

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 298

Approved June 26, 1990

WHEREAS, the City of Providence was the owner of two parcels of land within the Capital Center Project Area being known as "Waterplace" and "Station Park."; and

WHEREAS, on July 7, 1989, His Honor, the Mayor, executed a deed conveying said parcels of real estate to the State of Rhode Island and Providence Plantations, Department of Environmental Management, a copy of said deed is attached hereto and incorporated herein by reference as Exhibit "A".

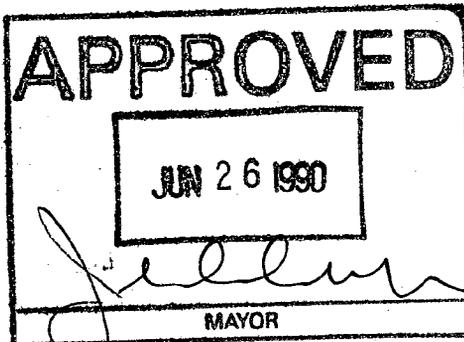
NOW THEREFORE, IT IS RESOLVED: that his Honor the Mayor was authorized to convey to the State of Rhode Island and Providence Plantations, Department of Environmental Management, the parcels of real estate described in the attached deed incorporated herein by reference, the City being authorized to make said conveyance pursuant to Rhode Island General Laws Section 45-24-4.21, said conveyance being consistent with and desirable and in furtherance of the plan of development for the Capital Center Project Area and the execution and delivery of the conveyance dated July 7, 1989 by His Honor, the Mayor, is hereby ratified, confirmed and approved.

IN CITY COUNCIL

JUN 21 1990  
READ AND PASSED

*Michael L. Egan*  
PRES.

*Michael L. Clement*  
First Deputy  
CLERK



**FILED**

APR 27 10 48 AM '90  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

IN CITY COUNCIL

MAY 3 1990  
FIRST READING

REFERRED TO COMMITTEE ON

CITY PROPERTY

*P. M. Mendora* CLERK

THE COMMITTEE ON  
CITY PROPERTY

Approves Passage of  
The Within Resolution

*P. M. Mendora*  
Chairman

June 7, 1990

Councilman Slavin, Councilman Dillon  
and Councilwoman Iugnolo (By Request)

QUITCLAIM DEED

The CITY OF PROVIDENCE, RHODE ISLAND for consideration paid grants to the STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, those certain parcels of land in the City of Providence, County of Providence, State of Rhode Island, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the above-mentioned Premises, with all rights, privileges and appurtenances, thereunto belonging unto and to the use of the Grantee, its successor and assigns.

IN WITNESS WHEREOF, the undersigned on this 7<sup>th</sup> day of July, 1989, has set its hand and seal by its duly authorized official.

THE CITY OF PROVIDENCE

BY: [Signature]  
TITLE: Mayor

Accepted for and on behalf of the State of Rhode Island.

STATE OF RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL  
MANAGEMENT

BY: [Signature]  
Robert L. Bendick, Jr.  
Director

Approved this 18<sup>th</sup> day of July, 1989 by the State Properties Committee.

APPROVED AS TO TERMS  
AND CONDITIONS:

[Signature]  
Chairman, State Properties  
Committee

APPROVED AS TO FORM:

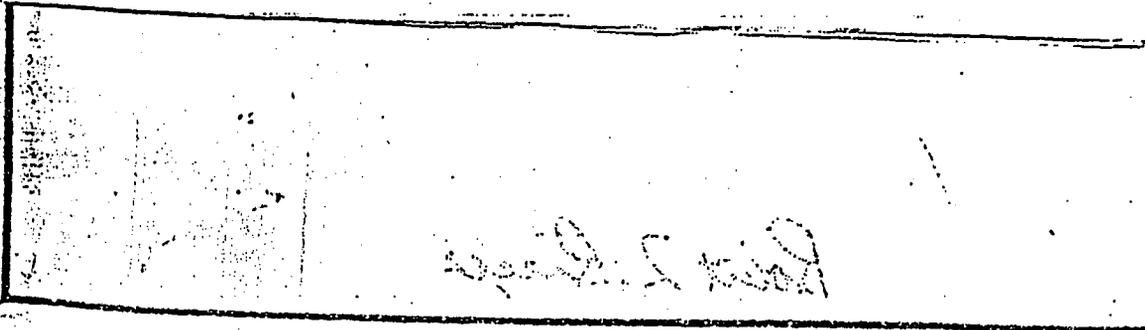
[Signature]  
Attorney General

APPROVED AS TO SUBSTANCE:

[Signature]  
Director of Administration

[Signature]  
Public Member

THE CONSIDERATION FOR THIS DEED IS SUCH THAT NO DOCUMENTARY STAMPS ARE REQUIRED



STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence, in said County and State, on the 7<sup>th</sup> day of July, 1989, before me personally appeared Joseph R. [Signature] the Mayor, of the CITY OF PROVIDENCE, RHODE ISLAND to me known and known by me to be the party executing the foregoing instrument for and on behalf of the CITY OF PROVIDENCE, RHODE ISLAND and he acknowledged said instrument by him executed to be his free act and deed, his free act and deed is his capacity as aforesaid, and the free act and deed of the CITY OF PROVIDENCE, RHODE ISLAND.

[Signature]  
Notary Public  
My Commission Expires: 6/30/90

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence, in said County and State, on the 13<sup>th</sup> day of July, 1989, before me personally appeared Robert L. Bendick, Jr., the Director of the STATE OF RHODE ISLAND, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, to me known and known by me to be the party executing the foregoing instrument for and on behalf of the STATE OF RHODE ISLAND, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT and he acknowledged said instrument by him executed to be his free act and deed, his free act and deed in his capacity as aforesaid and the free act and deed of the STATE OF RHODE ISLAND, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

MARY E. KAY  
MARY E. KAY  
Notary Public  
My Commission Expires: 6/30/92

EXHIBIT "A"

Those certain parcels of land in the City of Providence, State of Rhode Island as shown of the plan entitled "Subdivision of Land in Capital Center, City of Providence, R.I., WATERPLACE AND STATION PARK, prepared by Maguire Group Inc., Scale 1' = 40; April 1989". more particularly described below.

Parcel I

WATERPLACE

Beginning at a point on the easterly City Highway Line of Francis Street at its intersection with the southerly line of the Woonasquatucket River as delineated on the "Plan of Land in Providence, R.I., surveyed for the Capital Center, surveyed and Drawn by CE Maguire Inc., Scale 1" = 40' May 1982, Revised December 1982", said point also being the most northerly point of Parcel No. 9 as shown on the above noted Plan of Land Surveyed for the Capital Center.

Thence S 82°-37'-58"E along the southerly line of the Woonasquatucket River bounded southerly by said Parcel No. 9 a distance of one hundred forty-one and 44/100 (141.44) feet to an angle point;

Thence S 24°-52'-36"E bounded westerly in part by said Parcel No. 9 and in part by the City Highway Line of Memorial Boulevard, a distance of two hundred sixty-seven and 68/100 (267.68) feet to an angle point in the said Memorial Boulevard Line;

Thence N  $65^{\circ}-08'-25''$ E along the northerly City Highway Line of Memorial Boulevard a distance of three hundred thirty-one and  $81/100$  (331.81) feet to an angle point;

Thence N  $24^{\circ}-52'-36''$ W bounded easterly in part by the Memorial Boulevard City Highway Line, in part by the Woonasquatucket River, in part by Parcel No. 2 as shown on the said Plan of Land Surveyed for the Capital Center and in part by the City Highway Line of Park Row West, a distance of four hundred five and  $56/100$  (405.56) feet to the southerly City Highway Line of Park Row West;

Thence southwesterly, along the southerly Park Row West city Highway Line, following the arc of a curve to the right having a central angle of  $12^{\circ}-21'-26''$ , a radius of one hundred sixty-four (164.00) feet and an arc distance of thirty-five and  $37/100$  (35.37) feet to the end of the curve;

Thence S  $65^{\circ}-08'-25''$ W, along the southerly Park Row West City Highway Line, a distance of two hundred twenty-six (226.00) feet to the beginning of a curve;

Thence generally westerly, along the southerly Park Row West City Highway Line, following the arc of a curve to the right having a central angle of  $30^{\circ}-33'-04''$ , a radius of one hundred thirty-four (134.00) feet and an arc distance of seventy-one and  $45/100$  (71.45) feet to the end of the curve;

Thence N  $84^{\circ}-18'-31''$ W, along the southerly Park Row West City Highway Line, a distance of sixty-five and  $97/100$  (65.97) feet to its intersection with the easterly City Highway Line of Francis Street;

Thence S  $5^{\circ}-41'-29''$ E, along the easterly City Highway Line of Francis Street, crossing the Woonasquatucket River, to the point and place of beginning.

The above described parcel contains one hundred forty-seven thousand eighty-six (147,086) square feet including both land and water area.

Parcel II  
STATION PARK

Beginning at a point on the northerly City Highway Line of Park Row West at its intersection with the westerly line of Parcel No. 8 as delineated on the Plan of Land in Providence, R.I., Surveyed for the Capital Center, Surveyed and Drawn by CE Maguire, Inc., Scale 1' = 40' May 1982, Revised December 1982;

Thence N  $24^{\circ}-52'-36''$ W along the said westerly line of Parcel No. 8 a distance of one hundred fifty-five and  $64/100$  (155.64) feet to a point on the southerly line of land now or formerly of the National Railroad Passenger Corporation;

Thence southwesterly along the southerly line of said railroad land, following the arc of a curve to the right having a central

angle of  $1^{\circ}-23'-20''$ , a radius of three thousand eight hundred sixty-three and  $86/100$  (3863.86) feet and an arc distance of ninety-three and  $65/100$  (93.65) feet to the end of the curve;

Thence  $S 45^{\circ}-04'-24''W$  along the southerly line of said railroad land, a distance of sixty-six and  $97/100$  (66.97) feet to an angle point;

Thence  $S 47^{\circ}-37'-27''W$  along the southerly line of said railroad land a distance of thirty-three and  $42/100$  (33.42) feet to the beginning of a curve;

Thence southwesterly along the southerly line of said railroad land following the arc of a curve to the right having a central angle of  $9^{\circ}-52'-52''$ , a radius of one thousand one hundred thirty-one and  $68/100$  (1131.68) feet and an arc distance of one hundred ninety-five and  $16/100$  (195.16) feet to the northerly City Highway Line of Park Row West;

Thence  $S 84^{\circ}-18'-31''E$  along the northerly City Highway Line of Park Row West a distance of seventy-eight and  $79/100$  (78.79) feet to the beginning of a curve;

Thence generally easterly along the northerly City Highway Line of Park Row West following the arc of a curve to the left having a central angle of  $30^{\circ}-33'-04''$ , a radius of eighty-six (86.00) feet and an arc distance of forty-five and  $86/100$  (45.86) feet to

*Capital Properties, Inc.*  
*One Hospital Trust Plaza*  
*Suite 920*  
*Providence, Rhode Island 02903*  
*Phone (401) 331-0100*

April 17, 1990

Thomas Moses, Esq.  
Director  
Department of Planning and Development  
City of Providence  
44 Washington Street  
Providence, Rhode Island 02903

Dear Tom:

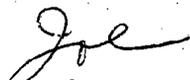
Pursuant to our recent telephone conversation, enclosed is a copy of the proposed resolution for adoption by the City Council, the original of which was sent to you several weeks ago. You will recall that the City has already conveyed to the State the land known as "Waterplace" and "Station Park" but the title company has insisted upon a resolution adopted by the City Council ratifying the action of the Mayor.

Also enclosed is a copy of the Deed dated July 18, 1989 by which the Mayor deeded these properties to the State.

If, in fact, this resolution has not already been adopted by the City Council, I ask that it be introduced at the earliest possible time so as to enable the developers of the hotel on Parcel 2 to obtain title insurance with respect to the hotel to be developed adjacent to Waterplace.

By copy of this letter to Andrew Annaldo, I am alerting him also to the necessity for the adoption of this resolution.

Sincerely yours,

  
Joseph R. DiStefano  
President

JRD:gph

Enc.

cc: ✓ Hon. Andrew Annaldo

QUITCLAIM DEED

The CITY OF PROVIDENCE, RHODE ISLAND for consideration paid grants to the STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, those certain parcels of land in the City of Providence, County of Providence, State of Rhode Island, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

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IN WITNESS WHEREOF, the undersigned on this 7<sup>th</sup> day of July, 1989, has set its hand and seal by its duly authorized official.

THE CITY OF PROVIDENCE

BY: [Signature]  
TITLE: Mayor

Accepted for and on behalf of the State of Rhode Island.

STATE OF RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL  
MANAGEMENT

BY: [Signature]  
Robert L. Bendick, Jr  
Director

Approved this 18<sup>th</sup> day of July, 1989 by the State Properties Committee.

APPROVED AS TO TERMS  
AND CONDITIONS:

[Signature]  
Chairman, State Properties  
Committee

APPROVED AS TO FORM:

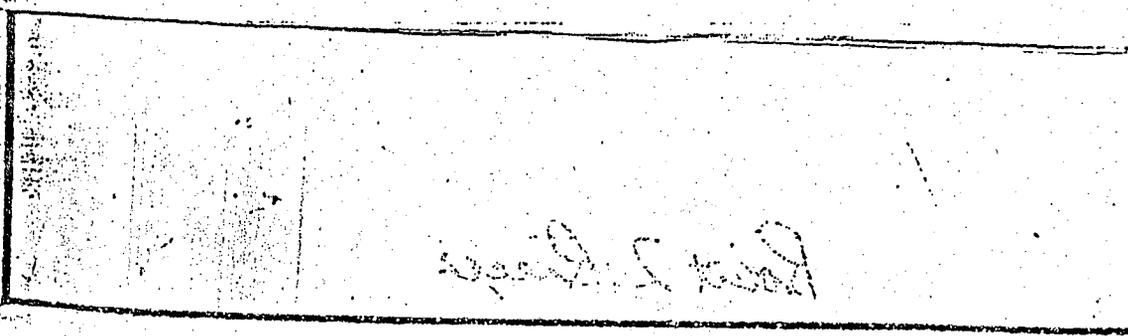
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Attorney General

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[Signature]  
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[Signature]  
Public Member

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STATE OF RHODE ISLAND  
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In Providence, in said County and State, on the 7<sup>th</sup> day of July, 1989, before me personally appeared Joseph R. [Signature] the Mayor, of the CITY OF PROVIDENCE, RHODE ISLAND to me known and known by me to be the party executing the foregoing instrument for and on behalf of the CITY OF PROVIDENCE, RHODE ISLAND and he acknowledged said instrument by him executed to be his free act and deed, his free act and deed is his capacity as aforesaid, and the free act and deed of the CITY OF PROVIDENCE, RHODE ISLAND.

[Signature]  
Notary Public  
My Commission Expires: 6/30/90

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Mary E. Kay  
Mary E. Kay  
Notary Public  
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the end of the curve;

Thence N  $65^{\circ}-08'-25''$ E along the northerly City Highway Line of Park Row West, a distance of two hundred forty-eight and  $79/100$  (248.79) feet to an angle point;

Thence N  $42^{\circ}-54'-47''$ E along the northerly City Highway Line of Park Row West, a distance of thirteen and  $28/100$  (13.28) feet to the point and place of beginning.

The above described parcel contains thirty-four thousand eighty (34,080) square feet of land.

Received for Record at 10 o'clock 6 min. A M  
JUL 27 1989 *Robert L. Ricci* Recorder of Deeds