

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2002-41

No. 616      **AN ORDINANCE** ESTABLISHING A TAX  
STABILIZATION PLAN FOR 100 WAYLAND  
AVE.

*Approved* November 8, 2002

### *Be it ordained by the City of Providence:*

WHEREAS, Section 21-169 of the Ordinances of the City of Providence grants authority to the City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, to exempt property used for industrial, commercial or residential purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Section of the Ordinance; and

WHEREAS, Kenneth Dulgarian (hereinafter "the Developer") has made application under, and has satisfied each condition of the above-mentioned Ordinance; and

WHEREAS, the Developer intends to construct residential units in the City of Providence on Assessor's Plat 14, Lot 586 ("Project");

WHEREAS, the Project will cause an increase in the tax base of the City and will increase residential apartments 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 apartments 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 WHEREAS Clauses are hereby made and confirmed.

Section 2. As long as the Developer owns or operates the facility, it will continue to pay taxes on the facility. The Developer, his successors and assigns agree that this

No.

**CHAPTER**  
**AN ORDINANCE**

IN CITY COUNCIL

APR 18 2002

FIRST READING

REFERRED TO COMMITTEE ON

FINANCE

THE COMMITTEE ON

Recommends - Be Continued

Ann M. Stebbins

CLERK

6-13-02 - Schedule P. Hwy  
7-13-02 P. Hwy held

THE COMMITTEE ON

FINANCE

Approves Passage of  
The Within Ordinance

Michael R. Clement

10-10-02

CLERK

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Ordinance

Ann M. Stebbins

9-26-02

CLERK

IN CITY COUNCIL

OCT 18 2002

REFERRED BACK  
to the Committee on Finance

Michael R. Clement CLERK

Councilman Carbin

property will be subject to taxation at the expiration of the tax treaty. The Developer 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. The Developer 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, as set forth herein 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, the Developer will be responsible to make payments in lieu of taxes to the City of Providence in the amounts set forth in the attached schedule. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by the Developer or any subsequent transferee of such property, the Developer will be responsible to make payments in lieu of taxes to the City of Providence 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 of the Developer to 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 20% 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). The Developer shall use its best efforts to award to women business enterprises ("WBE") no less than 20% of the dollar value of the construction costs for the Projects (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 the Developer to achieve a minimum level of 20% for minority and 20% for female employment.

Section 4. The City of Providence had entered this tax treaty as a result of increasing demand for apartments in the City. In consideration for this treaty, the Developer agrees to rent 20% of the units at below market value for the term of the treaty. This treaty shall only be in effect as long as the property is utilized primarily for residential purposes and failure to use the building for primarily residential purposes

would render that treaty null and void. The parties do not intend that this agreement would extent to the use of the building as a "dormitory" or "apartment dormitory" use.<sup>1</sup> In fact, use of the building for "dormitory" or "apartment dormitory" purposes would also render the treaty null and void. The treaty being rendered null and void for any reason would require the owner to pay all taxes and fees as due and owing as if no treaty had been entered.

Section 5. The schedule listed below is based upon information provided to the Tax Assessor by the Developer 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. This tax treaty is also conditioned upon commencement of this project pursuant to section 8 below. Failure to begin construction within that time frame or failure to make said payments required under this agreement in full shall render the tax treaty null and void. The treaty being rendered null and void for any reason would require the owner to pay all taxes and fees as if no treaty had been entered.

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 2002 fiscal year. The treaty is further conditioned upon the Developer or any subsequent successor or assign at all times 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.

Section 7. That the City, in accordance with Section 44-3-9 of the Rhode Island General Laws and Section 21-169 of the Code of Ordinances for the City of Providence, is hereby authorized to grant an exemption from the assessed valuation for tax purposes as of December 31, 2002 up to and including December 31, 2012 to the Developer on a portion of Assessor's Plat 14, Lot 586 as provided in the above mentioned Ordinance, in accordance with the schedule in Exhibit A.

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<sup>1</sup> For the purposes of this ordinance, the definition of the term "dormitory" or "apartment dormitory" is defined according to Section 1000.12 of the Zoning Ordinance for the City of Providence.

Section 8. Appended to this Ordinance, and made a part hereof, is a schedule showing the total assessment and payments over the ten (10) year stabilization period. The total assessment and resulting payments are based upon a total of sixteen (16) apartment units.

Section 9. This tax stabilization agreement is conditioned upon construction commencing on or before one year from the date of passage of this treaty. In the event construction does not commence during that time period, this agreement shall be null and void, unless said condition is waived or amended by the City Council of the City of Providence. The treaty is also conditioned upon tax payments being made in a timely fashion. The Construction phase shall be terminated at the time a temporary or permanent certificate of occupancy is received.

Section 10. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL  
OCT 17 2002  
FIRST READING  
READ AND PASSED

*Michael R. Clement*  
CLERK

IN CITY  
COUNCIL

NOV 7 2002  
FINAL READING  
READ AND PASSED

*Baldern A. Young*  
PRESIDENT  
*Michael R. Clement*  
CLERK

APPROVED

*John Lombardi*  
MAYOR

*John Lombardi*

NOV 08 2002

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
JUN 14 2002	14	101	0000	102 WAYLAND AVE	51952	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401010000	REAL	3,364.41	3,496.80	-132.39	0.00	KOFFLER REALTY ASS
			3,364.41	3,496.80	-132.39	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

ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley

CITY OF PROVIDENCE, RHODE ISLAND

APPLICATION REQUESTING

TAX STABILIZATION FOR COMMERCIAL / INDUSTRIAL & RESIDENTIAL  
PROPERTIES

ACCORDING TO

CHAPTER 21 OF THE CODE ORDINANCES AS AMENDED

PAY OF NON-REFUNDABLE APPLICATION FEE  
MUST ACCOMPANY APPLICATION ACCORDING TO  
THE FOLLOWING SCHEDULE:

\$150.00 FOR PERMIT UP TO - \$250,000 (COM/IND)  
\$225.00 FOR PERMIT FROM \$251 - \$750,000  
\$300.00 FOR PERMIT OVER - \$751,000  
\$200.00 FOR COMPUTER / TELEPHONE  
.001% OF EST. CONSTRUCTION COSTS (RESIDENTIAL.)

DATE 4-5-02

1. NAME & ADDRESS OF APPLICANT Kenneth R. Dulgarian  
(IF CORPORATION/PARTNERSHIP,  
GIVE NAME & TITLE OF CEO FILING 252 Thayer St  
APPLICATION). Paw. RI 02906

2. IF APPLICANT IS LESSEE, GIVE  
NAME AND ADDRESS OF OWNER  
AND SPECIFIC TERMS OF LEASE

NA

3. LOCATION OF PROPERTY

100 Wayland @ Pitman

4. ASSESSOR'S PLAT AND LOT

PLAT 14 LOT 586-101, 102 &

5. DATE & PURCHASE PRICE OF  
EXISTING PROPERTY

6-01 150 thous.

6. COST & PROJECTED DATE OF  
ADDITIONAL PROPERTY TO BE  
PURCHASED FOR THIS  
EXPANSION PROJECT

1.8 to 2 mill 9 months

\* lots 101, 102 & 153 will be merged &  
create w/ 586

7. ESTIMATED COST OF EXPANSION/RENOVATION. (ATTACH EVIDENCE SUPPORTING SUCH FIGURE: COP 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.)  
1.8 - 2M  
3 stories 16 APTS  
BRICK approx 25 thousand sq ft

8. DESCRIBE EXISTING FACILITY:

# OF STORIES  
# OF SQ. FT./ FLOOR  
AGE OF BUILDING(S)  
TYPE OF CONSTRUCTION  
INTERIOR CONDITION  
EXTERIOR CONDITION

NA

9. APPLICATION IS MADE UNDER THE PROVISION OF THE ORDINANCE FOR THE FOLLOWING REASON(S) (CHECK ONE OR MORE)

- ☒ a. locate in City of Providence  
☐ b. replace section of premises  
☐ d. expand building  
☐ e. remodel facility  
☒ f. construct new building (s)  
☐ g. computer/telephone  
☐ h. other

10. WILL PROPOSED CONSTRUCTION/ ALTERATION INCREASE THE EMPLOYMENT AT YOUR COMPANY

NA

NO

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

11. WILL THE PROPOSED ALTERATION/ CONSTRUCTION CAUSE ANY OTHER FACILITY TO CLOSE?

NO

12. WILL CONSTRUCTION/ALTERATION REQUIRE PURCHASE OF ADDITIONAL FURNITURE/FIXTURES/EQUIPMENT? IF YES, GIVE DETAILS AS TO NUMBER AND TYPE TO BE PURCHASED

YES

NO



13. CONSTRUCTION SHALL BEGIN  
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED

April 02

Dec 02

14. ARE ALTERATIONS/CONSTRUCTION PLANS PERMITTED UNDER THE PRESENT ZONING;

YES

NO

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

NA

HAS HEARING BEEN SCHEDULED?

NA

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).

John Kulganian  
SIGNATURE OF APPLICANT

[Signature]  
WITNESS

252 Thayer St Prov. RI 02906  
ADDRESS

4/5/02  
DATE

4-5-02  
DATE

RECEIVED BY CITY ASSESSOR  
PROVIDENCE RHODE ISLAND

4/6/02

DATE

APPLICATION FEE FORWARDED TO  
COLLECTOR

300.00

AMOUNT

REVIEWED BY ASSESSOR WITH THE  
FOLLOWING RECOMMENDATIONS

Recommend project  
to go forward as  
reviewed, waiting for final  
plans

SIGNATURE/DATE/ASSESSOR

[Signature] 4/10/02

\*\*\*

\*\*\*

\*\*\*

RECEIVED BY CITY COLLECTOR

4/24/02

APPLICANT OWES FOLLOWING TAXES

2001 YEAR 2,744<sup>04</sup> AMOUNT

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE

✓

YES

NO

SIGNATURE/DATE/COLLECTOR

[Signature] 5/7/02

\*\*\*

\*\*\*

\*\*\*

RECEIVED BY BUILDING INSPECTOR  
DATE

Edgar Paxson

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

YES

YES

NO

NO VIOLATIONS EXIST ON THIS OR  
OTHER PROPERTIES OWNED BY  
APPLICANT

YES

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

REVIEW BY THE ASSESSOR

OF THE

APPLICATION FOR TAX STABILIZATION

FOR COMMERCIAL/INDUSTRIAL & RESIDENTIAL PROPERTY

INSTRUCTION FOR FILING  
APPLICATION FOR TAX STABILIZATION  
FOR COMMERCIAL/INDUSTRIAL & RESIDENTIAL PROPERTIES

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

**ELIGI-  
BILITY:** PROVISIONS OF THIS ORDINANCE SHALL APPLY TO  
COMMERCIAL / INDUSTRIAL & RESIDENTIAL PROPERTY DEFINED TO  
MEAN BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS  
THERE TO, THE PRIMARY PURPOSE AND USE OF WHICH  
IS THE MANUFACTURE OF GOODS AND MATERIALS, OFFICE USE,  
RETAIL USE, OR HOUSING.

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.

**PROCE-  
DURE:**

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(s) so exist, the Building Inspector shall forward a statement stating the  
nature and extent of such violations. No exemptions shall be granted until such  
violations have been cured.

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
APR 23 2002	14	101	0000	102 WAYLAND AVE	50490	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401010000	REAL	3,364.41	2,346.67	1,017.74	101.77	KOFFLER REALTY ASS
			=====	=====	=====	=====	
			3,364.41	2,346.67	1,017.74	101.77	

OTHER OUTSTANDING ITEMS:


NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE OF ISSUE. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.  
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

  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jwarren

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
APR 24 2002	14	153	0000	126 EAST GEORGE	50517	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401530000	REAL	2,299.73	1,604.05	695.68	69.57	KOFFLER REALTY ASS
			=====	=====	=====	=====	
			2,299.73	1,604.05	695.68	69.57	

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MAILED TO: X  
X  
X

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley

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
APR 24 2002	14	102	0000	99 PITMAN	50516	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401020000	REAL	3,407.00	2,376.38	1,030.62	103.06	KOFFLER REALTY ASS
			=====	=====	=====	=====	
			3,407.00	2,376.38	1,030.62	103.06	

OTHER OUTSTANDING ITEMS:

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MAILED TO: X  
X  
X

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley

# KENNETH DULGARIAN STABILIZATION

Stabilization For: 100 WAYLAND AVENUE  
 Date of Application: April 5, 2002  
 Parcels ( Plat/Lot): 14/101,102,153 ( TO BE MERGED INTO NEW LOT 586)

## Assessment Assumptions:

VALUATION BASIS: REVALUATION VALUE RANGE

ASSESSMENT: \$ 1,210,000  
 TAX RATE PER \$1000: \$ 34.07  
 UNADJUSTED TAX CONCLUSIONS: \$ 41,225

Year #	Date	Assessment	% Abated	Assessment Abated	Stabilization Tax Payment	Taxes Abated	Stabilization Level Payments
1	12/31/2002	\$ 1,210,000	90%	\$ 1,089,000	\$ 4,122	\$ 37,102	\$ 22,674
2	12/31/2003	\$ 1,210,000	80%	\$ 968,000	\$ 8,245	\$ 32,980	\$ 22,674
3	12/30/2004	\$ 1,210,000	70%	\$ 847,000	\$ 12,367	\$ 28,857	\$ 22,674
4	12/31/2005	\$ 1,210,000	60%	\$ 726,000	\$ 16,490	\$ 24,735	\$ 22,674
5	12/31/2006	\$ 1,210,000	50%	\$ 605,000	\$ 20,612	\$ 20,612	\$ 22,674
6	12/31/2007	\$ 1,210,000	40%	\$ 484,000	\$ 24,735	\$ 16,490	\$ 22,674
7	12/30/2008	\$ 1,210,000	30%	\$ 363,000	\$ 28,857	\$ 12,367	\$ 22,674
8	12/31/2009	\$ 1,210,000	20%	\$ 242,000	\$ 32,980	\$ 8,245	\$ 22,674
9	12/31/2010	\$ 1,210,000	10%	\$ 121,000	\$ 37,102	\$ 4,122	\$ 22,674
10	12/31/2011	\$ 1,210,000	0%	\$ -	\$ 41,225	\$ -	\$ 22,674
<b>Totals</b>				<b>\$ 5,445,000</b>	<b>\$ 226,736</b>	<b>\$ 185,511</b>	<b>\$ 226,736</b>

KENNETH R. DULGARIAN  
WAYLAND COURT  
P.O. BOX 2301  
PROVIDENCE, RI 02906

1063

Date 4-5-02

57-168/115  
03

Pay to the  
Order of

City of Providence \$ 300.00

Dollars



Security features  
are included.  
Details on back.

**BANKRI**  
BANK RHODE ISLAND

THE SUM 300 DOLLARS

For

Kenneth R. Dulgarian MP

⑆011501682⑆

031022718 1063



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
JUN 14 2002	14	102	0000	99 PITMAN	51953	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401020000	REAL	3,407.00	3,541.08	-134.08	0.00	KOFFLER REALTY ASS
			=====	=====	=====	=====	
			3,407.00	3,541.08	-134.08	0.00	

OTHER OUTSTANDING ITEMS:

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

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.1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: X  
X  
X

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley

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
JUN 14 2002	14	153	0000	126 EAST GEORGE	51954	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401530000	REAL	2,299.73	2,390.24	-90.51	0.00	KOFFLER REALTY ASS
			2,299.73	2,390.24	-90.51	0.00	

OTHER OUTSTANDING ITEMS:

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C E R T I F I C A T I O N  
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1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: X  
X  
X

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley

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
October 08, 2002	014	0101	0000	102 Wayland Ave	1,251	1

ASSESSED Kenneth Dulgarian  
OWNER

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

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
02	35158	RE	3,416.69	0.00	3,416.69	0.00	3,416.69	Kenneth Dulgarian
			<u>3,416.69</u>	<u>0.00</u>	<u>3,416.69</u>	<u>0.00</u>	<u>3,416.69</u>	

NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUE. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.

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 521-6300

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: City of Providence  
25 Dorrance St  
Providence, RI 02903-1738

  
\_\_\_\_\_  
ROBERT P. CEPRANO  
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
JUN 14 2002	14	101	0000	102 WAYLAND AVE	51952	1

Assessed Owner KOFFLER REALTY ASSOCIATES

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
01	01401010000	REAL	3,364.41	3,496.80	-132.39	0.00	KOFFLER REALTY ASS
			=====	=====	=====	=====	
			3,364.41	3,496.80	-132.39	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

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jbradley