

RESOLUTION OF THE CITY COUNCIL

No. 404

Approved July 27, 2018

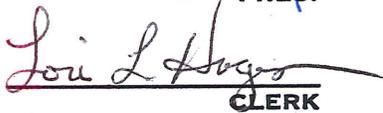
RESOLVED, That the Demolition Lien in the amount of One Thousand Five Hundred Twenty (\$1,520.00) Dollars and the Environmental Lien in the amount of One Hundred Twenty Four Dollars and Five (\$124.05) Cents placed upon Assessor's Plat 23, Lot 45 (21 Somerset Street), are hereby cancelled or abated in whole, along with any associated interest and penalties.

IN CITY COUNCIL

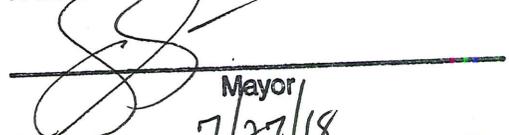
JUL 23 2018

READ AND PASSED


PRES.


CLERK

I HEREBY APPROVE.


Mayor
Date: 7/27/18

Hagen, Lori

From: JB Murphy <JBMurphy@mmlawprov.com>
Sent: Friday, June 29, 2018 3:05 PM
To: Hagen, Lori
Cc: Margaret DeVos; JHanson; Sheehan, Michelle (DEM)
Subject: Southside Community Land Trust
Attachments: BldgInsp Liens.pdf; DPW Environmental Liens.pdf

Lori:

In follow up[of our telephone conversation, I had received a copy of your letter to Margaret DeVos at Southside Community Land Trust, which indicated that the Finance Committee would be considering Tax Abatements on the Somerset properties at Monday night's meeting.

Our concern was not with tax abatements, but rather with four recorded Lien Notices in the Land Evidence Records for which we need releases to clear title for a RIDEM grant to the Land Trust.

I've attached copies of the four notices – please excuse the marginal notes.

Building Inspector's Notices:

The Lien Notice recorded in Book 1 at Page 226 is a demolition lien for \$1,520 on the property at 21 Somerset Street. The Demolition Lien Notice in Book 2922 at Page 60 is a demolition lien for \$1,175 on the property at 15 Somerset Street.

DPW Environmental Control Section:

The Notice of Lien in Book 2390 at Page 345 in the amount of \$532.50 is for clean-up costs incurred at 15 Somerset Street.

The Notice of Lien in Book 2430 at Page 149 in the amount of \$124.05 is for clean-up costs at 21 Somerset Street.

These are the four liens for which we need discharges from the Building Official or the DPW Director, or a Resolution from the Council abating and discharging the liens.

Please let me know if you or the Committee need any further information or have any questions.

Unfortunately I will not be available on Monday evening, but if needed you can reach me on my cell phone on Monday at (401) 529-5814.

Thanks for your help on this.

John Murphy

John B. Murphy, Esquire
Morneau & Murphy
38 North Court Street
Providence, RI 02903
Phone: 401-453-0500
Fax: 401-453-0505
Email: jbmurphy@mmlawprov.com

Tap Sale → City June 1971
Assigned 1982 → Yip
Tap Sale 1995 → Phoenix
Phoenix → PRA 1998
PRA → April 2009
April → SSU 2014
PRA → Cent. Y. Longplaw
2017

BOOK 1 PAGE 226
LIEN NOTICE

Notice is hereby given that the Director of Building Inspection for the City of Providence does hereby hold and claim a lien on behalf of said City of Providence upon that certain tract of land located in said City of Providence laid out and designated as lot 45, on Assessor's Plat 23, in the Office of the Tax Assessor of the City of Providence for the sum of Fifteen Hundred Twenty (\$1,520.00) Dollars. Said amount is due and owing to said City of Providence for costs incurred in the demolition of a certain building, to wit, a three story frame building located at 21 Somerset Street, situated on the aforesaid tract of land and owned by Sheldon Sock, which said building was in such a hazardous condition as to create an immediate danger to the public because of its potential as a fire and structural hazard. Said building was demolished by the Director of Building Inspection on August 28, 1968, after the owner thereof failed to immediately demolish said building after having been so ORDERED by said Director of Building Inspection in accordance with the provisions of Section 125.5 of Chapter 1079 of the Ordinances of the City of Providence, Approved December 21, 1956, as amended.

Lot 77
PC 37

Said lien is claimed under the provisions of Sec. 125.7 of Chapter 1079 of the Ordinances of the City of Providence, Approved December 21, 1956, as amended.

Witness my hand this 3rd day of September 1968.

Vincent DiMase
DIRECTOR OF DEPARTMENT OF
BUILDING INSPECTION

Received for Record at 3 o'clock 10 min. P m
SEPT 3, 1968 *Walter A. Lough* Recorder of Deeds

July 1995 Tax Sale → PRA
August 2012 Tax Sale → City
July 2014 City → P.R.
Feb 2015 PRA → USCT

BK2922PG060
DENOLITION LIEN NOTICE

Notice is hereby given that the Director of the Department of Inspection and Standards does hereby hold and claim a lien on behalf of said City of Providence upon that certain tract of land located in said City laid out and designated as Lot 46, on Assessor's Plat 23, in the Office of the Tax Assessor of the City of Providence for the sum of One thousand one hundred seventy-five --- Dollars. Said amount is due and owing to said City for costs (\$1,175.00) incurred in the demolition of a 1 story building located at 15 Somerset St. (garage), situated on the aforesaid tract of land and owned by Peninsula Partners, which said building was in such a hazardous condition as to create an immediate danger to the public because of its unsafe condition and potential as a fire and structural hazard. Said building was demolished by the Director of Inspections and Standards on March 2, 1994, after the owner thereof failed to immediately demolish said building after having been so ORDERED by said Director in accordance with the provisions of the Rhode Island State Building Code, Chapter 23-27.3, Section 124.5, of the General Laws of the State of Rhode Island, approved July 1, 1977, as amended. Said lien is claimed under the provisions of the Rhode Island State Building Code, Chapter 23-27.3, Section 124.5, of the General Laws of the State of Rhode Island, approved July 1, 1977, as amended, and shall incur legal interest from the date of recording in accordance with Section 125.7 of the Rhode Island State Building Code, approved July 1, 1977, as amended.

Witness my hand this 17th, day of March, 1994.



Randy J. Lopez
ACTING DIRECTOR OF DEPARTMENT OF INSPECTION AND STANDARDS

RECORDED FOR RECORD BY
MAY 18 1994
Robert J. Davis
Recorder of Deeds

TRV Sale 1995 → PRA
" " 2012 → City
Assigned by City to PRA 2014
PRA → SCLT 2015

D. JAMES BLIZMAN
DIRECTOR



2390PG345

VINCENT A CIANCI, JR.
MAYOR

Department of Public Works
"Building Pride In Providence"

ENVIRONMENTAL CONTROL SECTION

NOTICE OF LIEN

To the Recorder of Deeds for the City of Providence or its Clerk having custody of its records of land evidence:

On 2-25-91, an examination was made of the premises located at Plat 23, Lot 46 15 Somerset St. It was found in non-compliance with the provisions of Chapter 12 of the Ordinances of the City of Providence relating to Health and Sanitation.

On 2-26-91, in accordance with the Provisions of Section 12-117 of the above captioned Ordinance, the owner of the above named property was ordered by certified mail to alleviate the unsanitary condition existing on the premises within (3) days of said order. (Said order attached hereto). The owner of the above property failed to obey the order, and as a result, the City has incurred the expense of removing the health endangering materials from the above named premises, said expense amounting to \$532.50. (per attached bill).

Therefore, pursuant to the authority granted it by Chapter 12, Section 117 of the Code of Ordinances, the City of Providence hereby claims a lien against any and all interest in the real property of

Chiu Yie and Florence Yip
located at Plat 23, Lot 46 in the City of Providence, State of Rhode Island.

DATE 4-30-91

BY: Vincent A. Cianci, Jr.
ENVIRONMENTAL CONTROL SECTION

Tax Sale in August 1995 -> Property Rights

Convey conveyed to PRA in 1997

PRA -> Election April 2001

PRA has now started a Cert of Compliance -> SSCLT

BK2430PG149

B. JAMES SUZMAN
DIRECTOR



VINCENT A. CIANCI, JR.
CITY MANAGER

Department of Public Works
"Building Pride In Providence"

ENVIRONMENTAL CONTROL SECTION

NOTICE OF LIEN

To the Recorder of Deeds for the City of Providence or its Clerk having custody of its records of land evidence:

On May 20, 1991, an examination was made of the premises located at Plat 23, Lot 45, 21 Somerset Street. It was found in non-compliance with the provisions of Chapter 12 of the Ordinances of the City of Providence relating to Health and Sanitation.

On May 20, 1991 in accordance with the Provisions of Section 12-117 of the above captioned Ordinance, the owner of the above named property was ordered by certified mail to alleviate the unsanitary condition existing on the premises within (3) days of said order. (Said order attached hereto). The owner of the above property failed to obey the order, and as a result, the City has incurred the expense of removing the health endangering materials from the above-named premises, said expense amounting to \$ 126.05 (per attached bill).

Therefore, pursuant to the authority granted it by Chapter 12, Section 117 of the Code of Ordinances, the City of Providence hereby claims a lien against any and all interest in the real property of

Peninsula Partners
located at Plat 23, Lot 45 in the City of Providence,
State of Rhode Island.

July 18, 1991
DATE

BY: [Signature]
ENVIRONMENTAL CONTROL SECTION







