

RESOLUTION OF THE CITY COUNCIL

No. 108

Approved February 9, 2007

RESOLVED, DECREED AND ORDERED:

That the following named streets shown as cross-hatched area on the accompanying plan entitled: "Providence, RI Department of Public Works - Engineering Office, Street Line Section Plan No. 064794 dated May 16, 2006.

VIZ:

BEVERLY STREET, running from Fountain Street to Washington Street; and MARTHA STREET, running from Beverly Street to the Eastern boundary of AP 25, Lot 174, shown as the cross-hatched area on accompanying plan and designated by the letters (A-B-C-D-E-F-G-H-A), having ceased to be useful to the public, are proposed to be abandoned as Public Highways.

Said Abandonments are specifically conditioned upon the following:

(1) Petitioner shall pay the sum of \$263,400.00 in legal U.S. tender to the City of Providence.

(2) Petitioner shall convey a perpetual easement to the City of Providence allowing members of the general public to pass and repass on Beverly Street between Fountain Street and Washington Street. The City shall incur no liability for maintenance or damages arising from the continuing public use of Beverly Street.

(3) The petitioner shall convey a partial sewer easement acceptable to City of Providence, Department of Public Works which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative should it be determined by the petitioner that any such facilities need be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

(4) Petitioner shall grant an easement in favor of Narragansett Electric Company, d/b/a National Grid, permitting the retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative should it be determined by the Petitioner that any such facilities need to be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

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

(6) Petitioner shall grant an easement in favor of National Grid, d/b/a New England Gas Company, or any successor entity, permitting the installation and maintenance of its facilities as may be needed to provide service to any and all properties abutting Beverly Street, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative should it be determined by the Petitioner that any such facilities need to be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

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

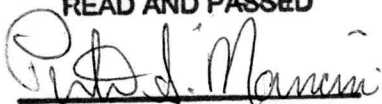
(8) Petitioner shall have a Class I survey prepared by a Professional Land Surveyor, properly licensed by the Board of Registration for Professional Land Surveyors, inasmuch as road abandonments constitute a boundary change pursuant to Informational Bulletin 2003.01 issued by said Board.


(9) The 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.

(10) Such other conditions as the Mayor or the Law Department shall see fit to impose.
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 streets which have been abandoned, who is known to reside within the State.

IN CITY COUNCIL
FEB 1 2007
READ AND PASSED


PRES.


CLERK


APPROVED

MAYOR

2/9/07

No. 0111353

Notice to Purchaser - In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Date **JANUARY 25, 2007**

30-1/1140
NTX

Banking
Center

WAYLAND SQUARE

0013000 00006 000111353

CIVIC CENTER PARKING ASSOCIATES LLC

Remitter (Purchased By)

****263400.00****

39-14-3774B 06-2005

Pay

****TWO HUNDRED SIXTY THREE THOUSAND FOUR HUNDRED DOLLARS AND 00 CENTS****

To
The
Order
Of

****CITY OF PROVIDENCE****

****CITY HALL****

Bank of America, N.A.
San Antonio, Texas

VOID AFTER 90 DAYS

Authorized Signature _____

11011135311 1:114000019: 00164100544611

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

RECEIPT

Received of Matthew T. Marcello from Hinckley Allen in the amount of Two Hundred Sixty Three Thousand Four Hundred (\$263,400.00) for payment for abandonment to the Civic Center Parking Associates, LLC, for the abandonment of Beverly Street and a portion of Martha Street due to the proposed construction the Sierra Suites Hotel.



Anna M. Stetson
City Clerk

Dated: January 26, 2007



Anna M. Stetson
City Clerk

Clerk of Council

DEPARTMENT OF CITY CLERK
CITY HALL

First Deputy

Lori L. Hagen
Second Deputy

DATE: January 26, 2007

TO: Mr. Joseph Chiodo, City Controller

SUBJECT: CHECK TO BE DEPOSITED FOR ABANDONMENT OF BEVERLY STREET AND A PORTION OF MARTHA STREET DUE TO THE PROPOSED CONSTRUCTION OF THE SIERRA SUITES HOTEL.

CONSIDERED BY: Anna M. Stetson, City Clerk

DISPOSITION: Accompanying is check number 0111353 from Bank of America in the amount of \$263,400.00 from Matthew T. Marcello of Hinckley Allen for payment of the abandonment of Beverly Street and a portion Martha Street due to the proposed construction of the Sierra Suites Hotel. Please deposit into the Sale of Real Estate Account (856-4-00000-2500).



Received

**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:

to abandon that public highway known as Beverly Street, measuring approximately 3,250 square feet in area, such area being more particularly described on Exhibit A hereto. The Petitioner is the owner of all property abutting said Beverly Street (consisting of Assessor's Plat 25, Lot 171, 174 and 443). Said abandonment shall not have an adverse impact on the public health or safety nor shall it have an adverse impact on traffic circulation as such Beverly Street is a narrow (approximately 14 feet wide) roadway and there are two other streets (Adrian Hall Way and Mathewson Street) that are in close proximity and parallel to such Beverly Street that provide adequate access between Washington Street and Fountain Street.

Further, to abandon the public highway known as a portion of Martha Street, measuring approximately 570 square feet in area, such area being more particularly described on Exhibit B hereto. The Petitioner is the owner of all property abutting said portion of Martha Street (consisting of Assessor's Plat 25, Lot 171 and 174). Said abandonment shall not have an adverse affect on the public health or safety nor shall it have an adverse impact on traffic circulation as such portion of Martha Street is a narrow (approximately 14 feet wide) roadway and is not used for through traffic.

Further, if the City Council does authorize the abandonments proposed by the within Petition, the Petitioner intends to develop the adjacent property to the benefit of the City and the overall character of the surrounding neighborhood.

Further, if the City Council does authorize the abandonment of the subject roadways, the Petitioner agrees to enter into a mutually satisfactory agreement with the City regarding the maintenance of any utilities located under such abandoned sections of the roadways, if any.

