

RESOLUTION OF THE CITY COUNCIL

No. 131

Approved February 28, 1991

RESOLVED, DECREED AND ORDERED

That the following named street shown as cross-hatched area on the accompanying plan entitled, "Providence, Rhode Island, Department of Public Works - Engineering Office, Street Line Section Plan No. 064490 dated May 26, 1990",

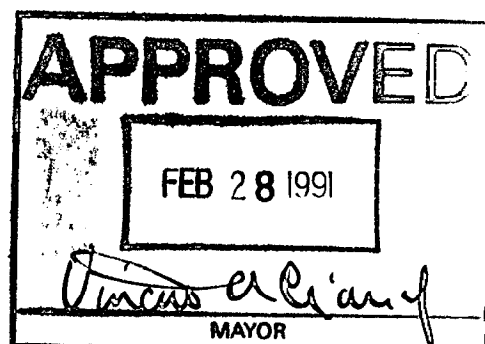
VIZ:

SALINA STREET (portion of) shown as cross-hatched area on the accompanying plan and designated by the letters (A-B-C-D), having ceased to be useful to the public and the same is proposed to be abandoned as a Public Highway provided a full sewer easement be required for the 60-inch storm sewer line from the northerly line of Clarkson Street to 10-feet north of said 60-inch sewer line, and the damage to the abutters is appraised at nothing and so awarded, and it is further,

ORDERED, That the Traffic Engineer, be and he is hereby directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway", and it is further

ORDERED, That after the entry of this order or decree, the City Clerk shall cause a notice, thereof, to be published in a newspaper published in the County of Providence at least once a week for three successive weeks, and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned, who is known to reside within the State.

READ AND PASSED
Evelyn V. Fargnoli
PRES.
Michael R. Clement
CLERK
First Deputy



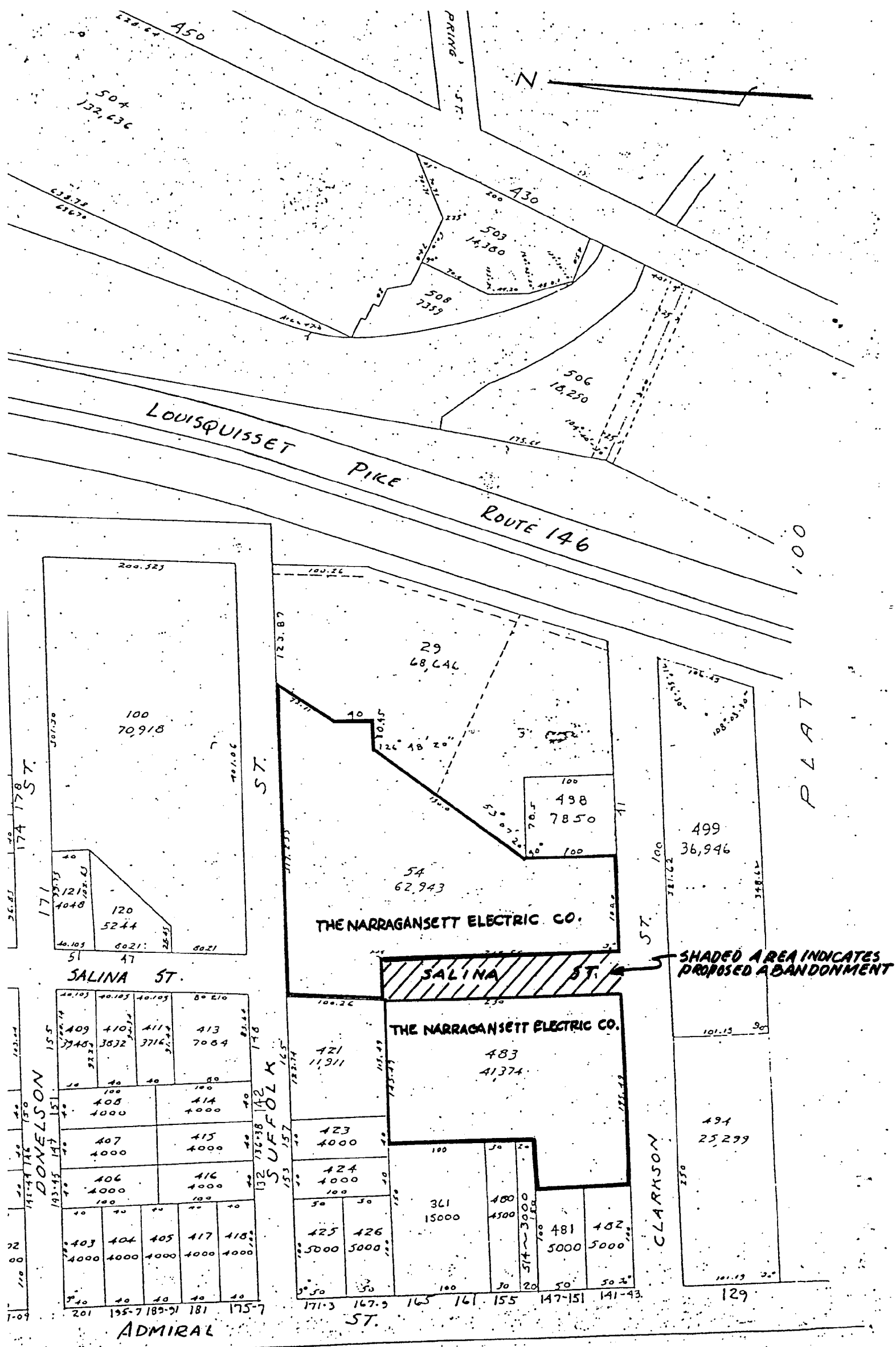
THE COMMITTEE ON
PUBLIC WORKS

Approves Passage of
The Within Resolution

Remondson
Chairman

Clerk

February 6, 1891



PLAN TO ACCOMPANY PETITION
FOR ABANDONMENT OF PART OF
SALINA STREET
PROVIDENCE, R.I.
APRIL, 1990

PROVIDENCE, R.I.
ASSESSOR'S PLAT 76

FILED

MAY 2 12 56 PM '90

DEPT. OF CORR. CLERK
PROVIDENCE, R. I.



PROVIDENCE
CITY DEPT. ENGINEERING OFFICE
STREET LINE SECTION
Plan No 064490
Date 5-26-90

SUFFOLK

ST.

421

54

NARRAGANSETT

ELECTRIC

483
NELCO

SALINA

ST.

60" storm

60" STORM TO BE
DIVERTED

CLARKSON

ST.

NOTES

1) CROSS HATCHED AREA A-B-C-D
INDICATES PROPOSED ABANDONMENT

2) FULL SEWER EASEMENT REQUIRED
NARRA. ELECTRIC TO PROVIDE
EASEMENT BY DEED

CITY OF PROVIDENCE, R.I.
Public Works Dept. - Engineering Office
Showing SALINA ST. ABANDONMENT
PROPOSED
Drawn by AJ Checked by Bb
Scale 1"=80' Date 5-26-90
Correct John T. Hertz Associate Eng.
A. J. Stangorine P.E.

MEMORANDUM

DATE: January 15, 1991

TO : Michael E. Clement, First Deputy City Clerk

FROM : William G. Floriani, Assistant Director *WGF*

THRU : Allan Petteruto, Associate Director *AMS*

RE : Salina St. Abandonment

It is my understanding that Mr. Moses, at a meeting with the Electric Company, agreed to \$25,000. as a value for this street abandonment. Please be advised that I have no objection to this value.

P.10 - C.
B.1.1 - C.
T.E. - ok
C.P.C. - ok
C.M.S.
P.D. - ok
147,500

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

as follows:

(1) That your Petitioner, The Narragansett Electric Company, is a corporation created by the General Assembly of the State of Rhode Island and authorized, among other things, to engage in the production, transmission, delivery and furnishing of electricity for light, heat and power.

(2) That Assessor's Plat 76 shows a portion of Salina Street extending a distance of approximately 250 feet north from Clarkson Street.

(3) That said portion of Salina Street is bounded on the south by Clarkson Street, on the north and east by lot 54, and on the west by lot 483 all as shown on the accompanying plan entitled "PLAN TO ACCOMPANY PETITION FOR ABANDONMENT OF PART OF SALINA STREET, PROVIDENCE, R.I., APRIL 1990".

