

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 322

Approved July 13, 1989

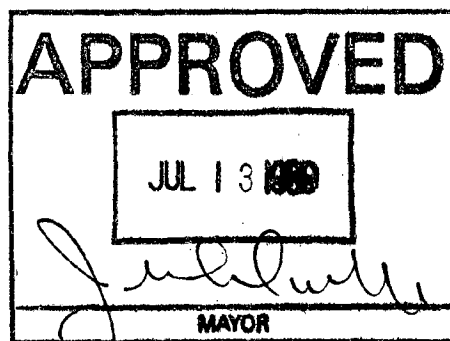
RESOLVED, That the City of Providence, by and through its Mayor Joseph R. Paolino, Jr., is hereby authorized to purchase certain parcels of land, together with any and all improvements thereon, designated as: 52 and 53 Manhattan Street, 40 - 48 Newberry Street, 63 Macgregor Street, also known as Lots 142, 110, 111, 144, 166, 143, 165, 164, and 72 of Assessor's Plat 97; 0 Stanhope Street and 80 Dakota Street, also known as Lots 5, 16, and 91 of Plat 103; and 0 Branch Avenue also known as Lot 111 of Assessor's Plat 98, all located in Providence; and Lots 124, 731, and 732 of Assessor's Plat 1 located in North Providence, and

BE IT FURTHER RESOLVED, That, said parcel, being more or less 28.688 acres, is to be purchased for the sum not to exceed One Hundred Fifty-Four Thousand, One Hundred Fifty Dollars (\$154,150.00) under such terms as may be approved by His Honor the Mayor and the City Solicitor. Said parcel is to be dedicated as conservation land, or any and all related uses by the Board of Park Commissioners.

IN CITY COUNCIL
JUL 13 1989
READ AND PASSED


PRES.


CLERK



IN CITY COUNCIL
APR 20 1989
FIRST READING
REFERRED TO COMMITTEE ON
Rose M. Mendonca CLERK

CITY PROPERTY

THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Rose M. Mendonca
Chairman
June 30, 1989

Councilman Petroschelli (By Request)



Department of Public Parks

"Building Pride In Providence"

RESOLVED, that the City of Providence, by and through its Mayor Joseph R. Paolino, Jr., is hereby authorized to purchase certain parcels of land, together with any and all improvements thereon, designated as: 52 and 53 Manhattan Street, 40 - 48 Newberry Street, 63 Macgregor Street, also known as Lots 142, 110, 111, 144, 166, 143, 165, 164, and 72 of Assessor's Plat 97; 0 Stanhope Street and 80 Dakota Street, also known as Lots 5, 16, and 91 of Plat 103; and 0 Branch Avenue also known as Lot 111 of Assessor's Plat 98, all located in Providence; and Lots 124, 731, and 732 of Assessor's Plat 1 located in North Providence, and

B9FR, that

Said parcel, being more or less 28.688 acres, is to be purchased for a sum not to exceed One Hundred Fifty-Four Thousand One Hundred Fifty (\$154,150.00) Dollars under such terms as may be approved by His Honor the Mayor and the City Solicitor. Said parcel is to be dedicated as conservation land, or any and all related uses by the Board of Park Commissioners.

NANCY L. DERRIG
SUPERINTENDENT OF PARKS



JOSEPH R. PAOLINO, JR.
MAYOR

Department of Public Parks
"Building Pride In Providence"

M E M O R A N D U M

TO: Rose M. Mendonca
City Clerk

FROM: Nancy L. Derrig
Superintendent of Parks

DATE: April 12, 1989

SUBJECT: ATTACHED RESOLUTION

Attached please find a Resolution which I would like placed on the next agenda for the City Council. Please let me know if I need to get a sponsor.

NLD/rh
ATTACHMENT



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Environmental Management
OFFICE OF THE DIRECTOR

9 Hayes Street

Providence, R.I. 02908

October 3, 1988

ROBERT MCMAHON
DALRYMPLE BOATHOUSE
PROVIDENCE, RI 02905

Dear ROBERT MCMAHON:

The Rhode Island Department of Environmental Management (DEM) is pleased to announce that applicants have been chosen to receive grants from the 1987 Open Space and Recreational Area Bond. The Rhode Island Natural Heritage Preservation Commission recommended to the Director of DEM the applicants to receive a grant from the 1987 Open Space and Recreational Area Bond for the preservation of open space in perpetuity.

Project selection was accomplished by the Governor's Advisory Council and the Natural Heritage Preservation Commission who evaluated and rated all open space applications according to rules and regulations established for the preservation of natural heritage open space. The highest rankings were given to projects which were designed to protect natural, scenic, ecological, educational or agricultural values.

