



August 26, 2015

The Hon. Jorge O. Elorza
Mayor
Ricky Caruolo
General Manager

Mrs. Luly Massaro
Commission Clerk
RI Public Utilities Commission
89 Jefferson Boulevard
Warwick, RI 02888

BOARD OF DIRECTORS

- Xaykham Khamsyvoravong
Chairperson
- Joseph D. Cataldi
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- Michael J. Correia
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Member
- Carlssa R. Richard
Secretary
- William E. O'Gara, Esq.
Legal Advisor

RE: DK 4571-Public Utilities Commission - Record Request Set 1

Dear Mrs. Massaro:

Attached please find a cop of Providence Water's responses to the first set of record requests from PUC. This response has been emailed to the Service list. Hard copies will be available on Wednesday, August 26, 2015.

If there are any questions I can be reached at 521-6300, extension 7271.

Sincerely,

Nancy W. Parriño

Senior Manager Finance/Customer Service

cc: Dk 4571 Service List
File

MEMBER
Rhode Island Water Works Assn.
New England Water Works Assn.
American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

(401) 521-6300

552 Academy Avenue
Providence, RI 02908

www.provwater.com

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document1

PROVIDENCE WATER SUPPLY BOARD
Docket No. 4571

Record Requests of the
Public Utilities Commission- Set 1
August 25, 2015

PUC RR 1-1. Please provide ownership information for the Academy Avenue and Scituate Avenue facilities. As it appears a transfer of ownership occurred in 2010, if possible, please provide the identity of the owner prior to the transfer.

RESPONSE :

430 Scituate Avenue in Cranston:

Title is in the name of "City of Providence," a municipal corporation, grantee by quitclaim deed from the City of Cranston recorded on May 24, 1958 at 9:54 a.m. in Book 332, page 265 of the Cranston Land Evidence Records.

552 Academy Avenue in Providence:

Title is in the name of "Providence Public Buildings Authority" grantee by quitclaim deed from the City of Providence recorded on November 15, 2010 at 3:32 p.m. in Book 9861 at page 25 of the Providence Land Evidence Records.

Please see the attachment.

LAW OFFICES OF RONALD C. MARKOFF
144 Medway Street
Providence, Rhode Island 02906

RONALD C. MARKOFF

(401) 272-9330 Telephone
(401) 751-4842 Facsimile
Email: office@ronmarkoff.com

KARENANN MCLOUGHLIN *◊
MARC B. GERTSACOV*
*Also admitted in New York
◊ Also admitted in Massachusetts

August 26, 2015

HAND DELIVERED

Michael McElroy, Esq.
Schacht & McElroy
21 Dryden Lane
P.O. Box 6721
Providence, RI 02940-6721

**Re: City of Providence
430 Scituate Avenue
Cranston, Rhode Island**

CERTIFICATION OF TITLE

Dear Mr. McElroy:

You have asked that I determine ownership of the above-captioned premises. It is currently owned by the City of Providence. I have not concerned myself with mortgages or other liens unless specifically noted herein. If I have reviewed the deed and saw no restrictions or easements of record, I did not follow through as to those aspects. I hereby certify that as of **August 24, 2015 at 8:30 a.m.** a good and marketable fee simple title to the above premises is vested in City of Providence. A title examination has been performed from a quitclaim deed from City of Cranston to City of Providence recorded dated May 24, 1958 and recorded on May 24, 1958 at 9:54 a.m. in Book 332, Page 265, and I certify the status of title as follows:

LOCUS: Tax Assessor's Plat 20-2, Lot 2122

TITLE IN: City of Providence, a municipal corporation, grantee by Quitclaim Deed from City of Cranston recorded on May 24, 1958 and recorded on May 24, 1958 at 9:54 a.m. in Book 332, Page 265 with the Cranston Land Evidence Records.

SUBJECT TO:


1. Lease Agreement by and between The City of Providence and City of Cranston dated November 28, 1972 and recorded on December 26, 1972 at 2:24 p.m. in Book 390, Page 69, as affected by Resolution No. 421 recorded in Book 390, Page 68.
2. Any unpaid municipal liens.
3. Any month to month tenants and/or unrecorded leases.
4. Any unfiled mechanics' or materialmen's liens.
5. Any matters of bankruptcy not discernible from the public land evidence records.

9. Any matters which a complete and accurate survey would disclose.

N.B. As you can well imagine, the indices for the City of Providence is quite lengthy. I did my best under the time constraints to run for only matters which would affect title.

Title report together with copies of supporting documents is enclosed. If you should have any questions or require anything further, please do not hesitate to contact me. .

Very truly yours,


RONALD C. MARKOFF

cc
Enclosures

Mike Kobb

Ad by DNSUnlocker (http://advertiserlog-support.com/why.php?type=3&zone=600622324&pid=2205&ext=DNSUnlocker) | Close

430 SCITUATE AVENUE

Cranston

Location: 430 SCITUATE AVENUE **ASSESSMENT** \$1,267,800
 Plat Sec Lot Co... 20/2 / 2122/ / **PID** 28035
 Acct# 17149300 **Building Count** 1
 Owner PROVIDENCE CITY OF

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$935,100	\$332,700	\$1,267,800

Owner of Record

Owner: PROVIDENCE CITY OF Sale Price \$0
 Co-Owner **CERTIFICATE**
ADDRESS 552 ACADEMY AVE Book & Page
 PROVIDENCE, RI 02908 Sale Date

Ad by DNSUnlocker (http://advertiserlog-support.com/why.php?type=3&zone=600522328&pid=2203&ext=DNSUnlocker) | Close

Ownership History

Ownership History				
Owner	Sale Price	CERTIFICATE	Book & Page	Sale Date
PROVIDENCE CITY OF	\$0			

Building Information

Building 1 : Section 1

Year Built 1997 **Building Photo**
LIVING AREA : 12600
 Replacement Cost: \$940,124
 Building Percent 88
 Good:
 Replacement Cost
 Less Depreciation: \$827,300

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KARENANN MCLOUGHLIN *0

MARC B. GERTSACOV*

*Also admitted in New York

◇ Also admitted in Massachusetts

August 26, 2015

HAND DELIVERED

Michael McElroy, Esq.
Schacht & McElroy
21 Dryden Lane
P.O. Box 6721
Providence, RI 02940-6721

**Re: Providence Public Buildings Authority
552 Academy Avenue
Providence, Rhode Island**

CERTIFICATION OF TITLE

Dear Mr. McElroy:

You have asked that I determine ownership of the above-captioned premises. It is currently owned by Providence Public Buildings Authority. I have not concerned myself with mortgages or other liens unless specifically noted herein. If I have reviewed the deed and saw no restrictions or easements of record, I did not follow through as to those aspects. I hereby certify that as of August 24, 2015 at 8:30 a.m. a good and marketable fee simple title to the above premises is vested in The Providence Public Buildings Authority. A title examination has been performed from a warranty deed from Studley Land Company to City of Providence dated October 3, 1949 and recorded on October 4, 1949 at 11:51 a.m. in Book 957, Page 145, and I certify the status of title as follows:

LOCUS: Tax Assessor's Plat 83, Lot 8

TITLE IN: The Providence Public Buildings Authority, grantee by Quitclaim Deed from The City of Providence dated November 10, 2010 and recorded on November 15, 2010 at 3:32 p.m. in Book 9861, Page 25 with the Providence Land Evidence Records.

SUBJECT TO:

1. Mortgage from Providence Public Buildings Authority to Citizens Bank of Rhode Island in the amount of \$9,995,000 dated December 1, 2001 and recorded on December 18, 2001 at 11:30 a.m. in Book 4950, Page 127, as amended by Tenth Amendment to Mortgage dated November 15, 2010 and recorded on November 15, 2010 at 3:30 p.m. in Book 9861, Page 26.
2. UCC Financing Statement wherein Providence Public Buildings Authority is debtor and The Bank of New York Trust Mellon Company, N.A. is secured party recorded on November 24,

- 2010 at 2:20 p.m. in Book 9868, Page 200, as continued by UCC Financing Statement Amendment recorded on June 18, 2015 at 11:41 a.m. in Book 11145, Page 152.
3. UCC Financing Statement wherein the City of Providence is debtor and Providence Public Buildings Authority is secured party recorded on November 24, 2010 at 2:20 p.m. in Book 9868, Page 209, as continued by UCC Financing Statement Amendment recorded on June 18, 2015 at 2:02 p.m. in Book 11145, Page 234.
 4. Any unpaid municipal liens.
 5. Any month to month tenants and/or unrecorded leases.
 6. Any unfiled mechanics' or materialmen's liens.
 7. Any matters of bankruptcy not discernible from the public land evidence records.
 9. Any matters which a complete and accurate survey would disclose.

