

Rescinded

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 494

Approved May 22, 1979

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a Deed of Conveyance to David Sugarman, President of Sachem Land Company, P.O. Box 2458, Providence, Rhode Island 02906, of those certain lots or parcels of land, with all buildings and improvements thereon, situated along South Water Street; said parcels being Lots 12 and 13 on City Assessor's Plat 18, comprising of approximately Seven Thousand, Four Hundred Thirty-Five (7,435) Square Feet of land, more or less, in consideration of the sum of Forty Thousand Dollars (\$40,000.00).

IN CITY COUNCIL
MAY 15 1979
READ AND PASSED

Ralph Fargnoli PRES.
Rose M. Mendonca CLERK

APPROVED

MAYOR

James A. Curran, Jr.
MAY 22 1979

THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Rose M. Mendonca
Clerk Chairman

April 30, 1979

SACHEM LAND CO.

P. O. BOX 2458

PROVIDENCE, R. I. 02906

(401) 751-2352

April 16, 1979

Committee on City Property
40 City Council
City of Providence

Dear Sir,

I hereby bid to purchase for the sum of
forty thousand dollars (\$40,000.00) lots 13 and 12 on
City assessors Plat 18, comprising of 1638 and 5797 square
feet of land.

This offer is subject to being able to obtain all
necessary permits from the city of Providence to build
an office or commercial building two floors high on the
entire lot 12 and subject to the sewer easement
rights retained by the city of Providence being only on
lot 13 and subject to no sewer easement rights being
located on lot 12. If these stipulations cannot
be guaranteed, this offer is withdrawn.

Sincerely,

Sachem Land Co.

by D and P Sugarman,

President

SACHEM LAND CO.

P. O. BOX 2458

PROVIDENCE, R. I. 02906

(401) 751-2352

Return After 5 Days
P. O. BOX 2458
PROVIDENCE, R. I. 02906

SEALED PROPOSALS

Committee on City Property
City Hall
c/o City Clerk, Rose M. Mendonca



CITY OF PROVIDENCE, RHODE ISLAND
MAYOR VINCENT A. CIANCI, JR.

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

Clement Cesaro, Director

James F. Lembo, Deputy Director

March 15, 1979

Committee on City Property
Harry A. Johnson Chairman

Proposed sale of lots 12 & 13
on city of Providence assessor's
plat 18.

Gentlemen;

Please be advised that lot no. 12 has a brick sewer structure and a 230" iron pipe combination sewer crossing the property. Attached is a copy of the plan to be submitted to the City Clerks Office. This plan is further identified by the plan no. 064080, dated March 13, 1979. Please be sure that the City retains easment rights, in order to provide maintenance to the sewer system.

Respectfully submitted,

A handwritten signature in cursive script that reads "James F. Lembo".

James F. Lembo, P.E.

City Engineer/Deputy Director

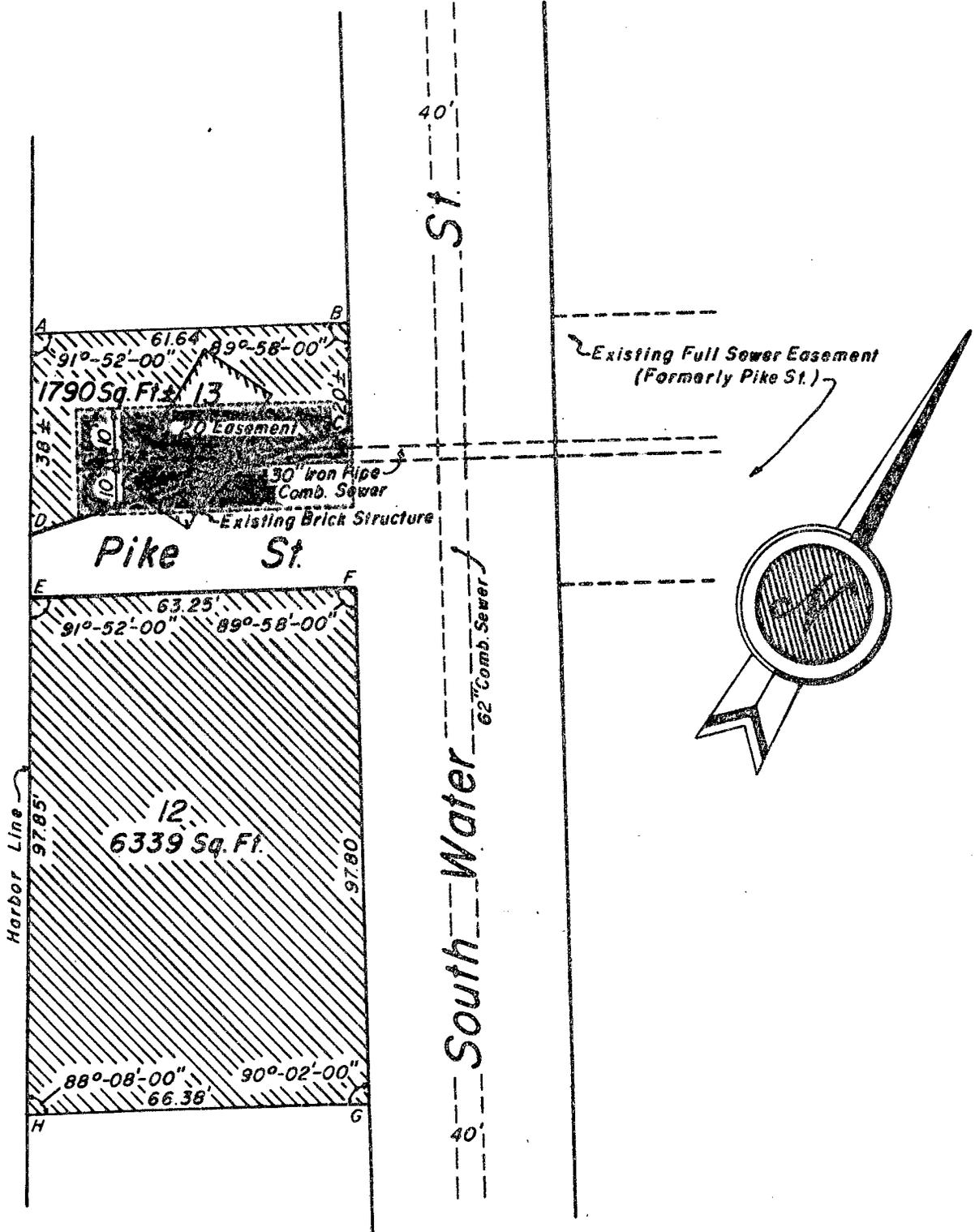
JFL; DH
encl.

CITY OF PROVIDENCE
PUBLIC WORKS DEP'T
700 ALLENS AVE., PROVIDENCE, R. I., 02905

James P. Lembo

Committee on City Property
Harry A. Johnson Chairman
Providence City Hall
Providence, R.I. 02903

PROVIDENCE, R. I.
 A. W. BIRD, ENGINEERING OFFICE
 CITY PROPERTY SECTION
 No. 064080
 Date March 13, 1979



Notes:
 Cross-Hatched Area(A-B-C-D-A)
 Indicates Proposed Sale.
 Cross-Hatched Area(F-G-H-E-F)
 Indicates Proposed Sale.
 Shaded Area Indicates Proposed 20'
 Sewer Easement.

CITY OF PROVIDENCE R. I.
 Public Works Dept. Engineering Office
 Shows Proposed Sale of lots 12 & 13
 Plat 18
 Drawn by J.A.M. Checked by A.M.P.
 Scale 1"=30' Date 3-13-79
 Corrected by _____
 Date _____

Lot Numbers From Assessor's Plat 18

768
 J-80



THE CITY ASSESSOR
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

MEMORANDUM

TO: COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER, CITY ASSESSOR

DATE: DECEMBER 20, 1978

RE: APPRAISAL OF PARCELS 12 and 13 ON ASSESSORS PLAT 18

Per your request of October 12, 1978, this office has completed a review of the property shown on the attached plan as Assessor's Plat 18, Lots 12 and 13 and submit the following for your review.

The parcels are located on the southeasterly side of the Point St. Birdge, westerly of Route 195, abutting the Harbor line. The area is presently zoned M-1 (Heavy Industrial).

Lot 12 is 5,797 sq. ft., vacant, and is separated from Lot 13 (1,638 sq. ft.) by Pike Street (from South Water to the sea wall.)

Sales in the area indicate a market value of \$2.00. However sales in the M-1 zone on the westerly side of the harbor indicate a range of \$3 to \$4 per sq. ft. It appears that \$2.50 per sq. ft. would be in line with the current market values for that area.

It is therefore the opinion of this office that Lot 12 would have an indicated value of approximately \$14,500, with lot 13 having a value of \$4,100.

However, if Pike Street were to be abandoned and deeded to the proposed owner, the sq. ft. price would be adjusted to approximately \$2.12 per sq. ft., so that the values of the lots would be: Lot 12, approximately \$12,300; Lot 13, \$3,500.

