

RESOLUTION OF THE CITY COUNCIL

No. 121

Approved MARCH 13, 2008

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant four non-exclusive sub-surface easements for Waterman Street in the City of Providence to Brown University ("Brown"). Said easements shall be granted specifically upon the following provisions:

1. Said easements on Waterman Street shall not exceed one thousand four hundred sixty-two (1,462) square feet, plus or minus, and indicated on accompanying map marked "Providence, R.I. Department of Public Works – Engineering Office, Street Line Section Plan No. 064808 dated September 10, 2007" (Exhibit A). Said easements shall be utilized only for the installation, maintenance, repair and/or replacement of utilities, including without limiting the generality of the foregoing, electric, telephone, cable television, data transmission, fiber optic gas, high temperature hot water, chilled water, and fuel oil piping, and similar utility lines for:

a. The first easement shall not exceed the shaded area bounded by a line with points (A-B-C-D-E-F-A) as shown on Exhibit A. Said easement is approximately one hundred sixty (160) square feet total area.

b. The second easement shall not exceed the shaded area bounded by a line with points (G-H-I-J-K-L-G) as shown on Exhibit A. Said easement is approximately six hundred twenty (620) square feet total area.

c. The third easement shall not exceed the shaded area bounded by a line with points (M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-AA-BB-M) as shown on Exhibit A. Said easement is approximately six hundred fifty-six (656) square feet total area.

d. The fourth easement shall not exceed the shaded area bounded by a line with points (CC-DD-EE-FF-CC) as shown on Exhibit A. Said easement is approximately twenty-six (26) square feet total area.

2. The above referenced areas, as shown on Exhibit A, are hereinafter collectively referred to as the "Premises". Said easements shall be deemed to run with the land and shall be binding on and for the benefit of any successors in title and the easements or a memorandum of same shall be recorded in the Office of Land Records for the City of Providence.

3. Said easements shall be subject to a right of reverter/right of reversion in the event that the easements are no longer utilized for a period of ten (10) years for the aforementioned purposes.

IN CITY COUNCIL
SEP 20 2007
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS
Ann M. Steen CLERK

THE COMMITTEE ON
Public Works
Recommends
Ann M. Steen
CLERK
1-29-09 Com 4

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution
Ann M. Steen
CLERK
2-11-08

4. As consideration for these Easements, Brown shall tender the sum of twenty-one thousand, nine hundred thirty dollars (\$21,930.00) in legal tender of the United States of America.

5. Any breakout necessary for installation and/or repair or replacement shall be resurfaced or rehabilitated in accordance with relevant ordinances and industry standards and to the reasonable satisfaction of the Director of the Department of Public Works.

6. The installation of utilities or utility lines shall be underground so as to preserve the public right-of-way. Brown and its successors and assigns may enter upon said Premises, to dig or excavate the soil in said Premises, to clear the Premises of vegetation and any natural or manmade structures for both access and safety purposes and to do any other acts which are necessary to carry out the purposes for which said Easements are given and to provide for the effective use thereof.

7. Any installation of electrical mechanisms shall be subject to the approval of the Director of the Department of Inspections & Standards.

8. Petitioner shall ascertain that construction results in no adverse impact on any existing utility company and shall ensure the continued integrity of those existing structures.

9. Brown 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.

10. Brown 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.

11. Brown shall not lay, construct or affix to the realty any temporary or permanent structure other than that described earlier herein.

12. Brown recognizes the applicability of Sections 23-107, 23-108 and 23-109 of the Code of Ordinances which read as follows:

23-107. Public work of city to take precedence over installations.

No right of any person to maintain, use or operate any poles, wires, cables, conduits, ducts, pipes, manholes, handholes, or other appliances or appurtenances in any street or other traveled way in the city, shall be in preference or hindrance of public work in the city, and should any of the same in any way interfere with the construction, alteration or repair of any public work in any such street or way, whether done by the city directly or by any contractor for the city, such person shall at his own expense protect, alter or move any of the same so interfering to some other location in such street or way, or discontinue the use and operation thereof for the time being, as directed by the director of public works, without the city being liable for any damages suffered by such person thereby. The City shall notify such person a reasonable time in advance of any public work, which will interfere with any of the same or the use or operation thereof. In case such person shall fail to comply with any such direction of said director, the city may protect, alter or move the same, and recover the cost thereof from such person.

23-108. Precedence of wires, apparatus of city signal service. The wires, poles, posts, structures and supports of the telephone, fire alarm and police signal service maintained by the city shall at all times take precedence and right-of-way as to all other wires, poles, posts, structures and supports maintained or erected in the city; and no lineman or other person, either in erecting wires, poles, posts, structures or supports in any way whatsoever shall interfere with, or disturb, disarrange or change any wires maintained by the city, or any appurtenance thereof; and in every instance of removal of any of said wires, poles, posts, structures or supports for the accommodation of any other corporation or party, or to place the same beyond danger from the electric current of any other corporation or party, the expense incident to said removal shall be paid immediately by such other corporation or party.

23-109. Indemnity of city against claims arising out of electrical installation.

Every person erecting, maintaining or using electric wires or poles, fixture or structures, for the support or conducting of the same shall indemnify and save harmless the city, its officers, agents and servants, from and against all lawful claims and demands for injuries to persons or property occasioned by the existence of such poles, wires, fixtures or structures or the transmission of electric current by means thereof or by the digging up, opening or keeping open of any street, highway, traveled way, public place or part thereof, which shall be or has been opened for the purpose of installing, constructing or repairing any underground conduit, duct, structure, appliance or appurtenance by or for such person, or by any failure of such person to restore and keep in sound and safe condition for the required time any ground opened or dug up in the prosecution of any of its work in any street, way or place. The city, city council, or the officers, agents or servants of the city, exercising the rights, powers or permission, and subject to the restrictions, respectively given and reserved herein shall not be held liable by such person or corporation on account thereof, or by reason of any injury or damage caused thereby.

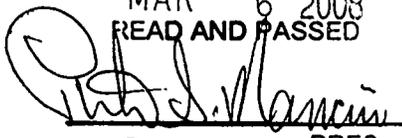
and Brown, for itself and its successors, agrees to comply with the same.

13. In addition to Paragraph 12 above, in the event that the City of Providence or its designee shall, for any public purpose, require the extinguishment of the easements granted herein and upon the reasonable notification hereinbefore mentioned, Brown shall remove said improvements to the easement areas, provided, however, that because Brown has paid consideration for said Easements, Brown shall be entitled to just compensation for any such taking for public purposes.

14. The easements shall be executed, delivered and accepted upon the express terms, covenants and conditions contained herein, which terms, covenants and conditions shall be binding upon and insure to the benefit of the parties hereto and their successors, heirs, legal representatives, and assigns. The easements are intended to be governed by and construed in accordance with the laws of the State of Rhode Island. The easements may not be amended or modified except pursuant to a written instrument signed by all parties thereto.

15. 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
MAR 6 2008
READ AND PASSED


PRES.

CLERK

APPROVED

3/13/08

MAYOR

THE FACE OF THIS CHECK IS PRINTED BROWN AND BLUE — THE BACK CONTAINS A SIMULATED WATERMARK

62-115
311

MO. DAY YEAR
02/21/08



BROWN

PROVIDENCE, RI 02912

CHECK NUMBER
039947

PAY
EXACTLY TWENTY-ONE THOUSAND NINE HUNDRED THIRTY AND 00/100 DOLLARS*****

DOLLARS CENTS

****21,930.00

PAY
TO THE
ORDER
OF
CITY OF PROVIDENCE
RHODE ISLAND
PROVIDENCE RI

NOT VALID AFTER 90 DAYS
CHECKS OVER \$25,000.00
REQUIRE COUNTERSIGNATURE

Elizabeth C. Hendriksen

AUTHORIZED SIGNATURE

CITIZENS BANK • EAST SIDE BRANCH • PROVIDENCE, RI

⑈039947⑈ ⑆031101156⑆ 0099000334⑈



BROWN

DEPARTMENT OF FACILITIES MANAGEMENT
Brown University
Box 1941
Providence, Rhode Island 02912

September 5, 2007

Ms. Anna Stetson
City Clerk
25 Dorrance Street
Providence, RI 02903

Re: Request for Easement Utility Systems Renewal and Upgrade

Dear Ms. Stetson:

Due to the third phase of proposed construction of new High Temperature Hot Water, Chilled Water, Electric and Telecommunications utilities located in the vicinity of Waterman Street, Brown University's Department of Facilities Management respectfully requests that easements be established for University use as further described and indicated on the attached petition and drawings "*Proposed Utility Easements for Brown University Hot Utility Upgrade Project*" dated 8-31-07.

The first two phases of this project are nearly complete and it is our desire to begin the third phase once our petition is approved. Please feel free to contact me, or you may wish to contact:

Courtney McCracken
Project Manager
Brown University
Department of Facilities Management
Box 1941
Providence, RI 02912
(401) 863-7802

Thank you in advance for your advice and consideration of this request.

Very truly yours,


Stephen M. Maiorisi, AIA
Vice President for Facilities Management

cc:

Seth Yurdin
Cliff Wood
Courtney McCracken
Darrell Brown

IN CITY COUNCIL
SEP 20 2007
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

Ann M. Stee CLERK

THE COMMITTEE ON

Public Works
Recommends
Ann M. Stee
CLERK

1-29-08

2007 SEP -7 A 11: 34
CITY CLERK
PROVIDENCE, R.I.

11

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

Due to the proposed construction of new High Temperature Hot Water, Chilled Water and Telecommunications utilities located on Brown Street and Waterman Street, Brown University's Department of Facilities Management respectfully requests that easements be established for University use as further described below and indicated on the attached drawing "*Proposed Utility Easements for Brown University H7 Utility Upgrade Project*":

Waterman Street:

Easement: Shaded area bounded by a line with points (A-B-C-D-E-F-A) as shown on attached plan and described below.

Size: Approximately 174 square feet total area

Description: Beginning at point A (Northing = 270960.39 Easting = 354266.63), traveling 44.9' at N83°24'04"E to point B; from point B, traveling 3.7' at S05°22'11"E to point C; from point C, traveling 41.4' at S83°25'24"W to point D; from point D, traveling 2.7' at S02°05'10"E to point E; from point E, traveling 3.7' at S83°47'51"W to point F; from point F, traveling 6.3' at N02°05'10"W to point A, the place of beginning.

Easement: Shaded area bounded by a line with points (G-H-I-J-K-L-G) as shown on attached plan and described below.

Size: Approximately 620 square feet total area

Description: Beginning at point G (Northing = 271043.59 Easting = 354610.53), traveling 8.5' at N82°42'58"E to point H; from point H, traveling 3.2' at S07°17'02"E to point I; from point I, traveling 60.7' at N82°42'58"E to point J; from point J, traveling 8.6' at S11°54'44"E to point K; from point K, traveling 69.9' at S82°42'58"W to point L; from point L, traveling 11.7' at N07°17'02"W to point G, the place of beginning.

Easement: Shaded area bounded by a line with points (M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-AA-BB-M) as shown on attached plan and described below.

Size: Approximately 656 square feet total area

Description: Beginning at point M (Northing = 271049.56 Easting = 354682.14), traveling 3.6' at N82°42'58"E to point N; from point N, traveling 3.3' at N07°04'33"W to point O; from point O, traveling 1.5' at N82°38'23"E to point P; from point P, traveling 3.3' at S07°04'33"E to point Q; from point Q, traveling 32.2' at N82°42'58"E to point R; from point R, traveling 40.6' at S07°32'00"E to point S; from point S, traveling 8.5' at S82°42'58"W to point T; from point T, traveling 32.1' at N07°32'00"W to point U; from point U, traveling 23.7' at S82°42'58"W to point V; from point V, traveling 15.1' at S08°36'55"E to point W; from point W, traveling 23.7' at S19°25'26"E to point X; from point X, traveling 1.8' at S82°38'23"W to point Y; from point Y, traveling 23.6' at N18°57'05"W to point Z; from point Z, traveling 15.2' at N08°36'51"W to point AA; from point AA,

traveling 2.9' at S82°42'58"W to point BB; from point BB, traveling 8.6' at N11°54'44"W to point M, the place of beginning.

Easement: Shaded area bounded by a line with points (CC-DD-EE-FF-CC) as shown on attached plan and described below.
Size: Approximately 26 square feet total area
Description: Beginning at point CC (Northing = 271009.78 Easting = 354716.41), traveling 8.5' at N82°42'58"E to point DD; from point DD, traveling 3.0' at S07°17'02"E to point EE; from point EE, traveling 8.5' at S82°42'58"W to point FF; from point FF, traveling 3.0' at N07°17'02"W to point CC, the place of beginning.

