

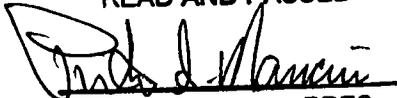
RESOLUTION OF THE CITY COUNCIL

No. 515

Approved NOVEMBER 26, 2007

RESOLVED, That the Tax Assessor is requested to apply the Homestead Exemption to the property located on Assessor's Plat 71, Lot 542 (76 Touro Street) for years 2002, 2003, 2004 and 2005, conditioned upon a showing of eligibility to the satisfaction of the Tax Assessor.

IN CITY COUNCIL
NOV 15 2007
READ AND PASSED


PRES.


CLERK

APPROVED



11/26/07

MAYOR

IN CITY COUNCIL
OCT 18 2007
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Ann M. Stein CLERK

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution, as amended

Ann M. Stein
11-8-07 Clerk

Tom
 City of Providence
 Tax Map # 071-0542-0000
 76 Touro St, Providence
 MICHAEL P RICAPITO
 76 TOURO ST
 PROVIDENCE, RI 02904-2537

*Councilman
 M. DeLuca
 Will do A
 Resolution*

Class 02 2 -5 Family
 Property Type 1 Residential
 Zoning R3 R-3
 Living Units 2
 Size Total 0.15 Acres
 FY 2007

Roll Section
 Nbhd
 District No.
 Tax Code

1 Taxable
 1480 1480
 2
 R01 R01

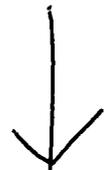
Parcel Info.

Subdivision

Effective Year
 1967

Inactive Year
 9999

Legal



*2002, 2003, 2004
 a. 2005
 needs homestead*

Owner (Current)

MICHAEL P RICAPITO
 76 TOURO ST
 PROVIDENCE, RI 02904-2537

VIRGINIA RICAPITO
 76 TOURO ST
 PROVIDENCE, RI 02904-2537

A/R Inquiry

Bill Number
 2007 1589431

Sub System
 Real Estate

Install	Billed	Adjst Bill	Int/Pen	Fee(s)	Refunded	Adjst.	Abated	Paid	Balance
1 st	\$1,162.25								\$1,162.25
2 nd	\$1,162.25								\$1,162.25
3rd	\$1,162.25								\$1,162.25
4th	\$1,162.25								\$1,162.25
	\$4,649.00								\$4,649.00

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
9/1/2007	1 st	Billed	\$1,162.25	\$1,162.25		Posted
9/1/2007	2 nd	Billed	\$1,162.25	\$2,324.50		Posted
9/1/2007	3rd	Billed	\$1,162.25	\$3,486.75		Posted
9/1/2007	4th	Billed	\$1,162.25	\$4,649.00	\$4,649.00	Posted

RE Mailing Index

Name/Address	Type	Loan Number	Active/Inact.	From	Until
MICHAEL P RICAPITO 76 TOURO ST PROVIDENCE, RI 02904-2537 Tax Payer Id 18219988001 2001	Owner				
VIRGINIA RICAPITO 76 TOURO ST PROVIDENCE, RI 02904-2537 Tax Payer Id 18219988002 2001	Owner				

City of Providence
Tax Map # 071-0542-0000
76 Touro St, Providence
MICHAEL P RICAPITO
76 TOURO ST
PROVIDENCE, RI 02904-2537

Class 02 2 -5 Family
 Property Type 1 Residential
 Zoning R3 R-3
 Living Units 2
 Size Total 0.15 Acres
 FY 2007

Roll Section 1 Taxable
 Nbhd 1480 1480
 District No. 2
 Tax Code R01 R01

RE Assessment

CURRENT YEAR INFO 2007 - ESTIMATED

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$86,200	\$217,600	\$303,800		\$6,938.80	\$4,649.00

PRIOR YEAR INFO 2006

Land Value	Improvements	Total Value		Total Taxes
\$37,900	\$155,300	\$193,200		\$3,913.12

RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS02NO	NO Homestead 2-5 Family			\$100,254	33.00	\$2,289.00

RE TRA Properties

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclaimer Date	Title Redemption
Title Court	Title Court No				

User Added Fields Tax Title

Added fields name	Value	Added fields name	Value	Added fields name	Value
TAXSALE_CODE1					

Legal Description

Front Size	Class	02 2 -5 Family
Size 1 6400 Square Feet	Primary Land	
Size 2	Property Type	1 Residential
Size Total 0.15 Acres		

Mass Appr. Info.

Building	Land	Land Ag.	Misc.	Inc. GRM	Inc DIR	Comp. Sales
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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
November 07, 2007	071	0542	0000	76 Touro St	57,870	1

ASSESSED MICHAEL P RICAPITO
 OWNER

VIRGINIA RICAPITO

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
07	RE	\$4,649.00	\$0.00	(\$2,172.50)	\$1,162.25	\$1,314.25	\$0.00	\$1,314.25	MICHAEL P RICAPI
		<u>\$4,649.00</u>	<u>\$0.00</u>	<u>(\$2,172.50)</u>	<u>\$1,162.25</u>	<u>\$1,314.25</u>	<u>\$0.00</u>	<u>\$1,314.25</u>	

INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. 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 461-8828
 - Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

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: City Council
 City of Providence



ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI
 DEPUTY COLLECTOR

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 516

Approved NOVEMBER 26, 2007

RESOLVED, That the 2007 taxes assessed upon Assessor's Plat 97, Lot 928 (19 Lisi Lane), in the amount of \$1,324.72, on behalf of A.G. Realty, Inc., are hereby abated.

IN CITY COUNCIL
NOV 15 2007
READ AND PASSED

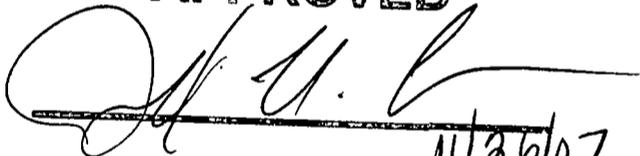


PRES.



CLERK

APPROVED



11/26/07

MAYOR

IN CITY COUNCIL
OCT 18 2007
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE
Am. M. Stea CLERK

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Resolution
Am. M. Stea
11-8-07 Clerk

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
November 07, 2007	097	0928	0000	19 Lisi Ln	57,872	1

ASSESSED A G Realty Inc
 OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
07	RE	\$1,324.72	\$0.00	\$0.00	\$331.18	\$993.54	\$0.00	\$993.54	City Of Providence
		<u>\$1,324.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$331.18</u>	<u>\$993.54</u>	<u>\$0.00</u>	<u>\$993.54</u>	

INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. 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 461-8828
 - Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

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: City Council
 City of Providence



ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI
 DEPUTY COLLECTOR

City of Providence Duplicate Bill

City Of Providence
25 DORRANCE ST
PROVIDENCE, RI 02903-1738

AC90027920001

ACCOUNT NO: 90027920001
LENDER

2007 TAX DUE:	\$993.54
2007 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
TOTAL AMOUNT DUE:	
	\$993.54

DESCRIPTION:

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2007	097-0928-0000	19 Lisi Ln	\$58,000.00	\$1,324.72		\$0.00	\$0.00			\$331.18	\$993.54
										Interest as of date:	\$0.00
REAL ESTATE TOTAL:				\$1,324.72		\$0.00	\$0.00			\$331.18	\$993.54

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:		\$993.54		\$331.18	\$331.18	\$331.18
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	129.93	0.00	0.00	0.00	0.00	0.00
PENALTY/CHARGES:						
SUB TOTAL:	\$129.93					
TOTAL CREDITS:						
TOTAL PAYMENTS:	\$2,252.09		\$331.18	\$331.18		

TOTAL AMOUNT DUE :	\$993.54	\$331.18	\$331.18	\$331.18
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COLLECTOR'S STAMP

QUIT CLAIM DEED

DAVID KNIGHT, of 125 Sockanosset Crossroads, Cranston, Rhode Island 02920 as sole owner, for consideration in the amount of \$1.00 paid, grants to

D. KNIGHT, LLC, a Rhode Island Limited Liability Company, with a mailing address of 125 Sockanosset Crossroads, Cranston, Rhode Island 02920 as sole owner,

WITH QUIT CLAIM COVENANTS:

All that certain lot or parcel of land, with the buildings and improvements thereon, situated in said City of Providence, bounded and described as follows:

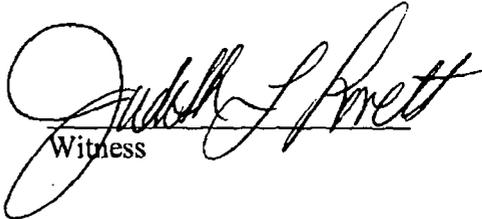
See Exhibit "A" attached hereto

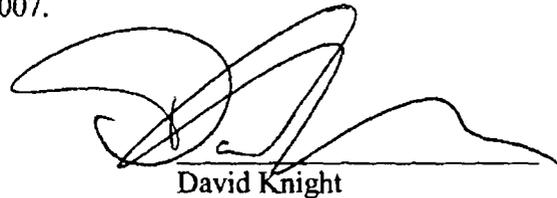
The consideration of this transfer is such that no documentary stamps are required.

This transfer is subject to mortgages of record, if any.

This transfer is exempt from R.I.G.L Section 44-30-71.3 withholding.

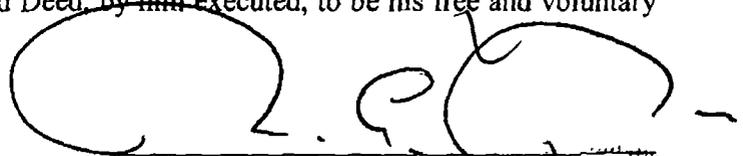
WITNESS our hands this 27th day of June, 2007.


Witness


David Knight

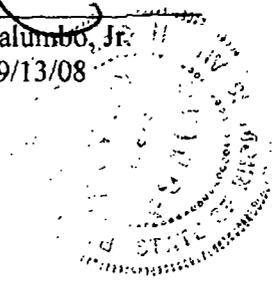
**STATE OF RHODE ISLAND
COUNTY OF KENT**

In Warwick in said County on this 27th day of June, 2007, before me personally appeared the above-signed DAVID KNIGHT, to me known and known to me to be the party executing the foregoing Deed, and he acknowledged said Deed, by him executed, to be his free and voluntary act and deed.



Notary Public: Richard E. Palumbo, Jr.
My commission expires on 9/13/08

Property Address:
121 Camp Street
Providence, RI 02908
Plat 6 Lot 98



QUIT CLAIM DEED

A.G. REALTY, INC., a corporation duly organized under the laws of the State of Rhode Island, with a mailing address of 10 Orchard Avenue, Greenville, Rhode Island 02828, *for consideration paid, grant to* **THE CITY OF PROVIDENCE**, a municipal corporation, with an address of 25 Dorrance Street, Providence, Rhode Island 02903, as a Sole Tenant

with QUIT CLAIM COVENANTS:

For description of the conveyed premises see Exhibit "A", which is attached hereto and made a part hereof by reference.

THE CONSIDERATION FOR THIS TRANSFER IS SUCH THAT NO TAX REVENUE STAMPS ARE REQUIRED.

The Grantor hereby covenants that this transaction is such that no R.I.G.L. §44-30-71.3 withholding is required, as the Grantor is a Rhode Island corporation as evidenced by affidavit.

Grantor further certifies that this transfer is exempt from the Rhode Island Life Safety Code as this is vacant land.

IN WITNESS WHEREOF, said **A.G. REALTY, INC.**, has caused these presents to be signed and its corporate seal to be hereunto affixed by its duly authorized officer this 18th day of January, 2007.

A.G. REALTY, INC

By: Sharon A. Gizzarelli
Its: Vice President

**STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE**

In Smithfield, on the 18th day of January, 2007, before me personally appeared Sharon A. Gizzarelli the Vice President of **A.G. REALTY, INC.**, to me known and known by me to be the party executing the foregoing instrument on behalf of **A.G. REALTY, INC.**, and he acknowledged said instrument, by him executed, to be his free act and deed as such officer and the free act and deed of said **A.G. REALTY, INC.**

Nichole Carroll Barnes

NOTARY PUBLIC

My commission expires: 2/20/2009

Grantee's address:
25 Dorrance St.
Providence, RI 02903

Nichole Carroll-Barnes
Notary Public
State of Rhode Island
My Commission Expires February 20, 2009

EXHIBIT "A"

That certain parcel of land with all improvements thereon situated northerly of Lisi Lane and easterly of Langdon Street in the City of Providence, Providence County in the State of Rhode Island and Providence Plantations shown as "PARCEL D", on that entitled, "MINOR SUBDIVISION - RECORD PLAN Lisi Lane Subdivision ADMINISTRATIVE & MINOR SUBDIVISION (NO STREET CREATION) ASSESSOR'S PLAT 97 LOTS 194, 416, 462, 560, 562, 793 & 794 PROVIDENCE, RHODE ISLAND PREPARED BY DiPrete Engineering Associates, Inc. PREPARED FOR A. G. Realty Inc. DECEMBER 2003 SCALE: 1" = 30' SHEET 1 OF 2 REVISED: 6-08-04", which plan was recorded on June 21, 2004 at 8:20 a.m. in the Land Evidence Records of the City of Providence. Said parcel being more particularly described as follows:

Beginning at a point of curvature on the northerly street line of Lisi Lane, 31.54 feet easterly of the southwesterly corner of land now or formerly referred to as AP 97 Lots 561 & 462, and 109.19 feet westerly of the northeasterly terminus of Lisi Lane, as shown on the above-mentioned plan;

Thence proceeding northeasterly along a curve concave to the northwest with a radius of 20.00 feet, a central angle of $85^{\circ}26'47''$, and a chord length of 27.14 feet, an arc distance of 29.83 feet to a point of reverse curvature;

Thence proceeding northerly and northeasterly along a curve concave to the south with a radius of 45.00 feet, a central angle of $159^{\circ}53'52''$, and a chord length of 88.62 feet, an arc distance of 125.58 feet to a point at land now or formerly of the City of Providence;

Thence proceeding southerly, bounded easterly by said land of City of Providence, a distance of 26.92 feet to a point on the northerly street line of Lisi Lane;

Thence turning an interior angle to the left of $87^{\circ}47'03''$ and proceeding in a westerly direction, bounded southerly by Lisi Lane, a distance of 109.19 feet the point and place of beginning.

EXHIBIT A

That certain parcel of land, with buildings and improvements thereon, situated at the southeasterly corner of Locust Street and Camp Street, in the City of Providence and State of Rhode Island, bounded and described as follows:

Beginning at said southeasterly corner of Locust Street and Camp Street, at the northwesterly corner of the premises herein described, thence running easterly bounding northerly on Locust Street seventy-four and 72/100 (74.72) feet to land now or formerly of Church of the Holy Name of Jesus; thence turning a right angle and running southerly bounding easterly on said Church of Holy Name of Jesus land fifty (50) feet; thence turning a right angle and running westerly bounding southerly on said Church of Holy Name land seventy-five and 88/100 (75.88) feet to Camp Street; thence turning an interior angle of 88° 40' 33" and running northerly bounding westerly on Camp Street fifty and 15/100 (50.15) feet to Locust Street, at a point and place of beginning, where the first and last course herein described form an angle of 91° 19' 30".

Subject to Restrictions of record.

Restrictions in Book 194 Page 881; Covenants, conditions, easements & restrictions, if any, of record.

RECEIVED:

Providence
Received for Record
Jul 25, 2007 at 11:25:32A
Document Num: 00189732
Barbara Trancy
Recorder of Deeds

Property Address:
121 Camp Street
Providence, RI 02908
Plat 6 Lot 98

State of Rhode Island - Division of Taxation
Seller's Residency Affidavit
Withholding of Rhode Island Tax
R. I. General Laws §44-30-71.3

THIS IS AN AFFIDAVIT OF FACTS. WHETHER OR NOT THIS AFFIDAVIT IS SUFFICIENT TO RELIEVE THE BUYER OF THE RESPONSIBILITY TO WITHHOLD IS GOVERNED BY THE ABOVE LAW AND ATTENDANT REGULATIONS. READ THIS AFFIDAVIT CAREFULLY BEFORE SIGNING.

IN THE CASE OF MULTIPLE SELLERS, EACH SELLER MUST COMPLETE AN AFFIDAVIT. IF ALL SELLERS DO NOT COMPLETE AN AFFIDAVIT, THE BUYER MUST WITHHOLD.

The undersigned on oath, being first duly sworn, hereby certifies:

1. This affidavit is being given in connection with a sale of real estate pursuant to Section 44-30-71.3 RIGL 1956 and attendant regulations.

2. I have attached to this affidavit a full description of the realty and any tangible personally being sold as part of this sale and the undersigned is the seller of the property described in the attached description. The realty is generally located in **Providence, Rhode Island**.

3. The closing date of this sale is January 18, 2007.

4. a. List names of all the owners appearing on the deed: A.G. Realty Inc. .

b. The affiant's name is Sharon A Gizzarelli

c. If the seller is a corporation, estate or trust, the person authorized and taking responsibility to sign on the seller's behalf:

Sharon A Gizzarelli, the Vice President of the A.G. Realty, Inc. .

5. The affiant's address is: 10 Orchard Avenue

Greenville, RI 02828

6. The affiant's telephone number is: 401-949-0455

7. The affiant's Social Security or taxpayer federal identification number is 05-0394163

8. () Resident Corporations. At the date of the closing, the affiant is a corporation incorporated in Rhode Island or authorized to do business in Rhode Island by the Secretary of State, the Board of Bank Incorporation, or the Insurance Division of the Department of Business Regulation. Corporations subject to tax under Chapter 44-11 must comply with Section 44-11-29 RIGL.

9. () Resident Individuals, Estates, Partnerships or Trusts. At the date of the closing, the affiant is a resident individual, estate, partnership or trust as those applicable terms are defined in the Rhode Island tax laws pertaining to the seller.

CONDOMINIUM UNIT DEED

Elmwood Development Company, LLC, a Rhode Island limited liability company, for consideration paid in the amount of One Hundred Sixty Five Thousand (\$165,000.00) Dollars, grants to Victoria Pena de Padilla of Providence, Rhode Island, with **WARRANTY COVENANTS**:

Those certain premises in 221 Early Street Condominium located in the City of Providence, County of Providence, State of Rhode Island (the "Condominium"), created by Declaration of Condominium recorded February 16, 2007 in Book 8550, page 126 in the Records of Land Evidence of the City of Providence, Rhode Island, as amended by Amendment of Declaration of Condominium dated May 3, 2007 recorded on May 4, 2007 in Book 8658, Page 302 in the Records of Land Evidence of the City of Providence, Rhode Island (as amended, the "Declaration of Condominium") designated as Unit Number 221A (the "Unit").

The Unit is conveyed together with the applicable percentage interest in the Common Elements of the Condominium and all rights and easements appurtenant to the Unit, all as set forth in the Declaration.

Said premises are conveyed subject to and with the benefit of the provisions of Rhode Island General Laws 34-36.1 et. seq., the Declaration of Condominium referred to above, the By-Laws set forth therein and the Rules and Regulations, as any or all of the above may be amended from time to time.

Conveyance is subject also to such taxes attributable to said Unit for the current calendar year as are not yet due and payable, all of which the grantee(s), by acceptance hereof, agrees to comply with, perform, assume and pay.

Further, by acceptance hereof, the grantee(s), for themselves and their heirs, executors, administrators, successors and assigns, hereby (a) expressly acknowledge and agree that the grantor, as Declarant under the Declaration of Condominium, has reserved to itself and shall have the rights, both Development Rights and Special Declarant Rights, and easements set forth in the Declaration of Condominium; and (b) covenant and agree to pay all amounts duly assessed to them pursuant to provisions of the Declaration of Condominium.

Said premises are conveyed subject to a Ground Lease by and between Elmwood Foundation as Lessor, and Grantor, as Lessee, recorded in Book 8550 at Page 103 on February 16, 2007 (the "Lease").

Pursuant to Section 9.2.2 of the Lease, the Grantor hereby assigns to the Grantee an undivided fifty-percent (50%) of Grantor's interest under the Lease, which is the interest in the Lease applicable to the Unit.

The Unit is subject to the restrictions on use, sale, and transfer set forth in the Lease and Declaration of Condominium designed to assure the long term affordability of the Unit and substantially limiting the ability of the Unit Owner to freely sell the Unit.

The Unit is also conveyed subject to real estate taxes assessed December 31, 2006.

No withholding is required under R.I.G.L. Section 44-30-71.3 inasmuch as grantor is a Rhode Island limited liability company with a single member, Elmwood Foundation, which is a Rhode Island non-profit corporation.

TAX \$ 660.00
DATE 7-25-07
RECORDED 0.8
033011
PROPERTY TAX
PROPERTY TAX
PROPERTY TAX

10. () Resident Partnership: At the date of the closing, the undersigned is a general partner in the seller and, having personal knowledge that all partners in the seller are Rhode Island residents, that the seller is therefore a resident partnership for the purposes of compliance with RI 30-71.3 and related regulations.

The undersigned understands that this affidavit and its contents may be disclosed or provided to the Rhode Island Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Affidavit and, to the best of my knowledge and belief it is true, correct and complete.

Sharon L. Gungarelli
(Signature)

the Vice President
of A.G. Realty, Inc.

(typed name)

Subscribed and sworn to before me

this 18th day of January, 2007.

Nichole Carroll-Barnes
Notary Public

Commission Expires: 2/20/2009

Nichole Carroll-Barnes
Notary Public

State of Rhode Island

My Commission Expires on February 20, 2009

Providence

Received for Record

Jan 22, 2007 at 02:44:20P

Document Num: 00169816

Barbara Trancy

Recorder of Deeds

--INSTRUCTIONS TO BUYER--

Effective January 1, 1992, when Rhode Island realty and associated tangible personal property is sold by a nonresident, the buyer must deduct and withhold a percentage of the total amount paid. The buyer may rely on the seller's determination of residency only if the seller furnishes the buyer with a residency affidavit. This residency affidavit must be completed by the seller and made part of all closings when any Rhode Island realty and associated tangible personal property are sold. In the absence of this affidavit, the buyer must withhold. Every buyer subject to withholding is liable for the amounts withheld or required to be withheld and the amounts are a lien on the property until paid. The buyer should retain the original affidavit with the other records and must produce it for the Division of Taxation, if requested. A copy of the affidavit should be given to the seller. The buyer should not send the affidavit to the Tax Division.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 24th day of
July, 2007.

Elmwood Development Company, LLC
By: Elmwood Foundation, Manager

By: *Susann G. Mark*
Susann G. Mark, Executive Director

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Cranston on the 24th day of July, 2007, before me personally appeared Susann G. Mark, Executive Director of Elmwood Foundation, the manager of Elmwood Development Company, LLC, to me known and known by me to be the party executing the foregoing instrument in her capacity as aforesaid, and she acknowledged said instrument, by her so executed, to be her free act and deed in her said capacity, the free act and deed of Elmwood Foundation in its said capacity, and the free act and deed of Elmwood Development Company, LLC.

George M. Cappello
Notary Public George M. Cappello
My Commission Expires: 6/24/09

Part of Assessor's Plat 53, Lot 730
221 Early Street Unit A
Providence, RI 02907

RECEIVED:

Providence
Received for Record
Jul 25, 2007 at 09:45:45A
Document Num: 00189666
Barbara Troncy
Recorder of Deeds

40 40 40 40 80 80
 20 24 28 34 42 1.51+/- 44-b

RAPHAEL AVE

	21	25	31	35	43	47	51	60
0	40	70	50	80	40	40	41.78	
	534 344	533 4443 109.84	532 8013	530 5910	528 9777	527 5038	461 5137	448 5372
	40.08	40.08	70.14(calc)	50.10(calc)	80.16	40.08	40.08	211.66
		69.12	65.62	60.09		137.84	51.76	
56	90.98	906 5658	88.53	907 5724	88.06	908 5096	85.81	909 6730
1	115	62.06	65.57	60	31.59	928 4575	26.13	3.15
1						109.19		

1-9 LISI LANE 5-7 9-11 13-15 12 26-28

	1-9	5-7	9-11	13-15	12	26-28	449
	167.89	50	50	50	50	50	28731
	925 18931	913 5243	912 5191	911 5138	910 5085	101.22	1.11+
	185.12	105.44	104.58	103.33	102.28	101.22	

	82.5	62.5	62.5	62.5			248.44
	90°25'52"	90°25'52"	90°25'52"	90°25'52"			
	89°34'08"	89°34'08"	89°34'08"	89°34'08"			
	746 11487	215 8665	217 8635	218 8606	751 13486	136.71	
	140	138.87	138.40	137.93	137.46		
	90°	90°	90°	90°	90°		
	82.5	62.5	62.5	62.5	97.55		
	53	51	39	25			

DOROTHY AVE

50 46 44 42
 97 74.65

RESOLUTION OF THE CITY COUNCIL

No. 517

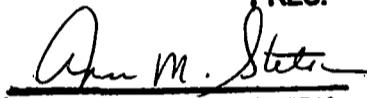
Approved NOVEMBER 26, 2007

RESOLVED, That the taxes assessed upon Assessor's Plat 54, Lot 221 (994 Eddy Street), are hereby cancelled or abated, in whole, as requested by MSC Realty, Inc., (Meeting Street Center).

IN CITY COUNCIL
NOV 15 2007
READ AND PASSED

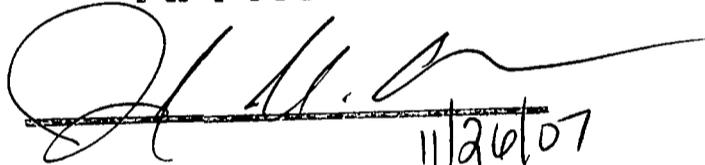


PRES.



CLERK

APPROVED


11/26/07

MAYOR

IN CITY COUNCIL
OCT 5 2006
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Am. M. Steen

THE COMMITTEE ON

Finance
Recommends
Am. M. Steen

11-20-06 ^{CLERK} Continued

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Am. M. Steen
11-8-07 Clerk

Councilman Aponte, By Request

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
September 19, 2006	054	0221	0000	994 Eddy St	48,313	1

ASSESSED OWNER Lawton Family Realty Llc

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
06	RE	\$6,970.68	\$0.00	(\$0.01)	\$0.00	\$6,970.67	\$0.00	\$6,970.67	MSC Realty Inc.
		<u>\$6,970.68</u>	<u>\$0.00</u>	<u>(\$0.01)</u>	<u>\$0.00</u>	<u>\$6,970.67</u>	<u>\$0.00</u>	<u>\$6,970.67</u>	

NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. 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 461-8828

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: City Council
 City of Providence



ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI
 DEPUTY COLLECTOR

City of Providence
Tax Map # 054-0221-0000
994 Eddy St, Providence
MSC Realty Inc.
994 Eddy St
Providence, RI 02905

Class	06 Commercial II	Roll Section	1 Taxable
Book No	3793/027 3793/027	Property Type	3 Commercial
Nbhd	2244 2244	Zoning	M1 M-1
District No.	5	Living Units	0
Tax Code	R01 R01	Size Total	0.21 Acres
FY	2006		

Owner (Current)

MSC Realty Inc.
 994 Eddy St
 Providence, RI 02905

Owner (Previous)

Lawton Family Realty Llc
 110 CRESCENT AVE
 CRANSTON, RI 02910-2448

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
1/6/2006	7801/101	WARRANTY DEED	Sole Owner U I		\$450,000	\$450,000

RE Assessment

CURRENT YEAR INFO 2006 - ESTIMATED

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$69,040	\$115,760	\$184,800		\$6,970.68	\$6,970.68

PRIOR YEAR INFO 2005

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$69,040	\$115,760	\$184,800		\$6,970.68	\$6,970.68

A/R Inquiry

Bill Number	Sub System	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
2006 1626517	Real Estate					(\$0.01)			\$1,742.66
Install	Billed								
1 st	\$1,742.67								\$1,742.67
2 nd	\$1,742.67								\$1,742.67
3rd	\$1,742.67								\$1,742.67
4th	\$1,742.67								\$1,742.67
	\$6,970.68					(\$0.01)			\$6,970.67

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/18/2006	1 st	Billed	\$1,742.67	\$1,742.67		Posted
8/18/2006	2 nd	Billed	\$1,742.67	\$3,485.34		Posted
8/18/2006	3rd	Billed	\$1,742.67	\$5,228.01		Posted
8/18/2006	4th	Billed	\$1,742.67	\$6,970.68	\$6,970.68	Posted
8/20/2006	1 st	Adjustment	(\$0.01)	\$6,970.67		Posted

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
November 20, 2006	054	0221	0000	994 Eddy St	50,017	1

ASSESSED Lawton Family Realty Llc
 OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
06	RE	\$6,970.68	\$0.00	(\$0.01)	\$0.00	\$6,970.67	\$348.53	\$7,319.20	Meeting Street Center
		\$6,970.68	\$0.00	(\$0.01)	\$0.00	\$6,970.67	\$348.53	\$7,319.20	

INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. 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 461-8828
 - Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

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: City of Providence
 Council Office
 25 Dorrance St
 Providence, RI 02903

 ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI
 DEPUTY 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
November 07, 2007	054	0221	0000	994 Eddy St	57,873	1

ASSESSED Meeting Street Center
 OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
06	RE	\$6,970.68	\$0.00	(\$0.01)	\$0.00	\$6,970.67	\$1,185.01	\$8,155.68	Meeting Street Center
		<u>\$6,970.68</u>	<u>\$0.00</u>	<u>(\$0.01)</u>	<u>\$0.00</u>	<u>\$6,970.67</u>	<u>\$1,185.01</u>	<u>\$8,155.68</u>	

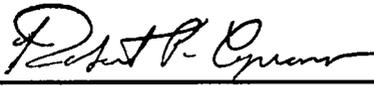
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 City of Providence



 ROBERT P. CEPRANO
 TAX COLLECTOR

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 DEPUTY COLLECTOR