

# RESOLUTION OF THE CITY COUNCIL

*No. 302*

**Approved July 21, 2021**

BE IT RESOLVED, That:

WHEREAS, The City Council, pursuant to Sections 44-3-9 and 44-7-14 of the Rhode Island General Laws as amended, and Section 21-169 of the City of Providence Code of Ordinances, has the authority to exempt and or cancel real property taxes as that state and local law prescribes; and

WHEREAS, On July 2, 2014, pursuant to City Council's authority under Section 44-3-9 and Section 21-169, the City approved a tax stabilization in favor of CharterCARE Health Partners to encourage the development of St. Joseph's Hospital and Roger Williams Medical Center at Chapter 2014-25 No. 315 (the "TSA"); and

WHEREAS, On December 28, 2016, Joseph R. Paolino, Jr., in his capacity as member of 21 Peace Street LLC, a Rhode Island limited liability company ("Peace") and of Urban Land Development Company LLC, a Rhode Island limited liability company ("Urban" and together with Peace and Joseph R. Paolino, Jr., collectively "Donor") purchased St. Joseph's Hospital. St. Joseph's property is comprised of 38 separate tax assessor lots totaling approximately 6.39 acres improved with two (2) main buildings and several ancillary structures consisting of approximately 276,800 usable square feet and adjacent parking areas and open space commonly and formerly known as St. Joseph's Hospital (the "Property"); and

WHEREAS, Beginning with tax year 2017 (assessment as of December 31, 2016) the City received payments pursuant to the payment plan established by the TSA prior to removing the St. Joseph's Property from the TSA and began independently assessing St. Joseph's Property at full and fair cash value. Thereafter, requests were made to reduce the TSA payments dollar for dollar. To date, no bills have been paid above and beyond the TSA payments and no amendment to the original TSA in favor of CharterCARE has been effectuated. St. Joseph's taxation is the subject of an ongoing superior court lawsuit filed by the Donor; and

WHEREAS, In January of 2020, Donor after discussions with the Education Commissioner of the State of Rhode Island approached the City and offered to donate significant portions of the Property to the City in order to support the creation of one or more school facilities at the Property (the "Donation Property"); and

WHEREAS, The City has identified a need to provide PPSD students with access to additional clean, modern and safe school facilities; and

WHEREAS, On August 18, 2020, the City, acting by and through its Mayor, pursuant to Chapter 2, Article II, Section 2-21 of the Providence Code of Ordinances, as amended, entered into a Donation Agreement with respect to the Donation Property in order to develop school facilities to be used to educate PPSD students in grades including pre-kindergarten through eight, on terms set forth in the Donation Agreement; and

WHEREAS, pursuant to the terms of the Donation Agreement the Donor has agreed to dismiss the superior court lawsuit with prejudice.

NOW THEREFORE, BE IT RESOLVED That in order to support the transfer of the Donation Property and the creation of one or more school facilities at the Donation Property and consistent with both the terms of the Donation Agreement and City Council's authority under both RIGL §§44-7-14 and 44-3-9 and Section 21-169 of the Providence Code of Ordinances, City Council hereby:

1. Authorizes the cancellation of taxes assessed and levied against the Donor with respect to the Property for tax years 2017, 2018, 2019, and 2020 (assessments as of December 31, 2016 through and including December 31, 2019), above and beyond payments required under the TSA. Bills to be cancelled are attached as Exhibit A;
2. Authorizes the exemption of taxes beginning January 2020 (Q3 of tax year 2019, assessment as of December 31, 2018) with respect to the Donation Property so long as the Donation Agreement remains in full force and effect. Exempt plats and lots are attached as Exhibit B authorizes the issuance of a credit in favor of Donor for the full amount of Donor's tax payments made pursuant to the TSA for the Donation Parcels identified in Exhibit B from Q3 of tax year 2019 through and including Q4 of tax year 2020; the credit amount for tax year 2019 shall be one hundred and fifty thousand dollars (\$150,000.00) and the credit amount for tax year 2020 shall be three hundred thousand dollars (\$300,000.00) for a total tax credit of four hundred and fifty thousand dollars (\$450,000.00). The credit to be issued to Donor will be freely assignable and may be used to offset amounts due to be paid to the City as property tax payments and/or as payments in lieu of taxes due to be paid pursuant to one or more tax stabilization agreements.
3. Finds that the Donor's obligation to pay property taxes for tax years 2017 through and including 2019 with respect to the Property has been satisfied.