Any questions regarding this Petition may be addressed to:

David D. Barricelli, Esquire
Hinckley, Allen & Snyder LLP
50 Kennedy Plaza – Suite 1500
Providence, Rhode Island 02903
401-274-2000

DEPT OF CITY CLERK
PROVIDENCE, R.I.

2006 APR 27 A 10:15

#710742

FILED

EXHIBIT A

Legal Description Street Abandonment Beverly Street, Providence

That certain tract or parcel of land situated in the City of Providence, County of Providence, State of Rhode Island, and bounded and described as follows:

Beginning at the northeast corner of said parcel at the intersection of the northeasterly line of Beverly Street and the southeasterly line of Fountain Street;

Thence running southeasterly along the northeasterly line of Beverly Street for a distance of two hundred thirty two and ninety nine hundredth (232.99) feet to a spike at the intersection of the northeasterly line of Beverly Street and the northwesterly line of Washington Street;

Thence turning and interior angle of $89^{\circ}-17'-46''$ and running southwesterly along the northwesterly line of Washington Street for a distance of fourteen and four hundredths (14.04) feet to a corner;

Thence turning and interior angle of $90^{\circ}-42'-46''$ and running northwesterly along the southwesterly line of Beverly Street for a distance of two hundred twenty nine and ninety one hundredths (229.91) feet to a corner at the intersection of the northwesterly line of Beverly Street and the southeasterly line of Fountain Street;

Thence turning and interior angle of $101^{\circ}-42'-57''$ and running northeasterly along the southeasterly line of Fountain Street for a distance of fourteen and thirty four hundredths (14.34) feet to the point and place of beginning;

Said last course forms an interior angle of $78^{\circ}-17'-3''$ with the first described course.

Said parcel contains 3250 square feet, more or less.

EXHIBIT B

Legal Description Street Abandonment Portion of Martha Street, Providence

That certain tract or parcel of land situated in the City of Providence, County of Providence, State of Rhode Island and bounded and described as follows;

Beginning at the Northwesterly corner of said parcel at a nail set at the intersection of the northeasterly line of Beverly Street and the northwesterly line of Martha Street;

Thence running northeasterly along the northwesterly line of Martha Street for a distance of forty and sixty seven hundredths (40.67) feet to a corner;

Thence turning an interior angle of 90°-00'-00" and running southeasterly, bounded northeasterly by Martha Street, for a distance of fourteen and four hundredths (14.04) feet to a point on the southeasterly line of Martha Street for a corner;

Thence turning an interior angle of 90°-00'-00" and running southwesterly along the southeasterly line of Martha Street for a distance of forty and fifty two hundredths (40.52) feet to a spike at the intersection of the northeasterly line of Beverly Street and the southeasterly line of Martha Street;

Thence turning an interior angle of 90°-38'-44" and running northwesterly along the northeasterly line of Beverly Street for a distance of fourteen and four hundredths (14.04) feet to the point and place of beginning;

Said last course forms and interior angle of 89°-21'-16" with the first described course.

Said parcel contains 570 square feet, more or less.

John J. Bolton
jbolton@haslaw.com

1500 Fleet Center
Providence, RI 02903-2393
TEL: 401.274.2000
FAX: 401.277.9600
www.haslaw.com

April 26, 2006

VIA MESSENGER

Anna M. Stetson, City Clerk
Providence City Hall
Providence, RI 02903

**Re: Petition for the Abandonment of Beverly Street
and a Portion of Martha Street**

Dear Ms. Stetson:

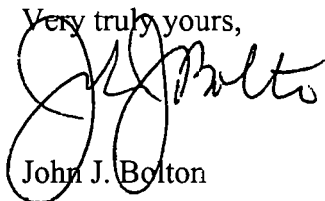
Enclosed please find a "consolidated" Petition to the City Council requesting the abandonment of Beverly Street and a portion of Martha Street, such Petition being related to the proposed development of the Sierra Suites hotel.

Also enclosed is a check in the amount of \$75.00 for the filing fee.

We have requested from our engineer a map/plan indicating the areas of proposed road abandonment and will forward the same to you upon our receipt.

Please do not hesitate to contact me if you have any questions, and we thank you for your continued consideration of this matter.

Very truly yours,



John J. Bolton

JJB/
Encl.

#711374

John J. Bolton
jbolton@haslaw.com

1500 Fleet Center
Providence, RI 02903-2393
TEL: 401.274.2000
FAX: 401.277.9600
www.haslaw.com

April 28, 2006

VIA MESSENGER

Anna M. Stetson, City Clerk
Providence City Hall
Providence, RI 02903

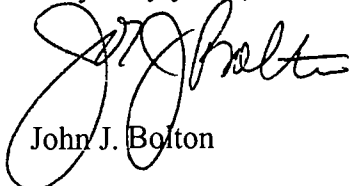
**Re: Petitions for the Abandonment of Beverly Street
and the Abandonment of a Portion of Martha Street**

Dear Ms. Stetson:

Enclosed please find two (2) copies of the Abandonment Plan for the above-referenced matter.

Please do not hesitate to contact me if you have any questions, and we thank you for your consideration of this matter.


