State of Rhode Island and Providence Plantations
RHODE ISLAND BOARD OF EDUCATION
80 Washington Street
Providence, Rhode Island 02903-3400

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Enclosure 9a.
May 6, 2015

April 30, 2015

TO: Members of the Council on Postsecondary Education

FROM: Jim Purcell, Commissioner of Postsecondary Education

RE: Approval of Quit-Claim Deed and Merger Regarding Rhode Island College's Acquisition of Property from the City of Providence

At its June 16, 2014 meeting, the prior Board of Education authorized Rhode Island College to proceed with its acquisition of property from the City of Providence. This acquisition was also approved by the State Properties Committee on December 2, 2014. As part of the acquisition process, the College's Title Attorney, John B. Murphy Esquire, determined that since the parcels of land to be acquired are presently part of larger parcels of land owned by the City, the subdivision of those parcels would result in the creation of new lots, which require additional survey/topographical work and a hearing process before the Providence Planning Board. That process would be simplified (and time delay and additional expense avoided) by merging the parcels acquired from the City with vacant property already owned by the Council.

Attorney Murphy has prepared the attached Quit-Claim deed, the recording of which will accomplish the merger of this property.

Therefore, I recommend:

THAT the Council on Postsecondary Education approve of this Quit-Claim Deed and merger as presented, subject to the approval of the State Properties Committee, if required, and that the Council Chair is authorized to sign this deed as well as any and all additional documents that may be required.

QUITCLAIM DEED

THE RHODE ISLAND COUNCIL ON POST-SECONDARY EDUCATION, a public corporation of the State of Rhode Island, with a mailing address of 80 Washington Street, Suite 524, Providence, RI 02903, for good and valuable consideration but no monetary payment grants to **THE RHODE ISLAND COUNCIL ON POST-SECONDARY EDUCATION**, a public corporation of the State of Rhode Island, with a mailing address of 80 Washington Street, Suite 524, Providence, RI 02903, with **QUITCLAIM COVENANTS:**

That certain lot or parcel of land located in the City of Providence, County of Providence, State of Rhode Island bounded and described as follows on the attached Exhibit A.

The purpose of this deed is to merge the portions of Lots 2 and 4 on Providence Tax Assessor's Plat 127 which had recently been conveyed to the Council by deed from the City of Providence recorded in Book ____ at Page ____ of the Providence Land Evidence Records, with the existing lot owned by the Council designated as Lot 511 on Assessor's Plat 80, all as delineated on that certain plan entitled "ADMINISTRATIVE SUBDIVISION ASSESSOR'S PLAT 127 LOTS 2 & 4 FOR CITY OF PROVIDENCE TO BE CONVEYED TO RHODE ISLAND COLLEGE (RHODE ISLAND COUNCIL ON POST SECONDARY EDUCATION)" which plan was recorded in the Land Evidence Records of the City of Providence on _____, 2015 in Plat Book ____ at Page ____.

The consideration for this transfer is such that no documentary stamps are required.

No withholding is required pursuant to RIGL 44-30-71.3 in that the grantor herein is a public corporation of the State of Rhode Island.

IN WITNESS WHEREOF, THE RHODE ISLAND COUNCIL ON POST-SECONDARY EDUCATION has caused this deed to be executed by its duly authorized officer this ____ day of _____, 2015.

THE RHODE ISLAND COUNCIL ON POST-SECONDARY EDUCATION

By: _____

Chairman

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____ on this ___ day of _____, 2014, before me, the undersigned notary public, personally appeared _____, in his capacity as Chairman of The Rhode Island Council On Post-Secondary Education, personally known to the notary or proved to the notary through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document and he acknowledged to the notary that he signed it voluntarily for its stated purpose in his capacity as aforesaid.

_____

NOTARY PUBLIC
Commission Expires:

Property Address:

College Road
Providence, RI
Plat 127, Portions of Lot 2 & 4
Plat 80 Lot 511

Mailing Address:
The Rhode Island Council on Post-Secondary Education
80 Washington Street, Suite 524
Providence, RI 02903

EXHIBIT A

ASSESSORS PLAT 80 LOT 511

AND PARCELS A & B

That certain tract or parcel of land with all buildings and improvements thereon situated southerly of College Road in the City of Providence, County of Providence and State of Rhode Island is herein bounded and described;

Beginning at the most northwesterly corner of the herein described parcel at a granite bound;

Thence proceeding south 85°04'42" east a distance of seventy six and 29/100 (76.29') feet to a granite bound, bounded northerly by land now or formerly of State of Rhode Island (Rhode Island College);

Thence proceeding south 03°37'14" east a distance of one hundred twenty four and 52/100 (124.52') feet to granite bound;

Thence proceeding south 13°44'33" east a distance of one hundred five and 63/100 (105.63') to a granite bound;

Thence proceeding south 26°48'40" east a distance of three hundred ten and 78/100 (310.78') feet to a granite bound;

Thence proceeding south 23°49'50" east a distance of one hundred seventy seven and 48/100 (177.48') feet to a granite bound at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve with a radius of five hundred fifty four and 27/100 (554.27') feet a distance of one hundred twenty eight and 81/100 (128.81') feet to granite bound;

Thence proceeding south 02°43'58" east a distance of one hundred sixty nine and 95/100 (169.95') feet to a granite bound;

Thence proceeding south 02°43'58" east a distance of three hundred thirty six and 82/100 (336.82') feet to granite bound;

Thence proceeding north 80°31'54" west a distance of four hundred forty three and 71/100 (443.71') feet to a granite bound the last eight (8) courses bounded easterly and southerly by land now or formerly of the City of Providence, (Pleasant View School and Triggs Golf Course);

Thence proceeding south 02°41'18" west a distance of one hundred fifty two and 08/100 (152.08') feet to a granite bounded, bounded easterly by land now or formerly of the city of Providence (Pleasant View School);

Thence proceeding north 87°18'42" west a distance of one hundred twenty two and 00/100 (122.00') feet to a concrete bound with a nail, bounded southerly by the terminus of Case Lane aka Bullock Avenue and land now or formerly of Donald J. & David Mclcahey;

Thence proceeding north 02°41'18" east a distance of forty and 00/100 (40.00') feet to a rebar with cap, bounded westerly by land now or formerly of Arthur Laferriere;

Thence proceeding north 87°18'43" west a distance of one hundred twenty two and 00/100 (122.00') feet to a granite bound, bounded southerly in part by land now or formerly of Arthur Laferriere and by the terminus of Rowley Street;

Thence proceeding south 02°41'18" west along the westerly line of Rowley Street a distance of thirty nine and 66/100 (39.66') feet to a granite bound;

Thence proceeding north 87°18'42" west a distance of one hundred sixty four and 00/100 (164.00') feet to a granite bound, bounded southerly by land now or formerly of Marie Cimini and in part by land now or formerly of Vincent Distefano ;

Thence proceeding north 03°13'06" east along the easterly line of Walsh Street a distance of four hundred seventy nine and 59/100 (479.59') feet to a rebar with cap at the corner of a stonewall;

Thence proceeding north 73°55'25" east a distance of four hundred thirty seven and 41/100 (437.41') feet to a point, bounded northerly by land now or formerly of State of Rhode Island (Rhode Island College);

Thence proceeding north 02°40'26" east a distance of one hundred twenty four and 67/100 (124.67') feet to a point;

Thence proceeding north 02°23'06" east a distance of two hundred ninety four and 97/100 (294.97') feet to a point;

Thence proceeding north 02°16'37" east a distance of three hundred forty five and 20/100 (345.20') feet to the point and place of beginning, the last three (3) courses run along the

westerly face of a stone wall and are bounded westerly by land now or formerly of State of Rhode Island (Rhode Island College);

Said parcel contains 584,129 square feet or 13.41 acres more or less and is a combination of Assessor's Plat 80 Lot 511 and Parcels A & B.