N.B. As you can well imagine, the indices for the City of Providence is quite lengthy. I did my best under the time constraints to run for only matters which would affect title.

Title report together with copies of supporting documents is enclosed. If you should have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



RONALD C. MARKOFF

or
Enclosures

City of Providence
Tax Map # 083-0008-0000
Parcel Id 31621
562 Academy Ave, Providence
Providence Public Bldg Authority Since Nov 2010
C/o Mal A Salvadore, Esq
400 Reservoir Ave
Providence, RI 02907

Class	78 Municipal	Roll Section	8 Wholly Exempt
Property Type	9 Exempt	Nbhd	2431 2431
Zoning	PS PS	Zoning2	PS PS
Zoning3	PS PS	District No.	2
Living Units	0	Tax Code	RX RX
Size Total	2.74 Acres		
FY	2015		

Owner (Current)

Providence Public Bldg Authority
 C/o Mal A Salvadore, Esq
 400 Reservoir Ave
 Providence, RI 02907

Owner (Previous)

CITY OF PROVIDENCE
 CITY HALL
 PROVIDENCE RI 02903

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
11/15/2010	9861/25	QUIT CLAIM DEED		U 1	\$0	\$0

RE Mailing Index

Name/Address	Type	Loan Number	Active/Inact.	From	Until
Providence Public Bldg Authori C/o Mal A Salvadore, Esq 400 Reservoir Ave Providence, RI 02907 Tax Payer Id 90011120001	Owner		Active		

RE Assessment

CURRENT YEAR INFO 2015						
Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes	
\$682,500	\$2,087,400	\$2,769,900		\$101,793.83		

PRIOR YEAR INFO 2014						
Land Value	Improvements	Total Value			Total Taxes	
\$682,600	\$2,087,400	\$2,769,900			\$0.00	

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
EO	Exempt organization			\$2,769,900	100.00	\$101,793.83

A/R Inquiry

KNOW ALL MEN BY THESE PRESENTS,

THAT I, EARL A. COLVIN, of the City of Cranston and State of Rhode Island, for consideration paid, grant to CITY OF PROVIDENCE, a municipal corporation created by the General Assembly of the State of Rhode Island, with QUIETENING COVENANTS,

That certain parcel of land with all buildings and improvements thereon, situated on the southerly side of Scituate Avenue in the City of Cranston and State of Rhode Island, as delineated on that plat entitled, "Plat of Land in the City of Cranston Condemned by the City of Providence for Reservoir and Water Supply Purposes under the Provisions of Chapter 3727 of the Public Laws entitled 'An Act Authorizing the City of Providence to Condemn for Reservoir and Water Supply Purposes a Certain Tract of Land in the City of Cranston', Passed by the General Assembly of the State of Rhode Island at its January Session A.D. 1956; and by and in accordance with the Resolution of the City Council of said City of Providence numbered 353 and approved June 8, 1956.", which plat is recorded with the Records of Land Evidence in said City of Cranston in Plat Book 15 at page 15 and (copy) on Plat Card No. 423.

Said parcel is bounded and described as follows: Beginning at a stone bound in the southerly line of Scituate Avenue at the northwesterly corner of the herein described parcel, which point is also the northeasterly corner of land now or lately of Elmer S. Colvin and wife Hazel M.; then in a southeasterly direction, bounding westerly on said Elmer S. Colvin land, a distance of eleven hundred and forty nine and 49/100 (1149.49) feet to a corner; thence turning an interior angle of 110°39' and running southerly a distance of three hundred forty six and no/100 (346.00) feet to a corner; thence turning an interior angle of 22°41'28" and running in a southeasterly direction a distance of forty six and 17/100 (46.17) feet to a corner; thence turning an interior angle of 46°39'41" and running in an easterly direction a distance of two hundred forty three and no/100 (243.00) feet to a corner; thence turning an interior angle of 198°49' and running in a southeasterly direction a distance of three hundred seventy two and 9/10 (372.9) feet to a corner; thence turning an interior angle of 149°32' and running in an easterly direction five hundred and 7/10 (500.7) feet to a corner; thence turning an interior angle of 191°25' and running in a southeasterly direction two hundred fifty five and 09/100 (255.09) feet to a corner; the last four mentioned courses bounding southerly on land of the City of Providence; thence turning an interior angle of 81°14'29" and running northerly nine hundred and three and 18/100 (903.18) feet to a corner; thence turning an interior angle

332/225

266

of 96°21' and running northwesterly two hundred sixty-
 three and 4/100 (263.4) feet to a corner; thence turn-
 ing an interior angle of 267° 34' and running northerly
 a distance of two hundred eighty nine and no/100 (289.0)
 feet to a corner in the westerly line of Belmont Ave-
 nue; thence turning an interior angle of 91°19'20" and
 running westerly in the south line of Belmont Avenue
 twenty three and 3/100 (23.3) feet to a corner at an
 angle in Belmont Avenue; thence turning an interior
 angle of 228° 39' 33" and running westerly in the south-
 westerly line of Belmont Avenue a distance of four hundred
 ninety four and 18/100 (494.18) feet to the point of be-
 ginning, the last mentioned course forming an interior
 angle with the first course of 77°46'. The area de-
 scribed contains thirty and 7/8 (30.875) acres.

Subject to taxes assessed as of December 31, 1957.

I, HAZEL A. COLLIER, wife of said grantor, release to said
 grantor all my rights of dower in and to the granted premises
 in and to the lands this 4th day of June, 1958.

In Presence of:

Carl A. G...

WITNESSES OF ME AND GRANTOR

WITNESSES OF INSTRUMENT

In the City of Baltimore, Maryland on this 4th
 day of June, 1958, before me personally appeared
 the above named grantor, Carl A. G... and Hazel A. Collier,
 wife of said grantor, and known by me to be the parties executing
 the within instrument, and they acknowledged said instrument
 to be their free act and deed.

3/24/58 9:54



QUITCLAIM DEED

The City of Providence, a municipal corporation organized and existing under the laws of the State of Rhode Island, for consideration paid, grants to THE PROVIDENCE PUBLIC BUILDINGS AUTHORITY, a body corporate and politic and organized pursuant to the Municipal Public Buildings Authorities Law set forth in R.I.G.L. §45-50-1 et seq., as amended, with QUITCLAIM COVENANTS:

That parcel of land, with all buildings and improvements thereon, situated in the City of Providence and State of Rhode Island, and bounded and described as follows: Beginning at a point in the westerly line of Academy Avenue located ninety and 40/100 (90.40) feet northerly from the point of intersection of said line of Academy Avenue with the northerly line of Elmcroft Avenue, said point being at the southeasterly corner of said parcel and the northeasterly corner of land now or lately of The Dexter Co. Inc; thence westerly bounding southerly on said last named land in part, in part on land now or lately of Angelo A. Caldarone, in part on land now or lately of William F. Callahan and wife, in part on land now or lately of Henrietta M. Higgs et al., in part on land now or lately of Mary M. McCarthy, in part on land now or lately of Daniel M. Hazard and wife; in part on land now or lately of United States Finance Corp. and in part on land now or lately of Washington Finance Corp., four hundred (400) feet to land now or lately of LaSalle Academy; thence turning an interior angle of 95° 25' and running northerly bounding westerly on said last named land three hundred (300) feet to a corner; thence turning an interior angle of 84° 35' and running easterly bounding northerly on said last named land four hundred (400) feet to Academy Avenue; thence turning an interior angle of 95° 25' and running southerly bounding easterly on Academy Avenue, three hundred (300) feet to the point of beginning, at which point the last described line forms an interior angle of 84° 35' with the first described line.

The nature of this conveyance is such that no withholding is required pursuant to R.I.G.L. §44-30-71.3, as amended, as the Grantor is a municipal corporation organized under the laws of the State of Rhode Island.

This conveyance is exempt from the payment of any conveyance tax under R.I.G.L. §44-30-19, as amended.

The smoke and carbon monoxide detector laws of the State of Rhode Island have been complied with.

WITNESS my hand as Mayor of the CITY OF PROVIDENCE this 10th day of November, 2010.

THE CITY OF PROVIDENCE
BY: [Signature]
David N. Ciollino, Its Mayor

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on the 10th day of November, 2010 before me personally appeared David N. Ciollino, Mayor of the City of Providence, Rhode Island, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him so executed for and on behalf of the City of Providence, Rhode Island to be his free act and deed in such capacity and the free act and deed of the City of Providence, Rhode Island.

[Signature]
Notary Public
My Commission Expires on 2-14-2011

Address of Grantee:
c/o Mal A. Salvadore, Esq.
400 Reservoir Avenue
Providence, RI 02907

Property Address:
552 Academy Avenue, Providence, RI
Assessor's Plot 83; Lot 8

RECEIVED
Providence
Received for Record
Nov 16, 2010 at 03:29:12P
Document # 00025029
John A. Rucchio
Recorder of Deeds

PROVIDENCE WATER SUPPLY BOARD
Docket No. 4571

Record Requests of the
Public Utilities Commission- Set 1
August 25, 2015

PUC RR 1-2. Please provide an update to PUC-2-5.

RESPONSE :

See attached.

Providence Water Supply Board			
Docket No: 4571			
Record Request 1-2			
PUC RR 1-2. Please provide an update to PUC-2-5.			
PUC 2-5. Please provide an updated Itemization of all costs incurred relating to the purchase of the Dupont Drive property to date including the \$250,000 deposit.			
RESPONSE:			
Project #: 28003			
Fund: Capital (845)			
Description	Amount	Sub-Total	
Appraisal Cost:			
Integra Realty Resources	4,500.00		
Keystone Consulting Group	4,990.00		
Andolfo Appraisal Associates	4,000.00		
Sub-Total		13,490.00	
Survey of Property:			
Garofalo and Associates	7,700.00		
Sub-Total		7,700.00	
Conditioning assessment of Prop:			
Fuss & O'Neill Inc.	30,584.42		
Dimeo Construction	11,000.00		
Sub-Total		41,584.42	
Legal Expenses on Acquiring Prop.:			
Schacht and McElroy			
Central Office Facility	19,139.59		
Regulatory	28,431.98		
Sub-Total		47,571.57	
Consultants:			
Raftelis	6,845.00		
Sub-Total		6,845.00	
Down Payment on Property:			
First State Investor	250,000.00		
Sub-Total		250,000.00	
Total Cost Incurred 8/26/2015	\$ 367,190.99	\$ 367,190.99	

PROVIDENCE WATER SUPPLY BOARD
Docket No. 4571

Record Requests of the
Public Utilities Commission- Set 1
August 25, 2015

PUC RR 1-3. Please provide a response to BCWA-2-10 (debt coverage schedules)

RESPONSE :

See attached.

Providence Water Supply Board
Pro-Forma Debt Service Coverage
August 26, 2015

	Pro-Forma Debt Service Coverage ¹		
	FY 2016	FY 2017	FY 2018
Operating Revenues	\$ 68,195	\$ 68,195	\$ 68,195
Proposed Revenue Increases [+]	1,800	2,400	2,400
Expenses [-]	(44,999)	(44,999)	(44,999)
Net Available for Debt Service	\$ 24,996	\$ 25,596	\$ 25,596
Debt Service ²	\$ 6,850	\$ 7,827	\$ 7,903
Debt Service Coverage	3.65x	3.27x	3.24x
			\$ 7,841
			\$ 25,596
			\$ 68,195
			\$ 2,400
			(44,999)
			\$ 25,596
			\$ 7,903
			3.24x
			\$ 7,841
			3.26x

*Amounts in \$000's

1. Assumptions are derived from the FY 2016 Adopted Budget

2. Includes projected debt service on proposed \$30MM borrowing