

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 57

Approved February 12, 1981

RESOLVED, That His Honor the Mayor is hereby authorized to execute a Deed of Conveyance to Harold Schein, 25 Almeida Avenue, East Providence, Rhode Island 02914, of Lots 4, 5, 6, 9, 10, 341 and 372 as set out and delineated on City Assessor's Plat 15, located at the junction of Angell, Waterman and East River Streets, said area containing approximately Forty-Seven Thousand, Five Hundred Forty-Eight (47,548) square feet of land, more or less, for the sum of One Hundred Thousand Dollars (\$100,000.00).

IN CITY COUNCIL
FEB 5 1981

READ AND PASSED

Ralph Tignoli PRES.
Steven M. Mendenhall CLERK

APPROVED

MAYOR

Vincent A. Cianci, Jr.
FEB 12 1981

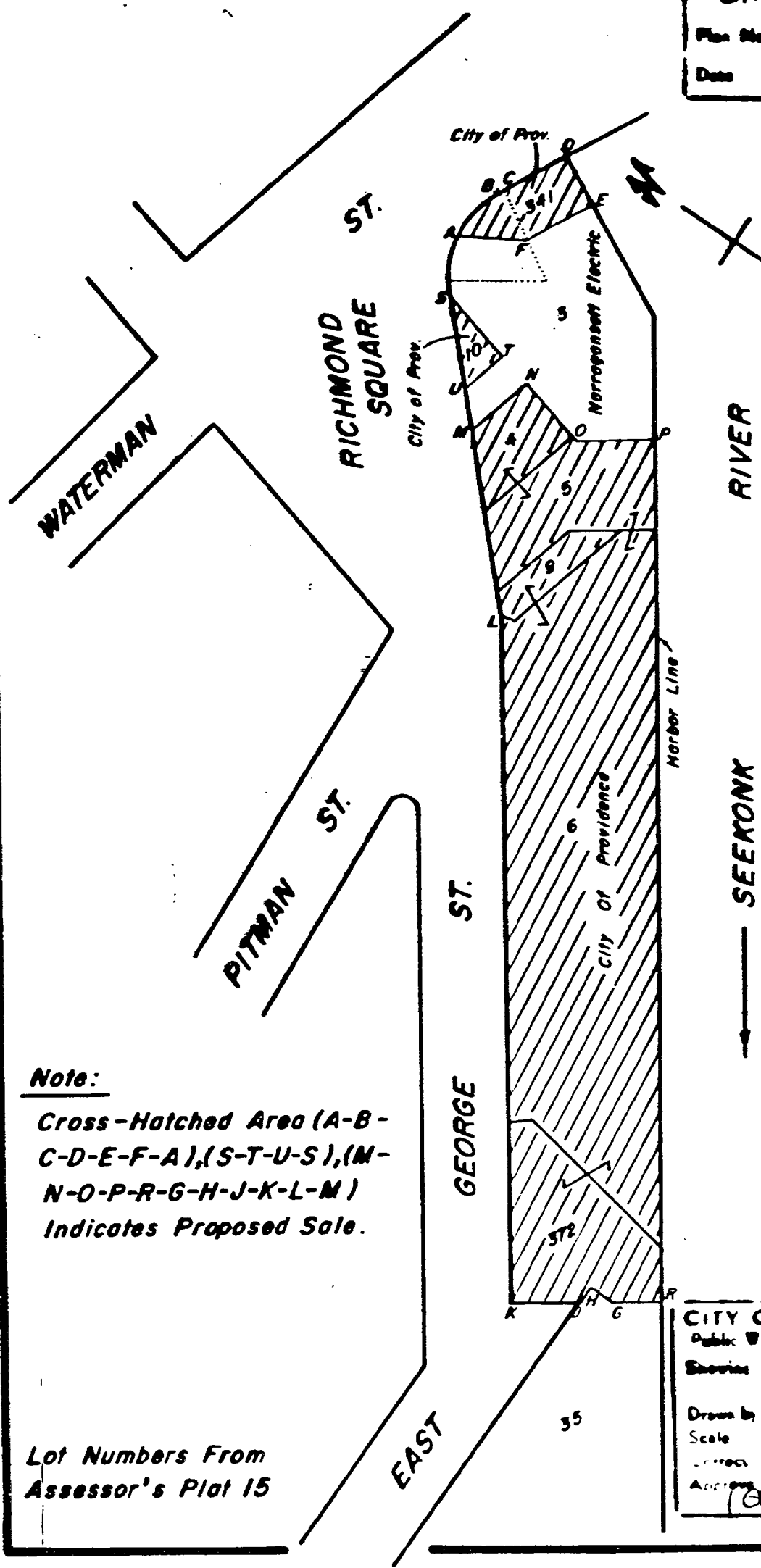
THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Rose M. Mendoren
Clerk Chairman

January 8, 1981

PROVIDENCE R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 064134
 Date JAN. 15, 1981



Note:
 Cross-Hatched Area (A-B-C-D-E-F-A), (S-T-U-S), (M-N-O-P-R-G-H-J-K-L-M)
 Indicates Proposed Sale.

Lot Numbers From
 Assessor's Plat 15

CITY OF PROVIDENCE R. I.
 Public Works Dept. Engineering Office
 Showing PROPOSED Sale
 Drawn by Petrusko Checked by J.A.M.
 Scale 1" = 80' Date JAN. 15, 1981
 Approved [Signature] Associate Eng.
 Author [Signature] Chief Engineer

February 25, 1981

Mr. Harold Schein
25 Almeida Avenue
East Prov., RI

Dear Mr. Schein,

Enclosed is certified copy of Resolution Number 57,
approved February 12, 1981, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's
Office so that the deed of conveyance for said land will
be executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/hma

29

LAW OFFICES
GEORGE F. McDONALD
1441 PARK AVENUE
CRANSTON, RHODE ISLAND 02920

(401) 943-1801

GEORGE F. McDONALD

STEVEN J. FERDINANDI
TERRENCE P. TRAUDT

August 4, 1980

Harry A. Johnson, Chairman
City Properties Committee
Providence City Hall
Providence, Rhode Island 02903

Dear Mr. Chairman:

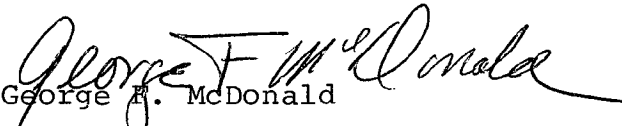
As per our conversation of August 1, 1980 in which I informed you that I represent a client interested in purchasing certain city property located in the Richmond Square area, I would request an opportunity to meet with you and the members of the committee at your convenience.

