

RESOLUTION OF THE CITY COUNCIL

No. 382

Approved July 9, 2012

RESOLVED, DECREED, AND ORDERED:

That the following-named street on the accompanying map entitled "Prov., RI, DPW-Engineering Office, Street line Section Plan No.064838, dated June 28, 2012."

VIZ: Benevolent Street, portion of, between Magee Street and Brown Street, shown as the cross-hatched areas on the accompanying map and designated by the letters A-B-C-D-A, is proposed to be abandoned as a public highway. Said abandonment is specifically conditioned upon the following:

1. Payment shall be made pursuant to the Memorandum of Agreement between the City of Providence and Brown University, received and approved by the Providence City Council on June 21, 2012.

2. Petitioner shall either grant as easement, satisfactory to the Petitioner, in favor of Verizon, which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or, in the alternative, should it be determined by the Petitioner that any such facilities need be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

3. Petitioner shall either grant an easement, satisfactory to the Petitioner, in favor of National Grid, which will permit retention of its electric and gas facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative, should it be determined by the Petitioner that any such facilities need to be relocated in order to comply with an intended use, then Petitioner shall assume all costs of relocation.

4. Petitioner shall either grant an easement, satisfactory to the Petitioner, in favor of the Providence Water Supply Board, which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative, should it be determined by the Petitioner that any such facilities need to be relocated in order to comply with an intended use, then Petitioner shall assume all costs of relocation.

5. Petitioner shall acknowledge its agreement with the Providence Fire Department to provide fire and emergency access to buildings located on this portion of Olive Street.

6. Petitioner shall file an administrative subdivision to merge the abandoned right of way with adjacent parcels.

7. Petitioner shall have a Class I survey prepared by a Professional Land Surveyor, properly licensed by the Board of Registration for Professional Land Surveyors, inasmuch as road abandonments constitute a boundary change pursuant to Informational Bulletin 2003.01 issued by said Board.

8. The Petitioner shall comply with all conditions contained herein within sixty (60) days from the date of passage.

9. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works, and/or as may be deemed appropriate by the Mayor or the Department of Law.

ORDERED, That the Traffic Engineer be, and he is hereby, directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway," and it is further

ORDERED, That after the entry of this order or decree the City Clerk shall cause a notice thereof to be published in a newspaper, published in the County of Providence at least once a week for three successive weeks and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned, who is known to reside within the State.

IN CITY COUNCIL

JUN 28 2012

READ AND PASSED

W. S. [Signature]
PRES.

A. M. [Signature]
CLERK

I HEREBY APPROVE.

Agel Tavelian
Mayor

Date: 7/9/12



Department of Public Works
Engineering Division
William C. Bombard PE, Chief Engineer

August 17, 2012

Honorable Terrence Hassett
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Abandonment of a portion of Benevolent Street

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Benevolent St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064838. Area of abandonment is designated as cross-hatched area on the accompanying plan.

No sewer easement required. All sewers, drains, manholes and other appurtenances flowing from Benevolent St. to the manhole in the center of Benevolent St., located 5 feet, more or less, east of the westerly sideline of Magee St. shall be considered private drains and no longer the responsibility of the city.

Total square footage equals 12,776 square feet. (\pm)
See accompanying plan for plat and lot numbers.

If we can further assist you in this regard, please advise.
Very truly yours,

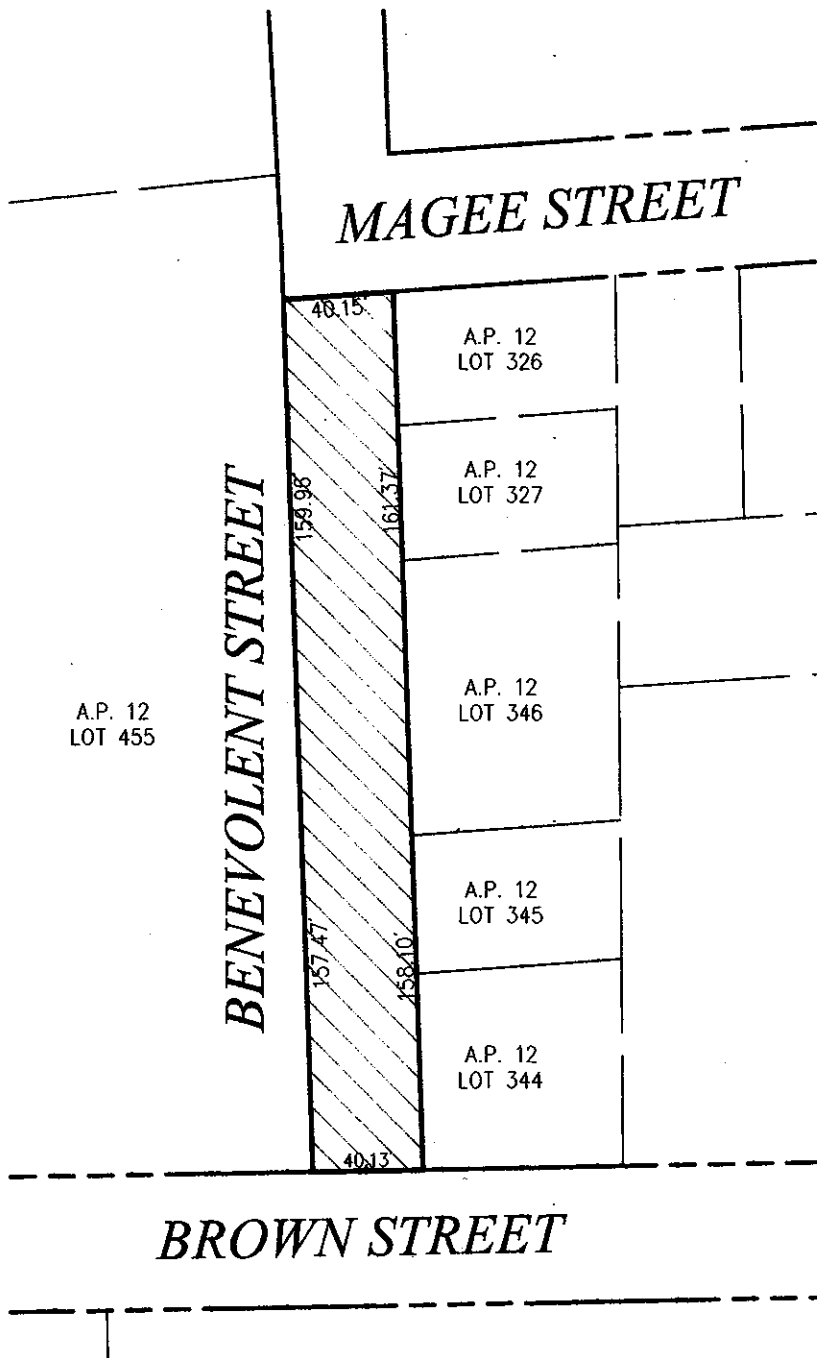
William C. Bombard
Acting Director

cc: Ann Stetson-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
D. Quinn- Tax Assessors
J. Bennett-Planning

PROVIDENCE THE CREATIVE CAPITAL

700 Allens Avenue | Providence, Rhode Island 02905 | 401 467 7950 OFFICE | 401 941 2567 FAX
www.providenceri.com

PROVIDENCE, R. I.
P. W. DEPT. — ENGINEERING OFFICE
STREET LINE SECTION
Plan No. 064838
Date August 17, 2012



NOTES:
CROSS-HATCHED AREA
INDICATES PROPOSED
ABANDONMENT OF A
PORTION OF BENEVOLENT STREET
TOTAL SQUARE FOOTAGE=12,776±

CITY OF PROVIDENCE, R. I.
Public Works Dept — Engineering Office
Showing proposed abandonment of a portion
of Benevolent Street
Drawn by VHB Checked By _____
Scale 1"=70' Date Aug. 17, 2012
Correct _____ Associate Engr.
Approved William C. Bonland
CHIEF ENGINEER

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

THAT, Brown University ("Petitioner") respectfully petitions your honorable body for the abandonment pursuant to RIGL §24-6-1 of those public ways located in the City of Providence (the "City") that are described below (hereinafter, the "Street Areas"). This Petition is presented pursuant to and subject to the terms set forth in that proposed 2012 Memorandum of Agreement ("2012 MOA"), between the City of Providence and the undersigned that has been executed by both the undersigned and on behalf of the City by the Hon. Angel Taveras, Mayor, and which has been presented to this honorable body for its review, approval and passage.

As used herein, the term "Street Areas" shall mean, collectively, the following street areas in the City as shown on the exhibits attached to this Petition:

- 1) The "Olive Street Area" – A portion of Olive Street between Brown Street and Thayer Street, said portion being an area approximately 643 feet 4 inches long by 39 feet wide (25,092 sq. feet) and
- 2) The "Brown Street Area" - A portion of Brown Street between George Street and Charlesfield Street, said portion being an area approximately 530 feet long by 50 feet 6 inches wide (26,765 sq. feet); and
- 3) The "Benevolent Street Area" - A portion of Benevolent Street between Magee Street and Brown Street, said portion being an area approximately 322 feet 4 inches long by 39 feet wide (12,573 sq. feet).

The Street Areas are shown on Exhibit A attached hereto and will be more particularly described in surveys and by metes and bounds descriptions to be provided by the undersigned to the Council prior to the completion of the abandonment requested in this Petition.

In support of this Petition, Petitioner respectfully represents to this Honorable City Council that the Street Areas are abutted on both sides by land owned by Petitioner and have ceased to be useful to the public.

The Petitioner and the City have each conducted studies with respect to the fair market value of the Street Areas and agreed that said fair market value does not exceed \$4.532 million.

In the event that this Honorable City Council grants this Petition, Petitioner shall acquire title to the Street Areas as petitioned and as proposed in the 2012 MOA and requests that the order or decree issued shall require the City to grant confirmatory deeds as may be reasonably necessary

to convey title to the Street Areas to Petitioner.

Respectfully Submitted,

BROWN UNIVERSITY

By: 

AP Railing Design Corporation

May 28, 2012

Mailing Address of Petitioner:

Facilities Management
Brown University
Box 1941
295 Lloyd Avenue
Providence, Rhode Island 02912
Attention: Stephen Maiorisi, Vice President for Facilities Management

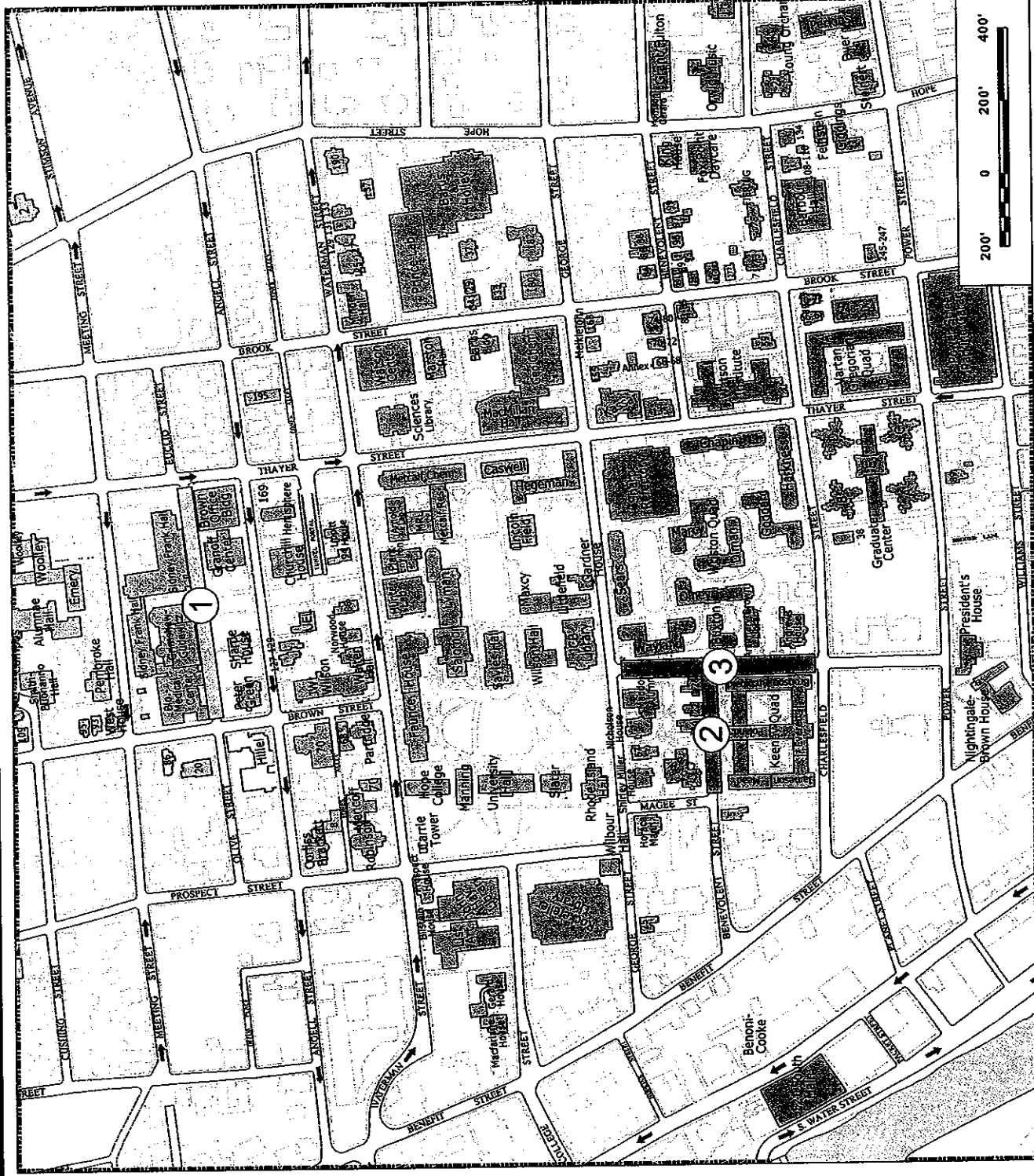
Office of the General Counsel
Brown University
Box 1913
110 South Main Street
Providence, RI 02912
Attention: Beverly E. Ledbetter, Vice President & General Counsel

Exhibit A

Proposed Closed Streets

- 1) Olive Street: Between Brown and Thayer Streets
Total Approx. Area: 25,092 sq. ft.
Overall Approx. Dimensions: 39' Wide x 643'-4" Long
- 2) Benevolent Street: Between Magee and Brown Streets
Total Approx. Area: 12,573 sq. ft.
Overall Approx. Dimensions: 39' Wide x 322'-4" Long
- 3) Brown Street: Between George and Charlesfield Streets
Total Approx. Area: 26,765 sq. ft.
Overall Approx. Dimensions: 50'-6" Wide x 530' Long

- Streets for Abandonment
- Brown University Buildings





PROVIDENCE POLICE DEPARTMENT

Colonel Hugh T. Clements

Chief of Police



TRAFFIC/PARKING ENFORCEMENT

Sergeant Paul F. Zienowicz, Commanding

6-26-12

To: Lori Hagen, City Clerks Office
From: Sgt. Paul Zienowicz, Traffic Services
Subject: Brown University Area

Dear Ms. Hagen

I have responded to the areas of Olive St between Brown St and Thayer St and to Brown St, between George St and Charlesfield St and to Benevolent St. between Magee St. and Brown St. in reference to the petition by Brown University. It is my determination that the traffic in the general surrounding area will not be adversely affected by this transfer.

At this time, the Providence Police Department has no objections to the proposed transfer as it is represented on the plans provided for review.

Respectfully,

Sgt. Paul Zienowicz

Petronio, Sheri

From: Dillon, Michael
Sent: Monday, June 25, 2012 7:18 AM
To: Petronio, Sheri
Cc: Pare, Steven
Subject: Street Abandonment

The Fire Department objects to the abandonment of Brown, Benevolent, Olive Streets unless access for Emergency vehicles is provided on those streets. The Fire Department will not have access for apparatus to the buildings located on these streets unless these provisions are made.

Thank you



MICHAEL DILLON
Assistant Chief - Operations
Providence Fire Department
325 Washington Street
Providence, Rhode Island 02903
401 243 6075 OFFICE
401 243 6488 FAX
mdillon@providencert.com
www.providencert.com

PROVIDENCE THE CREATIVE CAPITAL



552 Academy Avenue
Providence, RI 02908

401-521-6300

www.provwater.com

The Hon. Angel Taveras
Mayor

Boyce Spinelli
General Manager

BOARD OF DIRECTORS

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Member

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American Water Works Assn.
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August 22, 2012

Councilman Terrence M. Hassett
Providence City Council
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Subject: Petition for Street Abandonments
Olive Street, Brown Street and Benevolent Street
Providence, RI

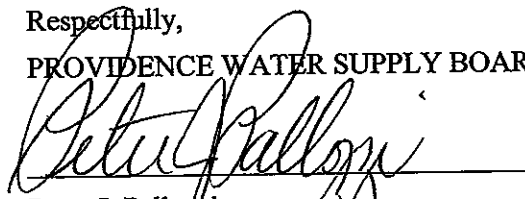
Dear Councilman Hassett:

The referenced Olive Street, Brown Street and Benevolent Street Abandonment Petition to the City Council has been reviewed for any impact this action might have on the Providence Water (PW) water distribution system. Our records indicate that active 6-inch water mains are located within the right of-way on Olive Street and Benevolent Street and an active 12-inch water main is being utilized on Brown Street servicing the surrounding neighborhoods. On all three above named streets there are active fire hydrants and several water services. Accordingly, these mains, services and hydrants must remain active.

PW has no objection to the street abandonment provided that the Petitioner grants a full utility easement to PW to maintain, construct, repair, etc. the existing water main and its appurtenances and that no permanent construction, whatsoever, be allowed within the easement. The easement shall comprise the entire existing right of way of these public roadways. Actual dimensions and wording of the easement shall be subject to review by PW as to form and content.

If you have any further questions, please feel free to contact me at (401) 521-6300, extension 7215.

Respectfully,
PROVIDENCE WATER SUPPLY BOARD



Peter J. Pallozzi
Manager – Planning & Development

cc: P. LePage
J. Brosco
A. Pion
A. Stetson, City Clerk
File



Providence Parks Department

"Building Pride in Providence"

MEMORANDUM

TO: ANNA STETSON, CITY CLERK
FROM: BOB MCMAHON, SUPERINTENDENT OF PARKS
DATE: JUNE 12, 2012

Bob McMahon

The Parks Department has no objection to the Petition from Brown University to abandon portions of the following street areas: Olive Street area, Brown Street area and Benevolent Street area.



City Plan Commission
Angel Taveras, Mayor

June 22, 2012

Councilman Terrence M. Hassett
Chair, Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson

Re: Referral 3353 - Petition to abandon portions of Olive Street, Brown Street and Benevolent Street

Petitioner: Brown University

Dear Councilman Hassett:

At a regular meeting of the City Plan Commission (CPC) held on June 19, 2012, the CPC considered the proposal by the petitioner to abandon portions of Brown Street, Benevolent Street and Olive Street. The CPC made a positive recommendation as detailed below.

The applicant proposed that the City collectively abandon portions the following street areas.

- i. Olive Street — The portion of Olive Street between Brown Street and Thayer Street with an area of approximately 25,092 SF
- ii. Brown Street — The portion of Brown Street between George Street and Charlesfield Street measuring approximately 26,765 SF
- iii. Benevolent Street — A portion of Benevolent Street measuring approximately 12,573 SF

Abandonment of the street area is subject to the terms of the memorandum of agreement between the petitioner and the City. The fair value of the street area has been determined to be \$4.532 million.

DEPARTMENT OF PLANNING AND DEVELOPMENT

444 Westminster Street, Providence, Rhode Island 02903
Phone: 401-863-1444, Fax: 401-863-1445
www.providenceri.com

FINDINGS OF FACT

The Commission made the following findings of fact as required by the City Plan Commission Handbook Policy No. 1: "Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment":

1. *A public interest has to be clearly demonstrated. A public interest is defined as one or more of the following: public health and safety, adequate provision of transportation, general improvement of traffic patterns and/or circulation, convenient access to properties, avoidance of a nuisance, significant economic development, preservation of a historical or cultural feature, and improvement of the general welfare of the community.*

Olive Street area: The portion of Olive Street to be abandoned lies between Brown Street and Thayer Street. The applicant owns property on both sides of the proposed abandonment area.

Brown and Benevolent Street areas: The Brown Street abandonment area lies between George and Charlesfield Street. The portion of Benevolent Street to be abandoned lies between Magee and Brown Street. Similar to the Olive Street area, the applicant owns all the property abutting both abandonment areas, which are primarily used by students and employees of the University.

The applicant submitted a memo detailing findings of a traffic study which concluded that the abandonment areas are used by more pedestrians than vehicles. The study found that creation of "the walk," Academic Center and Hope Street fitness center would increase pedestrian movement around these areas. The CPC found that access to Olive Street would not be impeded as it can be accessed from Meeting and Angell Streets. Brown and Benevolent Streets can be accessed on foot from George, Charlesfield and Magee Streets. The CPC found that the proposed abandonments would not be contrary to the public interest if access to these streets is not impeded and walking is encouraged.

2. *No negative impact is evident on existing land uses, future plans, zoning, safety, health or welfare of the community by the proposed abandonment.*

The CPC found that no negative impacts are expected.

3. *All abutting landowners agree to the proposed abandonment.*

The applicant owns the land abutting the abandonment area.

4. *No physical or legal access will be denied to any land or property in surrounding areas by the proposed abandonment.*

The CPC found that access to neighboring properties would not be affected as the applicant owns all the property surrounding the abandonment area.

5. *No existing or future public services or facilities need to be protected, provided, or maintained within the right-of-way. An easement retention may be necessary to provide access to, maintain, or provide existing or future service or utility needs.*

It is unknown whether public services or facilities need to be protected, provided or maintained within the right of way. The petitioner has stated that any necessary easements and emergency vehicle access will be granted.

6. *The proposed or intended use of the street and/or adjacent properties must be shown on a petition or plan, and such use shall be in conformance with existing zoning and Comprehensive Plan Objectives.*

Petitions and plans have been provided. The abandonments and the memorandum of agreement are in conformance with *Providence Tomorrow: The Comprehensive Plan* and the Zoning Ordinance

RECOMMENDATION

The CPC voted to advise the Committee on public works that the petition be approved subject to the following conditions:

1. The petitioner shall grant any necessary utility easements and provide access to emergency vehicles.
2. The petitioner shall file an administrative subdivision to merge the abandoned right of way with adjacent parcels.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: Anna Stetson, City Clerk
Michael McCormick, Brown University



City Plan Commission
Angel Taveras, Mayor

June 22, 2012

Anna M. Stetson, City Clerk
Office of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Notice of Approval for Amendment to Brown University's Institutional Master Plan

Applicant: Brown University

Dear Ms. Stetson:

At a regular meeting of the City Plan Commission (CPC) on Tuesday, June 19, 2012, and pursuant to Section 503 of the City of Providence Zoning Ordinance, the CPC reviewed the amendment to Brown University's Institutional Master Plan (IMP). The CPC voted unanimously as described below to make certain findings of fact and to approve the amendment.

Amendment Overview

The CPC approved the IMP for Brown University in July 2011. This amendment is an update to that plan and includes a description of the University's proposed abandonment of portions of three streets, the institution of an onstreet parking license and demolition of the Sanford Gold building.

Street Conveyance

The City and Brown University have entered into a financial agreement where the University would pay the City \$31.5 million over 10 years in addition to an existing payment agreement. As part of the agreement, Brown has petitioned the City Council to abandon three street areas to promote a pedestrian environment and improve mobility. The abandonment areas include the portion of Olive Street between Brown Street and Thayer Street, the portion of Brown Street between George and Charlesfield Street and the portion of Benevolent Street between Magee and Brown Street. Loading zones will be created at both ends of Olive Street, servicing the BioMed Complex, Sidney Frank Hall, the Granoff Center for Creative Arts and the Brown Bookstore.

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

2012 JUN 28 AM 11:15
RECEIVED
CITY OF PROVIDENCE
DEPT. OF PLANNING & DEVELOPMENT

FILED

The abandonments are intended to improve the pedestrian environment by integrating “the Walk” into the Olive Street abandonment area and creating pedestrian thoroughfares and campus entrance points along the Brown and Benevolent Street areas. Based on a traffic study conducted in this area, pedestrians outnumbered vehicles at peak hours. The study notes that the abandoned areas may be closed to the public during special events. All three streets will include provisions for emergency vehicles and easements for the public utilities currently located in the streets. Plans for the streets will be developed through an open design process.

On street Parking License

The College Hill Parking Task Force convened in 2007 found that efforts should be taken to reduce demand for parking and existing parking should be better managed. The study found that the demand for onstreet parking, restricted to a two hour limit, outweighed the supply of available parking. As part of the agreement with the City, 250 onstreet parking spaces will be ceded for exclusive use to Brown during certain hours. Brown will collect a license fee from users of these spaces. The spaces are highlighted on the map submitted with the amendment and were chosen based on the findings of the College Hill Parking Task Force. To prevent vehicular traffic caused by drivers trying to find parking, the spaces will be available exclusively for Brown faculty and staff between 8 am and noon with the option to park all day. The spaces will be available to the public outside of those hours. Parking will be enforced by Brown and the City, but all revenue from violations will be collected by the City.

Demolition of the Sanford Gold Building

The Sanford Gold Building is a flat roof two story brick building located at 285 Tockwotten Street located outside of the Institutional Overlay District. It was purchased by Brown in 1981 and used for storage till 2003. A structural assessment of the building revealed a number of issues including deterioration of the exterior brick walls, deterioration of interior load bearing walls, bulging and separating exterior walls, rotten heavy timber floor and roof framing, and several isolated structural deficiencies. As repair and restoration of the building would not be economical, the University will demolish the building and landscape the vacant site.

FINDINGS

Providence Tomorrow

The CPC found that the amendment was in conformance with Strategy F of Objective LU-7 of Providence Tomorrow, which requires educational institutions to provide five year IMPs with regular updates to ensure that there is limited growth and no negative impacts on neighborhoods. The CPC found that Brown University satisfactorily described intended mobility

and development changes. By addressing changes to mobility that would promote pedestrian activity and efficient flow of traffic, the CPC found that the amendment conformed to Objective LU-12, which promotes the efficient use of land to promote transit, walking and biking through appropriate land use controls.

Zoning Ordinance

The CPC found that the amendment followed the format prescribed by the Zoning Ordinance. The CPC found the demolition of the Sanford Gold building to be in conformance with the Zoning Ordinance as it is not a historic structure and not located within a historic district.

RECOMMENDATION

Based on its analysis and findings, the CPC approved the amendment to Brown University's Institutional Master Plan subject to the following condition.

Please post this notice for 20 days.

Note that this approval does not require any action by the City Council.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: Michael McCormick, Brown University



ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

July 2, 2012

Mr. David Quinn
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Partial Abandonment of Benevolent Street, Providence

Dear Mr. Quinn:

Pursuant to your request we have personally inspected the real estate located on Benevolent Street as located within Assessor's Plat 12. The subject area is located in the East Side/College Hill neighborhood of Providence.

The proposed portion of street abandonment, as requested by Brown University, contains 12,573 square feet. Zoning in the area is R-1 Residential and C-2 Commercial. Specifically, the proposed abandonment runs between Magee and Brown Streets according to a map supplied by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 survey for recording purposes. There will be no sewer easement required, as the Department of Public Works will require the existing line to become private.

We have taken into account a number of factors in arriving at the "as is" fee simple market value of the site. Notably, the petitioner will gain use of the public right-of-way to further enhance the commercial viability of its campus and the City will convey its full fee interest in the sidewalk and street.

Based upon an analysis of comparable sales as contained within the office files of Andolfo Appraisal Associates, Inc., a value of \$60.00 per square foot is hereby estimated for this 12,573-square-foot site. sidewalk and street.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. David Quinn
Page 2
July 2, 2012

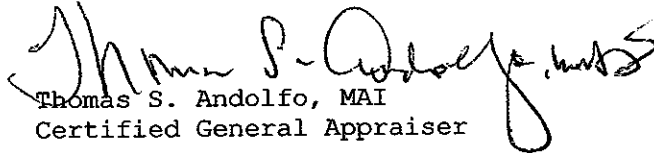
Therefore, 12,573 square feet x \$60.00 per square foot = \$754,380 "as is" fee simple market value of the proposed subject property.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.



William G. Floriani
Certified Residential Appraiser



Thomas S. Andolfo, MAI
Certified General Appraiser

WGF/TSA:fad



ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

July 2, 2012

Mr. David Quinn
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Partial Abandonment of Olive Street, Providence

Dear Mr. Quinn:

Pursuant to your request we have personally inspected the real estate located on Olive Street as located within Assessor's Plat 10. The subject area is located in the East Side/College Hill neighborhood of Providence.

The proposed portion of street abandonment, as requested by Brown University, contains 25,092 square feet. Zoning in the area is R-1 Residential and C-2 Commercial. Specifically, the proposed abandonment runs between Thayer and Brown Streets according to a map supplied by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 survey for recording purposes. There will be no sewer easement required, as the Department of Public Works will require the existing line to become private.

We have taken into account a number of factors in arriving at the "as is" fee simple market value of the site. Notably, the petitioner will gain use of the public right-of-way to further enhance the commercial viability of its campus and the City will convey its full fee interest in the sidewalk and street.

Based upon an analysis of comparable sales as contained within the office files of Andolfo Appraisal Associates, Inc., a value of \$60.00 per square foot is hereby estimated for this 25,092-square-foot area.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. David Quinn
Page 2
July 2, 2012

Therefore, 25,092 square feet x \$60.00 per square foot = \$1,505,520 "as is" fee simple market value of the proposed subject property.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani (fud)

William G. Floriani
Certified Residential Appraiser

Thomas S. Andolfo

Thomas S. Andolfo, MAI
Certified General Appraiser

WGF/TSA:fad



ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

July 2, 2012

Mr. David Quinn
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Proposed Abandonment of Brown Street Providence

Dear Mr. Quinn:

Pursuant to your request we have personally inspected the real estate located on Brown Street as located in Assessor's Plat 12. The subject area is located in the East Side/College Hill neighborhood of Providence.

The proposed portion of street abandonment, as requested by Brown University, contains 26,765 square feet. Zoning in the area is R-1 Residential and C-2 Commercial. Specifically, the proposed abandonment runs along the entire length of Brown Street according to a map supplied by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 survey for recording purposes. There will be no sewer easement required, as the Department of Public Works will require the existing line to become private.

We have taken into account a number of factors in arriving at the "as is" fee simple market value of the site. Notably, the petitioner will gain use of the public right-of-way to further enhance the commercial viability of its campus and the City will convey its full fee interest in the sidewalk and street.

Based upon an analysis of comparable sales as contained within the office files of Andolfo Appraisal Associates, Inc., a value of \$60.00 per square foot is hereby estimated for this 26,765-square-foot site.


ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. David Quinn
Page 2
July 2, 2012

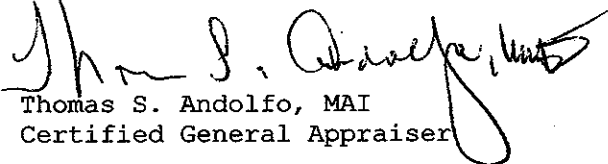
Therefore, 26,765 square feet x \$60.00 per square foot = \$1,605,900 "as is" fee simple market value of the proposed subject property.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

Handwritten signature of William G. Floriani in cursive script.

William G. Floriani
Certified Residential Appraiser

Handwritten signature of Thomas S. Andolfo in cursive script.

Thomas S. Andolfo, MAI
Certified General Appraiser

WGF/TSA:fad



June 14, 2012

Anna M. Stetson
City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Petition to Abandon portions of BENEVOLENT, OLIVE, & BROWN Streets

Dear Ms. Stetson:

Please be advised that after review, it has been determined that National Grid has underground electrical equipment and gas facilities in the areas proposed for abandonment.

Therefore, National Grid has no objection to the abandonment as long as the following conditions are satisfied: that we are granted an easement for said gas and electrical equipment; and that no permanent structures shall be permitted to be constructed on, over, above or in any other way hindering our access to our facilities.

Please call me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joyce-Ann Xifaras", written over the typed name and title.

Joyce-Ann Xifaras
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Raymond J. Marshall, P.E.
Executive Director

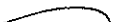
[illegible]

<http://www.narrabay.com>



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Executive Director

Ms. Anna Stetson
City Clerk
Department of City Clerk
City Hall
25 Dorrance Street
Providence, RI 02903


John Zuba
Permits and Planning Manager


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