

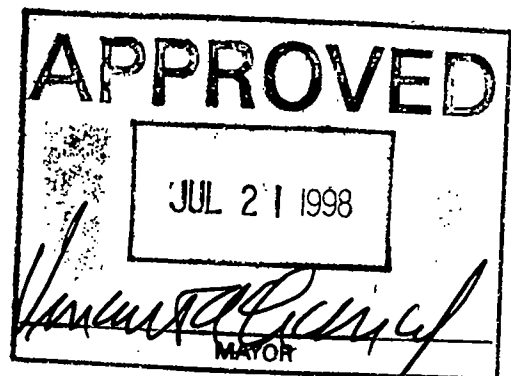
RESOLUTION OF THE CITY COUNCIL

No. 402

Approved July 21, 1998

RESOLVED, That His Honor, the Mayor, is hereby authorized to transfer the property described as a portion of Assessor's Plat 19, Lot 135 (Parcel F and Parcel H, as attached) to Parcel One Development Associates and is further authorized to execute documents receiving the property described as a portion of Assessor's Plat 19, Lot 135 (Parcel G and Parcel I, as attached). Pursuant to Section 416 of the Home Rule Charter, the two parcels are of at least equal value.

IN CITY COUNCIL
JUL 20 1998
READ AND PASSED
Philip V. Fargnoli
PRES.
Michael R. Clement
CLERK



IN CITY COUNCIL
Jan. 18, 1995
FIRST READING
REFERRED TO COMMITTEE ON
CITY PROPERTY
Michael R. Genato CLERK

THE COMMITTEE ON
City Property
Recommends Passage
Barbara A. Fennell
6/30/98 Clerk

From the Clerk's Desk

PARCEL "F"**City of Providence to Parcel One Development Associates**

Beginning at a point in the southerly line of Memorial Boulevard said point being three hundred seventy and 49/100 (370.49) feet easterly from the intersection of the southerly line of Memorial Boulevard and the easterly line of Francis Street and the northwesterly corner of land now or formerly of the City of Providence:

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of fourteen and 00/100 (14.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of eleven and 71/100 (11.71) feet to a corner;

thence S 49°-19'-29" W bounding southerly by land now or formerly of Parcel One Development Associates, a distance of fifteen and 93/100 (15.93) feet to a corner;

thence N 28°-54'-00" W bounding westerly by Parcel One Development Associates land, a distance of eighteen and 39/100 (18.39) feet to the southerly line of Memorial Boulevard;

thence N 65°-08'-24" E along the southerly line by said Memorial Boulevard, a distance of four and 91/100 (4.91) feet to the point and place of beginning.

The above described parcel contains an area of ninety-six (96) square feet of land.

PARCEL "H"**City of Providence to Parcel One Development Associates**

Beginning at the most easterly northeasterly corner of land now or formerly of Parcel One Development Associates, at land now or formerly of the City of Providence;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of three and 00/100 (3.00) feet to a corner;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of five and 83/100 (5.83) feet to a corner;

thence N 24°-51'-36" W bounding westerly by said Parcel One Development Associates land, a distance of three and 00/100 (3.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of five and 83/100 (5.83) feet to the point and place of beginning.

The above described Parcel H contains an area of seventeen (17) square feet of land.

PARCEL "G"**Parcel One Development Associates to City of Providence**

Beginning at a point five and 83/100 (5.83) feet westerly from the most easterly northeasterly corner of land now or formerly of Parcel One Development Associates, and land now or formerly of the City of Providence;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of eleven and 46/100 (11.46) feet to a corner;

thence N 49°-19'-29" E bounding northerly by said City of Providence land, a distance of eleven and 91/100 (11.91) feet to a corner;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of three and 25/100 (3.25) feet to the point and place of beginning.

The above described Parcel G contains an area of nineteen (19) square feet of land.

PARCEL "I"**Parcel One Development Associates to City of Providence**

Beginning at the most southwesterly corner of land now or formerly of the City of Providence;

Thence N 24°-51'-36" W bounding westerly by said land now or formerly of Parcel One Development Associates, a distance of twenty and 00/100 (20.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of eight and 59/100 (8.59) feet to a corner;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of twenty and 00/100 (20.00) feet to a corner;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of eight and 59/100 (8.59) feet to the point and place of beginning.

The above describe Parcel I contains an area of one hundred seventy-two (172) square feet of land.

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

WHEREAS, on December 14, 1993 the City Council passed Resolution No. 840 (Attached) whereby Parcel One Development Associates transferred 6,645 square feet of land to the City of Providence for the sum of One Dollar (\$1.00) to enable the City to construct a stairway to connect Memorial Boulevard to Water Place; and

WHEREAS, On November 1, 1995 Parcel One Development Associates transferred and additional 389 square feet (see attached) for the sum of One Dollar (\$1.00) to enable the City to complete the construction on the stairway; and

WHEREAS, Parcel One Development Associates supports the proposed development of the Marriott Courtyard Hotel and a 360 car parking garage adjacent to the land transferred to the City in 1993 and in 1995; and

WHEREAS, Union Station Plaza Associates, L.P., the developers of the hotel and parking garage, has received approvals from the Capital Center Commission and the State Historic Preservation Commission for the construction a rectangular parking garage running along the south side of Memorial Boulevard, as required by the Capital center Regulations; and

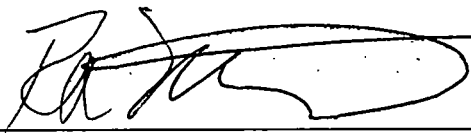
WHEREAS, the parking garage cannot be constructed in conformance with those regulations without reconfiguring the boundaries of the land previously transferred by Parcel One Development Associates;

Parcel One Development Associates petitions the City Council to approve an additional no cost transfer of land between the City and Parcel One as described in the attached Exhibit One, whereby Parcel One will transfer 191 square feet of land to the City and the City will transfer 113 square feet of land to Parcel One Development Associates. the net gain to the City will be approximately 78 square feet.

NOTE:

ALL OF THE LAND TO BE TRANSFERRED FROM THE CITY TO PARCEL ONE DEVELOPMENT ASSOCIATES WAS PREVIOUSLY OWNED BY PARCEL ONE DEVELOPMENT ASSOCIATES AND TRANSFERRED FOR \$1.00 TO THE CITY IN 1993.

PARCEL ONE DEVELOPMENT ASSOCIATES



RON MARSELLA

DATE: JUNE 3, 1998

IN CITY COUNCIL
JUN 18 1998
FIRST READING
REFERRED TO COMMITTEE ON
CITY PROPERTY

Michael R. Almont
CLERK

THE COMMITTEE ON

City Property
Recommend passage

Barbara A. Cairns

Clerk 6-30-98

From the Clerk's Desk

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 840

Approved December 14, 1993

WHEREAS, as part of the River Relocation Project, the State of Rhode Island and the City of Providence are desirous of building a boulevard, under which a pedestrian passage would run to Water Place; and

WHEREAS, Parcel One Development Associates owns the property adjacent to the above property which is needed in order to construct a stairway or walkway, etc., to connect the boulevard to Water Place (more particularly described in Exhibit A, attached hereto); and

WHEREAS, the City Council of the City of Providence has agreed to the transfer of said property from Parcel One Associates, at no cost to the City, pursuant to Resolution No. 758, Approved October 29, 1993, conditioned upon the resolution of an outstanding tax issue on the property; and

WHEREAS, construction began on this project in 1991, depriving the owner of the use of the property, and the procedure to transfer the property was commenced but not completed; and

WHEREAS, the tax assessor for the City of Providence has determined that the assessed size of Plat 19, Lot 128 should be decreased by 6,645 square feet, effective 12/31/92, for fiscal year 1993-94, and this adjustment will result in a value decrease of \$299,000 and a tax credit of \$8,422.83 for this period of time, and

WHEREAS, R.I.G.L. 44-7-14 allows for an adjustment in taxes for various reasons, including said reasons above;

NOW THEREFORE BE IT RESOLVED,

that the tax assessor shall adjust the taxes of Plat 19, Lot 128 in the manner described above which shall result in a credit of \$8,422.83 to Parcel One Associates for the period up to and including fiscal year 1993-94.

A True Copy,
Attest:

Richard L. Clement

Bargain and Sale Deed

K N O W A L L M E N B Y T H E S E P R E S E N T S, That

Parcel One Development Associates, a Rhode Island general partnership with an address c/o Marsella Development Corporation, One Citizens Plaza, Suite 810, Providence, Rhode Island (hereinafter referred to as the "Grantor"), in consideration of One Dollar (\$1.00) paid by the City of Providence, State of Rhode Island, with an address of City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (hereinafter referred to as the "Grantee") to Grantor, and for other good and valuable consideration, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell, convey and appoint unto Grantee, its successors and assigns forever:

All of the real property, with the buildings and improvements thereon erected, together with the appurtenances and all the estate and rights of Grantor in and to said real property, located in the City of Providence, County of Providence, State of Rhode Island, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

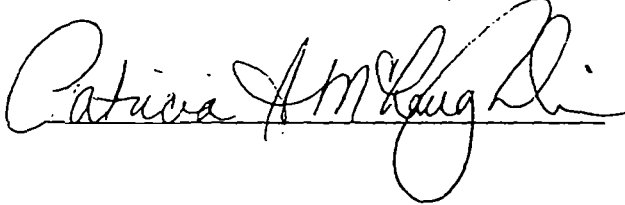
TO HAVE AND TO HOLD the premises herein granted unto Grantee, its successors and assigns forever.

2:01 PM
DEC 27 1993

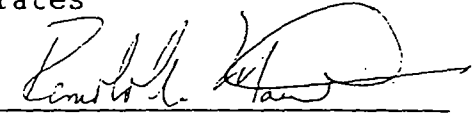
Robert Z. Riccio
Recorder of Deeds

IN WITNESS WHEREOF, Grantor has duly executed this
deed this 21 day of December, 1993.

Executed in the presence of



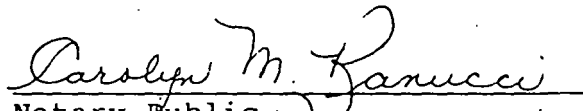
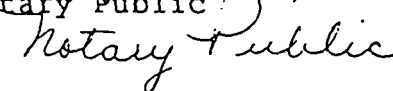
Parcel One Development
Associates

By: 
Romolo A. Marsella, Jr.
General Partner

CONSIDERATION IS SUCH THAT NO DOCUMENTARY TAX STAMPS
ARE REQUIRED.

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County, on the 21st day
of December, 1993, before me personally appeared the
above-named Romolo A. Marsella, Jr., to me known and known by
me to be the General Partner of Parcel One Development
Associates, the party executing the foregoing instrument, and
he acknowledged said instrument by him so executed to be his
free act and deed as such General Partner, and the free act and
deed of said Parcel One Development Associates.


Notary Public

Notary Public

GRANTEE

City of Providence
City Hall
25 Dorrance Street
Providence, Rhode Island 02903

1441JMB

EXHIBIT A

PARCEL 1x2

That certain tract or parcel of land with all buildings and improvements thereon, situated on the southerly side of Memorial Boulevard in the City of Providence, County of Providence, State of Rhode Island bounded and described as follows: /

Beginning at a point on the southerly line of Memorial Boulevard, said point being fifty-six and 00/100 (56.00) feet southerly and opposite of Station 122+43.21 of the Memorial Boulevard centerline, said point also being three hundred sixty-five and 58/100 (365.58) easterly of the intersection of the southerly line of said Memorial Boulevard with the easterly line of relocated Francis Street;

thence N 65-08'-24" E along said southerly line of Memorial Boulevard, a distance of one hundred sixty-nine and 19/100 (169.19) feet to a corner;

thence S 21-08'-25" E, a distance of eighteen and 41/100 (18.41) feet to a corner;

thence S 80-56'-33" W, a distance of twenty-seven and 98/100 (27.98) feet to a corner;

thence S 24-51'-36" E, a distance of six and 25/100 (6.25) feet to a corner;

thence S 65-08'-24" W, a distance of twenty-one and 73/100 (21.73) feet to a corner;

thence southerly, bearing westerly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet, a distance along said arc of twenty-two and 10/100 (22.10) feet to a corner;

thence S 72-07'-18" E, a distance of three and 00/100 (3.00) feet to a corner;

thence S 20-08'-24" W, a distance of three and 00/100 (3.00) feet to a corner;

thence N 67-35'-54" W, a distance of three and 00/100 (3.00) feet to a corner;

thence southwesterly, bearing westerly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet, a distance along said arc of fifty-two and 21/100 (52.21) feet to a corner;

thence S 17-52'-42" W, a distance of three and 00/100 (3.00) feet to a corner;

thence N 69-51'-36" W, a distance of three and 00/100 (3.00) feet to a corner;

thence N 22-24'-06" E, a distance of three and 00/100 (3.00) feet to a corner;

thence southerly, bearing westerly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet, a distance along said arc of thirteen and 86/100 (13.86) feet to a corner;

thence S 65-08'-24" W, a distance of nine and 19/100 (9.19) feet to a corner;

thence N 24-51'-36" W, a distance of eight and 00/100 (8.00) feet to a corner;

