OF RHODE ISLAND, BEING SHOWN AS LOT 6H ON THAT CERTAIN PLAN ENTITLED, "FINAL SUBDIVISION, CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE/HOPKINS HILL ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR UNIVERSAL PROPERTIES GROUP, INC., PREPARED BY JOHN P. CAITO CORPORATION DATED AUGUST 9, 2004," AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY ON JULY 1, 2005 IN BOOK 17 AT PAGES 106-112 (THE "FINAL SUBDIVISION PLAN"),

TOGETHER WITH THE BENEFIT OF THE EASEMENT RIGHTS APPURTENANT TO THE ABOVE-DESCRIBED PARCEL AS SET FORTH IN THE FOLLOWING DOCUMENTS:

1. ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM CENTRE OF NEW ENGLAND BOULEVARD ACROSS A PORTION OF LOT 6G AS SHOWN ON THE FINAL SUBDIVISION PLAN GRANTED BY COMMERCE PARK ASSOCIATES 13, LLC TO WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED IN DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 671.
2. ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM CENTRE OF NEW ENGLAND BOULEVARD ACROSS A PORTION OF LOT 6I AS SHOWN ON THE FINAL SUBDIVISION PLAN GRANTED BY COMMERCE PARK REALTY, LLC TO WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 685.
3. BOULEVARD ACCESS EASEMENT AGREEMENT BY AND BETWEEN COMMERCE PARK REALTY, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 699.
4. ESTATE BUSINESS TRUST, DATED OCTOBER 19, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 724.
5. LANDSCAPING, UTILITY AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN COMMERCE PARK REALTY, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 750.
6. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND COMMERCE PARK REALTY, LLC ET ALS DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 783.
7. SIGN EASEMENT AND AGREEMENT BY AND BETWEEN HOME DEPOT U.S.A., INC. AND WAL-MART REAL ESTATE BUSINESS TRUST DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 2, 2005 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF COVENTRY IN BOOK 1701 AT PAGE 822.

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY, NOTES AND REFERENCES

SEE SHEET 2 OF 3 FOR TOPOGRAPHY & UTILITIES

THIS SURVEY IS CERTIFIED TO:
WAL-MART REAL ESTATE BUSINESS TRUST
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD DATE	02-07-2025
FIELD BOOK NO	25-01 MA
FIELD BOOK PG	35
FIELD CREW	B.S.B.
DRAWN	L.M.M.
REVIEWED	R.J.K.
APPROVED	C.E.L.
DATE	03-10-2025
SCALE	N/A
FILE NO.	03-210117-00
SHEET	3 OF 3

ALTA/NSPS LAND TITLE SURVEY
Walmart
650 CENTRE OF NEW ENGLAND BOULEVARD
MAP 6, LOT 1
TOWN OF COVENTRY, KENT COUNTY
STATE OF RHODE ISLAND

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.945.3000
WWW.CPANSURVEY.COM

WARREN, NJ 908.666.0000
CLAYTON, NJ 908.666.0000
NY, LAUREL, MD 410.477.0000
MANHATTAN, NY 914.760.0111
LORAIN, VT 802.249.7041
ALBANY, NY 518.217.5100
ROSELAND, NJ 908.290.7344
PHILADELPHIA, PA 215.712.9800
HERRING VALLEY, NJ 609.465.7319
FREDERICK, MD 301.947.9111

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00, 19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	I
(SEE NOTE 12)	
B. OTHER TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
DATA ACCUMULATION SURVEY	III
(TOPOGRAPHIC SURVEY)	
VERTICAL CONTROL STANDARD	V-3
TOPOGRAPHIC SURVEY ACCURACY	T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL), 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (PARTIAL), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

CHARLES E. LENT
PROFESSIONAL LAND SURVEYOR

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947, COA #A350

Charles E. Lent

03-10-2025

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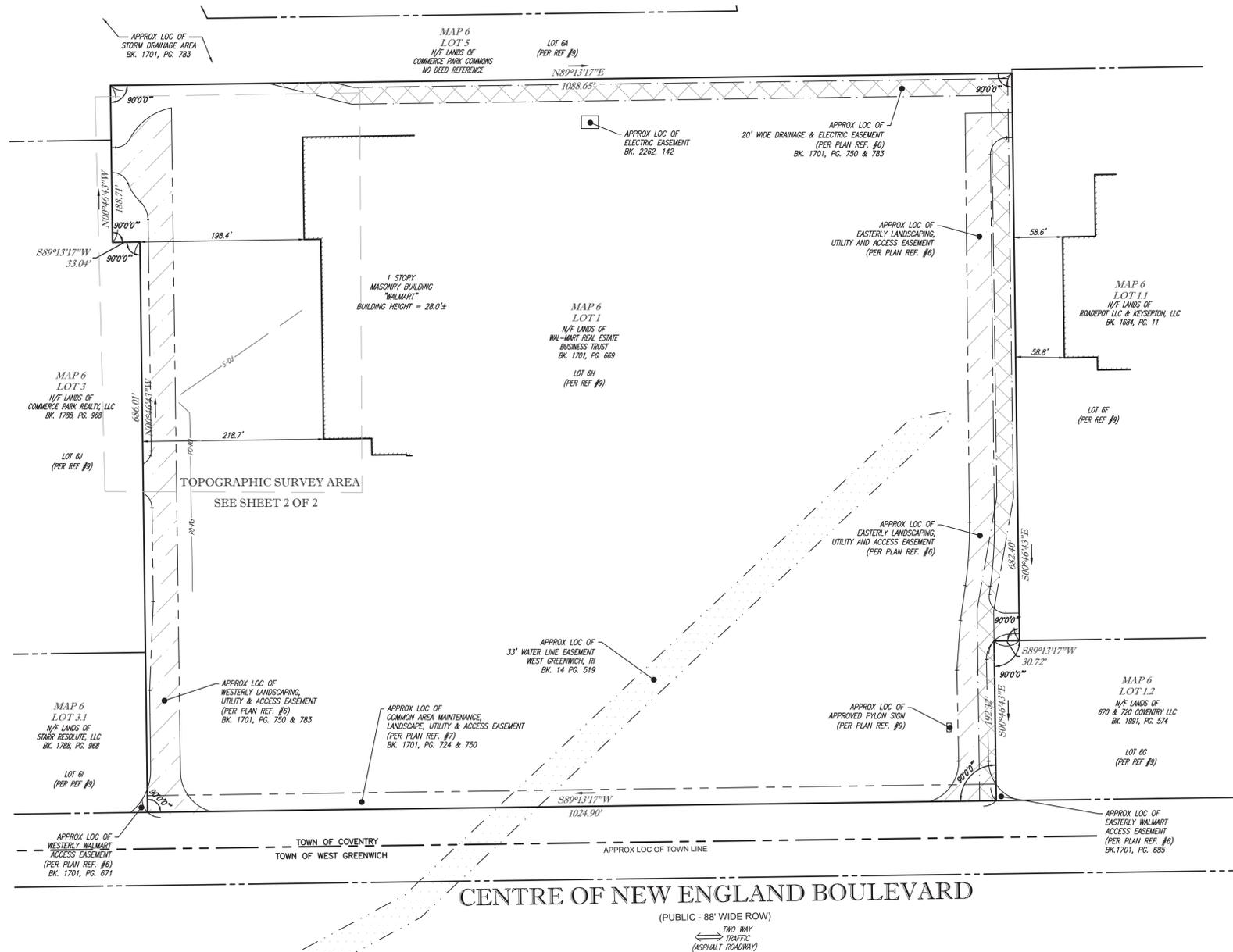


THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF COVENTRY, KENT COUNTY, MAP 6.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, KENT COUNTY, RHODE ISLAND, PANEL 116 OF 251," MAP NUMBER 44003C0116H, COMMUNITY-PANEL NUMBER 440004 0116 H, MAP REVISED: OCTOBER 2, 2015.
3. UNDERGROUND GAS FACILITIES IN THE AREA PROVIDED BY NATIONAL GRID.
4. MAP ENTITLED "ALTA/CASM LAND TITLE SURVEY, WALMART, CENTRE OF NEW ENGLAND BOULEVARD, LOT 6H, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 20, 2005.
5. MAP ENTITLED "WALMART STORES, INC. PROPOSED WAL-MART STORE #2283-03, 650 CENTRE OF NEW ENGLAND BOULEVARD, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND", PREPARED BY BOHLER ENGINEERING, P.C., DATED: MAY 6, 2005. LAST REVISED: JULY 5, 2005.
6. MAP ENTITLED "PLAT, SHOWING LAND IN WARWICK, WEST WARWICK, EAST GREENWICH AND WEST GREENWICH TAKEN IN FEE SIMPLE FOR FREEWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF PUBLIC WORKS, FREEWAY NO. 15, PLAT NO. 964", SHEETS 14, 14A, 15-19 OF 19 SHEETS
7. MAP ENTITLED "EASEMENT PLAN, WALMART STORES, INC., PROPOSED WAL-MART STORE #2283-03, 650 CENTRE OF NEW ENGLAND BOULEVARD, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND", PREPARED BY BOHLER ENGINEERING, P.C., DATED: MAY 6, 2005. LAST REVISED: JULY 5, 2005.
8. MAP ENTITLED "PROPOSED ADMINISTRATIVE SUBDIVISION, CENTRE OF NEW ENGLAND, COVENTRY A.P. 6, LOT 1 AND A.P. 7, LOTS 1, 2 AND 35; A.P. 14, LOTS 1 AND 35 AND A.P. 15, LOTS 97.1, 97.2 AND 97.3, WEST GREENWICH, RHODE ISLAND, PREPARED FOR COMMERCIAL REALTY, LLC", PREPARED BY JOHN P. CAITO CORPORATION, DATED: APRIL 16, 2004. FILED IN THE TOWN OF COVENTRY ON APRIL 23, 2004 IN PLAT BOOK 17 PG. 15, ENVELOPE 786.
9. MAP ENTITLED "FINAL SUBDIVISION, CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE / HOPKINS HILL ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR UNIVERSAL PROPERTIES GROUP, INC.", PREPARED BY JOHN P. CAITO CORPORATION, DATED: AUGUST 3, 2004. FILED IN THE TOWN OF COVENTRY IN PLAT BOOK 17, PAGE 106-112 ON JULY 1, 2005.
10. MAP ENTITLED "PARTIAL EXISTING CONDITIONS PLAN, WEST GREENWICH & COVENTRY RHODE ISLAND, PREPARED FOR DOUCET ASSOCIATES", PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED: OCTOBER 28, 2003. LAST REVISED: NOVEMBER 3, 2003, SHEET 1 OF 1.
11. MAP ENTITLED "FIELD SKETCH, WALMART, COVENTRY, RI", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 2, 2021. SUE PROJECT #08-210139-00, LAST REVISED JULY 21, 2025.
12. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, WALMART, 650 CENTRE OF NEW ENGLAND BOULEVARD, LOT 1, MAP 650, TOWN OF COVENTRY, KENT COUNTY, STATE OF RHODE ISLAND", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 27, 2021. TWO SHEETS.
13. MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
14. UNDERGROUND ELECTRIC MAPPING FROM GIS.
15. MAP ENTITLED "WATER SERVICE AS-BUILT" PREPARED BY JOE CASALI ENGINEERING, INC. DATED SEPTEMBER 2006.
16. ZONING INFORMATION PROVIDED BY BOHLER ENGINEERING ON MARCH 3, 2025.
17. MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED MARCH 10, 2025.
18. MAP ENTITLED "PROPOSED SITE PLAN DOCUMENTS", PREPARED BY BOHLER, DATED OCTOBER 20, 2021. LAST REVISED FEBRUARY 14, 2022.

ZONING TABLE	
ZONING INFORMATION DISTRICT: BUSINESS PARK (BP) SOURCE: (PER REF #16)	
BULK REQUIREMENTS	
ITEM	REQUIRED
MIN LOT AREA	20,000 SF
MIN FRONTAGE	150'
MIN FRONT YARD	NOT SPECIFIED
SIDE TOTAL	NOT SPECIFIED
MIN REAR YARD	NOT SPECIFIED
MAX BUILDING HEIGHT	30' - 50' *
MAX IMPERVIOUS COVERAGE	80% - 100% **
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON REFERENCE # 18. SURVEYOR HAS NOT INDEPENDENTLY VERIFIED THE INFORMATION. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.	
* MAX BUILDING HEIGHT LIMITATION SHALL INITIALLY BE 30', BUT CAN BE INCREASED UP TO 50' DEPENDING UPON THE TYPE OF STRUCTURE TO BE BUILT, THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.	
** THE MAXIMUM LOT COVERAGE, INCLUDING IMPERVIOUS SURFACES SHALL, INITIALLY, BE 80%, BUT MAY BE INCREASED TO 100% DEPENDING ON THE TYPE OF STRUCTURE TO BE BUILT, THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.	



- LOCUS MAP NOT TO SCALE
- NOTES:
1. PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE TOWN OF COVENTRY, KENT COUNTY, STATE OF RHODE ISLAND; MAP NO. 6.
 2. AREA = 923,692 SQUARE FEET OR 21,205 ACRES.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE; THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE AND/OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS). TEMPORARY BENCHMARKS SET:
 - TBM-A: DOCK SPIKE IN UTILITY POLE #5-43. ELEVATION = 305.97'
 - TBM-B: X-CUT IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT. ELEVATION = 307.91'
 - SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
 - ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - THIS SURVEY WAS PREPARED FOR WAL-MART AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
 - AN UPDATED BOUNDARY SURVEY WAS NOT PERFORMED PER CONTRACTUAL AGREEMENT WITH CLIENT. BOUNDARY AS SHOWN IS FROM REFERENCE #4. PARTIAL TOPOGRAPHIC & UTILITY SURVEY PERFORMED PER CONTRACTUAL AGREEMENT WITH CLIENT.

SEE SHEET 2 OF 2 FOR SITE FEATURES, TOPOGRAPHY & UTILITIES

FIELD DATE 07-13-2021 08-12-2025	BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY Walmart 650 CENTRE OF NEW ENGLAND BOULEVARD MAP 6, LOT 1 TOWN OF COVENTRY, KENT COUNTY STATE OF RHODE ISLAND
FIELD BOOK NO 21-02 MA	
FIELD BOOK PG 135	
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC. 332 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 WWW.CPASURVEY.COM
DRAWN L.M.M.	WARREN, NJ 908.666.0000 CHICAGO, IL 312.737.0000 MANASSAS, VA 541.780.0111 LONG BEACH, CA 561.988.0044 ALBANY, NY 518.217.5102 ROSELAND, NJ 908.206.7144 PHILADELPHIA, PA 215.712.9000 HILL VALLEY, NJ 908.460.7100 HUNTSVILLE, AL 256.762.9111
REVIEWED R.J.K.	APPROVED C.E.L.
DATE 08-28-2025	SCALE 1" = 80'
FILE NO. 03-210117-01	SHEET 1 OF 2

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE NOTE 12) MEASUREMENT SPECIFICATION: I

B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY), VERTICAL CONTROL, STANDARD TOPOGRAPHIC SURVEY ACCURACY MEASUREMENT SPECIFICATION: III, V-3, T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

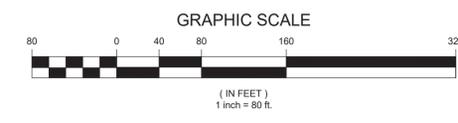
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947, CGA #430

08-28-2025
PROFESSIONAL LAND SURVEYOR

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY:
VISIONARY SUBSURFACE SOLUTIONS

THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY: VISIONARY SUBSURFACE SOLUTIONS. THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

MAP 6
LOT 5
N/F LANDS OF
COMMERCE PARK COMMONS
NO DEED REFERENCE

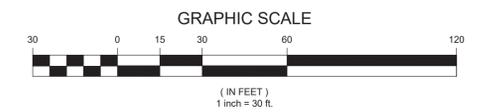


- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X TC 123.45 EXISTING TOP OF GUTTER ELEVATION
 - X G 122.95 EXISTING TOP OF WALL ELEVATION
 - X TW 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
 - X DS 123.45 EXISTING DOOR SILL ELEVATION
 - HYDRANT
 - WV WATER VALVE
 - EM ELECTRIC METER
 - OH OVERHEAD WIRES
 - E- APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - G- APPROX. LOC. UNDERGROUND GAS LINE
 - T- APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - W- APPROX. LOC. UNDERGROUND WATER LINE
 - SM APPROX. LOC. UNDERGROUND SAN. FORCE MAIN LINE
 - 00 SUBSURFACE UTILITY QUALITY LEVEL B
 - 01 SUBSURFACE UTILITY QUALITY LEVEL D
 - UP /+ UTILITY POLE
 - GW GUY WIRE
 - AREA LIGHT
 - VACUUM
 - C/O CLEAN OUT
 - SIGN
 - BOLLARD
 - METAL GUIDE RAIL
 - ← PAINTED ARROWS
 - UG UNDER GROUND
 - DC DEPRESSED CURB
 - EC EDGE OF CONCRETE
 - EP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - MC METAL COVER
 - (TYP) TYPICAL
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - W WATER WELL
 - PA PARKING SPACE COUNT
 - DWP DETECTABLE WARNING PAD
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - BLDC BUILDING
 - UTO UNABLE TO OPEN
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - BORING

MAP 6
LOT 3
N/F LANDS OF
COMMERCE PARK REALTY, LLC
BK. 1788, PG. 388

LOT 6A
(PER REF #9)

SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY, NOTES AND REFERENCES



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-05-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE NOTE 12) MEASUREMENT SPECIFICATION: I

B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) MEASUREMENT SPECIFICATION: III
VERTICAL CONTROL: STANDARD TOPOGRAPHIC SURVEY ACCURACY V-3 T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947, COA #4350

FIELD DATE 07-13-2021 08-12-2025	BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY
FIELD BOOK NO. 21-02 MA	Walmart
FIELD BOOK PG. 135	650 CENTRE OF NEW ENGLAND BOULEVARD MAP 6, LOT 1 TOWN OF COVENTRY, KENT COUNTY STATE OF RHODE ISLAND
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.
DRAWN L.M.M.	332 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.945.3000 WWW.CPASURVEY.COM
REVIEWED R.J.K.	APPROVED: C.E.L.
DATE 08-28-2025	SCALE 1"=30'
FILE NO. 03-210117-01	DWG. NO. 2 OF 2

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THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY:
UNDERGROUND UTILITY INFORMATION AND MARKOUT PERFORMED BY:

