

By E-Mail & Courier or Overnight Mail

November 12, 2020

Jamie Gorman
Building and Zoning Official
Town of South Kingstown
Town Hall – 180 High Street
Wakefield, RI 02879

Jason Parker
Principal Planner
Town of South Kingstown
Town Hall – 180 High Street
Wakefield, RI 02879

**Re: Application Submission Under Zoning Ordinance For Compassion Center
Retail Establishment**
Subject Property: 91 Pershing Avenue
A.P. 57-2, Lot 12
CH Zoning District

Gentlemen:

Pursuant to Sections 45-24-57; 45-24-42; and 45-24-49 of the Rhode Island Zoning Enabling Act of 1991 and the provisions of Sections 504.15 and 505.1 ("Development Plan Review") consistent therewith, we hereby make the above-referenced application submission.

Inasmuch as RI Gen. Laws §45-24-49(a) ("Special Provisions-Development Plan Review") prescribes that, "A zoning ordinance may permit development plan review of *applications* for uses requiring a special-use permit", we hereby submit in combination the Application for a Special Use Permit and the Application for Development Plan Review, together with their supporting materials, as follows:

1. Original and nine (9) copies of Application for Special Use Permit, including original owner/Authorized Agent Authorization Form
2. Town of South Kingstown Planning Board Project Review Application Form (For Development Plan Review Pursuant to Zoning Ord. Sec. 505-1)
3. 200' Radius Map Abutters List
4. Area GIS Map and List of Uses Showing No Public or Private School, Pre-School, or Licensed Day Care Facility Within 1000 Feet, Or Compassion Or Cultivation Facility Within 2000 Feet.

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5. Twenty six (26) copies of Existing Conditions and Proposed Conditions Site Plans (11 x 17)
6. Twenty six (26) copies of Interior Floor Plans (Existing and Proposed); Proposed Security Plan; Exterior Elevations (All Existing And Not Proposed To Be Changed)
7. Twenty (20) copies of Traffic and Parking Report of John Shevlin, P.E., Senior Vice President, Pare Corporation
8. Twenty (20) copies of Parking Requirements/Compliance Box Note
9. Photographs of Existing Site And Buffering;
10. Articles of Organization of Plant Based Compassionate Care, Inc.
11. Background Documents on Plant Based Care, Inc. covering, (1) History of Compliance; (2) Construction Experience; (3) Other Mitigation; (4) Environmental Impact Plan; (5) Dispensary Plan Being A Good Neighbor; (6) Security; (7) Worker Safety
12. Check in the sum of \$250.00, the required fee.

As shown and set forth in the attached, the site is very robustly landscaped and screened from the abutting residence, and all other property lines. However as recommended by Planning, the focus on that issue has been redoubled.

The existing commercial building is 2226 S.F. The proposal is to use 1218 S.F. on the first floor for the compassion center/dispensary, with the second floor (1008 S.F.) to be used for offices.

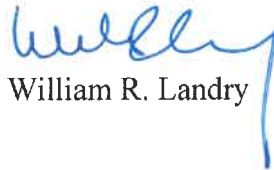
Items 7 and 8 above show parking well in excess of required, including overflow parking directly adjacent to the 91 Pershing Avenue dedicated access point to the subject site.

Except for the addition of security lighting on the building and in the parking lot and the generator, there are no proposed physical changes to the site. There will be no land disturbance. All work is internal to the existing building.

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Thank you for your assistance.

Sincerely,



William R. Landry

Enclosures

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**TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION**

1. APPLICANT INFORMATION:

Applicant Name: Plant Based Compassionate Care Inc. Name of Primary Contact if Organization: Benjamin Herbst
 Applicant Address: 151 Cascade Rd, Stamford, CT
 Applicant Phone: 203 667 6696 Applicant Email: bherbst@jbeindustries.com

2. OWNER INFORMATION:

Owner Name: Brian McLaughlin Owner Phone: _____
 Owner Address: 323 Manley St, West Bridgewater, MA, 02379

3. PROJECT INFORMATION:

Physical Address: 91 Pershing Ave Assessor's Plat: 57-2 Assessors' Lot: 20 Zoning District: CH
 Required Zoning Setbacks: Front yard 40 Rear Yard 40 Side Yard Right 30 Side Yard Left 30 Corner Side Yard 40

4. APPLICATION FOR:

Special Use Permit Dimensional Variance _____ Use Variance _____ Dimensional Modification by Zoning Officer _____

5. LOT SPECIFICATIONS:

Lot Frontage: 467/294 ft. Lot Depth: 226/180 ft. Lot Area: 46565 ft.

6. USE OF PREMISES:

Present Use: VCO # of families: 0 Proposed Use: Dis # of families: _____

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 2

Size of Existing Structures: 7226 sf; 1718 sf; 2226 sf; _____ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>63</u> ft.;	<u>117</u> ft.;	_____ ft.;	_____ ft.
Rear Yard:	<u>102</u> ft.;	<u>10.5</u> ft.;	_____ ft.;	_____ ft.
Side Yard Right:	<u>10.8</u> ft.;	<u>147</u> ft.;	_____ ft.;	_____ ft.
Side Yard Left:	<u>49</u> ft.;	<u>32.7</u> ft.;	_____ ft.;	_____ ft.
Corner Side Yard:	_____ ft.;	_____ ft.;	_____ ft.;	_____ ft.

8. WATER AND SOLID WASTE

Water: Town Water Well _____ Other _____
 Waste: Town Sewer Septic _____ Other _____

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: n/a sf. Width: n/a sf. Length: n/a sf.
Height Above Grade: n/a ft. Number of Stories: n/a

10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:

Front Yard: n/a Rear: n/a Side Yard Right: n/a
Side Yard Left: n/a Corner Side Yard: n/a Height: n/a

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:

Section and Use (if known): See Narrative attached hereto as "Exhibit A"

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:

See Narrative attached hereto as "Exhibit A"

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM K: "Reports from expert witnesses should be submitted with the application or ten (10) days prior to the hearing to give the Zoning Board sufficient review time. If a report is submitted at the time of the hearing, the Chairman may rule on whether the Zoning Board will continue to another meeting to give the Zoning Board time to review the reports."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparations of any facet of this applications, including abutter's list is for assistance only. The staff cannot give the applicant advice on the merits of the application nor can they render legal opinions.

The undersigned declares that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s) Plant Based Compassionate Care Inc. [Signature]

Applicant(s) Printed Name PBCC Inc by Benjamin Herbst Date: 11/12/20

Attorney / Other (if applicable) _____ Date: _____

Office Use Only

Received By: _____ Payment Amt. _____ Check # _____ Legal Notice Mailed: _____ Cert. Receipts Received: _____

EXHIBIT A

(Narrative)

- Except for the addition of security lighting on the building and in the parking lot (and generator), there are no proposed physical changes to the site. There will be no land disturbance. All work is internal to the existing building.
- The proposal is a conditionally permitted - special use permit - use in the underlying (CH) Zoning District (Zon. Ord. §504.15).
- See cover letter to Submissions and attachments for other applicable zoning provisions and discussion of proposal.

OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

Submittal Date: _____

The Owner/Authorized Agent Authorization Form must be completed in full and returned to the Office of the Building and Zoning Official for the Town of South Kingstown along with the Zoning Board of Review Application. Failure to submit this form will delay your application being processed.

I, Brian McLaughlin hereby certify that I am the owner / authorized agent of the property designated as Plat 57-2, Lot 20, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner / authorized agent of the developmental rights for this property.

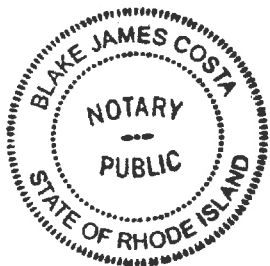
I hereby authorize and am in agreement with the application signed by Plant Based Compassionate Care Inc (applicant), for the requested relief or use of the subject property. Said application is to be submitted to the Office of the Building and Zoning Official of the Town of South Kingstown for review and decision by the Zoning Board of Review.

Witness its name this 7th day of NOVEMBER 2020.

By: [Signature]
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND
County of WASHINGTON

In SOUTH KINGSTOWN on the 7th day of NOVEMBER, 2020, before me personally appeared BRIAN MCLAUGHLIN (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed to be his/her free act and deed, as INDIVIDUAL (individual, corporation, trustee, partnership, non-profit, etc.)



Notary Public: [Signature]
My Commission Expires: 10-27-2021

Notary Seal:

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**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: Plant Based Compassionate Care Inc.
Name of Primary Contact (if applicant is an organization): Benjamin Herbst
Applicant Address: 151 Cascade Rd, Stamford CT
Applicant Phone: 2036676696 Applicant Email: bherbst@jbeindustries.com

OWNER INFORMATION

Owner Name(s): Brian McLaughlin
Owner Contact Information: 323 Manley St, West Bridgewater, MA, 02379

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 57-2-20
Physical Address or Location of Parcel(s): 91 Pershing Ave
Zoning District(s) of Parcel(s): CH Total Size of Development Parcel: 2,226
Date of Initial Meeting with Planning Department Staff (before first stage of review): _____

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$_____.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

Benjamin Herbst
Applicant Signature

11/6/20
Date

Benjamin Herbst
Printed Name

OWNER AUTHORIZATION FORM

Submittal Date: _____

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Brian McLaughlin hereby certify that I am an/the owner of property designated as Plat 57-2, Lot 20, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Plant Based Compassionate Care Inc (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 7TH day of NOVEMBER, 2020.

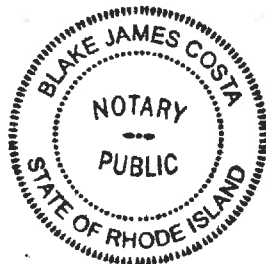
BY: [Signature]
Signature of Owner

STATE OF RHODE ISLAND

County of ~~KINGSTOWN~~ WASHINGTON

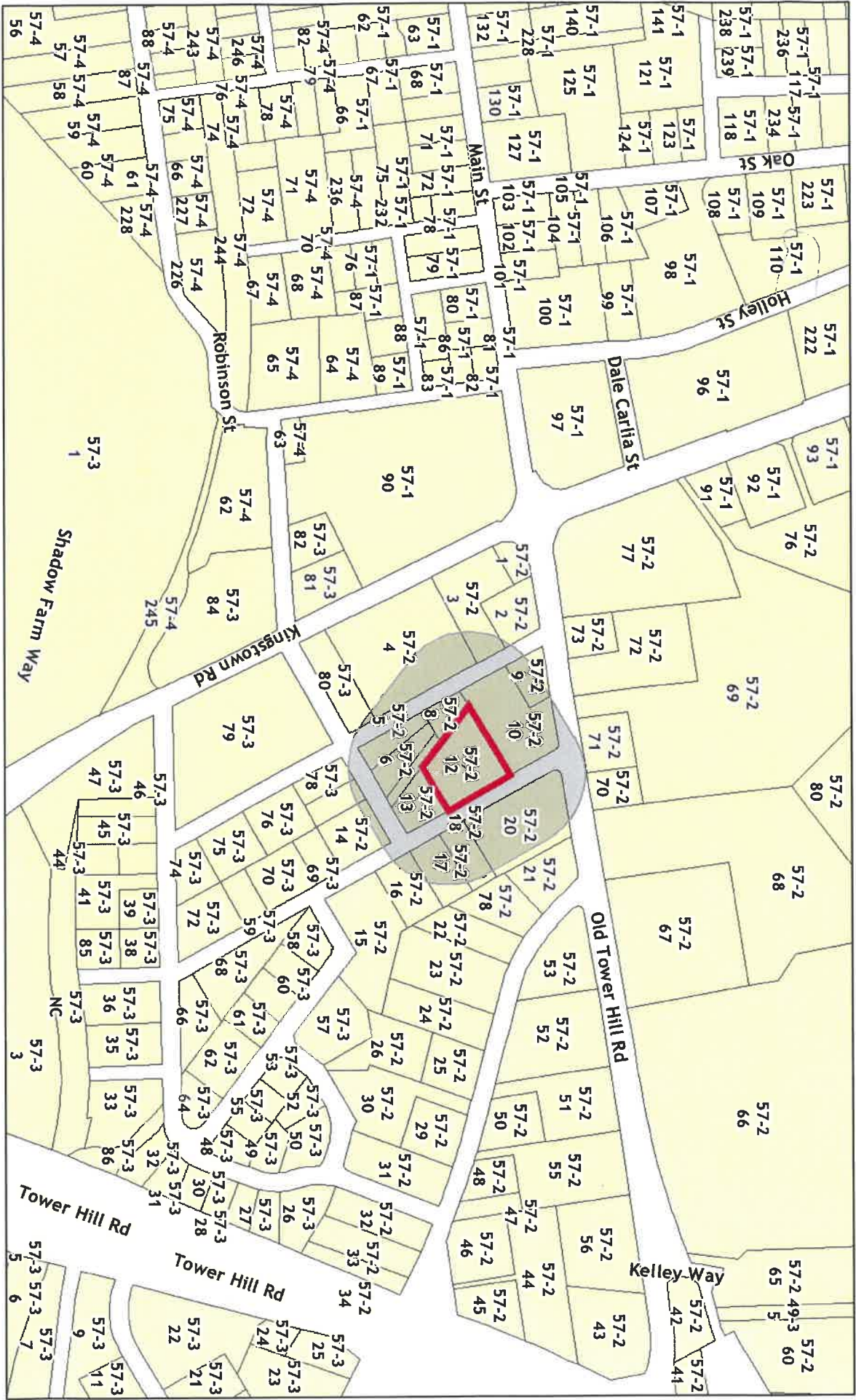
In SOUTH KINGSTOWN ~~2020~~ ²⁰²⁰ on the 7TH day of NOVEMBER, before me personally appeared BRIAN MCLAUGHLIN (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as INDIVIDUAL (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]
Notary Public



My Commission Expires: 10-27-2021

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Washington County, Rhode Island

Horizontal Datum is Rhode Island State
Plane Feet, NAD83.

1 inch = 362 feet



Parcel Boundaries not legally binding for
title or zoning purposes.

The Town of South Kingstown makes no
warranty as to the accuracy, reliability, or
completeness of the information and is not
responsible for any errors or omissions for
results obtained from the use of the
information.

