

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 189

Approved May 17, 2004

RESOLVED, DECREED AND ORDERED:

That the following named street shown as cross-hatched area on the accompanying plan entitled: "Providence, RI Department of Public Works - Engineering Office, Street Line Section Plan No. 064759 dated May 3, 2004.

VIZ:

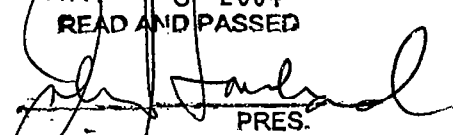
RICE STREET, running from Pearl Street south-westerly for 84 feet, shown as the cross-hatched area on accompanying plan and designated by the letters (A-B-C-D), having ceased to be useful to the public, is proposed to be abandoned as a Public Highway. Said Abandonment is specifically conditioned upon the following:

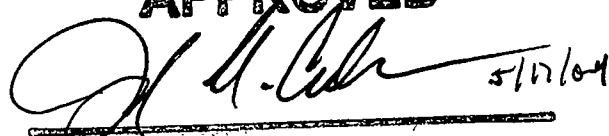
- (1) Petitioner shall pay the sum of Six Thousand and Seven Hundred Twenty Dollars (\$6,720.00) in legal U.S. tender to the City of Providence.
- (2) Petitioner shall comply with all conditions contained herein, including recording this Resolution, not later than sixty (60) days from its approval. Upon failure to so comply for any reason, the within resolution shall automatically become a nullity.
- (3) Such other conditions as the Mayor or the Law Department shall see fit to impose.

And it is further

ORDERED, That the Traffic Engineer be and 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.

CITY COUNCIL  
MAY 6 2004  
READ AND PASSED  
  
PRES.  
Michael B. Clement  
CLERK

APPROVED  
  
MAYOR

IN CITY COUNCIL

FIRST READING  
REFERRED TO COMMITTEE ON  
PUBLIC WORKS

Michael R. Clements CLERK  
*am*

From the Clerk's Desk

THE COMMITTEE ON

Public Works  
Recommends

Ann M. Stetsen CLERK

9-22-03 - *Est 4*

11-25-03 - *Schedule P. Hwy*

12-16-03 - *P. Hwy held*

3-15-04 - *Con 4*

THE COMMITTEE ON  
PUBLIC WORKS

Approves Passage of  
The Within Resolution

Ann M. Stetsen Clerk

4-13-04 *approved*



**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

WHEREAS, the undersigned, The Armory Revival Company is the owner of those certain parcels of real estate located at 1 Central Street and 304 Pearl Street, located on Central, Pearl, Rice and Perkins Streets, Providence, Rhode Island, commonly known as Harold's Furniture as the same appear on Assessor's Plat 29, Lot 490 and Assessor's Plat 30, Lots 22 and 143 for the City of Providence; and

WHEREAS, the aforesaid parcels are abutted by that certain public way designated and known as Rice Street, as the same appears on the copy of Assessor's Plat and photographs attached hereto; and

WHEREAS, the 84-foot easternmost western extension of the previously abandoned 205 feet of said Rice Street, as appears on Exhibit A attached hereto, no longer serves any useful purpose to members of the public, and will enhance traffic flow by the elimination of a dead end; and

WHEREAS The Armory Revival Company will provide at its own cost a new driveway on land owned by The Armory Revival Company for the benefit of neighboring property owners as a means of access from Central Street to the rear of their properties that now back up to the portion of Pearl Street that will remain a public street. The Armory Revival Company will grant to such property owners an easement in perpetuity to pass and repass over such private driveway; and

WHEREAS, The Armory Revival Company is undertaking a project to redevelop and beautify the parcels owned by it on Central, Pearl, Rice and Perkins Streets, to include the historic rehabilitation of two empty mill buildings for a mixed-use complex that includes market-rate and affordable "for sale" and "for rent" apartments, neighborhood professional and mercantile space and warehouse space; and

WHEREAS, The Armory Revival Company intends to landscape and make other significant improvements to said easternmost portion of Rice Street to provide entrances to said rehabilitated mill buildings, to provide and upgrade warehouse loading and to provide for utility enhancements for said redevelopment project, while leaving said Rice Street open to Public Safety vehicles in accordance with their express needs; and


WHEREAS, The Armory Revival Company is the sole abutter of said easternmost portion of Rice Street: and

NOW THEREFORE, the undersigned respectfully petitions this Honorable City Council to take all steps necessary and appropriate to abandon said easternmost 205 feet of Rice Street, as the same appears on Exhibit A attached hereto, and transfer all right, title and interest therein to The Armory Revival Company upon such terms and conditions as this Honorable City Council deems just and appropriate.

Petition to abandon a portion  
of Rice Street  
Armory Revival Company  
Sovereign Bank  
Check # 011355  
\$75.00  
(easternmost western extension)

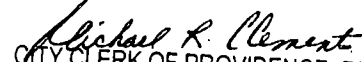
The Armory Revival Company

By:

  
Mark Van Noppen  
Vice President

DEPARTMENT OF CITY CLERK  
RECEIVED

AUG 22 2003

  
MICHAEL R. CLEMENT  
CITY CLERK OF PROVIDENCE, RI

AUG 22 2 51 PM '03

DEPT. OF PUBLIC WORKS  
PROVIDENCE, R.I.

IN CITY COUNCIL  
SEP 4 2003  
FIRST READING  
REFERRED TO COMMITTEE ON  
PUBLIC WORKS

THE COMMITTEE ON

Public Works

Recommends

Open M. Stetson

9-22-03

MRC

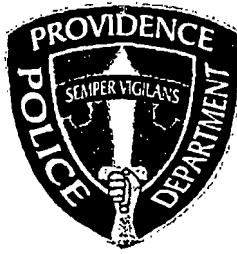
11-25-03 Schedule P. Hwy

12-16-03 P. Hwy held

3-15-04. Con 4

4-13-04 - Approved

From The Clerk's Desk



PROVIDENCE POLICE DEPARTMENT  
TRAFFIC BUREAU

*Sergeant Steven G. Woodruff, Officer-In-Charge*

To: Colonel Dean M. Esserman, Chief of Police  
From: Sgt. S. Woodruff, Traffic Bureau  
Subject: Abandonment of portions of Pearl, Perkins, Rice and Central Streets  
re: Petition to the City Council by the Armory Revival Company

Dear sir:

It is my understanding that the Armory Revival Company will be converting an abandoned warehouse to condominium lofts, offices and shops. In their plan, they are asking that the City Council abandon portions of the above referenced city streets.

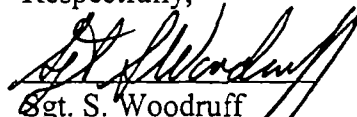
Apparently the City has agreed to abandon portions of Pearl Street in consideration of for certain property to the rear of Central High School. There appears to be a provision for an easement to that area of the former parking lot.

The Armory Revival Company also proposes to have the City abandon all of Perkins Street. After speaking with members of the Company, I learned that the Fire Department voiced concern over gaining access to the rear of the Dodge Street area with their fire apparatus. I further learned that the Company will allow parking on an angle thereby leaving a twelve foot lane of travel on the northerly side of the street.

