

SECTION 34-36.1-4.09 RESALE CERTIFICATE
RHODE ISLAND CONDOMINIUM ACT

I, John Corrigan, being the President of the Eastside Commons Condominium Association, do hereby certify, to the best of my knowledge the following:

1. That there is not a right of first refusal or other restraint on the free alienability of unit 214N.
2. That the amount of the monthly common expense for Unit 214N is \$407.00, and that, as of 4/10/13, **there is no unpaid balance** of common expense or special assessment currently due on this unit. Monthly common expense payments are due the first of each month. (The water & sewer fees are included in the monthly condo fees.)
3. That there will be other fees payable by the unit owners. The association has approved a special assessment of \$500.00 per unit which will be payable in two installments. This special assessment is to assist the association to demand arbitration of a (second) warranty claim. The first portion (\$330.00) of this assessment has been paid as of 4/10/13.
4. That there may be capital expenditures by the association for the current and next two (2) succeeding fiscal years. The Association, having received a monetary award from the developer, Toll Brothers, will begin addressing previously identified warranty/construction issues from those monies, and it is unknown if additional expenditures will be required as construction and repair plans are still pending.
5. That there are reserve funds of \$463,656.24 for capital expenditures as of 3/31/13. The Association additionally holds a restricted \$455,755.66 to effectuate repairs connected to original warranty claims against the developer.
6. That there is attached a balance sheet and income and expenses statement of the association.
7. That there is attached an operating budget of the association.
8. That there are no unsatisfied judgments against the association.
9. That there is attached a copy of insurance policy which provides coverage for the benefit of the unit owners.
10. That the Executive Board **has no** knowledge that any alterations or improvements to unit 214N or to the limited common elements assigned thereto violate any provision of the Declaration.
11. That the Executive Board **has no** knowledge of any health code violations with respect to unit 214N, the limited common elements assigned thereto, or any other

portion of the condominium, nor are there any other violations of any zoning. There are a few, non-structural code issues that have been recently discovered, some of which have been corrected, others which require interpretation and clarification by code officials to determine the best course of corrective action. Primary issues are related to some holes in attic chase ways, shaft ways, insulation around light fixtures, and some missing fire caulking at garage ceilings. We have already completed some of the items and are working to resolve the outstanding issues.

12. That there are no leasehold estates affecting this unit or the condominium.

13. That there is a Management Agreement providing for the management of the condominium association.

14. That at the closing for the purchase of any Unit, the Purchaser shall pay to the Association two months' assessment as working capital which shall be non-refundable. Specifically for Unit 214N this amount is \$772.00 See attached

15. That in order access the garage and the space(s) assigned to this unit the previous owner shall pass on at the closing the garage transmitter which will allow the opening of the garage door. Specifically, the deeded space(s) for Unit 214N is 11 (Eleven).

16. It is the responsibility of the Buyer(s) to read and abide by the Declaration of Condominium, the By-Laws, and the Rules and Regulations and any amendments thereto of the Eastside Commons Condominium Association. These are available either from the Sellers, the Property Managers, or from the records at the City of Providence.

Dated: 4/11/2013

By: John Corrigan

John Corrigan
President, Board of Directors
Eastside Commons Condo. Association

IMPORTANT MESSAGE FOR NEW OWNERS:

**PLEASE CALL PREMIER PROPERTY MANAGEMENT AT 401-845-2128 AS SOON AS POSSIBLE AND GIVE THEM YOUR MOVE-IN DATE SO THEY CAN INFORM YOU OF THE EASTSIDE COMMONS MOVING PROCEDURES. THEY WILL ALSO CONFIRM YOUR CONTACT INFORMATION AT THIS TIME. (I.E. correct mailing address, best phone number to use, email address, etc.)
THANK YOU!!**

**Balance Sheet (Cash)
Eastside Commons - (es)
March 2013**

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Prepared For:
Eastside Commons Condo Assoc. Inc.
C/O Premier Property Management
126 West Main Rd.
Middletown, RI 02842

Prepared By:

ASSETS

CITIZENS BANK CHECKING ACT

1110 Operating \$ in Checking	12,684.25
1111 \$ to pay insurance	2,920.00
1115 HVAC Funds	5,355.26
1121 ARB II \$ in checking	21,960.66

Total Citizens Checking	42,920.17
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CITIZENS MONEY MARKET ACCOUNT

1160 Reserve \$ in Citizens MMKT	209,804.81
1165 Toll Arb I Settlement \$	50,755.66

Total Citizens Money Market Account	260,560.47
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WEBSTER BANK

1192 Toll Arb I Settlement \$ (Webster)	202,650.47
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NEWPORT FED

1196 Toll Arb I Settlement \$ (NewportFed)	202,599.91
1197 Reserve \$ @ NptFed	5,833.33

Total in Newport Fed	208,433.24
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SAVINGS/RESERVE FUNDS at BANKRI

1225 BankRI "Business Power" MMKT	248,018.10
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TOTAL CASH ASSETS

	962,582.45
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TOTAL ASSETS

	986,947.45
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LIABILITIES & CAPITAL

2210 Prepaid Condo Fees	6,516.20
3800 Retained Earnings	516,251.46
3810 Capital Fund Balance	453,892.96

**Balance Sheet (Cash)
Eastside Commons - (es)
March 2013**

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TOTAL LIABILITIES & CAPITAL

986,947.45

Income Statement (Cash)
Eastside Commons - (es)
March 2013

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Prepared For:
Eastside Commons Condo Assoc. Inc.
C/O Premier Property Management
126 West Main Rd.
Middletown, RI 02842

Prepared By:

	Month to Date	%	Year to Date	%
INCOME				
4500 Condo Fees - Operating	35,682.65	90.02	102,193.80	69.30
4510 Toll Arbitration Income	1,650.00	4.16	26,400.00	17.90
4516 Parking Income	75.00	0.19	225.00	0.15
4530 Reimbursement - HVAC	1,875.00	4.73	5,387.00	3.65
4550 Working Capital from Closings	0.00	0.00	898.00	0.61
5720 Interest on Bank Accounts	41.91	0.11	123.77	0.08
5721 Interest Earned Citizens MMKT	11.06	0.03	31.24	0.02
5723 Interest BankRI	105.28	0.27	305.55	0.21
5800 Late Fee	199.25	0.50	242.46	0.16
TOTAL INCOME	39,640.15	100.00	135,806.82	92.09
EXPENSES				
6201 Maintenance & Repairs	3,239.79	8.17	6,801.15	4.61
6215 Elevator	580.00	1.46	4,230.92	2.87
6217 Fire Alarm	0.00	0.00	2,640.80	1.79
6218 Sprinkler	0.00	0.00	600.00	0.41
6222 Cleaning	3,071.57	7.75	4,871.57	3.30
6262 Snow Removal	2,130.00	5.37	9,340.50	6.33
6270 Postage, Copy, Office Supplies	547.32	1.38	667.32	0.45
6300 Management Exp.	4,185.00	10.56	12,555.00	8.51
6302 Toll Arbitration (II) Expense	250.00	0.63	5,019.34	3.40
6303 Legal & Accounting	0.00	0.00	150.00	0.10
6304 Banking Expense	3.00	0.01	44.00	0.03
6320 Insurance	0.00	0.00	4,135.30	2.80
6405 Phone	241.71	0.61	646.00	0.44
6410 Electricity	8,593.20	21.68	19,756.75	13.40
6420 Gas	1,002.95	2.53	2,713.15	1.84
6430 Water	319.64	0.81	319.64	0.22
6433 Sewer	1,301.52	3.28	3,778.60	2.56
6450 Trash Disposal	861.74	2.17	2,588.31	1.76
6460 Pest Control	120.00	0.30	275.00	0.19
6480 Contingency Expenses	425.00	1.07	425.00	0.29
7800 Reserve Deposits	0.00	0.00	11,666.66	7.91
TOTAL EXPENSES	26,872.44	67.79	93,225.01	63.21
NET INCOME	12,767.71	32.21	42,581.81	28.87

Budget Detail (Cash)
Eastside Commons - (es)
January 2013 - December 2013

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Condo Fees - Oper	34,154	34,154	34,154	34,154	34,154	34,154	34,154	34,154	34,154	34,154	34,154	34,154	409,850
Reimbursement -	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	20,750
TOTAL INCO	35,883	35,883	35,883	35,883	35,883	35,883	35,883	35,883	35,883	35,883	35,883	35,883	430,600
EXPENSES													
Maintenance & Re	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	28,000
Unplanned Repair	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Elevator	3,250			3,250			3,250			3,250			13,000
Fire Extinguisher I	32	32	32	32	32	32	32	32	32	32	32	32	380
Fire Alarm	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Sprinkler	417	417	417	417	417	417	417	417	417	417	417	417	5,000
HVAC	667	667	667	667	667	667	667	667	667	667	667	667	8,000
HVAC Bi-Annual M				10,375							10,375		20,750
Cleaning	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000
Snow Removal	2,400	2,400	2,400								2,400	2,400	12,000
Postage, Copy, Off	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Management Exp.	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	50,220
Legal & Accountin	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Banking Expense	21	21	21	21	21	21	21	21	21	21	21	21	250
Insurance	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	32,000
Phone	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Electricity	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Gas	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Water	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Sewer	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Trash Disposal	917	917	917	917	917	917	917	917	917	917	917	917	11,000
Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Landscaping				2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	23,000
Contingency Expe	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Property Improve	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Reserve Deposits	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000
TOTAL EXPE	35,804	32,554	32,554	46,654	33,029	33,029	36,279	33,029	33,029	36,279	45,804	32,554	430,600
NET INCOME	79	3,329	3,329	-10,771	2,854	2,854	-396	2,854	2,854	-396	-9,921	3,329	

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Troy, Pires & Allen, LLC Shove Insurance 376 Newport Avenue East Providence, RI 02916		PHONE (A/C, No, Ext): 401.431.9200	COMPANY Arbella Insurance Group	
FAX (A/C, No): 401.431.9201		E-MAIL ADDRESS: Andy.Troy@tpallc.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #: 00027616		LOAN NUMBER		POLICY NUMBER 8500055754
INSURED Eastside Commons Condominium Association, Inc. c/o Premier Property Management 126 West Main Rd Middletown, RI 02842		EFFECTIVE DATE 06/13/2012	EXPIRATION DATE 06/13/2013	CONTINUED UNTIL TERMINATED IF CHECKED <input type="checkbox"/>
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
1 Loc BLNKT
2 Loc 00001 1 Wayland Avenue - South, Providence, RI 02906
3 Loc 00002 1 Wayland Avenue - North, Providence, RI 02906

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

	COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
1	Building, 100% Replacement Cost, Special Form, Blanket buildings	19,477,500	5,000
1	BI w/ Extra Expense, blanket	425,000	
1	Employee Dishonesty	110,000	

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Premier Property Management 126 West Main Rd Middletown, RI 02842	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	X Property Manager
	LOAN #	
AUTHORIZED REPRESENTATIVE Elisabeth Deschene/EAD <i>Elisabeth Deschene</i>		

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Troy, Pires & Allen, LLC Shove Insurance 376 Newport Avenue East Providence, RI 02916	CONTACT NAME: PHONE (A/C, No, Ext): 401.431.9200		FAX (A/C, No): 401.431.9201
	E-MAIL ADDRESS: _____		
INSURED Eastside Commons Condominium Association, Inc. c/o Premier Property Management 126 West Main Rd Middletown, RI 02842	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Arbella Insurance Group		
	INSURER B : Greenwich Insurance Company		
	INSURER C : CNA		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES **CERTIFICATE NUMBER: Master 2012-13** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			8500055754	06/13/2012	06/13/2013	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
B	UMBRELLA LIAB			US00012347LI11A	06/13/2012	06/13/2013	EACH OCCURRENCE \$ 5,000,000
	EXCESS LIAB						AGGREGATE \$ 5,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 0						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / N	N/A				OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
C	Directors & Officers			0251037252	06/13/2012	06/13/2013	E.L. DISEASE - POLICY LIMIT \$
							\$1,000,000 limit w/\$1,000 ded claims made/retro date 6/13/06

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

CERTIFICATE HOLDER

CANCELLATION

Premier Property Management 126 West Main Rd Middletown, RI 02842	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Elisabeth Deschene</i> Elisabeth Deschene/EAD

Eastside Commons Condo. Assoc.

401-845-2128
 c/o 126 West Main Rd
 Middletown, RI 02842

Statement

Account: es - 214N - 214n-sid

Date: 04/10/13

Payment: _____

Harleen Sidhu
1510 Lexington Ave APT 11R
New York, NY 10029-7165

Please remit to: Eastside Commons THANK YOU!

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
01/01/13	Arbitration II Special Assessment	330.00		330.00
01/01/13	Condo Fee	386.00		716.00
01/01/13	monthly HVAC	21.00		737.00
01/10/13	chk# 1088 January		407.00	330.00
02/01/13	Condo Fee	386.00		716.00
02/01/13	monthly HVAC	21.00		737.00
02/01/13	chk# 1100 February		407.00	330.00
03/01/13	Condo Fee	386.00		716.00
03/01/13	monthly HVAC	21.00		737.00
03/12/13	chk# 558 March		407.00	330.00
03/19/13	chk# 175 Arbitration II Special Assessment - 1st		330.00	0.00
04/01/13	Condo Fee	386.00		386.00
04/01/13	monthly HVAC	21.00		407.00
04/08/13	chk# 1117 April		407.00	0.00

Current	30 Days	60 Days	90 Days	Amount Due
0.00	0.00	0.00	0.00	0.00



126 West Main Road
Middletown, RI 02842
Tel: (401) 845-2128
Fax: (401) 846-6191
www.premierpm.biz

April 10, 2013

To Whom It May Concern:

Please note there is a working capital deposit fee when purchasing a unit at Eastside Commons Condo Association. It is two months' condo fees only. For the sale of Unit 214N, this fee is \$772.00. It is noted on the second page of the enclosed resale certificate.
Please remit to: Eastside Commons Condo. Assoc.

Thank you,


Megan Gumkowski
Premier Property Management