The Commissioners voted to recommend projects that scored 38 or more points, your project scored 38.83 points.

Your project, CANADA POND, was selected for a commitment of funds in the amount of \$115,612.50. The \$115,612.50 allocated to your project includes funding 75% of the appraisal, survey, title search, title insurance and acquisition. Further information will be sent to you soon to proceed with the grant application.

Please contact David C. Holt, 277-2776, for further consultation on the commitment of these funds.

Yours for environmental quality,

Robert L. Bendick, Jr., Director



Jerome Appraisal Company, Inc.

208 Taunton Avenue, East Providence, Rhode Island 02914 • (401) 331-2000 • Realtors • Appraisers • Consultants

February 15, 1989

Mr. Robert P. Freeman
The Marathon Group
Three Davol Square
Providence, RI

IN RE: Canada Pond
Providence/North Providence, Rhode Island

Dear Mr. Freeman:

Pursuant to your request, we have appraised the subject property known as the Canada Pond and surrounding land located just east of the Louisquisset Pike (Route 146), designated as Lot Nos. 72, 110, 111, 142, 143, 144, 164, 165, and 166 on Assessor's Plat No. 97; Lot No. 111 on Assessor's Plat No. 98; and Lot Nos. 5, 16, and 91 on Assessor's Plat No. 103 in the City of Providence; and Lot Nos. 124, 731, and 732 on Assessor's Plat No. 1 in the Town of North Providence. The purpose of the appraisal is to estimate the market value of the subject property in fee simple ownership.

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

After a complete inspection of the above property and after having considered all pertinent data affecting the valuation including the type, location, use of the subject property, the sales and asking prices of comparable properties, and the trend of the neighborhood, we are of the opinion that the market value of the subject property as of February 13, 1989 is ONE HUNDRED EIGHTY NINE THOUSAND (\$189,000) DOLLARS.

The supporting data upon which our conclusions are based are contained in the accompanying report.

Respectfully submitted,

Lido Jerome, CA-S
President

Andrew Carbone
Staff Appraiser



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location:	East of Louisquisset Pike, Route 146 Providence/North Providence, Rhode Island
Owner of Record:	Riverplace Partners
Land Area:	990,885 square feet or 22.75 acres
Improvements:	Unimproved with the exception of a dam
Highest and Best Use:	Recreational development as presently planned
Final Value Estimate:	\$189,000
Effective Date of Market Estimate:	February 13, 1989
Requested by:	Robert P. Freeman The Marathon Group Three Davol Square Providence, Rhode Island
Appraised by:	Lido Jerome, CA-S Andrew Carbone, Staff Appraiser Jerome Appraisal Company, Inc. 846 Broadway East Providence, Rhode Island 02914

CANADA POND ACQUISITION

The proposed acquisition encompasses the following plats and lots:

<u>Providence</u>	<u>Assessed Valuation</u>
Plat 97 Lot 72	\$ 600
Plat 97 Lot 110	500
Plat 97 Lot 111	500
Plat 97 Lot 142	500
Plat 97 Lot 143	500
Plat 97 Lot 144	400
Plat 97 Lot 164	15,500
Plat 97 Lot 165	400
Plat 98 Lot 111	38,900
Plat 103 Lot 5	20,900
Plat 103 Lot 16	5,400
Plat 103 Lot 91	21,300

Subtotal	\$105,700

North Providence

Plat 1 Lot 124	16,860
Plat 1 Lot 731 and 732	10,880

Subtotal	\$ 27,740

GRAND TOTAL \$133,440

Note: These valuations are as of December 31, 1988.

MARATHON

June 23, 1989

Ms. Nancy L. Derrig
Superintendent of Parks
The Providence Parks Department
Dalrymple Boathouse
Roger Williams Park
Providence, Rhode Island 02905

Three
Davit Square,
Box 77

Dear Nancy:

I am enclosing a copy of a letter sent to Bob McMahon on March 6, 1989, along with copies of the invoices for the survey of Lower Canada Pond from Louis Federici (for \$11,150) and Jerome Appraisal Company, Inc. (for \$1,250), both of which should be provided for by the city as a part of its acquisition of Lower Canada Pond.

I have never received a formal statement from Ron Markoff, Esq. (of Markoff & Boriskin), who has handled the title work. I contacted Ron today, however, to get amounts from him that would be due from the city. His estimate (which I am sure he would stand behind) is that the total bill to be paid by the city will be \$1,105 (broken down \$605 for the title policy insuring the city, \$350 for the title research and related copies of documents and \$150 for tax certificates in Providence and North Providence). He will also be due an additional \$300 for handling the closing and recording, but this amount will be paid by RiverPlace Partners as the seller and deducted from the \$125,000 cash consideration as will real estate taxes through June 30, 1989, in both municipalities.