My client and I are both available virtually any time during the next coming weeks, except in the evening of August 18. We would like the opportunity to appear before the committee and make a representation concerning the purchase of certain property for a proposed development which would be restricted to private investment.

Basically, as envisioned, the proposal would call for a luxury development complex of offices and residential development.

Hoping that you will find time for an early hearing, I am

Very truly yours,


George F. McDonald

psr

FILED
AUG 6 8 41 AM '80
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Harold Schein, 25 Almeida Ave., East Providence, R. I. 02914 (401) 434-3900

July 9, 1980

13a

City of Providence
Attn: Harry A. Johnson, Councilman
Chairman City Properties Committee
Providence City Hall
Providence, R. I. 02903

Gentlemen:

Please be advised of my desire to purchase certain property owned by the City of Providence in the Richmond Square Area.

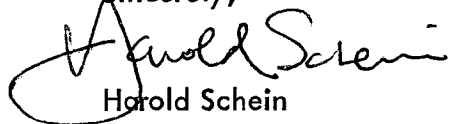
Specifically, I am interested in the following:

Assessors Plat 15:	<u>Lot#</u>	<u>Sq. Ft.</u>
	372	6452 -
	6	30205
	5	4854
	9	1401
	4	2158
	341	1830
	10	648

I wish to offer \$19,000 for the purchase of these lots.

Upon your acceptance of my offer, I am prepared to execute a Purchase Sales Agreement, accompanied by a deposit, with a closing date to be agreed upon.

Sincerely,


Harold Schein

HS/dm

*rescinded
by Mr.
Schein*

DEPT. OF CITY CLERK
PROVIDENCE, R.I.
JUL 11 10 59 AM '80

FILED

September 30, 1980

Mr. George F. McDonald
1441 Park Avenue
Cranston, R.I. 02920

Dear Mr. McDonald:

I have been directed by Councilman Harry A. Johnson, Chairman of the Committee on City Property to invite you to attend its next scheduled meeting to be held Tuesday, October 7, 1980, at 7:30 o'clock P.M. in Committee Room "A", City Clerk's Department, City Hall.

The members will at that time review your request, together with other proposals submitted, to purchase certain lots in the Richmond Square Area, so-called.

Very truly yours,

Rose M. Mendonca,
City Clerk,

RMM/jld



THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903

421-5900

MEMORANDUM

TO: Committee on City Property

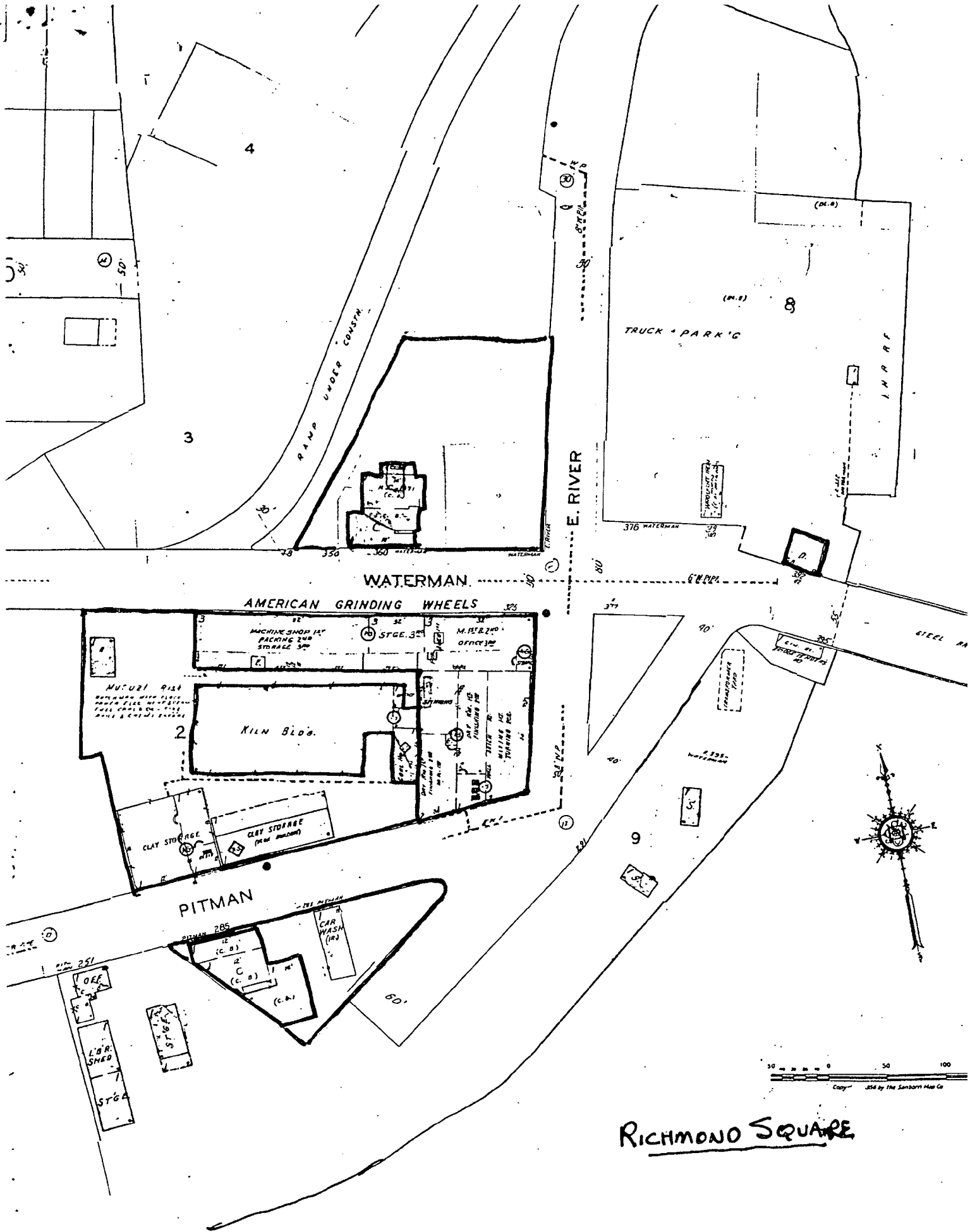
FROM: Theodore C. Littler, City Assessor

DATE: September 16, 1980

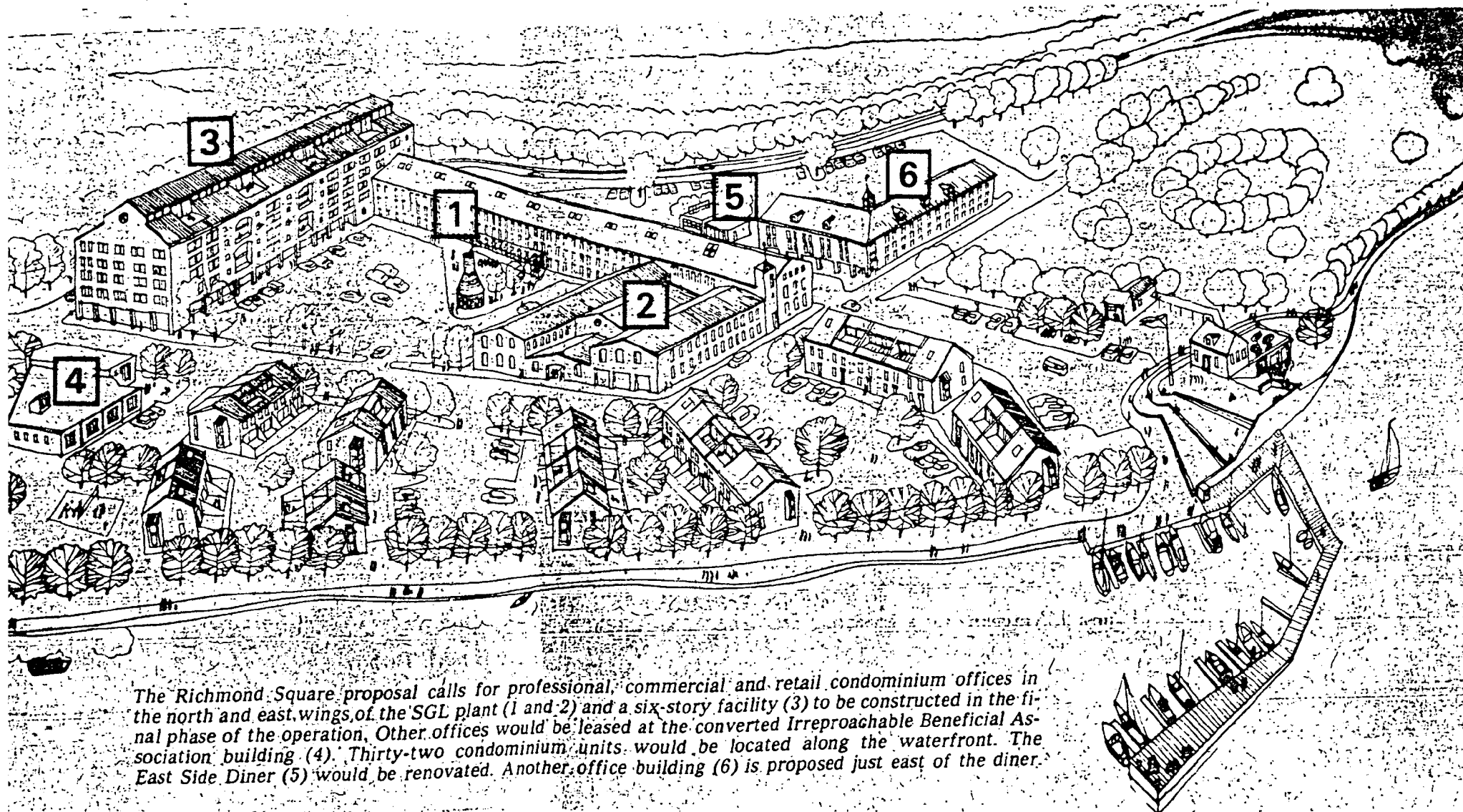
RE: Request for Appraisal -
Plat 15, Lots 4, 5, 6, 9, 10 & 372

The property in question is located at "Richmond Square" so-called, the junction of Angell, Waterman & East River Streets. The property runs along the river and according to our assessment maps comprises of 47,548 sq. I have personally inspected the premises and photographs of the property are on file in my office and available upon request.

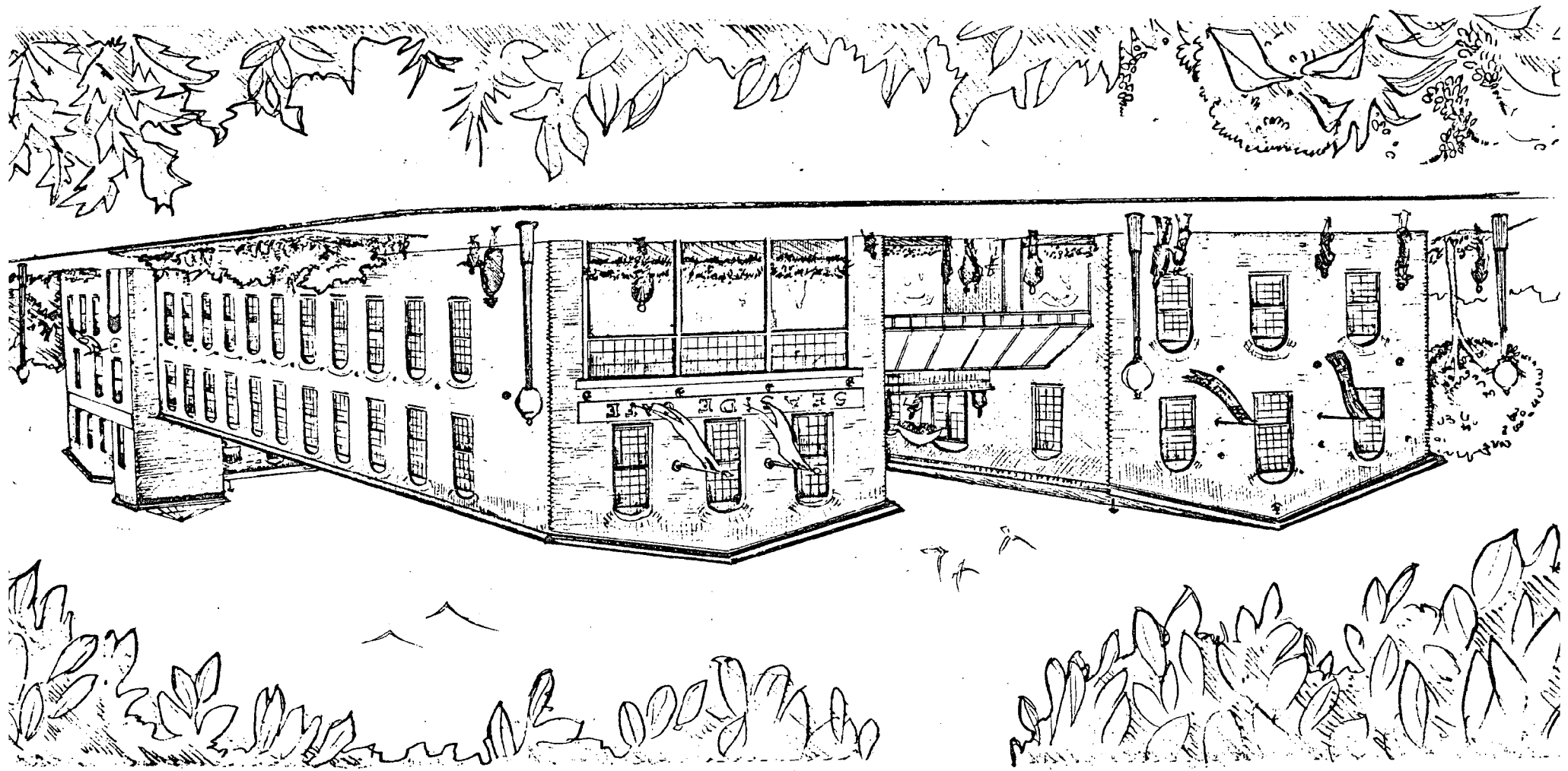
While the developer contends that much of the property is under water and valueless, based on my personal inspection, I would disagree, and have determined that in my opinion, the fair square footage price of this water-front parcel would be approximately \$2.50 per sq. ft. or \$120,000.