Very truly yours,

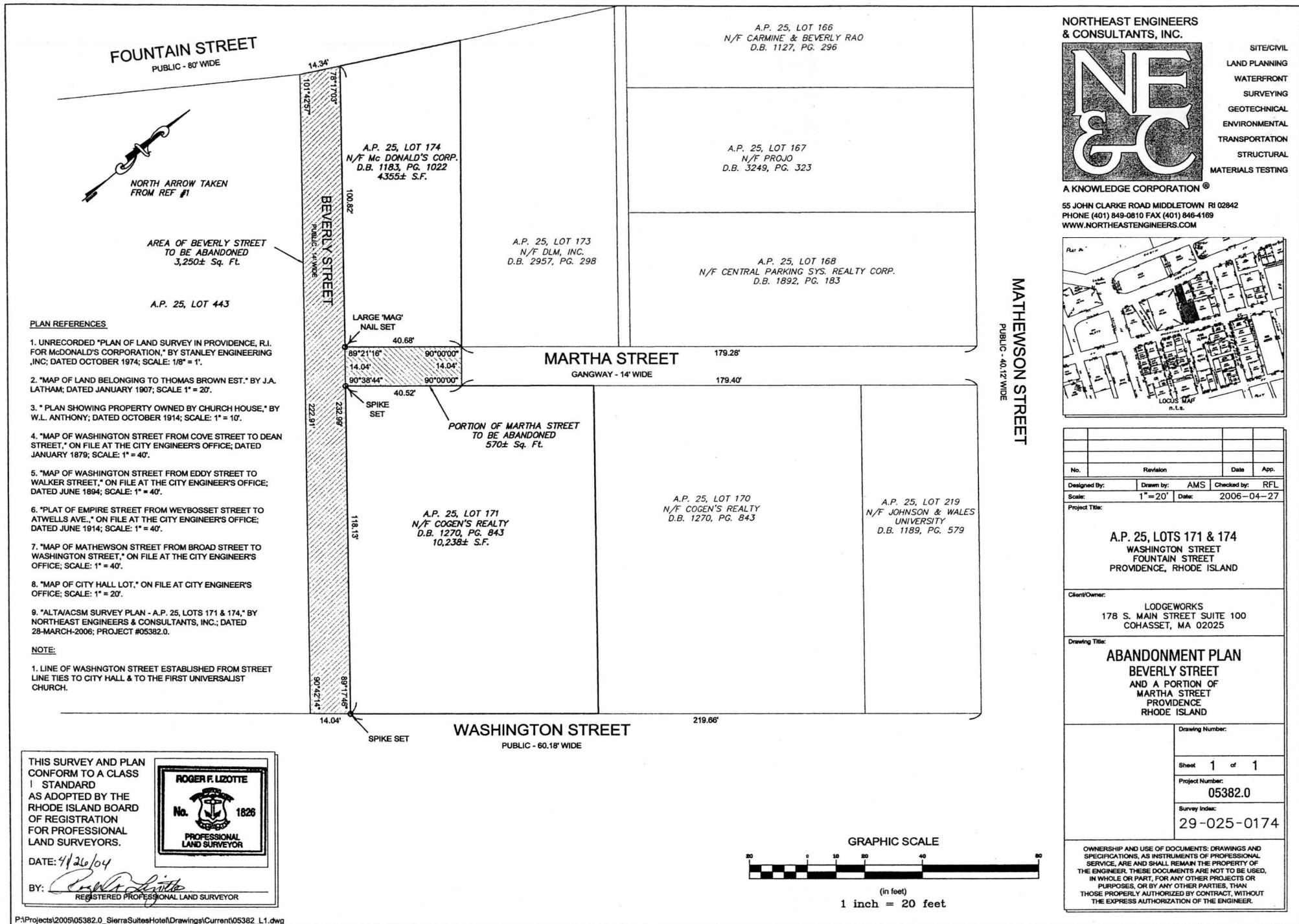


John J. Bolton

JJB/
Encl.

#711714

IN CITY COUNCIL
MAY 4 2006
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS
 CLERK



City of Providence

Tax Map # 025-0171-0000

143 Washington St, Providence

Civic Center Parking Associates-Llc Since Nov 2005

245 WATERMAN ST STE

PROVIDENCE, RI 02906-5215

Class	06 Commercial II	Roll Section	1 Taxable
Property Type	3 Commercial	Nbhd	2020 2020
Zoning	D1-100 D1-100	District No.	4
Living Units	0	Tax Code	R01 R01
Size Total	0.23 Acres		
FY	2006		

Owner (Current)

Civic Center Parking Associates Llc
245 WATERMAN ST STE
PROVIDENCE, RI 02906-5215

Owner (Previous)

Cogens Realty
135 WASHINGTON ST
PROVIDENCE, RI 02903-3307

Mercantile Block Association LLC
40 Fountain St
Providence, RI 02903

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
11/2/2005	7668/108	QUIT CLAIM DEED	Sole Owner U I		\$0	\$0

RE Assessment**CURRENT YEAR INFO 2006 - ESTIMATED**

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$496,620	\$60,870	\$557,490		\$21,028.52	\$21,028.52

PRIOR YEAR INFO 2005

Land Value	Improvements	Total Value	Total Taxes
\$496,620	\$60,870	\$557,490	\$21,028.52

City of Providence

Tax Map # 025-0174-0000

132 Fountain St, Providence

Civic Center Parking Associates Llc Since Apr 2003

245 WATERMAN ST STE

PROVIDENCE, RI 02906-5215

Class	06 Commercial II	Roll Section	1 Taxable
Property Type	3 Commercial	Nbhd	2020 2020
Zoning	D1-100 D1-100	District No.	4
Living Units	0	Tax Code	R01 R01
Size Total	0.1 Acres		
FY	2006		

Owner (Current)

Civic Center Parking Associates Llc
 245 WATERMAN ST STE
 PROVIDENCE, RI 02906-5215

Owner (Previous)

McDonalds Corporation
 State Site #380031 AMF O'Hare Airport
 PO Box 66351
 Chicago, IL 60666

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
4/2/2003	5684/089	QUIT CLAIM DEED	Sole Owner U I		\$550,000	\$550,000

RE Assessment**CURRENT YEAR INFO 2006 - ESTIMATED**

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$273,130	\$290,570	\$563,700		\$23,389.04	\$23,389.04

PRIOR YEAR INFO 2005

Land Value	Improvements	Total Value	Land Value	Total Taxes
\$273,130	\$290,570	\$563,700		\$21,262.76

City of Providence

Tax Map # 025-0443-0000

191 Washington St, Providence

Civic Center Parking Associates Llc Since Jun 1988

245 WATERMAN ST STE

PROVIDENCE, RI 02906-5215

Class	06 Commercial II	Roll Section	1 Taxable
Book No	1834/135 1834/135	Property Type	3 Commercial
Nbhd	2020 2020	Zoning	D1-100 D1-100
District No.	4	Living Units	0
Tax Code	R01 R01	Size Total	0.86 Acres
FY	2006		

Owner (Current)

Civic Center Parking Associates Llc

245 WATERMAN ST STE

PROVIDENCE, RI 02906-5215

RE Assessment**CURRENT YEAR INFO 2006 - ESTIMATED**

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$2,423,270	\$3,911,630	\$6,334,900		\$238,952.44	\$238,952.44

PRIOR YEAR INFO 2005

Land Value	Improvements	Total Value		Total Taxes
\$2,423,270	\$3,911,630	\$6,334,900		\$238,952.44

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
ILLUM	Illumination			\$0	0.00	\$0.00

THE CITY OF PROVIDENCE

CITY SERGEANT'S OFFICE

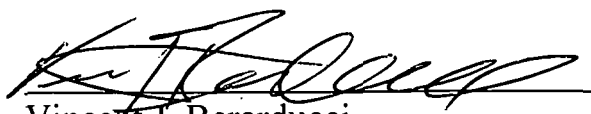
THIS IS TO CERTIFY, That I have caused the notice, of which a true copy is hereto annexed, to be served upon the following named persons, by handing to each of said persons, or by leaving at their last and usual place of abode in this State a true copy of said notice, to wit:

**PETITION TO ABANDON A PORTION OF BEVERLY STREET
AND A PORTION MARTHA STREET**

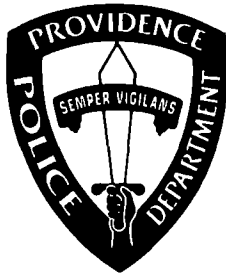
<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
25	171	Civic Center Parking Associates 245 Waterman Street Providence, RI 02906-5215
25	174	Civic Center Parking Associates 245 Waterman Street Providence, RI 02906-5215
25	443	Civic Center Parking Associates 245 Waterman Street Providence, RI 02906-5215

PETITIONER

John Bolton, Esquire
Hinckley, Allen, Snyder, LLP
1500 Fleet Center
Providence, RI 02903-2393


Vincent J. Berarducci
City Sergeant 8/11/06

Council President John J. Lombardi
Ward 13



Department of Public Safety, Police Department
"Building Pride in Providence"

May 31, 2006

To: Anna M. Stetson, Second Deputy City Clerk

From: Capt. James T. Nolette

Subject: Petition from John Bolton to abandon a portion of Beverly Street

Dear Anna:

After looking at the plans and descriptions enclosed, the Police Department has no objections to proposed abandonment of Beverly Street and a portion of Martha Street as stated in the enclosed petition.

Sincerely,

Capt. James T. Nolette

George S. Farrell
Fire Marshal

George D. Calise
Deputy Fire Marshal



David N. Cicilline
Mayor

David D. Costa
Chief of Department

Providence Fire Prevention Division
"Smoke Detectors Save Lives"

May 15, 2006

Ms. Anna M. Stetson, City Clerk
Providence City Hall, Department of City Clerk
25 Dorrance Street
Providence, Rhode Island 02903

Re: Petition from John J. Bolton of Hinkley Allen Snyder, LLP requesting City to abandon Beverly Street and the Portion of Martha Street.

Dear Ms. Stetson,

The Providence Fire Department offers no objection to the request from John J. Bolton of Hinkley Allen Snyder, LLP to have the City abandon Beverly Street and the Portion of Martha Street as shown in your May 5, 2006 memorandum, for the construction of a Sierra Suites Hotel.

Please contact me if I may be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony J. Di Giulio".

Anthony J. Di Giulio
Acting Deputy Fire Marshal

JOHN D. NICKELSON, PE
Director



DAVID N. CICILLINE
Mayor

Department of Public Works
"Building Pride in Providence"

May 16, 2006

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

RE: Proposed Abandonments of Martha St. (portion of) and Beverly St.

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Martha St. and Beverly St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064794. Area of abandonment is designated as (A-B-C-D-E-F-G-H-A)) on the accompanying plan.

Partial sewer easement for storm drainage maintenance required.

Total square footage equals 3,280 square feet. (+)
See accompanying plan for plat and lot numbers.

According to Informational Bulletin 2003.01 issued by Rhode Island Board of Registration for Professional Land Surveyors, road abandonment constitutes 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 you in this regard, please advise.

Very truly yours,

A handwritten signature in black ink, appearing to read "John D. Nickelson".

John D. Nickelson, PE
Director

cc: Ann Stetson-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
T. Deller- Planning

FOUNTAIN ST.

ST.

A 14.34' B

Lot 174

100.82'

C

40.68'

D

Lot 443

222.91'

F

40.52'

E

MARTHA ST.

Lot 171

118.13'

H 14.04' G

WASHINGTON ST.

ST.

NOTES: Cross-hatched area (A-B-C-D-E-F-G-H-A) indicates proposed abandonment.

Total square footage = 3,820'±
(Beverly St. - 3,250'±)
(Martha St. - 570'±)

Lot numbers taken from A.P. 25.

PROVIDENCE, R. I.
DEPT. • ENGINEERING OFFICE
STREET LINE SECTION
Plan No. 064794
Date May 16, 2006

CITY OF PROVIDENCE, R. I.
Public Works Dept. • Engineering Office
Showing proposed abandonment of
Beverly & Martha Sts.
Drawn by A. Zisiades Checked by
Scale 1" = 30' Date 5-16-2006
Correct James A. Morris Associate Engr.
Approved William C. Pambard
CHIEF ENGINEER

ANDREW K. MOFFIT
Chairman
JOSEPH D. CATALDI
Vice Chairman
ALEXANDER D. PRIGNANO
Ex-Officio
CARISSA R. RICHARD
Secretary
FERNANDO S. CUNHA, ESQ.
Legal Advisor



DAVID N. CICILLINE
Mayor
PAMELA M. MARCHAND, P.E.
Chief Engineer & General Manager
JOSEPH DE LUCA
City Councilman
PATRICK K. BUTLER
City Councilman
ANNE T. QUINTERNO
Member
EVERETT BIANCO
Member

June 15, 2006

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

SUBJECT: Petition for Street Abandonment
Beverly Street and Martha Street (P/O)
Providence, RI

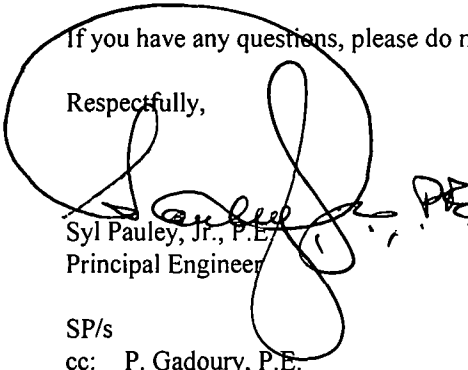
Dear Councilman Hassett:

The referenced Petition to the City Council to abandon Beverly Street from Fountain Street to Washington Street and the portion of Martha Street running from the intersection of Beverly Street to a point approximately 40-feet northeast of said intersection, has been reviewed for any impact on the Providence Water (PW) water distribution system. PW maps show a 6-inch water main running the entire length of Beverly Street with three (3) active water services connected to the main. Two (2) of the services run to property owned by the Petitioner and one (1) goes to the building at 275 Washington Street. The portion of Martha Street being proposed for abandonment does not have a water main. Until it is clear how the Petitioner plans to develop the property as a "Sierra Suites Hotel," the water main in Beverly Street and appurtenances, thereto, must remain in service.

Providence Water has no objection to the street abandonments provided that the Petitioner grants a full utility easement to PW to maintain, construct, repair, etc. the existing water main and appurtenances in Beverly Street and agrees that no permanent construction, whatsoever, be allowed within the easement. 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 do not hesitate to call me at (401) 521-6300 Ext 7241.

Respectfully,



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

SP/s

cc: P. Gadoury, P.E.
A. Stetson, City Clerk
File

ABNLTR156.wpd

WWW.PROVWATER.COM



Department of Public Parks

"Building Pride In Providence"

May 9, 2006

Anna M. Stetson, City Clerk
Department of City Clerk
City of Providence
City Hall
Providence, RI

RE: Abandonment of Beverly Street and a portion of Martha Street.

The Department of Public Parks has no objection to the abandonment of the above mentioned streets

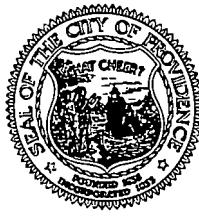
Sincerely Yours

A handwritten signature in black ink, appearing to read "John A. Izzo".

John A. Izzo

Supervisor of Engineering & Planning

JOHN D. NICKELSON, P. E.
Director




DAVID N. CICILLINE
Mayor

Department of Public Works
Traffic Engineering Division
"Building Pride in Providence"

MEMORANDUM

TO: Anna Stetson, Office of the City Clerk

FROM: E. Bernard Lebby, Traffic Engineer 

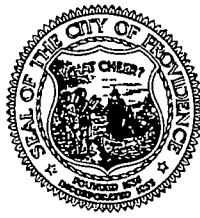
CC: John D. Nickelson, PE, Director of DPW
Councilman Terrance M. Hassett, Chairman, Committee on Public Work

DATE: May 15, 2006

SUBJECT: Petition from John J. Bolton of Hinkley Allen Snyder, LLP, requesting the abandonment of Beverly Street and a portion of Martha Street for the proposed development of the Sierra Suites Hotel.

The office of Traffic Engineering has reviewed this request and approves of the abandonment of Beverly Street and a portion of Martha Street for the proposed development.

JOHN D. NICKELSON, P. E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works

Traffic Engineering Division
"Building Pride in Providence"

MEMORANDUM

TO: Anna Stetson, Office of the City Clerk

FROM: E. Bernard Lebby, Traffic Engineer *ELB*

CC: John D. Nickelson, PE, Director of DPW
Councilman Terrance M. Hassett, Chairman, Committee on Public Work

DATE: May 12, 2006

SUBJECT: Petition from John J. Bolton of Hinkley Allen Snyder, LLP, requesting the abandonment of Beverly Street and a portion of Martha Street for the proposed development of the Sierra Suites Hotel.

The office of Traffic Engineering has reviewed this request and is not in approval of abandoning Beverly Street. This street is used to gain access to Washington Street from Fountain Street traveling southeast. It is the only other street that will allow driver's access to Washington Street from Fountain Street.



ANDOLFO APPRAISAL ASSOCIATES, INC.

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

June 6, 2006

Mr. John Gelati
Tax Assessor
City of Providence
City Hall
Providence, Rhode Island 02903

Re: Proposed Abandonment of Beverly Street and Portion of Martha Street, Providence

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Beverly and Martha Streets, otherwise designated as a partial abandonment of Martha Street and a full abandonment of Beverly Street on Assessor's Plat 25 as they intersect with Washington and Fountain Streets in the downtown neighborhood of Providence.

The proposed abandonments contain approximately 3,250 square feet on Beverly Street and 570 square feet on Martha Street for a total of 3,820 square feet. The area in general measures 14.34 feet by 226.64 feet in length along the center line of Beverly Street and 14.04 feet by 40.68 feet along the center line of Martha Street.

The City's Department of Public Works has no objection to this request; however, they are requiring a Class 1 survey for recording purposes. They have also noted four storm drains in Beverly Street that the appraisers do not feel impact the value, as they would have to be addressed in the construction of the building. The parcel is zoned D1-100.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati
Page 2
June 6, 2006

We have taken into account a number of factors in arriving at the fair market value of the site. There is a large commercial project (hotel) planned for the adjacent site by the petitioner. The petitioner will gain full use of the subject area for commercial use and there will be no required city easements.

The highest and best use of the parcel would be for commercial assemblage given its close proximity to the Washington and Fountain Streets commercial corridor and the downtown commercial district. The petitioner's project will be enhanced as the Fountain Street parcel will become contiguous with the Washington Street parcels in support of the proposed hotel project. The project would not be viable without the Fountain Street parcel and the proposed abandonments of Beverly and Martha Streets. While economic development consideration could play a part in the City's decision to sell this area to the petitioner at a reduced cost, such consideration goes beyond the scope of this assignment.

Based upon an analysis of comparable land sales as contained within the office files of Andolfo Appraisal Associates, Inc., a fee value of \$120.00 per square foot is hereby estimated.

Therefore, 3,820 square feet x \$120.00 per square foot = \$458,400.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani (fad)

William G. Floriani
Certified Residential Appraiser

Thomas S. Andolfo, MAI
Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad

2006 JUN 14 P 3:19

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

AAA

ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING

216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

October 12, 2006

Mr. John Gelati
Tax Assessor
City of Providence
City Hall
Providence, Rhode Island 02903

TAX ASSESSOR'S OFFICE
PROVIDENCE, RI
2006 OCT 17 P 1:56

Re: Proposed Abandonment of Beverly Street, Providence

Dear Mr. Gelati:

Pursuant to your request, we have personally re-inspected the real estate located on Beverly Street. The purpose of this re-inspection was to provide a new analysis as to the fair market value of proposed rights in and over Beverly Street, but not the entire abandonment of Beverly Street as earlier analyzed. Please note that the partial abandonment of Martha Street which was a part of the prior appraisal and the concluded value associated therewith remains unchanged.

Specifically, the proposal will entail a large portion of Beverly Street, approximately 222.91 feet by 42 feet in length. The easement area of 3,250 square feet as depicted on a map provided by the Public Works Department confirms this area. The City's Department of Public Works has no objection to this request. However, they will require a Class 1 Survey for recording purposes.

Essentially, the petitioner will be granted the right to excavate Beverly Street, place footings/pilings under it, and then rebuild the street. The petitioner will not, however, have the ability to build directly on Beverly Street now or at any time in the future.

Mr. John Gelati
Page 2
October 12, 2006

As set forth in the July 11, 2006, Providence City Plan Commission Approval (CPC Referral No. 3269), the following conditions were made to the petitioner's request for the abandonment of Beverly Street:

- 1) The city will maintain a sewer easement for storm drainage maintenance; and
- 2) Beverly Street will remain open to public access.

We have taken into account a number of factors in arriving at the fair market value for the requested easement. The petitioner will gain partial use of the public right-of-way (street and sidewalks), and the rights of use in and above Beverly Street will enhance the commercial viability of the petitioner's proposed hotel construction. Purchase of those rights will allow the new hotel to be built adjacent to and connected with the parking garage as currently owned by the petitioner.

Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal Associates, Inc., a fee simple market value of \$120.00 per square foot is hereby estimated for this site. However, this value is reduced by 50% due to fact that the City is not giving up its full fee simple interest in the property, i.e., the street and the sidewalk area will remain open to the public and the city will maintain a sewer easement therein.

Therefore, the fair market value of the proposed aerial easement is: 3,250 square feet x \$60.00 per square foot = \$195,000.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani (Red)

William G. Floriani
Certified Residential Appraiser

Thomas S. Andolfo, MAI
Thomas S. Andolfo, MAI
Certified General Appraiser



ANDOLFO APPRAISAL ASSOCIATES, INC.

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

February 8, 2007

Mr. John Gelati
Tax Assessor
City of Providence
City Hall
Providence, Rhode Island 02903

Re: Proposed Abandonment of Beverly Street and a portion of
Martha Street, Providence
Addendum to Valuation Letter of October 16, 2006

Dear Mr. Gelati:

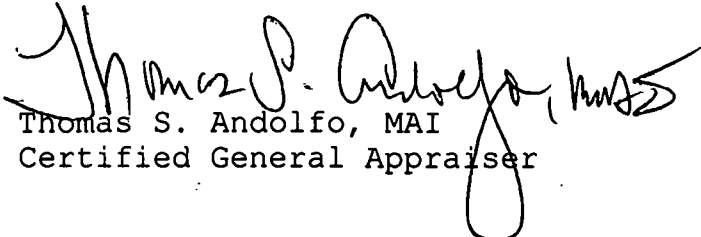
As communicated to you in our letter of October 12, 2006, the estimated market value of the Beverly Street abandonment was \$195,000. In that same letter we stated that the "partial abandonment of Martha Street, which was a part of the prior appraisal and the concluded value associated therewith, remains unchanged."

Therefore, the value of the Martha Street abandonment was estimated as follows: 570 square feet x \$120.00 per square foot = \$68,400. This value should be added to the Beverly Street value of \$195,000 to bring about the total compensation due to the city to \$263,400.

Please call me should you have any questions.

Respectfully,

ANDOLFO APPRAISAL ASSOCIATES, INC.


Thomas S. Andolfo, MAI
Certified General Appraiser

TSA/fad



Providence City Plan Commission

DAVID N. CICILLINE
Mayor

July 11, 2006

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

Attn: Anna Stetson, City Clerk

Re: CPC Referral No. 3269: Proposed abandonment of Beverly Street and a portion of Martha Street

Dear Councilman Hassett:

The City Plan Commission at its regular meeting on Tuesday, June 20, 2006 reviewed and evaluated the request of the Committee on Public Works that the Commission review and make a recommendation regarding the proposed abandonment of Beverly Street and a portion of Martha Street, as petitioned by John J. Bolton of Hinckley, Allen and Snyder, LLP.

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 proposed abandonments are in the public interest as it will improve traffic flow and facilitate reinvestment and redevelopment in the immediate area through the increase in parcel size created by the abandoned rights-of-way.

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

No negative impacts from these abandonments are anticipated, however Martha Street becomes a dead-end street.

3. All abutting landowners agree to the proposed abandonment.

The petitioner is the owner of all abutting properties.

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

No access will be denied to surrounding properties.

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.

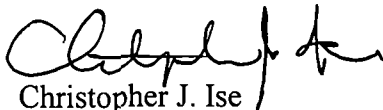
An easement retention would be necessary to provide access to, maintain, or provide existing or future service or utility needs. The Department of Public Works has indicated that a partial sewer easement for storm drainage maintenance is required.

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.

A plan has been provided. This abandonment would be consistent with the Comprehensive Plan.

The Commission voted to recommend to the Committee on Public Works that the petition be approved, subject to the petitioner granting a sewer easement for storm drainage maintenance and with the condition that the former Beverly Street remains open to public access.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: John J. Bolton, Esq., Hinckley, Allen & Snyder LLP



May 12, 2006

Anna M. Stetson
City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903-1787

Re: Petition to Abandon a portion of Beverly Street and Martha Street

Dear Ms. Stetson:

Please be advised that after review, it has been determined that Narragansett Electric Company (NECO) has underground equipment and a light pole in the area proposed for abandonment.

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,

Mindy C. Montecalvo
Property Rights Specialist
(401) 784-7512
(401) 784-7316 (fax)

Right of Way

June 12, 2006

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

Attn: Ms. Anna Stetson

RE: PETITION TO ABANDON A PORTION OF BEVERLY STREET AND
MARTHA STREET

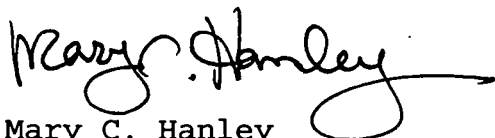
Upon investigation by our in house Engineer-Paul Troia it has been determined that Verizon has underground facilities in the portion of Beverly Street and Martha Street to be abandoned as shown on attached plan.

These facilities include manholes, cables and underground conduits that provides service to the surrounding area.

Verizon will not object to the granting of said petition, provided that in the event the petition is granted, the petitioner will convey an easement to Verizon, which will permit retention of its facilities in existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the petitioner that telephone facilities are to be relocated, the petitioner will assume all costs of the relocation.

Very truly yours,



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



85 High Street
Pawtucket, RI 02860

Phone 401 727-9555
Fax 401 725-7680

May 8, 2006

Anna M. Stetson, Second Deputy City Clerk
Department of City Clerk, City of Providence, Rhode Island
City Hall
Providence, RI 02903

RE: PETITION FROM JOHN J. BOLTON OF HINKLEY ALLEN SNYDER, LLP, REQUESTING THE ABANDONMENT OF BEVERLY STREET AND A PORTION OF MARTHA STREET FOR THE PROPOSED DEVELOPMENT OF THE SIERRA SUITES HOTEL.

New England Gas Company has existing gas facilities within the portion of Beverly Street that is to be abandoned. As such, an easement must be granted permitting the retention of our facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or in the alternative should it be determined by the Petitioner that any such facilities need to be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

Enclosed is our typical easement agreement. Please redline any proposed changes to the agreement and provide an Exhibit A – metes and bounds description or surveyor's drawing indicating the location of the easements. Return the documents to Tom Gavula and I will have our Legal Department review any proposed changes and create a final document(s) for signatures and recording.

If you have any questions please do not hesitate to contact Tom Gavula at 401-525-5521.

Sincerely,



Tom Gavula
Manager – Gis/Records/Drafting & Cathodic Protection

cc: Albert Marsocci

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 reasonably 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:

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:

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

By: _____

Name: _____

Its: _____

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

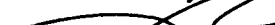
[Easement Area Plan]

<http://www.narrabay.com>



Paul Pinault, P.E.
Executive Director

Sincerely,



John Zuba
Permits and Planning Manager

FILED

2006 MAY 30 P 2: 33

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FOUNTAIN STREET
PUBLIC - 80' WIDE

NORTH ARROW TAKEN
FROM REF. N.E. 10111

AREA OF BEVERLY STREET
TO BE ABANDONED
3,250± Sq. Ft.

A.P. 25, LOT 443

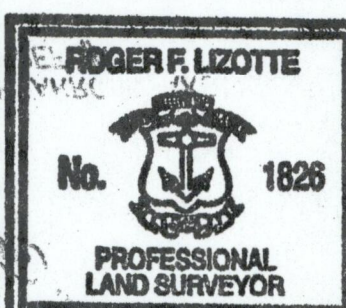
PLAN REFERENCES

1. UNRECORDED "PLAN OF LAND SURVEY IN PROVIDENCE, R.I. FOR McDONALD'S CORPORATION," BY STANLEY ENGINEERING, INC.; DATED OCTOBER 1974; SCALE: 1" = 1'.
2. "MAP OF LAND BELONGING TO THOMAS BROWN EST." BY J.A. LATHAM; DATED JANUARY 1907; SCALE: 1" = 20'.
3. "PLAN SHOWING PROPERTY OWNED BY CHURCH HOUSE," BY W.L. ANTHONY; DATED OCTOBER 1914; SCALE: 1" = 100'.
4. "MAP OF WASHINGTON STREET FROM COVE STREET TO DEAN STREET," ON FILE AT THE CITY ENGINEER'S OFFICE; DATED JANUARY 1879; SCALE: 1" = 40'.
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8. "MAP OF CITY HALL LOT," ON FILE AT CITY ENGINEER'S OFFICE; SCALE: 1" = 20'.
9. "ALTA/ACSM SURVEY PLAN-A.P. 25, LOTS 171 & 174," BY NORTHEAST ENGINEERS & CONSULTANTS, INC.; DATED 28-MARCH-2006; PROJECT #05382.0.

NOTE:

1. LINE OF WASHINGTON STREET ESTABLISHED FROM STREET LINE TIES TO CITY HALL & TO THE FIRST UNIVERSALIST CHURCH.

THIS SURVEY AND PLAN
CONFORM TO A CLASS
I STANDARD
AS ADOPTED BY THE
RHODE ISLAND BOARD
OF REGISTRATION
FOR PROFESSIONAL
LAND SURVEYORS.



DATE: 4/26/04

BY: *Roger F. Lizotte*
REGISTERED PROFESSIONAL LAND SURVEYOR

A.P. 25, LOT 174
N/F Mc DONALD'S CORP.
D.B. 1183, PG. 1022
4355± S.F.

A.P. 25, LOT 166
N/F CARMINE & BEVERLY RAO
D.B. 1127, PG. 296

A.P. 25, LOT 167
N/F PROJO
D.B. 3249, PG. 323

A.P. 25, LOT 168
N/F CENTRAL PARKING SYS. REALTY CORP.
D.B. 1892, PG. 183

A.P. 25, LOT 170
N/F COGEN'S REALTY
D.B. 1270, PG. 843

A.P. 25, LOT 219
N/F JOHNSON & WALES
UNIVERSITY
D.B. 1189, PG. 579

A.P. 25, LOT 171
N/F COGEN'S REALTY
D.B. 1270, PG. 843
10,238± S.F.

MARTHA STREET
GANGWAY - 14' WIDE

WASHINGTON STREET
PUBLIC - 60.18' WIDE

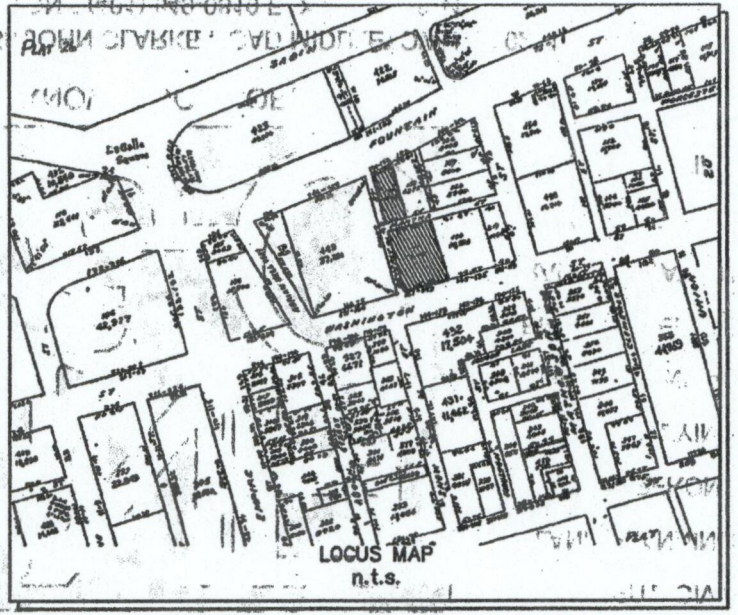
**NORTHEAST ENGINEERS
& CONSULTANTS, INC.**



A KNOWLEDGE CORPORATION®

55 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING



No.	Revision	Date	App.

Designed By: Drawn by: AMS Checked by: RFL
Scale: 1" = 20' Date: 2006-04-27

Project Title:

**A.P. 25, LOTS 171 & 174
WASHINGTON STREET
FOUNTAIN STREET
PROVIDENCE, RHODE ISLAND**

Client/Owner:
**LODGEWORKS
178 S. MAIN STREET SUITE 100
COHASSET, MA 02025**

Drawing Title:
**ABANDONMENT PLAN
BEVERLY STREET
AND A PORTION OF
MARTHA STREET
PROVIDENCE
RHODE ISLAND**

Drawing Number:
Sheet 1 of 1
Project Number: 05382.0
Survey Index: 29-025-0174

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

MATHEWSON STREET
PUBLIC - 40.12' WIDE

GRAPHIC SCALE



(in feet)
1 inch = 20 feet

NE & C

A KNOWLEDGE CORPORATION®

Project Title:

A.P. 25, LOTS 171 & 174
WASHINGTON STREET
FOUNTAIN STREET
PROVIDENCE, RHODE ISLAND

Drawing Title:

**ABANDONMENT PLAN
BEVERLY STREET
AND A PORTION OF
MARTHA STREET
PROVIDENCE
RHODE ISLAND**

Survey Index:
29-025-0174

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

NORTH ARROW TAKEN
FROM REF #1

AREA OF BEVERLY STREET
TO BE ABANDONED
3,250± Sq. Ft.

A.P. 25, LOT 443

PLAN REFERENCES

1. UNRECORDED "PLAN OF LAND SURVEY IN PROVIDENCE, R.I. FOR McDONALD'S CORPORATION," BY STANLEY ENGINEERING ,INC; DATED OCTOBER 1974; SCALE: 1/8" = 1'.
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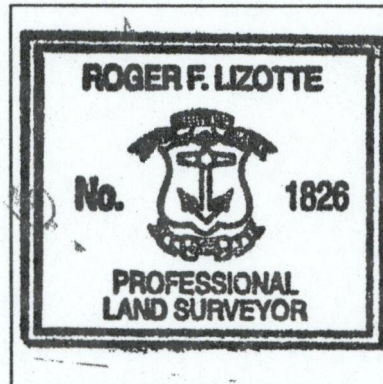
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CHURCH.

THIS SURVEY AND PLAN
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AS ADOPTED BY THE
RHODE ISLAND BOARD
OF REGISTRATION
FOR PROFESSIONAL
LAND SURVEYORS.

DATE: 4/26/04

BY: Eugene A. Lantz
REGISTERED PROFESSIONAL LAND SURVEYOR



A.P. 25, LOT 174
N/F Mc DONALD'S CORP.
D.B. 1183, PG. 1022
4355± S.F.

A.P. 25, LOT 173
N/F DLM, INC.
D.B. 2957. PG. 298

A.P. 25, LOT 166
N/F CARMINE & BEVERLY RAO
D.B. 1127, PG. 296

A.P. 25, LOT 167
N/F PROJO
D.B. 3249, PG. 323

A.P. 25, LOT 168
N/F CENTRAL PARKING SYS. REALTY CORP.
D.B. 1892, PG. 183

A.P. 25, LOT 170
N/F COGEN'S REALTY
D.B. 1270. PG. 843

A.P. 25, LOT 219
N/F JOHNSON & WALES
UNIVERSITY
D.B. 1189, PG. 579

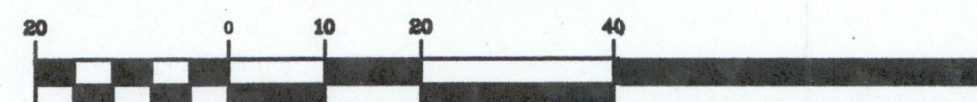
A.P. 25, LOT 171
N/F COGEN'S REALTY
D.B. 1270, PG. 843
10.238± S.F.

WASHINGTON STREET

PUBLIC - 60.18' WIDE

219.66'

GRAPHIC SCALE



(in feet)

1 inch = 20 feet

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