

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 454

Approved September 9, 1974

RESOLVED that His Honor the Mayor be and he hereby is authorized to purchase a privately-owned lot located at 271-273 Rhodes Street on Assessor's Plat 46 Lot 276 in the City of Providence. Said lot is owned by Jeanette A. Marfeo of 5 Wade Drive of the Town of Greenville, County of Providence, State of Rhode Island. Said parcel of land contains 4,250 square feet, and its dimensions are 50' x 85' (see hereto attached diagram).

The purpose of said acquisition is to utilize said parcel of land as a neighborhood playground. The purchase price of said parcel is TWENTY FIVE HUNDRED (\$2,500) DOLLARS.

IN CITY COUNCIL
SEP 5 1974
READ AND PASSED

PRES.
Vincent Croppa
CLERK

APPROVED

MAYOR

SEP 9 1974

RECEIVED TO COMMITTEE ON
FIRST READING
CITY COUNCIL
CLERK
The Mayor's Resolution
Approves passage of
THE COMMITTEE ON

FILED
JUL 11 3 11 PM '74
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

CLERK
PRES.

READ AND PASSED

IN CITY COUNCIL

IN CITY COUNCIL
AUG 1 1974
FIRST READING
REFERRED TO COMMITTEE ON

Winnant Coopers
CLERK

CITY PROPERTY

THE COMMITTEE ON
City Property
Approves Passage of
The Within Resolution

Winnant Coopers
Aug 13, 1974 Clerk

Councilman Sybil
and Councilman Blanton,
they request



DEPARTMENT OF PUBLIC PROPERTY
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

EVERETT A. TRAVISONO
DIRECTOR

DIVISIONS	
PURCHASING	PUBLIC BUILDINGS
PUBLIC LANDS & PARKS	PUBLIC SERVICES
CUSTODIAL SERVICES	MAINTENANCE & REPAIR

MAYOR
JOSEPH A. DOORLEY, JR.

May 24, 1974

Louis A. Mascia, City Solicitor
Law Department
City Hall
Providence, RI

Dear Mr. Mascia:

I would appreciate your department to begin processing the proper papers and investigation for the purpose of purchasing a privately owned lot located at 271-273 Rhodes Street (assessors' plot 46, assessors' lot 276).

At the present moment on this said property there is an existing tot lot for children to play at that was developed by the City of Providence in 1968. At that time the land was to have been purchased by the City of Providence for development.

Recently the present owners of said property have contacted our office regarding the City of Providence having an existing tot lot on their private property. Negotiations were made between the City of Providence and the present owners for the purchase price. Both parties have come to a selling agreement of Twenty-five hundred dollars (\$2,500).

Included with this letter is information in purchasing attempts in 1968, and also up to date information regarding the present owner under the present condition.

Very Truly Yours,

Alfred Conca, Jr.
Associate Engineer IV

OFFICE OF CITY ASSESSOR

PROVIDENCE, R.I.

APPRAISAL REPORT

Date: March 5, 1974

Location: Rhodes Street Assessors Plat 46 Lot 276

Present owner Jeannette A. Marfeo

Lessee (if any) _____

Sq.ft. area of lot 4,250 Zoning R-3 Frontage 50'

Average width (if different) 50' Average depth 85'

Present use of property Playground (Tot Lot)

Bldg. descr.: No. floors _____ Type of constr. _____

1st floor area _____ Gross area _____

Type of roof _____ Roof cover _____ Basement _____

Type of floors _____ Int. fin. _____

Type of heat _____ Plumb. fixt. _____

Quality of constr. _____ Condition _____ Age _____

Neighborhood condition Fair Trend Static

Remarks: _____

Appraisal summary:

Estimated land value per sq.ft. \$.55 to .60

Estimated total value of prop. \$ 2,500

Report compiled by : Dennis D. Sheehan

Approved : [Signature]

City Assessor

Note: see reverse side for sketch

OFFICE OF CITY ASSESSOR

PROVIDENCE, R.I.

APPRAISAL REPORT

Jeannette A. Marfeo
5 Wadsworth Dr.
Greenville, R.I.
949-3372 02826

Date: Feb. 15, 1974

Location: Rhodes Street Assessors Plat 46 Lot 276

Present owner Jeannette A. Marfeo

Lessee (if any) None

Sq.ft. area of lot 4,250 Zoning R-3 Frontage 50'

Average width (if different) _____ Average depth 85'

Present use of property Playground

Bldg. descr.: No. floors _____ Type of constr. _____

1st floor area _____ Gross area _____

Type of roof _____ Roof cover _____ Basement _____

Type of floors _____ Int. fin. _____

Type of heat _____ Plumb. fixt. _____

Quality of constr. _____ Condition _____ Age _____

Neighborhood condition Fair to poor Trend Static

Remarks: The parcel is presently being used
as a neighborhood playground.

Appraisal summary:

Estimated land value per sq.ft. \$.55 to .60

Estimated total value of prop. \$ 2,500

Report compiled by : Dennis D. Sheehan

Approved : [Signature]

City Assessor

Note: see reverse side for sketch

I, VICTOR MAGLIONE

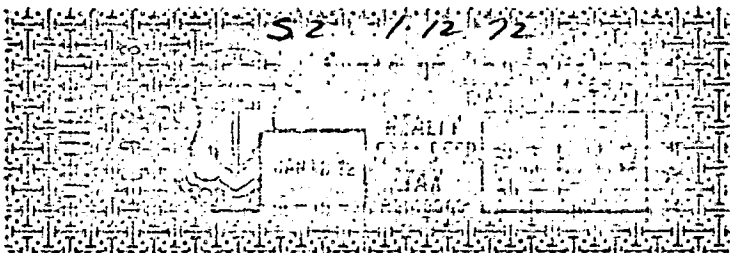
of City of Central Falls, County of Providence, State of Rhode Island
for consideration paid, grant to JEANETTE A. MARFEO

of the Town of Smithfield, County of Providence and State
of Rhode Island with WARRANTY COVENANTS
(DESCRIPTION, AND INCUMBRANCES, IF ANY)

That certain real estate situated in Providence, County of Providence, with
all the buildings and improvements thereon laid out and designated as Lot No.
276 on Plat No. 46 made for the use of the Board of Assessors of the City
of Providence as said plat appeared in the office of the said Board of
Assessors on December 31, 1968.

Subject to all tax assessments remaining unpaid as of this date and any and
all other encumbrances of record.

I, the said Victor Maglione, hereby covenant that I am sole and unmarried.



..... husband
..... wife of the grantor

release to said grantee all right of curtesy and all other interest in the aforescribed premises.
dower

Witness my.....hand.....this..... day of..... 19..72..

Victor Maglione
Victor Maglione

State of Rhode Island, Etc. }
COUNTY OF Providence

In Providence on the 10th day of January, 19..72..
before me personally appeared Victor Maglione

to me known and known by me to be the party.....executing the foregoing instrument, and he
.....has.....acknowledged said instrument, by.....him.....executed, to be his..... free act and deed.

Walter A. Long
Notary Public

Received for Record at 12 o'clock 37 min. P M

JAN 12 1972

Walter A. Long

Recorder of Deeds

Statutory Form
OF
Warranty Deed

VICTOR MAGLIONE

TO

JEANNETTE A. MARFEO

RECEIVED FOR RECORD

19

at 12 o'clock 51 Minutes P.M.

and recorded in Book 1165 Page 186 of

Records of Deeds

in The City of Providence

in the State of Rhode Island.

Witness,

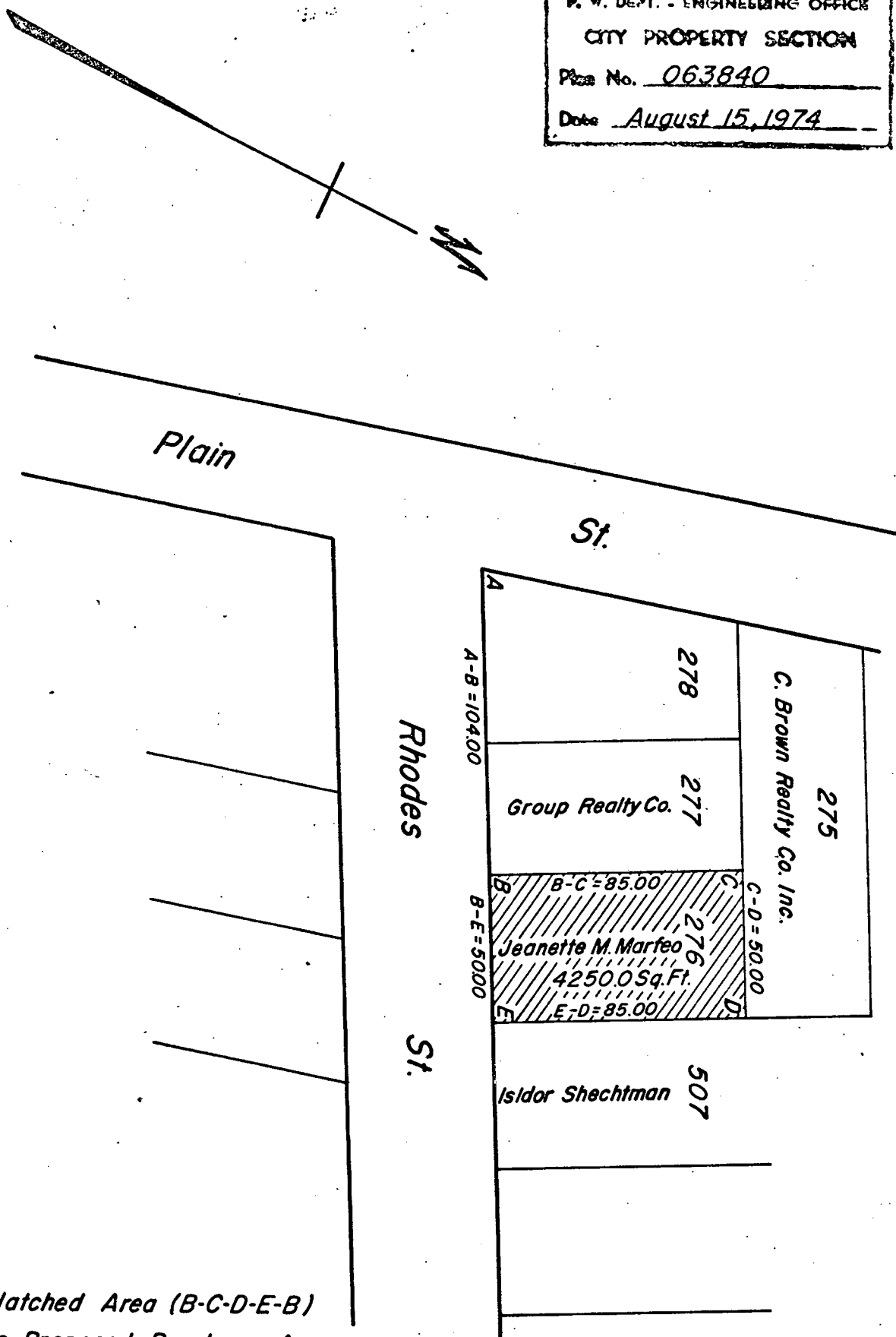
Fee \$

RECORDER OF DEEDS

(The following is not a part of the deed and is not to be recorded.)
SECTION 3, CHAPTER 436, GENERAL LAWS OF R. I., 1938

§ 3. A deed substantially following the form entitled "Warranty Deed" shall, when duly executed, have the force and effect of a deed in fee simple to the grantee and his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself and for his heirs, executors, and administrators, with the grantee and his heirs and assigns, (1) that at the time of the delivery of such deed he is lawfully seized in fee simple of the granted premises, (2) that the granted premises are then free from all encumbrances, (3) that he has then good right, full power, and lawful authority to sell and convey the same to the grantee and his heirs and assigns, (4) that the grantee and his heirs and assigns shall at all times after the delivery of such deed peaceably and quietly have and enjoy the granted premises, and (5) that the grantor will, and his heirs, executors, and administrators shall warrant and defend the granted premises to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

PROVIDENCE, R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 063840
 Date August 15, 1974



Note:

Cross-Hatched Area (B-C-D-E-B)
 Indicates Proposed Purchase, Area
 Contains 4250 Sq. Ft.

Lot Numbers From Assessor's Plat 46

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Purchase
 Drawn by Petruska Checked by R.J.Q.
 Scale 1" = 50' Date August 15, 1974
 Corrected by Joseph J. Camp Associate Eng.
 Approved Joseph J. Camp CHIEF ENGINEER

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 29, 1974

TO: Mayor Doorley

SUBJECT: Resolution - 454

CONSIDERED BY: City Council

DISPOSITION: Attached is copy of subject Resolution.

No provision for the stated amount was noted,
in the transmitted to the City Council.

Finance Director Izzo suggests your consider-
ation for payment, as noted, from the Mayor's
contingency account.

Ernest V. Caputo

City Clerk