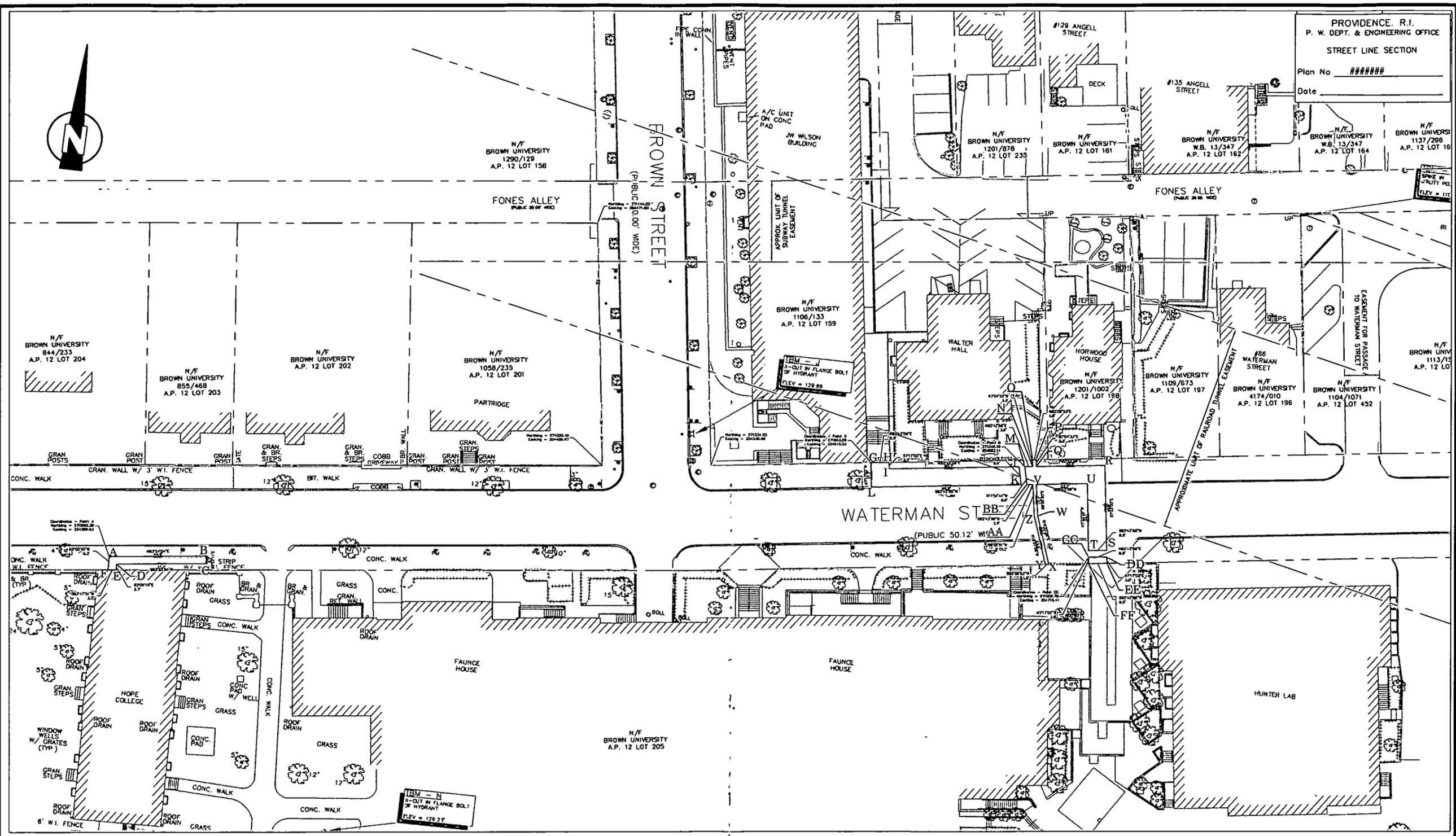
The total area of all requested easements is 1,476 square feet. All descriptions herein refer to NAD 83, RI State Plane.

Any questions regarding this request may be directed to:

Courtney McCracken
Project Manager
Brown University
Department of Facilities Management
Box 1941
Providence, RI 02912
(401) 863-7802

Attached drawing:

Proposed Utility Easements for Brown University H7 Utility Upgrade Project, dated 08/31/07



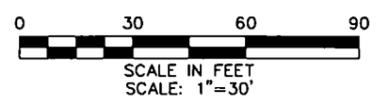
NOTE: Shaded area (A-B-C-D-E-F-A) indicates proposed utility easement.
Total square footage = 174± sf

Shaded area (G-H-I-J-K-L-G) indicates proposed utility easement.
Total square footage = 620± sf

Shaded area (M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-AA-BB-M) indicates proposed utility easement.
Total square footage = 656± sf

Shaded area (CC-DD-EE-FF-CC) indicates proposed utility easement.
Total square footage = 26± sf

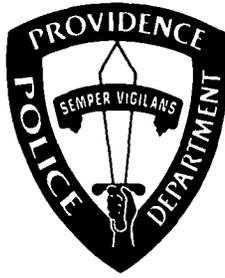
GENERAL NOTE: COORDINATES, BEARINGS AND AZIMUTHS REFER TO NAD 83, RI STATE PLANE



CITY OF PROVIDENCE, R.I.
Public Works Dept. & Engineering Office

Showing PROPOSED UTILITY EASEMENTS FOR BROWN UNIVERSITY W7 UTILITY UPGRADE PROJECT

Drawn By SEA CONSULTANTS Checked By _____
Scale 1"=30' Date 06-11-07
Correct _____ Associate Engr.
Approved _____ CHIEF ENGINEER



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

December 14, 2007

To: Anna M. Stetson, City Clerk

Subject: Granting of Easement to construct improvements.

Dear Anna:

After examining the plans, the Police Department can find no reason to deny the granting of the herein contained request for easements. The petition is filed by Brown University

Sincerely,

Capt. James T. Nolette

Anthony J. Di Giulio
Fire Marshal

George D. Calise
Deputy Fire Marshal



David N. Cicilline
Mayor

George S. Farrell
Chief of Department

Providence Fire Prevention Division

"Smoke Detectors Save Lives"

December 12, 2007

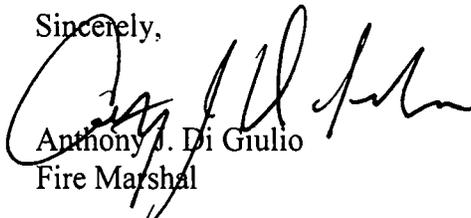
Ms. Anna Stetson, City Clerk
Providence City Hall, Department of City Clerk
25 Dorrance Street
Providence, Rhode Island 02903

Re: Petition by Stephen M. Maiorisi , Vice President for Facilities Management, on behalf of Brown University, requesting an easement for Utility Upgrade located on Waterman Street in City Clerk Memorandum dated December 7, 2007

Dear Ms. Stetson,

The Providence Fire Department offers no objection to the proposed petition from Stephen M. Maiorisi , Vice President for Facilities Management, on behalf of Brown University requesting a underground easement below a portion of Waterman Street indicated in his petition to the City Council dated November 5, 2007 as long as there is no interference with any and all water supply mains running along Waterman Street..

Sincerely,


Anthony J. Di Giulio
Fire Marshal



Department of Public Works
"Building Pride in Providence"

September 11, 2007

Honorable Leon F. Tejada
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Easements on Waterman St.. for Various Utilities

Dear Councilman Tejada:

This department has no objection to the proposed easements on various locations on Waterman St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064808. Areas of easements are designated on the accompanying plan.

Total square footage equals 1,462 square feet. (±)
See accompanying plan for plat and lot numbers.

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

Very truly yours,

A handwritten signature in black ink that reads "John D. Nickelson".

John D. Nickelson, PE
Director

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

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

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Waterman Street:

Easement: Shaded area bounded by a line with points (A-B-C-D-E-F-A) as shown on attached plan and described below.

Size: Approximately 160 square feet total area

Description: Beginning at point A (Northing = 270960.42 Easting = 354266.91), traveling 44.6' at N83°24'04"E to point B; from point B, traveling 3.4' at S05°22'11"E to point C; from point C, traveling 41.4' at S83°25'24"W to point D; from point D, traveling 2.9' at S02°05'10"E to point E; from point E, traveling 3.4' at S83°47'51"W to point F; from point F, traveling 6.3' at N02°05'10"W to point A, the place of beginning.

Easement: Shaded area bounded by a line with points (G-H-I-J-K-L-G) as shown on attached plan and described below.

Size: Approximately 620 square feet total area

Description: Beginning at point G (Northing = 271043.59 Easting = 354610.53), traveling 8.5' at N82°42'58"E to point H; from point H, traveling 3.2' at S07°17'02"E to point I; from point I, traveling 60.7' at N82°42'58"E to point J; from point J, traveling 8.6' at S11°54'44"E to point K; from point K, traveling 69.9' at S82°42'58"W to point L; from point L, traveling 11.7' at N07°17'02"W to point G, the place of beginning.

Easement: Shaded area bounded by a line with points (M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-AA-BB-M) as shown on attached plan and described below.

Size: Approximately 656 square feet total area

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traveling 2.9' at S82°42'58"W to point BB; from point BB, traveling 8.6' at N11°54'44"W to point M, the place of beginning.

Easement: Shaded area bounded by a line with points (CC-DD-EE-FF-CC) as shown on attached plan and described below.

Size: Approximately 26 square feet total area

Description: Beginning at point CC (Northing = 271009.78 Easting = 354716.41), traveling 8.5' at N82°42'58"E to point DD; from point DD, traveling 3.0' at S07°17'02"E to point EE; from point EE, traveling 8.5' at S82°42'58"W to point FF; from point FF, traveling 3.0' at N07°17'02"W to point CC, the place of beginning.

