

RESOLUTION OF THE CITY COUNCIL

No. 316

Approved July 9, 2004

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant a permanent, non-exclusive easement on Francis Street in the City of Providence to Masonic Hotel Developer LLC ("Masonic Hotel"). Said easement shall be granted specifically upon the following provisions:

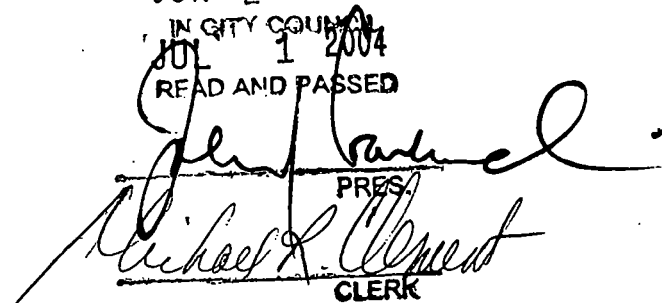
1. Said easement shall be located on Francis Street in accord with the attached legal description and caisson easement plan, Assessor's Plat 4, Lot 174, Parcel C, attached hereto as Exhibit A. Said easement shall not exceed the area of two thousand six hundred ninety-nine square feet, plus or minus, with dimensions of approximately sixteen feet by approximately one-hundred sixty-five feet and indicated on the accompanying map, Street Line Section Plan No. 064762 (dated May 18, 2004), marked as Exhibit B, as a cross-hatched area, E-F-G-H-E.
2. Said easement shall be utilized only for the abandonment of caisson foundations at the locations within the legal description and proposed caisson easement plan provided in Exhibit A, at a point five (5) feet plus or minus below established grade of Francis Street.
3. Masonic Hotel shall be required to record as-built drawings which shall depict the exact locations of the remaining caisson foundations.
4. Masonic Hotel shall execute an indemnification and hold-harmless agreement with the City of Providence. Said agreement shall be approved by the Department of Law of the City of Providence.
5. Masonic Hotel shall supply the City of Providence with an insurance policy naming said City of Providence, its agents, officers, servants and employees as additional-named insureds in a sum not less than one hundred thousand dollars (\$100,000.00) which policy shall be approved by the Department of Law of the City of Providence.
6. Masonic Hotel shall tender the sum of \$9,447.00 to the Providence City Clerk.

IN CITY COUNCIL
MAY 6 2004
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS
Michael R. Clements CLERK

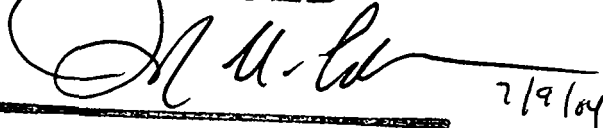
THE COMMITTEE ON
Public Works
Recommends
Ann M. Steen
CLERK
set up P. Hewing
P. Hwy held

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution, as Amended
Ann M. Steen
6-23-04 Clerk

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

IN CITY COUNCIL
JUL 1 2004
READ AND PASSED

PRES.
CLERK

APPROVED


7/9/04

MAYOR

MAKRAM H. MEGALLI, P. E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works

"Building Pride in Providence"

May 18, 2004

Honorable Terrance M. Hassett
Chairman of the Public Works Committee
Providence City Council
City Hall
Providence, RI 02903

RE: Petition from W. Mark Russo, Ferrucci Russo, P.C., Requesting Temporary and Permanent Easements on Francis Street and Brownell Street

Dear Councilman Hassett:

This Department has no objections to the proposed easements request in conjunction with the attached plan, entitled "Prov., R.I.- P.W. Dept. - Engineering Office, Street Line Section, Plan No. 064762, Date: May 18, 2004.

Said easement request is noted on the accompanying plan as dashed line for the proposed easements with a total area of 3800 \pm Sq. Ft.

The purpose of these easements is for the installation of caissons associated with the construction of the Masonic Temple Hotel. After construction, the cassions will be removed to a depth of five feet below finish grade. The balance of the caissons will be abandoned in place. The contractor must provide an as-built plan of the caissons locations.

If we can further assist you in this regard, please contact

Very truly yours,

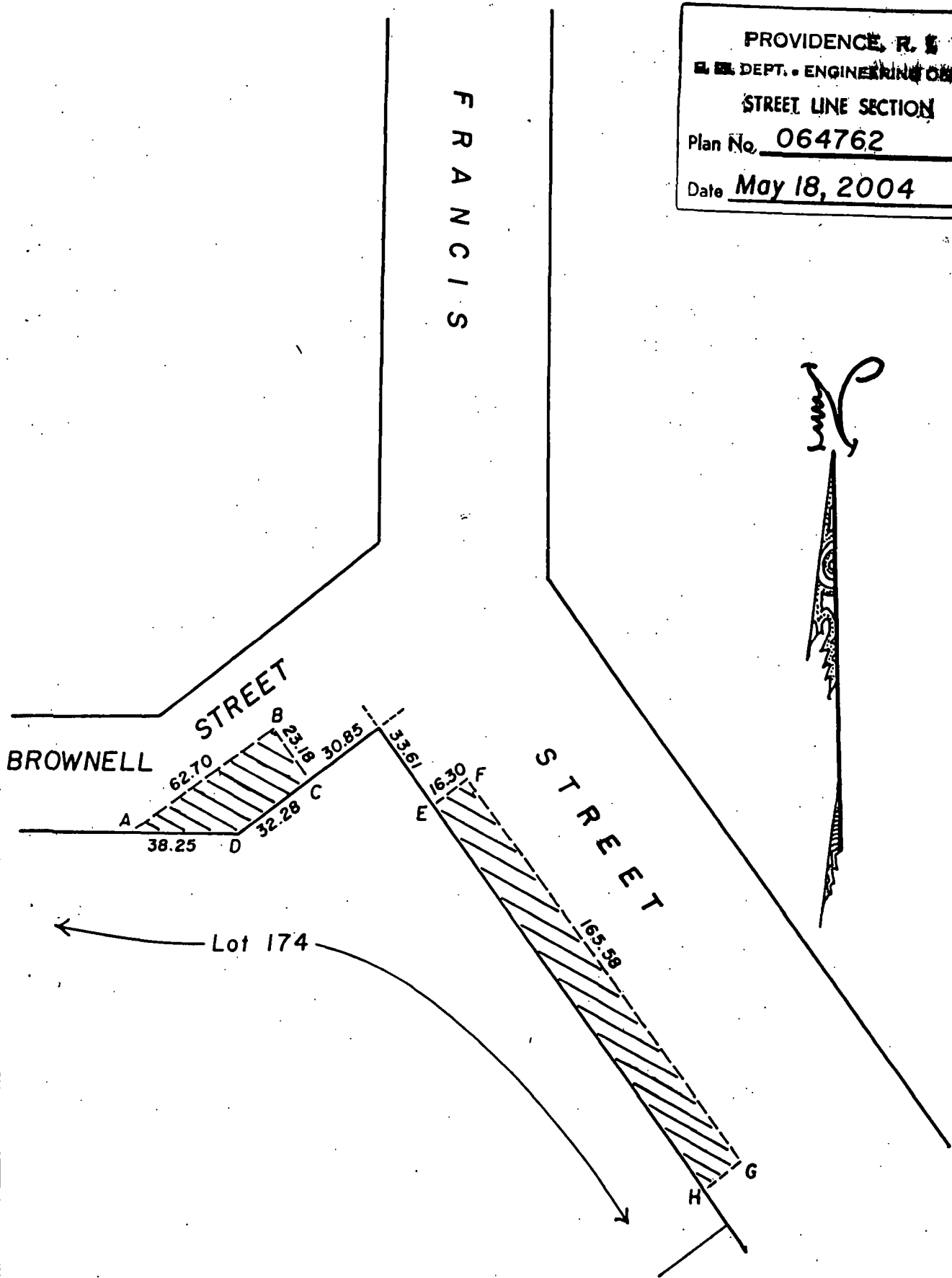
A handwritten signature in black ink, appearing to read "William C. Bombard".

William C. Bombard, P.E.
City Engineer

WCB:om

cc: Makram H. Megalli, P.E., Director
A. Southgate, Esq.
T. Deller
G. Florio
JLC
SZ

PROVIDENCE, R. I. 02909
 DEPT. • ENGINEERING OFFICE
 STREET LINE SECTION
 Plan No. 064762
 Date May 18, 2004



NOTES: Cross-hatched areas (A-B-C-D-A) & (E-F-G-H-E) indicates proposed easements for caissons for the Masonic Hotel.
 Francis St. side square footage = 2,699'±
 Brownell St. side square footage = 1,101'±
 Total square footage = 3,800'±

CITY OF PROVIDENCE, R. I.
 Public Works Dept. • Engineering Office
 Showing proposed easements on Brownell & Francis Sts. (Masonic Hotel)
 Drawn by A. Zigiades Checked by _____
 Scale 1" = 50' Date 5-18-2004
 Correct James A. Meris Associate Engr.
 Approved William C. Barnard
 CHIEF ENGINEER

Lot number taken from A.P. 4.

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, Masonic Hotel Developer LLC (the "Masonic Hotel") has devised a viable redevelopment concept that will save the historically significant exterior of the Masonic Temple Building, converting the building into a four star Marriott Renaissance Hotel (the "Project").

WHEREAS, the Project will require certain traffic protection and control measures with attendant sidewalk and street closures during Project construction.

WHEREAS, the Council ordained (Ordinance No. 530) that the appropriate City departments shall:

1. Reconfigure the traffic and parking patterns for Avenue of the Arts (Brownell Street), so that one (1) way traffic proceeds east from Park and Francis Streets and that parking and loading is restricted and reserved for Project use only along the entire frontage of Parcels 1A and 2;
2. Dedicate Project parking and loading for Francis Street along the Project frontage;
3. Order sidewalk and street closure of Brownell Street along Parcel 2 and 1A during Project construction; and
4. Order sidewalk and parking lane closure along frontage on Francis and Brownell Streets during Project construction.

WHEREAS, a Maintenance and Protection of Traffic Plan was approved by the Department of Traffic Engineering on January 20, 2004.

WHEREFORE, Masonic Hotel respectfully requests temporary and permanent caisson easements be established for Project use as indicated on the attached drawings, legal descriptions and further described as follows:

Temporary Easement No. 1:

A two thousand six hundred ninety-nine (2,699) square foot easement on Francis Street in accord with the attached legal description and caisson easement plan, Assessor's Plat 4, Lot 174, Parcel C (the proposed "Easement Plan"). The proposed temporary easement shall be utilized to install and maintain caisson foundations, structures, and related support facilities in order to

safely support and maintain the historically significant exterior of the Masonic Temple Building. Said temporary easement shall have a duration of eighteen (18) months. At or upon termination of the temporary easement, Masonic Hotel shall remove and dispose of the caisson foundations to a point five (5) feet \pm below established grade of Francis Street and repair and restore any disturbed street and/or sidewalk subgrade and surfaces under the supervision of the Department of Public Works.

Temporary Easement No. 2:

A one thousand one hundred and one (1,101) square foot easement on Avenue of the Arts in accord with the attached legal description and caisson easement plan, Assessor's Plat 4, Lot 174, Parcel C (the proposed "Easement Plan"). The proposed temporary easement shall be utilized to install and maintain caisson foundations, structures, and related support facilities in order to safely support and maintain the historically significant exterior of the Masonic Temple Building. Said temporary easement shall have a duration of eighteen (18) months. At or upon termination of the temporary easement, Masonic Hotel shall remove and dispose of the caisson foundations to a point five (5) feet \pm below established grade of Avenue of the Arts and repair and restore any disturbed street and/or sidewalk subgrade and surfaces under the supervision of the Department of Public Works.

Permanent Easement No. 1:

A non-exclusive, permanent easement solely for the purpose of abandoning caisson foundations at locations within the legal description and proposed caisson easement plan attached hereto at an elevation at or greater than five (5) feet below the established grade of Francis Street. The Masonic Hotel shall be required to record as-built drawings which shall depict the exact locations of said remaining caisson foundations.

Permanent Easement No. 2:

A non-exclusive, permanent easement solely for the purpose of abandoning caisson foundations at locations within the legal description and proposed caisson easement plan attached hereto at an elevation at or greater than five (5) feet below the established grade of Avenue of the Arts. The Masonic Hotel shall be required to record as-built drawings which shall depict the exact locations of said remaining caisson foundations.

Any questions regarding the request may be directed to:

W. Mark Russo, Esq.
Ferrucci Russo P.C.
55 Pine Street, 4th Floor
Providence, RI 02903
(401) 455-1000

Plans attached hereto are as follows:

1. Legal Descriptions
2. Proposed Easement Plan by VHB, 530 Broadway, Providence, Rhode Island dated, March 15, 2004



Vanasse Hangen Brustlin, Inc.

**Proposed Caisson Easement 1
Assessor's Plat 4 Lot 174
Proposed Parcel "C"
Francis Street & Brownell Street
Providence, Rhode Island**

That certain easement in the City of Providence, Providence County, State of Rhode Island and Providence Plantations bounded and described as follows

Beginning at the intersection of the westerly line of Francis Street and the southerly line of Brownell Street; also being the northeasterly corner of Parcel "C" on that plan entitled "Final Plan Minor Subdivision Application; Prepared For The Masonic Hotel Developer LLC. By VHB September 10 2003"; Thence; southeasterly in the westerly line of Francis Street, S31°33'01"E, a distance of thirty three and 61/100 (33.61') feet to the point of beginning of the herein described parcel.

Thence, northeasterly within Francis Street, N58°26'59"E a distance of sixteen and 30/100 (16.30') feet to a point.

Thence, southeasterly within Francis Street, S31°33'01"E a distance of one hundred sixty five and 58/100 (165.58') feet to a point.

Thence, southwesterly within Francis Street, S58°26'59"W a distance of sixteen and 30/100 (16.30') feet to a point in the westerly line of Francis Street.

Thence, northwesterly in the westerly line of Francis Street, N31°33'01"W a distance of one hundred sixty five and 58/100 (165.58') feet to the point of beginning.

Containing 2,699 Square Feet or 0.06196 Acres more or less.

Meaning and intending to describe Proposed Caisson Easement 1 as shown on "Masonic Temple Hotel, Francis Street and Brownell Street Providence, Rhode Island; Issued for Recording; Caisson Easement Plan Assessor's Plat 4 Lot 174 Proposed Parcel C; Sheet 1 of 1; Scale 1"=30'; Date March 15, 2004.



Vanasse Hangen Brustlin, Inc.

**Proposed Caisson Easement 2
Assessor's Plat 4 Lot 174
Proposed Parcel "C"
Francis Street & Brownell Street
Providence, Rhode Island**

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Thence, continuing southwesterly in the southerly line of Brownell Street, S57°21'13"W, a distance of thirty two and 28/100 (32.28') feet to a angle point in the southerly line of Brownell Street.

Thence, northwesterly in the southerly line of Brownell Street, N85°20'27"W, a distance of thirty eight and 25/100 (38.25') feet to a point in the southerly line of Brownell Street.

Thence, northeasterly within Brownell Street, N57°21'13"E a distance of sixty two and 70/100 (62.70') feet to a point.

Thence, southeasterly within Brownell Street, S32°38'47"E a distance of twenty three and 18/100 (23.18') feet to a point in the southerly line of Brownell Street and the point of beginning.

Containing 1,101 Square Feet or 0.02527 Acres more or less.

Meaning and intending to describe Proposed Caisson Easement 2 as shown on "Masonic Temple Hotel, Francis Street and Brownell Street Providence, Rhode Island; Issued for Recording; Caisson Easement Plan Assessor's Plat 4 Lot 174 Proposed Parcel C; Sheet 1 of 1; Scale 1"=30'; Date March 15, 2004.

STATE HIGHWAY LINE PLAT NO. 1252

VHIB

Transportation
Land Development
Environmental Services

530 Broadway
Providence, Rhode Island 02909
401 272 8100 • FAX 401 273 9694

● DRILL HOLE
 ○ IRON PIN/REBAR
 □ BOUND
 P PROPERTY LINE
 N.T.S. NOT TO SCALE
 A.P. ASSESSOR'S PLAT
 N/F NOW OR FORMERLY
 _____ PROPERTY LINE
 _____ ASSESSOR'S LOT LINE
 _____ STATE HIGHWAY LINE
 _____ CITY LAYOUT LINE
 _____ PROPOSED CAISSON
 _____ EASEMENT LINE

Index By:
Francis Street
and Brownell Street

No.	Revision	Date	Appr
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale 1"=30'		Date March 15, 2004	
Project Title			

Masonic Temple Hotel
Francis Street
and Brownell Street
Providence, Rhode Island

Recording

Drawing Title

Caisson Easement Plan
Assessor's Plat 4
Lot 174
Proposed Parcel C

Plan Reference

*MASONIC TEMPLE HOTEL, FRANCIS STREET AND BROWNELL STREET
PROVIDENCE, RHODE ISLAND; ISSUED FOR RECORDING; CAISSON EASEMENT
PLAN ASSESSOR'S PLAT 4 LOT 174 PROPOSED PARCEL C; SHEET 1 OF 1;
SCALE 1"=30'; DATE MARCH 15, 2004.

RICHARD H. NUDENBERG, P.L.S. #1807 DATE

RICHARD H. NUDENBERG

STATE OF MAINE ISLAND

No. 1807

HOPE

**PROFESSIONAL
LAND SURVEYOR**

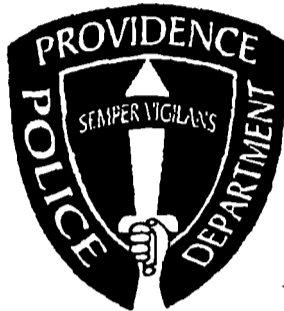
Drawing Number

Se-1

Sheet 1 of 1

Project Number
71515

71515PES



PROVIDENCE POLICE DEPARTMENT
DOWNTOWN DISTRICT
Lieutenant Timothy M. Lee, Commanding

June 23, 2004

TO: Councilwoman Rita Williams
FROM: Lieutenant Timothy Lee, Commanding District One/ Traffic Bureau
SUBJECT: Masonic Temple Easement Review

Dear Sir,

I have reviewed the requested plans regarding the Petition to the City Council by the developers of the Masonic Temple. It is my opinion that the Police Department has no objections, providing the proper safety precautions are taken to ensure that there are no traffic congestion or public safety issues.

Respectfully Submitted,

Timothy Lee
Lt. Timothy Lee

David D. Costa
Chief of Department

George S. Farrell
Deputy Fire Marshal

David N. Cicilline
Mayor



PROVIDENCE FIRE PREVENTION BUREAU

"Smoke Detectors Save Lives"

7 June 2004

Councilman Terrence M. Hassett
Chairman Public Works Committee
Providence City Hall
Dorrance Street
Providence, Rhode Island 02903

Re: Petition for Temporary and Permanent Caisson Easements for the Masonic Hotel

Dear Chairman Hassett,

I have performed an on-site inspection as well as reviewed associated drawings with Mr. Bill Perrett who is the project manager for the Masonic Hotel. The Providence Fire Department has no objection to this request predicated on the following.

1. That a minimum 12-foot clear lane be maintained per the drawings in both a northerly and southerly direction on Francis Street.
2. That no parking be allowed at any time on Brownell Street from Park Street to the Masonic Temple project barriers which will be located at the end of the Veterans Memorial Auditorium building.

Again, with the two stipulations I've listed above in addition to those that have been presented with this request the Providence Fire Department has no objection.

If you have any question or require additional information please contact me at my office.

Sincerely,

A handwritten signature in cursive script that reads "George S. Farrell".
George S. Farrell
Acting Fire Marshal

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 2004

TO: Makram H. Megalli, Director of Public Works

SUBJECT: **PUBLIC WORKS COMMITTEE**

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

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

Please report back to this office as soon as practical.

**PETITION FROM W. MARK RUSSO,
FERRUCCI RUSSO, P.C., REQUESTING
TEMPORARY AND PERMANENT CAISSON
EASEMENTS FOR THE MASONIC HOTEL.**

*Bill Bonhard
5/13/04*

Anna M. Stetson
SECOND DEPUTY City Clerk

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

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WHEREAS, the Project will require certain traffic protection and control measures with attendant sidewalk and street closures during Project construction.

WHEREAS, the Council ordained (Ordinance No. 530) that the appropriate City departments shall:

1. Reconfigure the traffic and parking patters for Avenue of the Arts (Brownell Street), so that one (1) way traffic proceeds east from Park and Francis Streets and that parking and loading is restricted and reserved for Project use only along the entire frontage of Parcels 1A and 2;
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Any questions regarding the request may be directed to:

W. Mark Russo, Esq.
Ferrucci Russo P.C.
55 Pine Street, 4th Floor
Providence, RI 02903
(401) 455-1000

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530 Broadway
Providence, Rhode Island 02909-1820
401.272.8100 • FAX 401.273.9694
email: info@vhb.com
www.vhb.com



Vanasse Hangen Brustlin, Inc.

Proposed Caisson Easement 2
Assessor's Plat 4 Lot 174
Proposed Parcel "C"
Francis Street & Brownell Street
Providence, Rhode Island

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Thence, continuing southwesterly in the southerly line of Brownell Street, S57°21'13"W, a distance of thirty two and 28/100 (32.28') feet to a angle point in the southerly line of Brownell Street.

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Meaning and intending to describe Proposed Caisson Easement 2 as shown on "Masonic Temple Hotel, Francis Street and Brownell Street Providence, Rhode Island; Issued for Recording; Caisson Easement Plan Assessor's Plat 4 Lot 174 Proposed Parcel C; Sheet 1 of 1; Scale 1"=30'; Date March 15, 2004.

530 Broadway
Providence, Rhode Island 02909-1820
401.272.8100 ■ FAX 401.273.9694
email: info@vhb.com
www.vhb.com



Department of Planning and Development

DAVID N. CICILLINE
Mayor

June 1, 2004

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

**Re: Petition for Temporary and Permanent Caisson Easements, Francis Street
and Avenue of the Arts**

Dear Councilman Hassett:

This letter is in response to the request from the Committee on Public Works for the Department of Planning and Development's recommendation on temporary and permanent caissons easements below grade at Francis Street and Avenue of the Arts. The easements are associated with the project to convert the Masonic Temple Building to the Marriot Renaissance Hotel.

The Department of Planning and Development does not object to the granting of these easements.

Sincerely,

A handwritten signature in black ink that reads "Linda M. Painter".

Linda M. Painter, AICP
Deputy Director-Planning



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 16, 2004

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

Re: Petition from W. Mark Russo, Ferruci Russo, P.C.; Requesting
Temporary and Permanent Caisson Easements for the Masonic
Hotel

Dear Mr. Gelati:

Pursuant to your request, I have reviewed the "Petition to the City Council" relative to the request of the Masonic Hotel Developer, LLC, to be granted Temporary and Permanent Caisson Easements in the redevelopment/conversion of the Masonic Temple Building into a four-star Marriott Renaissance Hotel.

The subject property is further identified as Assessor's Plat 4, Lot 174, Parcel C, on that plan entitled "Final Plan Minor Subdivision Application; Prepared for the Masonic Hotel Developer, LLC, by VHB, September 10, 2003." The request for petition is for two Temporary Construction Easements and two Permanent Easements.

The Temporary Construction Easements will be utilized to install and maintain caisson foundations, structures, and related support facilities in order to safely support and maintain the historically significant exterior of the Masonic Temple Building. These Temporary Construction Easements will have a duration of 18 months. The two Permanent Easements will be non-exclusive types solely for the purpose of abandoning the caisson foundations at an elevation at or greater than 5 feet below the established grades of both Francis Street and the Avenue of the Arts.

Mr. John Gelati

Page 2

June 16, 2004

The subject property is further identified as Parcel 14 of the Capital Center Project Area. The site is irregular in shape and contains 56,900 square feet. The site is shared with the adjacent and abutting Veterans Memorial Auditorium.

The location of the subject property places it diagonally opposite the State House to the northeast; directly adjacent to the Veterans Memorial Auditorium and Interstate Route 95 to the west; the Providence Place Mall to the south; and the State House lawn and the Providence Train Station to the southeast.

Francis Street, Avenue of the Arts (Brownell Street), and Park Street are asphalt paved, publicly maintained city streets. They are provided granite curbing, concrete sidewalks, and overhead street lights. Metered parking is available along Francis Street, whereas no on-street parking is provided on the Avenue of the Arts or the northerly lane of Park Street from the Providence Place Mall up to Avenue of the Arts.

Relative to traffic pattern, Francis Street provides for a north/south traffic flow, whereas Avenue of the Arts is a one-way street running in an east to westerly direction. Park Street provides for two north and south lanes of traffic as well. Notably, Park Street provides direct access to ingress and egress points to the Providence Place Mall parking garage and the Foundry/Promenade area.

In estimating both the Temporary Easement and Permanent Easement values, it was necessary for the appraiser to first establish the site's underlying fee simple market value. To accomplish this, the appraiser reviewed and analyzed comparable sales of parcels as located within the downtown Providence and Capital Center Project areas. All pertinent sales information was retained in the appraiser's file memoranda for this report. An underlying fee value of \$70.00 per square foot was established.

The two Temporary Construction Easement areas were estimated at a land earnings rate of 6% considering their underlying fee value, physical characteristics, and public benefit expectations. Given a proposed 18-month encumbrance period, the two Temporary Construction Easements were discounted to a present value by use of a 10% discount rate. Mathematically, the two Temporary Construction Easements were valued as follows.

Mr. John Gelati
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Temporary Easement #1

\$ 70.00 per square foot
x 2,699 square feet easement area on Francis Street
\$188,930 underlying fee value

At a 6% land earnings rate, annual rent for site encumbrance would amount to \$11,336. On a monthly basis, the rent would be portrayed at \$945 (rounded). Given the 18-month proposed time period, a total rent of \$17,010 would be reflected.

The appraiser then discounted the projected monthly rent payments of \$945 at a discount rate of 10%. A present value of \$15,735 was derived. This value estimate was further portrayed as follows: \$17,010 anticipated rent over the 18-month time period x .925044 = \$15,735.

Temporary Easement #2

A 1,101 square foot easement area on the Avenue of the Arts is proposed. Based upon an underlying fee value of \$70.00 per square foot, the market value of this easement is calculated at \$77,070. Given a 6% land earnings rate, annual rent is calculated at \$4,624. As such, a monthly rent of \$385.35 is reflected. Given the proposed 18-month Temporary Construction Easement period, accumulated rent would be represented at \$6,936.

This anticipated rent was then discounted at a 10% discount rate over the 18-month period. As such, a present value of \$6,416 was estimated. Mathematically, this estimate was portrayed as follows: \$6,936 anticipated rent x .925044 = \$6,416.

Permanent Easement #1

The Permanent Easement area is essentially that area reflected by the Temporary Construction Easement area of 2,699 square feet (Easement #1). This non-exclusive Permanent Easement relates to an elevation at or greater than 5 feet below the established grade of Francis Street.

The fee simple bundle of rights can be portrayed as consisting of subsurface, surface, and air rights. As such, the Permanent Easement reflects a portion of the subsurface rights.

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Considering the location and depth of the proposed Permanent Easement, the appraiser has ascribed a 5% allocation to the area's underlying fee value of \$70.00. Therefore, the Permanent Easement area is estimated at \$3.50 per square foot. Thus, 2,699 square feet x \$3.50 per square foot = \$9,447.

Permanent Easement #2

The Permanent Easement area is essentially that area reflected by the Temporary Construction Easement area of 1,101 square feet (Easement #2). This non-exclusive Permanent Easement relates to an elevation at or greater than 5 feet below the established grade of the Avenue of the Arts.

The fee simple bundle of rights can be portrayed as consisting of subsurface, surface, and air rights. As such, the Permanent Easement reflects a portion of the subsurface rights.

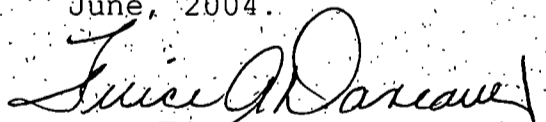
Considering the location and depth of the proposed Permanent Easement, the appraiser has ascribed a 5% allocation to the area's underlying fee value of \$70.00. Therefore, the Permanent Easement area is estimated at \$3.50 per square foot. Thus, 1,101 square feet x \$3.50 per square foot = \$3,853.

Value Conclusion

In summary, the following values have been noted:

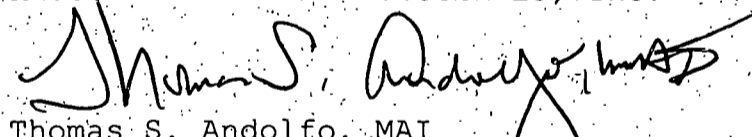
Temporary Construction Easement #1	\$15,735
Temporary Construction Easement #2	6,416
Permanent Easement #1	9,447
Permanent Easement #2	<u>3,853</u>
Total	\$35,451

Sworn and Subscribed to
before me in the City of
Providence, County of
Providence, State of Rhode
Island, this 16th day of
June, 2004.


Notary Public

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.


Thomas S. Andolfo, MAI
Certified General Appraiser

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 2004

TO: Dean Esserman, Chief of Police

SUBJECT: **PUBLIC WORKS COMMITTEE**

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

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

Please report back to this office as soon as practical.

**PETITION FROM W. MARK RUSSO,
FERRUCCI RUSSO, P.C., REQUESTING
TEMPORARY AND PERMANENT CAISSON
EASEMENTS FOR THE MASONIC HOTEL.**

A handwritten signature in cursive script, appearing to read "Anna M. Stetson".

SECOND DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 2004

TO: Gary Mulchay, Acting Chief of Fire


SUBJECT: **PUBLIC WORKS COMMITTEE**

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

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

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SECOND DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 2004

TO: Makram H. Megalli, Director of Public Works

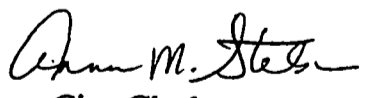
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EASEMENTS FOR THE MASONIC HOTEL.**


SECOND DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 2004

TO: John Gelati, City Assessor

SUBJECT: **PUBLIC WORKS COMMITTEE**

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

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

Please report back to this office as soon as practical.

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SECOND DEPUTY City Clerk