



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**CITY OF PROVIDENCE  
PROVIDENCE REDEVELOPMENT AGENCY**

**REQUEST FOR PROPOSALS:**

**FOR PURCHASE AND REDEVELOPMENT OF  
31 MANTON AVENUE, 39 MANTON AVENUE, 148  
DELAINÉ STREET AND 160 DELAINÉ STREET; PLAT:  
62, LOTS: 443, 573, 432 AND 430  
IN PROVIDENCE, RHODE ISLAND**

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

The Providence Redevelopment Agency (“Agency”) in an effort to redevelop those certain lots more fully described in **Exhibit A** attached hereto (the “Property”), seeks proposals for the rehabilitation of said Property. All proposals shall include the required information enumerated in this information package, however, no proposals will be accepted unless they are developed in accordance with the Agency’s By-Laws, the City of Providence Home Rule Charter, and the Providence Code of Ordinances, as amended.

**NOTE:**

- This Property has a pending State of Rhode Island Historic Tax Credit Application reserving approximately \$8.8M in state tax credits. The successful bidder may have access to these credits. Additional credits may be available for an associated cost.
- Bidders should observe that the Property is located in the Industrial and Commercial Buildings Historic District (ICBD). As such, any proposed modifications to the exterior of the building shall be consistent with the Providence Historic District Commission’s Standards and Guidelines for the ICBD. Notwithstanding anything contained in this document, the City recognizes that the Property may be redeveloped for a reuse that is not granted as a matter of right. Bidders may provide a detailed reuse concept which requires a zoning change or zoning variance, but all proposals must comport with the City of Providence Comprehensive Plan. Proposals for demolition of the building or any portion thereof will be rejected and disqualified any potential award.

**Proposals shall be submitted in writing to the Providence Redevelopment Agency, 444 Westminster Street, Suite 3A, Providence, Rhode Island, 02903, Attention: Bonnie Nickerson, Executive Director, by 3:00pm on Friday, August 24, 2018. No consideration will be given to proposals submitted after this date and time. The Agency takes no responsibility for packages sent by mail or other means that cannot meet the deadline. Hand delivery is acceptable. The Agency may request additional documentation to assist in making its selection.**

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**Proposed Schedule**

- Friday, June 15, 2018 Request for Proposals Issued
- \*Thursday, July 19, 2018 **3:00pm** - 1 hour Site Visit/Pre-Bid Meeting
- Tuesday, July 24, 2018 Questions due by 3:00 p.m. All questions must be submitted in writing to [cdupre@providenceri.gov](mailto:cdupre@providenceri.gov)
- Friday, July 27, 2018 Questions and Answers will be posted publically at [www.providenceri.gov/planning/providence-redevelopment-agency-pra-2](http://www.providenceri.gov/planning/providence-redevelopment-agency-pra-2)
- Friday, August 24, 2018 Proposals Due by 3:00 p.m.
- Anticipated: August 31, 2018 Bid/Proposal Awarded.
- Anticipated: October 1, 2018 Negotiate Purchase & Sale Agreement.
- Anticipated: November 1, 2018 New owner takes title.

**\*PLEASE NOTE THE REVISED TIME FROM 11:00AM TO THE NEW TIME 3:00PM**



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**BIDDING INSTRUCTIONS**

1. The Agency will select the successful bidder based on the responsive bidder with the highest and best bid, inter alia, on the criteria contained on pages 10 to 12.
2. No proposal will be accepted if made in collusion with any other bidder.
3. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with R.I. General Laws (as amended) §§ 7-1.1-99, 7-1.1-105, and 7-1.1-106, and shall also, if required, register with the Rhode Island Board of Contractors Registration.
4. The Agency reserves the right to reject any and all bid(s).
5. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
6. In case of error in the extension of prices quoted, total price will govern.
7. The contractor will not be permitted to either assign or underlet the contract, nor assign either legally or equitably any moneys hereunder, or its claim thereto without the previous written consent of the Agency.
8. Commencement and Completion Dates must be shown in your bid.
9. Successful bidder and the Agency will enter into a Purchase and Sales Agreement. The terms thereof will be finalized based upon the bids received, and shall be non-negotiable except for bid items.
10. Appropriate certificates of insurance, as specified below, will be required from the successful bidder naming the Agency and the City of Providence as additional insureds for the period of rehabilitation.
11. No work shall commence without a prior written authorization from the Agency to proceed.
12. Before submitting any Bid, each Bidder shall have examined the Property for the proposed work and shall have observed said Property’s conditions.
13. Please submit one original and two copies of your bid to the Agency.
14. Bids must meet the attached specifications. Any exceptions or modifications must be noted

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

and fully explained.

15. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
16. The price or prices proposed, including unit prices and allowances, where applicable, shall be stated both in WRITING and in FIGURES, and any proposal not so stated may be rejected.
17. Bids SHOULD BE TOTALED. Do not group individual Properties: price each lot individually and then aggregate. Awards may be made on the basis of total bid covering all lots priced-out or by individual lots.
18. Each bidder is required to state in his/her proposal the bidding's name and address/business location; and must state the names of all persons or firms with whom the bidder is submitting a joint bid. All bids SHOULD BE SIGNED IN INK.
19. The Agency will not execute a lease or a purchase and sales agreement with the awarded bidder unless presented with performance bid bond for the proposed rehabilitation costs, to be deposited with the Agency as a guarantee that the rehab will be completed by the bidder; and in default thereof, the bond proceeds shall be retained for the use of the Agency as liquidated damages on account of such default.
20. It is hereby mutually understood and agreed that no reduction of price shall or will be claimed or made unless agreed to in writing by the Agency.
21. Bids will be received sealed and opened privately. Awards may be made to other than the high bidder. All bid prices will be considered firm, unless qualified otherwise. Requests for price decreases will not be honored.
22. Failure to deliver within the time quoted or failure to meet specifications may result in the Agency's exercise of any and all available legal and/or equitable remedies. It is agreed that timely completion is subject to strikes, lockouts, accidents and Acts of God which events shall extended the period of completion for a period equal to that suffered in the strikes, lockouts, accidents, and Acts of God.
23. The successful bidder shall, prior to commencing performance under the contract, attach and submit evidence that they have complied with the provisions of the Rhode Island Worker's Compensation Act, Title 28, Chapter 29, Section 1, et seq., of the Rhode Island General Laws. If the successful bidder is exempt from compliance under the Worker's Compensation Act, an officer of the successful bidder shall so state by way of sworn Affidavit, which shall accompany the signed contract.
24. The successful bidder shall, prior to commencing performance under the Purchase and Sales

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

Agreement, attach and submit appropriate certificates of insurance, naming the Agency and the City of Providence as additional insureds, to include:

- a. General Commercial Liability coverage with limits of \$1,000,000 per each occurrence and \$5,000,000 in the Aggregate (for the Project). Such coverage shall protect the Firm and any of its Subcontractors from any and all claims which may arise out of the Firm’s operations and completed operations under the Contract for which the Firm, its Subcontractors or any persons employed by them shall be liable, including but not limited to any such claims for bodily injury, death, disability, sickness, and damage or destruction to equipment, to property, or to the Work.
- b. Workers Compensation – Statutory coverage.
- c. Automobile Liability – owned, non-owned, and hired automobile coverage with a combined single limit of \$1,000,000.
- d. Umbrella – with limit of \$5,000,000 over General Liability and Automobile Liability.
- e. Property Coverage – The Contractor shall purchase and maintain during the life of this contract “All Risk” insurance coverage for their own equipment and property, with provision for Waiver of Subrogation against the Agency and the City.

The above-listed coverage must be provided on policies and on ACORD certificates from insurance companies that are financially rated A-VI or better by A.N. Best, by which the successful bidder will indemnify and hold harmless the Agency from and against all loss or damages arising from the performance under the Purchase and Sales Agreement, including all claims for personal injury or damage to property sustained by third persons, or their agents, servants and/or those claimed under them, as specified above. The Firm shall provide a waiver of subrogation in favor of the Agency on a primary noncontributory basis.

**TERMS AND REQUIREMENTS FOR BIDDING**

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**Project Name Description:** For Purchase and Redevelopment of 31 Manton Avenue, 39 Manton Avenue, 148 Delaine Street and 160 Delaine Street; AP 62, Lots 443, 573, 432 and 430 in Providence, Rhode Island

**Date and Time to be submitted: Friday, August 24, 2018 @ 3:00 P.M.**

Bids are to be submitted by the above date to the attention of Bonnie Nickerson at the Providence Redevelopment Agency, 444 Westminster Street, Suite 3A Providence, R.I. 02903.

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**REQUIRED SUBMITTALS**

**Proposals must include the following:**

- A cover letter addressed to the Agency that identifies the bidder and contains the name, title, e-mail and telephone number of the person who will be the primary contact for the bidder and to whom the Agency may direct questions regarding the bid.
- A summary describing the bidder’s firm, its business services and experience in the area of rehabilitation of property and new construction. Identify similarly any subcontractors that the bidder proposes to use. Identify references from a minimum of 3 organizations (public, private or non-profit) in which the bidder has provided similar experience including name, affiliation, and phone number of a point of contact.
- An estimate of the total cost for all rehabilitation or construction services to be provided by the bidder and/or its subcontractors, including an itemized cost for each category of work to be performed, with unit prices and/or allowances, where applicable to complete the scope of services proposed. The bid must contain a schedule for commencement and completion of the work. Bidder must also submit a separate sealed estimate for the purchase price amount to acquire the Property.
- A bid proposal narrative as outlined on page 10 below.

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)





**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**ADDITIONAL DOCUMENTS TO BE COMPLETED AND SUBMITTED**

1. Bidders must submit bids in a sealed envelope clearly labeled with the above captioned Project Name. The bid envelope and information relative to the bid must be addressed to the Providence Redevelopment Agency, Bonnie Nickerson, Executive Director, 444 Westminster St. Suite 3A, Providence, R.I. 02903. Communications to the Agency regarding this bid package should be addressed to Bonnie Nickerson, Executive Director, [bnickerson@providenceri.gov](mailto:bnickerson@providenceri.gov).
2. The **Bid Form** (on Pages 13-14 of this package) must be completed and used as your cover page. Show Unit Prices, Allowances, or Discounts where applicable. Attach additional pages as necessary.
3. A **Proposed Schedule** showing commencement, Substantial Completion, and Final Completion dates must be prepared and submitted.

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



## Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

All proposals delivered to the Agency shall be initially reviewed to determine whether they are responsive or non-responsive to the basic requisites of this Request for Proposals. Proposals that are determined by the Agency to be non-responsive or incomplete may be rejected.

All bidders shall provide, in narrative form, proposals which provide sufficient information to the response items contained in the Evaluation Criteria below. The Evaluation Committee will evaluate and rate all responsive proposals based on the Evaluation Criteria and may at any time waive any response item as it deems appropriate.

### **ELIGIBILITY SCORING CRITERIA**

#### **Section 1 – Bidder and Project Background Information**

- A. Name and address of Bidder and a disclosure of all beneficial interest-holders, including but not limited to shareholders, investors, members, partners, and principals.
- B. Project Overview including, but not limited to, name of project, use(s), size of structures (number of stories, exterior height, and footprint dimensions) after rehabilitation or construction, any proposed demolition, and other programmatic information.
- C. Economic Development and Planning Goals:
  - Overall economic development benefits for the City of Providence, including job and business growth, increased tax collections, creation of incubation space for research and development.
  - New jobs and new investment in addition to those created directly by project.
  - Project’s compatibility with the character of the surrounding neighborhood in which it is located (i.e. scale, use, and design character).
- D. Relevant Experience of Bidder and Development Team (i.e. architect, engineer, consultants):
  - Describe at least 3-4 projects, preferably with similar use and scale. Demonstrate Providence or Rhode Island experience if applicable. Photographs or renderings of projects under construction but not yet completed are acceptable.
  - Describe Public/Private partnership experience.