Abutters List 200'

- 57-2, 12 (Subject) 90-92 Pershing Avenue, LLC
1305B Kingstown Road
Wakefield, RI 02879
- 57-2-20 Brian McLaughlin
323 Manley St.
West Bridgewater, MA 02379
- 57-2-10 Joseph Iacofano
PO Box 9262
Providence, RI 02940
- 57-2-9 Narragansett Electric Company
c/o Property Tax Department
40 Sylvan Road
Waltham, MA 02451-2286
- 57-2-2 Narragansett Electric Company
c/o Property Tax Department
40 Sylvan Road
Waltham, MA 02451-2286
- 57-2-3 Maine's I Scream, LLC
77 Oakwoods Drive
Peace Dale, RI 02879
- 57-2-18 George & Elizabeth Geaber
191 Legend Rock Rd.
Wakefield, RI 02879
- 57-2-4 Varor Corporation
77 Oakwoods Dr.
Wakefield, RI 02879-1708
- 57-2-17 Mary Anne Moulton
777 Major Potter Rd.
Warwick, RI 02818
- 57-2-8 Varor Corporation
77 Oakwoods Dr.
Wakefield, RI 02879-1708
- 57-2-13 Justin Zumstein
80 Pershing Ave
Wakefield, RI 02879

57-2-16 Scott Kisilywicz
65 Pershing Ave
Wakefield, RI 02879-3712

57-2-7 Scott Hallberg Trust
57 Edgewood Farm Rd.
Wakefield, RI 02879

57-2-6 Scott Hallberg Trust
57 Edgewood Farm Rd
Wakefield, RI 02879

57-2-5 Galilee Mission, Inc.
268 Kingstown Rd
Narragansett, RI 02882

57-2-14 Kristin & Emily Patterson
PO Box 589
Wakefield, RI 02880

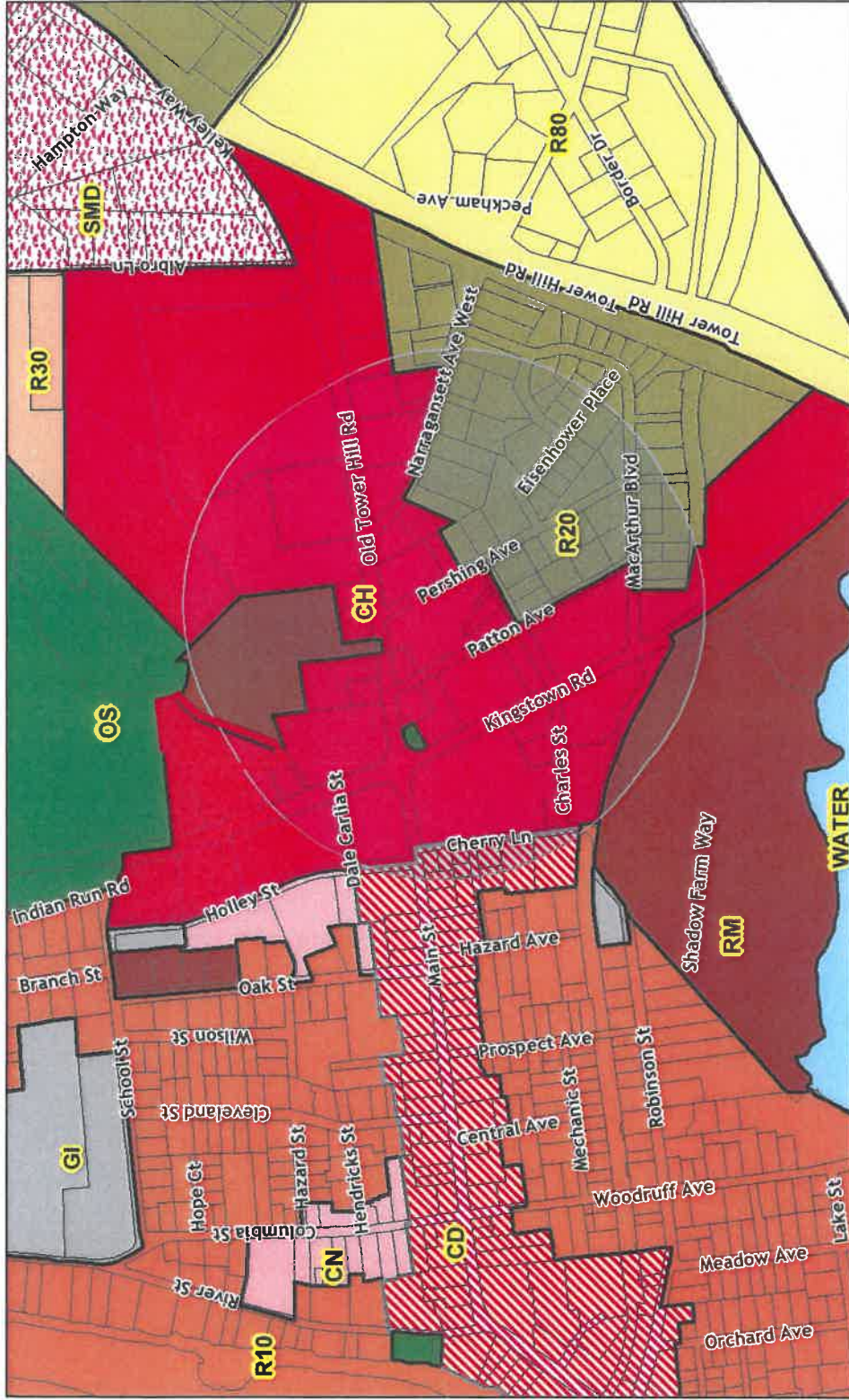
57-3-77 Cynthia Scuncio
16 Arnold St.
Wakefield, RI 02879

57-3-80 Paul & Lynn Straight
2055 South County Trail
West Kingston, RI 02892-1602

57-3-78-1 Carol Browning
43 Patton Avenue 2
Wakefield, RI 02879

57-3-78-2 Carol Browning
43 Patton Avenue
Wakefield, RI 02879

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Parcel Boundaries not legally binding for title or zoning purposes.

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1000ft radius

Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 579 feet



Town of South Kingstown Web GIS

AP	Lot	LOCATION	Owner	Owner	Address	City	Current Use
49-3	1	831 KINGSTOWN ROAD	SOUTH KINGSTOWN, TOWN OF		180 HIGH ST	WAKEFIELD, RI 02879	Town Recreational Fields
57-2	80	ELLIE & ROB REALTY ALBRO LANE	ELLIE & ROB REALTY		PO BOX 283	WAKEFIELD, RI 02880	Vacant Land
57-2	66	160 OLD TOWER HILL ROAD	WAKEFIELD MAUL LLC	CHARLES RIVER TOWERS	151 COOLIDGE AV STE 104	WATERTOWN, MA 02172	Wakefield Mall/Commercial
57-2	66X	140 OLD TOWER HILL ROAD	MCDONALDS CORP (38/8)		PO BOX 182571	COLUMBUS, OH 43218-2571	McDonalds
57-2	76	711 KINGSTOWN ROAD	RSP REALTY, LLC		3205 POST ROAD	WAKEFIELD, RI 02879	Business/Shed
57-2	68-2	OLD TOWER HILL ROAD	BGP TOWER HILL PCU, LLC		ONE CUSTOM HOUSE ST., STE 4	PROVIDENCE, RI 02903	Vacant Land
57-2	68-1	84 OLD TOWER HILL ROAD	BGP TOWER HILL PCU, LLC		ONE CUSTOM HOUSE ST., STE 4	PROVIDENCE, RI 02903	Vacant Land
57-2	68-3	94 OLD TOWER HILL ROAD	BCPSTOR DEVELOPMENT II, LLC		ONE CUSTOM HOUSE ST., STE 4	PROVIDENCE, RI 02903	Cube Smart Storage
57-2	69	681 KINGSTOWN ROAD	INDIAN RUN VILLAGE RH, LLC	ATTN ANN BROWN	44 WASHINGTON ST	WAKEFIELD, RI 02879	Restaurants
57-1	92	703 KINGSTOWN ROAD	703 KINGSTOWN ROAD LLC		59 SCHOOBER DR	WAKEFIELD, RI 02879	Restaurants
57-1	96-2	688 KINGSTOWN ROAD	CGRI WAKEFIELD LLC		1414 ATWOOD AVE	JOHNSTON, RI 02919	Department Store/Benny's
57-1	96-00	682 KINGSTOWN ROAD	HALBERG, SCOTT V		17 ARNOLD ST STE 100	WAKEFIELD, RI 02879	Office Building/Commercial
57-1	96-1	684 KINGSTOWN ROAD	TEMPAS, INC		PO BOX 279	NEWPORT, RI 02840	Strip Mall/Commercial
57-2	67	104 OLD TOWER HILL ROAD	ELLIE & ROB REALTY	TRUST	PO BOX 283	WAKEFIELD, RI 02880	Residential/Single Family
57-2	91	691 KINGSTOWN ROAD	GILARDETTI ROBERT S REVOC		667 KINGSTOWN RD	WAKEFIELD, RI 02879	Vacant Land
57-2	77	667 KINGSTOWN ROAD	COSTANZA REALTY, LLC		667 KINGSTOWN RD	WAKEFIELD, RI 02879	Vacant Land
57-2	77X	4 OLD TOWER HILL ROAD	COSTANZA REALTY, LLC		667 KINGSTOWN RD	WAKEFIELD, RI 02879	Vacant Land
57-2	72	36 OLD TOWER HILL ROAD	ZAKOPANE REAL ESTATE ASSOC INC	C/O LEASE ADMINISTRATION DEPT	375 COMMERCE PARK	NORTH KINGSTOWN, RI 02852	Residential/Single Family
57-2	70X	72 OLD TOWER HILL ROAD	DRAKE PETROLEUM CO INC	C/O GLOBAL PARTNERS LP	15 NORTHEAST INDUSTRIAL RD	BRANFORD, CT 06405	Residential/Single Family
57-2	70	OLD TOWER HILL ROAD	GEABER HOLDINGS INC	C/O MARY GEABER	141 BROOKWOOD RD	WAKEFIELD, RI 02879-2719	Commercial/Storefront/Mixed Use
57-2	71	60 OLD TOWER HILL ROAD	GANSETT GROUP LLC		10 HIGH ST	WAKEFIELD, RI 02879	Residential/Commercial Mixed Use
57-2	55	171 OLD TOWER HILL ROAD	C.L. ENTERPRISES INC	D/B/A HALS GARAGE & AUTO BODY	171 OLD TOWER HILL RD	WAKEFIELD, RI 02879-3736	Commercial/Gas Station
57-1	97	11 MAIN STREET	CVS 2065 RI, LLC	C/O CVS CORPORATION	ONE CVS DRIVE	WAKEFIELD, RI 02885	Commercial/Strip Mall
57-2	51	151 OLD TOWER HILL ROAD	RICHMOND, KENNETH S ETAL		160 KOGOLI WAY	WAKEFIELD, RI 02879	Restaurant/Commercial
57-2	73	26 OLD TOWER HILL ROAD	OTHER LLC		37 VILLAGE PLAZA WAY	N SCITUATE, RI 02857	Bank/Commercial
57-1	100	51 MAIN STREET	S1 MAIN ST LLC		68 SOUTH RD	WAKEFIELD, RI 02879	Office Building/Commercial
57-2	52	133 OLD TOWER HILL ROAD	133 OLD TOWER HILL ROAD LLC		17 ROCK HILL DR	CRANSTON, RI 02920	Office/Retail
57-2	53	121 OLD TOWER HILL ROAD	DLS FAMILY LTD PARTNERSHIP,THE		323 MANLEY ST	WEST BRIDGEWATER, MA 02379	Restaurant/Commercial
57-2	21	91 OLD TOWER HILL ROAD	CHAU, LLC		10 HIGH ST	WAKEFIELD, RI 02879	Strip Mall/Commercial
57-2	20	71 OLD TOWER HILL ROAD	MCLAUGHLIN, BRIAN J		68 SOUTH RD	WAKEFIELD, RI 02879	Vacant Land
57-2	10	49 OLD TOWER HILL ROAD	IACIOFANO, JOSEPH P EST	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM, MA 02451-2286	Residential/Single Family
57-2	9	OLD TOWER HILL ROAD	NARRAGANSETT ELECTRIC CO	PALM, JUANITA T	232 TABLE ROCK RD	WAKEFIELD, RI 02879	Residential/Single Family
57-2	50	68 NARRAGANSETT AVENUE WEST	YIU, SIU BOR & MEI YING	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM, MA 02451-2286	Residential/Single Family
57-2	78	17 NARRAGANSETT AVENUE WEST	PALM, ERIC W		40 SYLVAN RD	WAKEFIELD, RI 02879	Residential/Single Family
57-2	2	19 OLD TOWER HILL ROAD	NARRAGANSETT ELECTRIC CO	C/O PROPERTY TAX DEPT	180 HIGH ST	WAKEFIELD, RI 02879	Industrial/Electrical Distribution
57-2	1	KINGSTOWN ROAD	NARRAGANSETT ELECTRIC CO		40 SYLVAN RD	WAKEFIELD, RI 02879	Vacant Town Land
57-2	22	25 NARRAGANSETT AVENUE WEST	HAMMOND ALVIN F & MARY E	MARILYN K	25 NARRAGANSETT AVENUE WEST	WAKEFIELD, RI 02879	Residential/Single Family
57-2	48	84 NARRAGANSETT AVENUE WEST	MASTROIANNI, ALBERT D &		84 NARRAGANSETT AVE WEST	WAKEFIELD, RI 02879	Residential/Two Family
57-1	90	600A KINGSTOWN ROAD	BELMONT SHOPPERS PARK INC	C/O VINCENT J SIRAVO	68 SOUTH ROAD	WAKEFIELD, RI 02879	Commercial Plaza
57-2	3	621 KINGSTOWN ROAD	MAINE'S 1 SCREAM, LLC		77 OAKWOODS DR	PEACE DALE, RI 02879	Commercial Fast Food
57-2	12	90 PERSHING AVENUE	90-92 PERSHING AVENUE, LLC		1305B KINGSTOWN RD	WAKEFIELD, RI 02879	Strip Mall/Commercial
57-2	23	35 NARRAGANSETT AVENUE WEST	KISLWICZ SCOTT M	BLAFORE JOHN J	65 PERSHING AVE	WAKEFIELD, RI 02879	Residential/Two Family
57-1	82	40 MAIN STREET	LITVIN WILLIAM M &		40 MAIN STREET	WAKEFIELD, RI 02879	Residential/Large Business
57-1	81	44 MAIN STREET	WOTTON GARY J		19 PEACE PIPE TRAIL SOUTH	WAKEFIELD, RI 02879	Commercial/Storefront
57-2	18	83 PERSHING AVENUE	GEABER, GEORGE L DEC OF TRUST	& ELIZABETH A DEC OF TRUST	191 LEGEND ROCK RD	WAKEFIELD, RI 02879	Residential/Single Family
57-2	24	45A NARRAGANSETT AVENUE WEST	ALLAN, DOUGLAS W III &	BARBARA F	45 NARRAGANSETT AVE WEST	WAKEFIELD, RI 02879-1405	Residential/Two Family
57-2	25	57 NARRAGANSETT AVENUE WEST	KENNY, PAUL J & VIRGINIA R		57 NARRAGANSETT AVE WEST	WAKEFIELD, RI 02879-3805	Residential/Single Family
57-2	4	585 KINGSTOWN ROAD	VAOR CORPORATION		77 OAKWOODS DR	WAKEFIELD, RI 02879-1708	Strip Mall/Commercial
57-1	83	9 CHERRY LANE	CAPALBO, BRIAN M IRREVOCABLE	TRUST	108 SHORE RD	WESTERLY, RI 02891	Mixed-use/Residential
57-2	17	75 PERSHING AVENUE	MOULTON MARY ANNE	REVOCABLE TRUST 1997	777 MAJOR POTTER RD	WAKEFIELD, RI 02879-1708	Residential/Single Family
57-2	30	3 CASWELL STREET	KOT VERONIKA M &	THOMPSON ROBERT H	77 OAKWOODS DR	WAKEFIELD, RI 02879-1708	Residential/Single Family
57-2	8	67A NARRAGANSETT AVENUE WEST	VAOR CORPORATION		67B NARRAGANSETT AVE WEST	WAKEFIELD, RI 02879	Residential/Single Family
57-2	29	73 NARRAGANSETT AVENUE WEST	VAOR CORPORATION		77 OAKWOODS DR	WAKEFIELD, RI 02879-1708	Vacant Land
57-1	84	3 CASWELL STREET	TOWLE, ALLEN R & MELISSA Y		3 CASWELL ST	WAKEFIELD, RI 02879-3805	Residential/Single Family
57-2	31	91 NARRAGANSETT AVENUE WEST	DOSSON, ROBERTA LEE	CATHERINE A	91 NARRAGANSETT AVE WEST	WAKEFIELD, RI 02879-3624	Residential/Single Family
57-1	85	11 CASWELL STREET	VANASSE, MATTHEW E &		540D MATUNUCK BEACH RD	WAKEFIELD, RI 02879	Residential/Large Business
57-1	86	21 CASWELL STREET	WON, LISE		21 CASWELL ST	WAKEFIELD, RI 02879-3623	Residential/Single Family
57-2	13	80 PERSHING AVENUE	POTTER, CHARLOTTE V		80 PERSHING AVE	WAKEFIELD, RI 02879	Commercial/Office Apartment
57-2	16	65 PERSHING AVENUE	ZUKWSTEIN, JUSTIN	TRUST 2017	65 PERSHING AV	WAKEFIELD, RI 02879-3712	Residential/Single Family
57-2	7	ARNOLD STREET	KISLWICZ, SCOTT M	TRUST 2017	57 EDGEWOOD FARM RD	WAKEFIELD, RI 02879	Vacant Land
57-2	6	17 ARNOLD STREET	HALBERG SCOTT V		57 EDGEWOOD FARM RD	WAKEFIELD, RI 02879	Commercial/Office

57-2	26	67B NARRAGANSETT AVENUE WEST	THOMPSON, ROBERT H ET UX	KOT VERONIKA M	67B NARRAGANSETT AV WEST	WAKEFIELD, RI 02879	Residential/Single Family
57-2	5	23 ARNOLD STREET	GALLEE MISSION INC		268 KINGSTOWN RD	NARRAGANSETT, RI 02882	Residential/Large Business
57-1	89	4 CASWELL STREET	GEABER, MARY B TRUSTEE		141 BROOKWOOD RD	WAKEFIELD, RI 02879-2719	Residential/Single Family
57-1	88	14 CASWELL STREET	PETTY ABBY		14 CASWELL STREET	WAKEFIELD, RI 02879	Residential/Single Family
57-2	15	55 PERSHING AVENUE	LAUDATI DAVID N	REVOC LIVING TRUST	55 PERSHING AVENUE	WAKEFIELD, RI 02879	Residential/Single Family
57-2	14	60 PERSHING AVENUE	DEPAOLA, CHRISTOPHER R ETUX		PO BOX 589	WAKEFIELD, RI 02880	Residential/Single Family
57-3	64	43A CHERRY LANE	DALEY JOINT REVOCABLE TRUST	CROWNSHIELD, LINDSAY E	133 NORTH RD	PEACE DALE, RI 02883	Residential/Two Family
57-3	57	35 AUDUBON DRIVE	SCUNIO, CNITHA R		4556 ANDOVER WAY UNIT E205	NAPLES, FL 34112	Residential/Single Family
57-3	77	16 ARNOLD STREET	STRAIGHT, PAUL D &	LYNN E. TRUSTEES	16 ARNOLD ST	WAKEFIELD, RI 02879	Residential/Single Family
57-3	80	577 KINGSTOWN ROAD	JPMORGAN CHASE BANK NA		2055 SOUTH COUNTY TRL	WEST KINGSTON, RI 02892-1602	Commercial/Storefront
57-3	81	580 KINGSTOWN ROAD	BROWNING CAROL A		237 PARK AVE 12TH FLR	NEW YORK, NY 10017-3140	Commercial/Pharmacy
57-3	78-2	45 PATTON AVENUE #1	BROWNING, CAROL A		45 PATTON AVENUE	WAKEFIELD, RI 02879	Residential/Condo
57-3	78-1	43 PATTON AVENUE #2	SWEENOR FAMILY REVOCABLE	TRUST 2017	43 PATTON AVENUE 2	WAKEFIELD, RI 02879	Residential/Condo
57-3	82	21 CHARLES STREET	J, CHANG HYUN & KIDWELL,	MICHAEL	21 CHARLES ST	WAKEFIELD, RI 02879	Commercial/Business
57-3	69	50 PERSHING AVENUE	UNITED STATES POSTAL SERVICE		50 PERSHING AVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	79	551 KINGSTOWN ROAD	LOMAX, WILLIAM	FACILITIES SERVICE OFFICE	6 GRIFFIN RD	NORTH WINDSOR, CT 06006-030C	Residential/Single Family
57-3	58	66 EISENHOWER PLACE	TEFFT LINDA L (LL) &		66 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	50	4 AUDUBON DRIVE	WEBSTER HEATHER LOUISE	TEFFT FAMILY REVOC TRST	4 AUDUBON DRIVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	52	20 AUDUBON DRIVE	55 CHERRY LANE LLC		20 AUDUBON DRIVE	WAKEFIELD, RI 02879	Residential/Single Family
57-4	65	55 CHERRY LANE	LINDSTROM ROBERT L		10 HIGH STREET	WAKEFIELD, RI 02879	Residential/Single Family
57-3	59	52 EISENHOWER PLACE	COTTRILL, MARY & GARY	FACILITIES SERVICE OFFICE	52 EISENHOWER PLACE	WAKEFIELD, RI 02879	Commercial/Medical Office
57-3	70	38 PERSHING AVENUE	UNITED STATES POSTAL SERVICE		38 PERSHING AVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	76	PATTON AVENUE	SPINELLA, PETER C & ALLISON J		6 GRIFIN RD	NORTH WINDSOR, CT 06006-030C	Residential/Single Family
57-3	68	13 PERSHING AVENUE	WEBSTER BRADLEY J REVOC	LIVING TRUST	13 PERSHING AVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	53	27 EISENHOWER PLACE	BELMONT SHOPPERS PARK INC	C/O VINCENT J SIRAVO	27 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	63	56 CHERRY LANE	TERAN FERGISSON, ADRIANA		68 SOUTH ROAD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	60	44 EISENHOWER PLACE	GREENE, KEITH ET UX MARIA		44 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	49	140 MACARTHUR BOULEVARD	LAMB SHIRLEY L		140 MACARTHUR BLVD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	54	21 EISENHOWER PLACE	SMITH IRENE (LL)	ET AUS	57 BRIGHT VIEW CT APT 2226	WAKEFIELD, RI 02879	Residential/Single Family
57-3	61	38 EISENHOWER PLACE	PICERNE COMMERCIAL POOL	LLC	38 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	84	532 KINGSTOWN ROAD	BELMONT SHOPPERS PARK INC	C/O VINCENT J SIRAVO	75 LAMBERT LIND HWY	WARWICK, RI 02886	Commercial/Strip Mall
57-4	62	40 CHARLES STREET	SEBASTIAN, MARGARET J		68 SOUTH ROAD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	55	13 EISENHOWER PLACE	LEES, NICOLE & KROLL, JASON		13 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	71	24 PERSHING AVENUE	HASKINS, ALAN L		24 PERSHING AVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	75	11 PATTON AVENUE	RIVAS, OSCAR & CAMARENA,	MARIA	11 PATTON AVE	WAKEFIELD, RI 02879	Residential/Single Family
57-3	62	22 EISENHOWER PLACE	STATE OF RI DOT	KINGSTON TRAIN STATION	22 EISENHOWER PLACE	WAKEFIELD, RI 02879	Residential/Single Family
57-4	244	PROSPECT AVENUE	ALLEN AUSTIN G & JILL N		2 CARITOL HILL RM 317	PROVIDENCE, RI 02903	Vacant Land/RI DOT
57-4	245	CHEERY LANE	LYONS SCOTT &		60 MACARTHUR BLVD	PROVIDENCE, RI 02903	Vacant Land/RI DOT
57-3	72	60 MACARTHUR BOULEVARD	HOLBROOK, STEVEN G ET UX	DONNA L	86 MACARTHUR BOULEVARD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	64	104 MACARTHUR BOULEVARD	SWAIN PETER M &	PAULETTE	44 MACARTHUR BOULEVARD	WAKEFIELD, RI 02879-3734	Residential/Single Family
57-3	66	86 MACARTHUR BOULEVARD	FAHEY BARBARA T REVOC	CLAUDIA E	26 SHADOW FARM WAY	WAKEFIELD, RI 02879	Residential/Single Family
57-3	74	44 MACARTHUR BOULEVARD	BORCHARDT, JEAN LITWIN	LIVING TRUST	446 POST ROAD	WAKEFIELD, RI 02879	Condo
57-3	1-26	26 SHADOW FARM WAY	EDDY, MARY S TRUSTEE	TRUST 2008	C/O JON LITWIN	SAUNDERSTOWN, RI 02874	Condo
57-3	1-33	33 SHADOW FARM WAY	DEINES HELEN LIVING	TRUST AGREEMENT	37 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-54	54 SHADOW FARM WAY	LEWIS, CORNELIA		100 MIDWAY RD STE 16	WAKEFIELD, RI 02879	Condo
57-3	1-37	37 SHADOW FARM WAY	NOONAN, ARTHUR T, III	2019 REVOCABLE TRUST	458 B POST RD	CRANSTON, RI 02920	Condo
57-3	1-36	36 SHADOW FARM WAY	NOONAN, ARTHUR T, III	2019 REVOCABLE TRUST	125 BROAD MEADOW ROAD	NEEDHAM, MA 02492	Condo
57-3	1-45	45 SHADOW FARM WAY	SULLIVAN, KEVIN A ET UX	2019 REVOCABLE TRUST	15 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-58	58 SHADOW FARM WAY	PILLSBURY, ROBERT W &	SULLIVAN, MELISSA R	125 BROAD MEADOW RD	NEEDHAM, MA 02492	Condo
57-3	1-15	15 SHADOW FARM WAY	WHITE, MARISA P	GREEN, YASMINE M	179 MULBERRY DRIVE	WAKEFIELD, RI 02879	Condo
57-3	1-27	27 SHADOW FARM WAY	OSGROVE, JAMES F JR	TRUST	PO BOX 5328	WAKEFIELD, RI 02879	Condo
57-3	1-23	23 SHADOW FARM WAY	BORDEN ELLEN S REVOC		55 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-10	10 SHADOW FARM WAY	THATCHER, MELISSA O	TRUST	6001 PELICAN BAY BLVD #401	NAPLES, FL 34108	Condo
57-3	1-55	55 SHADOW FARM WAY	PRINCETON PROPERTIES	2008 REVOC TRST	492 CHRISTOPHER DR	PRINCETON, NJ 08540	Condo
57-3	1-41	41 SHADOW FARM WAY	URCIOLI JOHN (L) &	SF LLC	7 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-18	18 SHADOW FARM WAY	LISTIANO LANCE	CARPENTER, ANN (LL)	8 CULLEN GIRLCE	ANDOVER, MA 01810	Condo
57-3	1-30	30 SHADOW FARM WAY			492 CHRISTOPHER DR	PRINCETON, NJ 08540	Condo
57-3	1-7	7 SHADOW FARM WAY			50 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-19	19 SHADOW FARM WAY			4 ILE DUVERE	DEVON, PA 19333	Condo
57-3	1-50	50 SHADOW FARM WAY					
57-3	1-53	53 SHADOW FARM WAY					

57-3	1-56	56 SHADOW FARM WAY	LILLIBRIDGE RANDY S &	HEATHER M	56 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-2	2 SHADOW FARM WAY	MACKINNEY INVESTMENTS		2 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-25	25 SHADOW FARM WAY	ROURKE, JOHN J & FERNA R		25 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-49	49 SHADOW FARM WAY	GLARDETTI ROBERT S REVOC TRST		691 KINGSTOWN RD	WAKEFIELD, RI 02879	Condo
57-3	1-1	1 SHADOW FARM WAY	CHAMORRO, JAMIE ERNESTO &	MARY F	1 SHADOW FARM WAY UNIT 1	WAKEFIELD, RI 02879	Condo
57-3	1-38	38 SHADOW FARM WAY	FISHKIND DOUGLAS &	MARGARET	38 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-14	14 SHADOW FARM WAY	DENELLE SANDRA F TRUSTEE				Condo
57-3	1-32	32 SHADOW FARM WAY	ROBIDOUX, ARTHUR A &	MAUREEN A	55 CLIFF DR	NARRAGANSETT, RI 02882	Condo
57-3	1-40	40 SHADOW FARM WAY	NEWSTEAD, GRAHAM J			SOUTH KINGSTOWN, RI 02879	Condo
57-3	1-3	3 SHADOW FARM WAY	WALBERG, MILLTON A & JUNE M			WAKEFIELD, RI 02879	Condo
57-3	1-22	22 SHADOW FARM WAY	STRUCK MARY D	REVOC TRUST	40 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-39	39 SHADOW FARM WAY	MAHONEY CLAIRE M	RESIDUARY TRUST	3 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-28	28 SHADOW FARM WAY	SAMMARTINO, CAROLE L		22 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-11	11 SHADOW FARM WAY	LAPONTE GREGORY &	HEIDTMAN KEELY	29 MIDDLEBERRY LN	WAKEFIELD, RI 02879	Condo
57-3	1-57	57 SHADOW FARM WAY	MAY, MONICA HICKEY &	CATHERINE MARGARET	11 SHADOW FARM WAY	EAST GREENWICH, RI 02818	Condo
57-3	1-9	9 SHADOW FARM WAY	SLATER, JACQUELINE		57 SHADOW FARM WAY	WAKEFIELD, RI 02879-3630	Condo
57-3	1-34	34 SHADOW FARM WAY	SLATER, JACQUELINE		9 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-8	8 SHADOW FARM WAY	GEORGE, MYRNA C		9 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-13	13 SHADOW FARM WAY	ROBERTS, CATHERINE MORA		8 SHADOW FARM WAY	WAKEFIELD, RI 02879-3631	Condo
57-3	1-35	35 SHADOW FARM WAY	PERROLLE MARGDA H	IRREVOC TRST AGREE	35 SUMMER STREET	MANCHESTER, MA 01944	Condo
57-3	1-48	48 SHADOW FARM WAY	WEGIMONT, DOBOTHY A & COLLEEN		35 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-4	4 SHADOW FARM WAY	RICE EUGENE T		48 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-46	46 SHADOW FARM WAY	GRIFFIN JENNIFER TRUST AGRMT		4 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-24	24 SHADOW FARM WAY	CHIDAKEL, DAVID W & MANNING,	SUSAN L	46 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-59	59 SHADOW FARM WAY	MELMED USA D		24 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-52	52 SHADOW FARM WAY	MCCENEANEY, SCOTT W		59 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-6	6 SHADOW FARM WAY	SLATER, JACQUELINE R		52 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-47	47 SHADOW FARM WAY	GERSTENBLATT, JUDITH		9 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-44	44 SHADOW FARM WAY	ASHTON, KATHRYN A TRUST-2006		410 EAST 74TH ST APT 6H	NEW YORK, NY 10021	Condo
57-3	1-12	12 SHADOW FARM WAY	HAYTON JOHN J REVOC	INTENVIVOS TRST AGREEMENT	69 CRICKET DRIVE	STURBRIDGE, MA 01566	Condo
57-3	1-16	16 SHADOW FARM WAY	BLUME, SUSAN L		100 SHADOW FARM WAY UNIT 12	WAKEFIELD, RI 02879	Condo
57-3	1-5	5 SHADOW FARM WAY	ROSENTHAL SHIRLEE R IRREVOC	REAL ESTATE TRST 2014	16 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-51	51 SHADOW FARM WAY	KING, DEBORAH VERRY		8122 GOLDEN VALLEY RD	GOLDEN VALLEY, MN 55427	Condo
57-3	1-42	42 SHADOW FARM WAY	BURKE PATRICK J &	KATHLEEN M	51 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-60	60 SHADOW FARM WAY	DAVIA, ANDREA ETUX SUSAN E		42 SHADOW FARM	WAKEFIELD, RI 02879	Condo
57-3	1-17	17 SHADOW FARM WAY	VAN NESS SUSAN		60 SHADOW FARM WAY	WAKEFIELD, RI 02879-3631	Condo
57-3	1-29	29 SHADOW FARM WAY	MURPHY JOHN A	TRUST 1996	17 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-20	20 SHADOW FARM WAY	ALCHEMIE INVESTMENTS LLC		29 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	1-31	31 SHADOW FARM WAY	MCDERMOTT EMILY H QUINN		899C MINISTERIAL RD	WAKEFIELD, RI 02879	Condo
57-3	1-43	43 SHADOW FARM WAY	BURROWS, FRANCES M TRUSTEE		73 LOCUST HILL RD	WAKEFIELD, RI 02879	Condo
57-3	35	89 MACARTHUR BOULEVARD	BURLACU KATILYN		43 SHADOW FARM WAY	WAKEFIELD, RI 02879	Condo
57-3	36	81 MACARTHUR BOULEVARD	PEARCE, DANIEL C & RENEE R		89 MACARTHUR BOULEVARD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	38	65 MACARTHUR BOULEVARD	970 MAIN STREET REALTY LLC		81 MACARTHUR BLVD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	39	57 MACARTHUR BOULEVARD	TRUDEL CHERYL		970 MAIN ST	WEST WARWICK, RI 02893	Residential/Single Family
57-3	41	47 MACARTHUR BOULEVARD	MANDEL MARTIN J	IRREVOC TRUST	57 MACARTHUR BLVD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	43	39 MACARTHUR BOULEVARD	WILSON, ELIZABETH M TRUSTEE		47 MACARTHUR BOULEVARD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	45	31 MACARTHUR BOULEVARD	SIRAYO, DENISE A		39 MACARTHUR BLVD	WAKEFIELD, RI 02879	Residential/Single Family
57-3	46	25 MACARTHUR BOULEVARD	SIRAYO, DENISE		PO BOX 552	NARRAGANSETT, RI 02882	Residential/Single Family
57-3	47	515 KINGSTOWN ROAD	108 HOUSE INC		PO BOX 552	NARRAGANSETT, RI 02882	Residential/Commercial
57-3	85	71 MACARTHUR BOULEVARD	MAHER, LYNN M		71 MACARTHUR BOULEVARD	WAKEFIELD, RI 02879-3720	Residential/Single Family
57-3	44	45 MACARTHUR BOULEVARD	PERRY, SHAWN B, SR		45 MACARTHUR BLVD	WAKEFIELD, RI 02879	Residential/Single Family

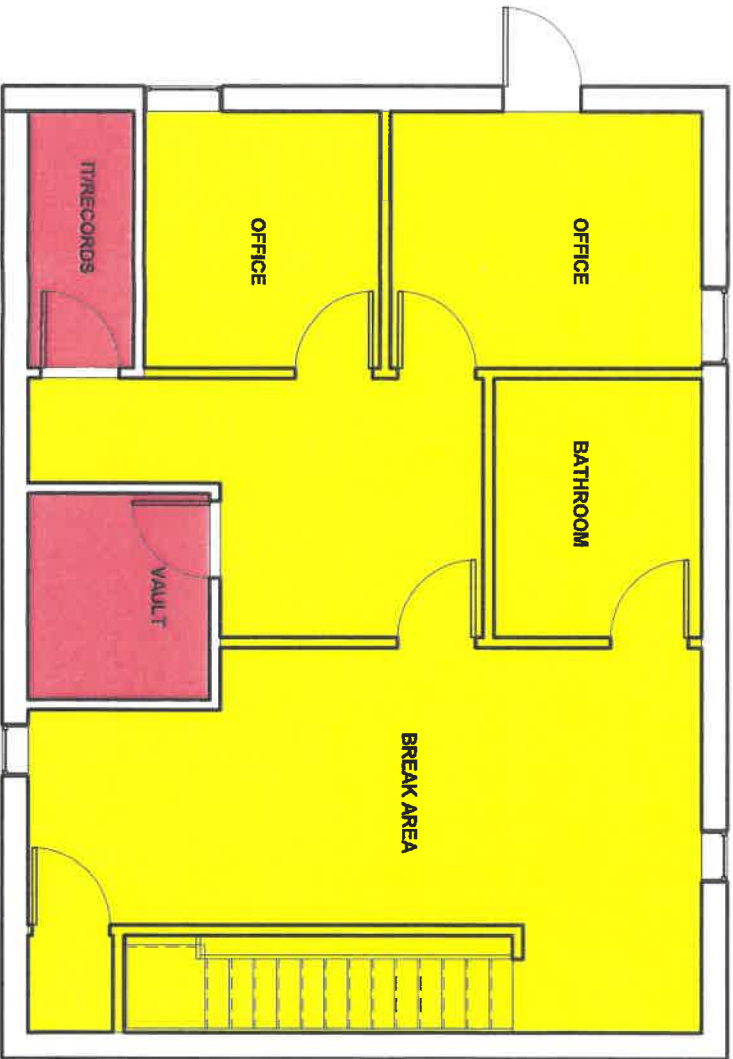
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PROGRAM LEGEND	
	Restricted Patient Access Only
	Restricted Access Only
	Limited Access Area
	Public Access











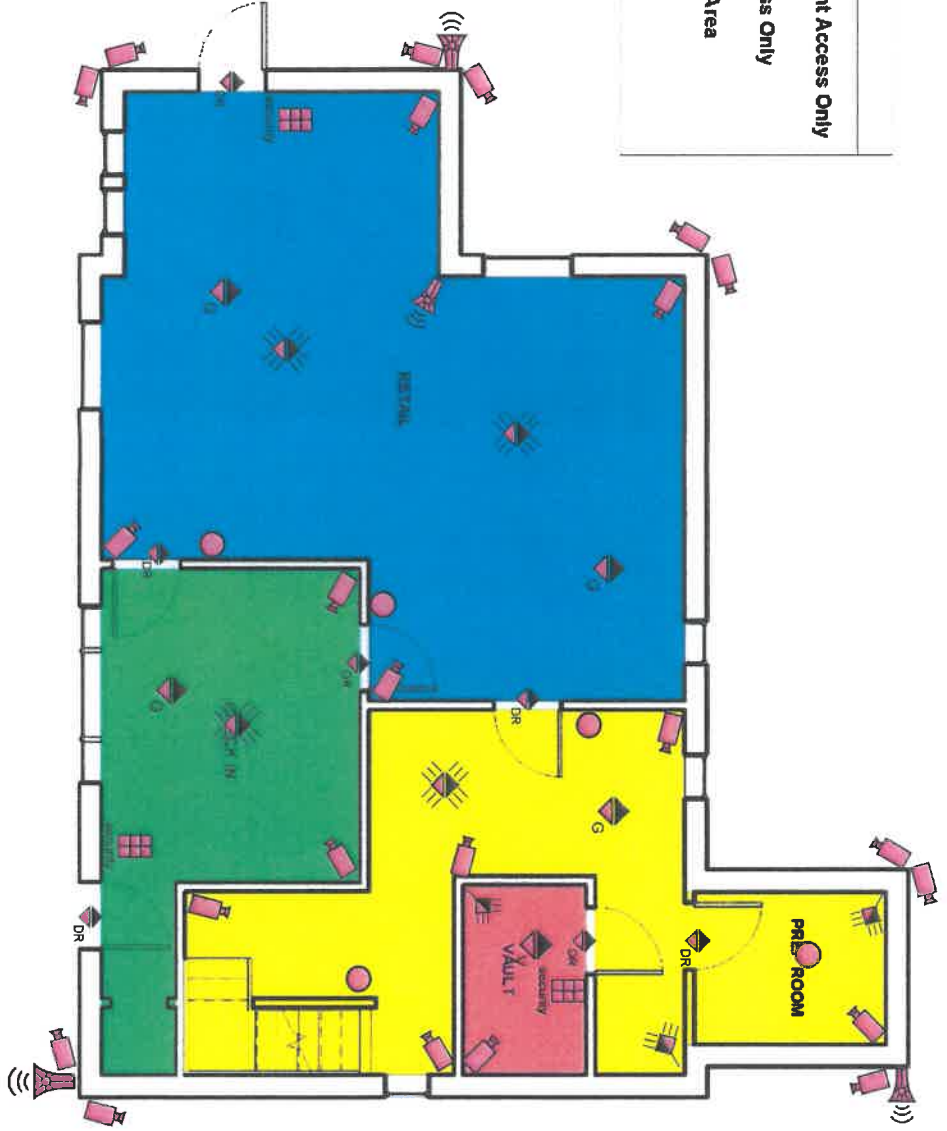
PROGRAM LEGEND	
	Restricted Patient Access Only
	Restricted Access Only
	Limited Access Area
	Public Access









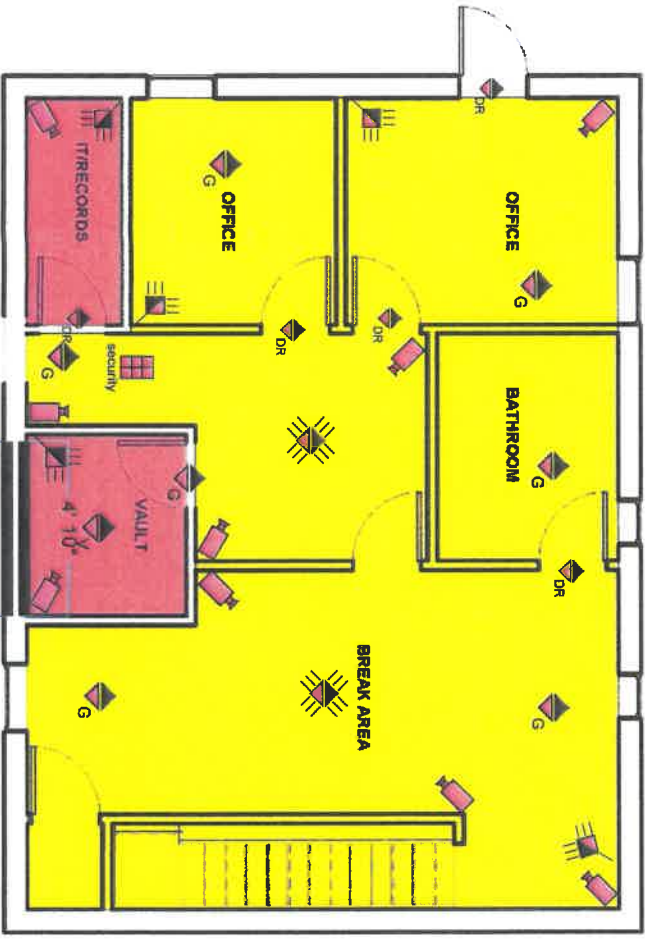
Security Equipment Legend

	Camera
	Alarm Key Pad
	Horn/Strobe
	Duress Button
	Directional Motion
	360 Motion
	Door Contact
	Glass Break



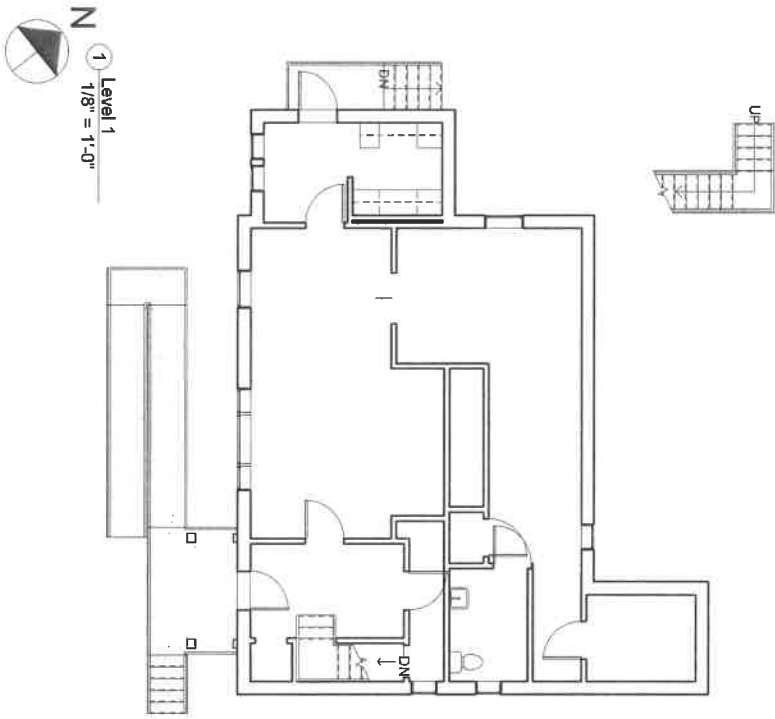
PROGRAM LEGEND

-  Restricted Patient Access Only
-  Restricted Access Only
-  Limited Access Area
-  Public Access

