

RESOLUTION OF THE CITY COUNCIL

No. 648

Approved December 19, 1986

WHEREAS, the former Berkshire Street School, located at 20 Berkshire Street, has ceased to be utilized for public purposes, and

WHEREAS, said school is situated on Lot 565, as set out and delineated on City Assessor's Plat 70, consisting of approximately 24,000 square feet of land, more or less, and

WHEREAS, the City of Providence wishes to divest itself of the former Berkshire Street School,

NOW, THEREFORE, BE IT RESOLVED, that His Honor the Mayor is hereby authorized to execute a purchase and sales agreement, deed and other necessary documents, for the payment of Fifty-Two Thousand (\$52,000.00) Dollars, to J.A.N. Builders, Inc., 195 Woodstock Lane, Cranston, RI 02920, in order to effectuate a conveyance of said school upon such terms and conditions established by the Committee on City Property of the City Council, His Honor the Mayor and the City Solicitor, which shall be incorporated into any deed agreement, or other documents transferring the premises and agreed upon by the parties, including the following restrictions and conditions:

1. That there be no more than fourteen (14) one (1) and two (2) bedroom unit apartments-family oriented-no subsidized housing and all privately financed.

2. That the property be properly landscaped.

3. That substantial rehabilitation be in progress within nine (9) months of the transfer from the City; substantial rehabilitation being defined as the following:

- a. The building must be completely gutted;
- b. A new heating system installed;
- c. Installation of the requisite utilities;

- d. All rough petitioning and structural work complete;
 - e. Basic interior and exterior work complete.
4. That the completion date be no more than eighteen (18) months from transfer of the deed from the City.
5. In the event any of these conditions are not met, the property shall revert to the City of Providence upon filing of a notice of said reverter in the Land Evidence Records of the City of Providence.
6. Upon completion of the project, the Building Inspector shall issue a Certificate of Completion, which shall be evidence of the fact that all conditions herein have been complied with.
7. Upon filing of said Certificate of Completion in the Land Evidence Records of the City of Providence, the City's right to reverter shall forever become null and void.
- BE IT FURTHER RESOLVED, that this Resolution supercedes Resolution No. 443, approved August 8, 1986, which is hereby rescinded in its entirety.

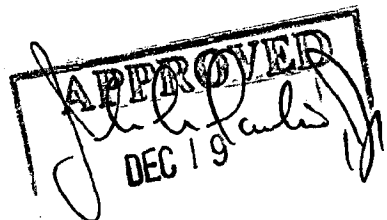
IN CITY COUNCIL

DEC 18 1986

READ AND PASSED

 PRES.

 CLERK



THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Rose M. Mendonca
Clerk ~~Chairman~~

November 12, 1986

FILED
DEC 4 11 50 AM '86
DEPT. OF CLERK
PROVIDENCE, R.I.

City of Providence

BERKSHIRE ASSOCIATES

195 Woodstock Lane

Cranston, Rhode Island 02920

City of Providence
City Clerk's Office
City Hall
Providence, Rhode Island

Att'n.: Councilman Annaldo

RE: Berkshire Street School

Dear Councilman Annaldo:

While having a verbal discussion with the bank for financing, I mentioned the restrictions and conditions. There is no problem with the first four, but number five is being questioned. Maybe it could have a clause something like " Liquidated damages for so many dollars a day after the time has elapsed providing no delays have occurred because of things beyond our control". Or some other clause not so direct.

If you have any questions, please do not hesitate to call.

Very truly yours,

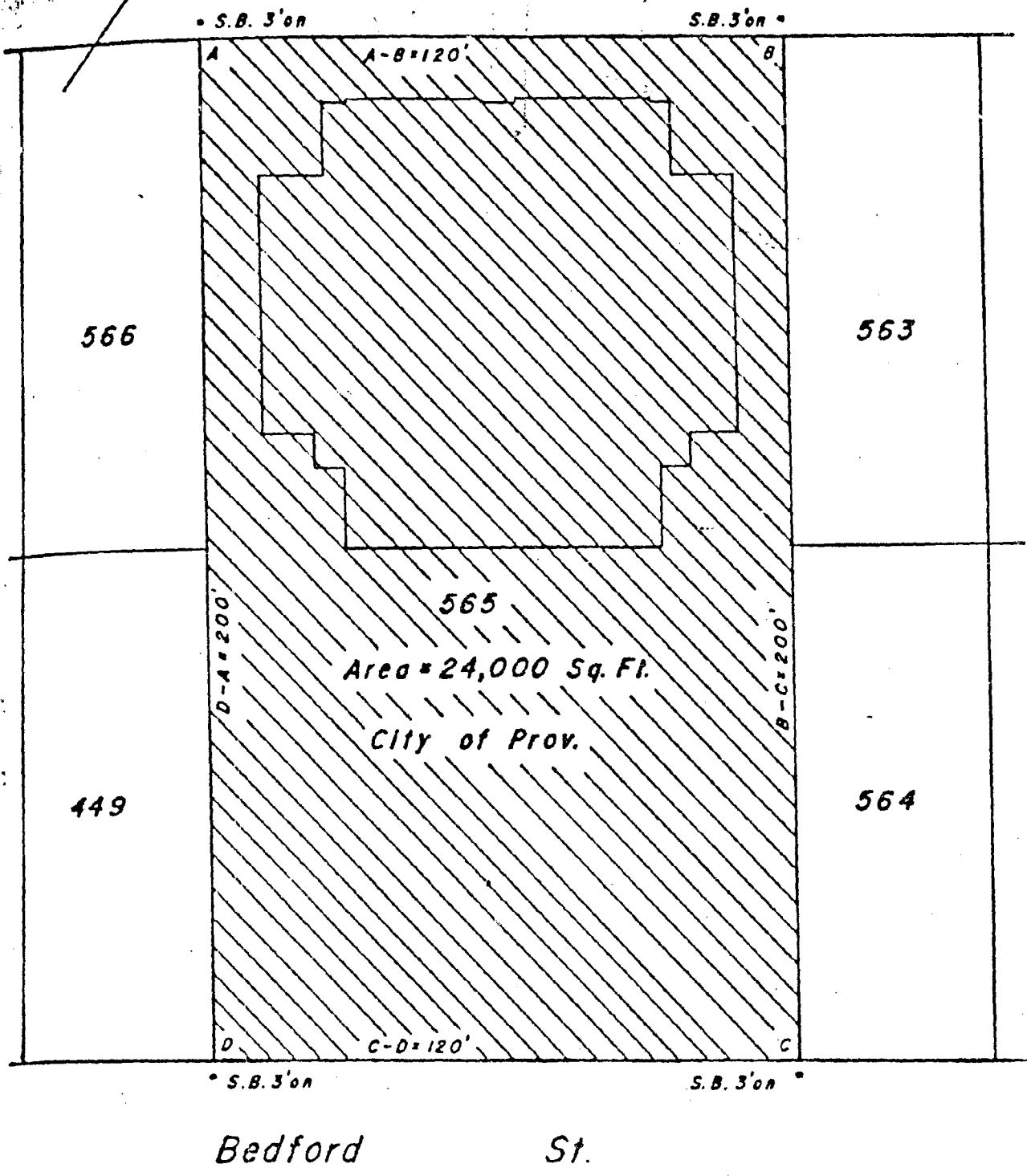
BERKSHIRE ASSOCIATES

Frank O. Monti
Frank O. Monti

John A. Notarianni

FOM/JAN/etw

PROVIDENCE R.
 I. E. DEPT. ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plot No. 064355
 Date June 13, 1986



Note:

Cross-Hatched Area (A-B-C-D-A)
 Indicates Proposed Sale.

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Sale Lot 565

Drawn by J. A. M. Checked by R. J. Q.
 Scale 1" = 30' Date 6-13-86
 Corrected by [Signature] - Associate Eng.
 Approved [Signature] H. Murphy 7/15/86

Lot Numbers From Assessor's Plat 70

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



DEPARTMENT OF CITY CLERK
CITY HALL

Michael R. Clement
First Deputy

Grace Nobrega
Second Deputy

December 30, 1986

J.A.N. Builders, Inc.
195 Woodstock Lane
Cranston, RI 02920

Dear Sir:

Enclosed is certified copy of Resolution No. 648, approved December 19, 1986, the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton, so that the deed may be executed for the property involved.

Very truly yours,

Rose M. Mendonca,
City Clerk

RMM/jma
Enc.