

98. WHIT MARSH

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 44 Lot No. 46

Present Owner: Princeton Place Cooperative

Owners for Previous Three Years:

Year	Owner	Account No.
1993	Princeton Place	
1992	Princeton Place/ Resolution Trust Corp	
1991	Resolution Trust Corp	

Date of Purchase by present owner: 7/1/92

Is building vacant? yes x no

If yes, has the building been vacant for over 90 days yes x no

Is the building boarded? yes x no

If no, is it scheduled to be boarded? yes x no

Have all building permits been applied for and complied with?
 x yes no

Is the building in compliance with the Providence Minimum Housing Standards? x yes no

Is there clear title to the property, but for municipal liens?
 x yes no

Will there be occupancy by owner for at least one year? x yes no

Other Comments:

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
2. Certification of building inspector that building permits have been applied for and complied with.
3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
4. A certificate of clear title, but for municipal liens.

I hereby state that the within information provided on said application is true and accurate.

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 30th day of December, 1994.

My Commission Expires June 8, 1995

CERTIFICATE OF USE AND OCCUPANCY

MUNICIPALITY

No. 2002

THIS IS TO CERTIFY that the (3) Three Story 5B

Constructed (4) Four Dwelling Units #2 R-2

erected on Plat No.: 44 Lot No.: 46

Addition: _____

Street and No.: 138 Whitmarsh Street

Owner: Princeton Pl. Assoc. Use Zone: R-3

Architect or Engineer: James Barnes Architect

Contractor: Sega Construction

Building Permit No.: 1114*** Plan No.: 1/14/93

has been inspected and the following occupancy thereof is
hereby authorized:

Bldg. Bd. Res. 4701/92

Zoning Bd. Res. 7492 & 7492-A/92

Occupancies: Max. Allowable floor
live loads per sq. ft.

Occupancy
Load

Basement: N/A

1st Floor: (2) Two Dwelling Units

2nd Floor: (1) One Dwelling Unit

3rd Floor: (1) One Dwelling Unit

4th Floor: _____

5th Floor: _____

6th Floor: _____

7th Floor: _____

8th Floor: _____

9th Floor: -

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building
Code, and permanently maintained in a conspicuous place at or
close to the entrance of the building or structure referred to above.

Building Official

Expiration Date 11/01/93

BANK COPY

4949-89

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

Date: June 3, 1994

To: SWAP
439 Pine Street
Providence, RI 02907

Property: 138 Whitmarsh Street

Certificate of Compliance

Congratulations, your property listed above has been found to be in compliance with the Minimum Housing Standard of the City of Providence as of the date of this notice.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "April H. Wolf".

April H. Wolf
Deputy Director of Building Safety



**CITY OF PROVIDENCE
CITY COLLECTOR**

COUNTER BILL

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 5,323.15 CREDITS: 0.00

044-0046-0000 138 WHITMARSH

REAL ESTATE

ACCOUNT #: 90024030

QTR 1 4,017.46
QTR 2 435.22
QTR 3 435.22
QTR 4 435.25
TOTAL 5,323.15

INTEREST -----

TOT DUE -----

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 5,323.15 CREDITS: 0.00

044-0046-0000 138 WHITMARSH

ACCOUNT #: 90024030

QTR 1 4,017.46
QTR 2 435.22
QTR 3 435.22
QTR 4 435.25
TOTAL 5,323.15

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
94	90024030	61,800	1,740.91	0.00	1,740.91
93	19000870	61,800	1,840.91	0.00	1,840.91
92	90020420	95,100	1,741.33	0.00	1,741.33
			=====	=====	=====
			5,323.15	0.00	5,323.15

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE
APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES _____

RESOLUTION OF THE CITY COUNCIL

No. 632

Approved October 14, 1994

RESOLVED, That the City Collector is requested to approve various SWAP Applications filed by Princeton Place Cooperative for abatement of taxes for the years 1993 and prior in the total amount of Seventeen Thousand, Forty-Four Dollars, Sixty-Four Cents (\$17,044.64) as follows:

PLAT	LOT	LOCATION OF PROPERTY	ABATEMENT AMOUNT
44	407	265 Elmwood Avenue	\$ 3,613.08
44	408	261 Elmwood Avenue	\$ 4,122.10
44	534	149 Princeton Avenue	\$ 2,833.04
44	535	155 Princeton Avenue	\$ 2,894.18
44	46	138 Whitmarsh Street	\$ 3,582.24

IN CITY COUNCIL
OCT 8 1994
READ AND PASSED
James H. Rosinelli
PRES.
Michael R. Clement
CLERK

APPROVED
OCT 14 1994
David A. Gonsky
MAYOR

RECD AND DEPOSITED
IN CLERK'S OFFICE

NOV 1 1994
IN CITY COUNCIL
SEP 1 1994
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE
Jean M. Angelone CLERK

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Resolution
Gaius E. Burke-Stewart
Sept. 29, 1994 Chairman

Cancellation of Young (By Request)

CAROLYN F. BRASSIL
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT
CITY COLLECTOR

August 3, 1994

Mr. Michael Clement
City Clerk
City Clerk's Office
City Hall

Dear Mr. Clement:

I am requesting that the following SWAP applications filed by Princeton Place CoOpertive, be approved for abatement of taxes for the years 1993 and prior.

<u>PLAT</u>	<u>LOT</u>	<u>LOCATION OF PROPERTY</u>	<u>ABATEMENT AMOUNT</u>
44	407	265 Elmwood Avenue	3,613.08
44	408	261 Elmwood Avenue	4,122.10
44	534	149 Princeton Avenue	2,833.04
44	535	155 Princeton Avenue	2,894.18
44	46	138 Whitmarsh Street	3,582.24

Sincerely,

A handwritten signature in cursive script that reads "Carolyn F. Brassil".

Carolyn F. Brassil
City Collector

CFB/d1

265 ELMWOOD

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 44 Lot No. 407

Present Owner: Princeton Place Cooperative

Owners for Previous Three Years:

Year Owner Account No.

1993 Princeton Place

1992 Princeton Place

1991 Resolution Trust Corp.

Date of Purchase by present owner: 12/30/91

Is building vacant? yes X no

If yes, has the building been vacant for over 90 days yes X no

Is the building boarded? yes X no X

If no, is it scheduled to be boarded? yes X no

Have all building permits been applied for and complied with?
X yes no

Is the building in compliance with the Providence Minimum Housing Standards? X yes no

Is there clear title to the property, but for municipal liens?
X yes no

Will there be occupancy by owner for at least one year? X yes no

Other Comments:

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
 2. Certification of building inspector that building permits have been applied for and complied with.
 3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
 4. A certificate of clear title, but for municipal liens.
- I hereby state that the within information provided on said application is true and accurate.

Carla Gonyea

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 30th day of June, 1994 Darryl Barber

My Commission Expires June 8, 1995

18

MUNICIPALITY

CERTIFICATE OF USE AND OCCUPANCY

No. 3548THIS IS TO CERTIFY that the (3) Three Story 5BConstructed (3) Three Family Dwelling R-2erected on Plat No.: 44 Lot No.: 407

Addition: _____

Street and No.: 265 Elmwood AvenueOwner: Princeton Pl. Assoc. Use Zone: C-2Architect or Engineer: James BarnesContractor: SEGA ConstructionBuilding Permit No.: 1112-1/14/93 Plan No.: _____has been inspected and the following occupancy thereof is
hereby authorized:

Bldg. Bd. Res. #4700-/92

Zoning Bd. Res. #7492 & 7492-A/92

Occupancies: Max. Allowable floor
live loads per sq. ft.Occupancy
LoadBasement: Household Storage1st Floor: (1) One Family Dwelling2nd Floor: (1) One Family Dwelling3rd Floor: (1) One Family Dwelling

4th Floor: _____

5th Floor: _____

6th Floor: 0

7th Floor: _____

8th Floor: _____

9th Floor: _____

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building
Code, and permanently maintained in a conspicuous place at or
close to the entrance of the building or structure referred to above.

Building Official

Expiration Date June 12 1993

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

Date: June 3, 1994

To: SWAP
439 Pine Street
Providence, RI 02907

Property: 265 Elmwood Avenue

Certificate of Compliance

Congratulations, your property listed above has been found to be in compliance with the Minimum Housing Standard of the City of Providence as of the date of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read "April H. Wolf", is written over the typed name and title.

April H. Wolf
Deputy Director of Building Safety



**CITY OF PROVIDENCE
CITY COLLECTOR**

COUNTER BILL

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 5,319.62 CREDITS: 0.00

044-0407-0000 265 ELMWOOD AVE

REAL ESTATE

ACCOUNT #: 90024030

QTR 1 4,039.71
QTR 2 426.63
QTR 3 426.63
QTR 4 426.65
TOTAL 5,319.62

INTEREST -----

TOT DUE -----

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: JUL 29 1994

ACCOUNT #: 90024030

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 5,319.62 CREDITS: 0.00

044-0407-0000 265 ELMWOOD AVE

QTR 1 4,039.71
QTR 2 426.63
QTR 3 426.63
QTR 4 426.65
TOTAL 5,319.62

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
94	90024030	93,200	1,706.54	0.00	1,706.54
93	90024030	93,200	1,806.54	0.00	1,806.54
92	90024030	93,200	1,806.54	0.00	1,806.54
			=====	=====	=====
			5,319.62	0.00	5,319.62

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES _____

261 ELmwood

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 44 Lot No. 408

Present Owner: Princeton Place Cooperative

Owners for Previous Three Years:

Year Owner Account No.

1993 Princeton Place

1992 Princeton Place

1991 Resolution Trust Corp

Date of Purchase by present owner: 12/30/91

Is building vacant? yes x no

If yes, has the building been vacant for over 90 days yes x no

Is the building boarded? yes x no

If no, is it scheduled to be boarded? yes x no

Have all building permits been applied for and complied with?
x yes no

Is the building in compliance with the Providence Minimum Housing Standards? x yes no

Is there clear title to the property, but for municipal liens?
x yes no

Will there be occupancy by owner for at least one year? x yes no

Other Comments:

The building formerly located on this lot was demolished in 1993 so
as to provide parking and landscaped areas for the Princeton Place
Cooperative complex

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
 2. Certification of building inspector that building permits have been applied for and complied with.
 3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
 4. A certificate of clear title, but for municipal liens.
- I hereby state that the within information provided on said application is true and accurate.

Carlynn

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 30th day of June, 1994

Don J. Haden
My Commission Expires June 8, 1995

POLICY OF TITLE INSURANCE



INCORPORATED

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:


1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
 - (a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
 - (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. Any assessments for street improvements under construction or completed at Date of Policy which now have gained or hereafter may gain priority over the insured mortgage;
9. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY

BY  COUNTERSIGNED

LOAN POLICY

SCHEDULE A

		Date & Time of Policy	Amount of Insurance
Loan	<u>#400245 RM</u>	<u>January 14, 1994</u> <u>10:55 a.m.</u>	<u>\$135,000.00</u>

1. Name of Insured:

**Citizens Savings Bank, a Rhode Island Savings Bank
its successors and/or assigns as their interests may appear**

2. The estate or interest referred to herein
is vested in:

**Princeton Place Associates Limited Partnership, a Rhode Island
Limited Partnership**

3. The estate or interest in the land described in this Schedule
and which is encumbered by the insured mortgage is: **Fee Simple**

4. The mortgage, herein referred to as the insured mortgage, and
assignments thereof, if any, are described as follows:

**Land and buildings situated in the City of Providence, County
of Providence, State of Rhode Island, as set forth in
mortgage deed in the amount of \$135,000.00 from Princeton
Place Associates Limited Partnership, a Rhode Island
Limited Partnership, to Citizens Savings Bank, dated
January 13, 1994 and recorded in the Land Evidence
Records of the City of Providence on January 14, 1994 at
10:55 a.m.**

5. The land referred to in this policy is situated in the State
of Rhode Island, County of Providence, and is described as
follows:

**See "Schedule A-Continued" attached hereto and made a part
hereof.**

Title No. 72360

Continuation Page Attached? ☒ Yes No
This policy valid only if Schedule B is attached

POLICY

Schedule B

Loan Policy Number 400245 RM

Exceptions from Coverage

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes, water, and sewer use bills coming due but not yet payable.
2. Rights or Claims or parties other than the insured in actual possession or under unrecorded leases of any or all of the property.
3. Easements or claims of easements not shown by the public records, boundary-line disputes, overlaps, encroachments, title to filled lands (if any) and any matters not or record which would be disclosed by an accurate survey and inspection of the premises.
4. Unfiled Mechanic's or Materialmen's liens.
5. The Mortgage, if any, referred to in Item 4 of Schedule A (this exception does **NOT** apply to Loan Policies)
6. Restrictions recorded in Book 198 at Page 112 that "no house shall be placed on said premises within sixty (60) feet of Elmwood Avenue (formerly Greenwich Street) or within fifteen (15) feet of the northerly line of said premises."

Note: This policy affirmatively insures against loss or damage arising out of the enforces removal of structure on property.


7. Land Use Restrictive Covenants For Low-Income Housing Tax Credits by and between Princeton Place Associates Limited Partnership and Rhode Island Housing and Mortgage Finance Corporation, dated March 3, 1993 and recorded on March 11, 1993 at 11:40 a.m. in Book 2715, Page 192, as affected by amendment to agreement recorded in Book 2715, Page 250.
8. Deed restrictions for low income households, recorded with the Providence Registry of Deeds in Book 2496 at Page 183, as affected by a confirmatory deed recorded

with the Providence Registry of Deeds in Book 2634 at Page 42.

Note: This Policy affirmatively insures that said restrictions in Item 8, above, have not been violated and that future violations will not cause a forfeiture or reversion of title.

9. Purchase Option Agreement between Princeton Place Associates Limited Partnership and S.W.A.P., dated March 3, 1993 and recorded on March 11, 1993 at 11:47 a.m. in Book 2715 at Page 266. Confirmatory Purchase Option and Right of First Refusal Agreement, recorded on March 30, 1993 at 2:05 p.m. in Book 2724 at Page 118. Assignment of Purchase Option and Right of First Refusal Agreement by and between Princeton Place Associates Limited Partnership, a Rhode Island Limited Partnership, and S.W.A.P., Inc. (Stop Wasting Abandoned Property), a Rhode Island Corporation ("SWAP"), dated January 13, 1994 and recorded on January 14, 1994 at 11:01 a.m.
10. Matters shown on a survey entitled "SURvey of Land Belonging to Stop Wasting Abandoned Property, Providence, Rhode Island" dated March 13, 1992, revised January 19, 1993, prepared by the Guillemette Corporation.

Exceptions numbered 2-4 are hereby omitted from the Loan Policy only.



Authorized Signature

Note: (For reference purposes only)

Premises is currently known as:

<u>Property Address</u>	<u>Assessors Plat</u>	<u>Lot</u>
265 Elmwood Avenue	44	407
149 Princeton Avenue	44	534
Elmwood Avenue	44	408
138 Whitmarsh Street	44	46
155 Princeton Avenue	44	535

Continuation page attached? ☒ Yes No

LOAN POLICY

(Schedule B Part II)

Loan Policy Number 400245 RM

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest:

Collateral Assignment of Rentals and Leases by and between Princeton Place Associates Limited Partnership, a Rhode Island Limited Partnership and Citizens Savings Bank, dated January 13, 1994 and recorded on January 14, 1994 at 10:56 a.m.

Uniform Commercial Code Financing Statement - Debtor: Princeton Place Associates Limited Partnership Secured Party: Citizens Savings Bank - recorded on January 14, 1994 at 10:57 a.m.

Junior Open-End Mortgage made by Princeton Place Associates, a Rhode Island Limited Partnership, in favor of Rhode Island Housing Mortgage and Finance Corporation, dated March 3, 1993 and recorded on March 11, 1993 at 11:41 a.m. in Book 2715 at Page 205, securing the amount of \$226,000.00, as affected by amendment to assignment recorded March 11, 1993 at 11:44 a.m. in Book 2715 at Page 250.

Regulatory Agreement by and between Princeton Place Associates Limited Partnership and Rhode Island Housing and Mortgage Finance Corporation, dated March 3, 1993 and recorded on March 11, 1993 at 11:43 a.m. in Book 2715 at Page 232, as affected by amendment to assignment recorded March 11, 1993 at 11:44 a.m. in Book 2715 at Page 250.

Collateral Assignment of Leases and Rents by Princeton Place Associates Limited Partnership in favor of Rhode Island Housing and Mortgage Finance Corporation, dated March 3, 1993 and recorded on March 11, 1993 at 11:42 a.m. in Book 2715 at Page 224, as affected by amendment to assignment recorded March 11, 1993 at 11:44 a.m. in Book 2715 at Page 250.

Subordination Agreement dated November 1, 1993 and recorded on January 14, 1994 at 10:58 a.m. to subordinate the Junior Open-End Mortgage, Regulatory Agreement, and Collateral Assignment of Leases and Rents by Princeton Place Associates Limited Partnership, a Rhode Island Limited Partnership, to Rhode Island Housing and Mortgage Finance Corporation, subordinating to that certain mortgage made by Princeton Place Associates Limited Partnership, a Rhode Island Limited Partnership, to Citizens Savings Bank, dated January 13, 1994 and recorded on January 14, 1994 at 10:55 a.m.

(Schedule L/O continued)

Schedule "A-Continued"
(Description)

Loan Policy #400245 RM

X Schedule B Part II

Master Lease by and between Princeton Place Associates Limited Partnership, a Rhode Island Limited Partnership, and Princeton Place Cooperative Corporation, Inc., a Rhode Island Corporation, dated January 1, 1994 and recorded on January 14, 1994 at 11:02 a.m.

EXHIBIT A

Parcel 1

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the northerly side of Princeton Avenue in said City of Providence and measuring thereon fifty (50) feet, more or less, holding that width extending back therefrom a distance of ninety (90) feet, ~~more or less, and bounding as follows:~~ Northerly on land now or lately of Charles A. Russell; Easterly on land now or lately of Thomas McMurrough's heirs; southerly on said Princeton Avenue; and westerly on land now or lately of Raymond H. Price, however bounded and described being that Lot No. 43 (forty-three) as the same is shown and so numbered on that plat entitled, "PLAT OF THE LOCUST GROVE ESTATE BELONGING TO A.D. & J.Y. SMITH, SURVEYED AND PLATTED FEBRUARY 24, 1847 BY CUSHING & WALLING", which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Plat Book 10 at page 2 and (copy) on Plat Card 255.

Said premises may be further described as Lot 533 as at present shown on Providence Tax Assessor's Plat 44.

Parcels 2, 3 and 4

Those three (3) certain lots or parcels of land with all the buildings and improvements thereon, situated on the westerly side of Elmwood Avenue and the northerly side of Princeton Avenue in the City and County of Providence, State of Rhode Island, laid out and designated as Lots No. 40 (forty), 41 (forty-one) and 42 (forty-two) on that plat entitled, "PLAT OF LOCUST GROVE ESTATE BELONGING TO A.D. & J.Y. SMITH SURVEYED AND PLATTED FEBRUARY 23, 1847 BY CUSHING & WALLING" which said Plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Plat Book 10 at page 2 and (copy) on Plat Card 255.

EXCEPTING THEREFROM a portion of Lots No. 40 (forty) and 41 (forty-one) taken by the City of Providence in the widening and relocation of Elmwood Avenue.

Said premises may be further described as Lots 407, 408 and 534 as at present shown on Providence Tax Assessor's Plat 44.

Parcel 5

That certain parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Whitmarsh Street in the ~~City and County of Providence, State of Rhode Island,~~ bounded and described as follows: Beginning at a point on the southerly side of Whitmarsh Street, N 76° 45' W seventy-one and 55/100 (71.55) feet from the intersection of said southerly side of Whitmarsh Street with the westerly side of Elmwood Avenue; thence along said southerly side of Whitmarsh Street N. 76° 45' W fifty-nine and 5/10 (59.5) feet to a point; thence turning an interior angle of 90° and running S 23° 15' W ninety and 27/100 (90.27) feet to a point; thence turning an interior

angle of 90° and running S 76° 45' E forty-one (41) feet to a point; thence turning an interior angle of 103° 06' 30" and running N 26° 21' 30" E fifty-eight (58) feet along land now or lately of Atlantic Refining Company to a point; thence turning an interior angle of 90° and running N 63° 78' 20" W three (3) feet continuing along land now or lately of the Atlantic Refining Company to a point; thence turning an interior angle of 270° and running N 26° 21' 30" E still along land now or lately of the Atlantic Refining Company thirty-four (34) feet, ~~more or less, to the point and place of beginning and forming an interior angle of 76° 53' 30" with the first course mentioned herein.~~

The above described premises are subject to restrictions of record, recorded in the Providence Registry of Deeds in Book 2634, Page 42.

DELPMI::WPI:[SACKSJ]SWAP.ARZ:45



**CITY OF PROVIDENCE
CITY COLLECTOR**

COUNTER BILL

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,739.02 CREDITS: 0.00

044-0408-0000 261 ELMWOOD AVE

REAL ESTATE

ACCOUNT #: 90024030

QTR 1 4,276.33
QTR 2 154.23
QTR 3 154.23
QTR 4 154.23
TOTAL 4,739.02

INTEREST _____

TOT DUE _____

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: JUL 29 1994

ACCOUNT #: 90024030

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,739.02 CREDITS: 0.00

044-0408-0000 261 ELMWOOD AVE

QTR 1 4,276.33
QTR 2 154.23
QTR 3 154.23
QTR 4 154.23
TOTAL 4,739.02

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
94	90024030	21,900	616.92	0.00	616.92
93	90024030	107,100	2,061.05	0.00	2,061.05
92	90024030	107,100	2,061.05	0.00	2,061.05
			=====	=====	=====
			4,739.02	0.00	4,739.02

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES _____

149 Princeton

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 44 Lot No. 534

Present Owner: Princeton Place Cooperative

Owners for Previous Three Years:

Year Owner Account No.

1993 Princeton Place

1992 Princeton Place

1991 Resolution Trust Corp.

Date of Purchase by present owner: 12/30/91

Is building vacant? yes X no

If yes, has the building been vacant for over 90 days yes X no

Is the building boarded? yes X no

If no, is it scheduled to be boarded? yes X no

Have all building permits been applied for and complied with?
 X yes no

Is the building in compliance with the Providence Minimum Housing Standards? X yes no

Is there clear title to the property, but for municipal liens?
 X yes no

Will there be occupancy by owner for at least one year? X yes no

Other Comments:

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
 2. Certification of building inspector that building permits have been applied for and complied with.
 3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
 4. A certificate of clear title, but for municipal liens.
- I hereby state that the within information provided on said application is true and accurate.

Carl J. [Signature]

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 30th day of June, 1994 [Signature]

My Commission Expires June 8, 1995

CERTIFICATE OF USE AND OCCUPANCY

No. 3535

MUNICIPALITY _____

THIS IS TO CERTIFY that the (3) Three Story SB

Constructed (3) Three & Family Dwelling R-2

erected on Plat No.: 44 Lot No.: 534

Addition: _____

Street and No.: 149 Princeton Avenue

Owner: Princeton Pl. Assoc. Use Zone: R-3

Architect or Engineer: James Barnes

Contractor: Sega Construction, Inc.

Building Permit No.: 1115-1/14/93 Plan No.: _____

has been inspected and the following occupancy thereof is
hereby authorized:

Refer to Bldg. Bd. Res. #4702
" " " " #4789/93

Occupancies: Max. Allowable floor
live loads per sq. ft.

Occupancy
Load

Basement: Household Storage

1st Floor: (1) One Family Dwelling

2nd Floor: (1) One Family Dwelling

3rd Floor: (1) One Family Dwelling

4th Floor: _____

5th Floor: _____

6th Floor: _____

7th Floor: _____

8th Floor: _____

9th Floor: _____

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building
Code, and permanently maintained in a conspicuous place of or
close to the entrance of the building or structure referred to above.

James Barnes 1993
James Barnes
Building Official

Expiration Date 1/14/93

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

Date: June 3, 1994

To: SWAP
439 Pine Street
Providence, RI 02907

Property: 149 Princeton Avenue

Certificate of Compliance

Congratulations, your property listed above has been found to be in compliance with the Minimum Housing Standard of the City of Providence as of the date of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read "April H. Wolf".

April H. Wolf
Deputy Director of Building Safety



**CITY OF PROVIDENCE
CITY COLLECTOR**

COUNTER BILL

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,149.56 CREDITS: 0.00

044-0534-0000 149 PRINCETON AVE

REAL ESTATE

ACCOUNT #: 90024030

QTR 1 3,162.17
QTR 2 329.13
QTR 3 329.13
QTR 4 329.13
TOTAL 4,149.56

INTEREST _____

TOT DUE _____

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,149.56 CREDITS: 0.00

044-0534-0000 149 PRINCETON AVE

ACCOUNT #: 90024030

QTR 1 3,162.17
QTR 2 329.13
QTR 3 329.13
QTR 4 329.13
TOTAL 4,149.56

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
94	90024030	71,900	1,316.52	0.00	1,316.52
93	90024030	71,900	1,416.52	0.00	1,416.52
92	90024030	71,900	1,416.52	0.00	1,416.52
			=====	=====	=====
			4,149.56	0.00	4,149.56

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES _____

155 PRINCETON

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 44 Lot No. 535

Present Owner: Princeton Place Cooperative

Owners for Previous Three Years:

Year Owner Account No.

1993 Princeton Place

1992 Princeton Place

1991 Resolution Trust Corp

Date of Purchase by present owner: 12/30/91

Is building vacant? yes ☒ no

If yes, has the building been vacant for over 90 days yes ☒ no

Is the building boarded? yes ☒ no

If no, is it scheduled to be boarded? yes ☒ no

Have all building permits been applied for and complied with?
x yes no

Is the building in compliance with the Providence Minimum Housing Standards? x yes no

Is there clear title to the property, but for municipal liens?
x yes no

Will there be occupancy by owner for at least one year? x yes no

Other Comments:

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
 2. Certification of building inspector that building permits have been applied for and complied with.
 3. Certification form the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
 4. A certificate of clear title, but for municipal liens.
- I hereby state that the within information provided on said application is true and accurate.

Carla Gory

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 30th day of June, 1994. David K. K...

My Commission Expires June 8, 1995

28

MUNICIPALITY

CERTIFICATE OF USE AND OCCUPANCY

No. 30200THIS IS TO CERTIFY that the (3) Three Story 5BConstructed (3) Three Family Dwelling R-2erected on Plat No.: 44 Lot No.: 535

Addition: _____

Street and No.: 155 Princeton AvenueOwner: Princeton Pl. Assoc. Use Zone: R-3Architect or Engineer: James BarnesContractor: SEGA ConstructionBuilding Permit No.: 113-1/14/93 Plan No.: _____has been inspected and the following occupancy thereof is
hereby authorized:Refer to Zoning Bd. Res. #7492/92
" " Building Bd. Res. #4703/92Occupancies: Max. Allowable floor
live loads per sq. ft.Occupancy
LoadBasement: Household Storage1st Floor: (1) One Family Dwelling2nd Floor: (1) One Family Dwelling3rd Floor: (1) One Family Dwelling

4th Floor: _____

5th Floor: _____

6th Floor: _____

7th Floor: _____

8th Floor: _____

9th Floor: _____

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building
Code, and permanently maintained in a conspicuous place at or
close to the entrance of the building or structure referred to above.

Building Official

Expiration Date June

MERLIN A. DeCONTI, JR., P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

Date: June 3, 1994

To: SWAP
439 Pine Street
Providence, RI 02907

Property: 155 Princeton Avenue

Certificate of Compliance

Congratulations, your property listed above has been found to be in compliance with the Minimum Housing Standard of the City of Providence as of the date of this notice.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "April H. Wolf".

April H. Wolf

Deputy Director of Building Safety

A large, stylized handwritten signature in black ink, which appears to read "Vincent A. Cianci, Jr.". The signature is written below the title of the Deputy Director of Building Safety.



CITY OF PROVIDENCE
CITY COLLECTOR

COUNTER BILL

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,240.71 CREDITS: 0.00

044-0535-0000 155 PRINCETON AVE

REAL ESTATE

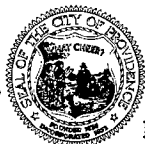
ACCOUNT #: 90024030

QTR 1 3,230.81
QTR 2 336.63
QTR 3 336.63
QTR 4 336.64
TOTAL 4,240.71

INTEREST _____

TOT DUE _____

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: JUL 29 1994

PRINCETON PLACE ASSOCIATES LTD PAR

439 PINE ST
PROVIDENCE, RI 02907

ORIG TAX: 4,240.71 CREDITS: 0.00

044-0535-0000 155 PRINCETON AVE

ACCOUNT #: 90024030

QTR 1 3,230.81
QTR 2 336.63
QTR 3 336.63
QTR 4 336.64
TOTAL 4,240.71

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
94	90024030	47,800	1,346.53	0.00	1,346.53
93	90024030	47,800	1,446.53	0.00	1,446.53
92	90024030	73,600	1,447.65	0.00	1,447.65
			=====	=====	=====
			4,240.71	0.00	4,240.71

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES _____