

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2001-19

No. 209 **AN ORDINANCE** ESTABLISHING A TAX
STABILIZATION PLAN FOR J & H
REALTY, LLC

Approved May 10, 2001

Be it ordained by the City of Providence:

PREAMBLE

WHEREAS, the City Council, pursuant to Section 43-3-3.1 and Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, has the authority to exempt property used for industrial or commercial purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Sections of the General Laws of the State of Rhode Island; and

WHEREAS, J & H Realty, LLC has made application under, and has satisfied each condition of the above mentioned sections of the Rhode Island General Laws; and

WHEREAS, J & H Realty, LLC is a commercial concern who intends to locate its facility in the City of Providence and agrees, as a condition of the hereinafter referred "tax treaty," to increase its workforce in the City of Providence, by virtue of such location to 134 Thurbers Avenue and 57 Blundell Street, in Providence, Rhode Island 02907, on Assessor's Plat 54, Lots 207-213, 217, 169-172, 162-164 and ("Project"); and

WHEREAS, the Project will cause an increase in the tax base of the City and will increase employment opportunities in the City; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the development and construction of the Project in the City, and such exemption will inure to the benefit of the City;

Be it Ordained by the City of Providence:

SECTION 1. That the findings set forth in the preceding Preamble Clauses are hereby made and confirmed.

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

**FIRST READING
REFERRED TO COMMITTEE ON
FINANCE**

March 1, 2001

Councilman Aponte

THE COMMITTEE ON

Finance

Recommends

Be Continued
Anna M. Steer

CLERK

3-21-01

3-29-01

4-16-01 P. Hearing held

THE COMMITTEE ON

Finance

Recommends

Passage, as Amended
Anna M. Steer

CLERK

4-16-01

SECTION 2. As Long as J & H Realty, LLC owns or operates the facility, it will continue to pay taxes on the facility. J & H Realty, LLC, its successors and assigns, agree that this property will be subject to full taxation at the expiration of the tax treaty. J & H Realty, LLC also agrees not to transfer the property to a tax-exempt entity or to allow any transfer by any subsequent transferee to a tax-exempt entity during the term of the tax treaty. J & H Realty, LLC is also required as a condition precedent to this tax treaty to record notice of the requirement that the property covered by this Ordinance be transferred only to a tax paying entity during the term of the tax treaty in the Land Evidence Records of the City of Providence. Notwithstanding this provision, in the event that the successor to the property does not make the payments under the tax treaty, J & H Realty, LLC will be responsible to make payments in lieu of taxes to the City of Providence in the amounts set forth in the attached schedule during the term of the tax treaty. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by J & H Realty, LLC or any subsequent transferee to such property, J & H Realty, LLC will be responsible to make payments in lieu of taxes to the City of Providence during the term of the tax treaty equal to the amount of taxes which would have been paid to the City of Providence if such prohibition against transfer to a tax-exempt entity had not been violated. Notwithstanding anything to the contrary herein or in the tax treaty used in connection herewith, the provisions of this Section 2 shall continue to be given full force and effect until such time as the same shall be amended or terminated by majority vote of the City Council of Providence.

SECTION 3. It shall be the goal and J & H Realty, LLC shall use its best efforts to award to Minority Business Enterprises as defined in Rhode Island General Laws, Section 37-14.1 ("MBE Act") no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with the rules and regulations promulgated pursuant to the MBE Act). It shall be J & H Realty, LLC's further goal and shall use its best efforts to award to women business enterprises ("WBE") no less than 10% of the dollar value of the construction costs for the project (as determined in accordance with Section 21-52 of the Code of Ordinances of the City of Providence). It shall be a further goal of J & H Realty, LLC to achieve a minimum level of 10% for minority and 10% for female employment.

SECTION 4. J & H Realty, LLC shall utilize said property for various commercial tenants, included but not limited to the attached list of tenants. Employment in the City will be stabilized and eventually increase by relocating and keeping tenants displaced by the route 195 Project in the City of Providence. In accordance with this section, J & H Realty, LLC shall require that tenants give preferential consideration to qualified applicants who reside in the City of Providence with regard to all hiring decisions during the term of this tax treaty. Failure to generate the required additional new jobs within the term of this treaty shall render the treaty null and void, unless so waived by the City Council. The treaty being rendered null and void shall require the owner of the property to pay all taxes and fees as due and owing as if no treaty had been entered.

SECTION 5. The schedules listed below are based upon information provided to the Tax Assessor by J & H Realty, LLC including, but not limited to, estimated construction costs. In the event any of this information is inaccurate or proves to be erroneous, this treaty shall be modified to reflect the accurate information.

SECTION 6. That the real property taxes payable to the City by the Project during the term of this Ordinance shall be based upon the real property tax rates in effect for the City's 2000 fiscal year. This treaty is conditioned upon J & H Realty, LLC owing no back taxes to the City of Providence or remaining current on a payment plan approved by the Tax Collector. Failure to make said timely payments may render this treaty null and void at the sole discretion of the City of Providence. The treaty being rendered null and void would require the owner to pay all taxes and fees as due and owing as if no treaty had been approved.

SECTION 7. That the City in accordance with Section 44-3-3.1 and Section 44-3-9 of the Rhode Island General Laws hereby grants an exemption from taxation of real property to J & H Realty, LLC for the real property located at 134 Thurbers Avenue and 57 Blundell Street, in Providence, Rhode Island Assessor's Plat 54, Lots 207-213, 217, 169-172, 162-164.

SECTION 8. This Ordinance shall take effect upon his passage.

IN CITY COUNCIL
APR 26 2001
FIRST READING
READ AND PASSED

Michael R. Clement CLERK
BC

IN CITY COUNCIL
MAY 3 2001
FINAL READING
READ AND PASSED

Robert A. Young Acting
Michael R. Clement CLERK

APPROVED
MAY 10 2001
Vincent Brown MAYOR

INSTRUCTION FOR FILING
APPLICATION FOR TAX STABILIZATION
FOR COMMERCIAL AND INDUSTRIAL PROPERTIES

PURPOSE: THE PURPOSE OF THE ORDINANCE IS TO GRANT A PROPERTY TAX EXEMPTION FOR PROPERTY USED FOR INDUSTRIAL PURPOSES IF THE GRANTING OF AN EXEMPTION WILL:

- * cause a commercial industrial concern to locate in the city;
- * cause a commercial industrial concern to replace, reconstruct, expand or remodel existing buildings and facilities and thereby increase the tax base in the city.
- * cause a commercial industrial concern to construct new buildings or facilities and thereby increase employment opportunities

ELIGIBILITY: PROVISIONS OF THIS ORDINANCE SHALL APPLY TO COMMERCIAL / INDUSTRIAL PROPERTY DEFINED TO MEAN BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THERETO, THE PRIMARY PURPOSE AND USE OF WHICH IS THE MANUFACTURE OF GOODS AND MATERIALS.

Commercial/ Industrial property shall include facilities related to a manufacturing operation including but not limited to office, engine, research and development, warehousing or parts distribution facilities, but shall not include land.

PROCEDURE:

1. No person shall be entitled to any exemption without first filing an application with the Office of City Assessor.
2. No application shall be considered unless application is filed prior to the issuance of building permit with respect to the property.
3. No application shall be considered unless estimated cost of new construction exceeds 20 % of the assessed value of the commercial/ industrial property or \$100,000 whichever is less.
4. The Building Inspector shall review the application to determine any violations of the provisions of the building code with respect to the property of the applicant and any other property in the city owned by the applicant.

If violation so exist, the Building Inspector shall forward a statement stating the nature and extent of the violations. No exemption shall be granted until such have been cured.

RECEIVED BY CITY ASSESSOR
PROVIDENCE RHODE ISLAND

2/15/01 DATE

APPLICATION FEE FORWARDED TO
COLLECTOR

\$ 300.00 AMOUNT

REVIEWED BY ASSESSOR WITH THE
FOLLOWING RECOMMENDATIONS

Permit

SIGNATURE/DATE/ASSESSOR

[Signature] 2/15/01

RECEIVED BY CITY COLLECTOR

November 13, 2000

APPLICANT OWES FOLLOWING TAXES

2000 YEAR current AMOUNT

paid 2 quarters

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE

_____ YES _____ NO

SIGNATURE/DATE/COLLECTOR

[Signature] 11/13/2000

RECEIVED BY BUILDING INSPECTOR
DATE

11-27-00

PLANS AS REVIEWED MEET ALL CUR-
RENT CODES/STATUTES OF CITY

YES _____ NO

NO VIOLATIONS EXIST ON THIS OR
OTHER PROPERTIES OWNED BY
APPLICANT

_____ YES _____ NO

* VIOLATIONS EXIST AS FOLLOWS

VIOLATIONS HAVE BEEN DIS-
CUSSED WITH APPLICANT(S)
ARRANGEMENTS HAVE BEEN
MADE TO CORRECT SAME

_____ YES _____ NO

SIGNATURE/DATE/BUILDING INSPECTOR

[Signature] 11-28-00

Bldg. permit was issued on 7-12-2000
to convert use of bldg. into office use

7. ESTIMATED COST OF EXPANSION/ Base Building \$1,500,000. / Tenants \$500,000.
RENOVATION. (ATTACH EVIDENCE
SUPPORTING SUCH FIGURE: COP Refer to Attached
OF BIDS. CONSTRUCTION CONTRACT,
ARCHITECT'S CERTIFICATION). GIVE
DETAILS AS TO SCOPE OF PROJECT
TO BE UNDERTAKEN--# OF STORIES
TYPE OF CONSTRUCTION, TOTAL
SQ. FT. ETC.)

8. DESCRIBE EXISTING FACILITY:

OF STORIES 2
OF SQ. FT./ FLOOR 74,200
AGE OF BUILDING(S) Approximately 50 - 75 years old
TYPE OF CONSTRUCTION 4
INTERIOR CONDITION unfinished
EXTERIOR CONDITION brick

9. APPLICATION IS MADE UNDER THE a. locate in City of Providence
PROVISION OF THE ORDINANCE b. replace section of premises
FOR THE FOLLOWING REASON(S) d. expand building
(CHECK ONE OR MORE) x e. remodel facility
 f. construct new building (s)
 g. computer/telephone
 h. other

10. WILL PROPOSED CONSTRUCTION/ ALTERATION INCREASE THE
EMPLOYMENT AT YOUR COMPANY YES X NO

IF YES, GIVE ESTIMATE AS TO Refer to Attached
NEW POSITIONS TO BE CREATED
AND JUSTIFICATION FOR SAME

11. WILL THE PROPOSED ALTERATION/ CONSTRUCTION CAUSE ANY OTHER
FACILITY TO CLOSE? YES NO X

12. WILL CONSTRUCTION/ALTERATION REQUIRE PURCHASE OF ADDITIONAL
FURNITURE/FIXTURES/EQUIPMENT? YES X NO
IF YES, GIVE DETAILS AS TO NUMBER It is anticipated that new tenants
AND TYPE TO BE PURCHASED will be purchasing new/added furniture
fixtures/pictures/equipment as part of
their occupancy.

13. CONSTRUCTION SHALL BEGIN 07/01/00 to 01/30/01
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED _____

14. ARE ALTERATIONS/CONSTRUCTION PLANS PERMITTED UNDER THE PRESENT ZONING; YES X NO _____

IF NO, PLEASE ADVISE AS TO WHETHER APPLICATION HAS BEEN OR WILL BE FILED WITH ZONING BOARD OF REVIEW. _____

HAS HEARING BEEN SCHEDULED? _____

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO COMMERCIAL/ INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT MEET THE APPROVAL OF THE BUILDING INSPECTOR; THAT ALL CURRENT AND PAST TAXES DUE BY THE APPLICANT(S) MUST BE PAID IN FULL; THAT THE EXEMPTION WOULD BE ATTRIBUTABLE ONLY TO THAT PORTION OF THE ASSESSMENT ATTRIBUTABLE TO THIS CONSTRUCTION / RENOVATION; THAT THE EXEMPTION MAY BE REVOKED IN THE EVENT OF FRAUD OR MISREPRESENTATION BY THE APPLICANT(S).

Anthony A. Givings
SIGNATURE OF APPLICANT

Daniel M. Gallman
WITNESS 45301

50 PARK ROW WEST, PROV
ADDRESS

9/18/00
DATE

9/18/00
DATE

ITEM # 7
ATTACHMENT

J&H Realty, LLC.
P.O. Box 9088
Providence, RI 02940

134 Thurbers Avenue Renovation Project

PROJECT DESCRIPTION

The 134 Thurbers Avenue Renovation Project involves a complete renovation to an existing two story building located at Thurbers Avenue between Eddy and Blundell Streets in the city of Providence, RI (AP 54 / Lots 207-213, 217, 169-172). The parcel of land also includes an existing one story building that will undergo minor exterior renovations and a separate parking area off Blundell Street (AP 54 / Lots 162, 163 &163).

The existing building was constructed in the early 1900's in several phases over many years. The type of construction is load bearing exterior brick, wood columns and heavy timber wood beam/deck floors and roof systems – typical “mill construction” of that era. The building is classified as Type “4” construction with a combined “business/mercantile/factory (F-1) use group. The existing roof is fully adhered rubber membrane installed in 1995. The building is fully sprinklered and has an existing material hoist which accesses all levels.

The proposed improvements include the following work scope to facilitate a functional multi-tenant facility which will have all the conveniences of a modern day business center while maintaining the historic features of a turn of the century mill complex.

Description of Improvements:

- Interior:
Complete interior demolition. New mechanical, electrical and plumbing systems to convert entire building into individual tenant suites. All floors to receive concrete topping. A high end level of interior finishes will be completed at corridors and associated common spaces. New entrance lobbies (2 each), handicap accessible entries and lavatories, passenger elevator and loading docks. Tenant improvements will include range of finishes to accommodate light manufacturing operations to professional law offices.

- Exterior work
Replacement of new energy efficient operable replacement windows to match existing. New standing seam pop-up roofs and new lobby entrances at both east and west wings. New parking facilities with lighting, fencing and plantings to accommodate over 200 vehicles. Brick paved courtyards and planters.

The project is anticipated to be substantially complete by 12/31/00 at a cost of \$1.5 M (excluding individual tenant improvement).

J REALTY, INC.
134 THURBERS AVENUE
CONSTRUCTION BUDGET

7/18/00

Workscope	Budget Amount	Comment
1) GENERAL REQUIREMENTS		
DESIGN / ARCHITECTURE	\$ 30,000.00	
ENGINEERING	\$ 15,000.00	
PERMITS	\$ 4,000.00	
TRASH REMOVAL	\$ 4,000.00	
FIELD OFFICE / TELEPHONE	\$ 1,000.00	
SUPERVISION	\$ 20,000.00	
CONSTRUCTION CLEAN	\$ 15,000.00	
FINISH CLEAN	\$ 2,000.00	
TEMPORARY PROTECTION	\$ 2,000.00	
DEMOLITION	\$ 10,000.00	
CUTTING/PATCHING	\$ 2,000.00	
2) SITEWORK		
GRADING, DRAINAGE, PAVING, CURBING, ETC.	\$ 130,000.00	
FENCING	\$ 10,000.00	
UNDERGROUND UTILITIES		INCLUDED IN SITEWORK
LANDSCAPING	\$ 3,000.00	
3) CONCRETE		
CAST-IN-PLACE CONCRETE	\$ 8,000.00	
4) MASONRY		
BRICK INFILLS	\$ 2,000.00	
5) METALS		
METAL FABRICATIONS	\$ 10,000.00	
6) WOOD AND PLASTIC		
ROUGH CARPENTRY	\$ 15,000.00	
FINISH CARPENTRY	\$ 10,000.00	
7) THERMAL AND MOISTURE PROTECTION		
SOUND INSULATION		INCLUDED IN DRYWALL
METAL ROOF	\$ 10,000.00	
JOINT SEALERS		INCLUDED IN WINDOWS
ROOF PATCHING	\$ 3,000.00	
8) DOORS AND WINDOWS		
FRAMES / DOORS / HARDWARE	\$ 70,000.00	
TOILET ACCESSORIES	\$ 2,000.00	
WINDOWS	\$ 300,000.00	
FINISHES		
GYPSUM BOARD	\$ 80,000.00	
ACOUSTICAL CEILINGS	\$ 10,000.00	
FLOORING	\$ 30,000.00	
PAINTING	\$ 40,000.00	

J REALTY, INC:
134 THURBERS AVENUE
CONSTRUCTION BUDGET

7/18/00

10) SPECIALTIES		
ELEVATOR	\$	50,000.00
11) EQUIPMENT		
VENDING EQUIPMENT		BY VENDORS
12) FURNISHINGS		
LOBBY FINISHES	\$	10,000.00
RUGS & MATS	\$	4,000.00
15) MECHANICAL		
FIRE PROTECTION	\$	10,000.00
HVAC	\$	300,000.00
PLUMBING	\$	30,000.00
16) ELECTRICAL		
ELECTRICAL	\$	200,000.00
FIRE ALARM	\$	20,000.00
SECURITY ALARM	\$	10,000.00
17) MISC		
CONTINGENCY	\$	10,000.00
	SUB TOTAL \$	1,482,000.00
	TOTAL BUDGET \$	1,482,000.00

TENANTS : 134 THURBERS AVENUE @ EDDY STREET

A	B	C	D	E	F	G	H	I
NO.	RM NO.	NAME	BLDG	LEVEL	AREA	EMPLOYEES CURRENT	EMPLOYEES FUTURE	POST. ADDR.
1	100	ENTRY VESTIBULE: EAST	1	1	800			134 Thurbers
2	101	RES-A-VUE	1	1	1,344	2	4	134 Thurbers
3	102	PATRICK CROWLEY	1	1	1,344	3	5	134 Thurbers
4	103	-	1	1	1,344			134 Thurbers
5	104	NCCJ	1	1	1,344	8	10	134 Thurbers
6	105	"	1	1	1,792			134 Thurbers
7	106	DAYCARE JUSTICE COOPERATIVE	1	1	2,464	5	10	134 Thurbers
8	107	-	1	1	735			134 Thurbers
9	108	-	1	1	735			134 Thurbers
10	109	OPTIONS	1	1	884	2	5	134 Thurbers
11	110	-	1	1	884			134 Thurbers
12	111	-	1	1	663			134 Thurbers
13	112	-	1	1	663			134 Thurbers
14	113	R.I CHILDREN'S CRUSADE	1	1	2,088	35	50	134 Thurbers
15	114	"	1	1	1,792			134 Thurbers
16	115	"	1	1	1,344			134 Thurbers
17	116	"	1	1	1,344			134 Thurbers
18	117	-	1	1	1,344			134 Thurbers
19	118	OLD HARBOR FRAMING	1	1	1,344	2	2	134 Thurbers
20	119		1	1				134 Thurbers
21	120	ENTRY VESTIBULE: WEST	1	1				134 Thurbers
		TOTAL EMPLOYEES				57	86	
		JESMAC	1	1	6,000	6	10	
		TOTAL GROUND FLOOR				63	96	

TENANTS : 134 THURBERS AVENUE @ EDDY STREET

A	B	C	D	E	F	G	H	I
NO.	RM NO.	NAME	BLDG	LEVEL	AREA	EMPLOYEES CURRENT	EMPLOYEES FUTURE	POST. ADDR.
22	200	N/A	1	2				134 Thurbers
23	201	BREHM/KINDL	1	2	1,344	3	3	134 Thurbers
24	202	"	1	2	1,344			134 Thurbers
25	203	ANAHATA YOGA	1	2	2,208	2	4	134 Thurbers
26	204	"	1	2				134 Thurbers
27	205	-	1	2	1,344			134 Thurbers
28	206	WES GOFORTH ARCHITECT	1	2	1,344	2	5	134 Thurbers
29	207	GREGORY & COONEY	1	2	2,088	4	10	134 Thurbers
30	208	DIMEO	1	2	576	1	1	134 Thurbers
31	209	"	1	2	576			134 Thurbers
32	210	K.B.KELLY/SECURITY	1	2	540	2	2	134 Thurbers
33	211	-	1	2	540			134 Thurbers
34	212	R.I.CHILDREN'S CRUSADE	1	2	1,624			134 Thurbers
35	213	"	1	2	1,344			134 Thurbers
36	214	"	1	2	1,344			134 Thurbers
37	215	RAG & BONE BINDERY	1	2	2,208	10	17	134 Thurbers
38	216	"	1	2				134 Thurbers
39	217	"	1	2	1,344			134 Thurbers
40	218	"	1	2	1,344			134 Thurbers
41	219	N/A	1	2				134 Thurbers
42	220	BILL FORMAN	1	2	812	2	2	134 Thurbers
		TOTAL EMPLOYEES				26	44	
		TOTALS			52,176			

MUNICIPAL LIEN CERTIFICATE
 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	207	0000	1054 EDDY	37325	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402070000	REAL	566.03	283.00	283.03	0.00	J AND H REALTY LLC
			566.03	283.00	283.03	0.00	

OTHER OUTSTANDING ITEMS:

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
 PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

C E R T I F I C A T I O N
 =====

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND 1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: X
 X
 X

Deborah Lapatin
 DEBORAH LAPATIN, TAX COLLECTOR
 MARC CASTALDI, DEPUTY.

MUNICIPAL LIEN CERTIFICATE
 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	208	0000	1050 EDDY	37326	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402080000	REAL	684.82	342.40	342.42	0.00	J AND H REALTY LLC
			684.82	342.40	342.42	0.00	

OTHER OUTSTANDING ITEMS:

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Deborah Lapatin
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 MARC CASTALDI, DEPUTY.

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 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	209	0000	1046 EDDY	37327	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402090000	REAL	747.72	373.84	373.88	0.00	J AND H REALTY LLC
			747.72	373.84	373.88	0.00	

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MAILED TO: X
 X
 X

Deborah Lapatin
 DEBORAH LAPATIN, TAX COLLECTOR
 MARC CASTALDI, DEPUTY.

MUNICIPAL LIEN CERTIFICATE
 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	210	0000	1042 EDDY	37328	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402100000	REAL	716.27	358.12	358.15	0.00	J AND H REALTY LLC
			716.27	358.12	358.15	0.00	

OTHER OUTSTANDING ITEMS:

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MAILED TO: X
 X
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Deborah Lapatin
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 MARC CASTALDI, DEPUTY.

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 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	211	0000	1036 EDDY	37329	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
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			716.27	358.12	358.15	0.00	

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MUNICIPAL LIEN CERTIFICATE
 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	212	0000	1032 EDDY	37330	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402120000	REAL	904.95	452.46	452.49	0.00	J AND H REALTY LLC
			904.95	452.46	452.49	0.00	

OTHER OUTSTANDING ITEMS:

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
 PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

C E R T I F I C A T I O N
 =====

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND 1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: X
 X
 X

Deborah Lapatin
 DEBORAH LAPATIN, TAX COLLECTOR
 MARC CASTALDI, DEPUTY.

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 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	213	0000	1026 EDDY	37331	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402130000	REAL	873.50	436.74	436.76	0.00	J AND H REALTY LLC
			873.50	436.74	436.76	0.00	

OTHER OUTSTANDING ITEMS:

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	217	0000	134 THURBERS AVE	37332	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05402170000	REAL	16,075.89	8,037.94	8,037.95	0.00	J AND H REALTY LLC
			16,075.89	8,037.94	8,037.95	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
V 13 2000	54	169	0000	27 BLUNDELL	37333	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
05401690000	REAL	698.80	349.40	349.40	0.00	J AND H REALTY LLC
		698.80	349.40	349.40	0.00	

OTHER OUTSTANDING ITEMS:

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	170	0000	29 BLUNDELL	37334	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401700000	REAL	352.89	176.44	176.45	0.00	J AND H REALTY LLC
			352.89	176.44	176.45	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	171	0000	35 BLUNDELL	37335	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401710000	REAL	541.57	270.78	270.79	0.00	J AND H REALTY LLC
			541.57	270.78	270.79	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	172	0000	41 BLUNDELL	37336	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401720000	REAL	573.02	286.50	286.52	0.00	J AND H REALTY LLC
			573.02	286.50	286.52	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	162	0000	30 BLUNDELL	37337	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401620000	REAL	747.72	373.84	373.88	0.00	J AND H REALTY LLC
			747.72	373.84	373.88	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	164	0000	18 BLUNDELL	37339	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401640000	REAL	1,173.98	586.98	587.00	0.00	J AND H REALTY LLC
			1,173.98	586.98	587.00	0.00	

OTHER OUTSTANDING ITEMS:

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DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
NOV 13 2000	54	163	0000	26 BLUNDELL	37338	1

Assessed Owner J AND H REALTY LLC

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
00	05401630000	REAL	573.02	286.50	286.52	0.00	J AND H REALTY LLC
			573.02	286.50	286.52	0.00	

OTHER OUTSTANDING ITEMS:

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MAILED TO: X
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REAL PROPERTY

J & H REALTY, LLC							
PLAT 54		134 THURBERS AVE.					
LOTS 162, 163, 164, 169, 170, 171, 172, 175, 207, 208, 209, 210, 211, 212, 213, & 217							
Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Real Property Level Pmts	
1	90%	12/31/01	\$ 13,779	\$ 3,549,330	124,014	\$ 75,786	
2	80%	12/31/02	27,559	\$ 3,154,960	110,234	\$ 75,786	
3	70%	12/31/03	41,338	\$ 2,760,590	96,455	\$ 75,786	
4	60%	12/31/04	55,117	\$ 2,366,220	82,676	\$ 75,786	
5	50%	12/31/05	68,896	\$ 1,971,850	68,896	\$ 75,786	
6	40%	12/31/06	82,676	\$ 1,577,480	55,117	\$ 75,786	
7	30%	12/31/07	96,455	\$ 1,183,110	41,338	\$ 75,786	
8	20%	12/31/08	110,234	\$ 788,740	27,559	\$ 75,786	
9	10%	12/31/09	124,014	\$ 394,370	13,779	\$ 75,786	
10	0%	12/31/10	137,793	\$ -	-	\$ 75,786	
Totals			\$ 757,861	\$ 17,746,650	620,068	\$ 757,860	
			\$ 75,786				
Total Assessment	\$ 3,943,700						
Tax Rate subject to change with revaluation.							

Handwritten notes:
 185,900 25,800
 3,685 160,100
 9/13
 25% exp
 15% vacancy
 12/6 exp

REAL PROPERTY

J & H REALTY, LLC						
PLAT 54		134 THURBERS AVE.				
LOTS 162,163,164,169,170,171,172,175,207,208,209,210,211,212,213, & 217						
Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Real Property Level Pmts
1	90%	12/31/01	\$ 13,779	\$ 3,549,330	124,014	\$ 75,786
2	80%	12/31/02	27,559	\$ 3,154,960	110,234	\$ 75,786
3	70%	12/31/03	41,338	\$ 2,760,590	96,455	\$ 75,786
4	60%	12/31/04	55,117	\$ 2,366,220	82,676	\$ 75,786
5	50%	12/31/05	68,896	\$ 1,971,850	68,896	\$ 75,786
6	40%	12/31/06	82,676	\$ 1,577,480	55,117	\$ 75,786
7	30%	12/31/07	96,455	\$ 1,183,110	41,338	\$ 75,786
8	20%	12/31/08	110,234	\$ 788,740	27,559	\$ 75,786
9	10%	12/31/09	124,014	\$ 394,370	13,779	\$ 75,786
10	0%	12/31/10	137,793	\$ -	-	\$ 75,786
Totals			\$ 757,861	\$ 17,746,650	620,068	\$ 757,860
			\$ 75,786			
Total Assessment	\$ 3,943,700					
Tax Rate subject to change with revaluation.						

**ITEM # 10
ATTACHMENT**