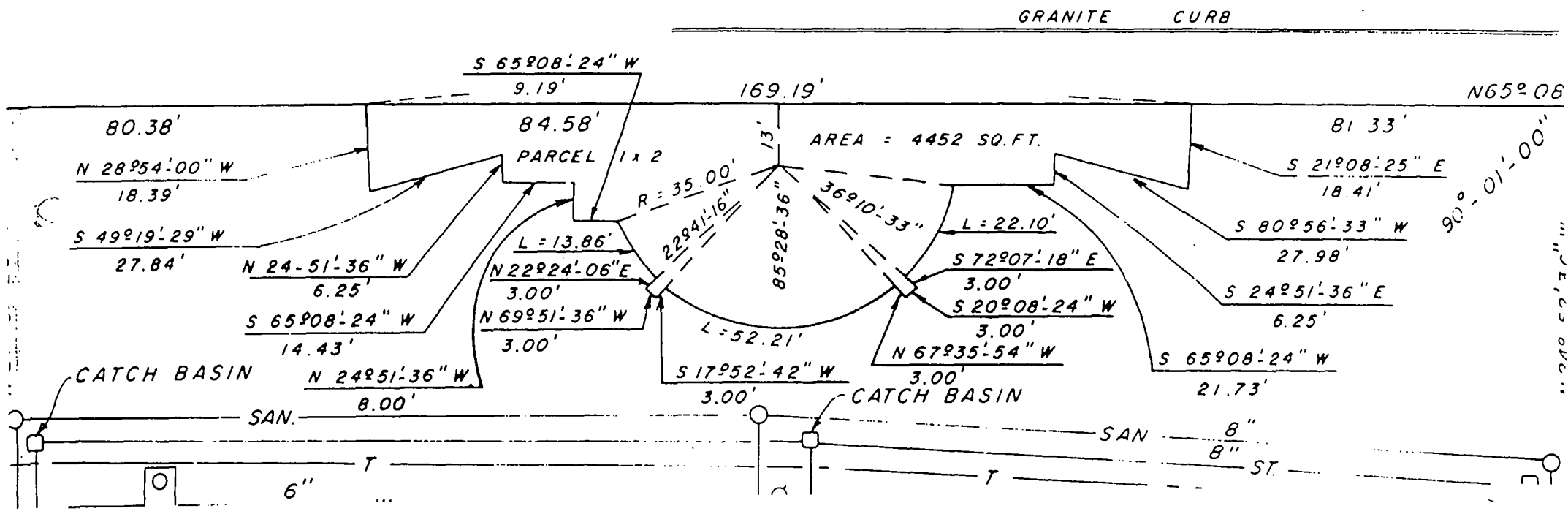
thence S 65-08'-24" W, a distance of fourteen and 43/100 (14.43) feet to a corner;

thence N 24-51'-36" W, a distance of six and 25/100 (6.25) feet to a corner;

thence S 49-19'-29" W, a distance of twenty-seven and 84/100 (27.84) feet to a corner;

thence N 28-54'-00" W, a distance of eighteen and 39/100 (18.39) feet to the point and place of beginning.

The above described Parcel 1x2 contains an area of four thousand four hundred fifty-two (4,452) square feet of land.



PARCEL 1 x 2

EXHIBIT 'b'

PLAN OF LAND IN PROVIDENCE, R.I.
SOUTH PLAZA LAND TRANSFER
PREPARED BY MARRIER SURVEYING, INC.
SCALE: 1" = 20' SEPT. 1993

Bargain and Sale Deed

KNOW ALL MEN BY THESE PRESENTS, That

Parcel One Development Associates, a Rhode Island general partnership with an address c/o Marsella Development Corporation, One Citizens Plaza, Suite 810, Providence, Rhode Island (hereinafter referred to as the "Grantor"), in consideration of one Dollar (\$1.00) paid by the City of Providence, State of Rhode Island, with an address of City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (hereinafter referred to as the "Grantee") to Grantor, and for other good and valuable consideration, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell, convey and appoint unto Grantee, its successors and assigns forever:

All of the real property, with the buildings and improvements thereon erected, together with the appurtenances and all the estate and rights of Grantor in and to said real property, located in the City of Providence, County of Providence, State of Rhode Island, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has duly executed this deed this 1 day
of NOVEMBER, 1995.

Executed in the presence of

Parcel One Development Associates

Josephine H. Salvatore

By: 

Romolo A. Marsella, Jr.
General Partner

CONSIDERATION IS SUCH THAT NO DOCUMENTARY TAX STAMPS
ARE REQUIRED.

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County, on the 1st day of November 1995,
before me personally appeared the above-named Romolo A. Marsella, Jr., to me known
and known by me to be the General Partner of Parcel One Development Associates, the
party executing the foregoing instrument, and he acknowledged said instrument by him
so executed to be his free act and deed as such General Partner, and the free act and
deed of said Parcel One Development Associates.

Beverly Mangione
Notary Public
my commission expires 6/24/97

GRANTEE

City of Providence
City Hall
25 Dorrance Street
Providence, Rhode Island 02903

PARCELS 1x2a, 1x2b, and 1x2c

Those three certain tracts or parcels of land with all buildings and improvements thereon, situated on the westerly, southerly, and easterly side of that tract or parcel of land known as Parcel 1x2 along Memorial Boulevard in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Parcel 1x2a

Beginning at a point on the southwesterly side of Parcel 1x2, said point being 81 and 00/100 (81.00) feet southerly and opposite Station 122+85.72 of the Memorial Boulevard centerline;

thence N 65°-08'-24" E, along the boundary of Parcel 1x2 a distance of nine and 19/100 (9.19) feet to a corner;

thence southerly bearing easterly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet, a distance along said arc of thirteen and 86/100 (13.86) feet, said arc being part of the boundary for Parcel 1x2, to a corner;

thence S 22°-24'-06" W, along the boundary of Parcel 1x2 a distance of zero and 36/100 (0.36) feet to a corner;

thence S 6°-08'-24" W, a distance of sixteen and 10/100 (16.10) feet to a corner;

thence N 24°-51'-36" W, a distance of twelve and 00/100 (12.00) feet to the point and place of beginning.

The above described Parcel 1x2a contains an area of one hundred forty-eight (148) square feet of land, more or less.

Parcel 1x2b

Beginning at a point on the southerly side of Parcel 1x2, said point being 94 and 71/100 (94.71) feet southerly and opposite Station 123+04.04 of the Memorial Boulevard centerline;

thence easterly bearing northerly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet for a distance of fifty-two and 21/100 (52.21) feet, said arc being part of the boundary of Parcel 1x2 to a corner;

thence S 67°-35'-54" E, along the boundary of Parcel 1x2 a distance of one and 00/100 (1.00) feet to a corner;

thence southerly bearing westerly along the arc of a curve having a radius of thirty-six and 00/100 (36.00) feet for a distance of fifty-three and 71/100 (53.71) feet to a corner;

thence N 17°-52'-42" E, along the boundary of Parcel 1x2 a distance of one and 00/100 (1.00) feet to to the point and place of beginning.

The above described Parcel 1x2b contains an area of fifty-three (53) square feet of land, more or less.

Parcel 1x2c

Beginning at a point on the southeasterly side of Parcel 1x2, said point being 73 and 00/100 (73.00) feet southerly and opposite Station 123+62.56 of the Memorial Boulevard centerline;

thence bearing N 65°-08'-24" E along the boundary of Parcel 1x2 for nine and 00/100 (9.00) feet to a corner;

thence westerly bearing southerly along the arc of curve having a radius of three and 00/100 (3.00) feet, a distance along said arc for a distance of four and 71/100 (4.71) feet to the end of the curve;

thence S 24°-51'-35" E, a distance of seventeen and 00/100 (17.00) feet to a corner;

thence S 65°-08'-25" W for a distance of fourteen and 80/100 (14.80) feet to a corner;

thence N 72°-07'-18" W, along the boundary of Parcel 1x2 for a distance of zero and 36/100 (0.36) feet to a corner;

thence northerly bearing westerly along the arc of a curve having a radius of thirty-five and 00/100 (35.00) feet, a distance along said arc of twenty-two and 10/100 (22.10) feet, said arc being part of the boundary for Parcel 1x2, to the point and place of beginning.

The above described Parcel 1x2c contains an area of one hundred eighty-eight (188) square feet of land more or less.

BOULEVARD

1" = 20' ±

GRANITE CURB

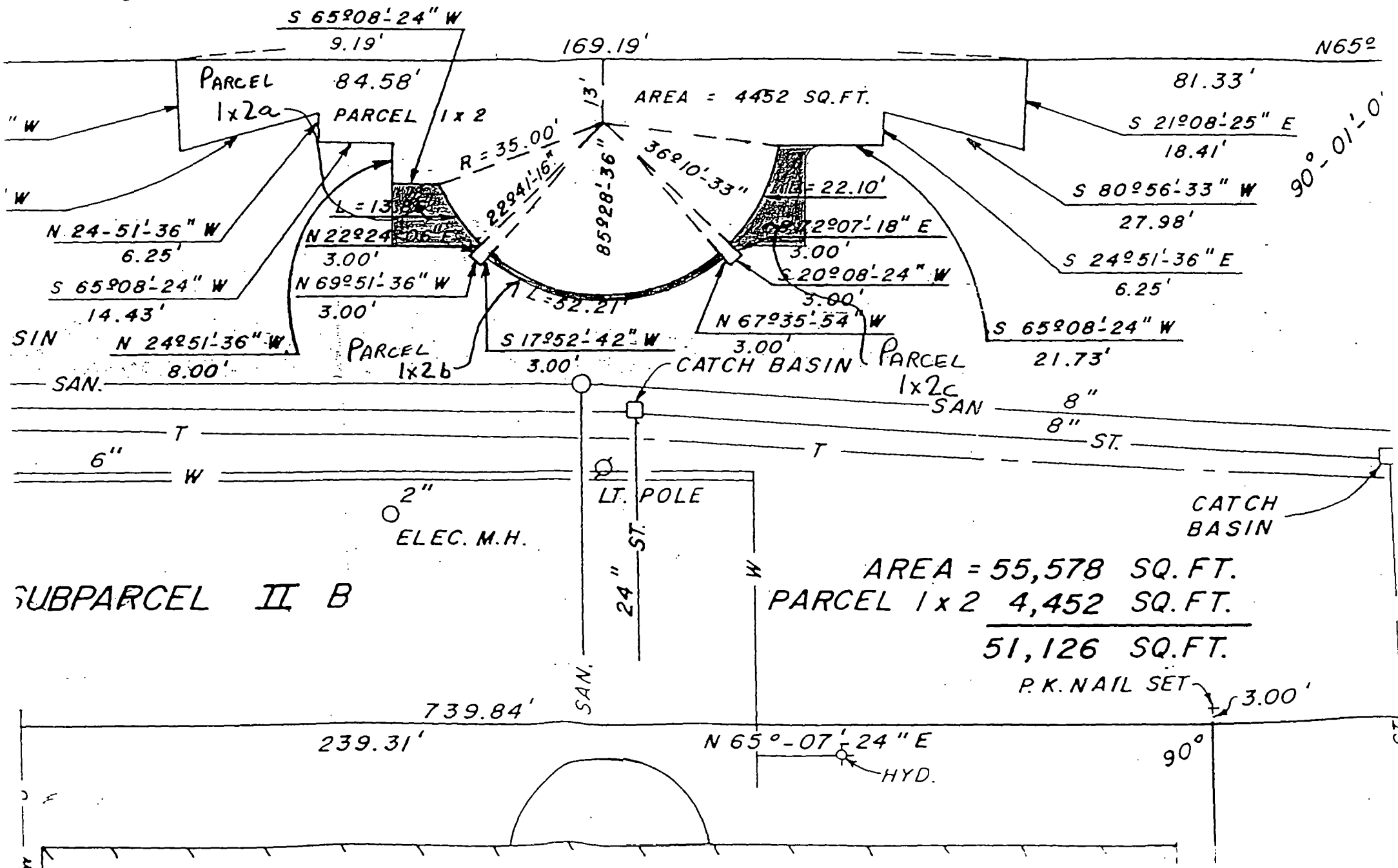
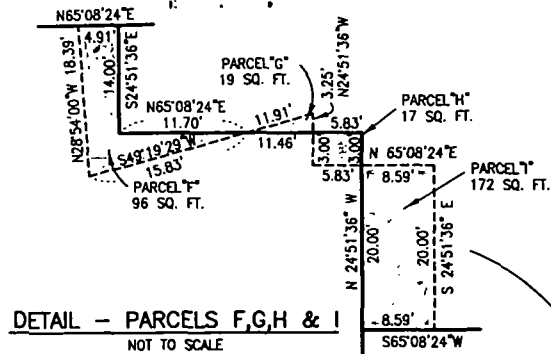
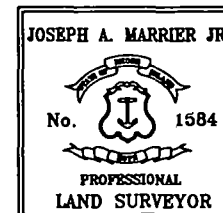
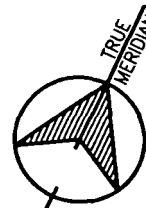


EXHIBIT ONE



MEMORIAL BOULEVARD
(121 FT. WIDE)

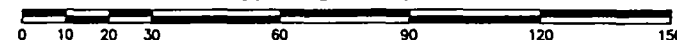


PLAN OF LAND IN
PROVIDENCE, RHODE ISLAND
TO BE CONVEYED TO AND FROM THE
CITY OF PROVIDENCE AND
PARCEL ONE DEVELOPMENT ASSOCIATES

APRIL 1, 1998

Drawn by:
Marrier Surveying, Inc.
P.O. Box 4989
Rumford, RI 02916
401-434-6130
3875 M8

SCALE: 1" = 30 FEET



PARCEL ONE DEVELOPMENT ASSOCIATES

PARCEL ONE DEVELOPMENT ASSOCIATES

ASSESSOR'S PLAT 19 LOT 135
CITY OF PROVIDENCE
AREA : 4,919 SQ. FT.

NOT FINAL

PARCEL "F"
City of Providence to Parcel One Development Associates

Beginning at a point in the southerly line of Memorial Boulevard, said point being three hundred seventy and 49/100 (370.49) feet easterly from the intersection of the southerly line of Memorial Boulevard and the easterly line of Francis Street and the northwesterly corner of land now or formerly of the City of Providence:

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of fourteen and 00/100 (14.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of eleven and 71/100 (11.71) feet to a corner;

thence S 49°-19'-29" W bounding southerly by land now or formerly of Parcel One Development Associates, a distance of fifteen and 93/100 (15.93) feet to a corner;

thence N 28°-54'-00" W bounding westerly by Parcel One Development Associates land, a distance of eighteen and 39/100 (18.39) feet to the southerly line of Memorial Boulevard;

thence N 65°-08'-24" E along the southerly line by said Memorial Boulevard, a distance of four and 91/100 (4.91) feet to the point and place of beginning.

The above described parcel contains an area of ninety-six (96) square feet of land.

PARCEL "G"

Parcel One Development Associates to City of Providence

Beginning at a point five and 83/100 (5.83) feet westerly from the most easterly northeasterly corner of land now or formerly of Parcel One Development Associates, and land now or formerly of the City of Providence;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of eleven and 46/100 (11.46) feet to a corner;

thence N 49°-19'-29" E bounding northerly by said City of Providence land, a distance of eleven and 91/100 (11.91) feet to a corner;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of three and 25/100 (3.25) feet to the point and place of beginning.

The above described Parcel G contains an area of nineteen (19) square feet of land.

PARCEL "H"

City of Providence to Parcel One Development Associates

Beginning at the most easterly northeasterly corner of land now or formerly of Parcel One Development Associates, at land now or formerly of the City of Providence;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of three and 00/100 (3.00) feet to a corner;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of five and 83/100 (5.83) feet to a corner;

thence N 24°-51'-36" W bounding westerly by said Parcel One Development Associates land, a distance of three and 00/100 (3.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of five and 83/100 (5.83) feet to the point and place of beginning.

The above described Parcel H contains an area of seventeen (17) square feet of land.

PARCEL "I"
Parcel One Development Associates to City of Providence

Beginning at the most southwesterly corner of land now or formerly of the City of Providence;

Thence N 24°-51'-36" W bounding westerly by said land now or formerly of Parcel One Development Associates, a distance of twenty and 00/100 (20.00) feet to a corner;

thence N 65°-08'-24" E bounding northerly by said City of Providence land, a distance of eight and 59/100 (8.59) feet to a corner;

thence S 24°-51'-36" E bounding easterly by said City of Providence land, a distance of twenty and 00/100 (20.00) feet to a corner;

thence S 65°-08'-24" W bounding southerly by said Parcel One Development Associates land, a distance of eight and 59/100 (8.59) feet to the point and place of beginning.

The above describe Parcel I contains an area of one hundred seventy-two (172) square feet of land.