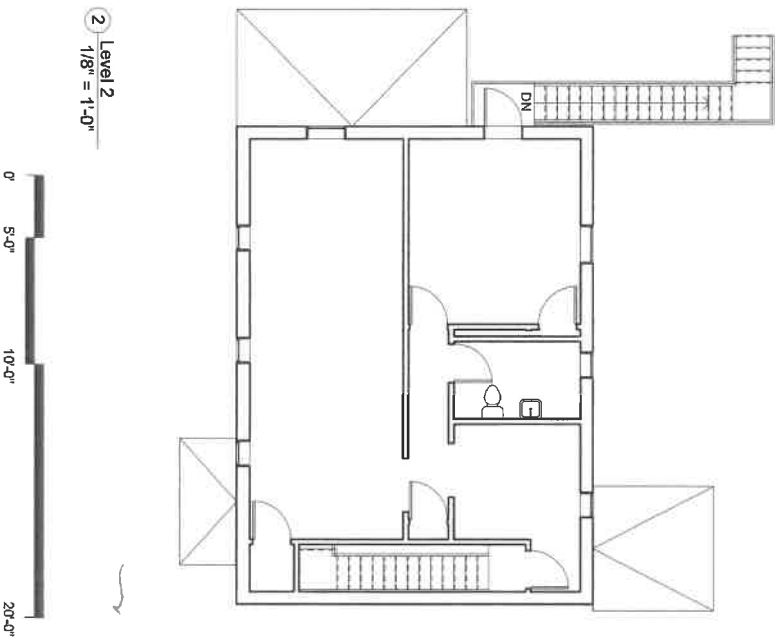


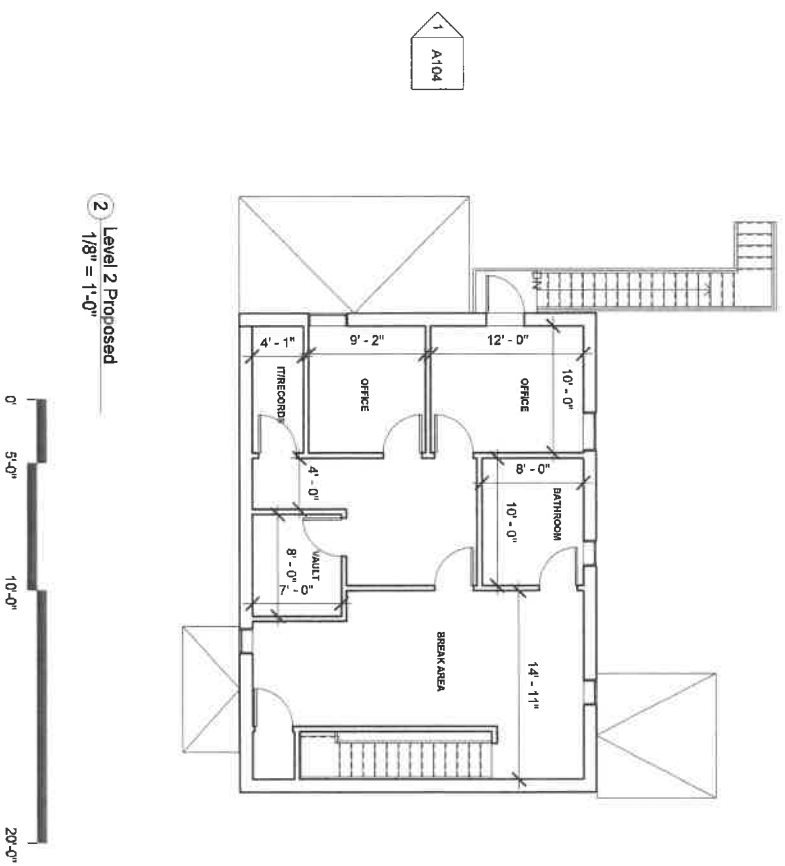
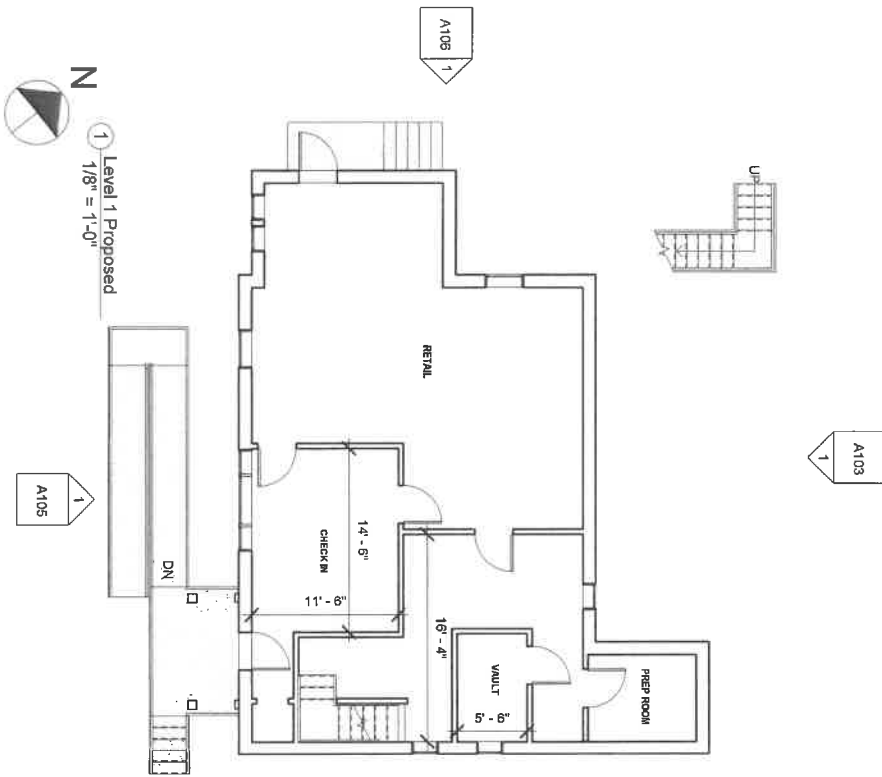
4' 10"

1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"





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November 11, 2020

Mr. Ben Herbst
Plant Based Compassionate Care, Inc.
91 Pershing Street
South Kingstown, RI 02879

Re: **Plant Based Compassionate Care, Inc. – TIA**
South Kingstown, Rhode Island
Pare Project No.: 20179.00

Dear Mr. Herbst:

Per your request, Pare Corporation (Pare) has completed a preliminary investigation into the potential impact on the traffic conditions on the surrounding roadway network due to a proposed medical marijuana compassion center to be located at 91 Pershing Avenue in South Kingstown, RI. The project site is to have a dedicated access off Pershing Avenue. At the abutting connecting commercial building at 71 Old Tower Hill Road, two other driveways exist, one on Pershing Avenue and one on Old Tower Road.

Existing/Proposed Conditions

The proposed site is to be located within a building that supported office space located at 91 Pershing Avenue, on Assessors Plat 57-2, Assessors Lot 20, Also on the lot is 71 Old Tower Hill Road, a commercial strip mall that consists of a variety of businesses including a sandwich shop, a nails saloon and a convenience store. The surrounding area consists mainly of commercial uses and some residential uses. The proposed building will be located on Pershing Avenue, approximately 245 feet south of Old Tower Hill Road. Pershing Avenue is on the south side of Old Tower Hill and is approximately 630 feet east of the Old Tower Hill Road/Kingstown Road (Route 108) signalized intersection and 1,800 feet west of the Route 1 Interchange at Old Tower Hill Road.

The project site is to be accessed by one shared driveway by the facility and the abutting commercial building at 71 Old Tower Hill Rod. Two other driveways to 71 Old Tower Hill Road, one on Pershing Avenue and one on Old Tower Road, could also provide access to the 91 Pershing Avenue property or the parking available on the 71 Old Tower Hill Road property.

The area of the proposed building for development is 2,226 square feet. Of that 1,218 square feet will be used for the dispensary and the remaining approximate 1,000 square feet will be used for office use. On the site at 91 Pershing Avenue, there will be 20 parking spots designated in front of the building, The applicant will also have access to share with the landlord at 71 Old Tower Hill Road the other 32 spaces on that lot.





The following is a brief description of the significant roadways and intersections in the project area:

Roadways

Old Tower Hill Road: Old Tower Hill Road is a principal arterial and is owned and maintained by the Rhode Island Department of Transportation (RIDOT). In the vicinity of Pershing Avenue, Old Tower Hill Road runs in the east/west direction and has an approximate 51-foot paved width with 11-foot travel lanes in each direction, a 13-foot center two-way left turn lane, 5-foot bike lanes with 3-foot bike path buffers in each direction and granite curb and 5-foot concrete sidewalks on both sides of the roadway. Within the study area, Old Tower Hill Road's posted speed limit is 25 miles per hour.

Pershing Avenue: Pershing Avenue is a local street. The roadway runs in a north/south direction and has an approximate unstriped curb-to-curb 23-foot pavement width with concrete curb and concrete sidewalks on both sides. There is a posted speed limit of 25 mph along Pershing Avenue. Trucks are restricted from travelling on Pershing Avenue. There were no signed parking restrictions observed along the roadway, but it should be noted that no vehicles were parked on the roadway.

Intersections

Old Tower Hill Road/Main Street/Kingstown Road (Route 108): The intersection of Old Tower Hill Road/Main Street/Kingstown Road forms a four-legged signalized intersection. Kingstown Road forms the north and south legs, Main Street forms the west leg and Old Tower Hill Road forms the east leg. The north leg of Kingstown Road consists of two 12-foot travel lanes in the northbound direction and two 11-foot travel lanes, one dedicated for thru movements and the other being a shared thru/right turn lane, and a dedicated 12-foot left turn lane in the southbound direction. The south leg of Kingstown Road consists of two 12-foot travel lanes in the southbound direction and a 12-foot dedicated left turn lane, a dedicated 12-foot thru lane and a 12-foot shared right turn/thru lane. Concrete curb and sidewalks are on both approaches.

The east leg of Old Tower Hill Road consists of two 11-foot lanes heading eastbound and an 11-foot left turn lane, an 11-foot thru lane and a 11-foot shared right turn /bike lane. Curbing and concrete sidewalk are on both sides of the roadway.

The west leg of Main Street consists of a one 11-foot lane heading towards downtown Wakefield, and an 11-foot dedicated left turn lane, an 11-foot dedicated thru lane and an 11-foot shared thru/right turn lane. Curbing and concrete sidewalk are on both sides of the roadway.

Crosswalks exist at each leg of the intersection.

Old Tower Hill Road/Pershing Avenue: The intersection of Old Tower Hill Road/Pershing Avenue forms a three-legged unsignalized intersection. Old Tower Hill Road forms the east and west legs and Pershing Avenue forms the south leg. Descriptions of the cross-sections of Old Tower Hill Road and Pershing Avenue are described above. There is a crosswalk across Pershing Avenue. Pershing Avenue is a stop-controlled movement, with a recently installed stop sign and stop bar.



Mr. Ben Herbst

(3)

November 11, 2020

Old Tower Hill Road/Wakefield Mall Signalized Intersection: The intersection of Old Tower Hill Road/Wakefield Mall Driveway forms a three-legged signalized intersection. Old Tower Hill Road runs in the east/west direction, The west leg has an 11-foot travel lane with a 5-foot bike lane and a 3-foot bike path buffer heading westbound and a 11-foot dedicated left turn lane and an 11-foot thru lane with a 5-foot bike lane with a 3-foot bike path buffer heading eastbound.

Old Tower Hill Road east leg has an 11-foot thru travel lane, a 5-foot bike lane and an 11-foot right turn lane heading westbound and a 11-foot thru lane with a 5-foot bike lane heading eastbound. A median island separates the eastbound and westbound movements.

The mall entrance has an approximate 16-foot wide entrance drive into the site and a 12-foot wide left turn lane and a 12-foot wide right turn lane exiting the site.

Data Collection

A field review of the study area was conducted with geometric measurements and other field observations recorded at the significant intersections in the vicinity of the project site. The information obtained was used in the understanding of the operations of the study area intersections.

Accident data for the roads and intersections in the vicinity of Pershing Avenue on Old Tower Hill Road have been obtained from a recent Road Safety Audit performed within the corridor.

Traffic counts performed for the Old Tower Hill Road Reconstruction Project are available. These counts reflect pre-COVID conditions.

Trip Generation

Trip generation for the proposed development was completed using the industry standard *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition*. The Trip Generation Manual provides traffic generation information for various land uses compiled from studies conducted by members nationwide. The proposed development trips were calculated using Land Use Code (LUC) 882: Marijuana Dispensary for a 1,218 square foot use within the existing building. For this particular use, the sites were surveyed in the 2010s in Colorado and Oregon. Also, Land Use Code 712(Small Office Building) was used to generate trips for the office space within the building.

The proposed development is anticipated to have operating hours of 10:00 a.m. to 7:00 p.m. Monday thru Friday; 11:00 a.m. to 8:00 p.m. on Saturday; and 11:00 a.m. to 4:00 p.m. on Sunday. It is anticipated that there will be a maximum of 10 employees on-site and that there will be a maximum of 8 registers being operated within the facility during maximum capacity. Typically, it is anticipated that 6 registrations will be in operation and 8 employees will be working.

A summary of the trips generated from the ITE Trip Generation Manual for the proposed development is provided in Table 1 below. Since the site will not be open during the morning peak hour, trips for the afternoon peak hour and Saturday peak hour are provided. The estimated trip generation is anticipated to generate on



average of less than one trip every four minutes to the site during the weekday afternoon peak hour and less than one trip every two minutes during the Saturday peak hour.

Table 1: Trip Generation Summary-Vehicle Trips Generated During Each Peak Hour

Land Use		Weekday, PM Peak Hour of Adjacent Street Traffic	Saturday, Peak Hour of Generator
LUC 882-Marijuana Dispensary (1,218 square feet)	Entering	13	23
	Exiting	<u>13</u>	<u>23</u>
	TOTAL	26	46
LUC 712-Small Office (1,000 square feet)	Entering	1	0
	Exiting	<u>1</u>	<u>0</u>
	TOTAL	2	0
TOTAL	Entering	14	23
	Exiting	<u>14</u>	<u>23</u>
	TOTAL	28	46

Traffic Safety Analysis

As part of our safety analysis, we obtained crash data for the Pershing Avenue/Old Tower Hill Road intersection for a recent three year period from a recent Road Safety Audit performed by RIDOT. The following is a summary of crashes obtained:

Table 2: 3-Year Crash Data

Date	Day of the Week	Time	At Street	Direction	Location	Distance from Ref. Intersection (ft)	Lighting	Weather	Crash Type	Collision with	Severity	Emphasis Area
2/25/14	Tuesday	11:29 AM	Pershing Avenue	EB	Intersection	50	Daylight	Clear	Sideswipe - Same Direction	Vehicle-Vehicle	Injury	Intersection
7/16/15	Thursday	9:33 AM	Pershing Avenue	EB	Intersection	0	Daylight	Clear	Angle	Vehicle-Vehicle	Injury	Intersection
10/31/15	Saturday	9:10 AM	Pershing Avenue	EB	Intersection	0	Daylight	Clear	Collision with Roadside Object	Vehicle-Fixed Object	Property	Roadway Departure
1/16/16	Saturday	1:16 PM	Pershing Avenue	WB	Intersection	50	Daylight	Clear	Angle	Vehicle-Vehicle	Property	Intersection
3/30/16	Wednesday	4:10 PM	Pershing Avenue	WB	Intersection	0	Daylight	Clear	Angle	Vehicle-Vehicle	Property	Intersection
4/24/16	Sunday	8:32 PM	Pershing Avenue	WB	Intersection	50	Dark - Lighted	Clear	Head on	Vehicle-Vehicle	Injury	Intersection
4/25/16	Monday	9:38 AM	Pershing Avenue	WB	Intersection	100	Daylight	Clear	Angle	Vehicle-Vehicle	Property	Intersection
8/13/16	Saturday	10:29 AM	Pershing Avenue	EB	Intersection	20	Daylight	Cloudy	Angle	Vehicle-Vehicle	Injury	Intersection
9/15/16	Thursday	3:10 PM	Pershing Avenue	EB	Intersection	100	Daylight	Clear	Angle	Vehicle-Vehicle	Property	Intersection



Based on the data obtained, there was an average of three crashes per year in the vicinity of the Pershing Avenue intersection. Three of the accidents were at the intersection itself. The other six were in the vicinity of the intersection., most likely at one of the adjacent business driveways. Four of the crashes resulted in a reported injury while the remainder were property damage only. With the recent improvements being completed on Old Tower Hill Road and making this stretch of roadway more pedestrian/bicycle safe, we would anticipate that there should be a further reduction in crashes.

Also, as part of our safety analysis, a sight distance analysis was performed at the location of the proposed site driveway and at the intersection of Pershing Avenue/Old Tower Hill Road. Sight distance measurements obtained included both stopping sight distance (SSD) and intersection sight distance (ISD). SSD is the distance required for a vehicle traveling at the design speed of the roadway to come to a complete stop. It includes both the distance traversed during the driver’s brake reaction time and the distance to decelerate the vehicle to a stop. ISD is the distance required by a driver entering or crossing an intersecting roadway to perceive an on-coming vehicle and safely complete a turning or crossing maneuver.

Based on our field review, the posted speed limit of Old Tower Hill Road is 25 mph. The sight distance analyses was based on a 30-mph design speed in this stretch of roadway based on observations and the fact that the signalized intersections on both sides of this intersection positively affected travel speeds in this area.

According to the American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy on the Geometric Design of Highways and Streets, Sixth Edition 2011*, the minimum safe stopping sight distance for a 30-mph design speed is 200 feet. The minimum intersection sight distance for left-turning vehicles from a minor street is 335 feet for a design speed of 30-mph. A summary of the sight distances available for the proposed Pershing Avenue at Old Tower Hill Road intersection can be seen in Table 3.

Table 3: Stafford Court/Slater Road Sight Distance Summary

		Required SSD (ft) 30 MPH	Measured SSD (ft)	Required ISD (ft) 30 MPH	Measured ISD (ft)
Pershing Avenue at Old Tower Hill Road	To the West	200	600	280	350
	To the East	200	1,000	280	1,000

SSD – Stopping Sight Distance
ISD – Intersection Sight Distance

Because of the straight tangent that Old Tower Hill Road is on, sight distance left and right out of Pershing Avenue is very good. Therefore, we are of the opinion that the sight distance is met and there should be no safety issues.



Parking

The proposed site is anticipated to provide 20 parking spaces on-site with use of 32 spaces on the adjacent lot for overflow and employee parking if needed. Based on a parking study performed at some Massachusetts sites, the following was noted:

- The average time that a customer spends inside a retail cannabis facility is between 5 and 10 minutes, which includes passing through the security area, time spent viewing products and checkout.
- Customers spend less than 5 minutes at the point of sale (register) on average.
- The estimated customer demand rate ranged from 20-60 customers per hour.
- Facilities with more points of sale are able to handle larger customer demand rates.

Assumptions have also been made regarding parking:

- On average, a customer will spend 15 minutes at the facility (5-10 minutes in the retail facility and 5 minutes in the parking lot), assuming that they do not have to wait in line.
- A single point of sale can accommodate 12 customers per hour.
- Due to the expansion of these types of facilities in Rhode Island, customer demand at each location will decrease.

Based on the observations and assumptions, it is anticipated that a maximum customer parking demand for the potential customer demand (assumed 23 customers during a Saturday peak hour), will require 7 spaces. Using the ITE Parking Generation, it is estimated that 16 spaces are desired for this size marijuana dispensary facility (12.53 spaces per 1,000 square feet) and 3 spaces are desired for the office space. The total parking demand based on ITE Parking Generation is 19 spaces.

Additionally the Zoning Ordinance (Sec 711) requires one space for every 350 s.f. of Gross Leased Floor Area resulting in 7 spaces. Based on the information gathered and analyzed, Pare is of the opinion that the on-site parking will be sufficient for the proposed use.

Capacity Analysis

Based on recent counts performed for the Old Tower Hill Road Reconstruction Project, the afternoon peak hour volume on Old Tower Hill Road is approximately 625 vehicles per hour in each direction. With Pershing Avenue being between two signalized intersections: Old Tower Hill Road/Kingstown Road and Old Tower Hill Road/Mall entrance, gaps in the traffic stream will occur which will benefit vehicles pulling out from Pershing Avenue and the site. With the relatively low projected volume of traffic to be generated from the site, and with the site also potentially having two access points onto Old Tower Hill Road, Pershing Avenue and the site driveway to 71 Old Tower Hill Road, we are of the opinion that the development of the marijuana dispensary will have no significant impact to the capacity of the roadway network.

Conclusions

Base on the review of the information and the analyses performed, the following conclusions can be made regarding the proposed marijuana dispensary to be located at 91 Pershing Avenue in South Kingstown, Rhode Island.



Mr. Ben Herbst

(7)

November 11, 2020

- The projected traffic is anticipated to have no significant impacts to the traffic capacity on the roadways and intersections.
- With the speeds on the roadways and the sight distances measured at the significant intersections, the safety of the roadways and intersections are not anticipated to be impacted.
- The parking being provided is sufficient when compared to industry standards. If there is a need for off-site employee parking, the applicant will find additional parking off-site for employees and shuttle them to and from the proposed facility.
- If traffic significantly exceeds the projected volumes when the site first opens due to its newness, the applicant is willing to take customers by appointment only to disburse the traffic flows until the newness of the site recedes.
- The applicant is committed to provide staff to help direct traffic to/from the site.

In summary, we are of the opinion that the proposed development will not have any significant impact to the capacity and safety of the roadway network. We are available to discuss our findings at your convenience. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

John P. Shevlin, P.E.
Senior Vice President

JPS/kl

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**PARKING REQUIREMENTS / COMPLIANCE
(ALSO TO BE ADDED AS BOX NOTE TO PLAN SET)**

**PARKING PER ZON. ORD. SEC. 711
(One Space Per 350 GLFA For Retail And Offices;
One Space Per 90 S.F. For Fast Food Est.)**

	<u>Required</u>	<u>/</u>	<u>Provided</u>
91 PERSHING AVE.*			
• 1218 GLSF Retail Dispensary	4		
• 1008 SF Offices	<u>3</u>		
	7		20
 71 OLD TOWER HILL RD.			
• 3600 SF Retail	11		
• 3600 SF Fast Food Est.	<u>11</u>		
	22		32
TOT.	22		52

* 91 Pershing Ave. is also authorized to use spaces at 71 Old Tower Hill Road, 8 of which are directly adjacent to 91 Pershing Avenue dedicated access point.

9





























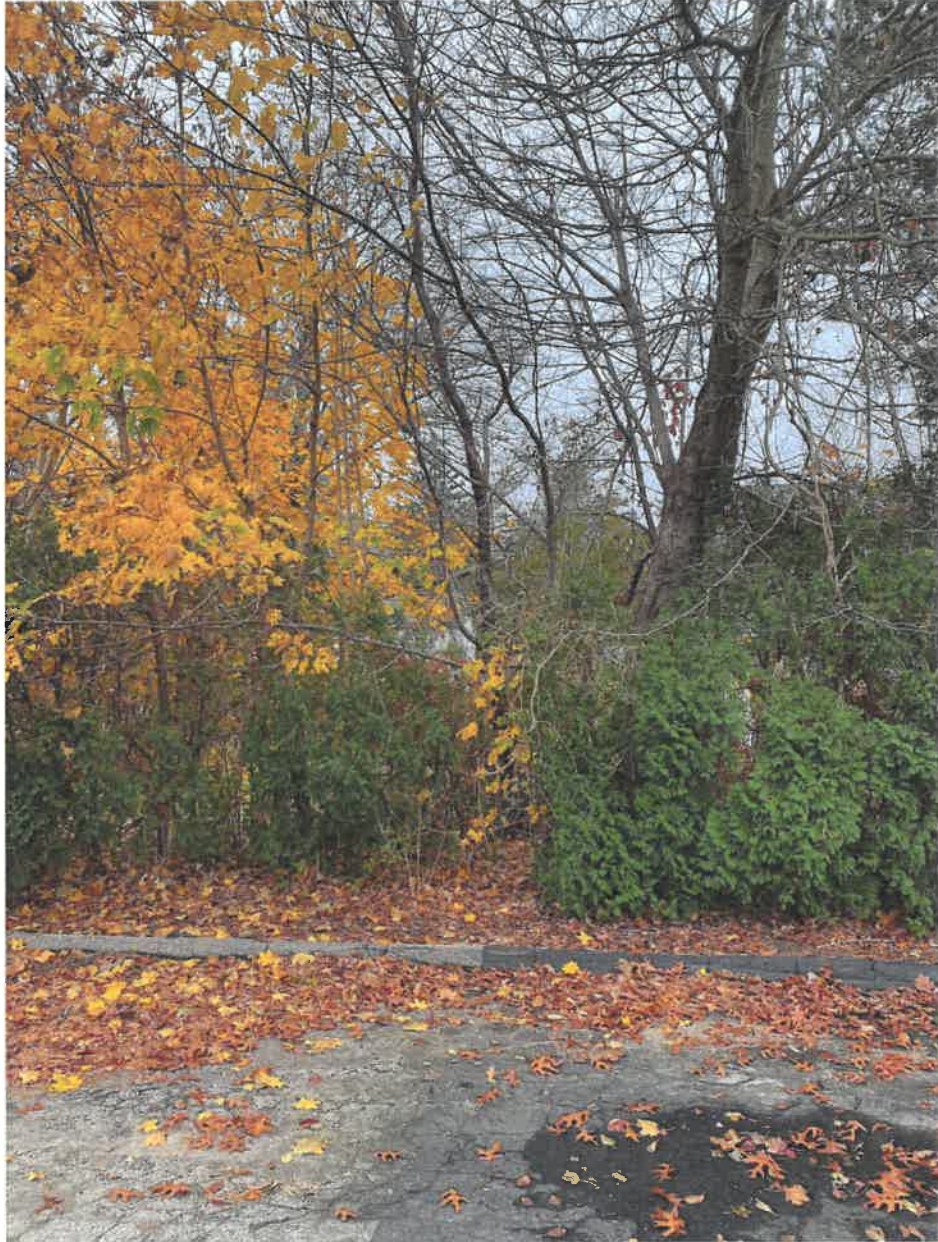
















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State of Rhode Island
Office of the Secretary of State

Fee: \$35.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

Non-Profit Corporation
Articles of Incorporation

(Chapter 7-6-34 of the General Laws of Rhode Island, 1956, as amended)

ARTICLE I

The name of the corporation is Plant Based Compassionate Care Inc.

ARTICLE II

The period of its duration is Perpetual

ARTICLE III

The specific purpose or purposes for which the corporation is organized are:

TO OPERATE A MEDICAL MARIJUANA COMPASSION CENTER LICENSED PURSUANT TO R.I. GEN. LAWS 21-28.6-12.

ARTICLE IV

Provisions, if any, not inconsistent with the law, which the incorporators elect to set forth in these articles of incorporation for the regulation of the internal affairs of the corporation are:

ARTICLE V

The street address (post office boxes are not acceptable) of the initial registered office of the corporation is:

No. and Street: 45 MAIZE CORN ROAD
City or Town: PORTSMOUTH State: RI Zip: 02871

The name of its initial registered agent at such address is BLAKE COSTA

ARTICLE VI

The number of directors constituting the initial Board of Directors of the Corporation is 3 and the names and addresses of the persons who are to serve as the initial directors are:

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
DIRECTOR	BLAKE COSTA	45 MAIZE CORN ROAD PORTSMOUTH, RI 02871 USA
DIRECTOR	ANNA TUCKER	212 SANDY LANE, APT 6304 WARWICK, RI 02889 USA

DIRECTOR

JASON TUCKER

212 SANDY LANE, APT 6304
WARWICK, RI 02889 USA

ARTICLE VII

The name and address of the incorporator is:

Title	Individual Name	Address
	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code, Country
INCORPORATOR	CARL ALLISON	17 FAYE LANE MOUNT PLEASANT, SC 29464 USA

ARTICLE VIII

Date when corporate existence is to begin 10/20/2020
(not prior to, nor more than 30 days after, the filing of these Articles of Incorporation)

Signed this 20 Day of October, 2020 at 6:50:12 PM by the incorporator(s). *This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the corporation, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-6.*

Enter signature(s) below.

CARL ALLISON

Form No. 200
Revised 09/07

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State of Rhode Island
Department of State | Office of the Secretary of State
Nellie M. Gorbea, *Secretary of State*

I, NELLIE M. GORBEA, Secretary of State of the State of Rhode Island,
hereby certify that this document, duly executed in accordance with the provisions
of Title 7 of the General Laws of Rhode Island, as amended, has been filed in this

office on this day:

October 20, 2020 06:47 PM

A handwritten signature in blue ink that reads "Nellie M. Gorbea".

Nellie M. Gorbea
Secretary of State



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Contents

1. History of Compliance
2. Construction Experience
3. Odor Mitigation
4. Environmental Impact Plan
5. Dispensary plan: Being a Good Neighbor
6. Security
7. Worker Safety

1. History of Compliance

Key officers on the PBCC team are the majority owners of a medical marijuana cultivation facility in Rhode Island (JBE Industries LLC) and a medical marijuana dispensary facility in Maryland (B1 Earthgroup LLC). Both entities are in good standing with the regulatory Department and the PBCC team is proud to have fostered strong working relationships with both the Department of Business Regulations (“DBR”) in Rhode Island and the Maryland Medical Cannabis Commission (“MMCC”) in Maryland. PBCC’s officers have overcome various hurdles that go along with launching a medical marijuana company in both states. The PBCC team has successfully:

- Secured licenses in each state.
- Secured facilities in each state and earned landlord approvals.
- Secured municipal and zoning approvals for each facility.
- Secured \$4,700,000 in funding for the initial capital investments.
- Managed buildouts for each facility, up to code, and established relationships with various local municipal figures, law enforcement groups and fire marshals.
- Completed Operations Manuals including rigorous Standard Operating Procedures that are compliant with the regulations in each state.
- Hired and trained compassionate staff at each facility.
- Outlined in-depth training curriculums for both the dispensary side and cultivation side of the business and successfully trained and tested each employee to date.
- Developed Inventory Management experience working with both Agrisoft Inventory Tracking System and METRC Inventory Tracking Systems.
- Produced high quality, tested products that are contaminant free.
- Operated a seed-to-sale system in compliance with state regulations.
- Approached each Department on community education initiatives.
- Received the first lighting rebate from National Grid in Rhode Island for the use of energy efficient lighting technologies.
- Secured bank accounts in each state.
- Secured insurance, payroll and workers compensation in each state.

With this being a relatively new industry, PBCC is comprised of an array of high-quality team members from various highly regulated sectors, including corporate America, traditional agriculture, medical, pharmaceutical, psychotherapy, pharmacy and nursing. The following summarizes key team members’ experience operating a business in highly regulated industries, both in the medical marijuana space and elsewhere.

2. Construction Experience

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Facility Construction Experience: Meeting the overall health needs of qualified patients and safety of the public, including mitigating the risk of diversion, and providing a safe facility for both patients and employees, begins with facility design and construction. PBCC has vast experience ensuring a facility is zoning code compliant and meets all the needs per the state's medical marijuana regulations. PBCC's construction experience includes:

Rhode Island Cultivation Facility: Renovated a 20,000 square foot facility, which was an old manufacturing space and converted into a Medical Marijuana Cultivation Facility. This required city approval for zoning and use, landlord approval for buildout and use, approval from city fire officials and state Fire Marshal for all of the life safety aspects, and city approval for permits along with the Certificate of Occupancy. The project required the buildout of new rooms to conform with Rhode Island Cultivation Facility regulations, and required upgrades or additions to electric, plumbing, HVAC, fire suppression and perimeter security.

Maryland Dispensary Facility: Renovated a 1,500 square foot retail location and converted it from a pizza restaurant to a Medical Marijuana Dispensary Facility. This required getting city approval for zoning and use, Landlord approval for buildout and use, and County approval for permits. The project required the buildout of new rooms to conform with Maryland Medical Cannabis Commission regulations, and required upgrades or additions in electric, HVAC, perimeter security and fire suppression.

3. Odor Mitigation

To mitigate any odor emitting from the Dispensary Facility, PBCC will install active carbon filters at all air exhaust points ensuring that any marijuana particles in the air leaving the Facility will be trapped. Active carbon filters were selected because of their improved ability to remove extremely small particulates like vapors and gases and because they are well-known to be useful for safely removing odors. In addition, a UV air purifier installed in the duct work improves indoor air quality by destroying odor-causing and potentially toxic volatile organic compounds (VOCs), while sterilizing mold, bacteria, viruses, and allergens from the air stream.

4. Environmental Impact Plan

PBCC has experience operating both medical marijuana dispensaries and medical marijuana cultivation facilities that focus on minimizing environmental impact through eco-friendly design and operational practices. In PBCC cultivation facility in Rhode Island, key infrastructure with higher upfront costs were implemented to reduce impact on the community and environment, which highlights the sustainable culture of the organization to be replicated in Rhode Island. Some highlights of this infrastructure include:

- Fully recyclable irrigation system that automatically drains and reuses 100% of the water used in the system.
- 100% LED lighting throughout the entire facility, reduces stress on the electric grid by 54%.
- Eco-friendly HVAC and dehumidifiers.
- Recapturing system ensures no nutrients are poured down the drain.

Demolition: PBCC has designed the dispensary facility around the preexisting interior structure in order to minimize demolition and utilize as much of the preexisting layout as possible. Prior to

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any demolition of the preexisting interior space, PBCC will work with Rhode Island's Habitat for Humanity to maximize the ability to recycle building material. The recycled material will go to homes being built by Habitat for Humanity, a non-profit that builds affordable housing in low-income areas.

Design & Construction: During these phases PBCC will work with the architect, engineers, and general contractor to minimize environmental impact during construction, this will include design features such as 100% energy efficient lighting, light motion sensors in all rooms and corridors to ensure lights are turned off when areas are unoccupied, purchase of recycled furniture and fixtures. Additionally, PBCC will use low Volatile organic compounds (VOC) building materials including minimally polluting paints, adhesives, solvents, caulks, wood products, flooring and sealants. All environmental systems will have an Energy Star rating and utilize remote sensing technology in order to minimize wasteful use. All excess building materials will be donated to Habitat for Humanity.

Administrative Sustainability: PBCC has developed and implemented paperless operations in several states. All equipment purchased for the dispensary will have an Energy Star rating. PBCC will work with local waste management services to implement an effective recycling program. Employees will be encouraged to avoid using plastic utensils and straws. All breakroom dishware and utensils will be reusable. Eco-friendly cleaning agents will be used when possible, for cleaning of the general areas staff will utilize a combination of water and distilled vinegar. PBCC has implemented an environmental training module that is incorporated in the new employee training to educate the employees on the importance of being eco-friendly both at work and at home.

Retail Sustainability: Waste in marijuana packaging has been all too common in this new industry. PBCC as worked diligently over the years to achieve eco-friendly packaging while remaining compliant with state regulations. PBCC will minimize the use of petroleum, metal and non-replenishable materials when repackaging bulk flower product. PBCC will seek to partner with licensed cultivators and processors who strive to be eco-friendly in their production and packaging and will only use recyclable materials for exit bags, and patient educational materials. PBCC will implement a packaging recycling program in order to minimize waste as much as possible. In order to incentive patients to recycle their packaging, PBCC will create a credit for patients, where they receive a percentage of the packaging cost whenever they recycle their packaging.

Sustainability in the Community: PBCC understands the importance of environmental sustainability and that our obligation to the community we operate in. PBCC has actively rolled out an initiative in its medical marijuana dispensary facility in Maryland where we turn an abandoned lot in a dilapidated area, that would often be used for illegal activity, and revamping it into a community garden. By allocating funds to creating a community garden, and providing employees paid time off to participate in the program, in conjunction with community outreach, PBCC will help provide disadvantaged communities with self-sustaining agriculture techniques, raising awareness for health and wellness while bringing nutritious food to local communities.

5. Dispensary plan: Being a Good Neighbor

PBCC will do much more than provide patients with affordable, high-quality medicine in a safe, secure and comfortable environment. Our core values guide employee behavior and influence the way we think, act, and enable members of the organization to operate and interact with the community:

- **Compassionate Access:** All PBCC employees will conduct training on effective communication techniques in order to ensure we offer compassionate care.
- **Integrity:** The actions and behaviors of every member on the team matters. PBCC intends to develop a reputation of providing exemplary service to qualified patients while also focusing heavily on community service.
- **Quality & Consistency:** PBCC will deliver pharmaceutical-grade quality medicine using stringent quality controls that go beyond standard industry practices. Many control processes and audit procedures are performed on a daily and weekly basis to safeguard against contamination and ensure the highest quality levels of products.
- **Transparency:** PBCC will provide open access to common information, ensure clarity about expectations, and seek consensus. We believe organizational transparency creates trust and supports greater participation. PBCC believes transparency is instrumental in all areas of operations, with the community, patients, and regulators.
- **Good Neighbor Policy:** PBCC cares about our patients and our surrounding neighborhoods and are dedicated to becoming a reputable pillar in our community.
- **Education:** PBCC has a responsibility to patients and the community to educate them about the benefits and risks associated with the use of medical marijuana. Individualized treatment plans will be designed to emphasize open & honest patient communication, symptom management, potential side effects and address any safety and security concerns patients may have.
- **Holistic Care:** PBCC believes healing requires a holistic and well-rounded approach. We will work with various Rhode Island nutritionists, acupuncturists, physical trainers, and practitioners who specialize in eastern medicines like acupuncture and meditation. Medical marijuana, coupled with a holistic approach to patient education and management, can be an added value to patients and can drastically help relieve symptoms.
- **Efficiency:** Most patients arrive to the dispensary in discomfort and should not have to spend unnecessary time in the facility. Shopping for medical marijuana products should not be a burden or laborious, but rather an easy and seamless experience in a comfortable, safe, secure environment.
- **Secure and Safe:** Patient and employee safety and security is the responsibility of every stakeholder in the organization.

PBCC understands that patients can feel overwhelmed and anxious when first entering a Compassion Center and have designed a comfortable space where patients feel invited, warm and secure. Dispensary facility design details focus on the activation of the senses with explicit effort made to minimize noise, maximize lighting & ventilation, and includes multi-tactile sensory surfaces to promote a comfortable environment. Most importantly, patient confidentiality is a priority when designing the Facility.

Patients first enter the dispensary facility by walking into a waiting room that doubles as a secure mantrap. No patient or visitor can enter beyond this area of the dispensary facility without checking in through the appropriate security protocols. Although the secure mantrap serves as a

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deterrent, PBCC has created a full-service, concierge style experience in this space. Upon entry, patients are warmly greeted in a handicap accessible space, designed to emulate a comfortable and professional spa-like environment immersed with natural light and soothing colors. The dispensary facility building, its parking lot, and its entrances are designed to be in full compliance with the Americans with Disability Act (ADA) and related Rhode Island regulations. An automated main entrance door will accommodate wheelchair access. Additionally, the dispensary facility restrooms fully comply with all ADA requirements for convenient wheelchair access. There are 4 zones within the Dispensary Facility, each with different access levels to mitigate the risk of diversion. The Public Access Zone, Retail Access Zone, Limited Access Zone and Restricted Access zone are separated by RFID enabled security doors.

PBCC will be open for qualified patients and primary caregivers to purchase marijuana products 7 days a week. PBCC will expand or contract hours and days of operation. PBCC will have a 24-hour phone number for patients to call to report an adverse event.

Hours of Operations			
Day	Open	Close	Store Hours
Sunday	11:00 AM	4:00 PM	5.00
Monday	10:00 AM	7:00 PM	9.00
Tuesday	10:00 AM	7:00 PM	9.00
Wednesday	10:00 AM	7:00 PM	9.00
Thursday	10:00 AM	7:00 PM	9.00
Friday	10:00 AM	7:00 PM	9.00
Saturday	11:00 AM	8:00 PM	9.00
Total Hours:			59.00

Signage: On the exterior of the facility, PBCC will have minimal signage in line with local ordinance and community approval. PBCC shall restrict signage to black text on a white background on external signage, labeling and brochures. Signage shall not be illuminated at any time and will not display on the exterior of the facility advertisements for medicinal marijuana, prices or a brand name except for purposes of identifying the building by the permitted name. Marijuana and paraphernalia shall not be displayed or clearly visible to a person from the exterior of an alternative treatment center.

Key dispensary facility policies will be posted inside the Public and Retail Zone of the dispensary facility, as well as PBCC’s Department-issued permit, as to be easily seen and acknowledged by patients. These key dispensary facility policies are:

1. Consumption of food and/or beverages by qualifying patients and primary caregivers on the premises is prohibited.
2. Sales of food, beverages, alcohol or tobacco on the premises is prohibited.
3. Entry onto the premises by a person who is under the age of 18 is prohibited unless he or she is a registered, qualifying patient accompanied by a primary caregiver and both are in possession of a registry identification card.
4. Consumption of marijuana and/or alcohol on, or public areas in the vicinity of, the premises is prohibited.

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5. A sign in which directs patients to the PBCC toll-free number and email for adverse event reporting, inquiries and/or complaints.
6. "If you have a concern that you're experiencing an adverse reaction in the usage of your marijuana, please contact PBCC's Medical Director directly at (redacted phone number)."
7. The Compassion Center permit will be posted in a conspicuous location on the premises of each permitted alternative treatment center.

6. Security

PBCC has experience designing and overseeing the construction and day-to-day operation of a safe, secure medical marijuana dispensary and cultivation facilities. While safety and security are a responsibility for every employee and stakeholder at every level in the organization, PBCC's Director of Security & Safety ("DSS") sets the tone for the organization. DSS has over 12 years of military experience between the U.S. Marine Corps and the U.S. Army National Guard. His roles included securing U.S. Embassies as a Marine Guard in Pakistan, Italy, Afghanistan, and over a dozen other countries, as well as supporting the Department of State and the White House on a variety of missions. He was responsible for the security of highly classified information in accordance with all State Department regulations for Confidential, Secret, and Top-Secret materials. During the Obama administration, DSS oversaw the physical security of hotels where senior members of the administration and First Family stayed during international visits. In addition to experience securing a physical location, DSS is a highly experienced medic and Tactical Combat Casualty Care instructor. As an instructor, he provided Tactical Combat Casualty Care instruction to U.S. Air Force medical personnel at the University of Maryland's Shock Trauma Center. While at the Shock Trauma Center, DSS provided care to trauma patients in the center's world renown Trauma Resuscitation Unit (TRU). He also serves as an Emergency Care Sergeant with the Army National guard, managing 30 junior medics and the care of over 100 soldiers. He has spent the past 2 years outlining security and safety plans for medical marijuana cultivation and dispensary facilities, and has outlined a detailed plan that is in compliance with RI Regulations. DSS, from his experience in the military and hospitals, has outlined detailed standard operating procedures ("SOPs") to execute the security and safety plan.

Facility Layout: The exterior of the facility will have minimal signage in line with local ordinance and community approval. PBCC shall restrict signage to black text on a white background. Signage shall not be illuminated at any time and will not display on the exterior of the facility advertisements for medicinal marijuana, prices or a brand name except for purposes of identifying the building by the permitted name. Marijuana and paraphernalia shall not be displayed or clearly visible to a person from the exterior.

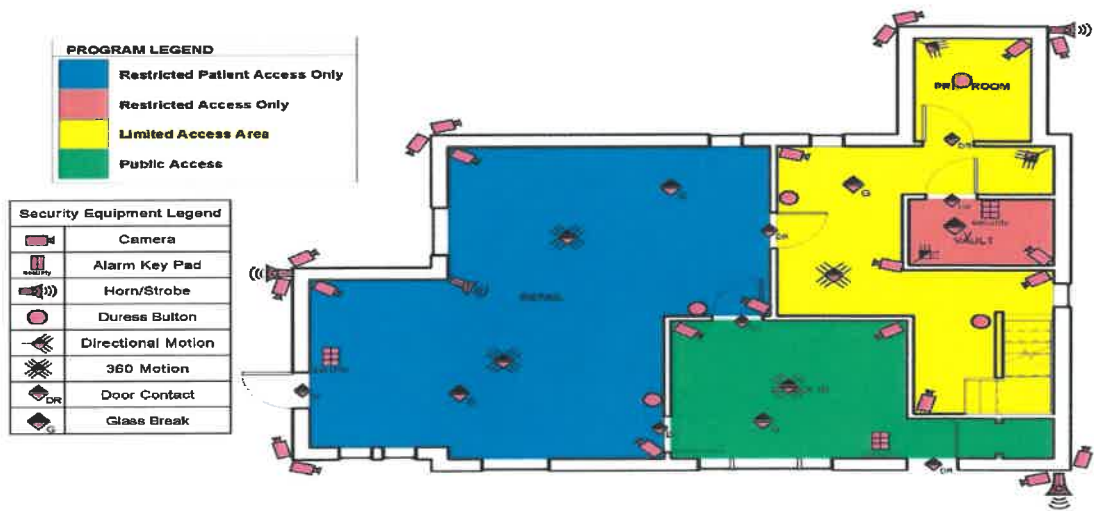
The facility design creates a comfortable and compassionate flow for patients while mitigating the risk of diversion. Within the facility are 3 zones, each with different access levels to mitigate the risk of diversion. There are RFID enabled security doors separating each zone:

- **Public Zone:** This area is where qualified patients and caregivers wait to enter the retail facility. This zone acts as a secure mantrap. Access to this area from the main entrance is controlled by a Security Guard ("SG"). Staff will enter this area using their RFID card in order to create the appropriate electronic log entry.
- **Retail Zone:** Only PBCC employees with an issued RFID card, Qualified Patients and Visitors that have checked in and are being escorted according to Visitor Management SOPs are

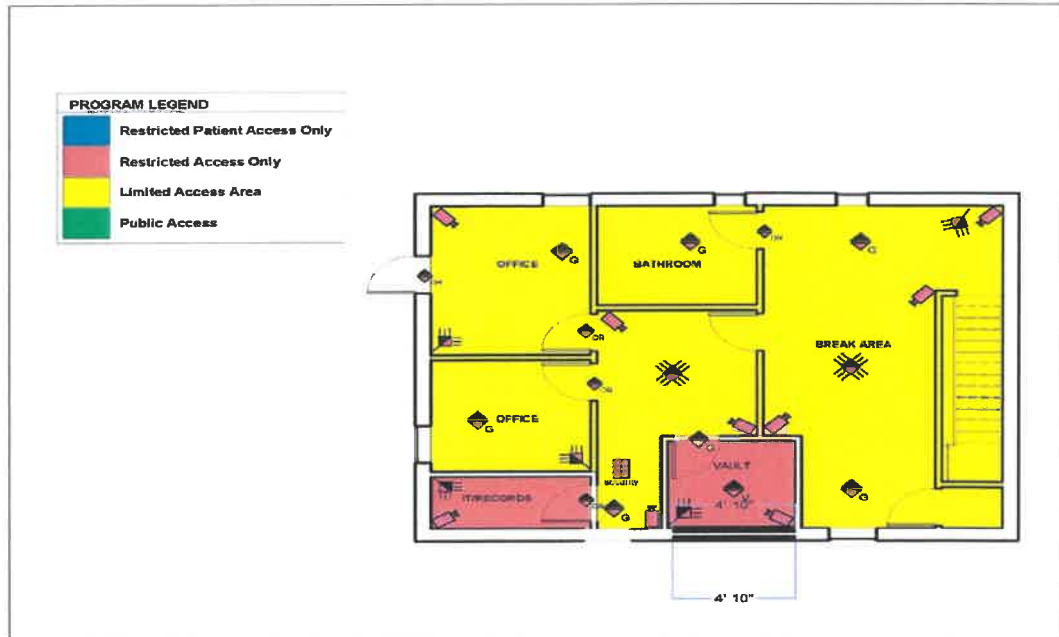
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allowed in the Retail Zone. This is where shopping for product, education and consultations with the Medical Director take place.

- Limited Access Zone (includes Retail Zone): Only PBCC employees, are allowed in the limited access areas. Even then, PBCC employee's RFID cards will only have access to areas which are necessary for them to carry out their duties.
- Restricted Access Zone: The Restricted Access Zone consist of areas where most sensitive products and equipment are kept. Areas include the Vault and the Security IT Closet. Access to this zone is restricted to the DSS and Dispensary Manager ("DM") which are the absolute minimum number of specifically authorized employees.



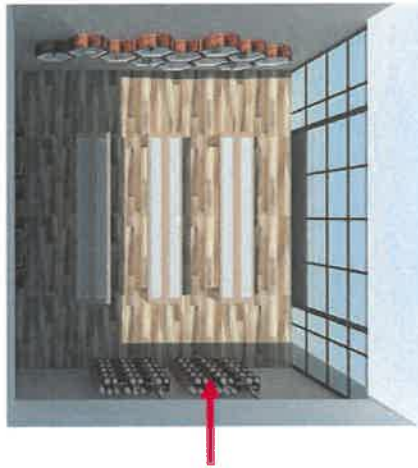
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3D Renderings of Proposed Facility:



Waiting Room (public access)



Retail Floor (limited access)



PBCC's Maryland Medical Marijuana Dispensary (similar layout and fixtures to be used in proposed facility):

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Security Management System: PBCC will utilize Genetec Security Center, a tier one management software which is used by both Federal and State governments to secure areas such as government offices, prisons, police stations, and city streets. PBCC has implemented Genetec in both a regulated medical marijuana dispensary and medical marijuana cultivation facility and the DSS has hands on experience managing regulated medical marijuana facilities with this system. Genetec offers a variety of security management applications and allows multiple users to remotely access the system and to operate function such as the intrusion alarm, video surveillance, visitor management, license plate reading capabilities, smoke and fire alarm systems management, and other IT related security features. The system is able to capture, download, and print still photos. It has the ability to review 30+ days of archived footage, download such footage, and print still photos capable of identifying facial features. The system has a tracking feature that is able to track the movement of an individual from camera-to-camera, essentially creating a breadcrumb trail for the user to follow. Reports are created and stored both on and off site for door access, motion detection, alarm events, smoke/fire events, system access, and both the arming and disarming of the intrusion alarm system.

Access Control: The Genetec security software allows both PBCC and the Department of Business Regulation (“Department”) to monitor the movement of staff throughout the Compassion Center. PBCC will issue each employee an identification card with RFID capabilities. Each door throughout the Facility is equipped with a RFID card reader. This allows PBCC to restrict access of employees to the areas in which the need to enter in order to carry out their duties. Once an employee opens a door with their RFID card, an entry is made in a tamper evident electronic log within the Genetec security software. Along with logging the employee’s movement, a photo of the employee accessing the door attached to the electronic entry.

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Visitor Management: All dispensary visitors will be met by a registered PBCC dispensary employee at the PBCC employee entrance. The SG will check visitor's valid government issued identification and log the visitor into the Genetec electronic Visitors Log. The visitor's ID will be retained by the SG for the duration of their visit and he/she will be issued a visitor badge. This ID will be associated with the visitor in the Genetec Access Control/Visitors Management system. This allows for the SG to monitor the movement of the visitor. The visitor must remain with escorting party at all times, must check all personal bags during the visit, and may not come into contact with any medical marijuana products or patient information.

Power Failure Management: PBCC will utilize a combination of battery backup and a designated natural gas generator to provide power to all security equipment, perimeter lighting, internet modem, security computers and dedicated interior lighting in the event of power failure. A natural gas generator provides PBCC with the ability to maintain power indefinitely. In the event the security generator fails, the DSS will close the authorized physical addresses impacted by the failure until the security alarm system is restored to fully operational. In the event of power failure, the Genetec security software will detect that the system is on backup power and will send an electronic notification to the third-party monitoring service. The Department will be notified.

Information Technology Security: Through the implementation of multiple firewalls, and state of the art encryption, PBCC is able to confidently safe guard all security recordings/data, Health Insurance Portability and Accountability Act ("HIPAA") protected patient information, payment information, and all electronically stored data. The Genetec security software will seamlessly integrate IT Security into the security program, protecting all information stored and processed on the PBCC network. PBCC will utilize a SonicWall Firewall to secure all incoming and outgoing data traffic. Additionally, all patient records will be stored on an independent operating system that can only be accessed from workstations within the Facility, this is known as the PBCC Intranet, essentially mitigating the risk of outside threats to confidential patient information.

Intrusion Alarm System: PBCC will utilize a variety of security devices in order to protect qualified patients, employees, medical marijuana and the Facility. The following pieces of hardware were selected based on their durability and dependability.

- Door Contact: Bosch: ISN-CSTB-10 Compact Contact.
- Glass Break Sensor: Bosch: DS1104i Flush-mount Glass Break Detector.
- Motion Detector: Bosch: Blue Line Gen2 TriTech Motion Detector.
- Seismic Detector: Bosch: IISN-SM Seismic Detector.
- Hardwired Hold-Up Button: United Security Products: HUB Series Hold-Up Button.
- Wireless Hold-Up Button: Bosch: Panic Hold-Up Button.

PBCC will utilize a third-party monitoring service to monitor the intrusion alarm system 24 hours a day, 7 days a week. In the event of a security breach or a piece of hardware disconnecting from the communication loop, monitoring service will notify the local police Department as well as the DSS. Security breach events include but are not limited to, activation of one or more of the security devices listed above.

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Hold-Up Button: PBCC will utilize a combination of hardwired and employee held wireless hold-up buttons. When activated, hold-up buttons will silently notify the third-party monitoring group, who will immediately notify local law enforcement that the Facility is currently under duress and a Law Enforcement Officer will respond to the Facility accordingly. Hold-up buttons will be located throughout the dispensary facility. DSS will be responsible for physically showing the location of each hold-up button to all PBCC employees and SGs during new employee orientation and training

Secondary Independent Alarm System: PBCC will maintain a second independent alarm system that will monitor the Facility vault, Security/IT closet, and any area where records are stored. The second independent alarm system will be installed by a separate security contractor as to ensure integrity of the separate systems.

Video Surveillance System: PBCC will maximize video surveillance coverage as demonstrated in the security overlay found on page 4. All video footage will be stored on an encrypted network video recorder for 30 calendar days. PBCC will use the following equipment for video surveillance:

- Indoor IP Camera: Wisenet Q: QND-6030R, 2Megapixel Full HS Network IR Dome Camera.
- Outdoor IP Camera): Wisenet Q: QNV-7080R, 4Megapixel Vandal-Resistant Network IR Dome Camera.
- Network Video Recorder: Wisenet X: XRN-1610, 16CH Network Video Recorder.
- On-Site Hard Drive Storage and Off-Site Hard Drive Storage.

PBCC will provide two monitors for remote viewing via telephone lines in Department offices. This system will be approved by the Department prior to permit issuance. Additionally, PBCC utilizes a system that allows remote login from any desktop, laptop or mobile device. If the Department prefers, PBCC can create a secure login for specific State employees to login and remote view.

Security/IT Closet: The video surveillance system head unit will be kept in the IT/Security Closet. Access to the video surveillance system head unit is restricted to the DSS. Onsite access to the video surveillance system for monitoring is only authorized from the SG computer. DSS will be the only PBCC employee allowed remote access to the video surveillance system. Law enforcement agencies, security system service employees or the Department's authorized representative, and others may be granted access when approved by the Department. The Security/IT room will be locked, and the room will not be used for any other function.

Secured Room/Vault: PBCC will use a modular vault that meets the requirements for the storage of Schedule I Drugs set by the DEA Diversion Control Division. The vault cannot be against any exterior walls and utilizes a second independent alarm system. The Facility vault alarm system is to remain armed during working hours. The vault will only be opened during daily opening/closing operations, restocking the retail display cases and during armored car cash pickup. The DSS will provide in writing a list of approved individuals who may access the vault, which is the absolute minimum number of specifically authorized employees. A dedicated computer will be located within the vault in order for the DM, and Inventory Manager ("IM") to

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conduct inventory control operations as outlined in the Inventory Audit SOP. All medical marijuana product must be secured in the vault when not in the secure packaging room. Medical marijuana will never be left in the limited access area outside of hours of operation.

PBCC will use the Vault Structures, Inc. Thor III vault door, a GSA Class 5 rated steel door. PBCC will use a Sergeant and Greenleaf 6700 Series 4 Wheel Safe Lock in combination with the Thor III vault door. PBCC will use a Vault Structures, Inc. STD DEA steel mesh day gate. The day gate will remain closed at times which the vault is open and approved personnel are conducting operations inside the vault. Anytime the vault is unoccupied, the main vault door will remain closed, locked and armed. The vault will be equipped with an intrusion alarm device that will be monitored 24 hours a day, 7 days a week by PBCC third-party monitoring group. The vault will have seismic sensors on the vault walls, floor and ceiling that will detect vibration in an event forced entry is being attempted. A silent duress alarm on the interior, and the intrusion alarm keypad outside of the vault with the ability to activate a silent duress signal.

Safes: PBCC will utilize safes within the vault to secure cash and other products deemed necessary to have increase security measures. All safes will have a minimum of a B Burglary Rate, be equipped with a relocking device and have a weight of 750 pounds or more.

Perimeter Lighting: Perimeter lighting has proven to be a deterrent of criminal activity. PBCC will upgrade all perimeter lighting at the Compassion Center to LED lighting in order to illuminate the entire exterior of the Facility, which will include the roof. The perimeter lighting will be sufficient to deter nuisance and criminal activity and facilitate surveillance and will not disturb surrounding businesses or neighbors.

Security Equipment Inspection, Testing and Maintenance: PBCC will conduct maintenance inspections and tests of the security alarm system at intervals not to exceed 30 days from the previous inspection and test and promptly implement all necessary repairs to ensure the proper operation of the security system. Testing includes intrusion alarm system, video surveillance system, network video recorder, security footage storage system, the security power generator and perimeter lighting. Tests will be executed on the first day of the month by the DSS and logged in the Intrusion Alarm Test & Inspection Log.

Inventory Management: PBCC implements a redundant system of Inventory Control, including Agrisoft inventory tracking system (“Agrisoft”) and Flowhub point of sales system.

When receiving product from another licensed Grow Facility, the DM will review the manifest the morning of the delivery in order to ensure order accuracy and familiarity with the expected delivery. When the delivery agents arrive, they will follow visitor management protocols. When deliveries are made to the back entrance, the SG will do a full sweep of the outside perimeter of the facility to ensure no one is soliciting before positioning themselves at the rear door until the delivery has been completed and the delivery team has left. They will then be escorted to the receiving area. At this time, the packages are opened and audited against the transportation manifest and checked for accuracy and quality assurance. DM will promptly transcribe inventories taken by use of an oral recording device

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If it is confirmed that the delivery is correct and the product is acceptable shape, DM will sign off on the delivery and approve receiving the delivery. All product is then logged into Agrisoft by the DM and IM. After being logged, the shipment is stored in a quarantine section of the vault. While the product is in quarantine, the DM will then enter the product information into the Point of Sale system, PBCC's internal, redundant inventory management system. The quantity, type, cannabinoid and terpene profile, price, cost, package number, expiration date and grower/processor information will be entered into this system to ensure that each package can be uniquely identified at any time. During this stage, the IM will do a thorough quality check of each product to ensure label accuracy, product quality and packaging integrity. Once this information has been entered and confirmed by a second party, the product will be released from quarantine and be ready for sale.

When a product is purchased by a qualified patient, the patient counselor will plug the order into the point of sale system and commence mitigating dispensing errors SOPs and preform redundancy checks on product and patient limitations. After the sale is closed out, the point of sale system automatically updates the Inventory tracking system, logs the product as sold, associates the product with the patient's profile and updates PBCC's current inventory. Daily and monthly audits are conducted and checked against the point of sale system to mitigate risk of diversion and dispensing errors. PBCC will conduct a comprehensive annual inventory at least once every year from the date of the previous comprehensive inventory. Audits are logged and reports are prepared for management and the Department.

During the first 60 days after commencement of operations, PBCC is authorized to possess a reasonable supply of useable medical marijuana to build initial inventory. PBCC will maintain limit on its inventory of usable medical marijuana to reflect current patient needs as identified by the number of patients registered with PBCC.

Drug and Alcohol Free Workplace Policy: PBCC provides a drug-free, alcohol-free workplace. While on PBCC premises and while conducting business-related activities off premises, no employee may use, possess, distribute, sell, or be under the influence of alcohol, marijuana, or illegal drugs.

7. Worker Safety

PBCC has implemented a successful safety plan in two other medical marijuana facilities, with success being shown through employee training and the absence of work-related injuries or illnesses. PBCC strives to lead the industry in safety by creating an effective safety team and seeking validation through OSHA. PBCC understands the importance of OSHA and has experience referencing OSHA guidelines and implementing safe practices in dispensary, processing, and cultivation operations.

Safety and Hazard Committee: DSS will establish a safety and hazard committee for the Facility. The DSS will also establish a meeting schedule, and ensure weekly personnel training and education is conducted. The Safety Committee will consist of, at a minimum, DSS, one member from the administrative team, one member from the patient counselor team, and one member from the inventory team. Objectives are to discuss any safety incidents that occurred since the previous meeting, review any changes to current operations that may warrant safety training and

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education and create weekly training material to cover with all personnel during a weekly safety huddle.

Quarterly Safety Meetings: DSS and Safety Officer will host quarterly safety meetings where attendance is mandatory. During these meetings, any events that occurred during the past quarter will be discussed, addressing what happened and what could have been done to prevent the event. Additionally, continuing education will be conducted during these meetings in order to reinforce the Safety-First mindset.

Emergency Action Plan: In accordance with OSHA Standard 29 CFR 1910.38, the emergency action plan is designed to provide guidance for all PBCC personnel in the event of an emergency, safety of patients and employees in the event of an emergency and ensure the facility and product is secure during an emergency/disaster.

Emergency Contacts: In every room in the facility employees will notice an Emergency Contact Sign, which includes contact information for key managers, local emergency services and utility company emergency contacts.

Safety Wall: PBCC has established a "Safety Wall". This wall includes safety data sheets, with detailed information on every chemical/substance used in the facility and the appropriate measures to take in the case of a spill. Additionally, PBCC employees will find fire extinguishers, evacuation maps, spill kits and contact information for local authorities in case of a disaster.

Evacuation Maps: Evacuation maps are posted throughout the Facility with a master copy included in employee orientation packets and the Operations Manual. Included on the evacuation map are emergency exits, primary and secondary evacuation routes, location of fire extinguishers, assembly points and first aid kit location.

Fire Alarm System: The proposed Dispensary Facility will be a fully addressable system that is comprised of various fire alarm signaling and notification devices. The main fire alarm control panel will be located near the door of the main entrance and will be provided with an open communications system such that they can be monitored remotely 24/7 by Rapid Response Monitoring, Inc. Fire alarm notification devices will be located in accordance with good engineering practice for life safety and applicable codes and will be ADA-compliant. Each device will be located to provide adequate level of visual and/or audible notification to personnel. A manual pull station will be located at the exit(s) of each room as well as the entrance. Audible fire alarm horns will be located through the building to provide an audible alarm notification signal that is at a minimum 15dB above the ambient sound levels in all areas of the building. Visual fire alarm strobes will be located throughout the Facility. Photo-electric smoke detectors will be provided in locations such as electrical/mechanical rooms, storage rooms containing flammable items such as paper or cleaning agents. Duct detectors for HVAC systems will be connected to the fire alarm system and they will automatically shut down in the event the fire alarm system is activated.

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Fire Prevention: PBCC personnel will be trained to keep hallways, corridors, and exit areas clear of items that impede egress in an emergency. Combustible items will be properly stored, and personnel will be aware not to accumulate unnecessary cardboard boxes, chemicals, and paper products. Stacking or storing of items on shelves must be a minimum of 18” below sprinkler head deflectors. All equipment purchased will be approved by a testing organization, such as Underwriters Laboratories (UL). Electrical equipment, chords, and plugs will be kept in good condition. The DSS will arrange for an authorized factory representative or electrician to replace electrical cords or plugs that are in poor condition. Electrical outlets will never be overloaded. Personnel will be trained to report loose electrical wall receptacles, missing outlet faceplates, and exposed wires to the DSS. PBCC will disconnect electrical equipment that could possibly overheat when unattended. DSS will be responsible for keeping fire extinguishers charged, stored in their designated locations, and ensure annual inspection. Space heaters will not be allowed in the Facility. Personnel will turn off the electrical and heat-producing appliances at the end of the day. PBCC will not allow open flames and/or hot plates in the facility. Personnel will be trained to know how to safely exit the work area if a fire should occur.

Inventory Audits after Recovery from a Disaster and/or Emergencies: After any of the previously listed disaster situations or emergencies, the DM and IM must make an independent audit of the medical marijuana product in the facility. The results of this audit must be reconciled with the information in the Inventory Tracking System by the DSS. The results of this audit must be reconciled with the information in PBCC’s Point of Sale System by the DSS. The DM will perform an audit of all confidential patient files held at the facility with a list of patients registered to the Facility, to ensure confidentiality was maintained during the evacuation.

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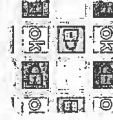
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