Providence
Rhode Island
02903-4756

As you know, RiverPlace Partners is donating the excess value of the property to the city of Providence of some \$64,000. I am not sure if there is any formal procedure that we need to follow up on in order to establish this donation or if it needs to be separately stated in order to help your situation. Please let me know if there is a step that we need to take in that regard.

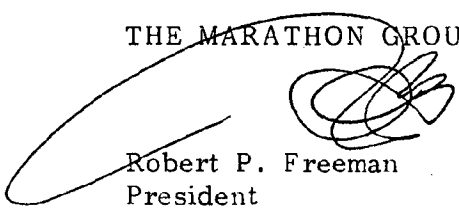
Telephone
401/273/9700

Please call me if you have any questions on the above. I look forward to seeing you on Wednesday if we do not speak before then.

Sincerely,

Facsimile
401/273/9718

THE MARATHON GROUP



Robert P. Freeman
President

RPF/epm
Enclosures
c: Ronald C. Markoff, Esq.



Jerome Appraisal Company, Inc.

Realtors • Appraisers • Consultants

INVOICE NO.

7049

**** Mail To: 846 Broadway East Prov., R.I. 02914

DATE:

2/22/89

The Marathon Group
Three Davol Square
Providence RI 00000

Attention: Robert P Freeman

cg # For Services Rendered In Re:

335 Appraisal of Real Estate Property Located at:

Canada Pond Land
Canada Po

Prov/N Prov
Identifier

Total Amount Due \$1250.00

To fit 771 DU-O-VUE® Envelope, fold along bottom of shaded strip

PRODUCT 107-3 **NEBS** Inc., Canton, Mass. 01450. To Order PHONE TOLL FREE 1 + 800-225-6380

LOUIS FEDERICI
235 Promenade Street Suite 150
PROVIDENCE, RHODE ISLAND 02908

(401) 331-1570

TO Riverplace Partners
c/o Marathon Development Corp.
3 Davol Square, Box 77
Providence, RI 02903

INVOICE

No 1914

DATE	Feb. 6, 1989
CUSTOMER ORDER NO.	
SALESPERSON	
VIA	

TERMS: Net 10 days. A finance charge of 1½% per month or 18% per year
will be added to all past due accounts.

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	RE: Canada Pond Project as per proposal dated and accepted 11-4-88		
	Perimeter survey		
	Deed description		
	Plan		
	For:		
	Individual lots in Providence as per contract.....	\$ 9,350.00	
	Individual Lots in North Providence as per contract ...	1,800.00	
	TOTAL DUE THIS INVOICE.....		\$11,150 00

ORIGINAL

Thank You!

FEB 27 1989

MARATHON

March 6, 1989

Three
Davol Square.
Box 77

Mr. Robert F. McMahon
Deputy Superintendent
City of Providence
Parks Department
Dalrymple Boathouse
Roger Williams Park
Providence, Rhode Island 02905

Dear Bob:

I am enclosing a copy of the invoice from Louis Federici and Associates relating to the survey work on Lower Canada Pond.

Providence
Rhode Island
02903-4756

I am also enclosing a copy of the invoice from Jerome Appraisal Company on the appraisal on Lower Canada Pond.

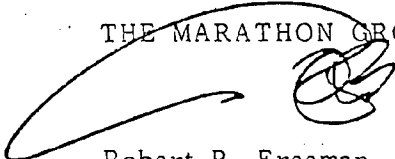
The enclosed invoices and the expenses of Markoff. & Boriskin in conjunction with the title and conveyance of the property are the only costs that we would seek to have reimbursed by the Parks Department in connection with acquisition of Lower Canada Pond over and above the \$125,000 cash payment that has been agreed to. The owner of the property (RiverPlace Partners, a Marathon affiliate) will donate the difference between the appraised value and the consideration received.

Telephone
401/273/9700

Please let me know when you think it will be possible to schedule a closing and what, if any, publicity you envision attending the event.

Sincerely,

THE MARATHON GROUP



Robert P. Freeman
President

Facsimile
401/273/9718

RPF/epm

Enclosures
c: Gaetano J. Paduano

PROPOSED DEED DESCRIPTION
FOR
RIVERPLACE PARTNERS
FOR PROPERTY DESIGNATED AS
ASSESSOR PLAT 98, LOT 111, ASSESSOR PLAT 103, LOTS 5, 16 & 91, ASSESSOR PLAT
97, LOTS 72, 110, 111, 142, 143, 144, 164, 165 & 166 IN PROVIDENCE RHODE ISLAND
ASSESSOR PLAT 1, LOTS 124, 731 & 732 IN NORTH PROVIDENCE, RHODE ISLAND

BEGINNING at the Southeasterly corner of the herein described parcel
said point lying on a curve, said curve having a radius of two hundred thirty
and 00/100 feet (230.00'), a central angle of 18°10'36", an arc length of
seventy two and 97/100 feet (72.97') to a point;

THENCE, North 46°55'39" West a distance of sixteen and 80/100 feet (16.80')
to a point;

THENCE, North 09°39'54" West a distance of two hundred seventy one and
69/100 feet (271.69') to a point;

THENCE, North 24°00'18" West a distance of three hundred twenty nine and
96/100 feet (329.96') to a point;

THENCE, North 31°23'54" West a distance of two hundred thirty and 69/100
feet (230.69') to a point;

THENCE, North 24°21'59" West a distance of one hundred ninety seven and
55/100 feet (197.55') to a Rhode Island Highway Bound located at station
108+25.88; 83.50 feet (right)

THENCE, North 25°05'15" West a distance of seventy six and 20/100 feet
(76.20') to a Rhode Island Highway Bound located at station 109+02.0; 80.00 feet
(right)

THENCE, North 16°57'22" West a distance of four hundred seventeen and
42/feet (417.42') to a point of curvature;

THENCE, continuing along the arc of a curve having a radius of five
thousand three hundred forty three and 40/100 feet (5,343.40'), a central angle
of 04°00'41", an arc length of of three hundred seventy four and 11/100 feet
(374.11') to the point of tangency of said curve, said point also being a Rhode
Island Highway Bound located at station 117+00; 120.00 feet (right)

THENCE, North 23°13'17" West a distance of one hundred ninety six and
98/100 feet (196.98') to a point of curvature, said point also being a
Rhode Island Highway Bound located at station 119+00.0; 100.00 feet (right)

THENCE, continuing along the arc of a curve having a radius of five thousand three hundred sixty three and 40/100 feet (5,363.40'), a central angle of $01^{\circ}26'21''$, an arc length of one hundred thirty four and 71/100 feet (134.71') to a corner, the last eleven (11) courses bounded Westerly by Louisquissett Pike, also known as Rhode Island Route 146;

THENCE, North $65^{\circ}57'05''$ East a distance of seventy eight and 05/100 feet (78.05') for a corner;

THENCE, North $01^{\circ}13'41''$ West a distance of sixty five and 07/100 feet (65.07') to a point, said course bounded Northerly and Westerly by land now or formerly of the City of Providence;

THENCE, North $01^{\circ}13'43''$ West a distance of four hundred thirty three and 73/100 feet (433.73') to a point;

THENCE, North $15^{\circ}32'43''$ West a distance of five hundred seventy eight and 09/100 feet (578.09') and crossing from Providence into North Providence, to a point;

THENCE, North $13^{\circ}32'17''$ East a distance of four hundred twenty nine and 31/100 feet (429.31') to a point;

THENCE, North $16^{\circ}33'43''$ West a distance of five hundred eighty and 62/100 feet (580.62') for a corner, the last four courses bounded generally Westerly by land now or formerly of Narragansett Electric Company;

THENCE, South $76^{\circ}40'57''$ East a distance of ninety one and 86/100 feet (91.86') to an existing concrete bound, the last course bounded Northerly by land now or formerly of Narragansett Electric Company;

THENCE, South $80^{\circ}17'00''$ East a distance of one hundred eighty eight and 14/100 feet (188.14') to an existing concrete bound, said course bounded Northerly by land now or formerly of Storage Equities/PS Partners II - Mineral Spring;

THENCE, South $77^{\circ}11'21''$ East a distance of one hundred twenty eight and 71/100 feet (128.71') to an existing concrete bound on an embankment for a corner, said course bounded Northerly by land now or formerly of Omega Shopping Realty Inc.;

THENCE, in a general Southerly direction along a line five and 00/100 feet (5.00') Easterly of and parallel to the Easterly line of the waters edge of Canada Pond (so called) to a point, otherwise having a bearing of South 04°11'13" East a distance of one thousand two hundred seventy two and 14/100 feet (1,272.14') feet from the previously mentioned point, said bearing and distance to be used as a "Survey Closure Line" and is not to be construed as the intended property line, the last course bounded in part by land now or formerly of St. Anthony Club Inc., and in part by land now or formerly of Gaetano Lasorsa et ux Prudence and in part by land now or formerly of Waterside Associates;