Rice Street is proposed to be abandoned by the City from Pearl Street, westerly, for a distance of about three hundred and eighty (380) feet. There are some businesses on Rice Street and the Company has agreed to grant an easement for these companies.

I conclude that as long as the City is granted permanent access to the area of the so called "Pearl Street Lofts", for the purpose of emergency response and proactive patrols, the suggestions of the Armory Revival Company is agreeable.

Respectfully,

  
Sgt. S. Woodruff  
Traffic Bureau

David d. Costa  
Fire Marshal

George S. Farrell  
Deputy Fire Marshal



David N. Cicilline  
Mayor

Gary Mulcahy  
Act. Chief of Department

## PROVIDENCE FIRE PREVENTION BUREAU

*"Smoke Detectors Save Lives"*

September 17, 2003

Chairman Terrence M. Hassett  
Committee on Public Works  
City Hall  
Providence, RI 02903

Re: Petition to Abandon a Portion of Pearl Street, Rice Street, and Perkins Street

Dear Councilman Hassett,

The Armory Revival Company submitted three separate proposals to abandon various streets in conjunction with the renovation of the former Harold's Furniture buildings. After review of the various petitions, the Fire Department can not adequately respond utilizing the documentation provided. A single map is needed that shows the extent of all the proposed changes together. It is also our understanding that the various streets involved may have changes to the traffic patterns that will effect the Fire Departments response to the buildings served by the streets in question. It is imperative that all issues that may affect our response are addressed in a single proposal. Please have the petitioner provide the required documentation so we can adequately address the safety of the residents and citizens affected by the proposal.

David Costa  
Act. Assistant Chief David D. Costa

David d. Costa  
Act. Assistant Chief

George S. Farrell  
Deputy Fire Marshal



David N. Cicilline  
Mayor

Gary Mulcahy  
Act. Chief of Department

**PROVIDENCE FIRE PREVENTION BUREAU**  
*"Smoke Detectors Save Lives"*

October 31, 2003

Chairman Terrence M. Hassett  
Committee on Public Works  
City Hall  
Providence, RI 02903

Re: Petition to Abandon Portions of Pearl Street, Rice Street, Central Street and Perkins Street

Dear Councilman Hassett,

After review of the petition to abandon portions of Pearl Street, Rice Street, Central Street and Perkins Street (see 4 proposals attached), the Fire Department has no objection provided the travel lanes displayed in the attached map are designated and posted as fire lanes.

David Costa  
Act. Assistant Chief David D. Costa



MAKRAM H. MEGALLI, P.E.  
Director



DAVID N. CICILLINE  
Mayor

Department of Public Works

*"Building Pride in Providence"*

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

RE: Proposed Abandonment's  
Pearl, Perkins & Rice Streets

Dear Councilman Hassett:

The Department of public works objects to the abandonment's of Rice, Pearl and Perkins Street as presented. These abandonment's will have a negative impact on the traffic circulation.

However, The Department of Public Works will reconsider said abandonment's, if the developer presents plans to create a new 40' Public Right of Way from Rice to Public. Central Streets.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Makram H. Megalli".

Makram H. Megalli, P.E.  
Director

LC/vc

Cc: A. Southgate, Esq.-Law Dept.  
T. Deller, Dir/Planning  
M. Clement-City Clerk ✓  
G. Florio  
JLC  
SZ  
Irene Testa - Traffic Eng.

MAKRAM H. MEGALLI, P. E.

Director



DAVID N. CICILLINE

Mayor

## Department of Public Works

*"Building Pride in Providence"*

May 3, 2004

Honorable Terrence N. Hassett  
Chairman of the Public Works Committee  
Providence City Council – City Hall  
Providence, RI 02903

**RE: Proposed Abandonment of a Portion of Rice Street**

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Rice Street in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept. – Engineering Office, Street Line Section, Plan No. 064759-Date: May 3, 2004.

Portion of Rice Street to be abandoned is approximately 205 feet from Pearl Street and is shown as cross-hatched area on the accompanying plan. Area of Pearl Street is designated as A-B-C-D-A, on the accompanying plan.

It is noted that here is a FULL SEWER EASEMENT required for this portion of Rice Street. Total square footage for this portion of abandonment is 3351  $\pm$ . Lot numbers for aforementioned plan were taken from City of Providence Assessor's Plat # 30. A list of abutting property owners is attached herewith for your approval.

According to Informational Bulletin 2003.01 issued by Rhode Island State Board of Registration for Professional Land Surveyor, a road abandonment constitute a boundary change, and, as such, requires a Class 1 survey prepared by a Professional Land Surveyor, properly licensed by said board.

If we can further assist in this regard, please advise.

Very truly yours,

Makram H. Megalli, P.E.  
Director

Cc: M. Clemet – City Clerk  
BB, GF, JLC, SZ-DPW  
A. Southgate, Esq. – Law Dept.  
T. Deller; W. Floriani - Planning

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The Undersigned respectfully petition your honorable body

WHEREAS, the undersigned, The Armory Revival Company is the owner of those certain parcels of real estate located at 1 Central Street and 304 Pearl Street, located on Central, Pearl, Rice and Perkins Streets, Providence, Rhode Island, commonly known as Harold's Furniture as the same appear on Assessor's Plat 29, Lot 490 and Assessor's Plat 30, Lots 22 and 143 for the City of Providence; and

WHEREAS, the aforesaid parcels are abutted by that certain public way designated and known as Rice Street, as the same appears on the copy of Assessor's Plat and photographs attached hereto; and

WHEREAS, the 84-foot easternmost western extension of the previously abandoned 205 feet of said Rice Street, as appears on Exhibit A attached hereto, no longer serves any useful purpose to members of the public, and will enhance traffic flow by the elimination of a dead end; and

WHEREAS The Armory Revival Company will provide at its own cost a new driveway on land owned by The Armory Revival Company for the benefit of neighboring property owners as a means of access from Central Street to the rear of their properties that now back up to the portion of Pearl Street that will remain a public street. The Armory Revival Company will grant to such property owners an easement in perpetuity to pass and repass over such private driveway; and

WHEREAS, The Armory Revival Company is undertaking a project to redevelop and beautify the parcels owned by it on Central, Pearl, Rice and Perkins Streets, to include the historic rehabilitation of two empty mill buildings for a mixed-use complex that includes market-rate and affordable "for sale" and "for rent" apartments, neighborhood professional and mercantile space and warehouse space; and

WHEREAS, The Armory Revival Company intends to landscape and make other significant improvements to said easternmost portion of Rice Street to provide entrances to said rehabilitated mill buildings, to provide and upgrade warehouse loading and to provide for utility enhancements for said redevelopment project, while leaving said Rice Street open to Public Safety vehicles in accordance with their express needs; and

WHEREAS, The Armory Revival Company is the sole abutter of said easternmost portion of Rice Street; and

NOW THEREFORE, the undersigned respectfully petitions this Honorable City Council to take all steps necessary and appropriate to abandon said easternmost 205 feet of Rice Street, as the same appears on Exhibit A attached hereto, and transfer all right, title and interest therein to The Armory Revival Company upon such terms and conditions as this Honorable City Council deems just and appropriate.

Petition to abandon a portion  
of Rice Street

Armory Revival Company

Verizon Bank

Check # 011355

\$75.00

(easternmost western extension)

The Armory Revival Company

By: Mark Van Noppen  
Vice President

DEPARTMENT OF CITY CLERK  
RECEIVED

AUG 22 2003

Richard R. Bennett  
CITY CLERK OF PROVIDENCE, RI

## City of Providence



Rhode Island

## Department of City Clerk

## MEMORANDUM

DATE: March 15, 2004

TO: Makram H. Megalli, Director of Public Works

SUBJECT: **COMMITTEE ON PUBLIC WORKS**

CONSIDERED BY: Claire E. Bestwick, First Deputy City Clerk

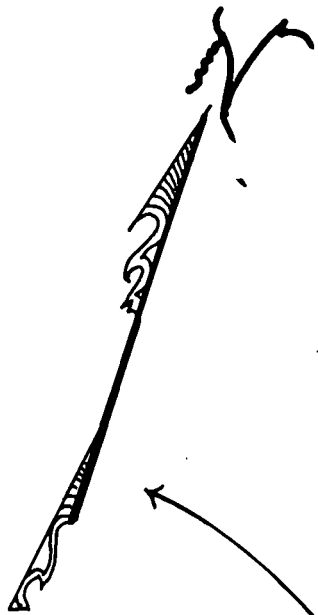
DISPOSITION: I have been directed by Councilman Terrence M. Hassett, Chairman, Committee on Public Works to refer to you the accompanying petition for study, report and recommendation.

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

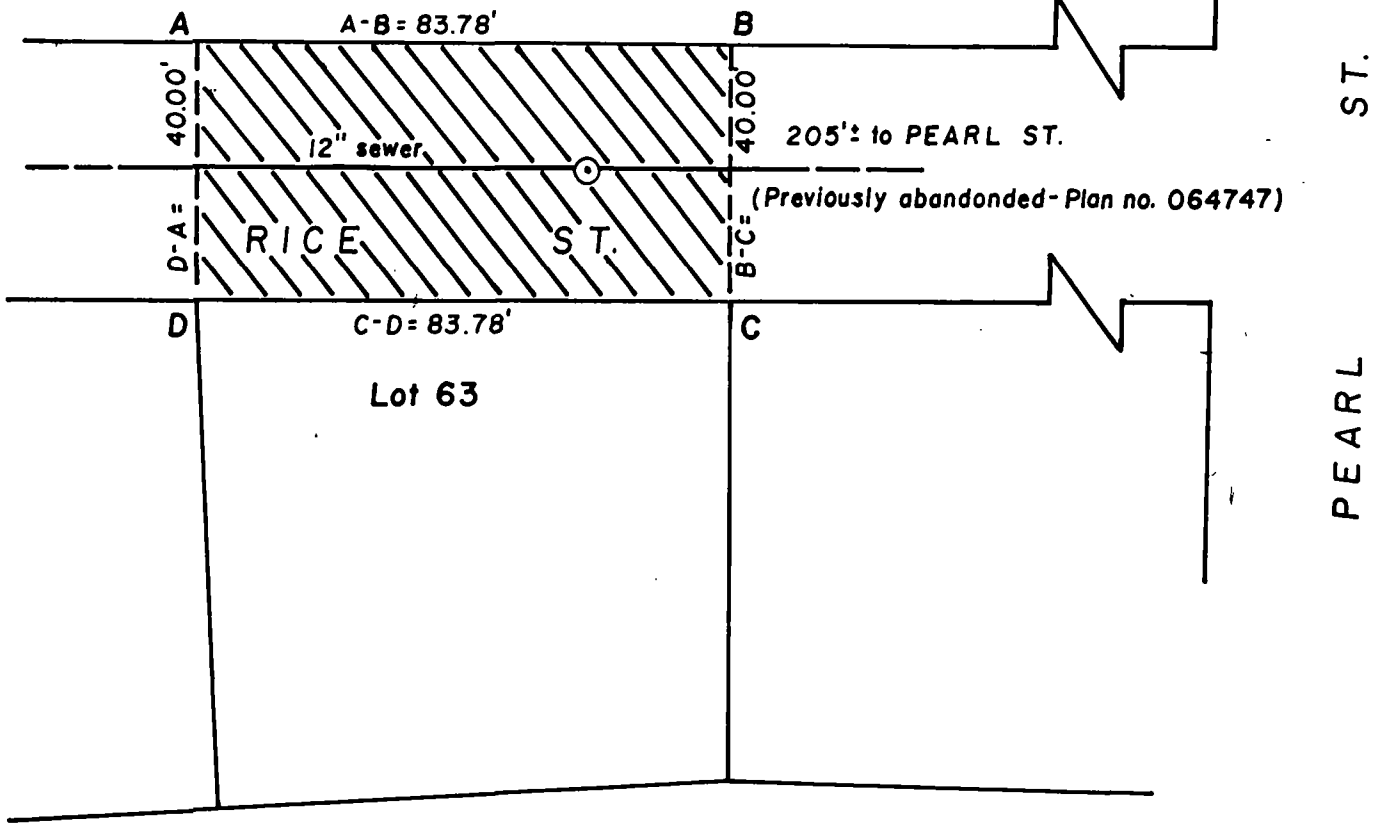
**PETITION FROM MARK VAN NIPPEN,  
VICE-PRESIDENT, THE ARMORY  
REVIVAL COMPANY, REQUESTING TO  
ABANDON A PORTION OF RICE STREET  
(EASTERMOST WESTERN EXTENSION).**

*Claire E. Bestwick*

PROVIDENCE, R. I.  
 DEPT. OF ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064759  
 Date May 3, 2004



Lot 22



NOTES: Cross-hatched area (A-B-C-D-A) indicates proposed abandonment.  
 Full sewer easement required.  
 Total square footage = 3,351' ±

Lot numbers taken from A.P. 30.

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. & Engineering Office  
 Showing proposed abandonment of a  
portion of Rice St.  
 Drawn by A. Zisiades Checked by \_\_\_\_\_  
 Scale 1" = 30' Date 5-3-2004  
 Corrected by James A. Morris Associate Engr.  
 Approved William C. Bombard  
 CHIEF ENGINEER

PROPOSED ABANDONMENT OF A PORTION OF  
RICE ST.

A.P. 30 LOT 22 304 PEARL ST.  
ARMORY REVIVAL  
1570 WESTMINSTER ST.  
PROV. R.I. 02909

LOT 63 25 CENTRAL ST.  
WWS RESERVOIR CENTRAL LLC  
615 RESERVOIR AVE.  
CRANSTON, R.I. 02910

ROBERT A. WALSH, JR.  
*Chairman*

JOEL D. LANDRY, II  
*Vice Chairman*

ALEXANDER D. PRIGNANO  
*Ex-Officio*

CARISSA R. RICHARD  
*Secretary*

FERNANDO S. CUNHA, ESQ.  
*Legal Advisor*



DAVID N. CICILLINE  
*Mayor*

ROBERT J. KILDUFF, P.E., ESQ.  
*Chief Engineer & General Manager*

JOSEPH DE LUCA  
*City Councilman*

PETER S. MANCINI  
*City Councilman*

JOSEPH D. CATALDI  
*Member*

ANNE T. QUINTERNO  
*Member*

November 7, 2003

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

SUBJECT: Petition for Street Abandonment  
Rice Street (Portion of)  
Providence, Rhode Island

Dear Councilman Hassett:

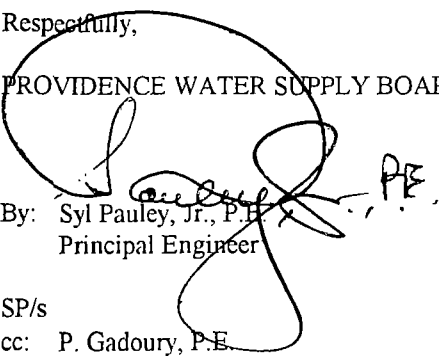
The referenced Petition to the City Council has been reviewed for any impact this action might have on the Providence Water (PW) water distribution system. Our records indicate that an active 6-inch water main is located in the portion of Rice Street where the abandonment proposed—opposite Lot No. 63 on A.P. 30. Attached to the main are several services and a fire hydrant. Accordingly, this main 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 cover the full width of the existing Rice Street right-of-way. Actual dimensions and wording of the easement shall be subject to review by PW as to form and content.

If you have any questions, please feel free to contact me at (401) 521-6300 EXT 7241.

Respectfully,

PROVIDENCE WATER SUPPLY BOARD

By:  Syl Pauley, Jr., P.E.  
Principal Engineer

SP/s

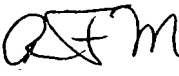
cc: P. Gadoury, P.E.  
M. Clement, City Clerk  
File

ABNLTR77.WPD

WWW.PROVWATER.COM

552 ACADEMY AVENUE • PROVIDENCE, RHODE ISLAND • 02908 • (401) 521-6300 • FAX (401) 331-5081 • TDD (401) 751-0203

**MEMORANDUM**

**TO:** ANNA M. STETSON, SECOND DEPUTY CITY CLERK  
**FROM:** ROBERT F. MCMAHON   
**DATE:** JANUARY 8, 2004

The Parks Department has no objection to the proposed abandonment of a portion of Rice Street (Easternmost Western Extension).





**Department of Traffic Engineering**  
*"Building Pride in Providence"*

## MEMORANDUM

**TO:** Councilman Terrence M. Hassett  
Chairman, Public Works Committee

**FROM:** Irene J. Testa *Irene J. Testa*

**DATE:** 11/18/03

**RE:** PENDING MATTER

---

**REQUEST:** Petition to abandon a portion of Rice Street (easternmost western extension).

**DISPOSITIO:** Oppose. This abandonment will create no access for Booth Street.

# Memorandum



To: Thomas E. Deller, Director  
From: William G. Floriani, Associate Director Real Estate  
CC: Karriem Van Leesten, Director Real Estate  
Date: March 3, 2004  
Re: Pearl Street Lofts/Abandonment's

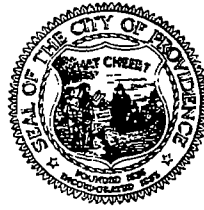
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Thom, I have reviewed the appraisal submitted by Tom Sweeney for Armory Revival Co. The report alludes to certain easements and restrictions but does not specify what they are and what impact they would have on the development of the parcels. I have not received the maps from Public Works as of this writing.

The assumption of easements is real but the developers plan to use the land as support parking and open space for their commercial development. The parking use alone would be a valuable asset to the development. While I concur that reduction in value from the \$5.00 per ft. fair market value is warranted, I do not however agree with 75% of the value.

It is my opinion that a reduction of 50-60% would be acceptable and should the easements be egregious, 60% would be fair market value or \$2.00 per ft.

Department of Planning and Development  
City of Providence



## Providence City Plan Commission

DAVID N. CICILLINE  
Mayor

October 24, 2003

Honorable M. Terrence Hassett, Chair  
Committee on Public Works  
City Hall  
Providence, RI 02903

Attn: Anna Stetson, Second Deputy City Clerk

Re: CPC REFERRAL NO. 3214: Proposed Abandonment of a Portion of Rice Street  
(easternmost western extension)

Dear Councilman Hassett:

The City Plan Commission at its regular meeting on Tuesday, October 21, 2003 reviewed and evaluated the request of the Committee on Public Works that the Commission review and make a recommendation regarding the proposed abandonment of a portion of Rice Street (easternmost western extension), as petitioned by Mark Van Noppen of the Armory Revival Company.

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.*

The public interest is being served in this project that proposes to redevelop a vacant complex of historic buildings that are listed on the city's Industrial and Commercial Buildings District. The abandonment will enhance traffic flow by the elimination of a dead end.

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 proposed abandonment would not negatively impact the current or future land uses, zoning or welfare of the surrounding community. The applicant plans to add landscaping and other improvements to aforementioned portion of Rice Street. The section of the street would provide entrances to the surrounding buildings, and provide loading space for the warehouse.

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

The petitioner is the sole abutter of the easternmost portion of Rice Street. Armory Revival Company will construct a new driveway for the benefit of neighboring property owners as a means of access from Central Street to the rear of their properties that now back up to the portion of Pearl Street that will remain a public street. The applicant will grant an easement in perpetuity to pass over the private driveway.

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

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The applicant has provided a means to preserve access to the surrounding areas.

*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.*

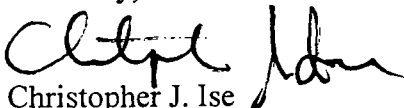
Any approval of the proposed abandonment should be with the condition that any necessary easements be granted to provide access to, to maintain or provide for existing or future service or utility needs. The applicant has stated that the abandoned portion of Rice Street will provide for utility enhancements of the redevelopment project and will leave the portion of the street open and available to Public Safety vehicles in accordance with their needs expressed in their written comments on the traffic circulation plan for this project.

*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.*

The proposed abandonment and project is in conformance with Zoning and Comprehensive Plan objectives.

The Commission voted to recommend to the Committee on Public Works that it approve the subject abandonment with the condition that any necessary easements be granted.

Sincerely,

  
Christopher J. Ise  
Administrative Officer

cc: Mark Van Noppen, Petitioner

# Narragansett Electric

A National Grid Company



March 26, 2004

Anna M. Stetson  
City Clerk's Office  
Providence City Hall  
Providence, RI

Re: Petition to Abandon Rice Street

Dear Ms. Stetson:

Please be advised that after review, it has been determined that Narragansett Electric Company (NECO) has overhead and underground equipment in the area proposed for abandonment which can not be removed.

Therefore, NECO has no objection to the abandonment provided we are granted an easement for said equipment.

Please call me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mindy C. Montecalvo".

