

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 695

Approved December 24, 1985

WHEREAS, LaSalle Square Associates has been selected as developer of Parcel 4 in the Weybosset Hill Urban Renewal Area.

WHEREAS, in order to develop said parcel 4, it is essential that the parcel of land described on the attached Exhibit A be leased to LaSalle Square Associates.

NOW THEREFORE, BE IT RESOLVED, that His Honor The Mayor execute a lease to LaSalle Square Associates of that parcel of land adjoining Parcel 4, more fully described as:

That certain tract or parcel of land situated on the southeasterly side of Sabin Street and the northwesterly side of Fountain Street in the City of Providence, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at a point on the southeasterly side of Sabin Street at the most westerly corner of land belonging to these grantors. Said point being one hundred ninety one and 42/100 (191.42) feet southwesterly from Mathewson Street as measured along the southeasterly side of said Sabin Street;

Thence running northeasterly bounded northwesterly by said Sabin Street a distance of twenty eight and 11/100 (28.11) feet to a corner;

Thence turning an interior angle of 90°-00'00" and running southeasterly a distance of one hundred thirty six and 38/100 (136.38) feet to said Fountain Street;

Thence turning an interior angle of 96°-11'-50" and running southwesterly bounded southeasterly by said Fountain Street a distance of thirty one and 04/100 (31.04) feet to a corner;

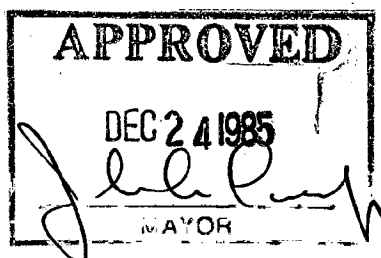
Thence turning an interior angle of 82°-40'-30" and running northwesterly a distance of one hundred thirty nine and 76/100 (139.76) feet to said Sabin Street and the point of beginning where it forms an interior angle of 91°-07'-40" with the first above described course.

Said parcel contains 4,068 square feet of land.

Said parcel is conveyed subject to a twelve and 00/100 (12.00) feet wide right of way lying adjacent to the northeasterly side thereof.

Said lease is to run for a term of 99 years at an annual rental of Five Hundred \$500.00 Dollars, with an option to renew for an additional 99 years at an annual rental to be negotiated by the parties and to contain such terms and conditions and easements as may be approved by His Honor The Mayor and the City Solicitor.

IN CITY COUNCIL
DEC 19 1985
READ AND PASSED
Walter W. Edwards PRES.
Ben Mendez CLERK



THE COMMITTEE ON
CITY PROPERTY

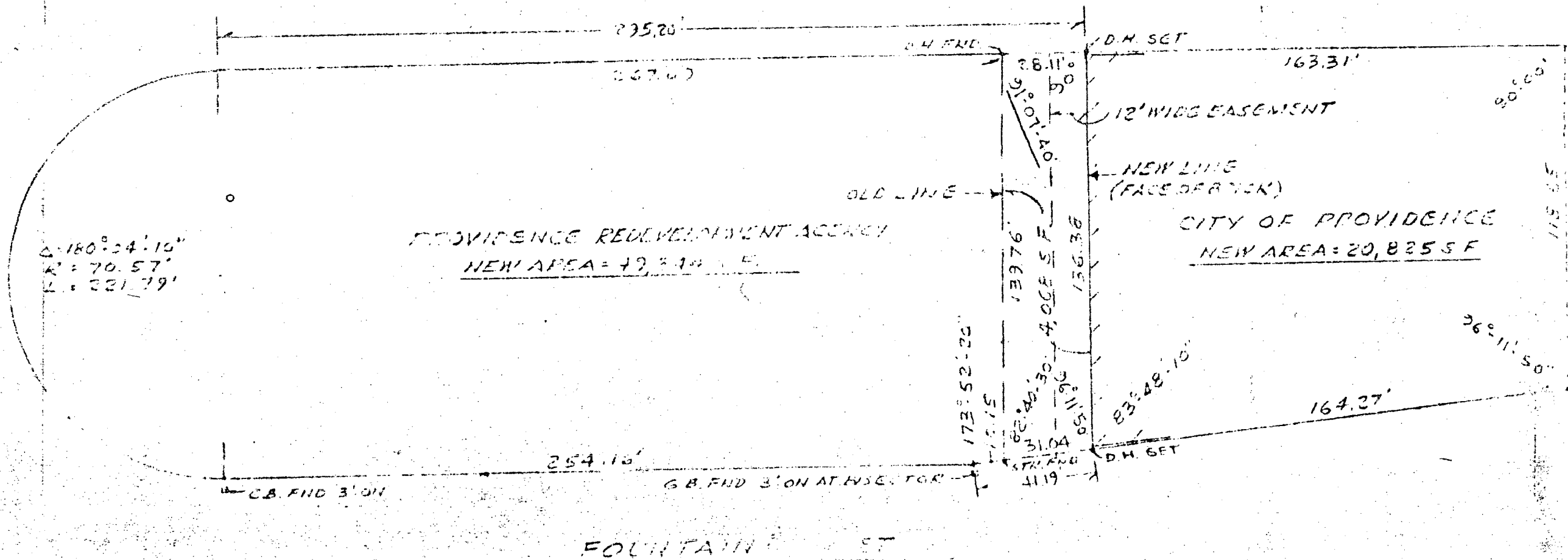
Approves Passage of
The Within Resolution

Rose M. Menchov
Chairman

Clerk

December 4, 1885

SABIN





REYNOLDS METALS DEVELOPMENT COMPANY

October 29, 1985

Mr. Andrew J. Annaldo
Chairman
City Properties Committee
49 Messina Street
Providence, RI 02901

Dear Mr. Annaldo:

LaSalle Square Associates has received approval from its lenders on a lease of the parcel required for our development on parcel 4 - LaSalle Square.

The following language would be acceptable to the lenders:

To authorize the lease to Reynolds/Gilbane (LaSalle Square Associates) (the "Tenant") of the parcel of land described on the attached Exhibit A, to permit and provide assistance to the Tenant to develop adjoining Parcel 4 as an office building (the "Development") with the lease to contain provisions for the following among others.

1. Term - 99 years with an option to renew for an additional 99 years.
2. Annual Rental - \$
3. Miscellaneous - mortgage, assignment, estoppel certificate, subordination, nondisturbance, attornment and such other provisions as may be required for the Development.

It is important to the development and the City of Providence to receive your committee's prompt approval and authorization to enter upon the parcel to commence construction.

Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely yours,

L. Daniel Libutti

L. Daniel Libutti

LDL:lh

cc: Vin Pallozzi
Rose Mendonca
Stanley Bernstein
Robert Gilbane

me 6-2-PC *if*

RECEIVED

OCT 13 11 12 AM '65

DEB
PREPARED BY

CAPUTO
AND
WICK LTD.

CIVIL ENGINEERING AND SURVEYING
ARCHITECTURAL ENGINEERING
TRAFFIC ENGINEERING

1150 PAWTUCKET AVENUE
RUMFORD, RHODE ISLAND 02916-1897
401-434-8880

RECEIVED

SEP 4 1985

R. M. D. C.

CITY OF PROVIDENCE

TO

PROVIDENCE REDEVELOPMENT AGENCY

That certain tract or parcel of land situated on the southeasterly side of Sabin Street and the northwesterly side of Fountain Street in the City of Providence, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at a point on the southeasterly side of Sabin Street at the most westerly corner of land belonging to these grantors. Said point being one hundred ninety one and 42/100 (191.42) feet southwesterly from Mathewson Street as measured along the southeasterly side of said Sabin Street;

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Said parcel contains 4,068 square feet of land.

Said parcel is conveyed subject to a twelve and 00/100 (12.00) feet wide right of way lying adjacent to the north-easterly side thereof.



REYNOLDS METALS DEVELOPMENT COMPANY

September 5, 1985

Andrew J. Annaldo
Chairman
Committee on City Property
49 Messina Street
Providence, RI 02901

Dear Mr. Annaldo:

As mentioned in our letter of August 19, transmitted herewith is a copy of the legal description and a plot plan of the area that we are proposing to purchase from the City of Providence.

Please advise if additional information is required.

Sincerely yours,

L. Daniel Libutti

LDL:lb

Enclosures

cc: Vin Pallozzi
Stan Bernstein
Bob Gilbane

FILED
SEP 13 9 07 AM '85
DEPT. CLERK
PROVIDENCE, R.I.

**THE COMMITTEE ON
CITY PROPERTY**

Recommends

Be Continued

Rose M. Moulton

Clerk

10/2/85



REYNOLDS METALS DEVELOPMENT COMPANY

August 19, 1985

Andrew J. Annaldo
Chairman
Committee on City Property
49 Messina Street
Providence, RI 02901

Dear Mr. Annaldo:

A few months ago LaSalle Square Associates, a joint venture of Weybosset Hill Development Corporation and Gilbane Properties, Inc., was selected as developer of Parcel 4 in the Weybosset Hill urban renewal area.

The Parcel has been referred to as LaSalle Square. The original building design conforms to the requirements of a potential major user but conflicts somewhat with the requirements of the Providence Redevelopment Agency.

At the August 13 meeting of the Providence Redevelopment Agency it was agreed that LaSalle Square Associates would offer to purchase the city property between Parcel 4 and the Welfare Building. The area presently contains utilities that must be kept in service.

LaSalle Square Associates' Offer to Purchase is based on the following criteria:

1. Easements would be provided to the various utility companies presently occupying the area.
2. An access easement would be given to the city for the Welfare Building.
3. The entire area would be improved in accordance with the Providence Redevelopment Agency requirements.

Because of the above referred to easements and cost of improvements, the land should have no cost applied to it.

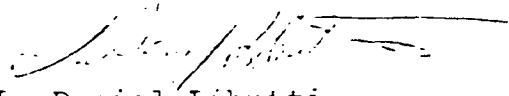
LaSalle Square Associates is proposing, therefore, to purchase the land with the above stipulations for \$500.

Timing is of the essence so we would appreciate prompt action by your committee.

The Providence Redevelopment Agency has provided us with a preliminary description parcel map which has been attached.

Should you have any questions regarding this matter, please do not hesitate to contact either Vin Pallozzi, Stan Bernstein, or myself.

Sincerely yours,



L. Daniel Libutti

LDL:lb

Attachment

cc: Vin Pallozzi
Stan Bernstein
Bob Gilbane



REYNOLDS METALS DEVELOPMENT COMPANY

September 5, 1985

Andrew J. Annaldo
Chairman
Committee on City Property
49 Messina Street
Providence, RI 02901

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Please advise if additional information is required.

Sincerely yours,

L. Daniel Libutti

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AND

WICK LTD.

CIVIL ENGINEERING AND SURVEYING
ARCHITECTURAL ENGINEERING
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1150 PAWTUCKET AVENUE
RUMFORD, RHODE ISLAND 02916-1897
401-434-8880

RECEIVED

SEP 4 1995

R. M. D. C.

CITY OF PROVIDENCE

TO

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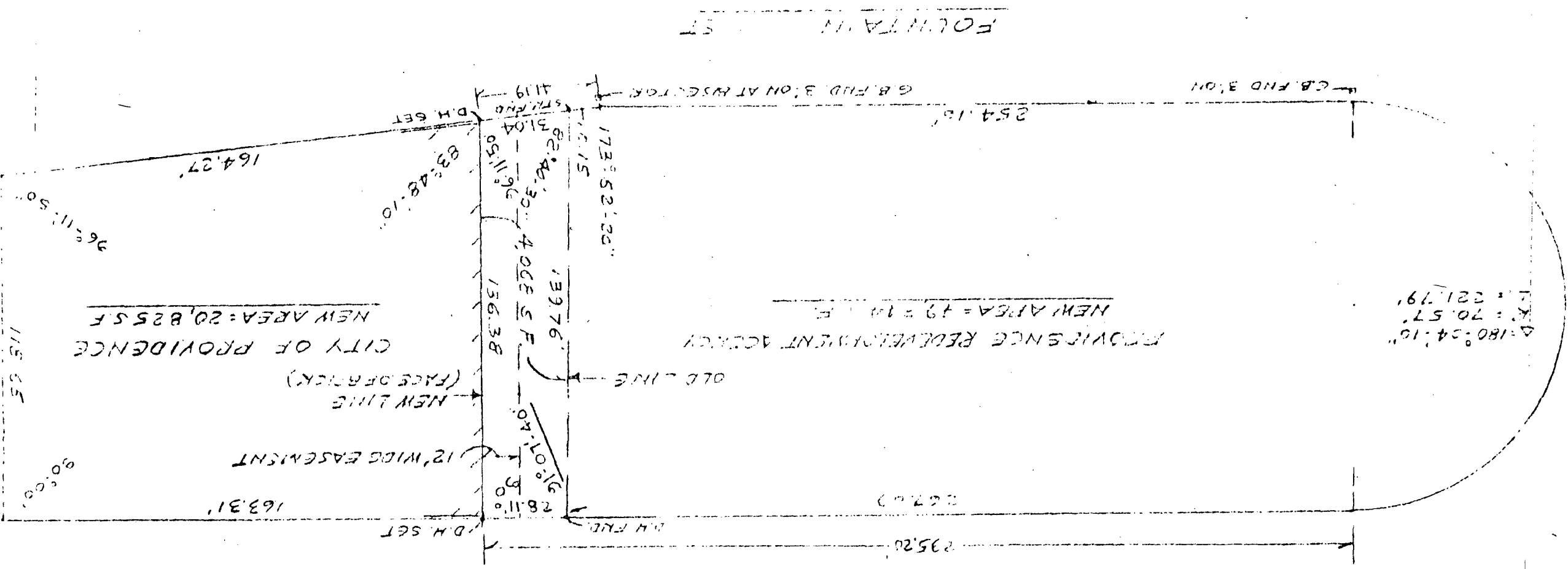
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FOURTH ST

SABIN ST



REYNOLDS METALS DEVELOPMENT COMPANY

October 29, 1985

Mr. Andrew J. Annaldo
Chairman
City Properties Committee
49 Messina Street
Providence, RI 02901

Dear Mr. Annaldo:

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The following language would be acceptable to the lenders:

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2. Annual Rental - \$
3. Miscellaneous - mortgage, assignment, estoppel certificate, subordination, nondisturbance, attornment and such other provisions as may be required for the Development.

It is important to the development and the City of Providence to receive your committee's prompt approval and authorization to enter upon the parcel to commence construction.

Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely yours,

Dan Libutti

L. Daniel Libutti

LDL:lh

cc: Vin Pallozzi
Rose Mendonca
Stanley Bernstein
Robert Gilbane



Executive Office, City of Providence, Rhode Island

JOSEPH R. PAOLINO, JR.
MAYOR

August 21, 1985

The Honorable Andrew J. Annaldo
Chairman
Committee on City Property
City Council Office
Providence, RI 02903

RE: Request of LaSalle Square Associates

Dear Mr. Annaldo:

I would appreciate it if you would expedite the request of LaSalle Square Associates to purchase city-owned land between Parcel 4 in the Weybosset Hill project and the Welfare Building which contains approximately 3,973 square feet.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Pallozzi", with a horizontal line extending to the right.

Vincent Pallozzi
Chief of Staff

FILED

AUG 26 10 19 AM '85

DEPT. OF JUSTICE
PROVIDENCE, R.I.

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 3, 1985

TO: Kathy Field, City Plan Commission

SUBJECT: REQUEST OF L. DANIEL LIBUTTI TO PURCHASE LAND BETWEEN PARCEL 4 AND THE WELFARE BUILDING.

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman-Committee on City Property

DISPOSITION: The Committee on City Property requests the recommendation of the City Plan Commission on the above subject matter as soon as practical.

A copy of the information is attached.

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 3, 1985

TO: City Assessor Theodore C. Littler

SUBJECT: REQUEST OF L. DANIEL LIBUTTI TO PURCHASE LAND BETWEEN PARCEL 4 AND THE WELFARE BUILDING.

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman-Committee on City Property

DISPOSITION: An appraised valuation of the property referred to is requested as soon as practical.

A copy of the information is attached.

City Clerk



The City Plan Commission

55 Eddy Street ~~ARX FOUNTAIN STREET~~

PROVIDENCE, RHODE ISLAND 02903

November 12, 1985

Committee on City Property
c/o City Clerk
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2164 - Lease/Sale of City's Property: portion
of lot 422 A.P. 25 located between
Parcel 4 and the Welfare Building

Gentlemen:

The City Plan Commission at its November 5, 1985 regular monthly meeting reviewed and evaluated the subject referral from your committee.

The petitioner is Mr. L. Daniel Libutti representing the Reynold Metals Development Company, partner of LaSalle Square Associates, developer of Parcel 4 in the Weybosset Hill Urban Renewal area.

A field inspection revealed that the aforesaid portion of Lot 422 is used as an unimproved parking area by the tenants of the Welfare Building.

A 12 foot wide easement is running through the area in question and various utility companies have their utilities buried underground. The Welfare Building has two direct accesses from the area in question.

Since the LaSalle Square Associates in their Offer to Purchase stated that the easement to the various utility companies would be provided, that an access easement would be given to the City for the Welfare Building and that the entire area would be improved in accordance with the Providence Redevelopment Agency requirements, and since the petitioner present at the meeting expressed the desire to lease instead of purchase the aforesaid property, the Commission voted:

To advise the Committee on City Property that no objection is offered to the long term lease of the aforesaid property to the petitioner.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Kathleen D. Field", is written over the typed name.

Kathleen D. Field
Associate Director of Planning

KDF/jp

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Grace Nobrega
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

January 2, 1986

Mr. L. Daniel Libutti
Reynolds Metals Development Company
P.O. Box 1651 Annex Station
Providence, Rhode Island 02901

Dear Mr. Libutti,

Enclosed is certified copy of Resolution No. 695,
approved December 24, 1985, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's
Office relative to the execution of the lease agreement.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure