

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 371

Approved June 26, 1986

RESOLVED, That His Honor the Mayor is hereby authorized to execute, pursuant to Ordinance Chapter 1982-53, approved August 12, 1982, a Deed of Conveyance to Miguel and Ana Vasquez, or nominee, of 32 Atlantic Avenue, Providence, Rhode Island 02907 of that certain Lot or Parcel of Land comprising of approximately 4,000 square feet of land, more or less, situated on Lot 668, as set out and delineated on City Assessor's Plat 53, situated along 26-28 Atlantic Avenue, for the sum of Eight Hundred Twenty-Six Dollars and Fifty-Eight Cents (\$826.58) containing such terms and conditions as may be approved by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL
JUN 19 1986
READ AND PASSED

Nicholas W. Edwards PRES.
Rosemondore CLERK



**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

Rose M. Newkirk
Clerk **Chairman**

May 15, 1986

OFFER TO PURCHASE

The undersigned Miguel Vasquez and wife Ana Vasquez

hereinafter collectively referred to as Buyer(s) do hereby offer to purchase from the City of Providence, the following described parcel of real estate with all buildings and improvements thereon:

Address: 26-28 Atlantic Avenue, Providence, R. I.

Assessor's Plat 53 Lot 668

Said offer to purchase is made under the following terms and conditions:

1. Said conveyance will be subject to plat restrictions of record and municipal regulations, if any.

2. The City of Providence will convey to Buyer(s) a deed to the premises conveying good and clear marketable title to the same, free from all encumbrances, except as hereinbefore stated on or before October 15, 1986.

3. The Buyer(s) agree to pay to the City of Providence the sum of \$826.58 as consideration for the purchase of said real estate of which \$100.00 hereinafter called the binder, is to be paid at such time as the City of Providence accepts this offer to purchase and the balance of \$726.58 to be paid upon the delivery of the deed.

Personal checks without certification will not be accepted in payment of the purchase price, but, if for any reason the City of Providence shall refuse the tender of a certified check or the check of a bank, the Buyer(s) shall be allowed a reasonable time in which to make a tender in cash.

5. The City of Providence agrees to deliver to Buyer(s), at the time of delivery of the deed, full possession of said premises, in the same condition in which they now are, reasonable use and wear or other unavoidable casualty excepted, and free of all tenants.

If the City of Providence shall be unable to give title and to make, convey and as hereinbefore provided, all payments made by the Buyer(s) under this agreement shall be refunded and all obligations of either party hereto shall cease, provided, however, that the Buyer(s), at their option may waive any defects and take such title as the City of Providence is able to convey, without reduction of the purchase price, and the acceptance of a deed and possession by the Buyer(s) shall be deemed a full performance and discharge hereof.

7. Upon default by the Buyer(s), the City of Providence shall have the right to retain the binder, such right to be without prejudice to the right of the City of Providence to require specific performance or the payment of other and further damages, or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.

8. Buyer(s) do hereby acknowledge that said real estate has been acquired by the City of Providence through the sale of said real estate by said City, for non payment of taxes. Buyer(s) further understand and acknowledge that court action has, or will be instituted by the City of Providence to foreclose the rights of redemption under the tax deed(s) held by said City of Providence. Buyer(s) also understand and acknowledge that it is the purpose of the City of Providence to foster the sale, renovation and habitation of the real estate in question and for such reasons, the City of Providence will require Buyer(s), upon delivery of the deed, to sign, execute and acknowledge an affidavit of occupancy, a copy of which is attached hereto and Buyer(s) covenant and agree to sign, execute and acknowledge said affidavit at the time of delivery of the deed at closing.

9. This offer shall be binding upon and enure to the benefit of the heirs, administrators, executors, successors and assigns of the Buyer(s).

10. The within offer shall be deemed to have been accepted under the terms and conditions herein set forth, by the passage of a resolution by the Providence City Council authorizing the within conveyance and the acceptance by the City of Providence of the binder as herein set forth.

WITNESS our hands this 11th day of June, 1982.

WITNESS:

Royal Marshall

Margaret Payne
BUYER(S)

Royal Marshall

Ana Vasquez
BUYER(S)

EXTENSION

The time within which the parties may consummate this agreement may be extended up to and including _____, 19 .

BUYER(S)

BUYER(S)

CITY OF PROVIDENCE

AFFIDAVIT

I/WE, the undersigned Buyer(s) of real estate (hereinafter referred as "the home") situated at 26-28 Atlantic Avenue
Providence, R. I. (address) in the City of Providence,
State of Rhode Island, on oath depose and say:

1. I/we intend to occupy the home as my/our principal and permanent place of residence within 90 days of the date of closing, and will continue to occupy said home as my/our principal and permanent place of residence for a period of at least two (2) years thereafter.

2. I/we have no present intent to sell, assign or transfer ownership of said home to another and have not entered into any agreement, understanding or other arrangement to sell, assign or transfer said home.

3. I/we declare under penalty of perjury that the foregoing representations are true and correct.


BUYER(S)


BUYER(S)

STATE OF RHODE ISLAND

COUNTY OF Providence

Subscribed and sworn to before me on this 11th day of

June, 1986.


NOTARY PUBLIC

ARTHUR J. MARKOS
DIRECTOR



JOSEPH R. PAOLINO, JR.
MAYOR

Department of Planning and Development
"Building Pride In Providence"

June 12, 1986

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Rose:

Enclosed is Offer to Purchase for Miguel and Ana Vasquez. The deposit of \$100.00 was sent to the City Collector.

If you have any questions please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ray", written over a horizontal line.

Raymond Mannarelli
Chief Legal Counsel

RM/lg

Enclosure

Miguel Vasquez
32 Atlantic Avenue
Providence, Rhode Island 02907
941-8071

January 22, 1986

Andrew Annaldo
Chairman, Committee on Property
City Council
City Hall
Providence, Rhode Island 02903

Dear Sir:

I would like to purchase the city owned property at 26-28 Atlantic Avenue, Plat 53, Lot 668. This vacant lot which abutts my home property, is congested with abandoned cars, is an eyesore to the neighborhood, and poses health and safety concerns.

I intend to improve the property and enclose this lot along with my yard and commit to the on-going maintenance of this lot.

Thank you for your attention to this matter.

Yours truly,



Miguel Vasquez

Handwritten note:
Miguel Vasquez
6/2/86

DEPT. OF JUSTICE
PROVIDENCE, R.I.

MAR 19 9 54 AM '86

FILED



Department of Law
"Building Pride In Providence"

April 11, 1986

Councilman Andrew Annaldo
Chairman, Committee on City Property
c/o Office of the City Clerk
City Hall
Providence, Rhode Island 02903

Dear Councilman Annaldo:

Pursuant to Chapter 1982-53, Ordinance No. 436, Section 4 (a copy of which is enclosed for your review), I am notifying you that the following properties have had their equity of redemption foreclosed and title is now with the City of Providence:

<u>Description of Property</u>	<u>Costs</u>	<u>Plus 10% Interest</u>
1. 18 Zone St., Plat 66, Lot 184	706.56	777.22
2. 145 Bellevue Ave., Plat 31, Lot 283	717.12	788.83
3. 26 & 28 Atlantic Ave., Plat 53, Lot 668	751.44	826.58
4. 167 Burnside St., Plat 48, Lot 469	695.04	724.94
5. 227 Ocean St., Plat 54, Lot 143	685.44	753.98
6. 181 Pavillion Ave., Plat 57, Lot 52	762.00	838.20
7. 18 Hammond St., Plat 32, Lot 439	746.11	820.78

Sections 5, 6 and 7 of the Ordinance outline the procedures which must be followed by your committee.

Should you desire any additional information in this regard, I will be more than happy to comply.

Very truly yours,


EDWARD C. CLIFTON
City Solicitor



ELMWOOD NEIGHBORHOOD HOUSING SERVICES, INC.

903 BROAD STREET • PROVIDENCE, RHODE ISLAND 02907 • (401) 461-4111

January 22, 1986

Andrew Annaldo
Chairman, Committee on Property
City Council
City Hall
Providence, Rhode Island 02903

Dear Sir:

I would like to recommend the sale of the abandoned lot at 26-28 Atlantic Avenue to Miguel Vasquez, whose property abutts this lot. This vacant property has been of constant concern to our organization and hurts our efforts to improve this section of the neighborhood.

The attached picture best describes the current condition of the lot. Mr. Vasquez intends to improve the lot and ENHS will be working closely with him to insure that those improvements are made. If I can be of any further assistance, please do not hesitate to call.

Yours truly,

A handwritten signature in cursive script, appearing to read "Thomas Fairchild".

Thomas Fairchild
Assistant Director

TF/mm

cc: Councilman Nicholas Easton

DEPT. OF CIV. CLERK
PROVIDENCE, R.I.
MAR 18 9 59 AM '86

FILED





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S.W.A.P.

(STOP WASTING ABANDONED PROPERTY)

June 6, 1985

Mr. Andrew Annaldo
Chair of Properties Committee
c/o City Clerk
City Hall
Providence, RI 02903

Dear Mr. Annaldo,

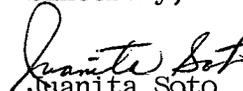
I am trying to help Mr. Miguel W. Vasquez and his wife Ana to purchase the empty lot where 26-28 Atlantic Avenue Providence, R.I. was located (plat/lot #53/668).

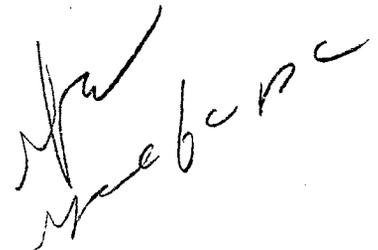
Mr. and Mrs. Vasquez are the owners of 30-32 Atlantic Avenue which is located next to the empty lot. They are planning to use the empty lot as a parking lot for their house, with a fence around it and pavement in it.

We are not completely sure about the evaluation for this empty lot, but we have some information about the last appraisal for it and it is from \$750 thru \$1,500. If this is the case Mr. and Mrs. Vasquez will offer \$750 for it.

We would appreciate hearing from you as soon as possible on this matter. Please, feel free to call me if you have any questions.

Sincerely,


Juanita Soto
SWAP Staff



439 Pine St., Providence, R.I. 02907

(401) 272-0526

THE COMMITTEE ON
CITY PROPERTY

Recommends

Be Continued

Rose M. Mendenhall

Clerk

Feb 5, 1986



Department of Planning and Development

"Building Pride In Providence"

October 7, 1985

Committee on City Property
c/o City Clerk
City Hall
Providence, R. I. 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2159 - Proposed Sale of Lot 668 on A.P. 53
located at 26-28 Atlantic Avenue

Gentlemen:

The City Plan Commission at its October 1, 1985 regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Mr. Miguel W. Vasquez and his wife Anna, owners of adjacent property on 30-32 Atlantic Avenue, who are planning to use the aforesaid lot as a parking lot for their tenants by improving it (pavement and fencing).

A field inspection revealed that the aforesaid lot is vacant and unimproved, used for off-street parking. The adjacent building located on Lot 307 is vacant and undergoing some rehabilitation.

Based upon sound planning practices, the lot in question which contains 4,000 square feet should be divided equally between adjacent property owners of Lot 307 and Lot 394 to provide additional needed acreage to their undersized lots.

The Commission voted: To advise the Committee on City Property that no objection is offered to the sale of Lot 668 under condition that the opportunity of purchase would be offered to both adjacent property owners with provision of subdivision of above lot into two equal parts.

Sincerely yours,

A handwritten signature in cursive script that reads "Kathleen D. Field".

Kathleen D. Field
Associate Director of
Planning

KDF/b

cc: Councilman Nicholas W. Easton

FILED
OCT 8 9 07 AM '85
DEPT. OF CORRECTIONS
PROVIDENCE, R.I.

Rose M. Mendonca

City Clerk



Clerk of Council

Clerk of Committees

Michael R. Clement

First Deputy

Grace Nobrega

Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

July 9, 1986

Mr. and Mrs. Miguel Vasquez
32 Atlantic Avenue
Providence, R.I. 02907

Dear Mr. and Mrs. Vasquez:

Enclosed is certified copy of Resolution No. 371, authorizing a deed of conveyance to Miguel and Ana Vasquez, the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton, so that the deed may be executed for the property involved.

Very truly yours,

A handwritten signature in cursive script that reads "Rose M. Mendonca".

Rose M. Mendonca,
City Clerk.

RMM/jlm
Enc.