(4) That said portion of Salina Street has never, to the knowledge of your petitioner, been open or used for a public street, nor has it been developed as a public street, but rather exists now and in the past as a paper street, so-called.

(5) That your Petitioner is the owner in fee simple of Lots 54 and 483 on Assessor's Plat 76 as shown on the accompanying plan.

(6) That abandonment of said portion of Salina Street, would facilitate the expansion and extension of electric distribution facilities maintained in the vicinity by your Petitioner and thereby provide benefits to the public.

WHEREFORE, your petitioner respectfully prays that said portion of Salina Street as shown on the accompanying plan be deemed no longer useful to the public and that said portion of Salina Street be abandoned as a public highway in accordance with the provision of R.I.G.L. 24-6-1 et seq.

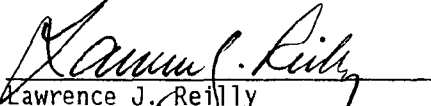
DEPARTMENT OF CITY CLERK

RECEIVED

MAY - 2 1991

Respectfully submitted,

THE NARRAGANSETT ELECTRIC COMPANY
By its Attorney


Lawrence J. Reilly
280 Melrose Street
Providence, Rhode Island 02907

Pd by Ch #04-15508
2044L 5/2/90

IN CITY COUNCIL
MAY 17
FIRST READING
REFERRED TO COMMITTEE ON
B. J. ... CLERK

PUBLIC WORKS

THE COMMITTEE ON
PUBLIC WORKS
Recommends Belconterin
Michael R. Clement
Oct. 31, 1990 Clerk

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: John J. Partington, Commissioner of Public Safety

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: B. James Suzman, Director of Public Works

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, along with a list of abutting property owners and tracing of the area.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: Richard A. Rafanovic, Chief of the Water Supply Board

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Richard R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: B. James Suzman, Traffic Engineer

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: Thomas Deller, Associate Director of Planning and Development

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: Nancy L. Derrig, Superintendent of Parks

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Michael R. Clement
First Deputy City Clerk

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

May 21, 1990

Mr. Albert J. Lovegreen
Senior Field Right of Way Agent
Narragansett Electric Company
280 Melrose Street
Providence, Rhode Island 02901-1438

Dear Mr. Lovegreen:

I have enclosed the attached matter for your notification.

The attached matter is now pending before the Committee on Public Works and will be considered by the said Committee at a later date.

If you have any questions on the above matter, please do not hesitate to contact me. I can be reached at 421-7740, at extension 253.

Sincerely yours,

Michael R. Clement
First Deputy City Clerk

MRC/jb
Enclosure: Salina Street Abandonment

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

May 21, 1990

Mr. Robert C. Barker, Jr.
Manager of Engineering
Providence Gas Company
100 Weybosset Street
Providence, Rhode Island 02903

Dear Mr. Barker:

I have enclosed the attached matter for your notification.

The attached matter is now pending before the Committee on Public Works and will be considered by the said Committee at a later date.

If you have any questions on the above matter, please do not hesitate to contact me. I can be reached at 421-7740, at extension 253.

Sincerely yours,

Michael R. Clement
First Deputy City Clerk

MRC/jb
Enclosure: Salina Street Abandonment

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

May 21, 1990

New England Telephone Co.
85 High Street
Pawtucket, R.I. 02860
Att: Paula Parquette

Dear Ms. Parquette:

I have enclosed the attached matter for your notification.

The attached matter is now pending before the Committee on Public Works and will be considered by the said Committee at a later date.

If you have any questions on the above matter, please do not hesitate to contact me. I can be reached at 421-7740, at extension 253.

Sincerely yours,

Michael R. Clement
First Deputy City Clerk

MRC/jb
Enclosure: Salina Street Abandonment

NANCY L. DERRIG
SUPERINTENDENT OF PARKS



JOSEPH R. PAOLINO, JR.
MAYOR

Department of Public Parks
"Building Pride In Providence"

May 30, 1990

Mr. Michael Clement
First Deputy City Clerk
Office of the City Clerk
City Hall
Prov., R.I.

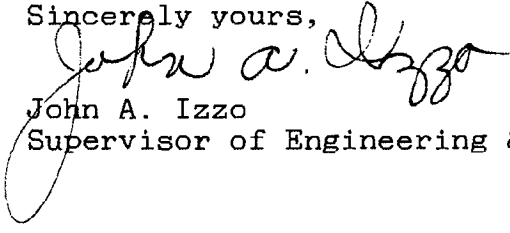
RE: Abandonments of Salina Street

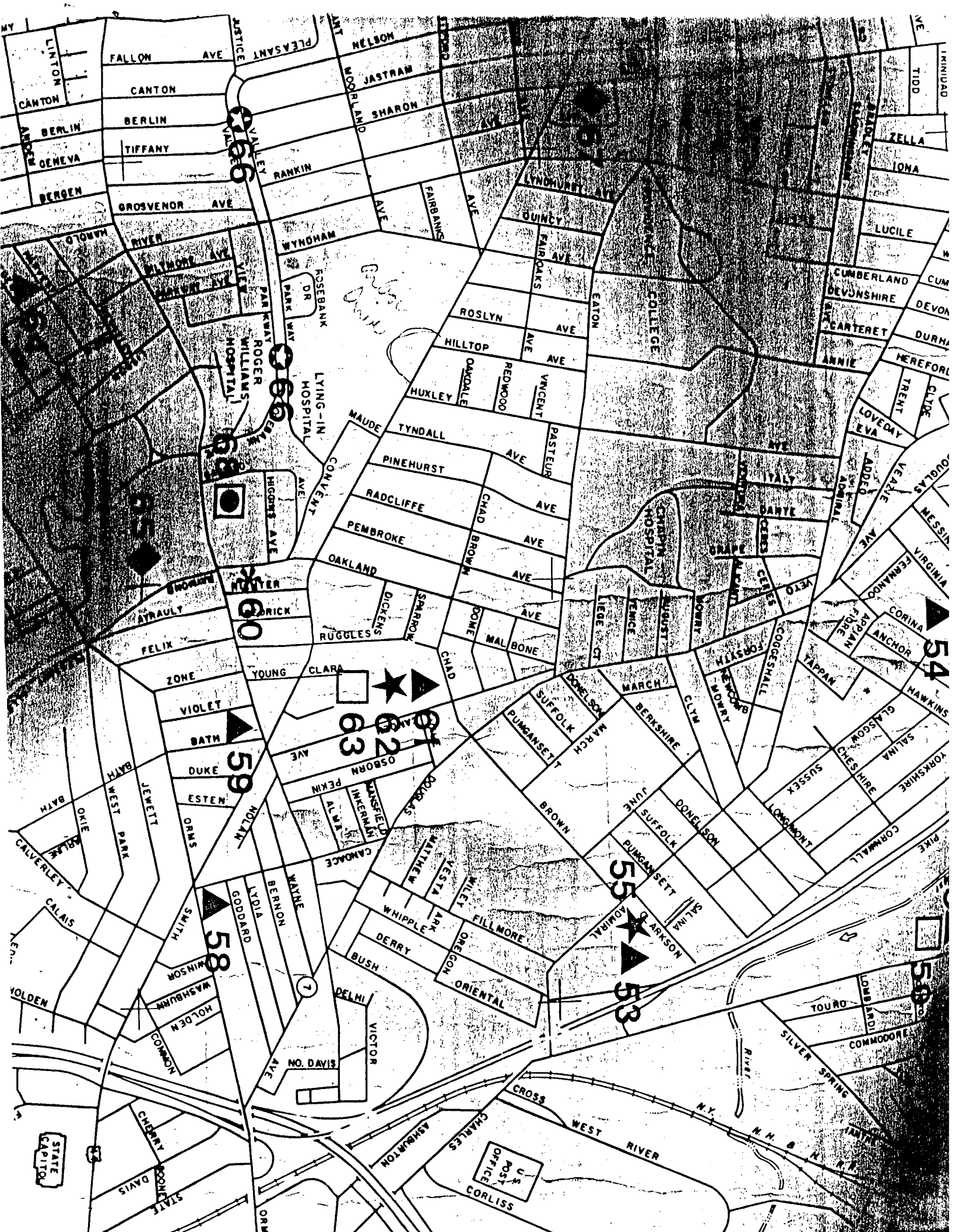
Dear Mr. Clement:

Upon review of all Department of Public Parks Plans, and records. It is the conclusion of the Parks Department that the abandonment of Salina Street, will in no way effect any Park Department existing facility, and or future plans for that area.

Enclosed is a map indicating the street in question marked in RED, and the nearest Park Department facility marked in GREEN.

Sincerely yours,


John A. Izzo
Supervisor of Engineering & Planning



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City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 18, 1990

TO: Nancy L. Derrig, Superintendent of Parks

SUBJECT: SALINA STREET ABANDONMENT, PORTION OF

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached are copies of the subject petition for your study and report back in writing, as soon as practical.

Michael R. Clement
First Deputy City Clerk

B. JAMES SUZMAN
DIRECTOR



JOSEPH R. PAOLINO, JR.
MAYOR

Department of Public Works

"Building Pride In Providence"

June 1, 1990

Councilman James Petrosinelli
Chairman of the Public Works Committee
Providence City Council
City Hall - Prov., R.I. 02903

Re: Proposed Abandonment
Portion Salina Street

Dear Councilman Petrosinelli:

The Department of Public Works has no objection to the abandonment of a portion of Salina Street as noted on plan entitled, "Providence, R.I., P.W. Dept, Engineering Office, Street Line Section, Plan No. 064490, Date: 5/26/90". Cross-hatched area indicates abandonment. It is noted that a full sewer easement is required for the 60-inch storm sewer line from the northerly line of Clarkson Street to 10-feet north of said 60-inch sewer line noted in "red" on the aforementioned plan.

If this department can further assist you in this regard, please advise.

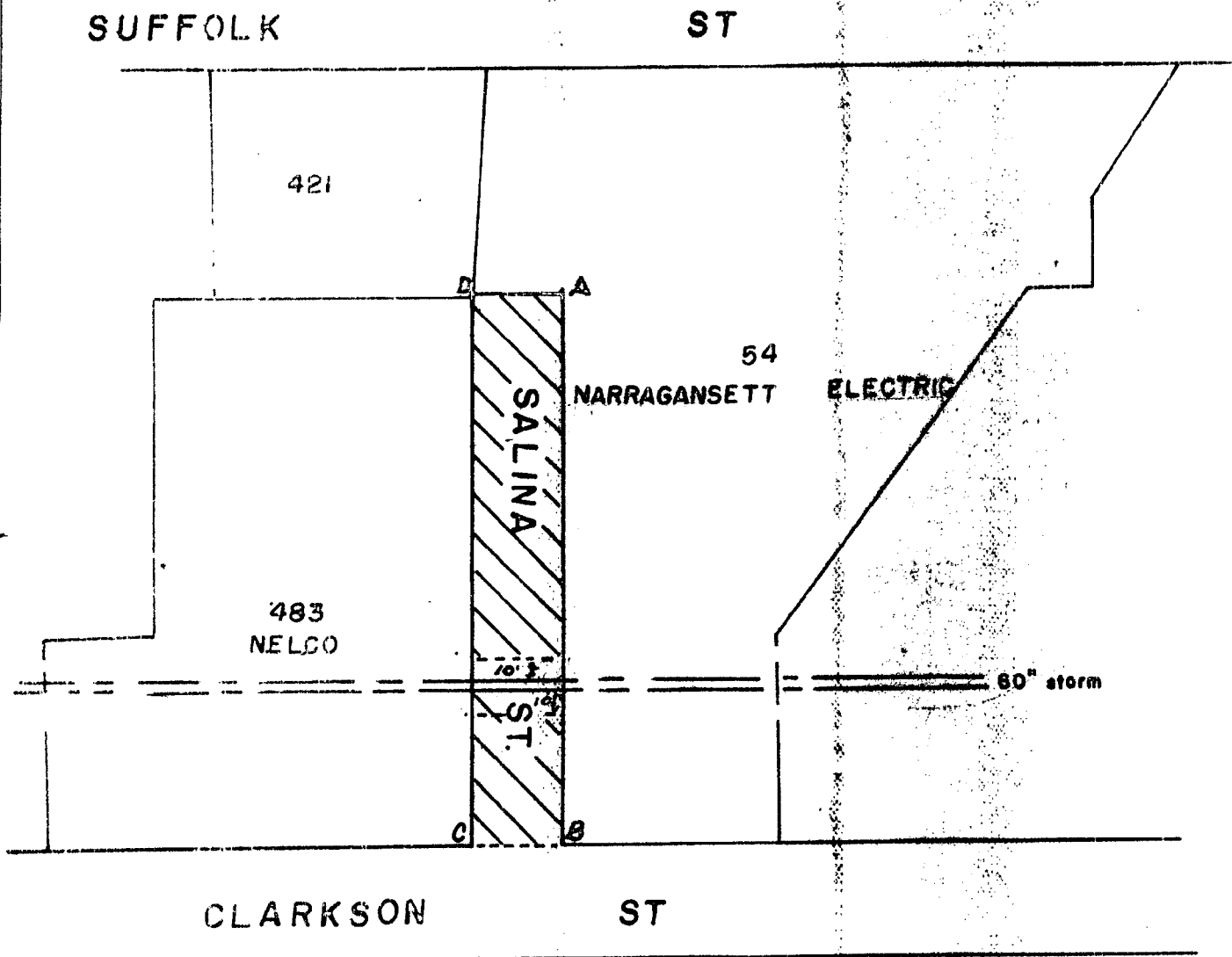
Very truly yours,

Anthony G. Stanzione, Jr.
Anthony G. Stanzione, Jr., P.E.
City Engineer

CC: M. Clement - 1st Dep. City Clerk
JTM
JLC



PROVIDENCE R.
P. E. DEPT. ENGINEERING OFFICE
STREET LNS SECTION
Plan No. 004490
Date 5/26/90



NOTES

- 1) CROSS HATCHED AREA A-B-C-D INDICATES PROPOSED ABANDONMENT
- 2) FULL SEWER EASEMENT REQUIRED FROM N'LY LINE CLARKSON TO 10' N OF SEWER LINE.

CITY OF PROVIDENCE, R.
Public Works Dept. Engineering Office
Showing SALINA ST. ABANDONMENT
PROPOSED
Drawn by Ad Checked by BB
Scale 1"=80' Date 5-26-90
Correct John T. Hendon Associate Eng.
A. J. Stomine P.E.

SALINA ST (ABANDONMENT)

PLAT 76

LOT 483

NARRAGANSETT ELECTRIC COMPANY

LOT 54

NARRAGANSETT ELECTRIC COMPANY



Department of Planning and Development

"Building Pride In Providence"

MEMORANDUM

To : Michael Clement, Deputy
City Clerk's Office

From : William G. Floriani, Assistant Director *WGF*

Thru : Thomas F. O'Connor, Jr., Associate Director *TFO*
Project Management & Construction

Date : June 1, 1990

Re : Proposed Abandonment
Salina Street

Pursuant to your request, I have completed an appraisal of the proposed abandonment of Salina Street by Narragansett Electric Company.

The value of this property is \$47,500.00. Should you have any questions, please call me.

CC: Thomas V. Moses, Esq.
Thomas Deller

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

as follows:

(1) That your Petitioner, The Narragansett Electric Company, is a corporation created by the General Assembly of the State of Rhode Island and authorized, among other things, to engage in the production, transmission, delivery and furnishing of electricity for light, heat and power.

(2) That Assessor's Plat 76 shows a portion of Salina Street extending a distance of approximately 250 feet north from Clarkson Street.

(3) That said portion of Salina Street is bounded on the south by Clarkson Street, on the north and east by lot 54, and on the west by lot 483 all as shown on the accompanying plan entitled "PLAN TO ACCOMPANY PETITION FOR ABANDONMENT OF PART OF SALINA STREET, PROVIDENCE, R.I., APRIL 1990".

(4) That said portion of Salina Street has never, to the knowledge of your petitioner, been open or used for a public street, nor has it been developed as a public street, but rather exists now and in the past as a paper street, so-called.

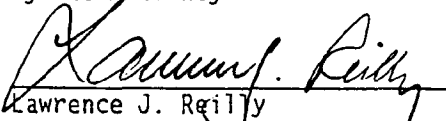
(5) That your Petitioner is the owner in fee simple of Lots 54 and 483 on Assessor's Plat 76 as shown on the accompanying plan.

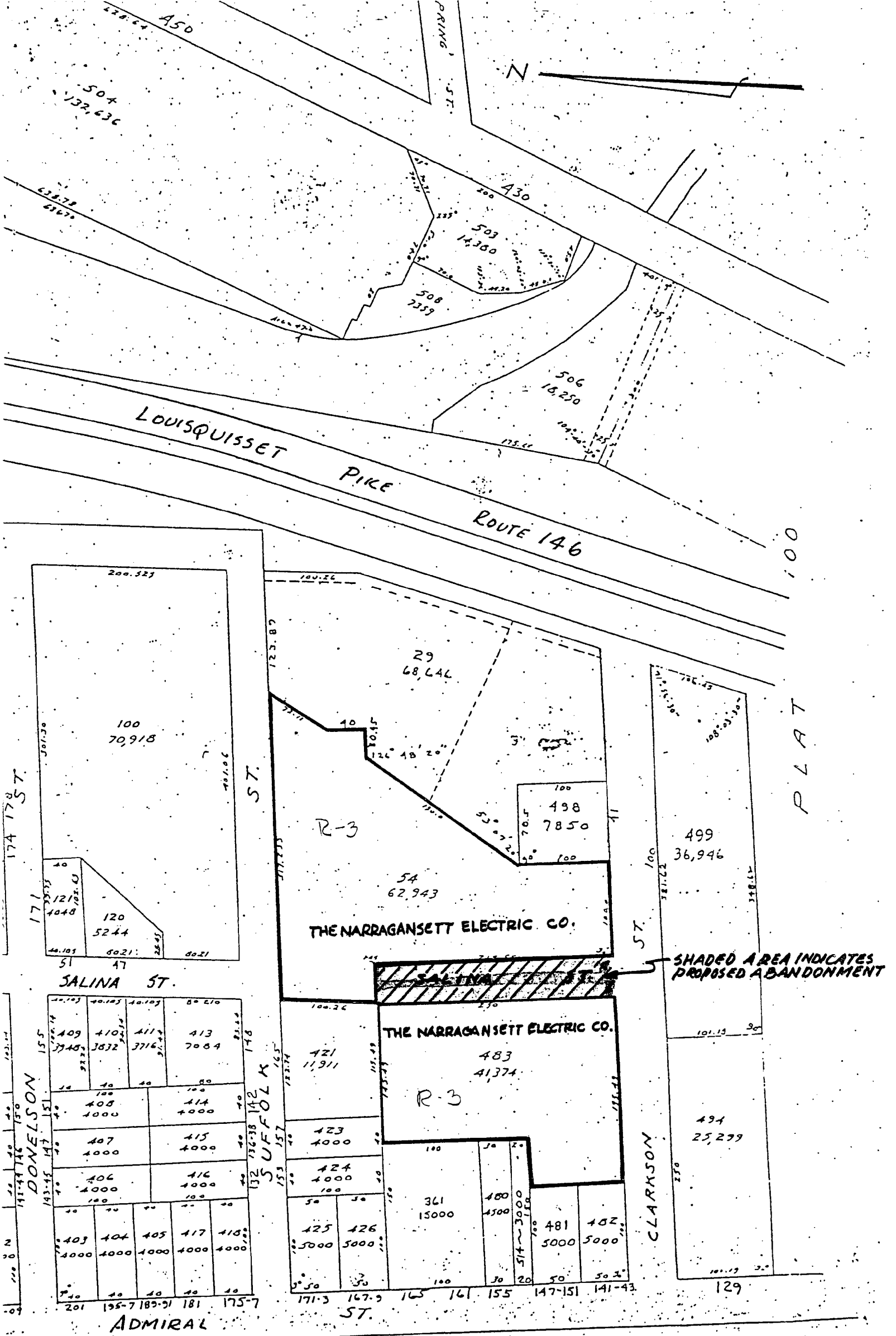
(6) That abandonment of said portion of Salina Street, would facilitate the expansion and extension of electric distribution facilities maintained in the vicinity by your Petitioner and thereby provide benefits to the public.

WHEREFORE, your petitioner respectfully prays that said portion of Salina Street as shown on the accompanying plan be deemed no longer useful to the public and that said portion of Salina Street be abandoned as a public highway in accordance with the provision of R.I.G.L. 24-6-1 et seq.

Respectfully submitted,

THE NARRAGANSETT ELECTRIC COMPANY
By its Attorney


Lawrence J. Reilly
280 Melrose Street
Providence, Rhode Island 02907



PLAN TO ACCOMPANY PETITION
FOR ABANDONMENT OF PART OF
SALINA STREET
PROVIDENCE, R.I.
APRIL, 1990

PROVIDENCE, R.I.
ASSESSORS PLAT 76



Narragansett Electric

The Narragansett Electric Company
280 Melrose Street
P.O. Box 1438
Providence, Rhode Island 02901-1438

- 1438/0
- Florian;
- Street Abandonment

May 11, 1990

Mr. Thomas Deller
Providence Planning Division
44 Washington Street
Providence, RI 02903

Re: Proposed abandonment of a portion of Salina Street,
Providence, RI

Dear Mr. Deller:

In accordance with our telephone conversation, I have enclosed a copy of a petition with a plan attached showing the location of the proposed abandonment. At this time I would like to have an idea of how much money the City of Providence is looking for if the abandonment goes through.

Thank you for your cooperation.

Very truly yours,

Albert J. Lovegreen
Consultant

EDWARD F. BURKE
CHAIRMAN
ARMANDO PARILLO
VICE CHAIRMAN
JAMES A. LOMBARDI
SECRETARY
JOHN E. MARTINELLI
LEGAL ADVISOR
JEROME I. BARON
EX-OFFICIO



JOSEPH R. PAOLINO, JR.
MAYOR
RICHARD O. RAFANOVIC
CHIEF ENGR./GENERAL MANAGER
RAYMOND COLA
CITY COUNCILMAN
ANDREW J. ANNALDO
CITY COUNCILMAN
MARY A. NOCERA
MEMBER
DANIEL J. SCHATZ
MEMBER

Water Supply Board
"Building Pride In Providence"

M E M O R A N D U M

TO: Councilman James Petrosinelli, Chairman
Committee on Public Works

FROM: Richard O. Rafanovic, PE *HB for*
Chief Engineer & General Manager

DATE: June 19, 1990

RE: Salina Street

Reference is made to a petition dated May 18, 1990 to abandon a portion of Salina Street in the city of Providence.

We have reviewed the proposal and find that no water facilities are affected. We have no objection to the abandonment.

ROR/mtd



The City Plan Commission

44 WASHINGTON STREET

PROVIDENCE, RHODE ISLAND 02903

July 6, 1990

Committee on Public Works
City Clerk's Office
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 3020 - Abandonment of Salina Street

Gentlemen:

The City Plan Commission at its June 27, 1990 regular monthly meeting reviewed and evaluated the proposed abandonment of Salina Street from Clarkson Street to its northern terminus.

The petitioner is the Narragansett Electric Company who owns the adjacent lots 54 and 483 on A.P. 76.

A field inspection revealed that Salina Street is a paper street located on a grassy slope with curb cuts fronting Clarkson Street.

The area of the above paper street and adjacent lots 54 and 483 are vacant, covered with grass and contain numerous poles supporting electrical lines running from the electric sub-station located on the corner of Admiral and Clarkson Streets.

The presnet Commission members agreed to advise the Committee on Public Works that no objection is offered to this petition.

Regards,

Thomas E. Deller, AICP
Associate Director of Planning

TED/jp
GJT

cc: Thomas V. Moses, Esq., Director
Councilman James A. Petrosinelli

CITY PLAN COMMISSION PROVIDENCE, R. I.

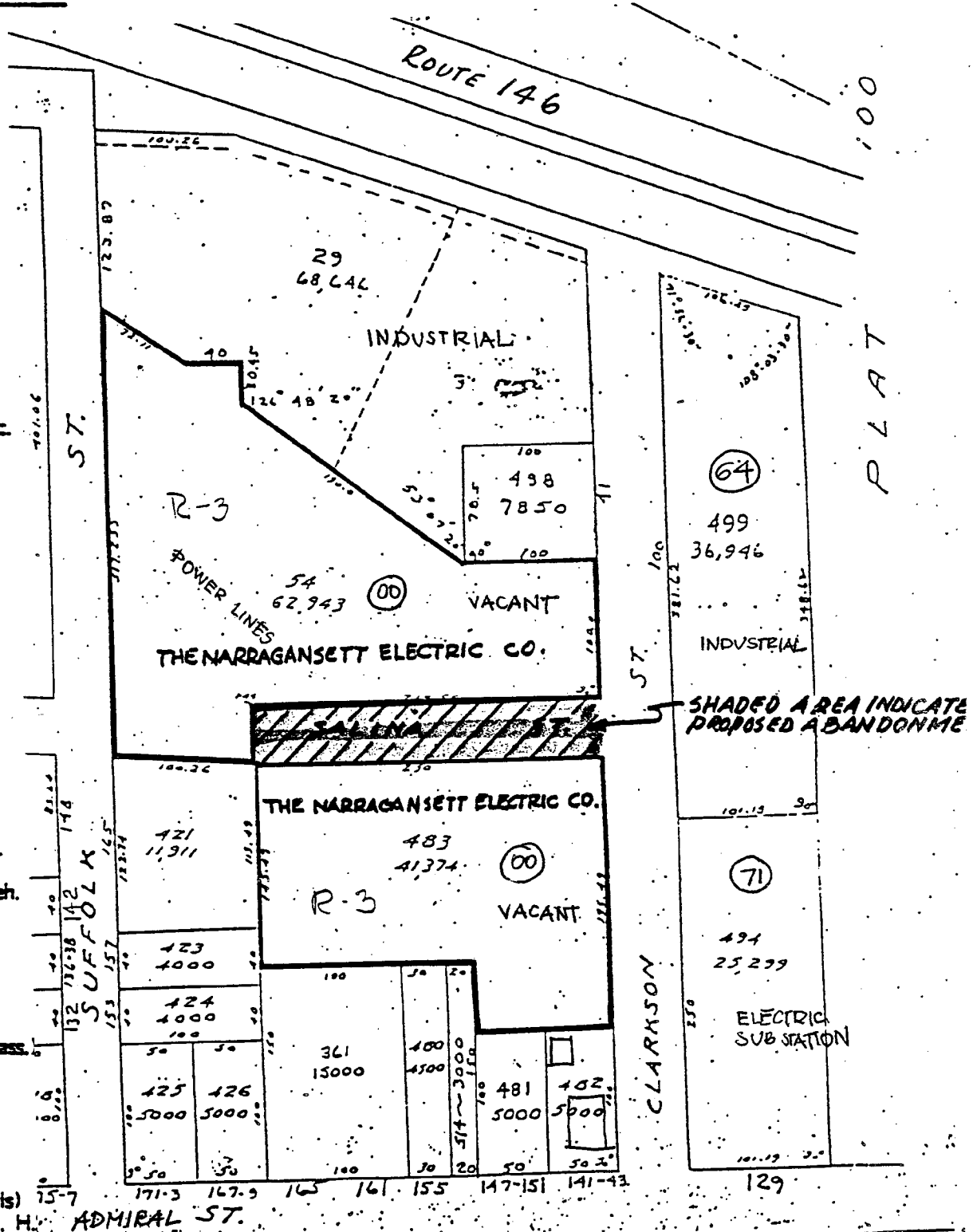
Ref. No. 3020 Subject: Abandonment of Salina street

Plat No. 76 Lot No. _____

Lot Area: _____

LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 36 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 93 Church
- 94 Private School or Coll.
- 95 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 95 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 6/6/90 By: GT Scale: _____

Department of Planning and Development
44 Washington Street
Providence, Rhode Island 02903

Committee on Public Works
City Clerk's Office
City Hall
Providence, Rhode Island 02903

RECEIVED

JUL 9 2 38 PM '99

DEPT. OF CORRECTIONS
PROV. PRISON, R.I.



CITY OF PROVIDENCE
DEPARTMENT OF PUBLIC WORKS
INTERDEPARTMENTAL MEMORANDUM

TO: *Councilman*

FROM: *SPW/KNG*

DATE: *7-31-90*

SUBJECT: *Abandonment / Salina St.*

*See Mike Clement
on this*

Je



Department of Traffic Engineering
"Building Pride In Providence"

M E M O R A N D U M

TO: Committee on Public Works
FROM: Irene J. Testa
DATE: September 18, 1990
RE: PENDING MATTERS

Request: Viola Street - one way.
Grotto Avenue - one way from Mount Avenue to Magellan
Benefit Street - one way from Tockwotton to India Street
Traverse Street - one way from India to Tockwotton Street
South Main Street - one way from Tockwotton to India Street
Tockwotton Street - one way from Traverse to Benefit Street

Disposition: No objection to above said one way street requests.

Request: To abandon certain portions of the following streets:

Burchard Street
Hymer Street
Power Street
Salina Street
Unnamed Gangway between Touro and Commodore Streets

Disposition: No objection to said abandonments.

Request: Detroit Avenue - one way.

Disposition: This request is under study at this time.

Request: Installation of four-way STOPS at the following intersections:

Almy and Meader
Chester and Taylor
Gay and Dudley

Disposition: These intersections are presently being analyzed and reports will be submitted for the next meeting.

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 OF NARRAGANSETT ELECTRIC COMPANY TO ABANDON A PORTION OF SALINA STREET.

<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
76	483	Narragansett Electric Company
	54	"

Councilman James A. Petrosinelli
Ward 4

Ralph Guglielmi
CITY SERGEANT

9/20/70
DATE

SALVATORE L. MOIO
THOMAS O. SWEENEY
MARION PRANIKOFF
RICHARD C. DOYON
GERARD A. FOURNIER
KENNETH P. MILLER
MICHAEL W. SWEENEY
FRED S. HASHWAY

HENRY W. COOKE CO.

REAL ESTATE SINCE 1891

HOSPITAL TRUST BUILDING

PROVIDENCE, R. I. 02903

421-5350
FAX: 421-0506

REAL ESTATE
INSURANCE
APPRAISALS
AUCTIONS
MEMBERS

PROVIDENCE BOARD OF REALTORS
INDIVIDUAL MEMBERSHIP SOCIETY OF REAL ESTATE APPRAISERS
RHODE ISLAND REALTORS ASSOCIATION, INC.
STATE WIDE MULTIPLE LISTING SERVICE
COMMERCIAL AND INVESTMENT DIVISION

October 30, 1990

Mr. Peter V. Lacouture
Tillinghast Collins & Graham
Counsellors at Law
One Old Stone Square
Providence, RI 02903

Dear Mr. Lacouture:

Pursuant to your request, I have inspected the real estate designated as Salina Street located on Plat 76 of the Tax Assessor's Plats of the City of Providence, State of Rhode Island.

The subject property is better defined as a 40' x 250' +/- parcel of land extending northerly from Clarkson Street between Lots 54 and 483 of Plat 76.

The purpose of my inspection was to estimate the market value as of October 31, 1990 and to estimate the market value of the subject property if it is only considered to be an easement as described in your letter dated 10/30/90 (attached).

HENRY W. COOKE CO.

Mr. Peter V. Lacouture
October 30, 1990
Page 2

By market value I mean the most probable price in terms of money which a property should bring in an open and competitive market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Based upon an analysis of comparable sales and also upon the fact that the parcel would be considered unbuildable, it is my considered opinion that the market value as of the effective date of the appraisal was:

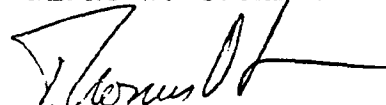
TWENTY-FIVE THOUSAND AND NO/100 (\$25,000)-----DOLLARS.

Further, it is my opinion that the market value of the subject property if it is considered an easement would be:
TWO THOUSAND FIVE HUNDRED (\$2,500)-----DOLLARS.

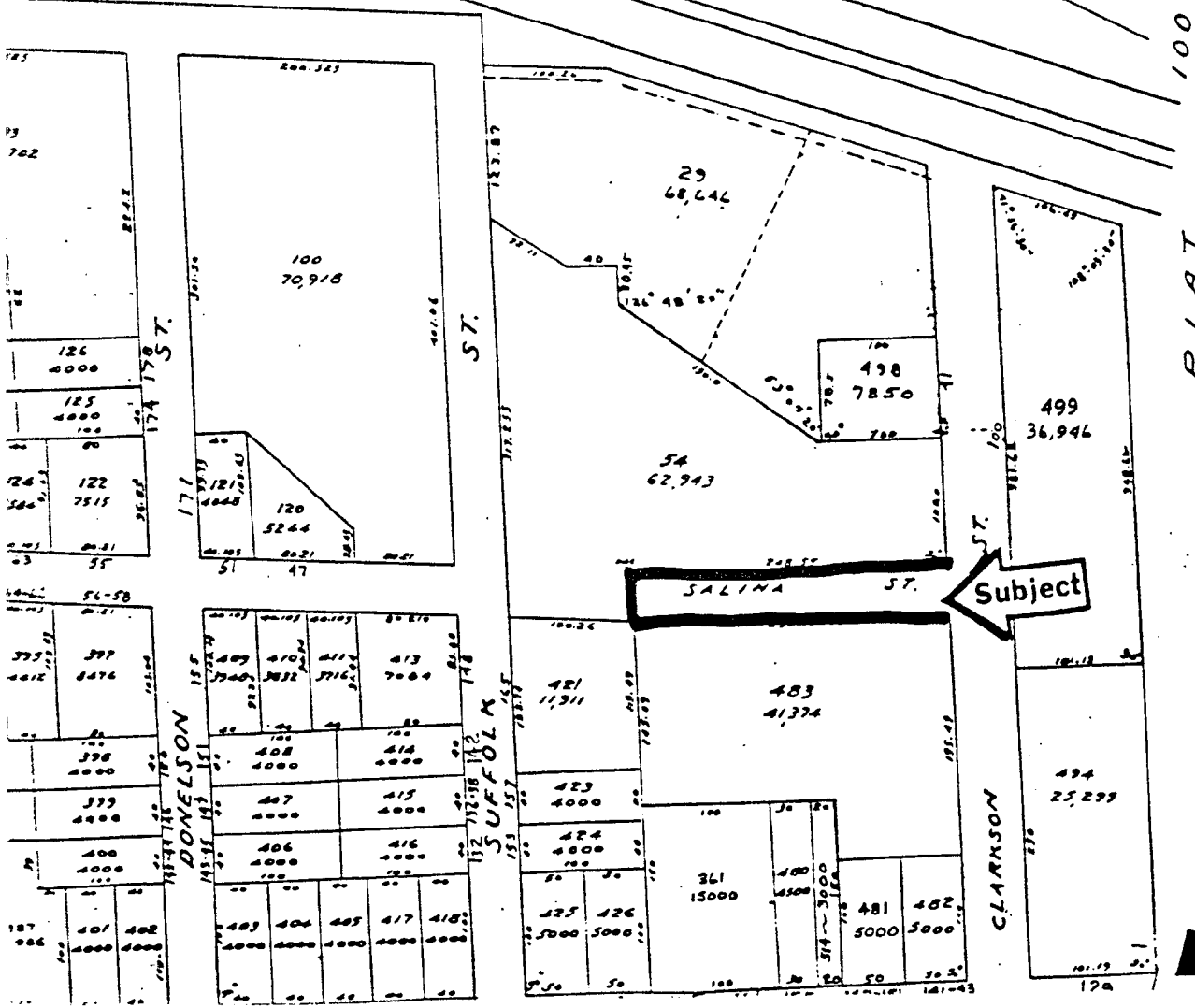
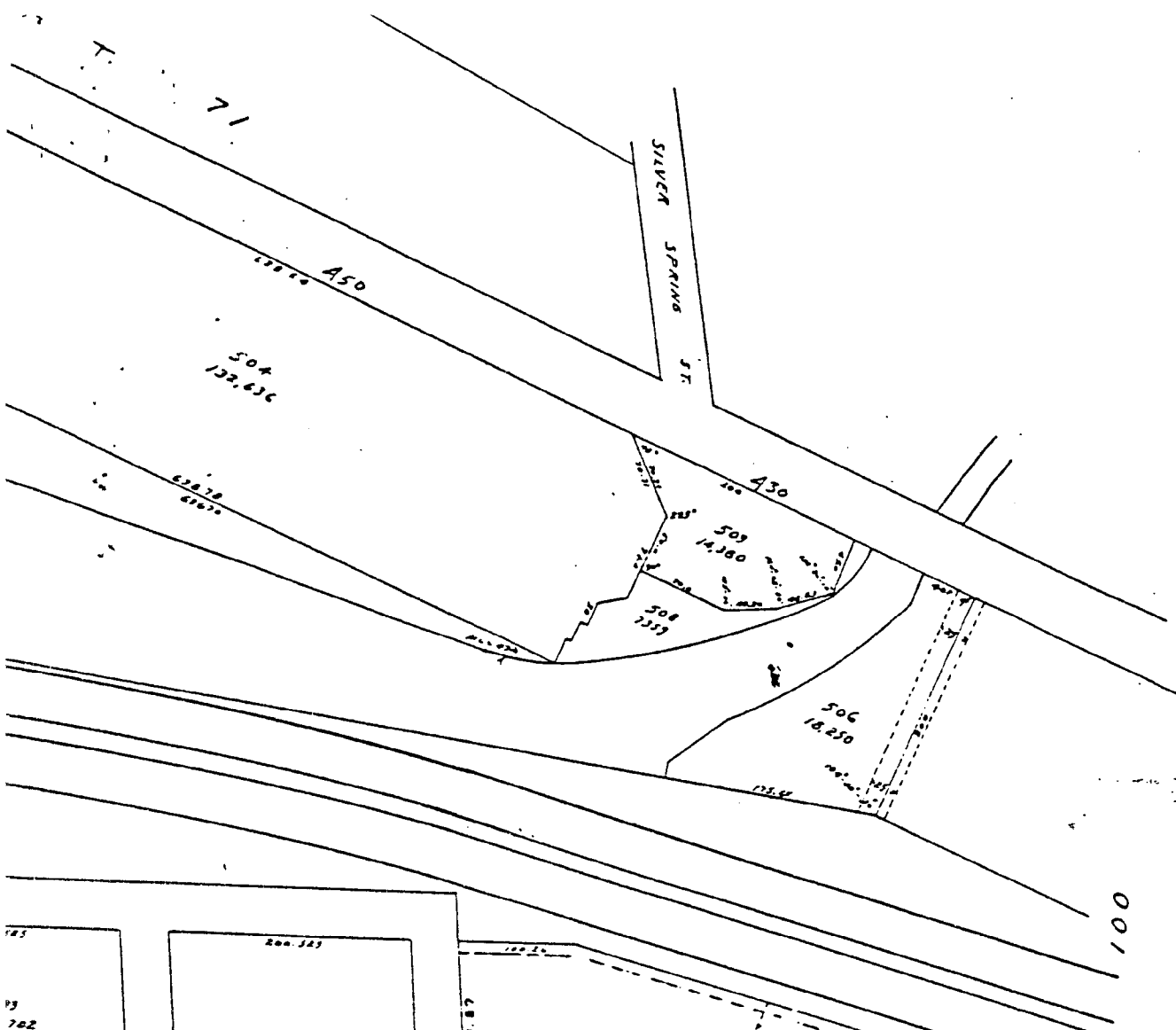
This value is supported by typical standards set by the R.I. Department of Transportation in their valuation of permanent easements such as guy wire, drainage and aerial easements.

A full narrative report will be provided.

Respectfully submitted,
HENRY W. COOKE CO.


Thomas O. Sweeney,
Staff Appraiser

TOS/cmb



CONTINGENT AND LIMITING CONDITIONS

This appraisal report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions contained in the Report which are incorporated herein by reference.

1. No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to title, which is assumed to be marketable. The property is appraised as though under reasonable ownership.
2. Sketches in this report are included to assist the reader and no responsibility is assumed for accuracy. No survey has been made of the property specifically for this report.
3. Unless arrangements have been previously made, no appearance in court or requirements to give testimony in respect to the subject property will be assumed.
4. The distribution of the total valuation in this report between land and improvements applied only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
5. It is assumed that there are no hidden or apparent conditions of the property, subsoil or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which might be required to discover such factors.
6. Information, estimates and opinions furnished to this office and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy can be assumed by this office.

CONTINGENT AND LIMITING CONDITIONS (Con't)

7. Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or the client; nor shall it be conveyed by any but the client to the public through advertising, public relations, news, sales or media without the written consent and the approval by the author (s) particularly as to valuation conclusions, the identify of the appraisers or a firm.

8. In this appraisal assignment, the existence of potentially hazardous material in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, asbestos, and/or the existence of toxic waste or radon gas, which may or may not be present on the property, has been considered. No information was obtained leading us to believe or disprove such hazards, except where noted. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field if desired.

HENRY W. COOKE Co.

QUALIFICATIONS OF THOMAS O. SWEENEY
REALTOR AND APPRAISAL SPECIALIST ASSOCIATED WITH
THE HENRY W. COOKE COMPANY

SPECIALIZING IN REAL ESTATE AND APPRAISALS SINCE 1891

Engaged in Real Estate business for 7 years.

Executive Vice President: Henry W. Cooke Co.

Licensed Real Estate Broker for the State of Rhode Island.

Licensed Real Estate Broker for the Commonwealth of Massachusetts.

Graduate of Providence College with a Bachelor of Arts Degree in Political Science.

Successfully completed the following courses and examinations.

SREA: Course 101 Introduction to Appraising Real Property

Course 102 Applied Property Valuation

Course 201 Principles of Income Property

Appraising

Course 202 Applied Income Property Valuation

AIREA: Course 1A1 Real Estate Appraisal Principles

Course 1A2 Basic Valuation Procedures

SREA Seminars:

Narrative Report Seminar

How to Appraise Apartments

Overview of Income Capitalization

Guest Instructor: University of Rhode Island Extension Division

"Real Estate Fundamentals"

"Real Estate Finance"

Candidate Member: Society of Real Estate Appraisers
Rhode Island Chapter #93, American Institute
of Real Estate Appraisers New England Chapter #7,

Member: Greater Providence Board of Realtors.
National Association of Realtors

HENRY W. COOKE CO.

Director: Rhode Island Chapter #93 Society of Real
Estate Appraisers

Qualified Expert Witness: City of Providence, Zoning
Board of Review
City of Cranston, Zoning Board of Review
Town of Smithfield, Zoning Board of Review
Town of Johnston, Zoning Board of Review
Town of Barrington, Zoning Board of Review
Town of Scituate, Zoning Board of Review

Qualified as a Real Estate Expert to Testify:
Superior Court, State of Rhode Island
Family Court, State of Rhode Island

Appraisals for Attorneys, Business and Homeowners

Appraisals for:

United States Small Business Administration
State of Rhode Island
Department of Transportation
Department of Administration
Division of Municipal Affairs
City of Providence Water Supply Board
Department of Planning and Development
Providence Redevelopment Agency
Federal National Mortgage Association
Rhode Island Hospital Trust
Bank of Boston
Fleet National Bank
Bank of New England/Old Colony
People's Savings Bank
Citizens Savings Bank
Old Stone Bank
Marquette Credit Union
Pier Bank
First Bank and Trust
Greater Providence Deposit and Trust
Merrill Lynch Relocation
Edwards and Angell
Tillinghast, Collins and Graham
Hinckley, Allen, Synder and Comen
Licht and Semonoff
Lovett, Scheffrin, Gallogly and Harnett
D'Amico and Hurst
McAleer and McAleer
McOsker, Isserlis, Davignon and Waldman
Yesser, Jessup and Green
Gordon and Levitt

HENRY W. COOKE CO.

GTECH Corporation
Lehigh - Portland Cement Co.
PJ Fox Paper Co.
CFS Air Cargo
Christmas Tree Shops
Coastal Capital Corp.
Park City Capital
McLaughlin Automotive
Ferland Corp.
Tenneco Gas
Narragansett Electric

TILLINGHAST COLLINS & GRAHAM

COUNSELORS AT LAW

Courthouse Law Plaza
750 Southeast Third Avenue
Suite 100
Fort Lauderdale, Florida 33316
Telephone 305 467-5700
Fax 305 767-0109

October 30, 1990

BY HAND DELIVERY

Mr. Thomas O. Sweeney
Henry W. Cooke Co.
624 Hospital Trust Building
Providence, RI 02903

Re: The Narragansett Electric Company - Salina Street
Abandonment

Dear Tom:

As we discussed, we have analyzed and are offering our analysis of the legal issues related to your appraisal of the portion of Salina Street which The Narragansett Electric Company ("Narragansett") has petitioned to be abandoned.

In Rhode Island, highways may be established by condemnation (§ 24-1-1), by user (§ 24-2-1) or by common law dedication and acceptance (City of Newport v. Sisson, 51 R.I. 481, 155.A, 576 (1931)). We have been advised by the City Engineer's Department that the portion of Salina Street on Narragansett's property (adjacent to Clarkson Street) has never been accepted by the City of Providence. A view of the property indicates that, with the exception of the installation of a curb cut, it is not now and apparently has never been used as a street. Consequently, it would appear that the City of Providence does not own the fee under the platted street but that this is owned by Narragansett as the owner of the abutting property on both sides (Davis v. Girard, 74 R.I. 125, 59 A.2d 366, 368 (1948), Nugent v. Valone, 91 R.I. 145, 161 A.2d 802 (1960)).

The City of Providence has an inchoate right to accept and improve the street. At the present time there are no public rights in the street.

We would contrast this with a situation where a street has been accepted and improved; although under such circumstances the City would not own a perpetual easement in

Mr. Thomas O. Sweeney
October 30, 1990
Page 2

the street, it would hold rights for public use so long as it was used by the public. A third situation involves the case where a street is accepted but not improved; the street is subject to the public easement but, as a practical matter, would not be subject to use by the public and would presumably continue to be used by the abutters. In contrast, our situation would, we believe, represent the smallest percentage of the fee value of the underlying property since the public rights have never been exercised, a public street was never established, the City did not pay the abutting owner anything for its rights and the City has not improved the street or otherwise put money into it.

We have also confirmed that since the street is only 40 feet wide and is not a platted lot, it does not meet the minimum frontage requirements for R-3 zoning and is therefore not a buildable lot.

We hope this information is of help to you in completing your appraisals.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter V. Lacouture", written in a cursive style.

Peter V. Lacouture

PVL/11n
9018f

Please reply to: One Old Stone Square
Providence, Rhode Island 02903
Telephone 401 456-1200
Fax 401 456-1210
Telex 952166

TILLINGHAST COLLINS & GRAHAM

COUNSELORS AT LAW

Courthouse Law Plaza
750 Southeast Third Avenue
Suite 100
Fort Lauderdale, Florida 33316
Telephone 305 467-5700
Fax 305 767-0109

October 31, 1990

Mr. Timothy C. Duffy
Administrative Assistant for
Legislative Affairs
Office of the Mayor
City Hall
Providence, Rhode Island 02903

Re: The Narragansett Electric Company--Abandonment of
Salina Street

Dear Tim:

Pursuant to your conversation with Joe Walsh late last week, I am enclosing a letter appraisal which Tom Sweeney of Henry W. Cooke has prepared for us.

The appraisal indicates that the value of the unaccepted portion of Salina Street which Narragansett is petitioning to be abandoned is \$2,500. when valued as an easement. Based on the fact that the property would not be considered a buildable lot under the City Zoning Ordinance and the right of the City is merely an unexercised right to accept and improve the street, we believe that valuation of the property as an easement reflects the fair market value of that which the City is abandoning.

Sincerely,



Peter V. Lacouture

PVL/kef
Enclosure
9087f



Department of Planning and Development

"Building Pride In Providence"

MEMORANDUM

To : Michael Clement, Deputy
City Clerk's Office

From : William G. Floriani, Assistant Director *WGF*

Thru : Thomas F. O'Connor, Jr., Associate Director *HO*
Project Management & Construction

Date : June 1, 1990

Re : Proposed Abandonment
Salina Street

Pursuant to your request, I have completed an appraisal of the proposed abandonment of Salina Street by Narragansett Electric Company.

The value of this property is \$47,500.00. Should you have any questions, please call me.

CC: Thomas V. Moses, Esq.
Thomas Deller

100-10000
C.P.C. 00
100-10000
100-10000

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

as follows:

(1) That your Petitioner, The Narragansett Electric Company, is a corporation created by the General Assembly of the State of Rhode Island and authorized, among other things, to engage in the production, transmission, delivery and furnishing of electricity for light, heat and power.

(2) That Assessor's Plat 76 shows a portion of Salina Street extending a distance of approximately 250 feet north from Clarkson Street.

(3) That said portion of Salina Street is bounded on the south by Clarkson Street, on the north and east by lot 54, and on the west by lot 483 all as shown on the accompanying plan entitled "PLAN TO ACCOMPANY PETITION FOR ABANDONMENT OF PART OF SALINA STREET, PROVIDENCE, R.I., APRIL 1990".

(4) That said portion of Salina Street has never, to the knowledge of your petitioner, been open or used for a public street, nor has it been developed as a public street, but rather exists now and in the past as a paper street, so-called.

(5) That your Petitioner is the owner in fee simple of Lots 54 and 483 on Assessor's Plat 76 as shown on the accompanying plan.

(6) That abandonment of said portion of Salina Street, would facilitate the expansion and extension of electric distribution facilities maintained in the vicinity by your Petitioner and thereby provide benefits to the public.

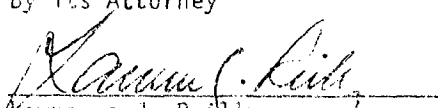
WHEREFORE, your petitioner respectfully prays that said portion of Salina Street as shown on the accompanying plan be deemed no longer useful to the public and that said portion of Salina Street be abandoned as a public highway in accordance with the provision of R.I.G.L. 24-6-1 et seq.

DEPARTMENT OF CITY CLERK
CITY OF PROVIDENCE

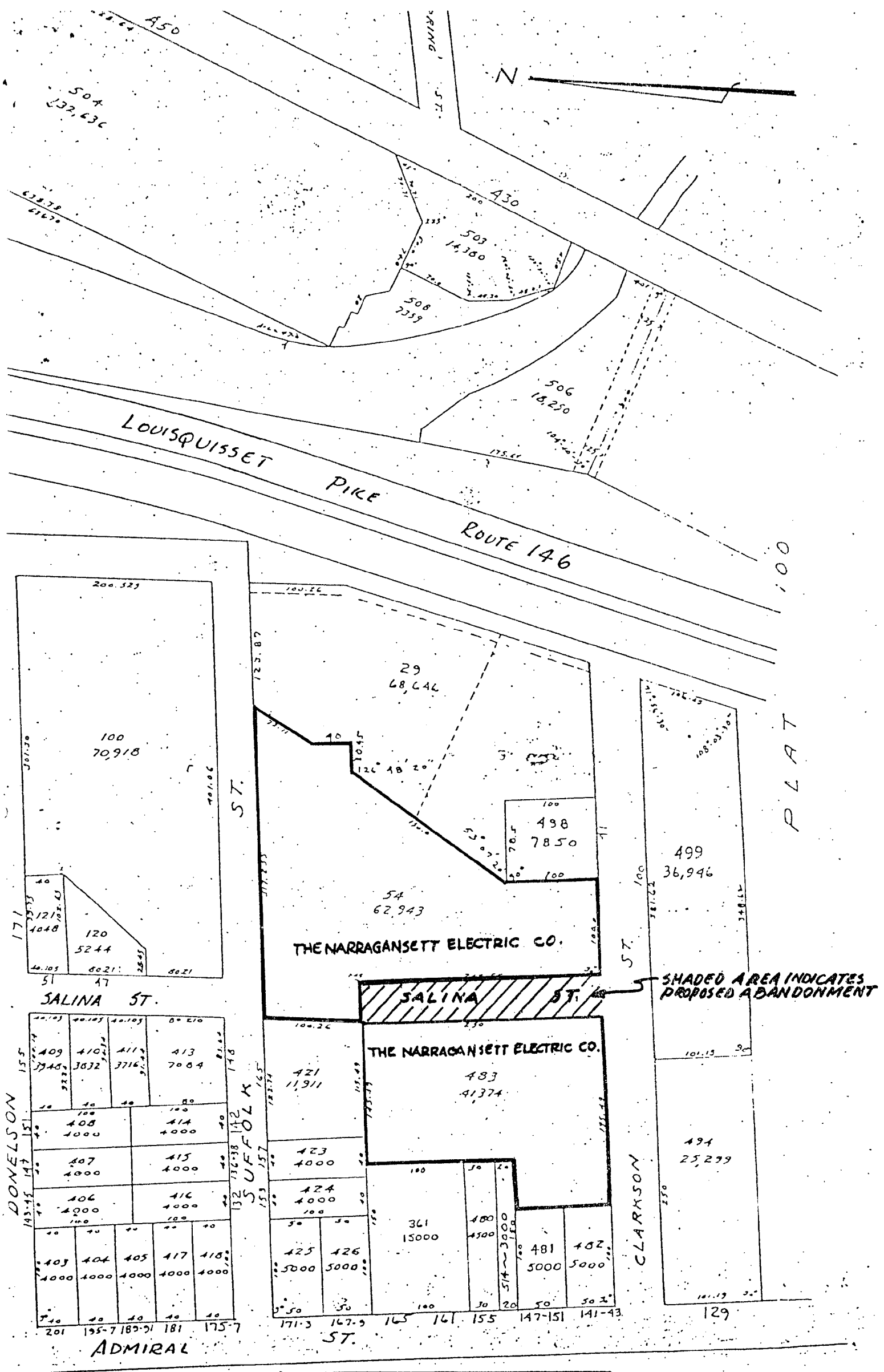
MAY - 2 1990

Respectfully submitted,

THE NARRAGANSETT ELECTRIC COMPANY
By its Attorney


Lawrence J. Reilly
280 Melrose Street
Providence, Rhode Island 02907

Pd by Ch 404-15508
2044L 5/3/90



Please reply to: One Old Stone Square
Providence, Rhode Island 02903
Telephone 401 456-1200
Fax 401 456-1210
Telex 952166

TILLINGHAST COLLINS & GRAHAM
COUNSELORS AT LAW

Courthouse Law Plaza
750 Southeast Third Avenue
Suite 100
Fort Lauderdale, Florida 33316
Telephone 305 467-5700
Fax 305 767-0109

March 13, 1991

BY HAND DELIVERY

Mr. Michael R. Clement
City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903

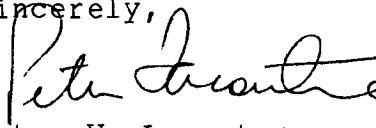
Re: The Narragansett Electric Company - Salina Street
Abandonment

Dear Mr. Clement:

I am enclosing Narragansett Electric's check no.
01-26487 in the amount of \$25,000 in payment of the agreed upon
fee for the abandonment of Salina Street.

Please acknowledge receipt on the enclosed copy of
this letter and return it to me in the enclosed envelope.

Thank you for your assistance.

Sincerely,

Peter V. Lacouture

PVL/lln
Enclosures
9978f

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 13, 1991

TO: Carolyn F. Brassil, City Collector

SUBJECT: CHECK DEPOSITED FOR ABANDONMENT OF PROPERTY

CONSIDERED BY: Rose M. Mendonca, City Clerk

DISPOSITION: Accompanying is check number 01-26487 with Citibank in the amount of \$25,000.00 for deposit for abandonment of property located along Salina Street in accordance with Resolution No. 131, approved February 28, 1991, to be deposited into the Mayor's Improvement Fund (Fund 842).

cc: Thomas Deller
Planning and Development

Carolyn F. Brassil
RECEIVED - CAROLYN F. BRASSIL - CITY COLLECTOR

Rose M. Mendonca
City Clerk