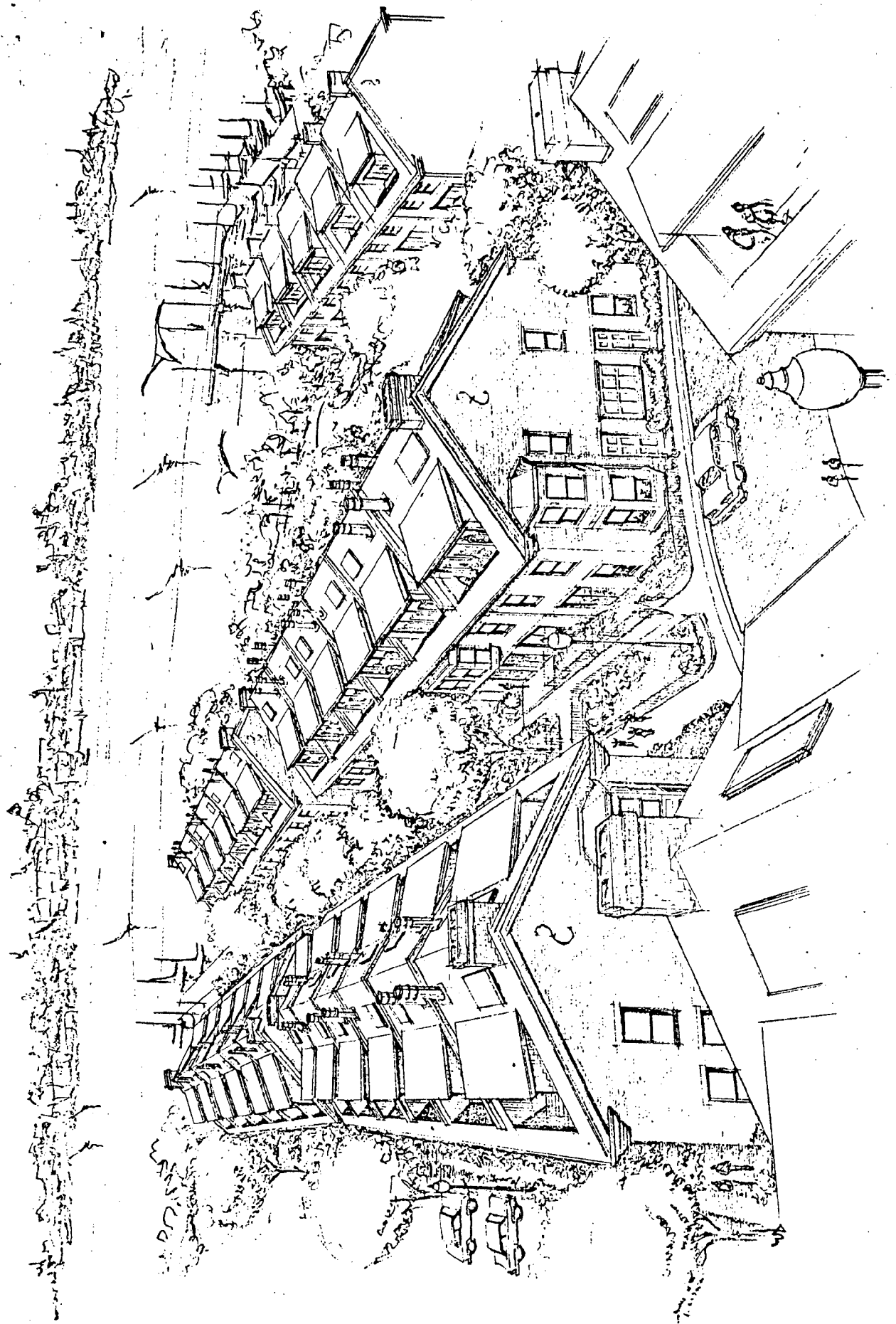


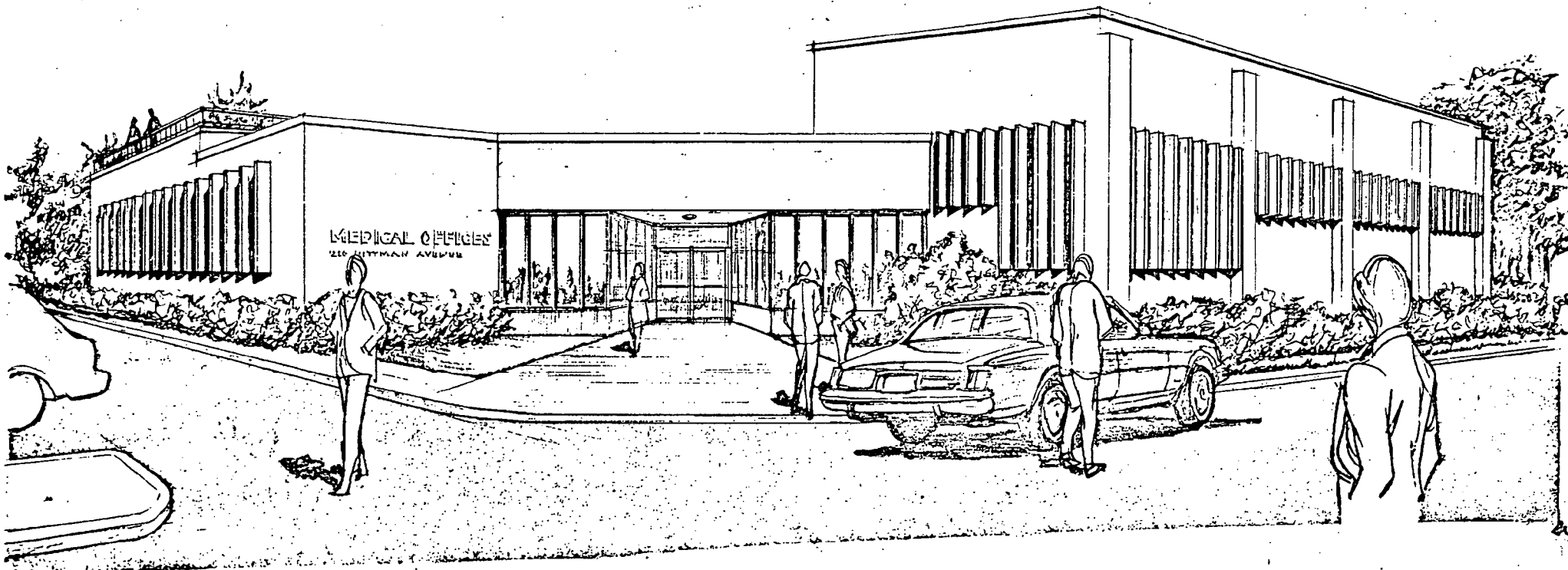
RICHMOND SQUARE

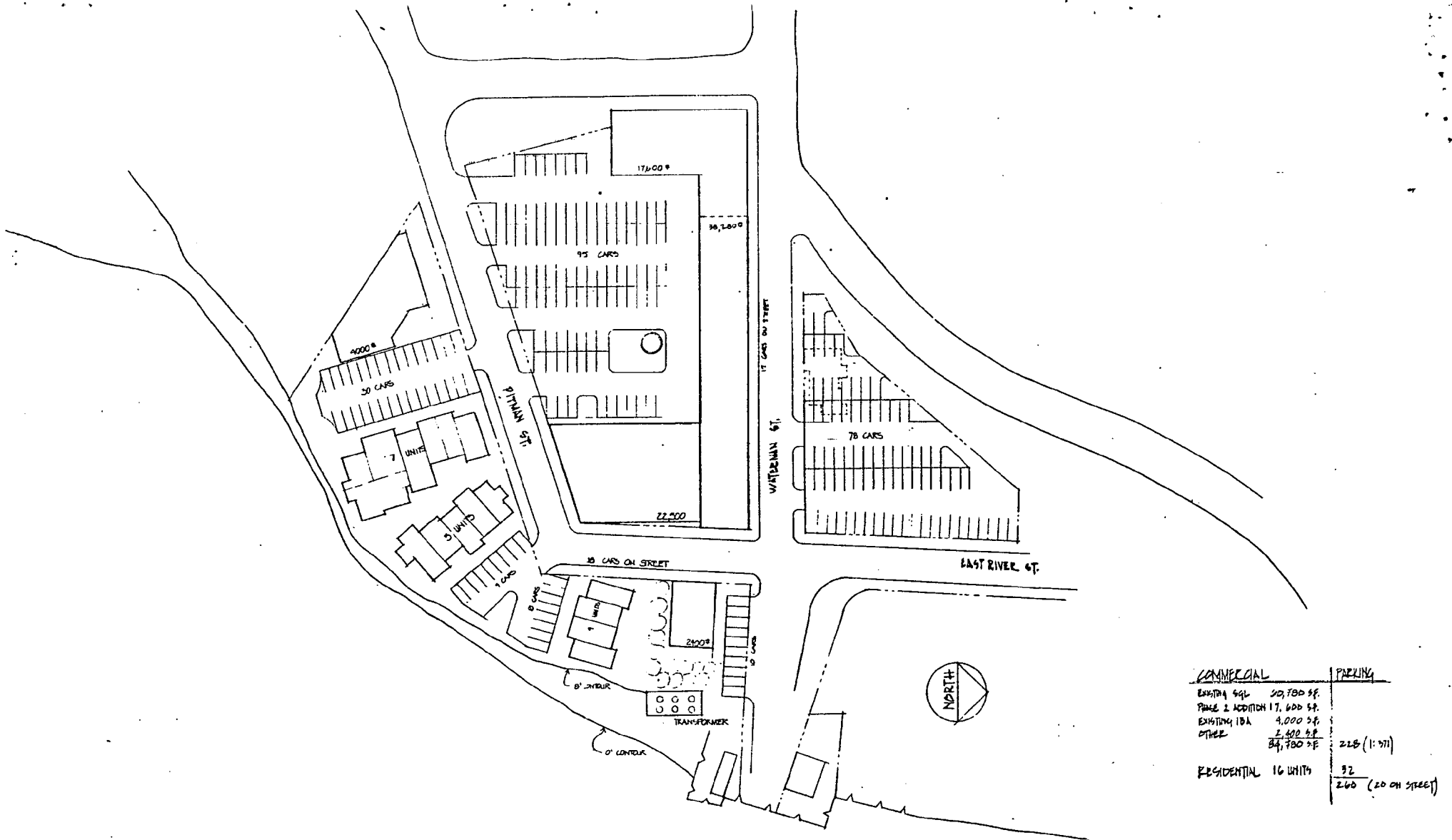


The Richmond Square proposal calls for professional, commercial and retail condominium offices in the north and east wings of the SGL plant (1 and 2) and a six-story facility (3) to be constructed in the final phase of the operation. Other offices would be leased at the converted Irreproachable Beneficial Association building (4). Thirty-two condominium units would be located along the waterfront. The East Side Diner (5) would be renovated. Another office building (6) is proposed just east of the diner.









COMMERCIAL		PARKING
EXISTING SGL	50,700 SF	
PHASE 2 ADDITION	17,600 SF	
EXISTING 10A	4,000 SF	
OTHER	2,400 SF	
	84,700 SF	228 (1:500)
RESIDENTIAL 16 UNITS		92
		260 (20 ON STREET)

PHASE III
MASTER PLAN
 1"=40'
 DATE: 26 AUG 50

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 9, 1981

TO: James Lembo, Deputy Director of Public Works and
Robert Quigley

SUBJECT: REQUEST FOR TRACING

CONSIDERED BY: Councilman Harry A. Johnson, Chairman - Committee on
City Property

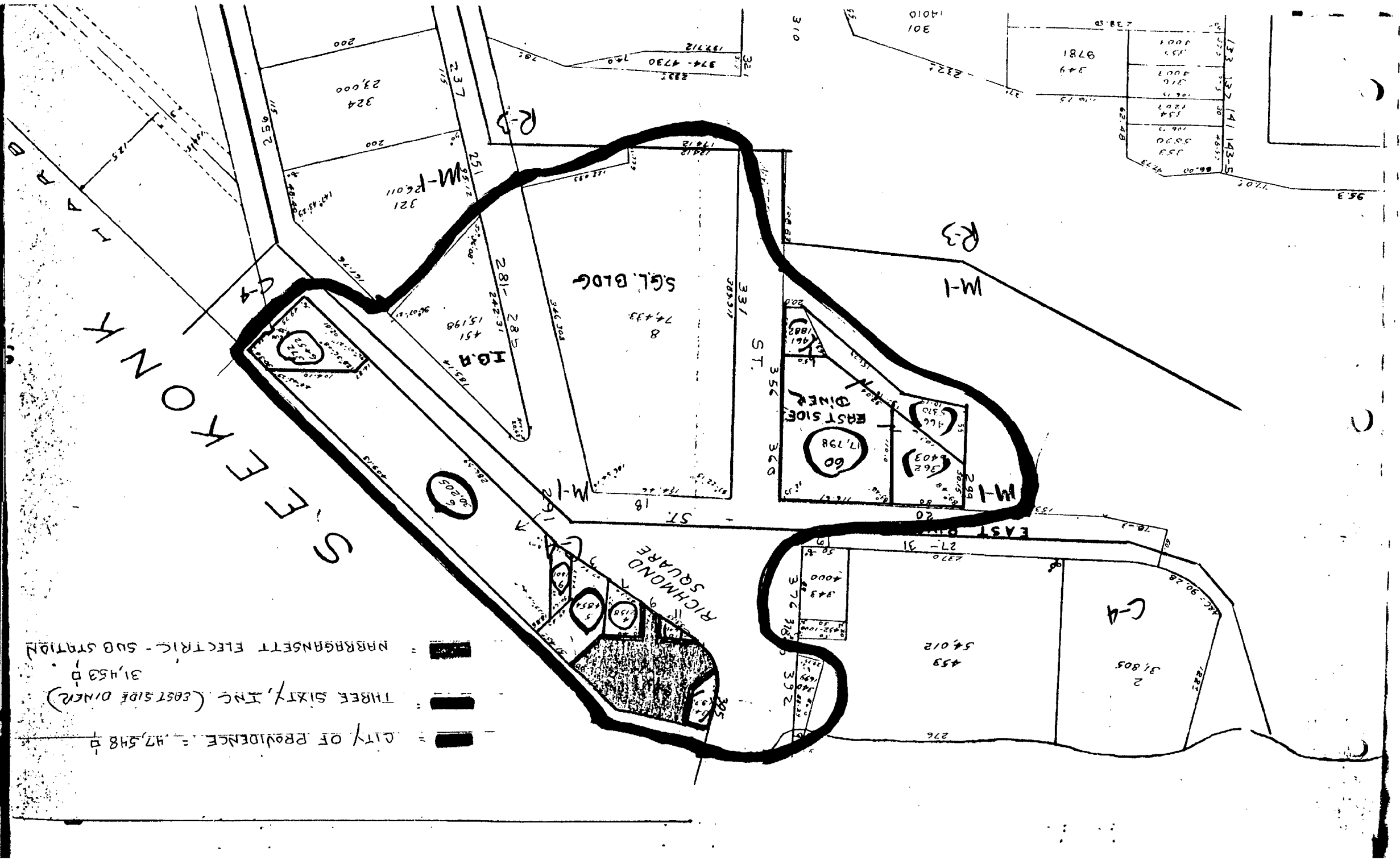
DISPOSITION: VOTED: The following parcels are to be offered for
sale by Resolution of the City Council at its scheduled
meeting of January 15, 1981; will you therefore
supply this department with a tracing:

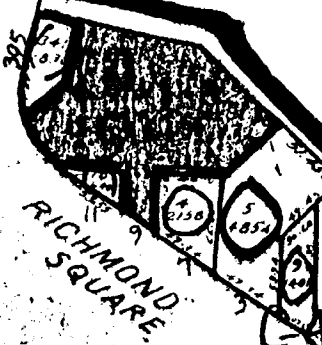
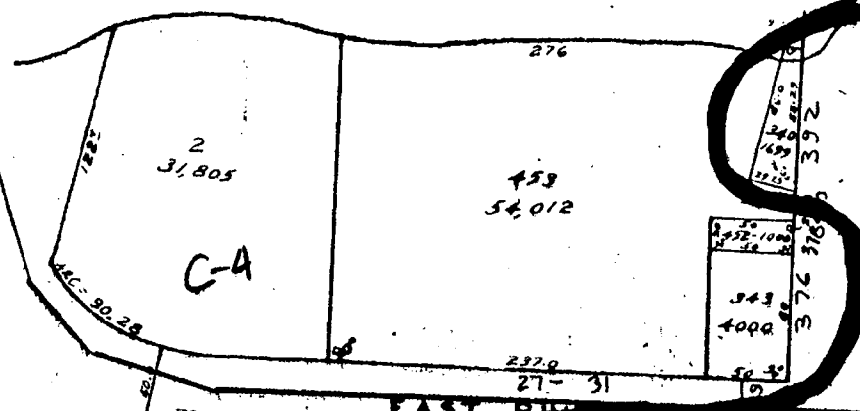
Plat 15
Lots 4, 5, 6, 9, 10, 341 and 372

Attached is a map presented by the City Assessor.

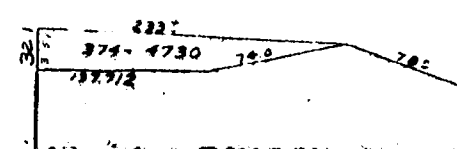
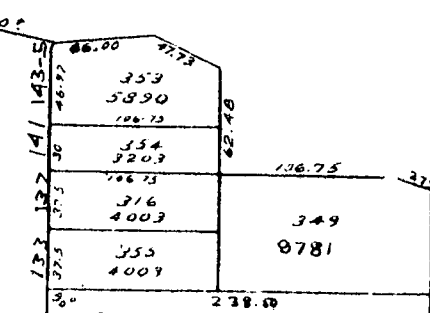
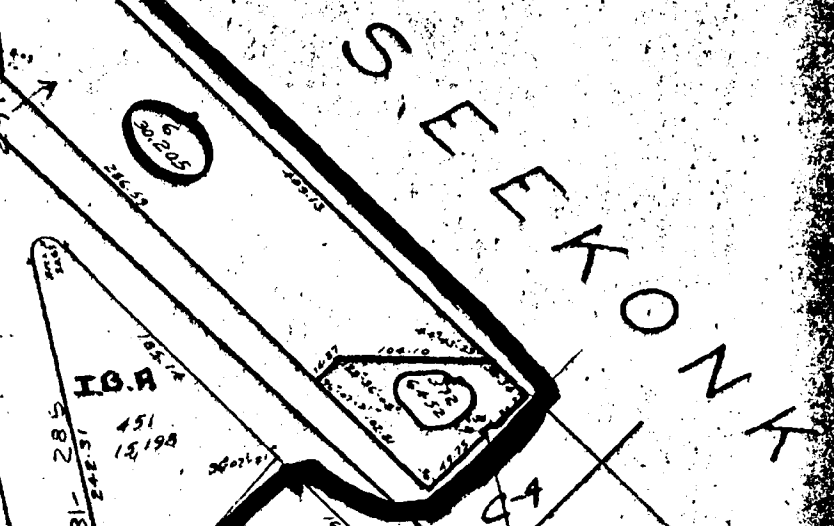
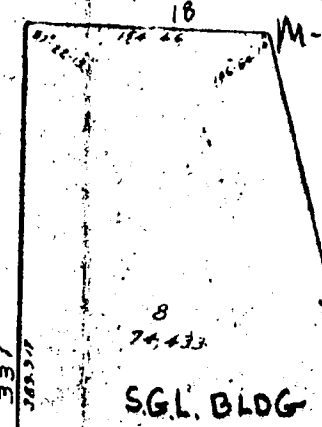
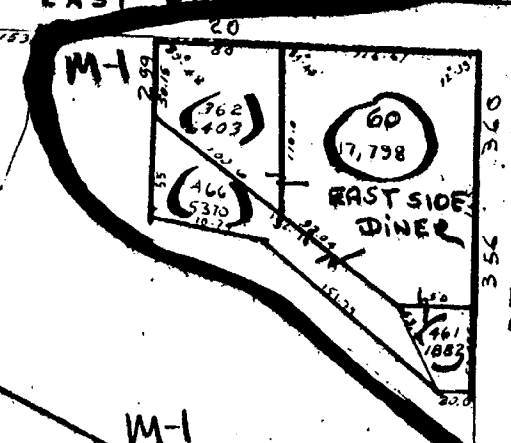
Rose M. Mendonca
City Clerk

CITY OF PROVIDENCE = 47,548
THREE SIXTY, INC. (EAST SIDE DIVISION)
31,453
NARRAGANSETT ELECTRIC - SUB STATION





- [Hatched Box] = CITY OF PROVIDENCE = 47,548
- [Hatched Box] = THREE SIXTY, INC (EAST SIDE DINER) = 31,453
- [Hatched Box] = NARRAGANSETT ELECTRIC - SUB STATION



City Clerk

RAF

KNOW ALL MEN BY THESE PRESENTS:

THAT the CITY OF PROVIDENCE, a municipal corporation, created by the General Assembly of the State of Rhode Island, in the County of Providence, in said State, for and in consideration of the sum of ONE HUNDRED THOUSAND (\$100,000) DOLLARS, to it paid by HAROLD SCHEIN, of East Providence, in the County of Providence, State of Rhode Island, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said HAROLD SCHEIN, his heirs and assigns forever in fee simple, those certain tracts and parcels of land situated in the City of Providence, R.I., shown as cross-hatched area and designated by the letters(A-B-C-D-E-F-A), (S-T-U-S), (M-N-O-P-R-G-H-J-K-L-M) on the accompanying plan entitled "Providence, R.I., P.W. Dept.- Engineering Office, City Property Section, Plan No. 064134,

Date: January 15, 1981", bounded and described as follows:

PARCEL 1

Beginning at a point on the easterly line of Richmond Square and point marked "A" on the accompanying plan; thence on an arc of curve to the right, forty-two and 44/100ths (42.44') feet to the tangent point of the curve and point marked "C" on the accompanying plan; thence easterly along the southerly line of Waterman Street, thirty-nine and 37/100ths (39.37') feet to the northeasterly corner of herein-described parcel and point marked "D" on the accompanying plan; thence southwesterly, thirty-one and 73/100ths (31.73') feet to the southeasterly corner of herein described parcel and point marked "E" on the accompanying plan; thence westerly, forty-three and 61/100ths (43.61') feet to an angle and point marked "F" on the accompanying plan; thence in a generally northwesterly direction, thirty-eight and 05/100ths (38.05') feet to point marked "A" on the accompanying plan.

Said parcel of land contains 2000.35 square feet of land, and is further described as being Lot 341 on City of Providence Assessor's Plat 15.

PARCEL 2

Beginning at point on the southerly line of East George Street and point marked "S" on the accompanying plan; thence westerly along the southerly line of East George Street, fifty-three and 55/100ths (53.55') feet to the northwesterly corner of herein described parcel and point marked "U" on the accompanying plan; thence easterly, bounded southerly by land now or lately of Narragansett Electric Company, twenty-eight and 64/100ths (28.64') feet to the northeasterly corner of herein described parcel and point marked "T" on the accompanying plan; thence northerly, bounded easterly by land now or lately of Narragansett Electric Company forty-five and 25/100ths (45.25') feet to the southerly line of East George Street and point marked "S" on the

accompanying plan; said point being point and place of beginning.

Said parcel is further identified as being Lot 10 on City of Providence Assessor's Plat 15.

Said parcel of land contains 648 square feet of land.

PARCEL 3

Beginning at a point on the southerly line of East George Street and point marked "M" on the accompanying plan; thence easterly, bounded northerly by land now or lately of Narragansett Electric Company, forty-one and 30/100ths (41.30') feet to the northeasterly corner of herein described parcel and point marked "N" on the accompanying plan; thence southerly, forty-five and 00/100ths (45.00') feet to an angle and point marked "O" on the accompanying plan; thence making an interior angle of 229°-10'-46" and southeasterly, forty-three and 43/100ths (43.43') feet to the Harbor Line, four hundred ninety and 90/100ths (490.90') feet to the southwesterly corner of herein described parcel and point marked "R" on the accompanying plan; thence making an interior angle of 90° and continuing thirty and 07/100ths (30.07') feet to an angle and point marked "G" on the accompanying plan; thence making an interior angle of 147°-43'-29" and continuing northeasterly, six and 95/100ths (6.95') feet to an angle and point marked "H" on the accompanying plan; thence making an interior angle of 270° and running northwesterly, four and 39/100ths (4.39') feet to point marked "J" on the accompanying plan; thence westerly, making an interior angle of 122°-16'-31" and continuing forty-nine and 75/100ths (49.75') feet to the easterly line of East George Street and point marked "K" on the accompanying plan; thence making an interior angle of 90°, continuing along the easterly line of East George Street, three hundred eighty-nine and 40/100ths (389.40') feet to an angle and point marked "L" on the accompanying plan; thence making an interior angle of 188°-29'-11" and continuing along the easterly line of East George Street, one hundred and nine and 75/100ths (109.75') feet to point marked "M" on the accompanying plan; said point being point and place of beginning.

Above Parcel #3 is further described as being Lots 4, 5, 6, 9 and 372 on City of Providence Assessor's Plat 15.

Said descriptions (Parcels #1, 2, 3) are a combination of Lots 4, 5, 6, 9, 10, 341 and 372 on City of Providence Assessor's Plat 15, which contains approximately 47,737.75± square feet.

TO HAVE AND TO HOLD the same, with all the rights, privileges and appurtenances thereunto appertaining, unto and to the use of HAROLD SCHEIN, his heirs and assigns forever in fee simple.

This Deed is authorized by City Council Resolution No. 57, Approved February 12, 1981.

IN WITNESS WHEREOF, the said CITY OF PROVIDENCE has caused these presents to be signed, and its corporate seal to be hereunto affixed by VINCENT A. CIANCI, JR., its Mayor, thereunto duly authorized this 1st day of December, 1981.

SIGNED AND SEALED
IN THE PRESENCE OF:

CITY OF PROVIDENCE

BY

Vincent A. Cianci Jr.
MAYOR

STATE OF RHODE ISLAND
PROVIDENCE, SC.

In Providence, in said County, on the 1st day of December, 1981, before me personally appeared the above named VINCENT A. CIANCI, JR., Mayor of the City of Providence, to me known and known by me to be the person executing the foregoing instrument, and he acknowledged said instrument, by him executed to be his free act and deed in his said capacity, and the free act and deed of the City of Providence.

John Potondi Jr.
NOTARY PUBLIC

CORRECT IN FORM AND SATISFACTORY TO ME.

John Potondi Jr.
ACTING CITY SOLICITOR