#### **Section 2 – Program and Land Use and Zoning**

- A. Proposed uses with reference to the Providence Zoning Ordinance, as amended, noting type, location at site, and square footage of use.
- B. Number of dwelling units if residential.
- C. Description of site-access and parking needs – including anticipated methods of satisfying local parking requirements.

#### **PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



## Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

- D. Identification of any merger or administrative subdivision intended or contemplated.
- E. Statement of compliance of site improvements with existing Zoning Ordinance.
- F. Any anticipated zoning or building relief necessary for project.

### Section 3 – Site Plan

Provide Draft Plans, which should include at a minimum:

- Dated plans with revisions noted.
- Graphic scale with true north arrow
- Perimeter boundary lines of the project distinct from detailed property lines which the location and existence of should also be noted.
- Location and approximate size of existing improvement on or immediately adjacent to the project site.
- Conceptual landscape plan
- Locations of pedestrian access for structures and site. Locations of parking, servicing, and all street access points for vehicles.

### Section 4 – Building/Site Improvements

- A. Elevations – elevations of all building, retaining walls, and appurtenant structures. Elevations to include at a minimum the following:
  - Building finish materials
  - Articulation of entries
  - Height of building elevations
  - Articulation of roof line and roof structures
- B. Sections – sections through project site and building(s). Sections shall include at a minimum:
  - Typical floor-to-floor height
  - Overall building height
  - Curbs, sidewalks and any existing street trees within adjacent streets
  - Dimensioned distance from improvement boundary lines to property lines
  - Active uses
  - On-site parking
  - Any below-grade spaces

### Section 5 – Development Schedule, Construction Plan, and Sustainability

- A. Proposed development schedule/timeline showing completion date and issuance of certificate of occupancy from the City of Providence.

#### PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



## Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

- B. Explanation of any anticipated construction-related impacts on public or private property and businesses adjacent to or otherwise impacted by the project.
- C. Describe how project will incorporate sustainable approaches to urban planning, building, and site design.

### Section 6 – Legal

- A. Confirmatory letter from Office of the City Solicitor that bidder does not have open and/or active adverse litigation against the City of Providence or any related entity.

### Section 7 – Business Plan

- A. Demonstration of Feasibility:
  - Market assumptions related to demand of use and price points
  - Sources and uses
  - Pro-forma assumptions
- B. Identification of Subsidies – tax agreements, loans, equity investment, public subsidies needed for the project to be viable.
- C. Demonstration of Financial Capacity:
  - Financial Statement for bidder and related entities (See Section 1A).
  - Any pending or past litigation involving bidder or related entities (See Section 1A) which resulted in financial impact to bidder or related entities.
  - Existing debt relationships and their status.
  - Testimonials from 1-2 lenders and 1-2 equity partners.

### Section 8 – Acquisition Costs Proposal

The Agency will accept proposals that make an offer to purchase, an offer for rent, or a combination thereof. The Agency is open to various acquisition cost proposals which are specifically tailored to meet the needs of the bidder. Acquisition cost proposals alone will not determine whether or not a bidder is successful; the Agency will use a combination of the technical criteria found in Sections 1 through 7 as well as the bidder's acquisition cost proposal to determine the successful bidder.

The Agency may choose to interview one or more of the bidders prior to making a recommendation for award.

The Agency reserves the right to award the full contract to one bidder, split the award among more than one bidder, make partial awards based on number of properties bid, make no Award, and/or to re-release this request for proposals as it deems in the best interest of the Agency.

#### PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)



**Providence Redevelopment Agency**  
Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**FORM OF BID**

**IN RESPONSE TO REQUEST FOR PROPOSALS FOR  
THE PURCHASE AND REDEVELOPMENT OF  
31 MANTON AVENUE, 39 MANTON AVENUE,  
148 DELAINE STREET AND 160 DELAINE STREET;  
AP 62, LOTS 443, 573, 432 AND 430  
IN PROVIDENCE, RHODE ISLAND**

**DATE:**

**TO: PROVIDENCE REDEVELOPMENT AGENCY**  
c/o Bonnie Nickerson, Executive Director  
444 Westminster Street, Suite 3A  
Providence, RI 02903

**PROJECT: Property contained in Exhibit A.**

**SUBMITTED BY: \_\_\_\_\_**  
**(Name of Firm)**

The undersigned, having examined the Property and having reviewed the Invitation to Bid, the Specifications and, all as attached to the Request for Proposals for the Property and incorporated herein by reference, hereby offers to undertake the work of the Firm on the aforesaid project as follows:

**PROPOSAL**

The undersigned hereby agrees, in addition to the aforesaid, to the following terms and conditions:

1. Time is of the essence.
2. That the Firm shall comply with all terms and conditions of the aforesaid Request for Proposals and Appendices attached thereto.
3. That the undersigned hereby offers to enter into a purchases and sales agreement as noted in the aforesaid documents for the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

**PROVIDENCE REDEVELOPMENT AGENCY**  
444 Westminster Street Providence, Rhode Island 02903  
401 680 8400 OFFICE | 401 680 8492 FAX  
www.providenceri.gov



**Providence Redevelopment Agency**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

Firm must include its Bid both in written form and numerically in the spaces provided above.

Upon acceptance as successful bidder, we hereby agree to the requirements noted in the aforesaid Request for Proposals.

Respectfully submitted,  
Bidder  
Company Name:

By: \_\_\_\_\_  
Authorized Official  
Title:  
Name:

Dated: \_\_\_\_\_

Federal ID No.

Firm Address:

Telephone No.:

Name of Surety Company:

**PROVIDENCE REDEVELOPMENT AGENCY**

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

[www.providenceri.gov](http://www.providenceri.gov)

Exhibit A

Description of Property

Parcel 1:

That certain lot or parcel of land, with all the buildings and other improvements thereon, situated on the northeasterly side of Manton Avenue, in the City and County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of Manton Avenue, at the southerly comer of said lot, and at the westerly comer of land now or lately of Paragon Worsted Company, said point being located One Hundred Eight and 3/10 (108.3) feet, more or less, northwesterly from the point of intersection of said line of Manton Avenue with the northerly line of the Woonasquatucket River; thence northwesterly bounding southwesterly on Manton Avenue, Forty-Eight and 38/100 (48.38) feet, more or less, to other land of said Paragon Worsted Company, sometimes called Tanyard Lane; thence northeasterly bounding northwesterly on said last named land, One Hundred Twenty-Three (123) feet to a comer; thence turning a right angle and running southeasterly bounding northeasterly on land now or lately of Paragon Worsted Company, Fifty-Seven and 87/100 (57.87) feet, more or less, to a comer, thence southwesterly bounding southeasterly on said last named land, One Hundred Sixteen and 62/100 (116.62) feet, more or less, to Manton Avenue, at the point and place of beginning.

However otherwise it being described, being a portion of the real property conveyed by A.B.C. Realty Company to Olneyville Housing Corporation in that certain Deed recorded on November 28, 2011 in Book 10135 at Page 32 in the Land Evidence Records of the City of Providence, Rhode Island.

Property address:  
(for reference only)  
31 Manton Avenue  
Providence, Rhode Island  
(Plat 62, Lot 443)

Parcel 2:

That certain lot or parcel of land, with all the buildings and other improvements thereon, situated on the northeasterly side of Manton Avenue in the City and County of Providence, State of Rhode Island, laid out and delineated as REMAINING PARCEL "B" on that certain plan entitled, "ADMINISTRATIVE SUBDIVISION IN PROVIDENCE, RHODE ISLAND, FOR 25 MANTON AVENUE ASSOCIATES, LLC - DESIGNATED AS ASSESSOR'S PLAT 62, LOTS 539, 432 AND 439", REVISION NO. 1 DATED 1/98, DRAWING NUMBER - 970606-02, SCALE 1" = 50', DATED 11/18/97, SURVEYED AND PLATTED BY LOUIS FEDERICI AND ASSOCIATES, LAND SURVEYORS, 365 SMITH STREET, SUITE 3, PROVIDENCE, R.I." which plat is recorded with the Records of Land Evidence in said City of Providence in Plat Book 55 at Page 56.

However otherwise it being described, being a portion of the real property conveyed by A.B.C. Realty Company to Olneyville Housing Corporation in that certain Deed recorded on November 28, 2011 in Book 10135 at Page 32 in the Land Evidence Records of the City of Providence, Rhode Island.

Property address:  
(for reference only)  
39 Manton Avenue  
Providence, Rhode Island  
(Plat 62, Lot 573)

Parcel 3:

That certain lot or parcel of land, with all the buildings and other improvements thereon, situated on the southerly side of Delaine Street, in the City and County of Providence, State of Rhode Island, laid out and designated as Lot Number 18 (Eighteen) on that plat entitled, "The plat of a Lot of Land Belonging to Alfred Anthony & Co. Situated in North Providence (in Olneyville) Surveyed and Divided into House Lots, May 7, 1846", which said plat is recorded in the Land Evidence Records in said City of Providence on Plat Card 419.

However otherwise it being described, being a portion of the real property conveyed by A.B.C. Realty Company to Olneyville Housing Corporation in that certain Deed recorded on November 28, 2011 in Book 10135 at Page 32 in the Land Evidence Records of the City of Providence, Rhode Island.

Property address:  
148 Delaine Street  
Providence, Rhode Island  
(Plat 62, Lot 432)

Parcel 4:

That certain lot or parcel of land, with all the buildings and other improvements thereon, situated on the southerly side of Delaine Street, in the City and County of Providence, State of Rhode Island, bonded and described as follows:

Beginning at a point in the southerly line of Delaine Street, Two Hundred Six and 85/100 (206.85) feet easterly from the southeasterly corner of Manton Avenue and Delaine Street; thence easterly bounding northerly on Delaine Street, Forty-Nine (49) feet to land now or lately of Frederick Lazzareschi and wife; thence southerly at an interior angle of 90°-34'-20" with the southerly line of said Delaine Street, bounding easterly on said Lazzareschi land, to land now or formerly of A.B.C. Realty Company; thence westerly at an interior angle of 89°-25'-40" with the last named line and running westerly along the southerly line of Lot No. 20 (Twenty) on that plat entitled "The plat of a Lot of Land Belonging to Alfred Anthony & Co. Situated in North Providence (in Olneyville) Surveyed and Divided into House Lots. May 7, 1846", which said plat is recorded in the Land Evidence Records in said City of Providence on Plat Card 419, a distance of Forty-Nine (49) feet to land now or lately of the Alexander Chihoski Estate; thence



northerly at an interior angle of 90°-40' -20" with the last described line, bounding westerly on said Chihoski land, One Hundred (100) feet to the point of beginning.

All parcels are subject to an easement to Narragansett Electric in Book 1126 at Page 374.

However otherwise it being described, being a portion of the real property conveyed by A.B.C. Realty Company to Olneyville Housing Corporation in that certain Deed recorded on November 28, 2011 in Book 10135 at Page 32 in the Land Evidence Records of the City of Providence, Rhode Island.

Property address:  
160 Delaine Street  
Providence, Rhode Island  
(Plat: 62, Lot 430)