The total area of all requested easements is 1,462 square feet. All descriptions herein refer to NAD 83, RI State Plane.

Any questions regarding this request may be directed to:

Courtney McCracken
Project Manager
Brown University
Department of Facilities Management
Box 1941
Providence, RI 02912
(401) 863-7802

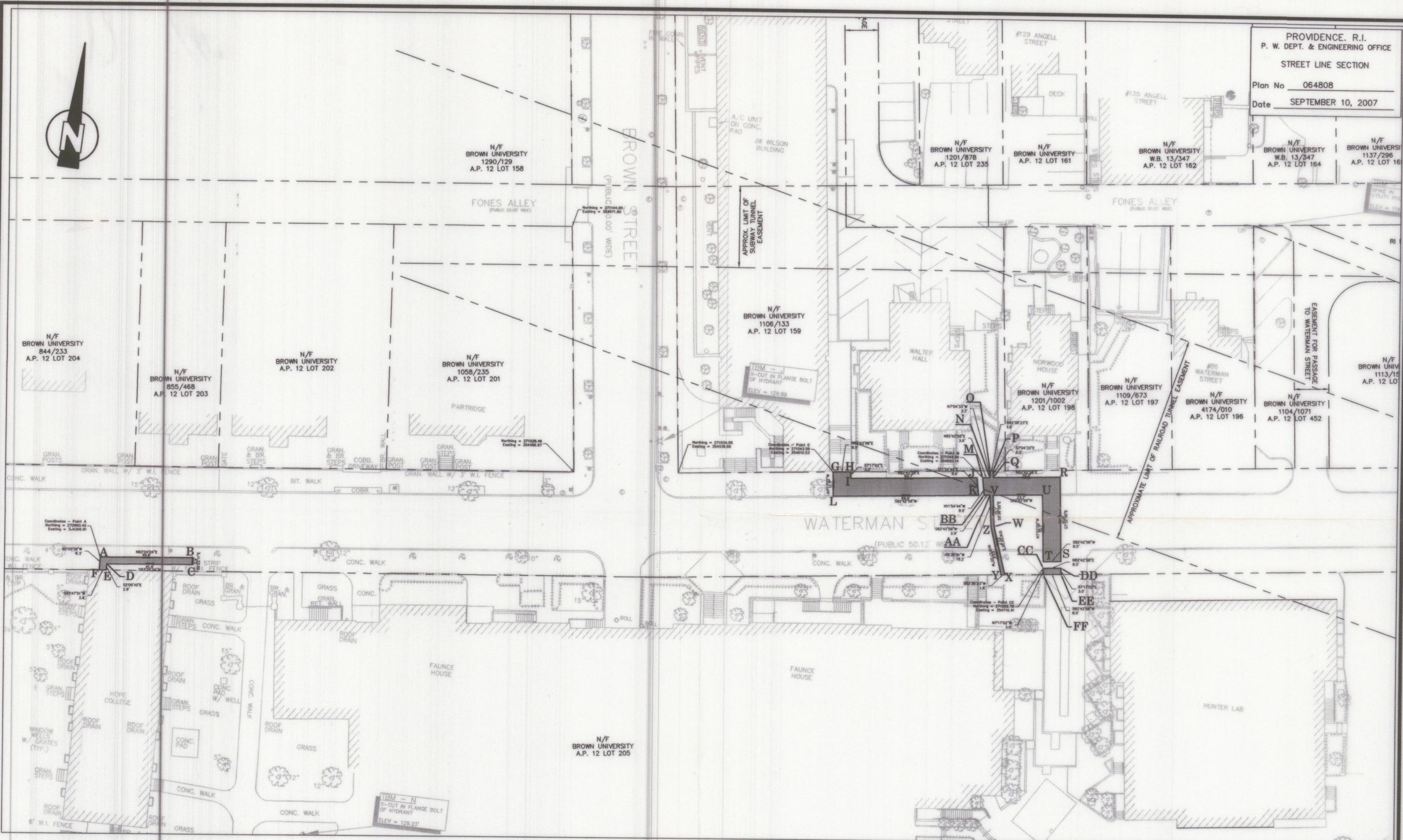
Attached drawing:

Proposed Utility Easements for Brown University H7 Utility Upgrade Project, dated 09/05/07