Mindy C. Montecalvo  
Real Estate Consultant  
(401) 784-7512  
(401) 784-7316 (fax)

Right Of Way



85 High Street  
Pawtucket, RI 02860

Phone 401 727-9555  
Fax 401 725-7680

November 20, 2003

Anna Stetson  
2<sup>nd</sup> Deputy/City Clerk  
Providence City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Attn: Ms. Anna Stetson

RE: PETITION TO ABANDON A PORTION OF RICE STREET  
(EASTERNMOST WESTERN EXTENSION)

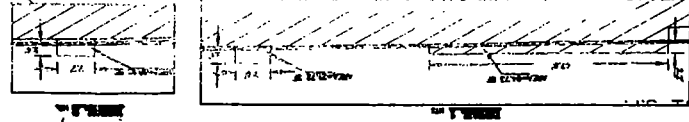
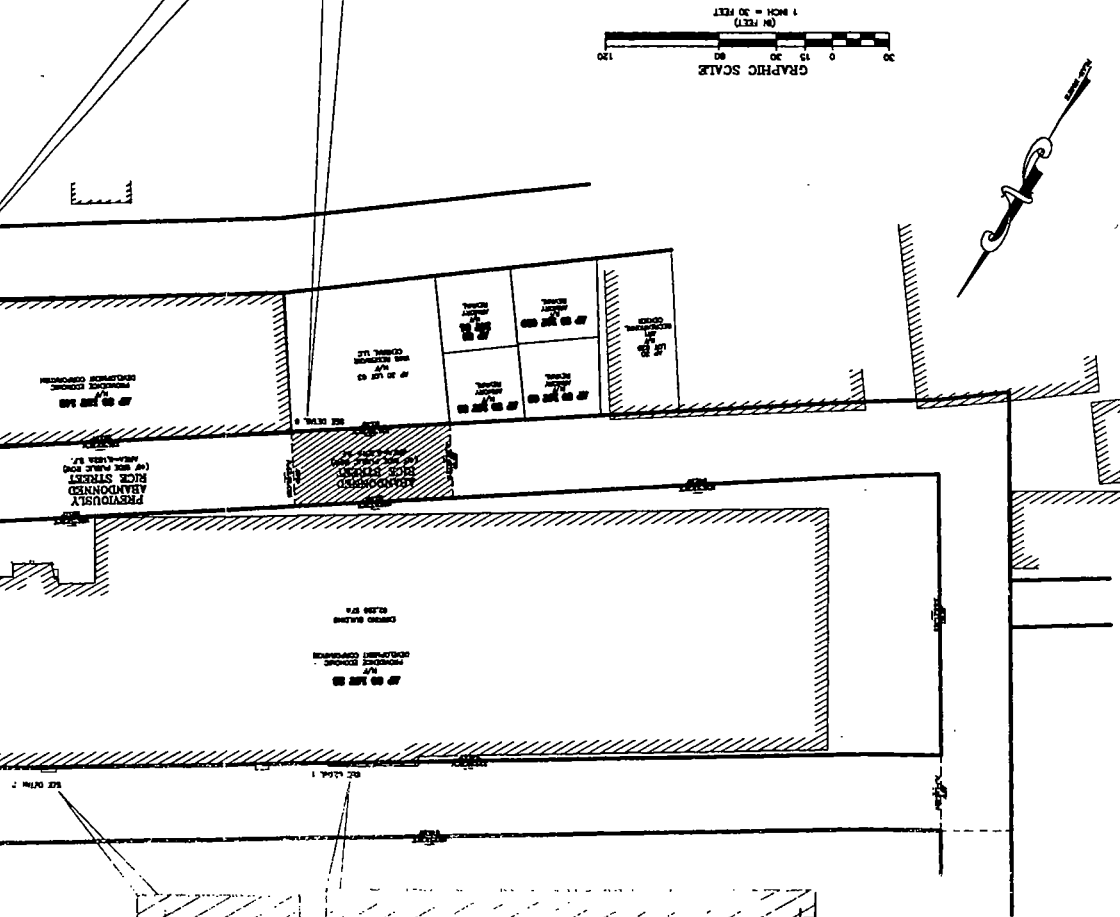
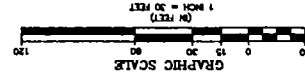
Dear Ms. Stetson:

Upon investigation by our in house Engineer, Paul Troia, it has been determined that Verizon currently has no facilities on the proposed site to be abandoned.

Very truly yours,

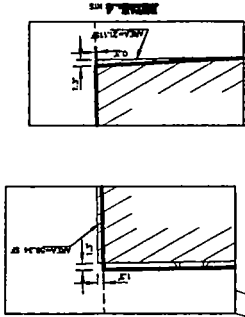
A handwritten signature in black ink, appearing to read "Mary C. Hanley", with a long, sweeping horizontal line extending to the right.

Mary C. Hanley  
Manager - Right of Way  
401-727-9555



RECEIVED 20 01 2000  
RECEIVED 2000  
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RECEIVED 2000  
RECEIVED 2000

LOOK 1281 PACE 774  
GOOD 1313 PACE 788  
BOOK 4678 PACE 133  
BOLK 5761 PACE 13  
BOLK 5761 PACE 13

[illegible]

STREET ADDRESS  
AREA  
8,1824 S.F.  
RICE STREET



**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.  
400 SOUTH STREET  
PROVIDENCE, RHODE ISLAND 02908

RICE STREET ABANDONMENT  
 for  
 RICE STREET-FROM PEARL STREET  
 SOUTHWEST 288.85' WEST  
 in  
 PROVIDENCE, RHODE ISLAND

SCALE: 1"=30'	SHEET NO. 1 of 1	DESIGN BY: M/A	CHECKED BY: C.A.L.	DATE: 8/20/03	PROJECT NO.: 02131.00
---------------	------------------	----------------	--------------------	---------------	-----------------------

NO	DATE	BY	REV
REVISIONS			

September 17, 2003



Councilman Terrence M. Hassett  
Chairman - Committee on Public Works  
City of Providence  
Providence, RI 02903

Re: Petition from Mark Van Noppen, Armory Revival Company,  
Requesting to Abandon a Portion of Rice Street, Providence, RI

Dear Councilman Hassett:

Upon review of the above referenced request, New England Gas Company has the following comments:

- New England Gas Company presently has a 6" natural gas main within the above referenced portion of Rice Street.
- Prior to this street being abandoned, we respectfully request that a 20-foot wide easement be provided to us for our continued operation and maintenance of these facilities.
- Attached to this correspondence is our approved blank easement document that should be filled out and returned to us for approval by our Legal Department.
- In addition to the attached document, a detailed plot plan showing the meets and bounds of our proposed easement will be required for filing the final copy for approval.
- Once approved, the package will be returned to you for recording.
- Upon completion, please forward us a final recorded copy for our permanent records.

Once this easement is in place, we will not have any objections to this proposal.

If you have any further questions please feel free to call me at (401) 525-5669.

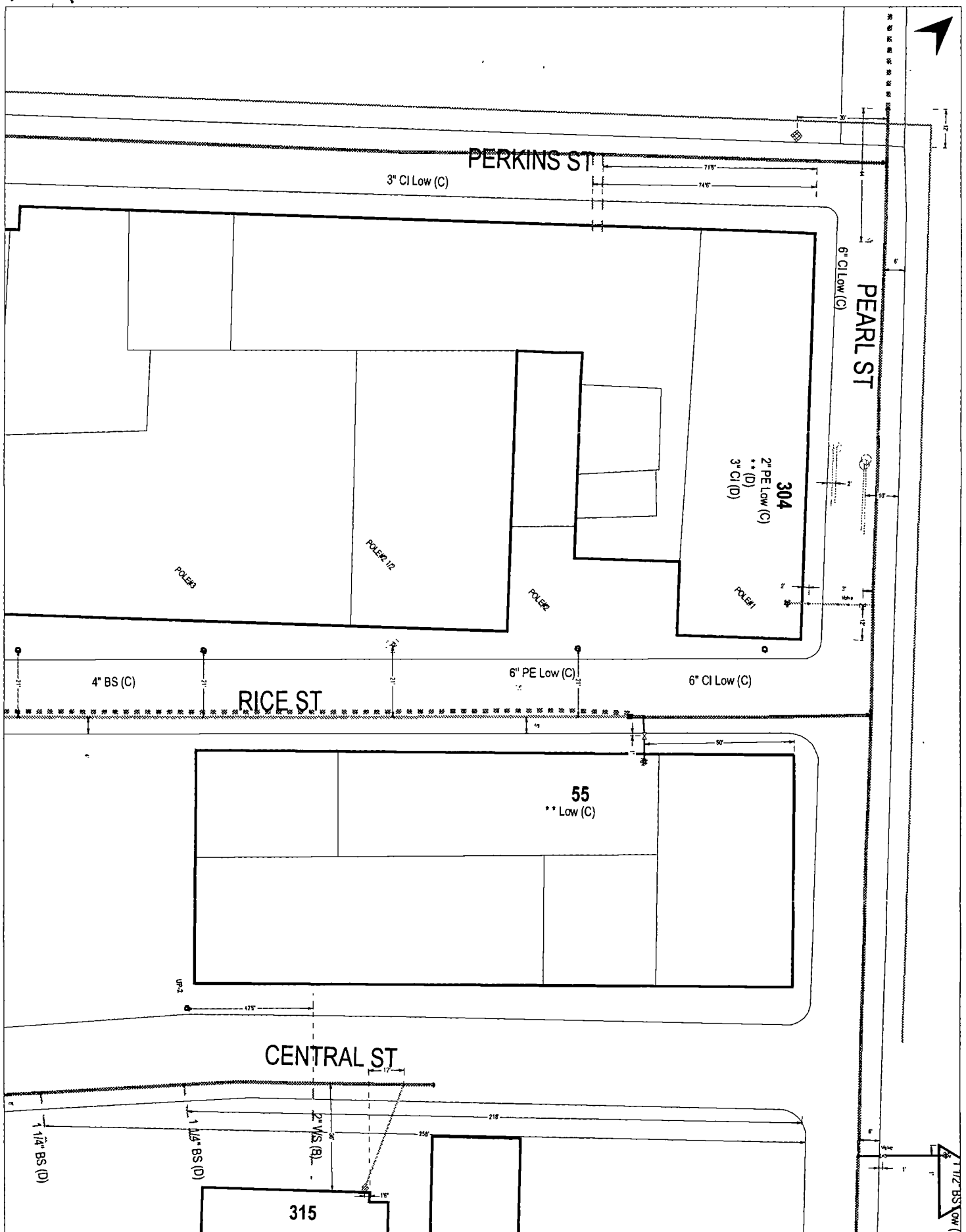
Sincerely,

Barry J. Foster  
Engineering Design Supervisor

PC Ms. Anna M. Stetson, Second Deputy City Clerk, Department of City Clerk

Attachments  
BJF/



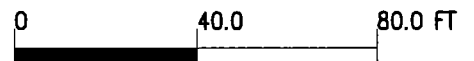


Simple Plot (8.5 X 11)

Planner: BFoster

Date: 09/17/2003

Description:



## EASEMENT AGREEMENT

This Agreement (the "Agreement") is made on \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ ("Grantor"), and New England Gas Company, a division of Southern Union Company, a Delaware corporation ("Grantee"), whose mailing address is 100 Weybosset Street, Providence, Rhode Island 02903.

1. **Grant of Easement.** For the consideration described in paragraph 2, Grantor grants to Grantee, with Quitclaim Covenants, a perpetual easement and right-of-way (the "Easement") in, under, through, over, upon and across the real property located in \_\_\_\_\_, Rhode Island and more particularly described on Exhibit A, which is attached to this Agreement and hereby incorporated by reference (the "Easement Area").

2. **Consideration.** The Easement is granted in consideration of the Grantee's payment to Grantor of \$\_\_\_\_\_, the sufficiency and receipt of which is acknowledged.

3. **Character of Easement.** This Agreement grants an easement in gross.

4. **Purpose of Easement.** The Easement consists of the perpetual right and easement:

(a) to place, install, construct, operate, repair, maintain, rebuild, replace, relocate, and remove a pipeline for the transportation and distribution of natural gas (the "Distribution System") on the Easement Area, which Distribution System includes the necessary piping, conduits, valves, fixtures, appurtenances and other relevant equipment installed therein and attached thereto, in, under, through over across and upon the Easement Area as from time to time may be required;

(b) to make such excavation or excavations as may be reasonable and necessary to construct, reconstruct, repair and remove the Distribution System; and

(c) to pass over and across the Easement Area as reasonable necessary for all purposes described in this Agreement.

5. **Covenants Running with the Land.** The provisions, terms and obligations contained herein shall constitute covenants running with the land, and each such provision, term or obligation shall run in perpetuity in favor of the Grantor.

6. **Warranty of Title.** Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the Easement and rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part of the interest in the Easement Area.

7. **Exclusiveness of Easement.** The Easement, rights, and privileges granted by this conveyance are exclusive, and Grantor covenants not to convey any other easement or conflicting rights in the Easement Area covered by this grant. In addition, Grantor covenants not to construct any permanent structure within the boundaries of the Easement Area.

8. **Temporary Easement.** In addition to the rights contained herein, Grantee shall have the right to use as much of the surface of the Grantor's property adjacent to the Easement Area as may be reasonably necessary for Grantee to construct and install the contemplated facilities in the Easement Area. On completion of construction and installation, Grantee shall replace and restore all fences, walls, or other structures that may have been relocated or removed during the construction period. In addition, Grantee

shall pay Grantor reasonable compensation both for fences, walls, or structures that may not be replaceable and for all vegetation and crops that are damaged or destroyed during construction.

9. ***Encroachments.*** Grantee shall have the right to cut and trim trees or shrubbery that may encroach upon the Easement Area, Grantee shall dispose of all cuttings and trimmings either by piling and burning in the Easement Area (subject to fire or air pollution laws and regulations) or by loading and hauling away from the Easement Area.

10. ***Grantor's Representations and Warranties Respecting Existing Environmental Conditions.*** Grantor represents and warrants that as of the date on which this Agreement is executed by Grantor, the Easement Area complies in all material respects with any applicable federal or state environmental laws and regulations, and that Grantor has not (and has no knowledge of any other person or entity which has) caused any production, use, release, threatened release, or disposal of any hazardous materials at the Easement Area in any material quantity, and that the Grantor has no notice or knowledge of any actual, pending, or threatened environmental claims against the Easement Area.

11. ***Termination.*** The Easement, along with its rights and privileges shall terminate when the purpose of the Easement, as described in Paragraph 4 of this Agreement, ceases to exist or is abandoned by Grantee.

12. ***Failure to Perform.*** Should Grantee fail to perform any covenant, undertaking, or obligations under this Agreement, all rights and privileges granted to Grantee by this Agreement, the Grantor shall have the right to terminate this Agreement. Grantee's right to terminate this Agreement herein, shall be Grantee's sole remedy at law and in equity.

13. ***Entire Agreement.*** This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by both parties.

14. ***Dispute Expenses and Attorneys' Fees.*** If any controversy, claim, or dispute arises relating to this Agreement or its breach, the prevailing party shall be entitled to recover from the other party reasonable expenses, attorneys' fees, and costs.

15. ***Assignability and Binding Effect.*** The Grantee may assign this Agreement without the prior consent of Grantor. This Agreement shall bind and inure to the benefit of the Grantee and its successors and assigns and to the benefit of Grantor and Grantor's heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose on the date first written above.

**GRANTOR:**

Name of Corporation: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**GRANTOR'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

**GRANTEE:**

**New England Gas Company, a division of  
Southern Union Company**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF RHODE ISLAND  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_ [name and corporate title] of \_\_\_\_\_  
\_\_\_\_\_ [name of corporation], a \_\_\_\_\_ [state of incorporation]  
corporation, on behalf of the corporation.

Signature \_\_\_\_\_

Typed Name: \_\_\_\_\_

Notary Public in and for the State of Rhode Island

My commission expires: \_\_\_\_\_

**GRANTEE'S ADDRESS:**

New England Gas Company, a division of Southern Union Company  
Attn: David L. Black  
Vice President - Legal  
100 Weybosset Street  
Providence, RI 02903

## **Exhibit A**

**[Easement Area Plan]**



City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

**DATE:** April 30, 2004

**TO:** Mr. Joseph Chiodo, City Controller

**SUBJECT:** CHECK DEPOSITED FOR THE ABANDONMENT OF PLEASURE STREET

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

**DISPOSITION:** Accompanying is check number 218 with Citizens Bank in the amount of \$6,720.00 from Jan Brody, Development Director for The Armory Revival Company, for payment for the abandonment of Rice Street (small portion) to be deposited into the Sale of Real Estate Account (856-4-00000-2500).

cc: Thomas Deller, Director of Planning and Development  
Joseph Fernandez, City Solicitor  
Barbara Troncy, Acting Recorder of Deeds  
Bill Bombard, Acting Traffic Engineer  
Makram Megalli, Director of Public Works

*Anna M. Stetson*  
Second Deputy City Clerk

PEARL STREET, LLC

1570 WESTMINSTER STREET  
PROVIDENCE, RI 02909

216

DATE 4/28/04

57-127115  
33

PAY TO THE ORDER OF City of Providence

\$ 6750.00

Four thousand seven hundred twenty and 00/100 DOLLARS



CITIZENS BANK  
Rhode Island

FOR Pearl St. (CA)

*[Signature]*

⑆000216⑆ ⑆01⑆500⑆20⑆1150 892 7⑆



PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

PETITION TO ABANDON A PORTION OF RICE STREET  
(EASTERNMOST WESTERN EXTENSION)

<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
30	22	The Armory Revival Company 1570 Westminster Street Providence, RI 02909
30	143	The Armory Revival Company 1570 Westminster Street Providence, RI 02909
29	490	The Armory Revival Company 1570 Westminster Street Providence, RI 02909

PETITIONER

Mark Van Noppen  
The Armory Revival Company  
1570 Westminster Street  
Providence, RI 02909

\_\_\_\_\_  
Michael R. Clement  
City Clerk

\_\_\_\_\_  
Council President John J. Lombardi  
Ward 13

## ABANDONMENTS:

RICE ST.

A.P. 30 LOT 22 ARMORY REVIVAL CO.  
1570 WESTMINSTER PROV. 02909

LOT 143

"

"

PERKINS ST.

A.P. 30 LOT 22 ARMORY REVIVAL CO.  
1570 WESTMINSTER PROV. 02909

LOT 645 CITY OF PROV. 25 DORRANCE

PEARL ST.

A.P. 30 LOT 22 ARMORY REVIVAL CO.  
1570 WESTMINSTER ST. PROV. 02909

LOT 143

"

"

A.P. 29 LOT 490

"

"

Rice Street

"

"

easternmost western extension

A.P. 30 LOT 22

LOT 143

A.P. 29 LOT 490



**Department of Law**

June 28, 2004

Mark Van Noppen  
Armory Revival Company  
1570 Westminster Street  
Providence, RI 02909

Re: Petition to Abandon a portion of Rice Street

Dear Mr. Van Noppen:

When the Providence City Council approved Armory Revival's petition to abandon a portion of Rice Street, several easements and other requirements which should have been mentioned in the text of the Resolution did not get incorporated. There are basically two ways to address an issue like this. The first is to start from scratch once more, and I think we can all agree that we would prefer another alternative. The second is to rely upon a provision already included within the Resolution: "(3) Such other conditions as the Mayor or the Law Department shall see fit to impose." Thus, I write to make you aware that the Law Department will impose the following conditions:

- a. The Providence Fire Department requires that travel lanes (depicted in a map attached to their comments) be designated and posted as fire lanes.
- b. A full utility easement shall be granted to Providence Water to maintain, construct, and repair an existing 6" water main and its appurtenances. No permanent construction can be permitted within the easement, which shall cover the entire width of the existing Pearl Street right-of-way.
- c. Narragansett Electric maintains both overhead and underground equipment in the area, and requires an easement for this equipment.
- d. Verizon has aerial facilities, including a pole and wires, in the portion of Rice Street to be abandoned. Verizon requires an easement permitting it to retain its facilities in the existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to the facilities.

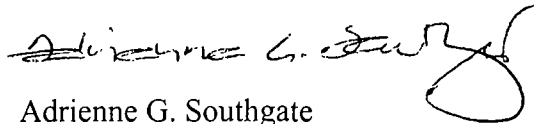
Mr. Mark Van Noppen  
June 28, 2004  
Page 2

- e. New England Gas Company has a 6" natural gas main in this portion of Rice Street, and requests a twenty-foot wide easement be provided for the facilities' continued operation and maintenance.

Also, I'd like this letter to reflect my understanding and yours that Armory Revival will now be taking title to the entirety of the portion of Pearl Street which is being abandoned. The Company's tax obligations will reflect this ownership interest.

Any questions regarding this matter can be directed to me. Thank you.

Very truly yours,



Adrienne G. Southgate  
Deputy City Solicitor

Copies to: The Hon. Terrence Hassett, Chairman, Public Works Committee  
Anna Stetson, Deputy City Clerk

**THE CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

**No. 189**

**Approved** May 17, 2004

RESOLVED, DECREED AND ORDERED:

That the following named street shown as cross-hatched area on the accompanying plan entitled: "Providence, RI Department of Public Works - Engineering Office, Street Line Section Plan No. 064759 dated May 3, 2004.

VIZ:

RICE STREET, running from Pearl Street south-westerly for 84 feet, shown as the cross-hatched area on accompanying plan and designated by the letters (A-B-C-D), having ceased to be useful to the public, is proposed to be abandoned as a Public Highway. Said Abandonment is specifically conditioned upon the following:

(1) Petitioner shall pay the sum of Six Thousand and Seven Hundred Twenty Dollars (\$6,720.00) in legal U.S. tender to the City of Providence.

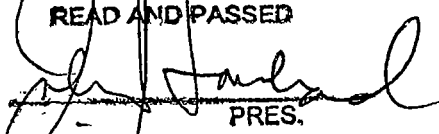
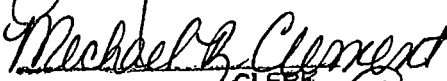
(2) Petitioner shall comply with all conditions contained herein, including recording this Resolution, not later than sixty (60) days from its approval. Upon failure to so comply for any reason, the within resolution shall automatically become a nullity.


(3) Such other conditions as the Mayor or the Law Department shall see fit to impose.

And it is further

ORDERED, That the Traffic Engineer be and 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.

**CITY COUNCIL**  
**MAY 6 2004**  
**READ AND PASSED**  
  
**PRES.**  
  
**CLERK**

**APPROVED**  
  
**Michael R. Clement**  
**City Clerk**

MAKRAM H. MEGALLI, P. E.  
Director



DAVID N. CICILLINE  
Mayor

## Department of Public Works

*"Building Pride in Providence"*

May 3, 2004

Honorable Terrence N. Hassett  
Chairman of the Public Works Committee  
Providence City Council – City Hall  
Providence, RI 02903

RE: Proposed Abandonment of a Portion of Rice Street

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Rice Street in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept. – Engineering Office, Street Line Section, Plan No. 064759-Date: May 3, 2004.

Portion of Rice Street to be abandoned is approximately 205 feet from Pearl Street and is shown as cross-hatched area on the accompanying plan. Area of Pearl Street is designated as A-B-C-D-A, on the accompanying plan.

It is noted that here is a FULL SEWER EASEMENT required for this portion of Rice Street. Total square footage for this portion of abandonment is 3351  $\pm$ . Lot numbers for aforementioned plan were taken from City of Providence Assessor's Plat # 30. A list of abutting property owners is attached herewith for your approval.

According to Informational Bulletin 2003.01 issued by Rhode Island State Board of Registration for Professional Land Surveyor, a road abandonment constitute a boundary change, and, as such, requires a Class 1 survey prepared by a Professional Land Surveyor, properly licensed by said board.

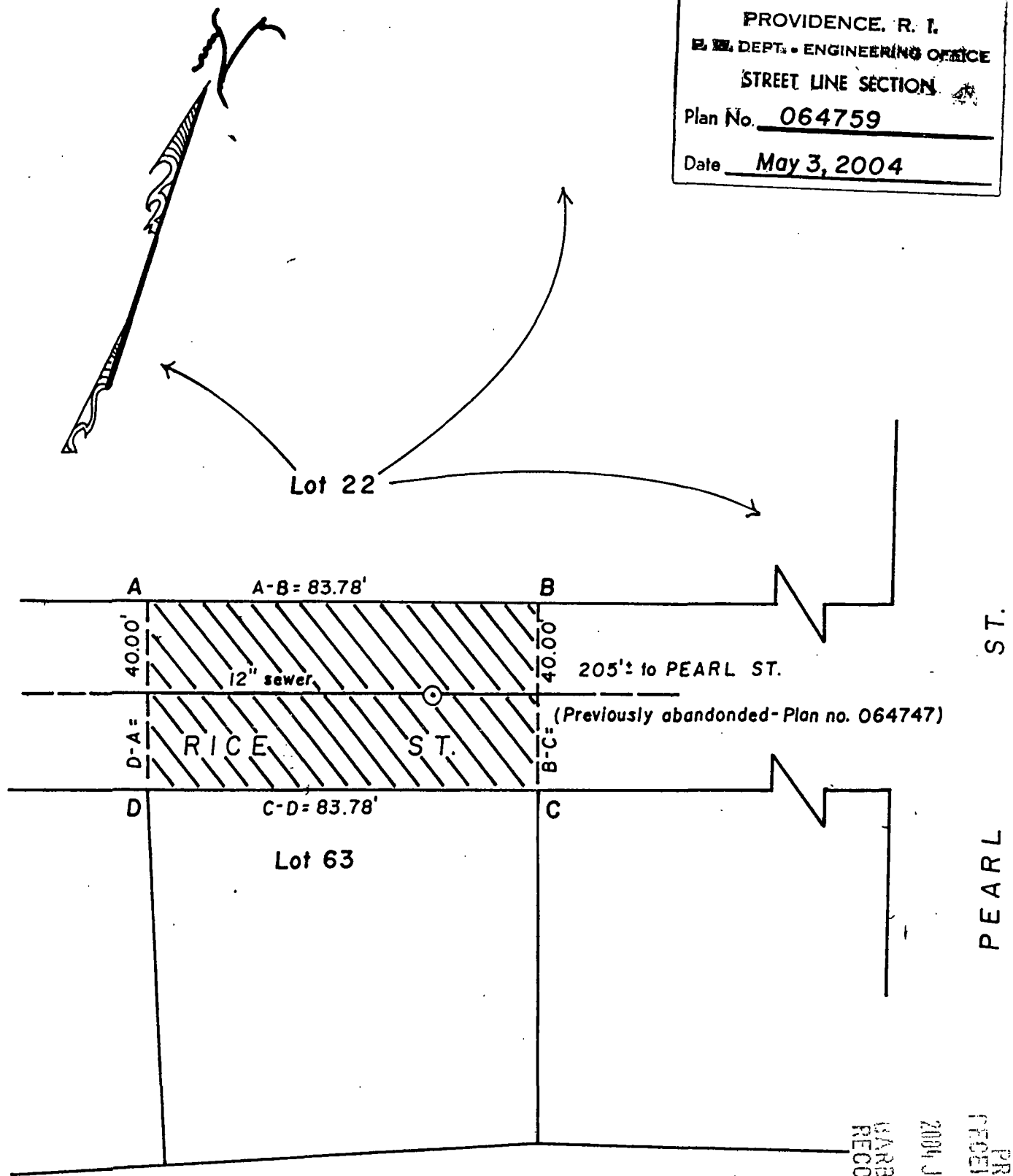
If we can further assist in this regard, please advise.

Very truly yours,

Makram H. Megalli, P.E.  
Director

Cc: M. Clemet – City Clerk  
BB, GF, JLC, SZ-DPW  
A. Southgate, Esq. – Law Dept.  
T. Deller; W. Floriani - Planning

PROVIDENCE, R. I.  
 P. W. DEPT. • ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064759  
 Date May 3, 2004



*Barbara A. Troney*  
 Recorder of Deeds

PROVIDENCE, RI  
 RECEIVED FOR RECORD  
 2004 JUN -2 AM 9:39  
 BARBARA A. TRONEY  
 RECORDER OF DEEDS

NOTES: Cross-hatched area (A-B-C-D-A) indicates proposed abandonment.  
 Full sewer easement required.  
 Total square footage = 3,351'±

Lot numbers taken from A.P. 30.

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. • Engineering Office  
 Showing proposed abandonment of a  
portion of Rice St.  
 Drawn by A. Zisiades Checked by \_\_\_\_\_  
 Scale 1" = 30' Date 5-8-2004  
 Corrected by James A. Morris Associate Engr.  
 Approved William C. Bombard  
 CHIEF ENGINEER

6576/76-78

PROVIDENCE, RI  
RECEIVED FOR RECORD

2004 JUN -2 AM 9:39

BARBARA A. TRONCY  
RECORDER OF DEEDS

46856

C

✓