THENCE, North 57°14'53" East a distance of ten and 41/100 feet (10.41') for a corner bounded Northerly by land now or formerly of Waterside Associates;

THENCE, South 06°38'41" East running along the Westerly line of Stanhope Street a distance of five hundred fifty one and 14/100 feet (551.14') to a point;

THENCE, South 06°11'29" East continuing along the Westerly line of said Stanhope Street a distance of three hundred six and 73/100 feet (306.73') to a point;

THENCE, South 05°44'06" East a distance of three hundred eleven and 28/100 feet (311.28') to a point, bounded Easterly in part by land now or formerly of Narragansett Electric Company and in part by the Westerly line of Prosper Street and in part by land now or formerly of Narragansett Electric Company;

THENCE, South 05°20'29" East a distance of seventy seven and 25/100 feet (77.25') to a point;

THENCE, South 24°54'44" East a distance of one hundred eleven and 70/100 feet (111.70') to the Northerly line of MacGregor Street for a corner, the last two courses bounded Easterly by land now or formerly of Narragansett Electric Company;

THENCE, South 65°05'36" West running along the Northerly line of said MacGregor Street a distance of fifty three and 54/100 feet (53.54') for a corner and to the Northwesterly line of said MacGregor Street;

THENCE, South 24°07'19" East running along the Westerly line of MacGregor Street a distance of forty and 00/100 feet (40.00') for a corner;

THENCE, North 65°05'37" East running along the Southerly line of MacGregor Street a distance of forty four and 10/100 feet (44.10') for a corner;

THENCE, South 24°54'52" East a distance of two hundred and 02/100 feet (200.02') to the Northerly line of Manhattan Street bounded Easterly by land now or formerly of Narragansett Electric Company;

THENCE, South 65°05'08" West running along the Northerly line of Manhattan Street a distance of forty six and 86/100 (46.86') for a corner;

THENCE, South 24°07'19" East running along the Westerly line of Manhattan Street a distance of forty and 00/100 feet (40.00') for a corner;

THENCE, North 65°05'08" East running along the Southerly line of Manhattan Street a distance of forty seven and 42/100 feet (47.42') for a corner;

THENCE, South 24°55'10" East a distance of ninety and 99/100 feet (99.99') for a corner;

THENCE, North 65°05'25" East a distance of forty and 00/100 feet (40.00') for a corner, the last two courses bounded Easterly and Northerly by land now or formerly of Narragansett Electric Company;

THENCE, South 24°54'35" East a distance of one hundred and 00/100 feet (100.00') to the Northerly line of Newbury Street for a corner, the last course bounded Easterly in part by land now or formerly of Philip W. Radlof et ux Margaret and in part by land now or formerly of Louis F. Marianetti et ux Clara N.;

THENCE, South 65°05'25" West running along the Northerly line of Newbury Street a distance of seventy four and 35/100 feet (74.35') for a corner;

THENCE, South 33°31'30" East running along the Westerly line of Newbury Street a distance of forty and 45/100 feet (40.45') for a corner;

THENCE, North 65°05'25" East running along the Southerly line of Newbury Street a distance of one hundred twenty three and 35/100 feet (123.35') for a corner;

THENCE, South 24°54'35" East a distance of one hundred fourteen and 44/100 feet (114.44') for a corner, said course bounded Easterly by land now or formerly of Arthur Marcaccio;

THENCE, North 64°49'11" East a distance of fifty nine and 97/100 feet (59.97') for a corner, the last course bounded Northerly in part by land now or formerly of Arthur Marcaccio and in part by land now or formerly of Janice M. Capaldi;

THENCE, South $00^{\circ}41'11''$ West a distance of forty four and $17/100$ feet (44.17') to a point, bounded Easterly by land now or formerly of Benjamin Kane;

THENCE, South $05^{\circ}42'12''$ West a distance of nine hundred seventy four and $55/100$ feet (974.55') to the point and place of beginning, said course bounded Easterly in part by land now or formerly of Narragansett Electric Company and in part by the Westerly line of Everson Street, and in part by other land now or formerly of the Narragansett Electric Company;

SAID parcel contains twenty eight and $688/1000$ acres (28.688 acres) more or less.

For a more particular description see that plan entitled "Survey of Land for RiverPlace Partners of AP 98, Lot 111, AP 103, Lots 5, 16 & 91, AP 97, Lots 72, 110, 111, 142, 143, 144, 164, 165 & 166 in Providence, RI, AP 1, Lots 124, 731 & 732 in North Providence, RI, Dated 12/8-21/88, at a Scale of $1''=100'$, Sheet 1 of 1, Drawing No. 881102-01, By Louis Federici & Associates".