SEA Consultants (617) 497-7800
JASON LAVOIE

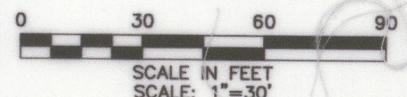


PROVIDENCE, R.I.
P. W. DEPT. & ENGINEERING OFFICE
STREET LINE SECTION
Plan No. 064808
Date SEPTEMBER 10, 2007

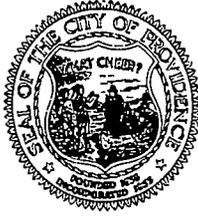


- NOTE:**
- Shaded area (A-B-C-D-E-F-A) indicates proposed utility easement. Total square footage = 160± sf
 - Shaded area (G-H-I-J-K-L-G) indicates proposed utility easement. Total square footage = 620± sf
 - Shaded area (M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-AA-BB-M) indicates proposed utility easement. Total square footage = 656± sf
 - Shaded area (CC-DD-EE-FF-CC) indicates proposed utility easement. Total square footage = 26± sf

GENERAL NOTE: COORDINATES, BEARINGS AND AZIMUTHS REFER TO NAD 83, RI STATE PLANE



CITY OF PROVIDENCE, R.I.
Public Works Dept. & Engineering Office
Showing PROPOSED UTILITY EASEMENTS FOR BROWN UNIVERSITY H7 UTILITY UPGRADE PROJECT
Drawn By SEA CONSULTANTS Checked By A.Z.
Scale 1"=30' Date 09-10-07
Correct Associate Engr.
Approved William C. Bombardier CHIEF ENGINEER



Providence City Plan Commission

DAVID N. CICILLINE.
Mayor

January 23, 2008

Honorable Leon F. Tejada, Chair
Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, City Clerk

Dear Councilman Tejada:

**Re: CPC Referral No. 3297: Petition from Stephen M. Maiorisi for Brown University,
Requesting an Easement for Underground Utility Work below Waterman Street**

Dear Councilman Tejada:

The City Plan Commission (CPC), at its regular meeting on Tuesday, January 15, 2008, reviewed and evaluated the Committee on Public Works request for the Commission's recommendation on the above-referenced matter.

The Commission determined that the proposed easement is consistent with the Comprehensive Plan and voted to recommend that the Committee on Public Works approve the easement with the condition that the applicant return roadways affected by utility work to their original condition.

Sincerely,

Christopher J. Ise
Administrative Officer

cc: Stephen M. Maiorisi, AIA
Sheri Petronio



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**

January 24, 2008

Mr. John Gelati
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

RE: Proposed Sidewalk and Street Easement on Waterman Street
Easement A, B, C, D, E, F, A (2)

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Waterman Street designated as Assessor's Plat 12, Lot 205. The purpose of our inspection was to estimate the fee simple market value of a sidewalk permanent utility easement. The subject is located in Providence's East Side neighborhood of College Hill. The subject is zoned R-1 and possesses both an Historical District and Institutional (Educational) District classification.

Specifically, the proposed easement runs along the sidewalk on Waterman Street. It will vary in width and depth and will contain 160 square feet according to a map supplied by VHB Engineering and the City's Public Works Department. The proposed easement was requested by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 Survey for recording.

We have taken into account a number of factors in arriving at a fee simple market value for the proposed site area. Among those factors, the petitioner will gain use of a public right-of-way (a city sidewalk) to further enhance the commercial viability of their property.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati
Page 2
January 24, 2008

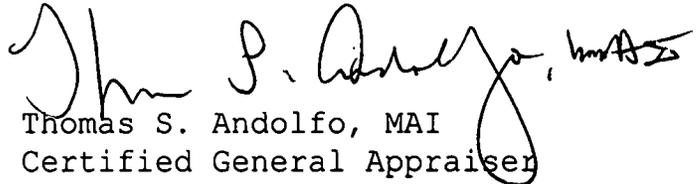
Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal Associates, Inc., a value of \$60.00 per square foot is hereby estimated for this site area in fee. However, this value must be reduced by 75% due to fact that the City is not giving up its full fee title to the property, i.e., the sidewalk and street, only allowing an easement in a small portion of it.

Therefore, 160 square feet x \$60.00 per square foot = \$9,600
x .25 = \$2,400.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani
Certified Residential Appraiser


Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad



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

January 24, 2008

Mr. John Gelati
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

RE: Proposed Sidewalk and Street Easement on Waterman Street
Easement CC, DD, EE, FF, CC (2)

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Waterman Street designated as Assessor's Plat 12, Lot 114. The purpose of our inspection was to estimate the fee simple market value of a sidewalk permanent utility easement. The subject is located in Providence's East Side neighborhood of College Hill. The subject is zoned R-1 and possesses both an Historical District and Institutional (Educational) District classification.

Specifically, the proposed easement runs along the sidewalk on Waterman Street. It will vary in width and depth and will contain 26 square feet according to a map supplied by VHB Engineering and the City's Public Works Department. The proposed easement was requested by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 Survey for recording.

