

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 418

Approved June 23, 1987

RESOLVED, That His Honor the Mayor is hereby authorized to execute, pursuant to Ordinance Chapter 1982-53, approved August 12, 1982, a Deed of Conveyance to Charles J. Parrillo of 9 Chestnut Street, Johnston, R.I., 02919, of that certain Lot or Parcel of Land comprising of approximately 4,000 square feet of land, more or less, situated on Lot 184, as set out and delineated on City Assessor's Plat 66, situated along 18 Zone Street, for the sum of Seven Hundred Seventy-Seven Dollars and Twenty-Two Cents (\$777.22) containing such terms and conditions as may be approved by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL

JUN 18 1987

READ AND PASSED


PRES.


CLERK

APPROVED

JUN 23 1987


MAYOR

**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

Richard M. Mendonca
Chairman

June 4, 1987

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6
60X

OFFER TO PURCHASE

The undersigned Charles J. Parrillo

hereinafter collectively referred to as Buyer(s) do hereby offer to purchase from the City of Providence, the following described parcel of real estate with all buildings and improvements thereon:

Address: 18 Zone Street, Providence, R.I. 02908

Assessor's Plat 66 Lot 184

Said offer to purchase is made under the following terms and conditions:

1. Said conveyance will be subject to plat restrictions of record and municipal regulations, if any.

2. The City of Providence will convey to Buyer(s) a deed to the premises conveying good and clear marketable title to the same, free from all encumbrances, except as hereinbefore stated on or before July 1, 1987.

3. The Buyer(s) agree to pay to the City of Providence the sum of \$777.22 as consideration for the purchase of said real estate of which \$ 100.00 hereinafter called the binder, is to be paid at such time as the City of Providence accepts this offer to purchase and the balance of \$ 677.22 to be paid upon the delivery of the deed.

Personal checks without certification will not be accepted in payment of the purchase price, but, if for any reason the City of Providence shall refuse the tender of a certified check or the check of a bank, the Buyer(s) shall be allowed a reasonable time in which to make a tender in cash.

5. The City of Providence agrees to deliver to Buyer(s), at the time of delivery of the deed, full possession of said premises, in the same condition in which they now are, reasonable use and wear or other unavoidable casualty excepted, and free of all tenants.

If the City of Providence shall be unable to give title and to make, convey and as hereinbefore provided, all payments made by the Buyer(s) under this agreement shall be refunded and all obligations of either party hereto shall cease, provided, however, that the Buyer(s), at their option may waive any defects and take such title as the City of Providence is able to convey, without reduction of the purchase price, and the acceptance of a deed and possession by the Buyer(s) shall be deemed a full performance and discharge hereof.

7. Upon default by the Buyer(s), the City of Providence shall have the right to retain the binder, such right to be without prejudice to the right of the City of Providence to require specific performance or the payment of other and further damages, or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.

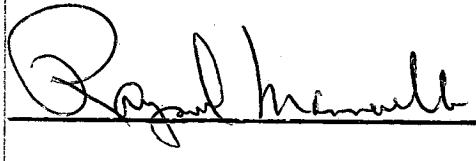
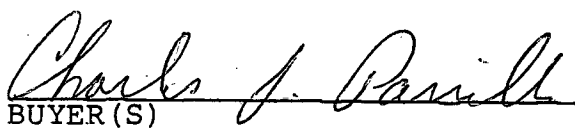
8. Buyer(s) do hereby acknowledge that said real estate has been acquired by the City of Providence through the sale of said real estate by said City, for non payment of taxes. Buyer(s) further understand and acknowledge that court action has, or will be instituted by the City of Providence to foreclose the rights of redemption under the tax deed(s) held by said City of Providence. Buyer(s) also understand and acknowledge that it is the purpose of the City of Providence to foster the sale, renovation and habitation of the real estate in question and for such reasons, the City of Providence will require Buyer(s), upon delivery of the deed, to sign, execute and acknowledge an affidavit of occupancy, a copy of which is attached hereto and Buyer(s) covenant and agree to sign, execute and acknowledge said affidavit at the time of delivery of the deed at closing.

9. This offer shall be binding upon and enure to the benefit of the heirs, administrators, executors, successors and assigns of the Buyer(s).

10. The within offer shall be deemed to have been accepted under the terms and conditions herein set forth, by the passage of a resolution by the Providence City Council authorizing the within conveyance and the acceptance by the City of Providence of the binder as herein set forth.

WITNESS our hands this 19th day of March, 1987 .

WITNESS:

 
BUYER(S)

BUYER(S)

EXTENSION

The time within which the parties may consummate this agreement may be extended up to and including _____,
19 .

BUYER(S)

BUYER(S)

CITY OF PROVIDENCE

Andy Annalado
25 Dorrance St.
City Clerk

Charles Parrillo
9 Chestnut St.
Johnston, R.I.
02919

April 28, 1986

Dear Sir:

I am very much interested in purchasing a vacant lot from the city, the address is 18 Zone St. I believe that the plot is # 66 + lot # 184. If purchased I would immediately clean the lot and make arrangements to pave it. I would like to have this lot for parking in conjunction with a house I have at 52 Zone St. that has no provisions for any parking.

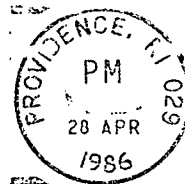
Thank you
Respectfully

Charles S. Parrillo

231-3401

MP

C. Parrillo
9 Chestnut St.
Johnston, R.I.
02919



City Property

Mr. Andy Annaldo
25 Dorrance St.
City Clerk
City Hall
Providence R.I.

FILED

APR 29 9 21 AM '86

DEPT. OF CLERK
PROVIDENCE, R.I.



The City Plan Commission

44 Washington Street

PROVIDENCE, RHODE ISLAND 02903

December 29, 1986

Committee on City Property
c/o City Clerk
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2198 - Proposed Sale of City Property Lot 184
Plat 66 on 18 Zone Street

Gentlemen:

The City Plan Commission at its December 18, 1986 regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Mr. Charles Parillo of 9 Chestnut Street, Johnston, Rhode Island who wants to clean and fence the lot in question for the purpose of providing parking for the tenants of his residential structure at 52 Zone Street.

A field inspection revealed that the lot in question is vacant and overgrown with weeds. Two family structures in good exterior condition are located on adjacent properties.

Since the lot in question and the adjacent lots are undersized - 4,000 sq. ft. each - the subject lot should be offered for sale first to the adjacent lot owners.

The Commission voted:

to advise the Committee on City Property that no objection is offered to the sale of subject property under the condition that this property be offered for sale to the adjacent property owners first.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Kathleen D. Field", is written over the typed name.

Kathleen D. Field
Associate Director of Planning

KDF/jp
cc: Councilman Thomas M. Glavin

FILED
JAN 2 9 56 AM '87
DEPT. OF CLERK
PROVIDENCE, R.I.

CPC REFERRAL NO. 2198 - Sale of City Property;
Lot 184 on A.P. 66 located on 18 Zone Street

A communication was received from the Committee on City Property dated October 17, 1986 requesting the City Plan Committion's recommendations on the proposed sale of City Property designated as Assessor's Plat 66, Lot 184 located on 18 Zone Street in the Smith Hill neighborhood.

The petitioner is Mr. Charles Parillo of 9 Chestnut Street, Johnston, R.I. who wants to clean and fence the lot in question for the purpose of providing parking for the tenants of his residential structure at 52 Zone Street.

A field inspection revealed that the lot in question is vacant and overgrown with weeds. Two family structures in good exterior condition are located on adjacent properties.

Since the lot in question and the adjacent lots are under sized; 4,000 sq.ft. each - the subject lot should be offered for sale to adjacent owner's first.

The staff recommends that the Commission advise the Committee on City Property that no objection is offered to the sale of subject property under the condition that this property be offered for sale to adjacent property onwers first.



Finance Department, City Assessor

"Building Pride In Providence"

MEMORANDUM

TO: COUNCILMAN ANDREW J. ANNALDO, CHAIRMAN
COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER, CITY ASSESSOR

DATE: NOVEMBER 21, 1986

RE: REQUEST FOR APPRAISED VALUATION

LOCATION: 18 Zone Street - Plat 66, lot 184

APPRAISED
VALUE: \$2,900

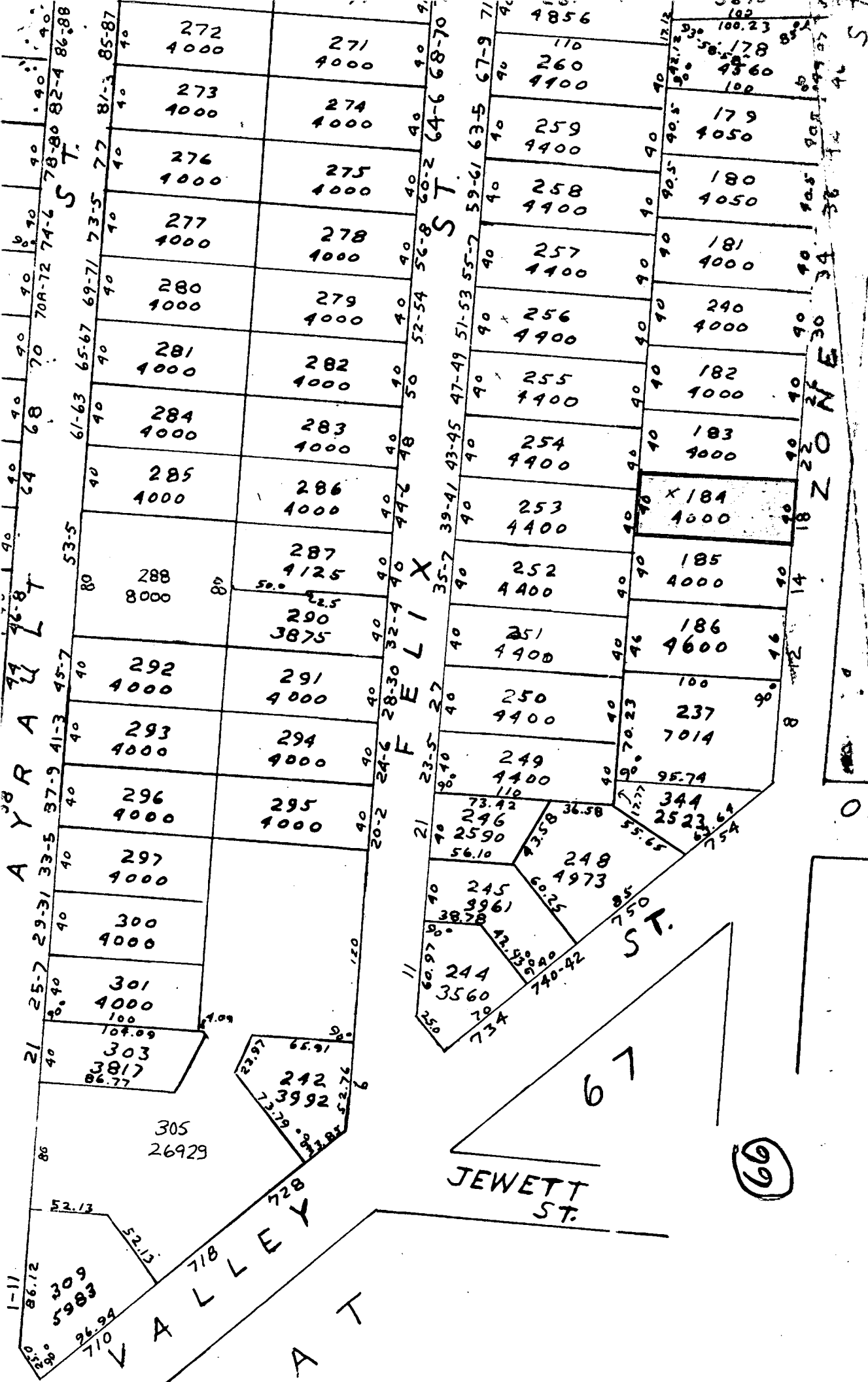
Pursuant to your request, this office has completed a careful analysis of the recent sales in the area of the subject premises and submits the following information for your consideration.

The subject parcel is approximately 4,000 sq. ft., rectangular in shape and located in an R-3 zone.

The lot is 40 x 100 and located on Zone Street near its intersection with Valley and Orms Streets.



18 ZONE STREET - PLAT 66 - LOT 184



PLAT-66

P L A T 67

O R A M S S T.

J E W E T T S T.

A L L E Y

66

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 7, 1987

TO: Deputy City Solicitor Anthony A. Giannini, Jr.

SUBJECT: ORDINANCE CHAPTER 1982-53 - APPROVED AUGUST 12, 1982.

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman-Committee on
City Property.

DISPOSITION:

Attached is subject Ordinance outlining procedure to sell tax title property together with a copy of the Resolutions passed by the City Council accordingly.

Also accompanying is a copy of "Offer to purchase" submitted to the Committee on City Property by the Law Department.

It is requested you review the vacant lot Ordinance for tax reverted property and inform the above named Committee as to whether Chapter is still appropriate.

City Clerk

Rose M. Mendonca

City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement

First Deputy

Jean M. Angelone

Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

June 30, 1987

Mr. Charles J. Parrillo
9 Chestnut Street
Johnston, R. I. 02919

Dear Mr. Parrillo:

Enclosed is certified copy of Resolution No. 418,
authorizing a deed of conveyance to Charles J. Parrillo,
the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton, so
that the deed may be executed for the property involved.

Very truly yours,

Rose M. Mendonca,
City Clerk

RMM/bp

Enc.