

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 823

Approved December 22, 2003

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant an easement on the sidewalk area of Westminster Street at Memorial Boulevard in the City of Providence to G P 15 Westminster Group, LLC (Gilbane). Said easement shall be granted specifically upon the following provisions:

1. Said easement shall be utilized only for the installation and maintenance of a ramp to provide handicapped access to the property at 15 Westminster Street (AP 20, Lot 1). Said easement shall not exceed the area of one-hundred sixty square feet, plus or minus, with dimensions of forty feet by four feet and indicated on the accompanying map marked as Exhibit A.

2. Said easement shall be deemed to run with the land and shall operate against any successors in title and the easement or a memorandum of same shall be recorded by Gilbane in the Office of Land Records for the City of Providence.

3. Said easement shall be subject to a right of reverter/right of reversion in the event that the situs of the easement is no longer utilized for the aforesated purposes.

4. Gilbane shall execute an indemnification and hold-harmless agreement with the City of Providence. Said agreement shall be approved by the Department of Law of the City of Providence.

5. Gilbane shall supply the City of Providence with an insurance policy naming said City of Providence, its agents, officers, servants and employees as additional-named insureds in a sum not less than one hundred thousand dollars (\$100,000.00) which policy shall be approved by the Department of Law of the City of Providence.

6. In the event that the City of Providence or its designee shall, for any public purpose, require the extinguishment of the easement granted herein, upon the ninety (90) days notice, Gilbane shall, at its own expense, and without claim against the City, its officers, servants or employees, for any damages whatsoever, remove said improvements to the easement area.

7. 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.

IN CITY COUNCIL
AUG 7, 2003
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

Michael R. Clement
CLERK *ams*

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution

Michael R. Clement
Clerk *ams*

11-25-03

From the Clerk's Desk

APPROVED

[Signature]

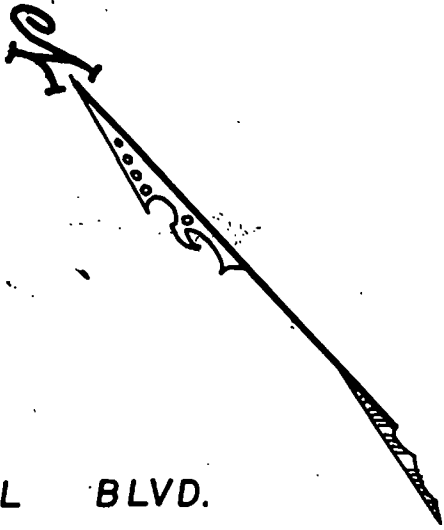
MAYOR

DEC 21 2003

IN CITY COUNCIL
DEC 18, 2003
READ AND PASSED

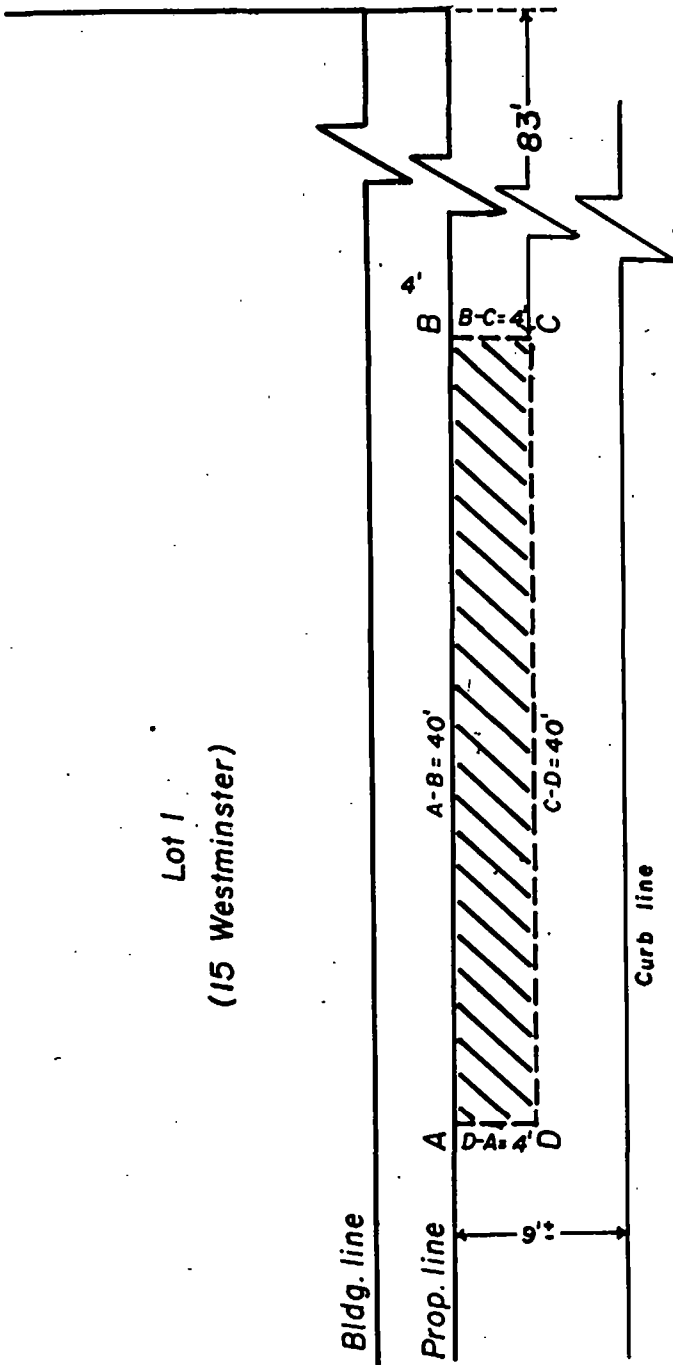
[Signature]
PRES.

Michael R. Clement
CLERK



PROVIDENCE, R. I.
DEPT. OF ENGINEERING OFFICE
STREET LINE SECTION
Plan No 064749
Date Sept. 10, 2003

MEMORIAL BLVD.



WESTMINSTER STREET

NOTES: Cross-hatched (A-B-C-D-A) area indicates proposed easement for handicapped ramp.
Total square footage = 160'

Lot numbers taken from A.P. 20.

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing proposed easement for handicapped ramp
Drawn by A. Zisiades Checked by jee
Scale 1" = 10' Date 9-9-03
Correct James A. Main Associate Engr.
Approved Mahmoud Elgohary 11-13-03
CHIEF ENGR.

MAKRAM H. MEGALLI, P.E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works

"Building Pride in Providence"

September 16, 2003

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

Dear Councilman Hassett:

RE:

PETITION FROM ROBERT GILBANE,
PRESIDENT, GILBANE PROPERTIES, 7
JACKSON WALKWAY, PROVIDENCE,
RHODE ISLAND, REQUESTING AN
EASEMENT IN CONNECTION WITH THE
CONSTRUCTION BY THE UNDERSIGNED
RAMP PLAT 20, LOT 1 PROVIDING
HANDICAPPED ACCESS TO THE
PROPERTY LOCATED AT 15
WESTMINSTER STREET.

This Department has no objection to the proposed easement for Handicap Ramp, in conjunction with the attached plan, entitled " Prov., R.I.-P.W. Dept. - Engineering Office, Street Line Section, Plan No.064749 --- Date: Sept. 12, 2003, as noted above. Proposed Handicap Easement is fronting 15 Westminster St./Lot 1, City of Prov.AP 20.

Area of proposed Handicap Easement is within the pedestrian Right-of-Way/ Sidewalk, shown as cross-hatched area on the accompanying plan designated as A-B-C-D-A. The Total Square footage relative to this easement is 160 sq.ft. Lot numbers for this plan were taken from City of Prov. Assessor's Plat 20. (Westminster St. @ Memorial Blvd.)

If we can further assist you in this regard, please contact us at your earliest convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Makram H. Megalli".

Makram H. Megalli, P.E.
Director

CC: A. Southgate, Esq. - Law Dept.
T. Deller, Dir./Planning
M. Clement, City Clerk
G. Florio
JLC
SZ

WATERMAN ENGINEERING COMPANY

PROPOSED EASEMENT DESCRIPTION

15 Westminster Street – AP 20 Lot 1

Providence, Rhode Island

That certain tract or parcel of land situated on the northwesterly side of Westminster Street in the City of Providence, Providence County and State of Rhode Island and Providence Plantations designated as "Proposed Easement" on a plan entitled "Boundary Survey Plan 15 Westminster Street Condominium Westminster St., Exchange St., Kennedy Plaza & Memorial Blvd. / Washington Row Providence, Rhode Island Project No. P02.150 Scale: 1"=20' Date: April 30, 2003 Revised: 5/6/03, 7/3/03 Prepared For: GP 15 Westminster Group, L.L.C. Prepared By: Waterman Engineering Co." Said parcel is more particularly bounded and described as follows;

Commencing at the intersection of the northwesterly street line of Westminster Street with the southwesterly street line of Memorial Boulevard / Washington Row; thence proceeding S 45°42'21" W, by and with the said northwesterly street line of Westminster Street, a distance of 83.00' to the point and place of beginning and the most northerly corner of the parcel herein-described;

thence proceeding S 44°17'39" E, a distance of four and 00/100 (4.00') feet to the most easterly corner of the parcel herein-described;

thence proceeding S 45°42'21" W, parallel to and 4.00' southeasterly of the said northwesterly street line of Westminster Street, a distance of forty and 00/100 (40.00') feet to the most southerly corner of the parcel herein-described;

thence proceeding N 44°17'39" W, a distance of four and 00/100 (4.00') feet to the said northwesterly street line of Westminster Street and the most westerly corner of the parcel herein-described;

thence proceeding N 45°42'21" E, by and with the said northwesterly street line of Westminster Street, bounded northwesterly by land now or formerly of GP 15 Westminster Group, L.L.C., a distance of forty and 00/100 (40.00') feet to the point and place of beginning;

The above-described parcel contains 160 square feet of land.

Waterman Engineering Company

July 3, 2003

RESOLUTION OF THE CITY COUNCIL

No. 823

Approved December 22, 2003

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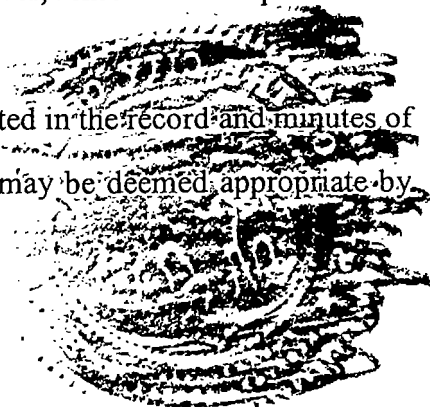
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7. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works and/or as may be deemed appropriate by the Mayor or the Department of Law.



IN CITY COUNCIL
AUG 7, 2003
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

Michael R. Clement
CLERK
ams

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution

Michael R. Clement
Clerk
ams

11-25-03

From the Clerk's Desk

IN CITY COUNCIL
DEC 18, 2003
READ AND PASSED

[Signature]
PRES.

Michael R. Clement
CLERK

APPROVED

[Signature]

MAYOR

DEC 22, 2003

A true copy.

Attest:

Michael R. Clement
Michael R. Clement
City Clerk

MAKRAM H. MEGALLI, P.E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works

"Building Pride in Providence"

September 16, 2003

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

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RE:

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If we can further assist you in this regard, please contact us at your earliest convenience.

Sincerely,

Makram H. Megalli, P.E.
Director

CC: A. Southgate, Esq. - Law Dept.
T. Deller, Dir./Planning
M. Clement, City Clerk
G. Florio
JLC
SZ

BK 6311 PG 0089

PROVIDENCE, R. I.
PUBLIC WORKS DEPT. - ENGINEERING OFFICE
STREET LINE SECTION
Plan No. 064749
Date Sept. 10, 2003

MEMORIAL BLVD.

Lot 1
(15 Westminster)

Bldg. line

Prop. line

Curb line

WESTMINSTER STREET

NOTES: Cross-hatched (A-B-C-D-A) area indicates proposed
easement for handicapped ramp.
Total square footage = 160'

Lot numbers taken from A.P. 20

PROVIDENCE, RI
RECEIVED FOR RECORD
2004 JAN 22 PM 3:29
BARBARA A. TRONCY
RECORDER OF DEEDS

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing proposed easement for handicapped ramp
Drawn by A. Zisiades Checked by flc
Scale 1" = 10' Date 9-9-03
Correct James P. Brown Associate Engr.
Approved Mahmud H. H. H. 11-13-03
CHIEF ENGR.

6311 87-89

PROVIDENCE, RI
RECEIVED FOR RECORD

2004 JAN 22 PM 3: 29

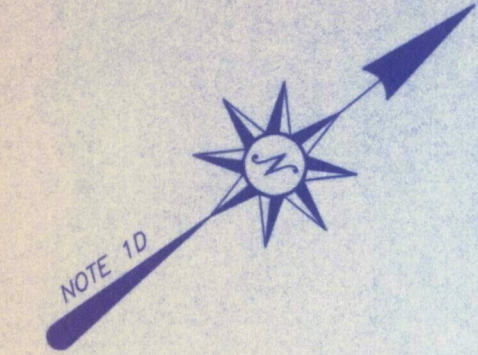
BARBARA A. TRONCY
RECORDER OF DEEDS

Barbara A. Troncy
Recorder of Deeds

6311

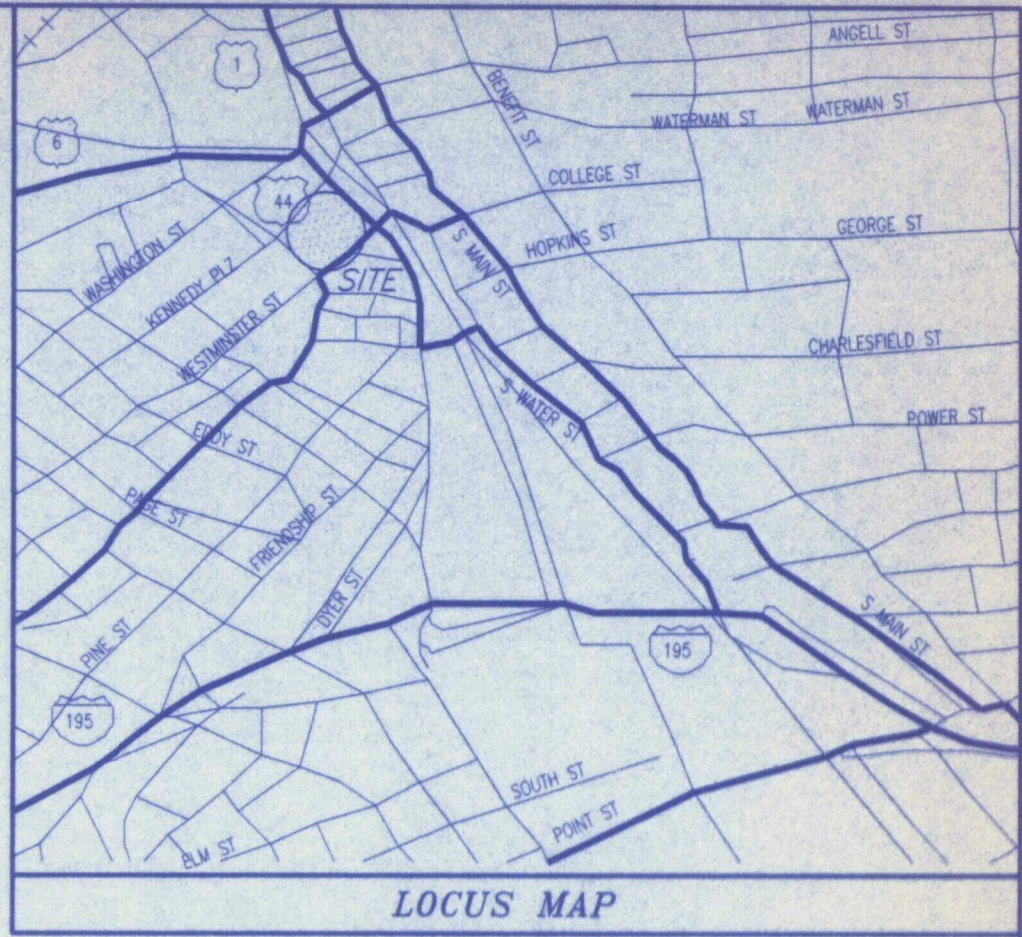
KENNEDY PLAZA
(PUBLIC - WIDTH VARIES)

EXCHANGE STREET
(PUBLIC - 40' WIDE)



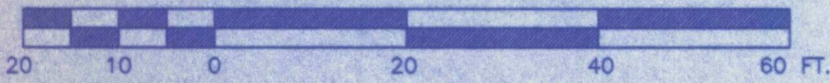
NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - "PLAT OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAURAN TO RHODE ISLAND HOSPITAL TRUST COMPANY MARCH, 1916 W.H.G. TEMPLE."
 - "PLAT OF SABIN BLOCK ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL W. PECKHAM, COMM. TO MAKE THE PARTITION IN THE BILL IN EQUITY NICHOLAS BRADFORD, TRUSTEE, ET AL VS. CHARLES SABIN ET AL IN SUPREME COURT, PROV. CO. SURVEYED & PLATTED BY CUSHING & DEWITT."
 - STREET LINE PLAN OF WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW.
 - "PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALE: 1"=20' SEPTEMBER, 1972 REVISED: NOVEMBER, 1973."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 355 PG. 399, VOL. 433 PG. 278, VOL. 470 PG. 69, VOL. 481 PGS. 358 & 359 & VOL. 551 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 492, VOL. 1084 PG. 498, VOL. 1085 PG. 1, VOL. 1198 PG. 485, VOL. 2231 PG. 154, VOL. 2502 PG. 112, VOL. 2873 PG. 327, VOL. 4124 PG. 92, VOL. 4313 PG. 309, VOL. 4956 PG. 190 & THE WILL OF ARTHUR H.W. LEWIS, PROBATE IN SO. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 5 - VOL. 1251 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "GANGWAY" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 657 A.2d 1038 SUPREME COURT OF RHODE ISLAND, THE GREATER PROVIDENCE CHAMBER OF OF COMMERCE et al. v. STATE OF RHODE ISLAND NO. 94-153-APPEAL APRIL 24, 1995 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 220 - JUNE 10, 1970 ALLOWING PILE CAPS SUPPORTING THE BUILDING ON LOT 5 TO ENCRACH WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA EARTH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEET PILES AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 5 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.FOR LOCATIONS OF THE PILE CAPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A 'D1-100' (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED A ZONES 'C' (AREA OF MINIMAL FLOODING) AS SCALED FROM:
"NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COMMUNITY PANEL NUMBER 445406-0005 E MAP REVISED: APRIL 15, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."



- LEGEND**
- | | | | |
|--------|-----------------------|---------|------------------------------|
| N/F | - NOW OR FORMERLY | PK NAIL | - MASONRY NAIL |
| A.P. | - ASSESSORS PLAT | PED. | - PEDESTRIAN |
| DH | - DRILL HOLE | RHB | - RHODE ISLAND HIGHWAY BOUND |
| (FND.) | - FOUND | FE | - FLARED END |
| ± | - PLUS OR MINUS | RCP | - REINFORCED CONCRETE PIPE |
| S.F. | - SQUARE FEET | x 10.8 | - SPOT GRADE |
| ○○○○ | - STONE WALL | -15- | - EXISTING CONTOUR |
| — | - FENCE | INV. | - INVERT |
| STY. | - STORY | □ CB | - CATCH BASIN |
| AC | - ACRES | □ S | - SANITARY SEWER MANHOLE |
| W/F | - WOOD FRAMED | □ S | - STORM DRAIN MANHOLE |
| SHP | - STATE HIGHWAY PLAT | □ S | - ELECTRIC HANDHOLE |
| R/W | - RETAINING WALL | □ S | - WATER GATE |
| --- | - ZONING SETBACK LINE | CE | - COMMON ELEMENT |
| | | LCE | - LIMITED COMMON ELEMENT |

GRAPHIC SCALE



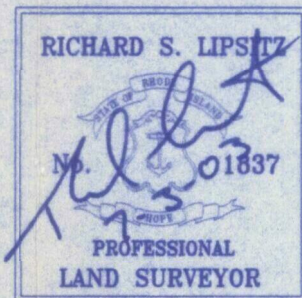
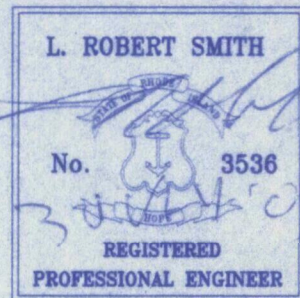
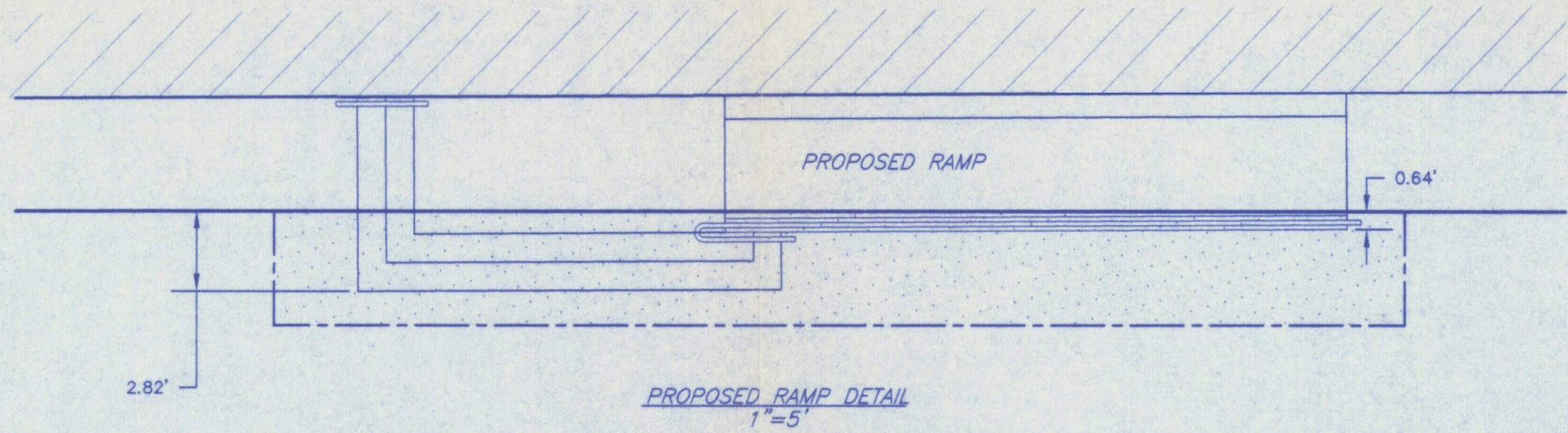
COPYRIGHT



THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
150 NORTH HIGHWAY
EAST PROVIDENCE, RI 02814-2086

MEMORIAL BLVD. / WASHINGTON ROW
(PUBLIC - WIDTH VARIES)



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS I
TOPOGRAPHIC SURVEY - N/A

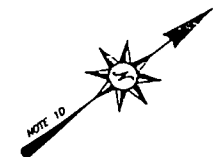
RICHARD S. LIPSTZ
WATERMAN ENGINEERING COMPANY

1837 7-3-03
REG. NO. DATE

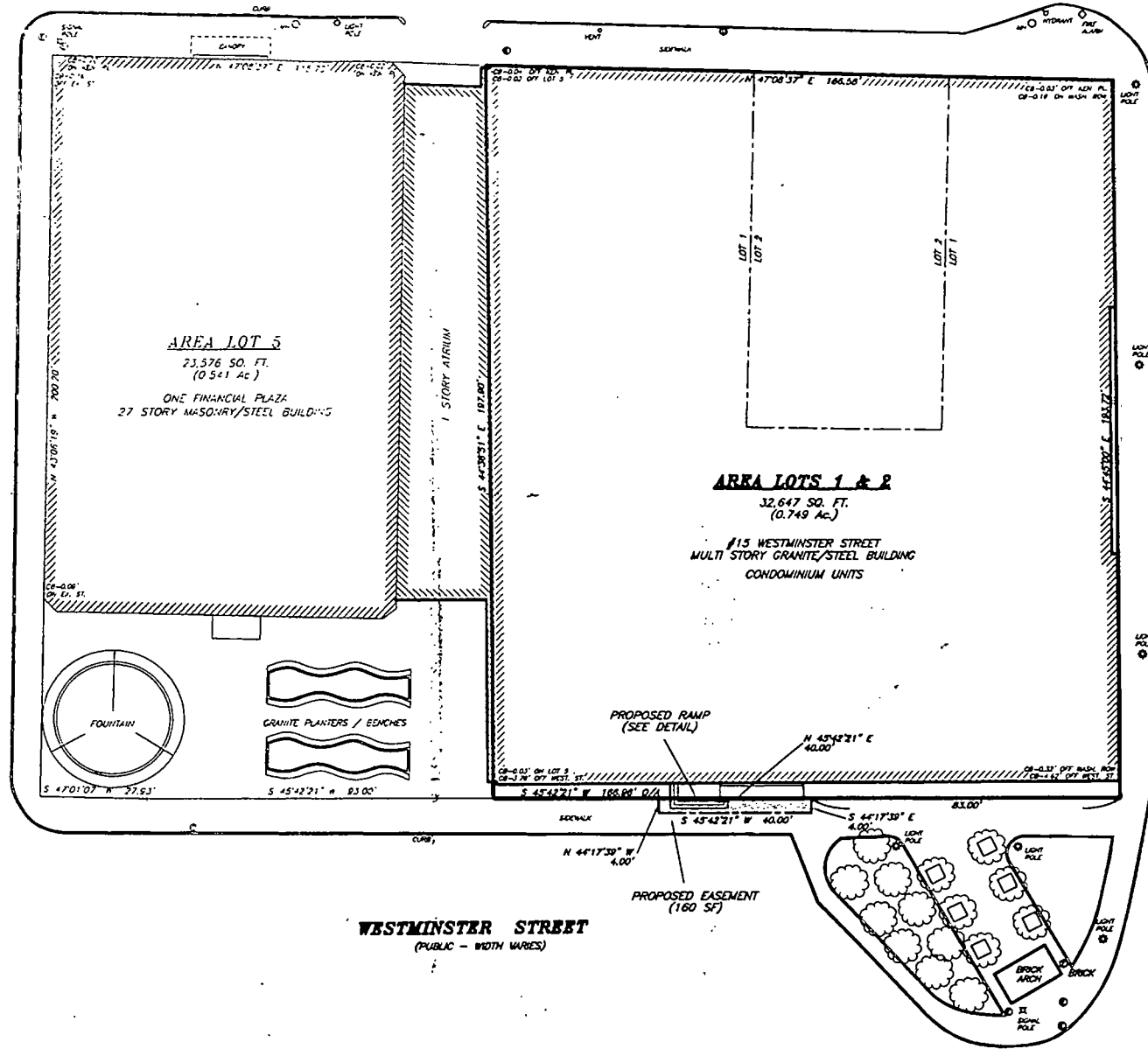
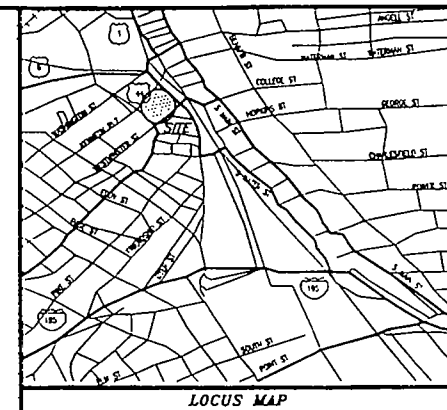
NO.	DATE	REVISION	BY
2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	5/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
PROJECT NO. p02.150			
SCALE 1"=20'			
DATE APRIL 30, 2003			
DRAWN BY RSL			
CHECKED BY LRS			
FILENAME 02031gp15.dwg			
BOUNDARY SURVEY PLAN			
15 WESTMINSTER STREET			
WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & MEMORIAL BLVD./WASHINGTON ROW			
PROVIDENCE, RHODE ISLAND			
PREPARED FOR:			
GP 15 WESTMINSTER GROUP, L.L.C.			
C/O GILBANE PROPERTIES			
7 JACKSON WALKWAY ~ PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS - SURVEYORS			
EAST PROVIDENCE RHODE ISLAND			
1 of 1 SHTS			

KENNEDY PLAZA
(PUBLIC - WIDTH VARIES)

EXCHANGE STREET
(PUBLIC - 40' WIDE)



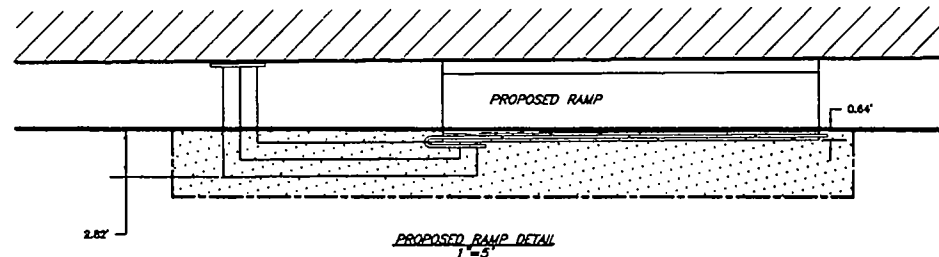
MEMORIAL BLVD. / WASHINGTON ROW
(PUBLIC - WIDTH VARIES)



WESTMINSTER STREET
(PUBLIC - WIDTH VARIES)

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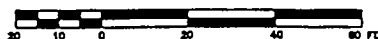
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LEGEND

N/F	- NOW OR FORMERLY	PK. NAIL	- MASONRY NAIL
A.P.	- ASSESSORS PLAT	PEB	- PEDESTRIAN
DH	- DRILL HOLE	RHS	- RHODE ISLAND HIGHWAY BOUND
(P.H.)	- PLAND	FE	- FILLER END
S.F.	- PLUS OR MINUS	RCF	- REINFORCED CONCRETE PIPE
XXXX	- SQUARE FEET	X 10.8	- SPOT GRADE
-----	- STONE WALL	-10-	- EXISTING CONTOUR
----	- FENCE	BM	- BENCH
STY.	- STORY	CB	- CATCH BASIN
AC	- ACRES	CS	- SANITARY SINK MANHOLE
W/P	- WOOD FRAMED	CS	- STORM DRAIN MANHOLE
SWP	- SLOTE HIGHWAY PLAT	CS	- ELECTRIC MANHOLE
R/W	- RETAINING WALL	CS	- WATER GATE
	- ZONING SETBACK LINE	CC	- COMMON ELEMENT
		LCE	- LIMITED COMMON ELEMENT

GRAPHIC SCALE



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WATERMAN ENGINEERING CO.
ONE DORRIS & BENTLEY
EAST PROVIDENCE, R.I. 02911-0004



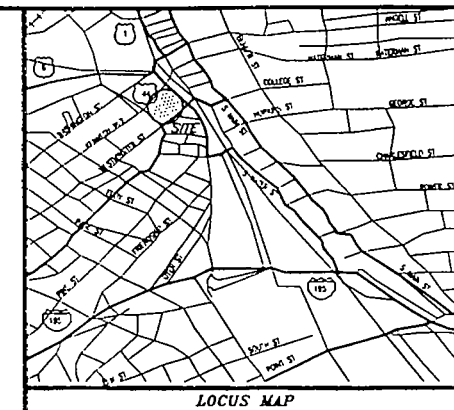
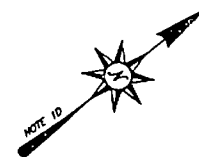
CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.
BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - N/A

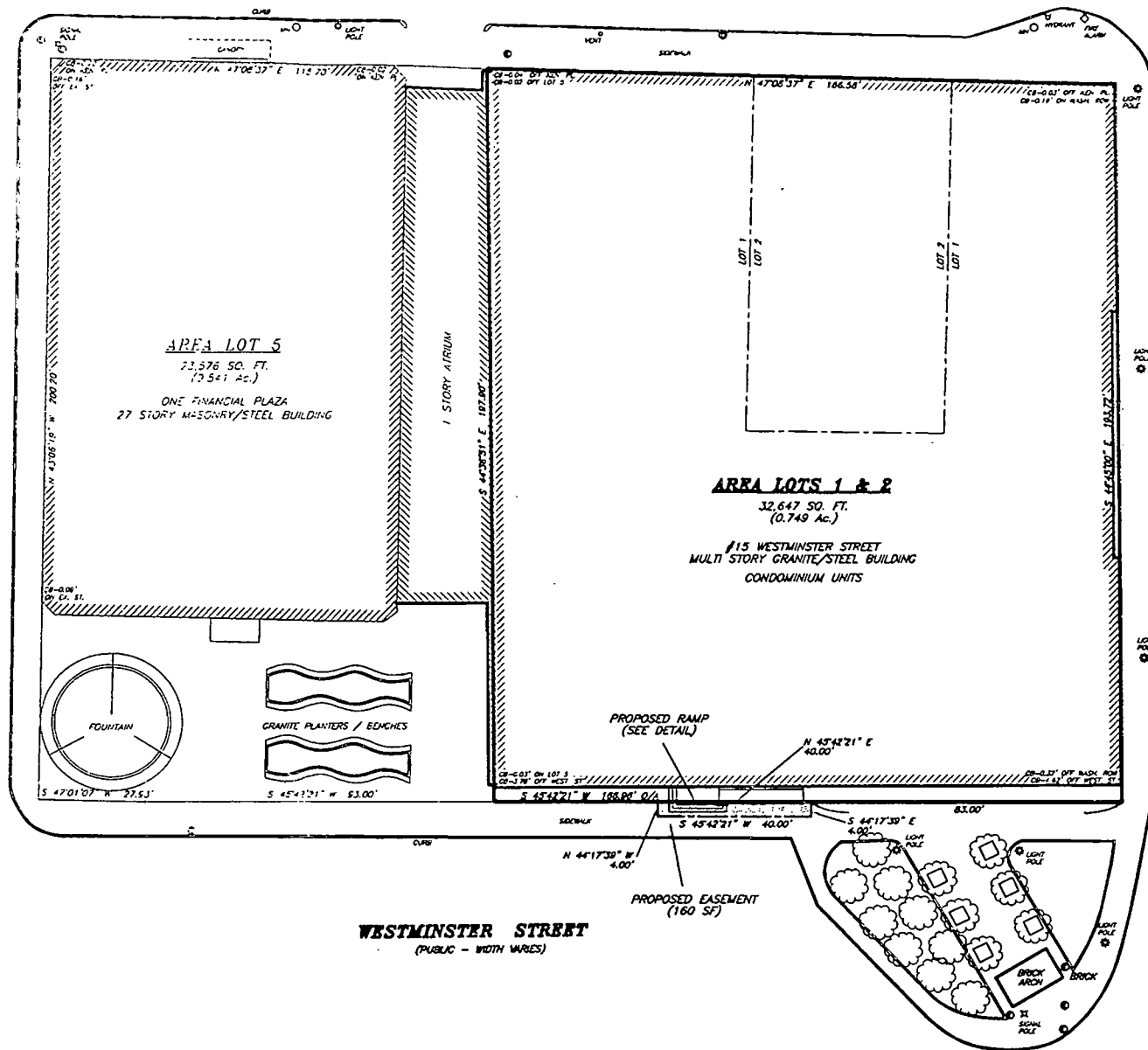
1837
RICHARD S. LIPSITZ
WATERMAN ENGINEERING COMPANY
REG. NO. DATE

2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	5/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN 15 WESTMINSTER STREET WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & MEMORIAL BLVD./WASHINGTON ROW PROVIDENCE, RHODE ISLAND			
PREPARED FOR: GP 15 WESTMINSTER GROUP, L.L.C. C/O GILMAN PROPERTIES 7 JACOB WALKER - PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO. CIVIL ENGINEERS - SURVEYORS EAST PROVIDENCE RHODE ISLAND			
PROJECT NO. 02150 SCALE 1"=20' DATE APRIL 30, 2003 DRAWN BY RSL CHECKED BY LRS PROJECT 02031gp15.dwg 1 of 1 SHEETS			

KENNEDY PLAZA (PUBLIC - WIDTH VARIES)



EXCHANGE STREET
(PUBLIC - 40' WIDE)



MEMORIAL BLVD. / WASHINGTON ROW
(PUBLIC - WIDTH VARIES)

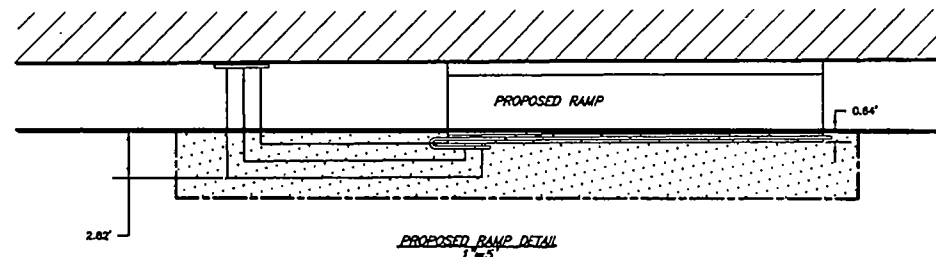
WESTMINSTER STREET
(PUBLIC - WIDTH VARIES)

NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - PLAN OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAURAN TO RHODE ISLAND HOSPITAL TRUST COMPANY MARCO, 1916 W.A.G. TEMPLE.
 - PLAN OF SABIN BLOCK ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL W. PEDDOLAN, COMAL TO MAKE THE PARTITION IN THE BILL IN EQUITY MONOLAS BRADFORD, TRUSTEE, ET AL VS. CHARLES SABIN ET AL IN SUPREME COURT, PHOEN. CO. SURVEYED & PLATTED BY CUSHING & DEWITT.
 - STREET LINE PLAN OF WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW.
 - PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALE: 1"=20' SEPTEMBER, 1972 REVISED: NOVEMBER, 1973.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS REGARDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 335 PG. 359, VOL. 433 PG. 278, VOL. 470 PG. 60, VOL. 481 PGS. 358 & 359 & VOL. 531 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 482, VOL. 1084 PG. 485, VOL. 1085 PG. 1, VOL. 1188 PG. 485, VOL. 2231 PG. 154, VOL. 2502 PG. 112, VOL. 2873 PG. 337, VOL. 4124 PG. 92, VOL. 4313 PG. 300, VOL. 4836 PG. 190 & THE WILL OF ARTHUR H.W. LEWIS, PROBATE IN SO. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 5 - VOL. 1251 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "GANGWAY" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 657 A.M. 1038 SUPREME COURT OF RHODE ISLAND, THE GREATER PROVIDENCE CHAMBER OF COMMERCE vs. STATE OF RHODE ISLAND NO. 84-153-APPEAL APRIL 24, 1995 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 220 - JUNE 10, 1970 ALLOWING FILE CAPS SUPPORTING THE BUILDING ON LOT 5 TO ENCRUMPH WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA BENEATH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEETING AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 5 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.

FOR LOCATIONS OF THE FILE CAPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A 'D1-100' (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED A ZONES 'C' (AREA OF MINIMAL FLOODING) AS SCALED FROM:

NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COMMUNITY PANEL NUMBER 445406-0005 E MAP REVISED: APRIL 15, 1988 FEDERAL EMERGENCY MANAGEMENT AGENCY.



LEGEND

N/F	- NOW OR FORMERLY	PK NAIL	- MASONRY NAIL
A.P.	- ASSESSORS PLAT	PEB	- PEDESTRIAN
DN	- DRILL HOLE	RMB	- RHODE ISLAND HIGHWAY BOUND
(IND.)	- FOUND	FE	- FILLING DND
&	- PLUS OR MINUS	RCP	- REINFORCED CONCRETE PIPE
S.F.	- SQUARE FEET	X 10.8	- SPOT GRADE
○○○○	- STONE WALL	- 18	- EXISTING CONTOUR
---	- FENCE	B.W.	- BENCH
STY.	- STORY	□ @	- CATCH BASIN
AC.	- ACRES	○	- SANITARY SEWER MANHOLE
N/F	- WOOD FRAMED	○	- STORM DRAIN MANHOLE
SHD	- STATE HIGHWAY PLAT	○	- ELECTRIC MANHOLE
R/W	- RETAINING WALL	○	- WATER GATE
	- ZONING SETBACK LINE	CE	- COMMON ELEMENT
		LCE	- LIMITED COMMON ELEMENT

GRAPHIC SCALE



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WATERMAN ENGINEERING CO.
ONE LINCOLN ST. SUITE 100
PROVIDENCE, R.I. 02911-0001



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

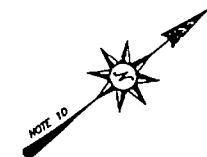
BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - N/A

1837
RICHARD S. LIPITZ
INTERLIAN ENGINEERING COMPANY
REG. NO. DATE

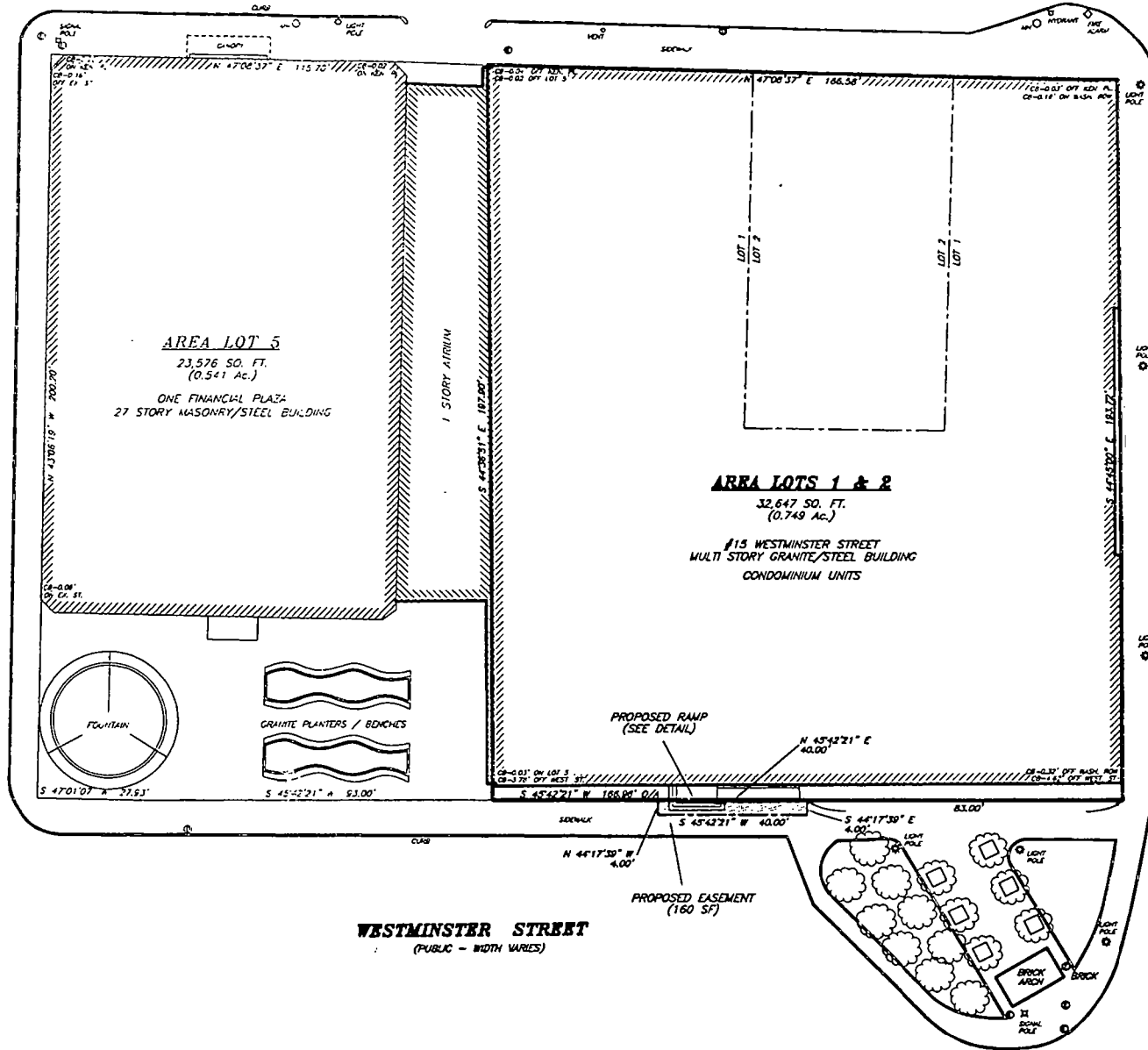
2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	6/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN			
15 WESTMINSTER STREET			
WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & MEMORIAL BLVD./WASHINGTON ROW			
PROVIDENCE, RHODE ISLAND			
PREPARED FOR:			
OP 18 WESTMINSTER GROUP, L.L.C.			
C/O GILBANE PROPERTIES			
7 JACKSON VALLEY - PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS - SURVEYORS			
EAST PROVIDENCE RHODE ISLAND			
1 of 1 SHEETS			

KENNEDY PLAZA
(PUBLIC - WIDTH VARIES)

EXCHANGE STREET
(PUBLIC - 40' WIDE)



MEMORIAL BLVD. / WASHINGTON ROW
(PUBLIC - WIDTH VARIES)



WESTMINSTER STREET
(PUBLIC - WIDTH VARIES)

LEGEND

N/P	NOW OR FORMERLY	PK. NAL	MASONRY WALL
A/P	ASSESSORS PLAT	PEB	PEDESTRIAN
DH	DRILL HOLE	RHB	RHODE ISLAND HIGHWAY BOUND
(P&U)	FOUND	TE	FLARED END
S.F.	SQUARE FEET	RCP	REINFORCED CONCRETE PIPE
SSOD	STONE WALL	X 10.8	SPOT GRADE
FENCE	FENCE	EXIST	EXISTING CONTOUR
STY.	STORY	INSET	INSET
AC	ACROSS	DATCH BASIN	DATCH BASIN
W/P	WOOD FRAMED	SANDWY SEWER MANHOLE	SANDWY SEWER MANHOLE
SWP	STATE HIGHWAY PLAT	STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
R/W	RETAINING WALL	ELECTRIC MANHOLE	ELECTRIC MANHOLE
	ZONING SETBACK LINE	WATER GATE	WATER GATE
		COMMON ELEMENT	COMMON ELEMENT
		LCE	LIMITED COMMON ELEMENT

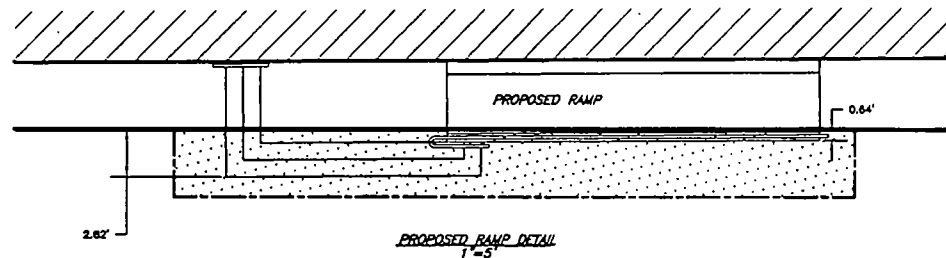
GRAPHIC SCALE



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WATERMAN ENGINEERING CO.
1000 E. PROVIDENCE
PROVIDENCE, RI 02911-0000

NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - "PLAT OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAURAN TO RHODE ISLAND HOSPITAL TRUST COMPANY MARION, 1916 W.A.G. TEMPLE."
 - "PLAT OF SABBIN BLOCK ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL W. PEDDHAM, COMAL TO MAKE THE PARTITION IN THE BILL IN EQUITY NICHOLAS BRADFORD, TRUSTEE, ET AL VS. CHARLES SABBIN ET AL IN SUPREME COURT, PROV. CO. SURVEYED & PLATTED BY CUSHING & DEWITT."
 - STREET LINE PLAN OF WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW.
 - "PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALE: 1"=20' SEPTEMBER, 1972 REVISED: NOVEMBER, 1973."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS REGARDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 355 PG. 389, VOL. 431 PG. 278, VOL. 470 PG. 69, VOL. 481 PGS. 358 & 359 & VOL. 531 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 402, VOL. 1084 PG. 408, VOL. 1085 PG. 1, VOL. 1188 PG. 485, VOL. 2231 PG. 154, VOL. 2502 PG. 112, VOL. 2573 PG. 327, VOL. 4134 PG. 92, VOL. 4313 PG. 306, VOL. 4836 PG. 190 & THE BILL OF ARTHUR K.W. LEWIS, PROBATE IN SO. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 3 - VOL. 1251 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "GANGWAY" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 657 A.2d 1036 SUPREME COURT OF RHODE ISLAND, THE GREATER PROVIDENCE CHAMBER OF COMMERCE v. STATE OF RHODE ISLAND NO. 84-153-APPEAL APRIL 24, 1995 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 220 - JUNE 10, 1970 ALLOWING PILE CAPS SUPPORTING THE BUILDING ON LOT 3 TO ENCHORON WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA BENEATH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEETING AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 3 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.FOR LOCATIONS OF THE PILE CAPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A "D1-100" (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED A ZONES "C" (AREA OF MINIMAL FLOODING) AS SCALED FROM:
"NATIONAL FLOOD INSURANCE PROGRAM FROM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COMMUNITY PANEL NUMBER 443406-0003 E MAP REVISED: APRIL 13, 1988 FEDERAL EMERGENCY MANAGEMENT AGENCY."

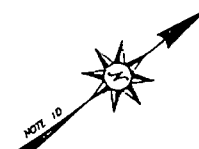
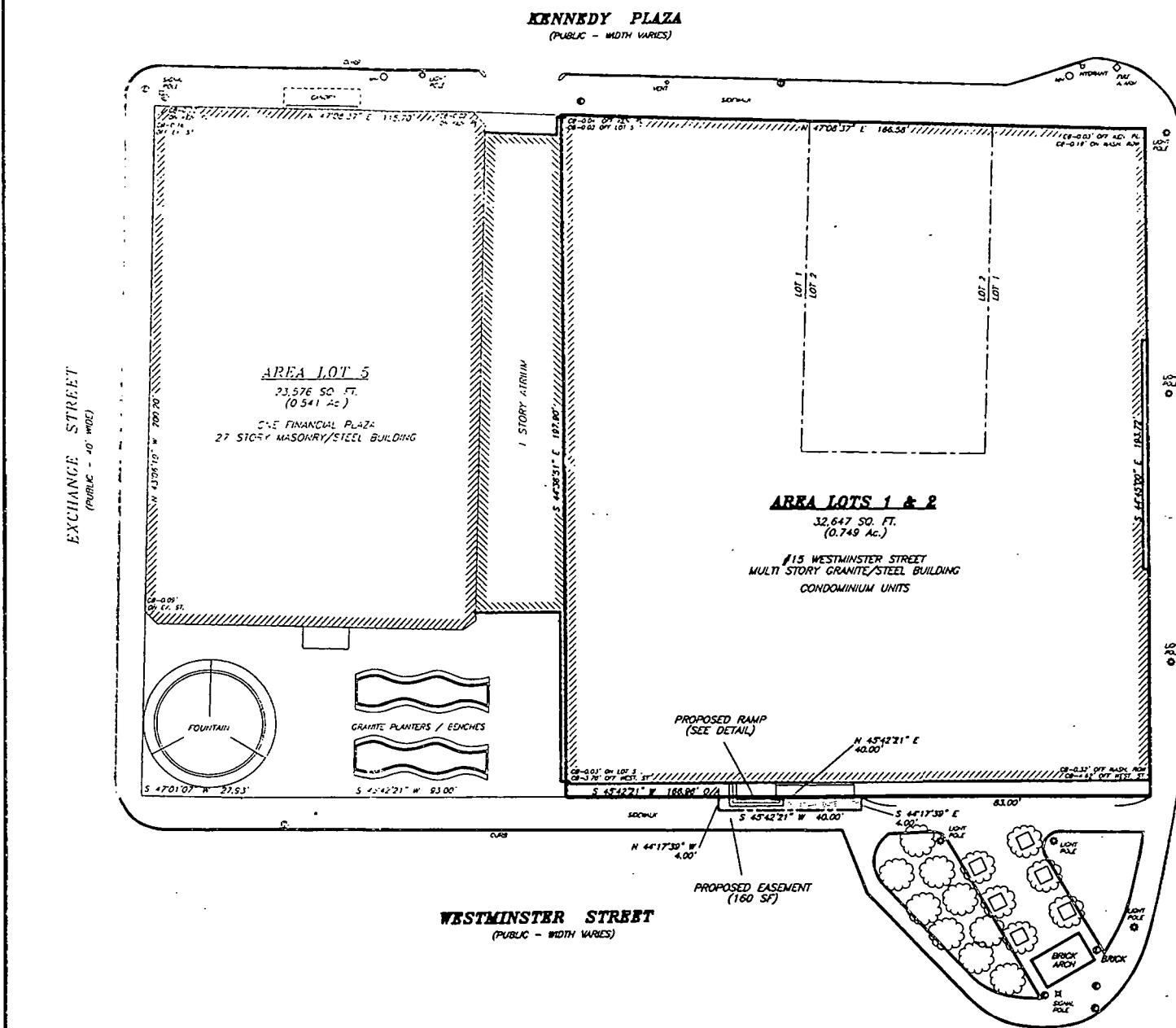


CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1984.
BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - N/A

1837
RICHARD S. LIPSITZ
WATERMAN ENGINEERING COMPANY
REG. NO. DATE

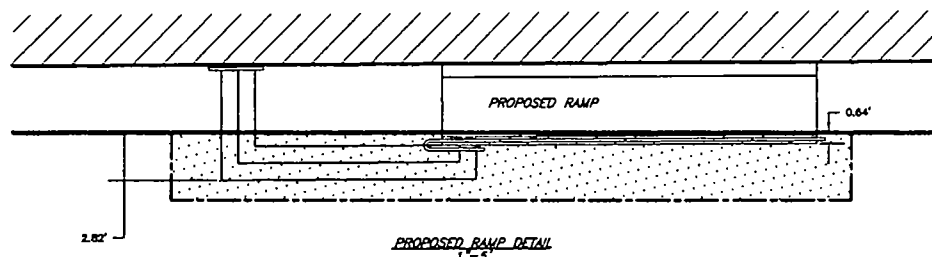
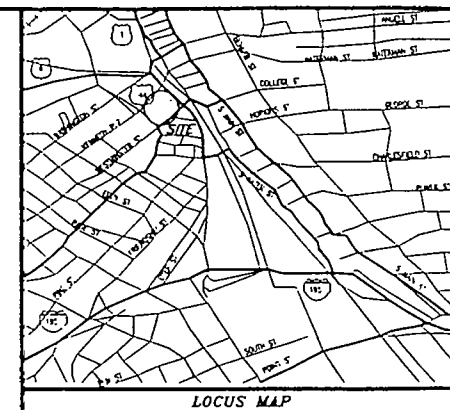
2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	8/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN			
15 WESTMINSTER STREET			
WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & MEMORIAL BLVD./WASHINGTON ROW			
PROVIDENCE, RHODE ISLAND			
PREPARED FOR:			
OP 15 WESTMINSTER GROUP, L.L.C.			
C/O ORBANE PROPERTIES			
7 JACKSON WALKWAY - PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS - SURVEYORS			
EAST PROVIDENCE RHODE ISLAND			
1 of 1 SHEETS			



NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - PLAN OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAURAN TO RHODE ISLAND HOSPITAL TRUST COMPANY MARION, 1916 W.A.G. TEMPLE.
 - PLAN OF SHOWN BLOCK ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL H. PITCHAM, COMAL TO MAKE THE PARTITION IN THE BILL IN EQUITY NICHOLAS BRADFORD, TRUSTEE, ET AL VS. CHARLES SHOWN ET AL IN SUPREME COURT, PHON. CO. SURVEYED & PLATTED BY CUSHING & DENNETT.
 - STREET LINE PLAN OF WESTMINSTER ST., KENNEDY PLAZA & WASHINGTON ROW.
 - PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALE: 1"=20' SEPTEMBER, 1972 REVISED: NOVEMBER, 1973.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS REGARDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 355 PG. 309, VOL. 433 PG. 278, VOL. 470 PG. 60, VOL. 481 PGS. 358 & 359 & VOL. 351 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 492, VOL. 1084 PG. 493, VOL. 1085 PG. 1, VOL. 1188 PG. 485, VOL. 2231 PG. 154, VOL. 2502 PG. 112, VOL. 2873 PG. 327, VOL. 4124 PG. 62, VOL. 4313 PG. 306, VOL. 4856 PG. 190 & THE WILL OF ARTHUR M.W. LEWIS, PROBATE IN SO. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 5 - VOL. 1251 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "GANGWAY" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 637 A.M. 1036 SUPREME COURT OF RHODE ISLAND, THE GREATER PROVIDENCE CHAMBER OF COMMERCE, ET AL. V. STATE OF RHODE ISLAND NO. 84-153-APPEAL APRIL 24, 1995 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 320 - JUNE 10, 1970 ALLOWING PILE CAPS SUPPORTING THE BUILDING ON LOT 5 TO ENCHORON WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA BENEATH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEETING AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 5 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.

FOR LOCATIONS OF THE PILE CAPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A "D1-100" (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED A ZONES "C" (AREA OF MINIMAL FLOODING) AS SCALED FROM: "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COMMUNITY PANEL NUMBER 443408-0003 E MAP REVISED APRIL 15, 1988 FEDERAL EMERGENCY MANAGEMENT AGENCY."



LEGEND

N/T	- NOW OR FORMERLY	PK. NAL	- MASONRY WALL
A.P.	- ASSESSORS PLAT	PEL	- PEDESTRIAN
DN	- DRAIN HOLE	RMB	- RHODE ISLAND HIGHWAY BOUND
(THD.)	- FOUND	FE	- FLARED END
&	- PLUS OR MINUS	RCP	- REINFORCED CONCRETE PIPE
S.F.	- SQUARE FEET	X 10.8	- SPOT GRADE
ODD	- STONE WALL	-	- EXISTING CONTOUR
STY.	- STORY	IN	- INVERT
AC.	- ACRES	CB	- CATCH BASIN
N/T	- WOOD FRAMED	SM	- SANITARY SEWER MANHOLE
SWP	- STATE HIGHWAY PLAT	SD	- STORM DRAIN MANHOLE
R/W	- RETAINING WALL	ES	- ELECTRIC MANHOLE
	- ZONING SETBACK LINE	CE	- WATER GATE
		LCE	- COMMON ELEMENT
			- LIMITED COMMON ELEMENT

GRAPHIC SCALE



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WATERMAN ENGINEERING CO.
200 DOWNSIDE & WASHINGTON
EAST PROVIDENCE, R.I. 02911-0008



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - N/A

RICHARD S. LIPSTIZ
WATERMAN ENGINEERING COMPANY

1837
REG. NO. DATE

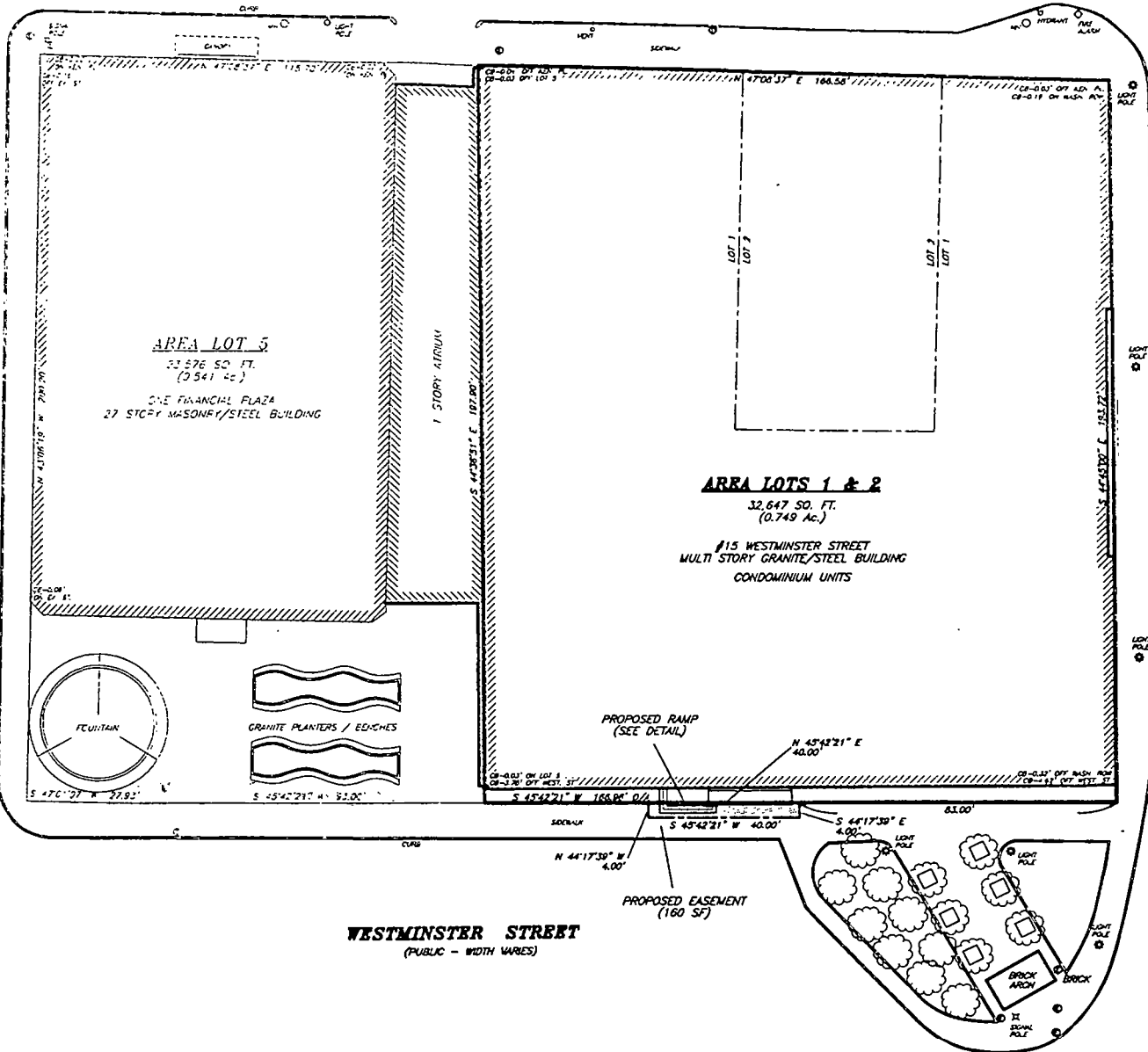
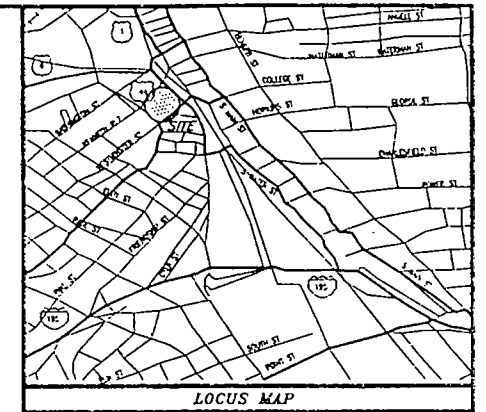
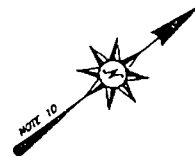
NO.	DATE	REVISION	BY
2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	8/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN			
15 WESTMINSTER STREET			
WESTMINSTER ST., KENNEDY PLAZA & MEMORIAL BLVD./WASHINGTON ROW			
PROVIDENCE, RHODE ISLAND			
PREPARED FOR:			
GP 15 WESTMINSTER GROUP, L.L.C.			
C/O GILBANE PROPERTIES			
7 JACKSON BLVD. - PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS - SURVEYORS			
EAST PROVIDENCE RHODE ISLAND			

KENNEDY PLAZA

(PUBLIC - WIDTH VARIES)

EXCHANGE STREET
(PUBLIC - 40' WIDE)

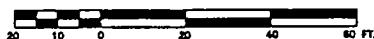
MEMORIAL BLVD. / WASHINGTON ROW
(PUBLIC - 40' WIDE)



LEGEND

N/T	- NOW OR FORMERLY	PK. NAL	- MASONRY NAL
A.P.	- ASSESSORS' PLAT	RED	- PEDESTRIAN
DN	- DRAIN HOLE	RMB	- RHODE ISLAND HIGHWAY BOUND
(TNA)	- TOWN	FE	- PLANNED ERO
S.F.	- SQUARE FEET	RCF	- REINFORCED CONCRETE PIPE
XXXX	- STONE WALL	X 10.0	- SPOT GRADE
STY	- STONE	- 18"	- EXISTING CONTOUR
AC	- ACRES	HW	- HIGHWAY
N/T	- NOW OR FORMERLY	CB	- CATCH BASIN
SH	- STATE HIGHWAY PLAT	○	- SANITARY SEWER MANHOLE
N/W	- NORTH WEST CORNER	○	- STORM DRAIN MANHOLE
	- ZONING SETBACK LINE	○	- ELECTRIC MANHOLE
		○	- WATER GATE
		○	- COMMON ELEMENT
		○	- LIMITED COMMON ELEMENT

GRAPHIC SCALE

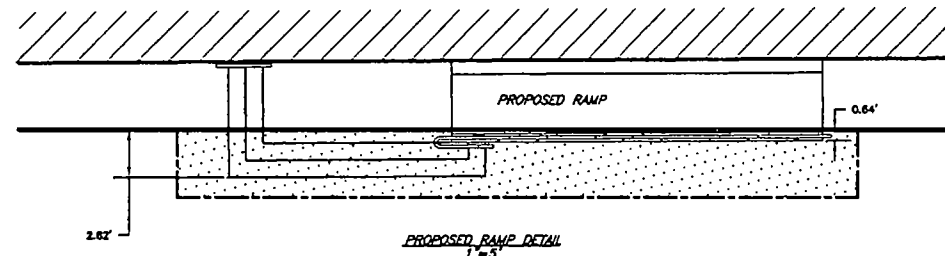


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NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - PLAT OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAHON TO RHODE ISLAND HOSPITAL TRUST COMPANY MARCH, 1916 W.A.G. TRIPLE.
 - PLAT OF SABBATH BLOOM ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL W. PEDDAR, COMAL TO MAKE THE PARTITION IN THE BILL IN EQUITY MODULUS BRADFORD, TRUSTEE, ET AL VS. CHARLES SABBIN ET AL IN SUPREME COURT, PROV. CO. SURVEYED & PLATTED BY CLYDE & DEWITT.
 - STREET LINE PLAN OF WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW.
 - PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALED 1"=20' SEPTEMBER, 1972 REVISED NOVEMBER, 1973.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS REGARDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 355 PG. 395, VOL. 433 PG. 278, VOL. 470 PG. 65, VOL. 481 PGS. 358 & 359 & VOL. 551 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 482, VOL. 1084 PG. 488, VOL. 1085 PG. 1, VOL. 1188 PG. 485, VOL. 2231 PG. 154, VOL. 2302 PG. 112, VOL. 2873 PG. 327, VOL. 4124 PG. 82, VOL. 4313 PG. 308, VOL. 4856 PG. 180 & THE WILL OF ARTHUR H.W. LEWIS, PROBATE IN SD. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 5 - VOL. 1251 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "GANGWAY" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 657 A.M. 1038 SUPREME COURT OF RHODE ISLAND, THE GREATER PROVIDENCE CHAMBER OF COMMERCE et al. v. STATE OF RHODE ISLAND NO. 84-153-APPEAL APRIL 24, 1985 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEVOLED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 220 - JUNE 10, 1970 ALLOWING FILE CAPS SUPPORTING THE BUILDING ON LOT 5 TO EXCEED WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA BENEATH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEETING AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 5 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.

FOR LOCATIONS OF THE FILE CAPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A "D1-100" (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED IN ZONES "C" (AREA OF MINIMAL FLOODING) AS SCALED FROM: NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COMMUNITY PANEL NUMBER 445408-0005 E MAP REVISED APRIL 15, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY.



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1984.

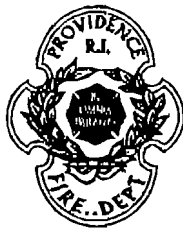
BOUNDARY SURVEY - CLASS 1

TOPOGRAPHIC SURVEY - N/A

RICHARD S. LIPSTE
WATERMAN ENGINEERING COMPANY
1837
REG. NO. DATE

2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	6/6/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN			
15 WESTMINSTER STREET			
WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW			
PROVIDENCE, RHODE ISLAND			
PREPARED FOR:			
OP 16 WESTMINSTER STREET, L.L.C.			
C/O DUBANE PROPERTIES			
7 JACKSON BLVD. - PROVIDENCE, RHODE ISLAND 02903			
DRAWN BY: RSL			
CHECKED BY: LRS			
PLotted: 02031gp18.dwg			
WATERMAN ENGINEERING CO.			
CIVIL ENGINEERS - SURVEYORS			
EAST PROVIDENCE RHODE ISLAND			
1 of 1 SHEETS			

JAMES F. RATTIGAN
CHIEF OF DEPARTMENT



DAVID N. CICILLINE
MAYOR

Department of Public Safety, Fire Department

"Building Pride in Providence"

MEMORANDUM

Via Facsimile

TO: *Office of the City Clerk*

FROM: *Gary E. Mulcahy*
Acting Chief of Department

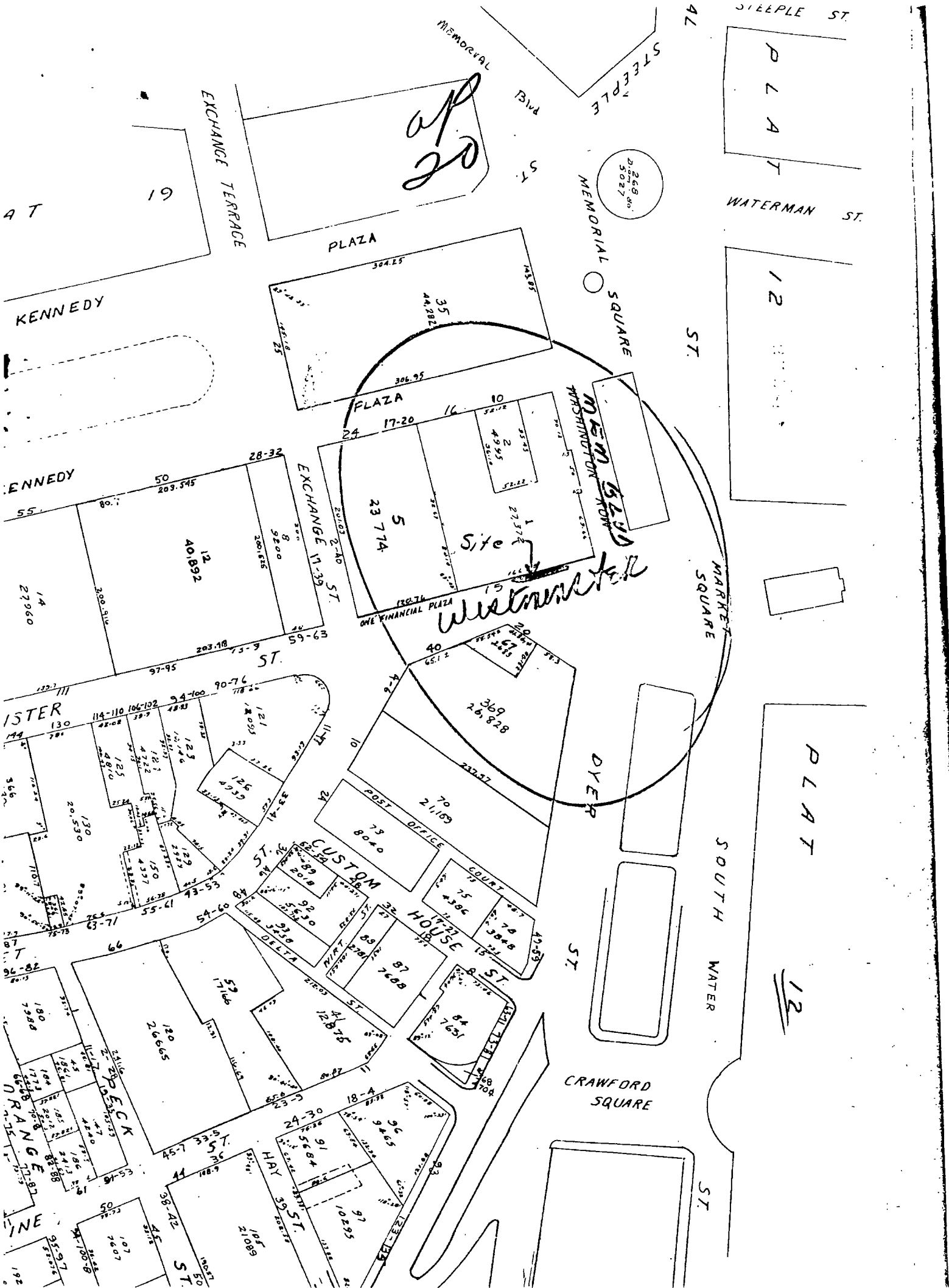
DATE: *September 29, 2003*

SUBJECT: *PETITION TO CITY COUNCIL -- Public Works Committee*

This office is in receipt of the Memorandum to the City Clerk and dated September 17, 2003, with regard a request of Councilman Terrence M. Hassett, Chairman of the Committee on Public Works, to study the petition from Robert Gilbane, President of Gilbane Properties. Said petition is requesting an easement in connection with the construction by the undersigned ramp (Plat 20, Lot 1) providing handicapped access to the property located at 15 Westminster Street.

Please be advised this Department has no objection to this proposal.

gm/RH



City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 18, 2003

TO: Makram H. Megalli, Director of Public Works

SUBJECT: **PUBLIC WORKS COMMITTEE**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: I have been directed by Councilman Terrence M. Hassett, Chairman, Committee on Public Works to refer to you the accompanying petition for study, report and recommendation.

Please report back in writing to the above-named committee as soon as practical.

**PETITION FROM ROBERT GILBANE,
PRESIDENT, GILBANE PROPERTIES, 7
JACKSON WALKWAY, PROVIDENCE,
RHODE ISLAND, REQUESTING AN
EASEMENT IN CONNECTION WITH THE
CONSTRUCTION BY THE UNDERSIGNED
RAMP PLAT 20, LOT 1 PROVIDING
HANDICAPPED ACCESS TO THE
PROPERTY LOCATED AT 15
WESTMINSTER STREET.**

Eng -

Anna M. Stetson

City Clerk

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:

The undersigned respectfully petitions your honorable body

Pursuant to the City Ordinances of the City of Providence the undersigned requests that the City grant the undersigned an easement in connection with the construction by the undersigned of a ramp providing handicapped access to the property located at 15 Westminster Street, which ramp will be constructed in accordance with industry standards and to the reasonable satisfaction of the Director or Public Works..

Attached hereto is a metes and bounds description of the Easement Area and a plan delineating the size and exact location and dimensions of the access ramp.

The undersigned respectfully represent that they are the owners of Lot 1, on Providence Tax Assessor's Plat 20, which constitutes the property to be served by the access ramp.

For any further information please contact:

Russell W. Broderick
Senior Development Manager
Gilbane Properties
7 Jackson Walkway
Providence, RI 02903
Telephone: 401-456-5890
Facsimile: 401-456-5996

G P 15 Westminster Group, L.L.C.

By: 

Robert V. Gilbane, President

Fleet Bank

By: 

Richard A. Zigas, VP

WATERMAN ENGINEERING COMPANY

PROPOSED EASEMENT DESCRIPTION

15 Westminster Street – AP 20 Lot 1

Providence, Rhode Island

That certain tract or parcel of land situated on the northwesterly side of Westminster Street in the City of Providence, Providence County and State of Rhode Island and Providence Plantations designated as "Proposed Easement" on a plan entitled "Boundary Survey Plan 15 Westminster Street Condominium Westminster St., Exchange St., Kennedy Plaza & Memorial Blvd. / Washington Row Providence, Rhode Island Project No. P02.150 Scale: 1"=20' Date: April 30, 2003 Revised: 5/6/03, 7/3/03 Prepared For: GP 15 Westminster Group, L.L.C. Prepared By: Waterman Engineering Co." Said parcel is more particularly bounded and described as follows;

Commencing at the intersection of the northwesterly street line of Westminster Street with the southwesterly street line of Memorial Boulevard / Washington Row; thence proceeding S 45°42'21" W, by and with the said northwesterly street line of Westminster Street, a distance of 83.00' to the point and place of beginning and the most northerly corner of the parcel herein-described;

thence proceeding S 44°17'39" E, a distance of four and 00/100 (4.00') feet to the most easterly corner of the parcel herein-described;

thence proceeding S 45°42'21" W, parallel to and 4.00' southeasterly of the said northwesterly street line of Westminster Street, a distance of forty and 00/100 (40.00') feet to the most southerly corner of the parcel herein-described;

thence proceeding N 44°17'39" W, a distance of four and 00/100 (4.00') feet to the said northwesterly street line of Westminster Street and the most westerly corner of the parcel herein-described;

thence proceeding N 45°42'21" E, by and with the said northwesterly street line of Westminster Street, bounded northwesterly by land now or formerly of GP 15 Westminster Group, L.L.C., a distance of forty and 00/100 (40.00') feet to the point and place of beginning;

The above-described parcel contains 160 square feet of land.

Waterman Engineering Company

July 3, 2003



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 17, 2002

TO: Makram H. Megalli, Director of Public Works

SUBJECT: **COMMITTEE ON PUBLIC WORKS**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: I have been directed by Councilman Terrence M. Hassett, Chairman, Committee on Public Works to refer to you the accompanying petition for study, report and recommendation.

Please report back in writing to the above-named committee as soon as practical.

SECOND NOTICE

PETITION FROM ROBERT GILBANE, PRESIDENT, GILBANE PROPERTIES, 7 JACKSON WALKWAY, PROVIDENCE, RHODE ISLAND, REQUESTING AN EASEMENT IN CONNECTION WITH THE CONSTRUCTION BY THE UNDERSIGNED RAMP PLAT 20, LOT 1 PROVIDING HANDICAPPED ACCESS TO THE PROPERTY LOCATED AT 15 WESTMINSTER STREET.

Anna M. Stetson
Second Deputy City Clerk

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:

The undersigned respectfully petitions your honorable body

Pursuant to the City Ordinances of the City of Providence the undersigned requests that the City grant the undersigned an easement in connection with the construction by the undersigned of a ramp providing handicapped access to the property located at 15 Westminster Street, which ramp will be constructed in accordance with industry standards and to the reasonable satisfaction of the Director or Public Works..

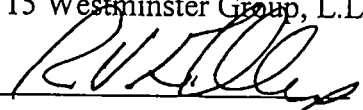
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For any further information please contact:

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Senior Development Manager
Gilbane Properties
7 Jackson Walkway
Providence, RI 02903
Telephone: 401-456-5890
Facsimile: 401-456-5996

GP 15 Westminster Group, L.L.C.

By: 
Robert V. Gilbane, President

Fleet Bank

By: 
Richard A. Zigas, VP

WATERMAN ENGINEERING COMPANY

PROPOSED EASEMENT DESCRIPTION

15 Westminster Street - AP 20 Lot 1
Providence, Rhode Island

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thence proceeding S 44°17'39" E, a distance of four and 00/100 (4.00') feet to the most easterly corner of the parcel herein-described;

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thence proceeding N 44°17'39" W, a distance of four and 00/100 (4.00') feet to the said northwesterly street line of Westminster Street and the most westerly corner of the parcel herein-described;

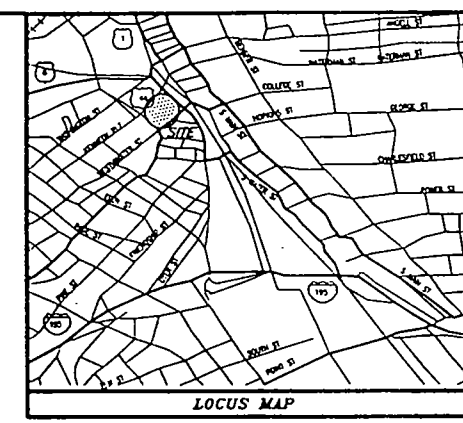
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The above-described parcel contains 160 square feet of land.

Waterman Engineering Company

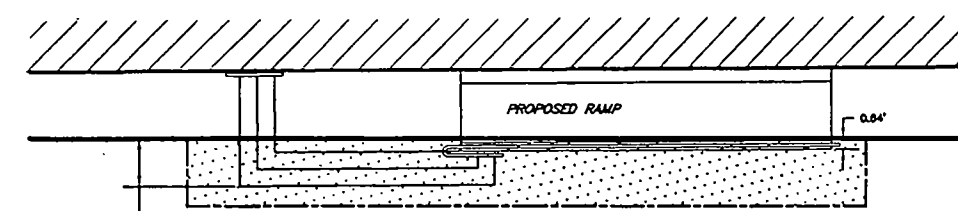
July 3, 2003

C:\SCADCES\WORK\2002\02150FLEETBANK\0215015WESTEASEMENT.DOC



NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
 - PLAN OF PROPERTY LEASED BY JOHN B. LEWIS AND MARY L.L. MAURAN TO RHODE ISLAND HOSPITAL TRUST COMPANY MARCH, 1918 W.A.S. 1046.
 - PLAN OF SABIN BLOCK ESTATE IN THE CITY OF PROVIDENCE MADE BY THE DIRECTION OF SAMUEL W. FORDHAM, DEAN, TO MAKE THE PARTITION BY THE HONORABLE JUSTICE OF THE SUPREME COURT, ET AL VS. CHARLES SABIN ET AL IN SUPREME COURT, PROV. CO. SURVEYED & PLATTED BY CUSHING & DEWITT.
 - STREET LINE PLAN OF WESTMINSTER ST., EXCHANGE ST., KENNEDY PLAZA & WASHINGTON ROW.
 - PLAN OF SURVEY IN PROVIDENCE, R.I. FOR RHODE ISLAND HOSPITAL TRUST NATIONAL BANK BY STANLEY ENGINEERING, INC. SCALE: 1"=20' SEPTEMBER, 1972 REVISED NOVEMBER, 1973.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS RECORDING RECORD TITLE TO THE PREMISES SURVEYED:
 - LOT 1 - VOL. 353 PG. 398, VOL. 433 PG. 378, VOL. 470 PG. 69, VOL. 481 PGS. 358 & 359 & VOL. 551 PG. 420 - RHODE ISLAND HOSPITAL TRUST COMPANY.
 - LOT 2 - VOL. 1084 PG. 482, VOL. 1084 PG. 488, VOL. 1085 PG. 1, VOL. 1198 PG. 483, VOL. 2231 PG. 154, VOL. 2502 PG. 112, VOL. 2873 PG. 327, VOL. 4124 PG. 92, VOL. 4313 PG. 308, VOL. 4856 PG. 190 & THE WILL OF ARTHUR H.W. LEWIS, PROBATE IN SO. KINGSTOWN, R.I. - VARIOUS INTERESTS
 - LOT 3 - VOL. 1231 PG. 737 - RHODE ISLAND HOSPITAL TRUST COMPANY.
- THE PREMISES SURVEYED MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - RIGHTS OF OTHERS IN AND TO THE "DANCING" & "OPEN SPACE" AS SHOWN ON THE PLAN REFERENCED IN NOTE 1B.
 - THE RIGHT, TITLE AND INTEREST OF OTHERS TO ANY PORTION OF THE PROPERTY CONSISTING OF FILLED TIDAL LANDS. REFERENCE IS MADE TO 637 A.M. 1938 SUPREME COURT OF RHODE ISLAND, THE CREATOR PROVIDENCE CHAMBER OF COMMERCE & STATE OF RHODE ISLAND NO. 84-153-APPEAL APRIL 24, 1983 FOR INFORMATION PERTAINING TO THE ISSUE OF FILLED LANDS IN PROVIDENCE.
- THE PREMISES SURVEYED MAY BE BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR AGREEMENTS:
 - ZONING BOARD RESOLUTION NO. 280 - JUNE 10, 1970 ALLOWING FILE CUPS SUPPORTING THE BUILDING ON LOT 3 TO ENCRUMBY WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA BENEATH THE SURFACE.
 - ZONING BOARD RESOLUTION NO. 75 - JANUARY 27, 1971 ALLOWING SHEETING AND TIE-BACKS INSTALLED FOR THE CONSTRUCTION OF THE BUILDING SITUATED ON LOT 3 TO REMAIN UNDER WESTMINSTER ST., EXCHANGE ST. & KENNEDY PLAZA.FOR LOCATIONS OF THE FILE CUPS, SHEETING & TIE-BACKS SEE THE PLAN REFERENCED IN NOTE 1D.
- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THESE PREMISES ARE SITUATED IN A "D1-100" (DOWNTOWN) ZONING DISTRICT.
- THESE PREMISES ARE SITUATED IN ZONES "C" (AREA OF MINIMAL FLOODING) AS SCALED FROM "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP CITY OF PROVIDENCE, RHODE ISLAND PROVIDENCE COUNTY PANEL 5 OF 10 COARSENMENT PANEL NUMBER 445408-0003 E MAP REVISED APRIL 15, 1998 FEDERAL EMERGENCY MANAGEMENT AGENCY."



PROPOSED RAMP DETAIL
1"=5'

- #### LEGEND
- | | | | |
|-------|---------------------|--------|----------------------------|
| N/T | NEW OR FORMERLY | PK H&L | MASONRY WALL |
| A/P | ASSESSORS PLAT | RED | PEDESTRIAN |
| DN | DRAWN HOLE | RH&B | RHODE ISLAND HIGHWAY BOUND |
| (TND) | FOUND | FE | FLARED END |
| S | PLAT ON MAPS | RCP | REINFORCED CONCRETE PIPE |
| S.F. | SQUARE FEET | X H&B | SPOT GRADE |
| ODDD | STONE WALL | -18- | EXISTING CONTOUR |
| STY. | STORY | PK | INVERT |
| AC | ADJUT | □ CH | CATCH BASIN |
| N/T | WOOD FRAMED | ○ | SAWTOOTH SOWER MANHOLE |
| SHP | STATE HIGHWAY PLAT | ○ | STORM DRAIN MANHOLE |
| N/W | RETURNING WALL | ○ | ELECTRIC MANHOLE |
| | ZONING SETBACK LINE | CE | WATER GATE |
| | | CE | COMMON ELEVATION |
| | | LOC | LIMITED COMMON ELEMENT |



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CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.
BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - N/A

RICHARD S. LIPSTIZ
WATERMAN ENGINEERING COMPANY
1837
REG. NO. DATE

2	7/3/03	PROPOSED EASEMENT & RAMP ADDED	RSL
1	5/4/03	BLDG. DESCRIPTION, ROAD NAME	RSL
NO.	DATE	REVISION	BY
BOUNDARY SURVEY PLAN 18 WESTMINSTER STREET WESTMINSTER ST., EXCHANGE ST. & MEMORIAL BLVD./WASHINGTON ROW PROVIDENCE, RHODE ISLAND			
PREPARED FOR: OP 18 WESTMINSTER GROUP, L.L.C. C/O OLIVIA PROPERTIES 7 JACKSON WALKWAY - PROVIDENCE, RHODE ISLAND 02903			
WATERMAN ENGINEERING CO. CIVIL ENGINEERS - SURVEYORS EAST PROVIDENCE RHODE ISLAND			
1 of 1 SHEETS DL 216 SH 111			