

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1998-19

No. 223 **AN ORDINANCE** ESTABLISHING A TAX
STABILIZATION PLAN FOR
THE FLETCHER BUILDING, AS AMENDED

Approved April 9, 1998

Be it ordained by the City of Providence:

WHEREAS, Section 21-159 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, Stanley Weiss Assoc., LLC has made application under, and has satisfied each condition of the above-mentioned Ordinance; and

WHEREAS, Stanley Weiss Assoc., LLC is a commercial concern who intends to convert its building in the City of Providence to residential use, on Assessor's Plat 20, Lots 163 and 158 and ("Project");

WHEREAS, the Project will cause an increase in the tax base of the City and will increase residential apartments in the DownCity Arts & Entertainment District 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 Stanley Weiss Assoc., LLC owns or operates the facility, it will continue to pay taxes on the facility. Stanley Weiss Assoc., LLC, its successors and assigns, agrees that this property will be subject to taxation at the

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Ordinance, as amended

Claire Bostwick
March 23, 1998 Clerk

IN CITY COUNCIL

Dec 4, 1997

And Referred Back
To The Committee on

Finance

Michael R. Clement CLERK
ja

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Ordinance, as amended

Claire Bostwick
Feb. 9, 1998 Clerk

PROVIDENCE, R.I.
FEB 15 11 20 AM '98
IN CITY COUNCIL
FEB 19 1998
First Reading Read and Passed, as Amended
Referred to Committee on Finance

Michael R. Clement CLERK
ja

IN CITY COUNCIL
Oct. 23, 1997
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Michael R. Clement CLERK
ja

THE COMMITTEE ON

Finance

Recommends Be Continued

Claire Bostwick
Nov. 10, 1997 Clerk

Nov. 17, 1997 Public Hearing

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Ordinance, as amended

Claire Bostwick
Nov. 24, 1997 Clerk

Councilwoman Young (By Request)

expiration of the tax treaty. Stanley Weiss Associates, 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. Stanley Weiss Associates, 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, 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, Stanley Weiss Associates, 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. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by Stanley Weiss Associates, LLC or any subsequent transferee of such property, Stanley Weiss Associates, LLC will be responsible to make payments in lieu of taxes of 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 Stanley Weiss Assoc., LLC 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 Stanley Weiss Assoc., LLC's further goal 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 Stanley Weiss Assoc., LLC to achieve a minimum level of 10% for minority and 10% for female employment.

Section 4. The City of Providence has entered this tax treaty as a result of increasing demand for apartments in the City's Arts and Entertainment District by artists interested in taking advantage of the tax incentives available in that district as well as other professionals seeking apartments in the center of the DownCity area. As required by state law, the Fletcher Building is a former commercial building being converted into apartment use. 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 the treaty null and void. The parties do not intend that this agreement would extend to use of the building as a "dormitory" or "apartment dormitory" use.¹ 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 Stanley Weiss Assoc., 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. This tax treaty is also conditioned upon commencement of construction upon the payment of any and all taxes due and owing on the property within sixty (60) days of this Ordinance going into effect. Failure to begin construction within that time frame or failure to make said payment in full shall 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 if no treaty had been entered.

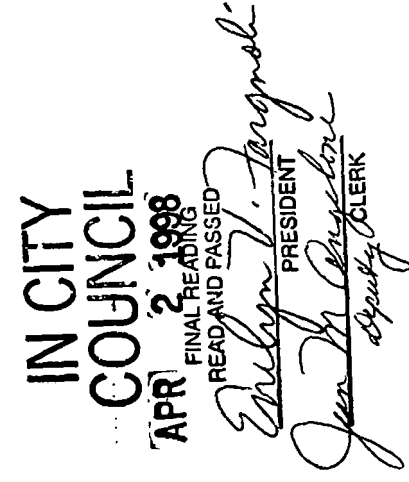
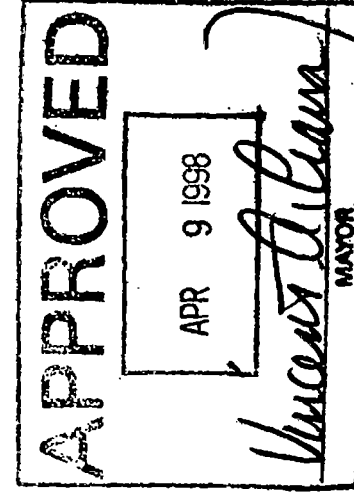
Section 6. That the real property taxes payable to the City by the Project during the term of this Ordinance shall be based upon the real property tax rates in effect for the City's 1997 fiscal year. The treaty is further conditioned upon Stanley Weiss Associates at all times owing no back taxes to the 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, 1997 up to and including December 31, 2006 to Stanley Weiss Assoc., LLC located on Weybosset and Union Streets in Providence, Rhode Island, on a portion of Assessor's Plat 20, Lots 163 and 158 as provided in the above-mentioned Ordinance, in accordance with the schedule in Exhibit A.

Section 8. This Ordinance shall take effect upon its passage.

¹For 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.

AN ORDINANCE ESTABLISHING A
TAX STABILIZATION PLAN FOR
THE FLETCHER BUILDING, AS
AMENDED





Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 29, 1997


TO: Mr. Thomas Rossi, City Assessor

SUBJECT: AN ORDINANCE ESTABLISHING A TAX
STABILIZATION PLAN FOR THE FLETCHER BUILDING.

AN ORDINANCE ESTABLISHING A TAX
STABILIZATION FOR VENDA RAVIOLI, INC.

CONSIDERED BY: Jean M. Angelone, First Deputy City Clerk

DISPOSITION: I have been requested by Councilwoman Patricia K. Nolan, Chairwoman of the Committee on Finance, to invite you to their next scheduled meeting on Monday, November 10, 1997, at 5:00 o'clock P.M., in Committee Room "A", City Clerk's Department, City Hall, relative to the above stated matter.


Jean M. Angelone
Deputy City Clerk

Michael R. Clement
City Clerk

Clerk of Council



Jean M. Angelone
First Deputy

Barbara A. Poirier
Second Deputy

**DEPARTMENT OF CITY CLERK
CITY HALL**

October 29, 1997

Mr. Stanley Weiss
292 Westminster Street
Providence, RI 02903

Dear Mr. Weiss:

I have been requested by Councilwoman Patricia K. Nolan, Chairwoman of the Committee on Finance, to invite you to the next scheduled meeting of the Committee on Monday, November 10, 1997 at 5:00 o'clock P.M., in Committee Room "A", City Clerk's Department, City Hall.

The meeting will be concerned with "An Ordinance Establishing a Tax Stabilization Plan for the Fletcher Building."

If you are unable to attend this meeting, please contact my office at 421-7740, extension 250.

Thank you.

Very truly yours,

A handwritten signature in cursive script, reading "Jean M. Angelone".

Jean M. Angelone
First Deputy City Clerk

JMA/ceb

20/158
20/163
RECEIVED BY CITY ASSESSOR
PROVIDENCE RHODE ISLAND

11-7-97

DATE

APPLICATION FEE FORWARDED TO
COLLECTOR

\$225.00

AMOUNT

REVIEWED BY ASSESSOR WITH THE
FOLLOWING RECOMMENDATIONS

Approve tax stabilization
as initial step to develop
artists lofts

SIGNATURE/DATE/ASSESSOR

Don Rini

RECEIVED BY CITY COLLECTOR

11-7-97

APPLICANT OWES FOLLOWING TAXES

YEAR

AMOUNT

TAXES ARE PAID IN FULL

See Attached

ARRANGEMENTS HAVE BEEN MADE

YES

NO

SIGNATURE/DATE/COLLECTOR

William E. Amario 11-7-97

RECEIVED BY BUILDING INSPECTOR
DATE

11-10-97

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

Plans have not been submitted
to this office for zoning and bldg. Code Review.

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

YES

NO

SIGNATURE/DATE/BUILDING INSPECTOR

Ramzi J. Jorga

ANTHONY E. ANNARINO
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT

CITY COLLECTOR

Plot Lot
20 158

Property is Tax reverted
(City Lien)

1997-1992 \$ 174,404.42 plus interest

Plot Lot
20 163

1997-1992 \$ 127,999.02 plus interest

one thousand dollar monthly payment is paid in
good faith effort, until tax stabilization is passed

Anthony E. Annarino
City Collector

CITY OF PROVIDENCE, RHODE ISLAND
APPLICATION REQUESTING
TAX STABILIZATION FOR COMMERCIAL / INDUSTRIAL 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
\$225.00 FOR PERMIT FROM \$251 - \$750,000
\$300.00 FOR PERMIT OVER - \$751,000

- DATE Nov 7 1997
1. NAME & ADDRESS OF APPLICANT ST Phuley Weiss LLC
(IF CORPORATION/PARTNERSHIP,
GIVE NAME & TITLE OF CEO FILING
APPLICATION).
2. IF APPLICANT IS LESSEE, GIVE
NAME AND ADDRESS OF OWNER
AND SPECIFIC TERMS OF LEASE
~~173 Weighornest St~~
140 Prospect St
Pro RJ 02903
3. LOCATION OF PROPERTY 173 Weighornest St
4. ASSESSOR'S PLAT AND LOT lot 20 Plat 15 8 and 163
5. DATE & PURCHASE PRICE OF
EXISTING PROPERTY
6. COST & PROJECTED DATE OF
ADDITIONAL PROPERTY TO BE
PURCHASED FOR THIS
EXPANSION PROJECT 500,000

7. ESTIMATED COST OF EXPANSION/ 5,000 500,000
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.)

8. DESCRIBE EXISTING FACILITY:

OF STORIES

OF SQ. FT./ FLOOR

AGE OF BUILDING(S)

TYPE OF CONSTRUCTION

INTERIOR CONDITION

EXTERIOR CONDITION

unoccupied office Bldg -
6
100 yrs -
wood & steel
fair
fair

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. other (explain)

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

YES

☒

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?

YES

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 8 months
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED _____

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

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

HAS HEARING BEEN SCHEDULED? yes

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).


SIGNATURE OF APPLICANT

WITNESS

ADDRESS

DATE

DATE

ASSESSORS OFFICE
PROVIDENCE, R.I.

Nov 10 11 30 AM '97

STANLEY WEISS ASSOCIATES
292 WESTMINSTER STREET
PROVIDENCE, RHODE ISLAND 02903

EXPLANATION	AMOUNT

57-1/115

1579

PAY
AMOUNT
OF

THE SUM 225 DOL 00 CTS

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
11-10-97	CITY COLLECTOR	PETITION FOR TAX STABILIZATION	1579

\$ 225.00



[Signature]
AUTHORIZED SIGNATURE

⑈001579⑈ ⑆011500010193651 45334⑈

YEAR	%ABATED	ASSESSMENT DATE	TAXES PD.	ASSESSMENT ABATED	TAXES ABATED
1	90%	12/31/97	\$ 1,896.37	533,520	\$17,067.30
2	80%	12/31/98	\$ 3,792.74	474,240	15,170.94
3	70%	12/31/99	\$ 5,689.10	414,960	13,274.57
4	60%	12/31/00	\$ 7,585.47	355,680	11,378.20
5	50%	12/31/01	\$ 9,481.84	296,400	9,481.84
6	40%	12/31/02	\$ 11,378.20	237,120	7,585.47
7	30%	12/31/03	\$ 13,274.57	177,840	5,689.10
8	20%	12/31/04	\$ 15,170.94	118,560	3,792.74
9	10%	12/31/05	\$ 17,267.30	59,280	1,896.37
10	0%	12/31/06	\$ 18,963.67	0	0
TOTAL			\$ 104,500.20	2,667,600	\$85,336.53
TOTAL REAL ASSESSMENT OF PROJEC			592,800		
		LAND	148,300		
		IMPROVEMENTS	444,500		
		TOTAL ASSESSMENT	592,800		
STABILIZATION FOR STANLEY WEISS					
CITY ORDINANCE #					
UNION FLETCHER BUILDING					
PLAT 20 LOT 163					
173 WEYBOSSET STREET					

YEAR	% ABATED	ASSESSMENT DATE	TAXES PD.	ASSESSMENT ABATED	TAXES ABA
1	90%	12/31/97	\$ 1,935.71	544,590	\$ 17,421.43
2	80%	12/31/98	\$ 3,871.43	484,080	\$ 15,485.72
3	70%	12/31/99	\$ 5,807.14	423,570	\$ 13,550.00
4	60%	12/31/00	\$ 7,742.86	363,060	\$ 11,614.29
5	50%	12/31/01	\$ 9,678.57	302,550	\$ 9,678.57
6	40%	12/31/02	\$ 11,614.29	242,040	\$ 7,742.86
7	30%	12/31/03	\$ 13,550.00	181,530	\$ 5,807.14
8	20%	12/31/04	\$ 15,405.72	121,020	\$ 3,871.43
9	10%	12/31/05	\$ 17,421.43	60,510	\$ 1,935.71
10	0%	12/31/06	\$ 19,357.15	0	\$ -
TOTAL REAL ASSESSMENT OF PROJECT			\$605,100	2,722,950	\$ 87,107.15
PROJECT ASSESSMENT		LAND	116,700		
		IMPROVEMENTS	488,400		
		TOTAL ASSESSMENT	605,100		
STABILIZATION FOR STANLEY WEISS					
CITY ORDINANCE #					
UNION FLETCHER BUILDING					
PLAT 20 LOT 158					
198 UNION STREET					

TAX CERTIFICATE

Applicant: Stanley Weiss

Owner: Stanley Weiss

Address: 173 Weybosset Street

Plat 20 Lot 163

Are any and all taxes current on this property?

☐ Yes

☒ No

Are any and all taxes due and owing on any other property owned by applicant?

☒ Yes

☐ No

☐ N/A

If not, is the applicant on a payment plan approved by the Collector?

☒ Yes

☐ No

☐ N/A

If Yes, is applicant current on payment plan?

☒ Yes

☐ No

☐ N/A

Comments: _____

I certify the above information is true and correct.


Anthony Annarino, Collector

Attachments:

- Municipal lien certificate
- Terms and conditions of payment plan

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

DATE	PLAT	LUT	UNIT	LOCATION	CERT#	PAGE
FEB 09 1998	20	163	0000	173 WEYBOSSET	14073	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001630000	REAL	27,597.77	16,890.72	10,707.05	856.56	WEISS, STANLEY ASS
96	02001630000	REAL	26,243.33	16,061.76	10,181.57	2,036.31	UNION-FLETCHER ASS
95	02001630000	REAL	24,302.26	0.00	24,302.26	7,776.72	UNION-FLETCHER ASS
94	02001630000	REAL	24,402.26	3,000.00	21,402.26	9,416.99	UNION-FLETCHER ASS
93	02001630000	REAL	24,302.26	0.00	24,302.26	13,609.26	UNION-FLETCHER ASS
92	02001630000	REAL	24,302.26	21,151.12	3,151.14	2,142.77	UNION-FLETCHER ASS
			151,150.14	57,103.60	94,046.54	35,939.61	

*\$ 17,900.00 50% Interest
not agreed*

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: AA
AA
AA

Anthony Annarino
ANTHONY ANNARINO, 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
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Assessed	WEISS, STANLEY ASSOCIATES	*
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	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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

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92	02001630000	REAL	24,302.26	21,151.12	3,151.14	2,142.77	UNION-FLETCHER ASS
			151,150.14	57,103.60	94,046.54	25,220.61	

** 17,900.00 5% Interest
as agreed*

OTHER OUTSTANDING ITEMS:

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MAILED 10: AA
 AA
 AA

Anthony Annarino
 ANTHONY ANNARINO, COLLECTOR
 MARC CASTALDI, DEPUTY.

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

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	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#8	

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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92	02001630000	REAL	24,302.26	21,151.12	3,151.14	2,142.77	UNION-FLETCHER ASS
			=====	=====	=====	=====	
			151,150.14	57,103.60	94,046.54	25,000.00	

** 17,900 ~ 50% Interest
as agreed*

OTHER OUTSTANDING ITEMS:

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MAILED TO: AA
AA
AA

Anthony Annarino
ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.

TAX CERTIFICATE

Applicant: Stanley Weiss

Owner: Stanley Weiss

Address: 198 Union Street

Plat 20 Lot 158

Are any and all taxes current on this property?

☐ Yes ☒ No

Are any and all taxes due and owing on any other property owned by applicant?

☒ Yes ☐ No ☐ N/A

If not, is the applicant on a payment plan approved by the Collector?

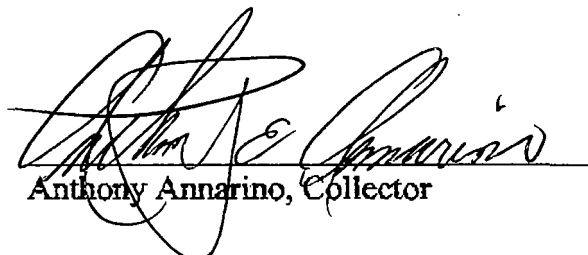
☒ Yes ☐ No ☐ N/A

If Yes, is applicant current on payment plan?

☒ Yes ☐ No ☐ N/A

Comments: _____

I certify the above information is true and correct.


Anthony Annarino, Collector

Attachments:

- Municipal lien certificate
- Terms and conditions of payment plan

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
FEB 09 1998	20	158	0000	198 UNION	14074	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001580000	REAL	16,650.80	10,978.97	5,671.83	453.74	WEISS, STANLEY ASS
96	02001580000	REAL	15,833.61	10,440.14	5,393.47	1,078.69	UNION-FLETCHER ASS
95	02001580000	REAL	14,662.49	3,000.00	11,662.49	3,731.99	UNION-FLETCHER ASS
94	02001580000	REAL	14,762.49	0.00	14,762.49	6,451.49	UNION-FLETCHER ASS
93	02001580000	REAL	14,662.49	167.46	14,495.03	8,117.21	UNION-FLETCHER ASS
			76,571.88	24,586.57	51,985.31	19,832.12	

*#9,900.00 50% Interest
as agreed.*

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: XX
XX
XX

Anthony Annarino
ANTHONY ANNARINO, 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
FEB 09 1998	20	158	0000	198 UNION	14074	1

Assessed Owner: WEISS, STANLEY ASSOCIATES
STANLEY WEISS ASSOCIATES LLC
MOULTON HALL CONDO U#1
MOULTON HALL CONDO U#B

* MOULTON HALL CONDO U#3
MOULTON HALL CONDO U#4

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
97	02001580000	REAL	16,650.00	10,978.97	5,671.83	453.74	WEISS, STANLEY ASS
96	02001580000	REAL	15,833.61	10,440.14	5,393.47	1,078.69	UNION-FLETCHER ASS
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94	02001580000	REAL	14,762.49	0.00	14,762.49	6,451.49	UNION-FLETCHER ASS
93	02001580000	REAL	14,662.49	167.46	14,495.03	8,117.21	UNION-FLETCHER ASS
			76,571.08	24,586.57	51,985.31	10,422.12	

*#9,900.00 50% Interest
as agreed.*

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.

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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: XX
XX
XX

Anthony Annarino
ANTHONY ANNARINO, 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
FEB 09 1998	20	158	0000	198 UNION	14074	1

Assessed Owner: WEISS, STANLEY ASSOCIATES
STANLEY WEISS ASSOCIATES LLC
MOULTON HALL CONDO U#1
MOULTON HALL CONDO U#B

*
MOULTON HALL CONDO U#3
MOULTON HALL CONDO U#4

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
97	02001580000	REAL	15,659.80	10,970.97	5,671.83	453.74	WEISS, STANLEY ASS
96	02001580000	REAL	15,833.61	10,440.14	5,393.47	1,078.69	UNION-FLETCHER ASS
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94	02001580000	REAL	14,762.49	0.00	14,762.49	6,451.49	UNION-FLETCHER ASS
93	02001580000	REAL	14,662.49	157.46	14,495.03	8,117.21	UNION-FLETCHER ASS
			76,571.88	24,586.57	51,985.31	10,432.12	

*#9,900.00 50% interest
as agreed.*

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: XX
XX
XX

Anthony Annarino
ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.

ANTHONY E. ANNARINO
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT
CITY COLLECTOR

February 19, 1998

Finance Committee
City Council
City Hall

Dear Finance Members:

Please be advised that the following Plat and Lots assessed to Stanley Weiss are currently on a payment plan. The Plat and Lots included in this plan are:

Plat 25 Lot 450, Plat 20 Lot 166, Plat 20 Lot 162, Plat 20 Lot 161 and
Plat 25 Lot 343. Please see attached for the schedule of payments.

Sincerely,

A handwritten signature in cursive script, reading "Anthony E. Annarino".

Anthony E. Annarino
City Collector

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

February 6, 1998

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1996 and prior will be offered for Tax Sale at Public Auction on June 11, 1998. If this delinquency is not satisfied within thirty (30) days, an additional \$100 of costs will be added to the total amount due. All lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and costs is shown below. Only certified checks, cash or money orders will be accepted.

YEAR	BILL NUMBER	TAX DUE	INTEREST	COSTS
1993	93A02503720000	3,439.56	1,926.15	100.00
1995	95A02503720000	1,082.55	346.41	0.00
		4,522.11	2,272.56	100.00

TOTAL Payment Due Now: \$6,894.67

Sincerely,

Handwritten signature of Anthony E. Annarino.
Anthony E. Annarino
City Collector

TILLINGHAST LIGHT & SEMONOFF

PROVIDENCE BOSTON FORT LAUDERDALE SAN JUAN

TLs

Grace Park

March 6, 1997

Mr. John Palmieri
Director of Planning and
Development
400 Westminster Street
Providence, RI 02903

Dear John:

Enclosed is a Tax Sale Notice that the City has issued on the Grace Park tax bill which was to be paid in connection with the sale to Stan Weiss. Would you be willing to look into this at your convenience and get back to me.

Sincerely,



Robert B. Berkelhammer

Enclosure

cc: Mr. Stanley Weiss

RBB:raf

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Grace Park

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

March 3, 1997

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1995 and prior will be offered for Tax Sale at Public Auction on June 26, 1997. If this delinquency is not satisfied within thirty (30) days all lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and charges is shown below. Only certified checks, cash or money orders will be accepted.

YEAR	BILL NUMBER	TAX DUE	INTEREST	COSTS
1993	93A02503720000	3,439.56	1,513.40	100.00
1994	94A02501970000	12,561.01	4,019.52	0.00
1995	95A02501970000	5,994.58	1,198.91	0.00
		21,995.15	6,731.83	100.00

TOTAL Payment Due Now: \$28,826.98

Sincerely,

Anthony E. Annarino
Anthony E. Annarino
City Collector

STANLEY WEISS ASSOCIATES
SCHEDULE OF PROPERTY TAXES BY BUILDING
AS OF FEBRUARY 28, 1997

Share Part - Special Care

	PLAT	LOT	VALUE	QUARTERLY PAYMENT	'96 TOTAL TAXES	TOTAL LIABILITY
<hr/>						
LEDERER BUILDING						
139 MATTHEWSON STREET	25	343 LAND BUILDINGS	\$101,000 757,600			
			<hr/>			
			\$858,600	<u>\$2,000.00</u>	\$26,118.61	\$132,941.98
MASON BUILDING						
167 WEYBOSSET STREET	20	161 LAND BUILDINGS	\$132,100 1,194,900			
			<hr/>			
			\$1,327,000	<u>\$1,000.00</u>	\$40,367.34	\$84,854.62
	20	162 LAND BUILDINGS	\$156,000 <i>52000</i> 1,021,100			
			<hr/>			
			\$1,177,100	<u>\$1,000.00</u>	\$35,807.38	\$74,862.66
ROGER WILLIAMS BUILDING						
270 WESTMINSTER STREET	20	166 LAND BUILDINGS	\$110,500 243,000			
			<hr/>			
			\$353,500	<u>\$1,000.00</u>	\$10,753.47	\$52,992.97
UNION FLETCHER BUILDING						
173 WEYBOSSET STREET	20	158 LAND BUILDINGS				
			<hr/>			
			\$520,500	<u>\$1,000.00</u> *	\$15,833.61	\$46,920.01
	20	163 LAND BUILDINGS	\$148,300 <i>2000</i> 714,400			
			<hr/>			
			\$862,700	<u>\$1,000.00</u> *	\$26,243.33	\$133,131.47
TOTAL				<u>\$7,000.00</u>		
				<hr/>		

* FORMERLY \$3,000 EACH LOT. REDUCED TO \$1,000 PER AGREEMENT
WITH TAX ASSESSOR DTD 3/11/97.

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

February 6, 1998

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1996 and prior will be offered for Tax Sale at Public Auction on June 11, 1998. If this delinquency is not satisfied within thirty (30) days, an additional \$100 of costs will be added to the total amount due. All lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and costs is shown below. Only certified checks, cash or money orders will be accepted.

Plat 20 Lot 166 *Roger Williams* 270 WESTMINSTER

YEAR BILL NUMBER TAX DUE INTEREST COSTS

1992 92A02001660000 14,095.36 9,584.84 0.00
1993 93A02001660000 9,958.10 5,576.53 0.00
1996 96A02001660000 10,243.01 2,048.60 0.00
1997 97A02001660000 11,308.47 904.67 0.00

 45,604.94 18,114.64 0.00

TOTAL Payment Due Now: \$63,719.58

Sincerely,

Anthony E. Annarino
Anthony E. Annarino
City Collector

STANLEY WEISS ASSOCIATES
 SCHEDULE OF PROPERTY TAXES BY BUILDING
 AS OF FEBRUARY 28, 1997

	PLAT	LOT	VALUE	QUARTERLY PAYMENT	'96 TOTAL TAXES	TOTAL LIABILITY
<hr/>						
LEDERER BUILDING						
139 MATTHEWSON STREET	25	343 LAND BUILDINGS	\$101,000 757,600			
			<hr/>			
			\$858,600	\$2,000.00	\$26,118.61	\$132,941.98
MASON BUILDING						
167 WEYBOSSET STREET	20	161 LAND BUILDINGS	\$132,100 1,194,900			
			<hr/>			
			\$1,327,000	\$1,000.00	\$40,367.34	\$84,854.62
	20	162 LAND BUILDINGS	\$156,000 1,021,100			
			<hr/>			
			\$1,177,100	\$1,000.00	\$35,807.38	\$74,862.66
ROGER WILLIAMS BUILDING						
270 WESTMINSTER STREET	20	166 LAND BUILDINGS	\$110,500 243,000			
			<hr/>			
			\$353,500	\$1,000.00	\$10,753.47	\$52,992.97
UNION FLETCHER BUILDING						
173 WEYBOSSET STREET	20	158 LAND BUILDINGS				
			<hr/>			
			\$520,500	\$1,000.00	\$15,833.61	\$46,920.01
	20	163 LAND BUILDINGS	\$148,300 714,400			
			<hr/>			
			\$862,700	\$1,000.00	\$26,243.33	\$133,131.47
TOTAL				\$7,000.00		
			<hr/>			

pd 7/1/97
 pd 10/1/97
 pd 1/1/98
 due 4/1/98

* FORMERLY \$3,000 EACH LOT. REDUCED TO \$1,000 PER AGREEMENT
 WITH TAX ASSESSOR DTD 3/11/97.

270 Westminster
Roger Williams

CITY OF PROVIDENCE, RHODE ISLAND
PAYMENT AGREEMENT

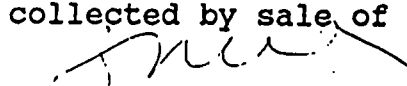
ACCOUNT NO.: 23106248 (Plat 20, Lot 166)
Roger Williams Building (270 Westminster)
TAXPAYER: Stanley Weiss and related entities, 292 Westminster
Street, Providence, RI 02903.

I the undersigned taxpayer, am unable at this time to pay to the City of Providence certain real estate taxes including the current real estate taxes I owe in the amount shown below. I request permission to pay this amount as follows:

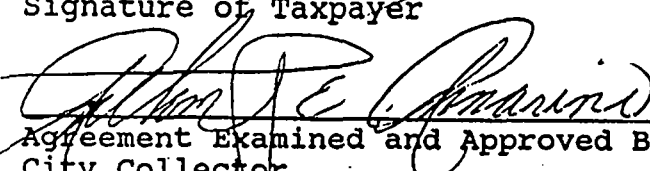
\$1,000.00 to be paid on July 1, 1996 and \$1,000.00 to be paid each quarter thereafter until the final payment under this Agreement of May 1, 1997, at which time the City will at its discretion either require payment of the balance owed in full, or provide for continued installment payments in amounts to be agreed upon.

TOTAL AMOUNT DUE: \$ 32,543

I understand and agree that if I fail to meet any of the conditions of this agreement, or if it is determined that collection of the tax is endangered, permission to make installment payments may be withdrawn and the entire amount of my tax liability may be collected by sale of my property.


Signature of Taxpayer

June 13, 1996
Date


Agreement Examined and Approved By
City Collector

June 13, 1996
Date Approved

<u>Due</u>	
7/1/96	1,000
10/1/96	1,000
1/1/97	1,000
4/1/97	1,000

<u>Date Pd</u>	<u>Ck #</u>
6/13/96	825
8/19/96	926
11/25/96	1070
4/1/97	1254

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

February 6, 1998

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1996 and prior will be offered for Tax Sale at Public Auction on June 11, 1998. If this delinquency is not satisfied within thirty (30) days, an additional \$100 of costs will be added to the total amount due. All lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and costs is shown below. Only certified checks, cash or money orders will be accepted.

YEAR	BILL NUMBER	TAX DUE	INTEREST	COSTS
1995	95A02001620000	25,158.91	8,050.85	0.00
1996	96A02001620000	35,807.38	7,161.47	0.00
1997	97A02001620000	37,655.43	3,012.43	0.00
		98,621.72	18,224.75	0.00

TOTAL Payment Due Now: \$116,846.47

Sincerely,

Handwritten signature of Anthony E. Annarino in cursive script.
Anthony E. Annarino
City Collector

STANLEY WEISS ASSOCIATES
 SCHEDULE OF PROPERTY TAXES BY BUILDING
 AS OF FEBRUARY 28, 1997

	PLAT	LOT	VALUE	QUARTERLY PAYMENT	'96 TOTAL TAXES	TOTAL LIABILITY
<hr/>						
LEDERER BUILDING						
139 MATTHEWSON STREET	25	343 LAND BUILDINGS	\$101,000 757,600			
			<hr/>			
			\$858,600	\$2,000.00	\$26,118.61	\$132,941.98
MASON BUILDING						
167 WEYBOSSET STREET	20	161 LAND BUILDINGS	\$132,100 1,194,900			
			<hr/>			
			\$1,327,000	\$1,000.00	\$40,367.34	\$84,854.62
	20	162 LAND BUILDINGS	\$156,000 1,021,100			
			<hr/>			
			\$1,177,100	\$1,000.00	\$35,807.38	\$74,862.66
ROGER WILLIAMS BUILDING						
270 WESTMINSTER STREET	20	166 LAND BUILDINGS	\$110,500 243,000			
			<hr/>			
			\$353,500	\$1,000.00	\$10,753.47	\$52,992.97
UNION FLETCHER BUILDING						
173 WEYBOSSET STREET	20	158 LAND BUILDINGS				
			<hr/>			
			\$520,500	\$1,000.00	\$15,833.61	\$46,920.01
	20	163 LAND BUILDINGS	\$148,300 714,400			
			<hr/>			
			\$862,700	\$1,000.00	\$26,243.33	\$133,131.47
TOTAL				\$7,000.00		
			<hr/>			

pd 7/1/97
 pd 10/1/97
 pd 1/1/98
 due 4/1/98

* FORMERLY \$3,000 EACH LOT. REDUCED TO \$1,000 PER AGREEMENT
 WITH TAX ASSESSOR DTD 3/11/97.

167 Weybosset (161 & 162)

Mason

CITY OF PROVIDENCE, RHODE ISLAND
PAYMENT AGREEMENT

ACCOUNT NO.: 90029299 (Plat 20, Lots 161 & 162)
The Mason Building (167 Weybosset, 167 R Weybosset)

TAXPAYER: Stanley Weiss and related entities, 292 Westminster
Street, Providence, RI 02903.

I the undersigned taxpayer, am unable at this time to pay to the
City of Providence certain 1995 real estate taxes I owe in the
amount shown below. I request permission to pay this amount as
follows:

\$2,000.00 to be paid on July 1, 1996 and \$2,000.00 to be paid each
quarter thereafter until the final payment under this Agreement of
May 1, 1997, at which time the City will at its discretion either
require payment of the balance owed in full, or provide for
continued installment payments in amounts to be agreed upon.

TOTAL AMOUNT DUE: \$ 70,540.50

I understand and agree that if I fail to meet any of the conditions
of this agreement, or if it is determined that collection of the
tax is endangered, permission to make installment payments may be
withdrawn and the entire amount of my tax liability may be
collected by sale of my property.

[Signature]
Signature of Taxpayer

June 13, 1996
Date

[Signature]
Agreement Examined and Approved By
City Collector

June 13, 1996
Date Approved

<u>Due</u>		<u>Date Paid</u>	<u>CR #</u>
7/1/96	2,000	6/13/96	824
10/1/96	2,000	8/13/96	921
1/1/97	2,000	11/25/96	1072
4/1/97	2,000	4/1/97	1283

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

February 6, 1998

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1996 and prior will be offered for Tax Sale at Public Auction on June 11, 1998. If this delinquency is not satisfied within thirty (30) days, an additional \$100 of costs will be added to the total amount due. All lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and costs is shown below. Only certified checks, cash or money orders will be accepted.

YEAR	BILL NUMBER	TAX DUE	INTEREST	COSTS
1995	95A02001610000	31,381.59	10,042.10	0.00
1996	96A02001610000	40,367.34	8,073.46	0.00
1997	97A02001610000	42,450.73	3,396.05	0.00
		114,199.66	21,511.61	0.00

TOTAL Payment Due Now: \$135,711.27

Sincerely,


Anthony E. Annarino
City Collector

STANLEY WEISS ASSOCIATES
 SCHEDULE OF PROPERTY TAXES BY BUILDING
 AS OF FEBRUARY 28, 1997

	PLAT	LOT	VALUE	QUARTERLY PAYMENT	'96 TOTAL TAXES	TOTAL LIABILITY
<hr/>						
LEDERER BUILDING						
139 MATTHEWSON STREET	25	343 LAND BUILDINGS	\$101,000 757,600			
			<hr/>			
			\$858,600	<u>\$2,000.00</u>	\$26,118.61	\$132,941.98
MASON BUILDING						
167 WEYBOSSET STREET	20	161 LAND BUILDINGS	\$132,100 1,194,900			
			<hr/>			
			\$1,327,000	<u>\$1,000.00</u>	\$40,367.34	\$84,854.62
	20	162 LAND BUILDINGS	\$156,000 1,021,100			
			<hr/>			
			\$1,177,100	<u>\$1,000.00</u>	\$35,807.38	\$74,862.66
ROGER WILLIAMS BUILDING						
270 WESTMINSTER STREET	20	166 LAND BUILDINGS	\$110,500 243,000			
			<hr/>			
			\$353,500	<u>\$1,000.00</u>	\$10,753.47	\$52,992.97
UNION FLETCHER BUILDING						
173 WEYBOSSET STREET	20	158 LAND BUILDINGS				
			<hr/>			
			\$520,500	<u>\$1,000.00</u>	\$15,833.61	\$46,920.01
	20	163 LAND BUILDINGS	\$148,300 714,400			
			<hr/>			
			\$862,700	<u>\$1,000.00</u>	\$26,243.33	\$133,131.47
TOTAL				<u>\$7,000.00</u>		

pd 7/1/97
 pd 10/1/97
 pd 1/1/98
 due 4/1/98

* FORMERLY \$3,000 EACH LOT. REDUCED TO \$1,000 PER AGREEMENT
 WITH TAX ASSESSOR DTD 3/11/97.

167 Weybosset (161 & 162)

Mason

CITY OF PROVIDENCE, RHODE ISLAND
PAYMENT AGREEMENT

ACCOUNT NO.: 90029299 (Plat 20, Lots 161 & 162)
The Mason Building (167 Weybosset, 167 R Weybosset)

TAXPAYER: Stanley Weiss and related entities, 292 Westminster
Street, Providence, RI 02903.

I the undersigned taxpayer, am unable at this time to pay to the
City of Providence certain 1995 real estate taxes I owe in the
amount shown below. I request permission to pay this amount as
follows:

\$2,000.00 to be paid on July 1, 1996 and \$2,000.00 to be paid each
quarter thereafter until the final payment under this Agreement of
May 1, 1997, at which time the City will at its discretion either
require payment of the balance owed in full, or provide for
continued installment payments in amounts to be agreed upon.

TOTAL AMOUNT DUE: \$ 70,540.50

I understand and agree that if I fail to meet any of the conditions
of this agreement, or if it is determined that collection of the
tax is endangered, permission to make installment payments may be
withdrawn and the entire amount of my tax liability may be
collected by sale of my property.

[Signature]
Signature of Taxpayer

June 13, 1996
Date

[Signature]
Agreement Examined and Approved By
City Collector

June 13, 1996
Date Approved

Due		Date Paid	Ch #
7/1/96	2,000	6/13/96	824
10/1/96	2,000	8/13/96	921
1/1/97	2,000	11/25/96	1072
4/1/97	2,000	4/1/97	1283

ANTHONY E. ANNARINO
City Collector



VINCENT A. CIANCI, JR.
Mayor

FINANCE DEPARTMENT
CITY COLLECTOR

TAX SALE NOTICE

Account No: 90034373
WEISS, STANLEY ASSOCIATES LLC
292 WESTMINSTER ST
PROVIDENCE, RI 02903

February 6, 1998

Dear Taxpayer:

You are hereby notified that the Real Estate in the City of Providence assessed in your name on December 31, 1996 and prior will be offered for Tax Sale at Public Auction on June 11, 1998. If this delinquency is not satisfied within thirty (30) days, an additional \$100 of costs will be added to the total amount due. All lien holders including mortgage companies will be notified by certified mail stating the date of the upcoming sale. The breakdown of unpaid taxes, interest and costs is shown below. Only certified checks, cash or money orders will be accepted.

Plat 25	Lot 348	Lederer	139 MATHEWSON	
YEAR	BILL NUMBER	TAX DUE	INTEREST	COSTS
1992	92A02503430000	33,046.74	22,471.78	0.00
1993	93A02503430000	24,186.76	13,544.58	0.00
1995	95A02503430000	6,093.38	1,949.88	0.00
1996	96A02503430000	26,118.61	5,223.72	0.00
1997	97A02503430000	27,466.61	2,197.32	0.00
		116,912.10	45,387.28	0.00

TOTAL Payment Due Now: \$162,299.38

Sincerely,

A handwritten signature in cursive script, reading "Anthony E. Annarino".
Anthony E. Annarino
City Collector

STANLEY WEISS ASSOCIATES
 SCHEDULE OF PROPERTY TAXES BY BUILDING
 AS OF FEBRUARY 28, 1997

	PLAT	LOT	VALUE	QUARTERLY PAYMENT	'96 TOTAL TAXES	TOTAL LIABILITY
<hr/>						
LEDERER BUILDING						
139 MATTHEWSON STREET	25	343 LAND BUILDINGS	\$101,000 757,600			
			<hr/>			
			\$858,600	\$2,000.00	\$26,118.61	\$132,941.98
MASON BUILDING						
167 WEYBOSSET STREET	20	161 LAND BUILDINGS	\$132,100 1,194,900			
			<hr/>			
			\$1,327,000	\$1,000.00	\$40,367.34	\$84,854.62
	20	162 LAND BUILDINGS	\$156,000 1,021,100			
			<hr/>			
			\$1,177,100	\$1,000.00	\$35,807.38	\$74,862.66
ROGER WILLIAMS BUILDING						
270 WESTMINSTER STREET	20	166 LAND BUILDINGS	\$110,500 243,000			
			<hr/>			
			\$353,500	\$1,000.00	\$10,753.47	\$52,992.97
UNION FLETCHER BUILDING						
173 WEYBOSSET STREET	20	158 LAND BUILDINGS				
			<hr/>			
			\$520,500	\$1,000.00	\$15,833.61	\$46,920.01
	20	163 LAND BUILDINGS	\$148,300 714,400			
			<hr/>			
			\$862,700	\$1,000.00	\$26,243.33	\$133,131.47
TOTAL				\$7,000.00		

pd 7/1/97
 pd 10/1/97
 pd 1/1/98
 due 4/1/98

* FORMERLY \$3,000 EACH LOT. REDUCED TO \$1,000 PER AGREEMENT
 WITH TAX ASSESSOR DTD 3/11/97.

139 Mathewson
Lederer

CITY OF PROVIDENCE, RHODE ISLAND
PAYMENT AGREEMENT

ACCOUNT NO.: 23106248 (Plat 25, Lot 343)
The Lederer Building (139 Mathewson)

TAXPAYER: Stanley Weiss and related entities, 292 Westminster
Street, Providence, RI 02903.

I the undersigned taxpayer, am unable at this time to pay to the
City of Providence certain real estate taxes including the current
year taxes I owe in the amount shown below. I request permission
to pay this amount as follows:

\$2,000.00 to be paid on July 1, 1996 and \$2,000.00 to be paid each
quarter thereafter until the final payment under this Agreement of
May 1, 1997, at which time the City will at its discretion either
require payment of the balance owed in full, or provide for
continued installment payments in amounts to be agreed upon.

TOTAL AMOUNT DUE: \$ 75,326.88

I understand and agree that if I fail to meet any of the conditions
of this agreement, or if it is determined that collection of the
tax is endangered, permission to make installment payments may be
withdrawn and the entire amount of my tax liability may be
collected by sale of my property.

Signature of Taxpayer

June 13, 1996
Date

Agreement Examined and Approved By
City Collector

June 13, 1996
Date Approved

Due

7/1/96	2,000
10/1/96	2,000
1/1/97	2,000
4/1/97	2,000

Date Pd

6/13/96

8/19/96

11/25/96

3/1/97

Ck #

823

927

1071

1282

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
FEB 18 1998	20	166	0000	270 WESTMINSTER	14239	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001660000	REAL	11,308.47	0.00	11,308.47	904.67	WEISS, STANLEY ASS
96	02001660000	REAL	10,753.47	510.46	10,243.01	2,048.60	WEISS, STANLEY ASS
93	02001660000	REAL	16,800.59	6,842.49	9,958.10	5,576.53	HASEOTES, GEORGE
92	02001660000	REAL	23,289.54	9,194.18	14,095.36	9,584.84	HASEOTES, GEORGE
			62,152.07	16,547.13	45,604.94	18,114.64	

OTHER OUTSTANDING ITEMS:

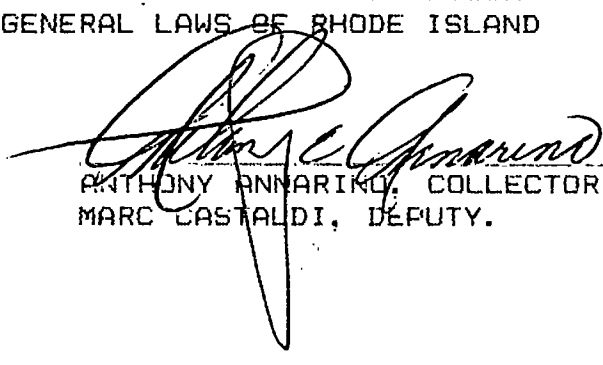
NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE OF ISSUE. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.
 NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

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: XX
 XX
 XX


 ANTHONY ANNARINO, 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
FEB 18 1998	20	162	0000	167 WEYBOSSET	14240	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001620000	REAL	37,655.43	0.00	37,655.43	3,012.43	WEISS, STANLEY ASS
96	02001620000	REAL	35,807.38	0.00	35,807.38	7,161.47	WEISS, STANLEY ASS
95	02001620000	REAL	33,158.91	8,000.00	25,158.91	8,050.85	SKW REAL ESTATE LI
			106,621.72	8,000.00	98,621.72	18,224.75	

OTHER OUTSTANDING ITEMS:

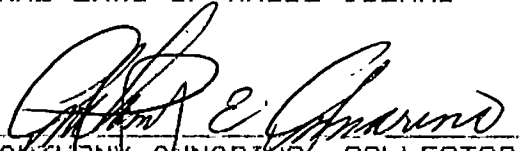
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ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.

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
FEB 18 1998	20	161	0000	167 R WEYBOSSET	14241	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001610000	REAL	42,450.73	0.00	42,450.73	3,396.05	WEISS, STANLEY ASS
96	02001610000	REAL	40,367.34	0.00	40,367.34	8,073.46	WEISS, STANLEY ASS
95	02001610000	REAL	37,381.59	6,000.00	31,381.59	10,042.10	SKW REAL ESTATE LI
			120,199.66	6,000.00	114,199.66	21,511.61	

OTHER OUTSTANDING ITEMS:

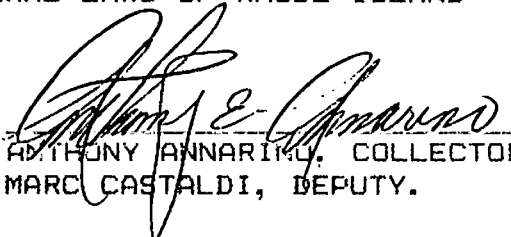
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ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.

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
FEB 18 1998	25	343	0000	139 MATHEWSON	14242	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02503430000	REAL	27,466.61	0.00	27,466.61	2,197.32	WEISS, STANLEY ASS
96	02503430000	REAL	26,118.61	0.00	26,118.61	5,223.72	WEISS, STANLEY ASS
95	02503430000	REAL	24,186.76	18,093.38	6,093.38	1,949.88	WEISS, STANLEY
93	02503430000	REAL	31,302.50	7,115.74	24,186.76	13,544.58	HASEOTES, GEORGE
92	02503430000	REAL	37,977.38	4,930.64	33,046.74	22,471.78	HASEOTES, GEORGE
			147,051.86	30,139.76	116,912.10	45,387.28	

OTHER OUTSTANDING ITEMS:

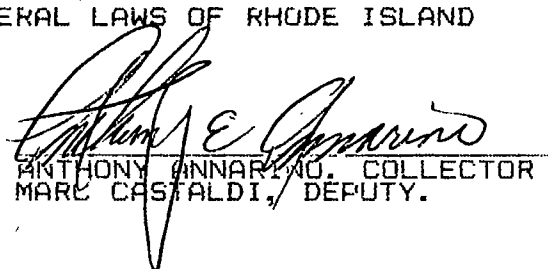
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ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.

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
FEB 18 1998	25	450	0000	311 WESTMINSTER	14243	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02504500000	REAL	4,158.70	3,119.01	1,039.69	0.00	WEISS, STANLEY ASS
95	02503720000	REAL	1,338.08	255.53	1,082.55	346.41	PROVIDENCE REDEVEL
93	02503720000	REAL	3,539.56	0.00	3,539.56	1,926.15	ZEUS REALTY CO
			9,036.34	3,374.54	5,661.80	2,272.56	

OTHER OUTSTANDING ITEMS:

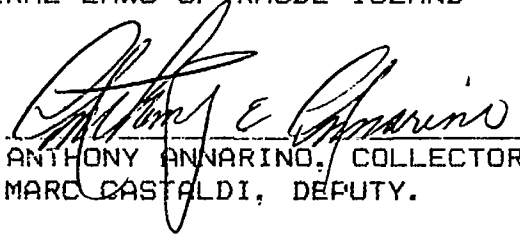
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PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

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: XX
XX
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ANTHONY ANNARINO, 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
FEB 18 1998	25	332	0004	327 WESTMINSTER	14244	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02503320004	REAL	1,557.91	1,168.41	389.50	0.00	WEISS, STANLEY ASS
			1,557.91	1,168.41	389.50	0.00	

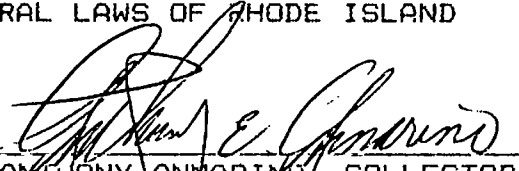
OTHER OUTSTANDING ITEMS:

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: XX
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ANTHONY ANNARINO, 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
FEB 18 1998	25	332	000B	327 WESTMINSTER	14245	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	0250332000B	REAL	751.77	563.82	187.95	0.00	WEISS, STANLEY ASS
			751.77	563.82	187.95	0.00	

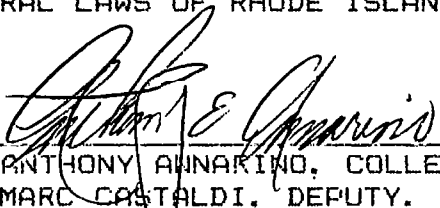
OTHER OUTSTANDING ITEMS:

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

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MAILED TO: XX
XX
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ANTHONY ANNARINO, 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
FEB 18 1998	25	332	0001	327 WESTMINSTER	14246	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02503320001	REAL	5,048.02	3,786.00	1,262.02	0.00	WEISS, STANLEY ASS
			5,048.02	3,786.00	1,262.02	0.00	

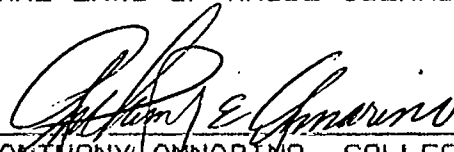
OTHER OUTSTANDING ITEMS:

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
=====

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MAILED TO: XX
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ANTHONY ANNARINO, 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
FLB 18 1998	24	488	0000	266 WEYBOSSET	14247	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02404880000	REAL	9,475.02	8,906.25	568.77	0.00	WEISS, STANLEY ASS
			9,475.02	8,906.25	568.77	0.00	


OTHER OUTSTANDING ITEMS:

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

CERTIFICATION
=====

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ANTHONY ANNARINO, 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
FEB 18 1998	20	170	0000	292 WESTMINSTER	14248	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02001700000	REAL	8,064.68	6,048.48	2,016.20	0.00	WEISS, STANLEY ASS
			8,064.68	6,048.48	2,016.20	0.00	

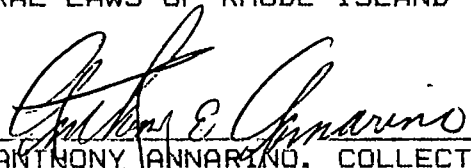
OTHER OUTSTANDING ITEMS:

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: XX
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ANTHONY ANNARINO, 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
FEB 18 1998	25	332	0003	327 WESTMINSTER	14249	1

Assessed	WEISS, STANLEY ASSOCIATES	*
Owner	STANLEY WEISS ASSOCIATES LLC	MOULTON HALL CONDO U#3
	MOULDTON HALL CONDO U#1	MOULTON HALL CONDO U#4
	MOULTON HALL CONDO U#B	

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
97	02503320003	REAL	5,335.93	4,001.94	1,333.99	0.00	WEISS, STANLEY ASS
			5,335.93	4,001.94	1,333.99	0.00	


OTHER OUTSTANDING ITEMS:

PLEASE CONTACT THE WATER SUPPLY BOARD AT 321-6300
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

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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
FEB 18 1998	9	376	0000	138 PROSPECT	14250	1

Assessed WEISS, STANLEY
Owner

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
97	00903760000	REAL	4,520.19	3,390.12	1,130.07	0.00	WEISS, STANLEY
			4,520.19	3,390.12	1,130.07	0.00	

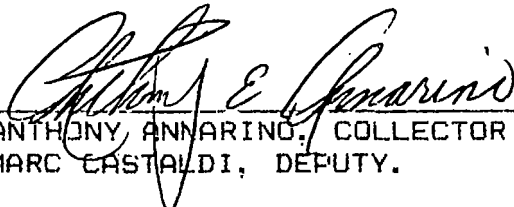
OTHER OUTSTANDING ITEMS:

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

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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
FEB 18 1998	10	145	0000	75 BENEFIT	14251	1

Assessed Owner WEISS, STANLEY

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
97	01001450000	REAL	8,760.30	6,570.21	2,190.09	0.00	WEISS, STANLEY
			8,760.30	6,570.21	2,190.09	0.00	

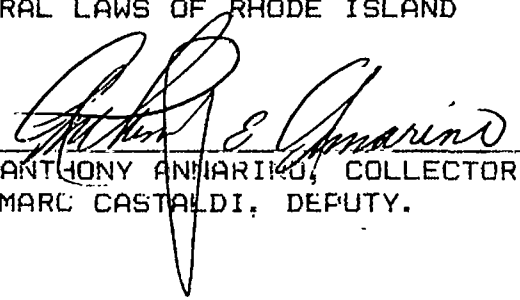
OTHER OUTSTANDING ITEMS:

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

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ANTHONY ANNARINO, 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
FEB 18 1998	0	0	0	75 BENEFIT	14252	1

Assessed
Owner

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
97	90028031	PERS	145.88	109.41	36.47	0.00	WEISS, STANLEY ASS
97	01001450000	REAL	8,760.30	6,570.21	2,190.09	0.00	WEISS, STANLEY
			8,906.18	6,679.62	2,226.56	0.00	

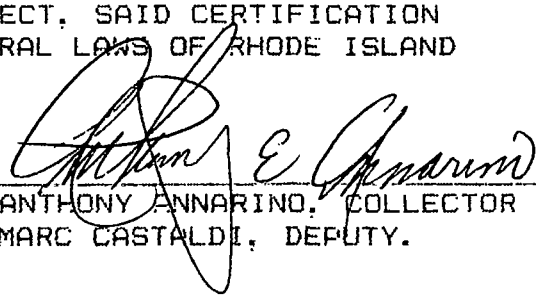
OTHER OUTSTANDING ITEMS:

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

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ANTHONY ANNARINO, COLLECTOR
MARC CASTALDI, DEPUTY.



FINANCE DEPARTMENT
CITY COLLECTOR

April 2, 1998

Councilwoman Patricia Nolan
Chairperson, Council Finance Committee

Dear Councilwoman Patricia Nolan:

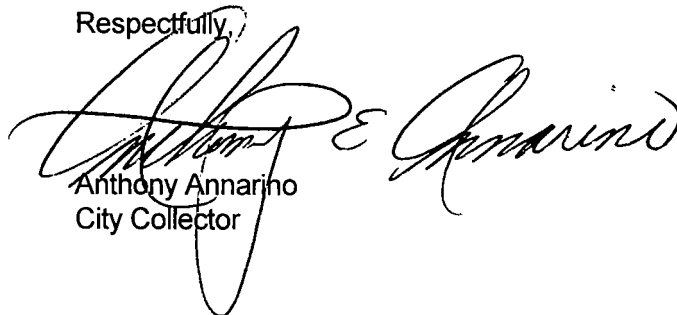
Subject: Stanley Weiss, Taxes

Per your request, the following is a listing of all properties owned by Stanley Weiss, including the amount of back taxes owed the City Of Providence. Presently, these properties are on a payment schedule and as of the date of this communication, the payments are current to the agreed terms. It is my understanding that pursuant to the Tax Stabilization Ordinance for Union Fletcher, that all back taxes will be paid within sixty (60) days of the passage of the Ordinance, or the Tax Treaty will be null and void.

Property	Taxes Owed	Payment Terms	Status
75 Benefit St.	\$2,418.51	None	Current
138 Prospect St.	\$1,130.07	None	Current
327 Westminster St.	\$1,333.99	None	Current
292 Westminster St.	\$2,016.20	None	Current
266 Westminster St.	\$ 568.77	None	Current
327 Westminster St. Unit 1	\$1,262.02	None	Current
327 Westminster St. Unit B	\$ 187.95	None	Current
327 Westminster St. Unit 4	\$ 389.50	None	Current
311 Westminster St.	\$7,979.58	\$1,000/Month	Current

Property	Taxes Owed	Payment Terms	Status
139 Matthewson St.	\$163,468.50	\$1000/Month	Current
167R Weybosset St.	\$136,853.28	\$1000/Month	Current
167 Weybosset St.	\$117832.68	\$1000/Month	Current
270 Westminster St.	\$64,175.63	\$1000/Month	Current

Respectfully,



Anthony Annarino
City Collector

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
FEB 18 1998	0	0	0	75 BENEFIT	14253	1

Assessed
Owner

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
97	90027380	PERS	913.68	685.26	228.42	0.00	WEISS, STANLEY ASS
97	01001450000	REAL	8,760.30	6,570.21	2,190.09	0.00	WEISS, STANLEY
			9,673.98	7,255.47	2,418.51	0.00	

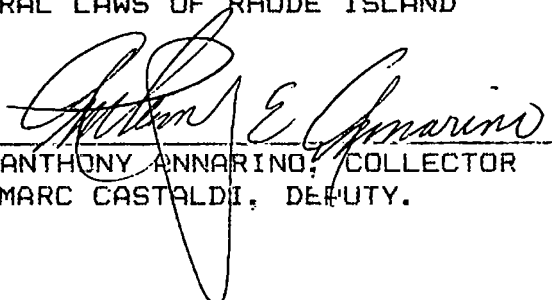
OTHER OUTSTANDING ITEMS:

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PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

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MARC CASTALDI, DEPUTY.