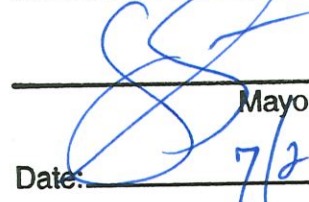
Further finds that beginning with the City's tax assessment as of December 31, 2020 for tax year 2021 and thereafter, any portion of the Property that is not the Donation Property in accordance with the terms of the Donation Agreement, will no longer benefit from the TSA. Accordingly, the remaining St. Joseph's property shall be assessed at full and fair cash value to the owner of record in accordance with applicable law without reference to the TSA. Remaining plats and lots to be assessed at FMV as of December 31, 2020 (which assessments have remained unchanged from the City's assessment of FMV as of December 31, 2019), attached as Exhibit C with the amount of the assessment for 21 Peace Street (Plat 44, Lot 259) to be adjusted following the donation of the Donation Parcels to the City such that only the square footage that is allocated to the West Building once separated into a separate tax parcel or condominium unit will be used for calculating fair market value for purposes of assessment. Donor will have the right and ability to challenge the assessment of Fair Market Value for these properties as of December 31, 2020 to the same extent as any other taxpayer.

IN CITY COUNCIL  
JUL 15 2021

READ AND PASSED

  
JOHN J. IGLIOZZI, PRESIDENT  
  
ACTING CLERK

I HEREBY APPROVE.

  
\_\_\_\_\_  
Mayor  
Date: 7/21/21

# EXHIBIT A

City of Providence  
Duplicate Bill by Account

Urban Land Development Company LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236151001\*  
ACCOUNT NO: 92236151001  
LENDER:

2019 TAX DUE:	\$86,608.08
2019 INTEREST DUE:	\$14,723.36
PRIOR YEARS TAXES DUE:	\$172,166.62
PRIOR YEARS INTEREST DUE:	\$60,258.32

TOTAL AMOUNT DUE:	\$333,756.38
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2019	044-0233-0000	53 Whitmarsh St	\$60,000.00	\$2,202.00		\$300.00	\$0.00				\$2,502.00
2019	044-0234-0000	57 Whitmarsh St	\$73,200.00	\$2,686.44		\$300.00	\$0.00				\$2,986.44
2019	044-0240-0000	31 Whitmarsh St	\$82,900.00	\$3,042.44		\$300.00	\$0.00				\$3,342.44
2019	044-0241-0000	29 Whitmarsh St	\$54,800.00	\$2,011.16		\$300.00	\$0.00				\$2,311.16
2019	044-0242-0000	16 Peace St	\$75,600.00	\$2,921.32		\$300.00	\$0.00				\$3,221.32
2019	044-0247-0000	10 Peace St	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2019	044-0249-0000	40 Peace St	\$217,200.00	\$7,971.24		\$300.00	\$0.00				\$8,271.24
2019	044-0252-0000	48 Peace St	\$57,000.00	\$2,091.92		\$300.00	\$0.00				\$2,391.92
2019	044-0253-0000	52 Peace St	\$61,900.00	\$2,271.76		\$300.00	\$0.00				\$2,571.76
2019	044-0254-0000	56 Peace St	\$111,500.00	\$4,092.08		\$300.00	\$0.00				\$4,392.08
2019	044-0255-0000	60 Peace St	\$55,900.00	\$2,051.56		\$300.00	\$0.00				\$2,351.56
2019	044-0261-0000	33 Plenty St	\$186,300.00	\$6,837.24		\$300.00	\$0.00				\$7,137.24
2019	044-0263-0000	39 Plenty St	\$65,600.00	\$2,407.52		\$300.00	\$0.00				\$2,707.52
2019	044-0264-0000	43 Plenty St	\$56,900.00	\$2,088.14		\$300.00	\$0.00				\$2,388.14
2019	044-0266-0000	47 Plenty St	\$50,500.00	\$1,853.36		\$300.00	\$0.00				\$2,153.36
2019	044-0267-0000	55 Plenty St	\$57,100.00	\$2,095.60		\$300.00	\$0.00				\$2,395.60
2019	044-0268-0000	59 Plenty St	\$57,400.00	\$2,106.60		\$300.00	\$0.00				\$2,406.60
2019	044-0273-0000	653 Broad St	\$91,800.00	\$3,369.08		\$300.00	\$0.00				\$3,669.08
2019	044-0286-0000	130 Wesleyan Ave	\$65,900.00	\$2,418.56		\$300.00	\$0.00				\$2,718.56
2019	044-0287-0000	128 Wesleyan Ave	\$62,100.00	\$2,279.08		\$300.00	\$0.00				\$2,579.08
2019	044-0288-0000	124 Wesleyan Ave	\$60,100.00	\$2,205.68		\$300.00	\$0.00				\$2,505.68
2019	044-0289-0000	118 Wesleyan Ave	\$61,200.00	\$2,246.04		\$300.00	\$0.00				\$2,546.04
2019	044-0290-0000	114 Wesleyan Ave	\$61,700.00	\$2,264.40		\$300.00	\$0.00				\$2,564.40
2019	044-0291-0000	112 Wesleyan Ave	\$59,200.00	\$2,172.64		\$300.00	\$0.00				\$2,472.64
2019	044-0292-0000	106 Wesleyan Ave	\$61,800.00	\$2,268.08		\$300.00	\$0.00				\$2,568.08
2019	044-0294-0000	96 Wesleyan Ave	\$107,700.00	\$3,952.60		\$300.00	\$0.00				\$4,252.60
2019	044-0722-0000	649 Broad St	\$43,500.00	\$1,596.48		\$300.00	\$0.00				\$1,896.48
2019	044-0730-0000	132 Wesleyan Ave	\$68,500.00	\$2,513.96		\$300.00	\$0.00				\$2,813.96
REAL ESTATE TOTAL:				\$78,208.08		\$8,400.00	\$0.00			Interest as of date:	\$14,723.36
											\$101,331.44



City of Providence  
Duplicate Bill by Account

Urban Land Development Company LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236151001\*  
ACCOUNT NO: 92236151001  
LENDER:

2020 TAX DUE:	\$78,208.08
2020 INTEREST DUE:	\$3,910.39
PRIOR YEARS TAXES DUE:	\$258,774.70
PRIOR YEARS INTEREST DUE:	\$74,981.68

TOTAL AMOUNT DUE:	\$415,874.85
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DESCRIPTION											
REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ/AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2020	044-0233-0000	53 Whitmarsh St	\$60,000.00	\$2,202.00		\$0.00	\$0.00				\$2,202.00
2020	044-0234-0000	57 Whitmarsh St	\$73,200.00	\$2,686.44		\$0.00	\$0.00				\$2,686.44
2020	044-0240-0000	31 Whitmarsh St	\$82,900.00	\$3,042.44		\$0.00	\$0.00				\$3,042.44
2020	044-0241-0000	29 Whitmarsh St	\$54,800.00	\$2,011.16		\$0.00	\$0.00				\$2,011.16
2020	044-0242-0000	16 Peace St	\$79,600.00	\$2,921.32		\$0.00	\$0.00				\$2,921.32
2020	044-0247-0000	10 Peace St	\$59,700.00	\$2,191.00		\$0.00	\$0.00				\$2,191.00
2020	044-0249-0000	40 Peace St	\$217,200.00	\$7,971.24		\$0.00	\$0.00				\$7,971.24
2020	044-0252-0000	48 Peace St	\$57,000.00	\$2,091.92		\$0.00	\$0.00				\$2,091.92
2020	044-0253-0000	52 Peace St	\$61,900.00	\$2,271.76		\$0.00	\$0.00				\$2,271.76
2020	044-0254-0000	56 Peace St	\$111,500.00	\$4,092.08		\$0.00	\$0.00				\$4,092.08
2020	044-0255-0000	60 Peace St	\$55,900.00	\$2,051.56		\$0.00	\$0.00				\$2,051.56
2020	044-0261-0000	33 Plenty St	\$186,300.00	\$6,837.24		\$0.00	\$0.00				\$6,837.24
2020	044-0263-0000	39 Plenty St	\$65,600.00	\$2,407.52		\$0.00	\$0.00				\$2,407.52
2020	044-0264-0000	43 Plenty St	\$56,900.00	\$2,088.24		\$0.00	\$0.00				\$2,088.24
2020	044-0266-0000	47 Plenty St	\$50,500.00	\$1,853.36		\$0.00	\$0.00				\$1,853.36
2020	044-0267-0000	55 Plenty St	\$57,100.00	\$2,095.60		\$0.00	\$0.00				\$2,095.60
2020	044-0268-0000	59 Plenty St	\$57,400.00	\$2,106.60		\$0.00	\$0.00				\$2,106.60
2020	044-0273-0000	653 Broad St	\$91,800.00	\$3,369.08		\$0.00	\$0.00				\$3,369.08
2020	044-0286-0000	130 Wesleyan Ave	\$65,900.00	\$2,418.56		\$0.00	\$0.00				\$2,418.56
2020	044-0287-0000	128 Wesleyan Ave	\$62,100.00	\$2,279.08		\$0.00	\$0.00				\$2,279.08
2020	044-0288-0000	124 Wesleyan Ave	\$60,100.00	\$2,205.68		\$0.00	\$0.00				\$2,205.68
2020	044-0289-0000	118 Wesleyan Ave	\$61,200.00	\$2,246.04		\$0.00	\$0.00				\$2,246.04
2020	044-0290-0000	114 Wesleyan Ave	\$61,700.00	\$2,264.40		\$0.00	\$0.00				\$2,264.40
2020	044-0291-0000	112 Wesleyan Ave	\$59,200.00	\$2,172.64		\$0.00	\$0.00				\$2,172.64
2020	044-0292-0000	106 Wesleyan Ave	\$61,800.00	\$2,268.08		\$0.00	\$0.00				\$2,268.08
2020	044-0294-0000	96 Wesleyan Ave	\$107,700.00	\$3,952.60		\$0.00	\$0.00				\$3,952.60
2020	044-0722-0000	649 Broad St	\$43,500.00	\$1,596.48		\$0.00	\$0.00				\$1,596.48
2020	044-0730-0000	132 Wesleyan Ave	\$68,600.00	\$2,513.96		\$0.00	\$0.00				\$2,513.96
REAL ESTATE TOTAL:			\$78,208.08			\$0.00	\$0.00			Interest as of date:	\$3,910.39
											\$82,118.47

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:	\$258,774.70	\$78,209.08	\$19,552.02	\$19,552.02	\$19,552.02	\$19,552.02
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	74,981.68	3,910.39	3,910.39	0.00	0.00	0.00
PENALTY/CHARGES:	\$25,200.00					
SUB TOTAL:	\$100,181.68	\$3,910.39	\$3,910.39			
TOTAL CREDITS:	\$7,313.84					
TOTAL PAYMENTS:	\$14,193.33					
<b>TOTAL AMOUNT DUE :</b>	<b>\$333,756.38</b>	<b>\$82,118.47</b>	<b>\$23,462.41</b>	<b>\$19,552.02</b>	<b>\$19,552.02</b>	<b>\$19,552.02</b>

COLLECTOR'S STAMP

City of Providence  
Duplicate Bill by Account

21 Peace Street LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236150001\*  
ACCOUNT NO: 92236150001  
LENDER:

2017 TAX DUE:	\$359,859.96
2017 INTEREST DUE:	\$147,542.57
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00

TOTAL AMOUNT DUE:	\$507,402.53
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ/AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2017	044-0135-0000	52 Plenty St	\$61,100.00	\$2,242.40		\$300.00	\$0.00				\$2,542.40
2017	044-0150-0000	89 Peace St	\$72,200.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2017	044-0205-0000	62 Plenty St	\$70,200.00	\$2,576.36		\$300.00	\$0.00				\$2,876.36
2017	044-0256-0000	81 Peace St	\$68,800.00	\$2,524.96		\$300.00	\$0.00				\$2,824.96
2017	044-0257-0000	73 Peace St	\$65,400.00	\$2,400.20		\$300.00	\$0.00				\$2,700.20
2017	044-0258-0000	56 Plenty St	\$59,300.00	\$2,175.32		\$300.00	\$0.00				\$2,475.32
2017	044-0259-0000	21 Peace St	\$9,075,900.00	\$333,085.56		\$300.00	\$0.00				\$333,385.56
2017	044-0265-0000	77 Peace St	\$72,200.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2017	044-0711-0000	69 Peace St	\$65,600.00	\$2,407.52		\$300.00	\$0.00				\$2,707.52
2017	044-0719-0000	61 Peace St	\$113,000.00	\$4,147.12		\$300.00	\$0.00				\$4,447.12
Interest as of date:											\$147,542.57
REAL ESTATE TOTAL:				\$356,859.96		\$3,000.00	\$0.00				\$507,402.53

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:		\$359,859.96	\$89,214.99	\$89,214.99	\$89,214.99	\$92,214.99
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	0.00	147,542.57	147,542.57	0.00	0.00	0.00
PENALTY/CHARGES:		\$3,000.00				\$3,000.00
SUB TOTAL:		\$150,542.57	\$147,542.57			\$3,000.00
TOTAL CREDITS:						
TOTAL PAYMENTS:						

TOTAL AMOUNT DUE :	\$507,402.53	\$216,757.56	\$89,214.99	\$89,214.99	\$92,214.99
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COLLECTOR'S STAMP



City of Providence  
Duplicate Bill by Account

21 Peace Street LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236150001\*  
ACCOUNT NO: 92236150001  
LENDER:

2018 TAX DUE:	\$359,859.96
2018 INTEREST DUE:	\$104,359.38
PRIOR YEARS TAXES DUE:	\$359,859.96
PRIOR YEARS INTEREST DUE:	\$147,542.57

TOTAL AMOUNT DUE:	\$971,621.87
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2018	044-0135-0000	52 Plenty St	\$61,100.00	\$2,242.40		\$300.00	\$0.00				\$2,542.40
2018	044-0150-0000	89 Peace St	\$72,200.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2018	044-0205-0000	62 Plenty St	\$70,200.00	\$2,576.36		\$300.00	\$0.00				\$2,876.36
2018	044-0256-0000	81 Peace St	\$68,800.00	\$2,524.96		\$300.00	\$0.00				\$2,824.96
2018	044-0257-0000	73 Peace St	\$65,400.00	\$2,400.20		\$300.00	\$0.00				\$2,700.20
2018	044-0258-0000	56 Plenty St	\$59,300.00	\$2,176.32		\$300.00	\$0.00				\$2,476.32
2018	044-0259-0000	21 Peace St	\$9,075,900.00	\$333,085.56		\$300.00	\$0.00				\$333,385.56
2018	044-0265-0000	77 Peace St	\$72,200.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2018	044-0711-0000	69 Peace St	\$65,600.00	\$2,407.52		\$300.00	\$0.00				\$2,707.52
2018	044-0719-0000	61 Peace St	\$113,000.00	\$4,147.12		\$300.00	\$0.00				\$4,447.12
REAL ESTATE TOTAL:			\$356,859.96			\$3,000.00	\$0.00			Interest as of date:	\$104,359.38
											\$464,219.34

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:	\$359,859.96	\$359,859.96	\$89,214.99	\$89,214.99	\$89,214.99	\$92,214.99
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	147,542.57	104,359.38	104,359.38	0.00	0.00	0.00
PENALTY/CHARGES:	\$3,000.00	\$3,000.00				\$3,000.00
SUB TOTAL:	\$150,542.57	\$107,359.38	\$104,359.38			\$3,000.00
TOTAL CREDITS:						
TOTAL PAYMENTS:						

TOTAL AMOUNT DUE :	\$507,402.53	\$464,219.34	\$193,574.37	\$89,214.99	\$89,214.99	\$92,214.99
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COLLECTOR'S STAMP

City of Providence  
Duplicate Bill by Account

21 Peace Street LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236150001\*  
ACCOUNT NO: 92236150001  
LENDER:

2019 TAX DUE:	\$385,674.68
2019 INTEREST DUE:	\$65,564.70
PRIOR YEARS TAXES DUE:	\$719,719.92
PRIOR YEARS INTEREST DUE:	\$251,901.95
TOTAL AMOUNT DUE:	
\$1,422,861.25	

DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG DUE	ADJ/AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2019	044-0135-0000	52 Plenty St	\$61,100.00	\$2,242.40		\$300.00	\$0.00				\$2,542.40
2019	044-0150-0000	89 Pence St	\$74,000.00	\$2,715.80		\$300.00	\$0.00				\$3,015.80
2019	044-0205-0000	62 Plenty St	\$70,200.00	\$2,576.36		\$300.00	\$0.00				\$2,876.36
2019	044-0256-0000	81 Pence St	\$69,700.00	\$2,558.00		\$300.00	\$0.00				\$2,858.00
2019	044-0257-0000	73 Pence St	\$61,200.00	\$2,246.04		\$300.00	\$0.00				\$2,546.04
2019	044-0258-0000	56 Plenty St	\$59,300.00	\$2,176.32		\$300.00	\$0.00				\$2,476.32
2019	044-0259-0000	21 Pence St	\$9,779,000.00	\$358,889.32		\$300.00	\$0.00				\$359,189.32
2019	044-0265-0000	77 Pence St	\$74,000.00	\$2,715.80		\$300.00	\$0.00				\$3,015.80
2019	044-0711-0000	69 Pence St	\$65,600.00	\$2,407.52		\$300.00	\$0.00				\$2,707.52
2019	044-0719-0000	61 Pence St	\$113,000.00	\$4,147.12		\$300.00	\$0.00				\$4,447.12
REAL ESTATE TOTAL:			\$382,674.68			\$3,000.00	\$0.00			Interest as of date:	\$65,564.70
											\$451,239.38

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:	\$719,719.92	\$385,674.68	\$95,668.67	\$95,668.67	\$95,668.67	\$98,668.67
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	\$251,901.95	\$65,564.70	\$65,564.70	0.00	0.00	0.00
PENALTY/CHARGES:	\$6,000.00	\$3,000.00				\$3,000.00
SUB TOTAL:	\$257,901.95	\$68,564.70	\$65,564.70			\$3,000.00
TOTAL CREDITS:						
TOTAL PAYMENTS:						

TOTAL AMOUNT DUE :	\$971,621.87	\$451,239.38	\$161,233.37	\$95,668.67	\$95,668.67	\$98,668.67
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COLLECTOR'S STAMP

City of Providence  
Duplicate Bill by Account

21 Peace Street LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236150001\*  
ACCOUNT NO: 92236150001  
LENDER:

2020 TAX DUE:	\$382,674.68
2020 INTEREST DUE:	\$19,133.75
PRIOR YEARS TAXES DUE:	\$1,105,394.60
PRIOR YEARS INTEREST DUE:	\$317,466.65

TOTAL AMOUNT DUE:	\$1,824,669.68
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2020	044-0135-0000	52 Plenty St	\$61,100.00	\$2,242.40		\$0.00	\$0.00				\$2,242.40
2020	044-0150-0000	89 Peace St	\$74,000.00	\$2,715.80		\$0.00	\$0.00				\$2,715.80
2020	044-0205-0000	62 Plenty St	\$70,200.00	\$2,576.36		\$0.00	\$0.00				\$2,576.36
2020	044-0256-0000	81 Peace St	\$69,700.00	\$2,558.00		\$0.00	\$0.00				\$2,558.00
2020	044-0257-0000	73 Peace St	\$61,200.00	\$2,246.04		\$0.00	\$0.00				\$2,246.04
2020	044-0258-0000	56 Plenty St	\$59,300.00	\$2,176.32		\$0.00	\$0.00				\$2,176.32
2020	044-0259-0000	21 Peace St	\$9,779,000.00	\$358,889.32		\$0.00	\$0.00				\$358,889.32
2020	044-0265-0000	77 Peace St	\$74,000.00	\$2,715.80		\$0.00	\$0.00				\$2,715.80
2020	044-0711-0000	69 Peace St	\$65,600.00	\$2,407.52		\$0.00	\$0.00				\$2,407.52
2020	044-0719-0000	61 Peace St	\$113,000.00	\$4,147.12		\$0.00	\$0.00				\$4,147.12
REAL ESTATE TOTAL:											\$382,674.68
											\$0.00
											\$0.00
Interest as of date:											\$19,133.75
											\$401,808.43

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:	\$1,105,394.60	\$382,674.68	\$95,668.67	\$95,668.67	\$95,668.67	\$95,668.67
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	317,466.65	19,133.75	19,133.75	0.00	0.00	0.00
PENALTY/CHARGES:	\$9,000.00					
SUB TOTAL:	\$326,466.65	\$19,133.75	\$19,133.75			
TOTAL CREDITS:						
TOTAL PAYMENTS:						

TOTAL AMOUNT DUE :	\$1,422,861.25	\$401,808.43	\$114,802.42	\$95,668.67	\$95,668.67	\$95,668.67
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COLLECTOR'S STAMP

Print Date: 11/6/2020

City of Providence  
Duplicate Bill by Account

Urban Land Development Company LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236151001\*  
ACCOUNT NO: 92236151001  
LENDER:

2017 TAX DUE:	\$86,083.30
2017 INTEREST DUE:	\$35,294.17
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00

TOTAL AMOUNT DUE:	\$121,377.47
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ/AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2017	044-0233-0000	53 Whitmarsh St	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2017	044-0234-0000	57 Whitmarsh St	\$72,260.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2017	044-0240-0000	31 Whitmarsh St	\$81,900.00	\$3,005.76		\$300.00	\$0.00				\$3,305.76
2017	044-0241-0000	29 Whitmarsh St	\$53,900.00	\$1,978.16		\$300.00	\$0.00				\$2,278.16
2017	044-0242-0000	16 Peace St	\$79,600.00	\$2,921.32		\$300.00	\$0.00				\$3,221.32
2017	044-0247-0000	10 Peace St	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2017	044-0249-0000	40 Peace St	\$215,600.00	\$7,912.52		\$300.00	\$0.00				\$8,212.52
2017	044-0252-0000	48 Peace St	\$57,000.00	\$2,091.92		\$300.00	\$0.00				\$2,391.92
2017	044-0253-0000	52 Peace St	\$56,700.00	\$2,080.92		\$300.00	\$0.00				\$2,380.92
2017	044-0254-0000	56 Peace St	\$111,500.00	\$4,092.08		\$300.00	\$0.00				\$4,392.08
2017	044-0255-0000	60 Peace St	\$55,300.00		\$2,029.51	\$300.00	\$0.00				\$2,329.51
2017	044-0261-0000	33 Plenty St	\$189,600.00	\$6,958.32		\$300.00	\$0.00				\$7,258.32
2017	044-0263-0000	39 Plenty St	\$63,400.00	\$2,326.80		\$300.00	\$0.00				\$2,626.80
2017	044-0264-0000	43 Plenty St	\$56,900.00	\$2,088.24		\$300.00	\$0.00				\$2,388.24
2017	044-0266-0000	47 Plenty St	\$50,500.00	\$1,853.36		\$300.00	\$0.00				\$2,153.36
2017	044-0267-0000	55 Plenty St	\$57,100.00	\$2,095.60		\$300.00	\$0.00				\$2,395.60
2017	044-0268-0000	59 Plenty St	\$57,100.00	\$2,099.24		\$300.00	\$0.00				\$2,399.24
2017	044-0273-0000	653 Broad St	\$91,800.00	\$3,369.08		\$300.00	\$0.00				\$3,669.08
2017	044-0286-0000	130 Wesleyan Ave	\$64,700.00	\$2,374.52		\$300.00	\$0.00				\$2,674.52
2017	044-0287-0000	128 Wesleyan Ave	\$61,700.00	\$2,264.40		\$300.00	\$0.00				\$2,564.40
2017	044-0288-0000	124 Wesleyan Ave	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2017	044-0289-0000	118 Wesleyan Ave	\$60,800.00	\$2,231.36		\$300.00	\$0.00				\$2,531.36
2017	044-0290-0000	114 Wesleyan Ave	\$61,300.00	\$2,249.72		\$300.00	\$0.00				\$2,549.72
2017	044-0291-0000	112 Wesleyan Ave	\$60,900.00	\$2,235.04		\$300.00	\$0.00				\$2,535.04
2017	044-0292-0000	106 Wesleyan Ave	\$60,600.00	\$2,224.04		\$300.00	\$0.00				\$2,524.04
2017	044-0294-0000	96 Wesleyan Ave	\$105,100.00	\$3,868.20		\$300.00	\$0.00				\$4,168.20
2017	044-0722-0000	649 Broad St	\$43,500.00	\$1,596.48		\$300.00	\$0.00				\$1,896.48
2017	044-0730-0000	132 Wesleyan Ave	\$68,500.00		\$2,613.95	\$300.00	\$0.00				\$2,913.95
REAL ESTATE TOTAL:			\$73,139.84	\$4,543.46		\$8,400.00	\$0.00				\$121,377.47
Interest as of date:											\$35,294.17

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>OTR1</u>	<u>OTR2</u>	<u>OTR3</u>	<u>OTR4</u>
REAL ESTATE TAX:		\$86,083.38	\$19,420.83	\$19,420.83	\$19,420.83	\$27,820.81
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	0.00	35,294.17	35,294.17	0.00	0.00	0.00
PENALTY/CHARGES:		\$8,400.00				\$8,400.00
SUB TOTAL:		\$43,694.17	\$35,294.17			\$8,400.00
TOTAL CREDITS:	\$2,770.38	\$4,543.46	\$1,135.87	\$1,135.87	\$1,135.87	\$1,135.85
TOTAL PAYMENTS:	\$14,193.33					
<b>TOTAL AMOUNT DUE :</b>		<b>\$121,377.47</b>	<b>\$54,715.00</b>	<b>\$19,420.83</b>	<b>\$19,420.83</b>	<b>\$27,820.81</b>

COLLECTOR'S STAMP

Print Date: 11/6/2020

City of Providence  
Duplicate Bill by Account

Urban Land Development Company LLC  
c/o Paolino Properties  
100 Westminster St Unit 1700  
Providence RI 02903

\*AC92236151001\*

ACCOUNT NO: 92236151001  
LENDER:

2018 TAX DUE:	\$86,083.32
2018 INTEREST DUE:	\$24,964.15
PRIOR YEARS TAXES DUE:	\$86,083.30
PRIOR YEARS INTEREST DUE:	\$35,294.17

TOTAL AMOUNT DUE:	\$232,424.94
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2018	044-0233-0000	53 Whitmarsh St	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2018	044-0234-0000	57 Whitmarsh St	\$72,208.00	\$2,649.76		\$300.00	\$0.00				\$2,949.76
2018	044-0240-0000	31 Whitmarsh St	\$81,900.00	\$3,005.76		\$300.00	\$0.00				\$3,305.76
2018	044-0241-0000	29 Whitmarsh St	\$53,900.00	\$1,978.16		\$300.00	\$0.00				\$2,278.16
2018	044-0242-0000	16 Peace St	\$79,600.00	\$2,921.32		\$300.00	\$0.00				\$3,221.32
2018	044-0247-0000	10 Peace St	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2018	044-0249-0000	40 Peace St	\$215,600.00	\$7,912.52		\$300.00	\$0.00				\$8,212.52
2018	044-0252-0000	48 Peace St	\$57,000.00	\$2,091.92		\$300.00	\$0.00				\$2,391.92
2018	044-0253-0000	52 Peace St	\$56,700.00	\$2,080.92		\$300.00	\$0.00				\$2,380.92
2018	044-0254-0000	56 Peace St	\$111,500.00	\$4,092.08		\$300.00	\$0.00				\$4,392.08
2018	044-0255-0000	60 Peace St	\$55,300.00	\$2,029.52		\$300.00	\$0.00				\$2,329.52
2018	044-0261-0000	33 Plenty St	\$189,600.00	\$6,958.32		\$300.00	\$0.00				\$7,258.32
2018	044-0263-0000	39 Plenty St	\$63,400.00	\$2,326.80		\$300.00	\$0.00				\$2,626.80
2018	044-0264-0000	43 Plenty St	\$56,900.00	\$2,088.24		\$300.00	\$0.00				\$2,388.24
2018	044-0266-0000	47 Plenty St	\$50,500.00	\$1,853.36		\$300.00	\$0.00				\$2,153.36
2018	044-0267-0000	55 Plenty St	\$57,100.00	\$2,095.60		\$300.00	\$0.00				\$2,395.60
2018	044-0268-0000	59 Plenty St	\$57,200.00	\$2,099.24		\$300.00	\$0.00				\$2,399.24
2018	044-0273-0000	653 Brond St	\$91,800.00	\$3,369.08		\$300.00	\$0.00				\$3,669.08
2018	044-0286-0000	130 Wesleyan Ave	\$64,700.00	\$2,374.52		\$300.00	\$0.00				\$2,674.52
2018	044-0287-0000	128 Wesleyan Ave	\$61,700.00	\$2,264.40		\$300.00	\$0.00				\$2,564.40
2018	044-0288-0000	124 Wesleyan Ave	\$59,700.00	\$2,191.00		\$300.00	\$0.00				\$2,491.00
2018	044-0289-0000	118 Wesleyan Ave	\$60,800.00	\$2,231.36		\$300.00	\$0.00				\$2,531.36
2018	044-0290-0000	114 Wesleyan Ave	\$61,300.00	\$2,249.72		\$300.00	\$0.00				\$2,549.72
2018	044-0291-0000	112 Wesleyan Ave	\$60,900.00	\$2,235.04		\$300.00	\$0.00				\$2,535.04
2018	044-0292-0000	106 Wesleyan Ave	\$60,600.00	\$2,224.04		\$300.00	\$0.00				\$2,524.04
2018	044-0294-0000	96 Wesleyan Ave	\$105,400.00	\$3,868.20		\$300.00	\$0.00				\$4,168.20
2018	044-0722-0000	649 Brond St	\$43,500.00	\$1,596.48		\$300.00	\$0.00				\$1,896.48
2018	044-0730-0000	132 Wesleyan Ave	\$68,500.00	\$2,513.96		\$300.00	\$0.00				\$2,813.96
REAL ESTATE TOTAL:				\$77,683.32		\$8,400.00	\$0.00			Interest as of date:	\$24,964.15
											\$111,047.47

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:	\$86,083.30	\$86,083.32	\$19,420.83	\$19,420.83	\$19,420.83	\$27,820.83
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	35,294.17	24,964.15	24,964.15	0.00	0.00	0.00
PENALTY/CHARGES:	\$8,400.00	\$8,400.00				\$8,400.00
SUB TOTAL:	\$43,694.17	\$33,364.15	\$24,964.15			\$8,400.00
TOTAL CREDITS:	\$7,313.84					
TOTAL PAYMENTS:	\$14,193.33					
<b>TOTAL AMOUNT DUE :</b>	<b>\$121,377.47</b>	<b>\$111,047.47</b>	<b>\$44,384.98</b>	<b>\$19,420.83</b>	<b>\$19,420.83</b>	<b>\$27,820.83</b>

COLLECTOR'S STAMP

# EXHIBIT B



EXEMPT

Street	plat	lot	Donation
21 Peace Street	44	259	Phase I
96-100 Wesleyan Avenue	44	294	Phase II
114-118 Wesleyan Avenue	44	290 & 289	Phase II
130 Wesleyan Avenue	44	286	Phase II
124 Wesleyan Avenue	44	288	Phase II
106 Wesleyan Avenue	44	292	Phase II
33 Plenty Street	44	261	Phase II
a. Original Lot 261			
b. Original Lot 593			
c. Original Lot 262			
39 Plenty Street	44	263	Phase II
43 Plenty Street	44	264	Phase II
47 Plenty Street	44	266	Phase II
55 Plenty Street	44	267	Phase II
58 Plenty Street	44	268	Phase II
132 Wesleyan Street	44	730	Phase II
112 Wesleyan Street	44	291	Phase II
128 Wesleyan Street	44	287	Phase II

# EXHIBIT C

Street	plat	lot	Donation
21 Peace Street	44	259	West bldg*
31 Whitmarsh Street	44	240	No
29 Whitmarsh Street	44	241	No
16 a/k/a 22 Peace Street	44	242	No
89 Peace Street	44	150	No
69-81 Peace Street			
a. 69-71 and 81-83 Peace Street	44	711 & 256	No
b. 73-75 Peace Street	44	257	No
c. 77 Peace Street	44	265	No
53 Whitmarsh Street	44	233	No
647 a/k/a 653 Broad Street & 649 Broad Street	44	273 & 722	No
52 Plenty Street	44	135	No
56 Plenty Street	44	258	No
62 Plenty Street	44	205	No
57 Whitmarsh Street	44	234	No
10 Peace Street	44	247	No
40 Peace Street	44	249	No
48 and 52 Peace Street	44	252 & 253	No
56 Peace Street	44	254	No
60 Peace Street	44	255	No
61 Peace Street	44	719	No
* after East Bldg is separated and donated to City			