We have taken into account a number of factors in arriving at a fee simple market value for the proposed site area. Among those factors, the petitioner will gain use of a public right-of-way (a city sidewalk) to further enhance the commercial viability of their property.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati
Page 2
January 24, 2008

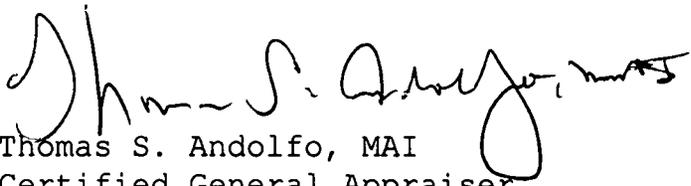
Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal Associates, Inc., a value of \$60.00 per square foot is hereby estimated for this site area in fee. However, this value must be reduced by 75% due to fact that the City is not giving up its full fee to the property, i.e., the sidewalk and street, only allowing an easement in a small portion of it.

Therefore, 26 square feet x \$60.00 per square foot = \$1,560
x .25 = \$390.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani
Certified Residential Appraiser



Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad



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January 24, 2008

Mr. John Gelati
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

RE: Proposed Sidewalk and Street Easement on Waterman Street
Easement G, H, I, J, K, L, G (2)

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Waterman Street designated as Assessor's Plat 12, Lot 159. The purpose of our inspection was to estimate the fee simple market value of a sidewalk permanent utility easement. The subject is located in Providence's East Side neighborhood of College Hill. The subject is zoned R-1 and possesses both an Historical District and Institutional (Educational) District classification.

Specifically, the proposed easement runs along the sidewalk on Waterman Street. It will vary in width and depth and will contain 620 square feet according to a map supplied by VHB Engineering and the City's Public Works Department. The proposed easement was requested by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 Survey for recording.

We have taken into account a number of factors in arriving at a fee simple market value for the proposed site area. Among those factors, the petitioner will gain use of a public right-of-way (a city sidewalk) to further enhance the commercial viability of their property.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati
Page 2
January 24, 2008

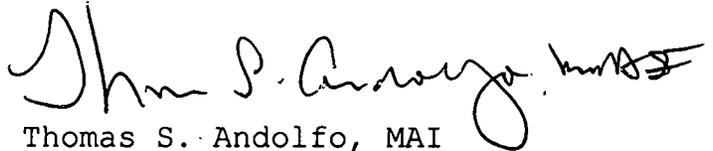
Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal associates, Inc., a value of \$60.00 per square foot is hereby estimated for this site area in fee. However, this value must be reduced by 75% due to fact that the City is not giving up its full fee to the property, i.e., the sidewalk and street, only allowing an easement in a small portion of it.

Therefore, 620 square feet x \$60.00 per square foot =
\$37,200 x .25 = \$9,300.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani
Certified Residential Appraiser


Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad



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THE BUSH BUILDING
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January 24, 2008

Mr. John Gelati
City Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

RE: Proposed Sidewalk and Street Easement on Waterman Street
Easement M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, M

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Waterman Street designated as Assessor's Plat 12, Lot 196. The purpose of our inspection was to estimate the fee simple market value of a sidewalk permanent utility easement. The subject is located in Providence's East Side neighborhood of College Hill. The subject is zoned R-1 and possesses both an Historical District and Institutional (Educational) District classification.

Specifically, the proposed easement runs along the sidewalk on Waterman Street. It will vary in width and depth and will contain 656 square feet according to a map supplied by VHB Engineering and the City's Public Works Department. The proposed easement was requested by Brown University. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 Survey for recording.

We have taken into account a number of factors in arriving at a fee simple market value for the proposed site area. Among those factors, the petitioner will gain use of a public right-of-way (a city sidewalk) to further enhance the commercial viability of their property.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati
Page 2
January 24, 2008

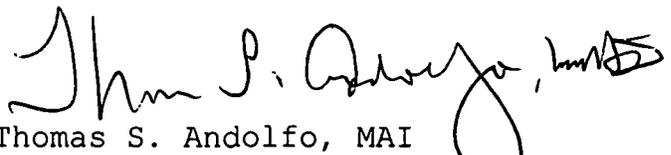
Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal associates, Inc., a value of \$60.00 per square foot is hereby estimated for this site area in fee. However, this value must be reduced by 75% due to fact that the City is not giving up its full fee to the property, i.e., the sidewalk and street, only allowing an easement in a small portion of it.

Therefore, 656 square feet x \$60.00 per square foot =
\$39,360 x .25 = \$9,840.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani
Certified Residential Appraiser


Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad