

City of Fall River, *In City Council*

ORDERED, that the City of Fall River does hereby sell the following parcel of land to the following buyer for the following consideration:

<u>Property</u>	<u>Sale Price</u>	<u>Buyer</u>
45 Morgan Street (Assessors Map I-08-0001)	\$5,000.00	T.A. Restaurant, Inc.

In City Council, February 13, 2012
Adopted, 9 yeas

Approved, February 22, 2012
William A. Flanagan, Mayor

A true copy. Attest:



City Clerk

COST PROPOSAL
SALE OF CITY SCHOOLS
RFP 12-06

RECEIVED
OFC 27 2011
Purchasing Department

Description Offered	Minimum Bid Price	Proposed Price
N.B. Borden School	\$1.00	\$ <u>5000.00</u>

I Acknowledge Addendum(s) No. KS

VENDOR CERTIFICATION

NAME KEVIN SANTOS / FERNANDO SANTOS / PRESIDENT + V.P. T.A. RESTAURANT INC.

STREET ADDRESS 408 SOUTH MAIN ST.

MAILING ADDRESS SAME AS ABOVE

CITY, STATE, ZIP CODE FALL RIVER MASS. 02721

TELEPHONE/FAX 508-673-5890 / 508-837-6483

AUTHORIZED SIGNATURE AND TITLE  V.P.

(This form must be included in the proposal submission)

SECTION A

PURSUANT TO M.G.L., CH. 62C, SEC. 49A, I CERTIFY UNDER THE PENALTIES OF PERJURY THAT I, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE FILED ALL STATE TAX RETURNS AND PAID ALL STATE TAXES REQUIRED UNDER LAW.

~~XXXXXXXXXX~~
*SOCIAL SECURITY NUMBER
OR FEDERAL IDENTIFICATION
NUMBER

x. 
*SIGNATURE OF INDIVIDUAL
OR CORPORATE NAME

PLEASE CHECK THE FOLLOWING:

INC:

T.A. RESTAURANT INC.
BY: KEVIN SAVITS VICE PRESIDENT
CORPORATE OFFICER
(IF APPLICABLE)

DATE: 12/26/11

(PLEASE PRINT)


BUSINESS NAME: T.A. RESTAURANT INC.

ADDRESS: 408 SOUTH MAIN ST.

CITY, STATE, and ZIP CODE: FALL RIVER MASS. 02721

SECTION B

I ALSO CERTIFY THAT I, TO THE BEST OF MY KNOWLEDGE AND BELIEF, PAID ALL ACCOUNTS RECEIVABLE OWED TO THE CITY OF FALL RIVER, INCLUDING, BUT NOT LIMITED TO REAL AND PERSONAL PROPERTY TAXES, MOTOR VEHICLE EXCISE TAXES, PARKING FINES, WATER AND SEWER USER CHARGES AND OTHER LICENSE/PERMIT FEES, EMERGENCY MEDICAL SERVICES CHARGES, OR OTHER CHARGES OR FEES.

x. 
*SIGNATURE OF INDIVIDUAL
OR CORPORATE OFFICER

T.A. RESTAURANT INC.

* APPROVAL OF A CONTRACT OR OTHER AGREEMENT WILL NOT BE GRANTED UNLESS THE APPLICANT SIGNS THIS CERTIFICATION CLAUSE.

* YOUR SOCIAL SECURITY NUMBER WILL BE FURNISHED TO THE MASSACHUSETTS DEPARTMENT OF REVENUE TO DETERMINE WHETHER YOU HAVE MET TAX FILING OR PAYMENT OBLIGATIONS. PROVIDERS WHO FAIL TO CORRECT THEIR NON-FILING OR DELINQUENCY WILL NOT HAVE A CONTRACT OR OTHER AGREEMENT ISSUED, RENEWED, OR EXTENDED. THIS REQUEST IS MADE UNDER THE AUTHORITY OF M.G.L. CH.62, SEC.49A.

COLLECTOR SIGNATURE

TREASURER SIGNATURE

AFFIDAVIT


CITY OF FALL RIVER, MASSACHUSETTS

RFP 12-06

N.B. Borden

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals. M.G.L. 30B

Signed under penalty of perjury:



AUTHORIZED SIGNATURE

T.A. RESTAURANT INC.

COMPANY NAME

12/26/11

DATE

Disclosure of Beneficial Interests in Real Property Transaction

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. Ch. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: N.A.
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: Sale Lease or rental for _____ (term):

4. Seller(s) or Lessor(s): CITY OF FALL RIVER MASS

Purchaser(s) or Lessee(s): KEVIN SANTO'S / FERNANDO SANTO'S c/o T.A. RESTAURANT INC.

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Not: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten (10%) percent of the outstanding voting shares need not be disclosed.

Name

Address

KEVIN SANTO'S

593 JEFFERSON ST. F.R. MASS. 02721

FERNANDO SANTO'S

264 HOPE ST. F.R. MASS 02721

(Continued on next page)

5. Continued

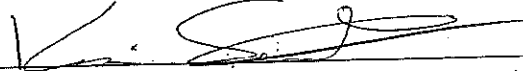
None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

NA / NA

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is completed and accurate in all respects.

Signature: 

Printed name: KEVIN SANTOS

Title: Vice President

Date: 12/26/11

Proposal For NB Borden School, 45 Morgan St, Fall River, MA

Bidders- Fernando Santos & Kevin Santos

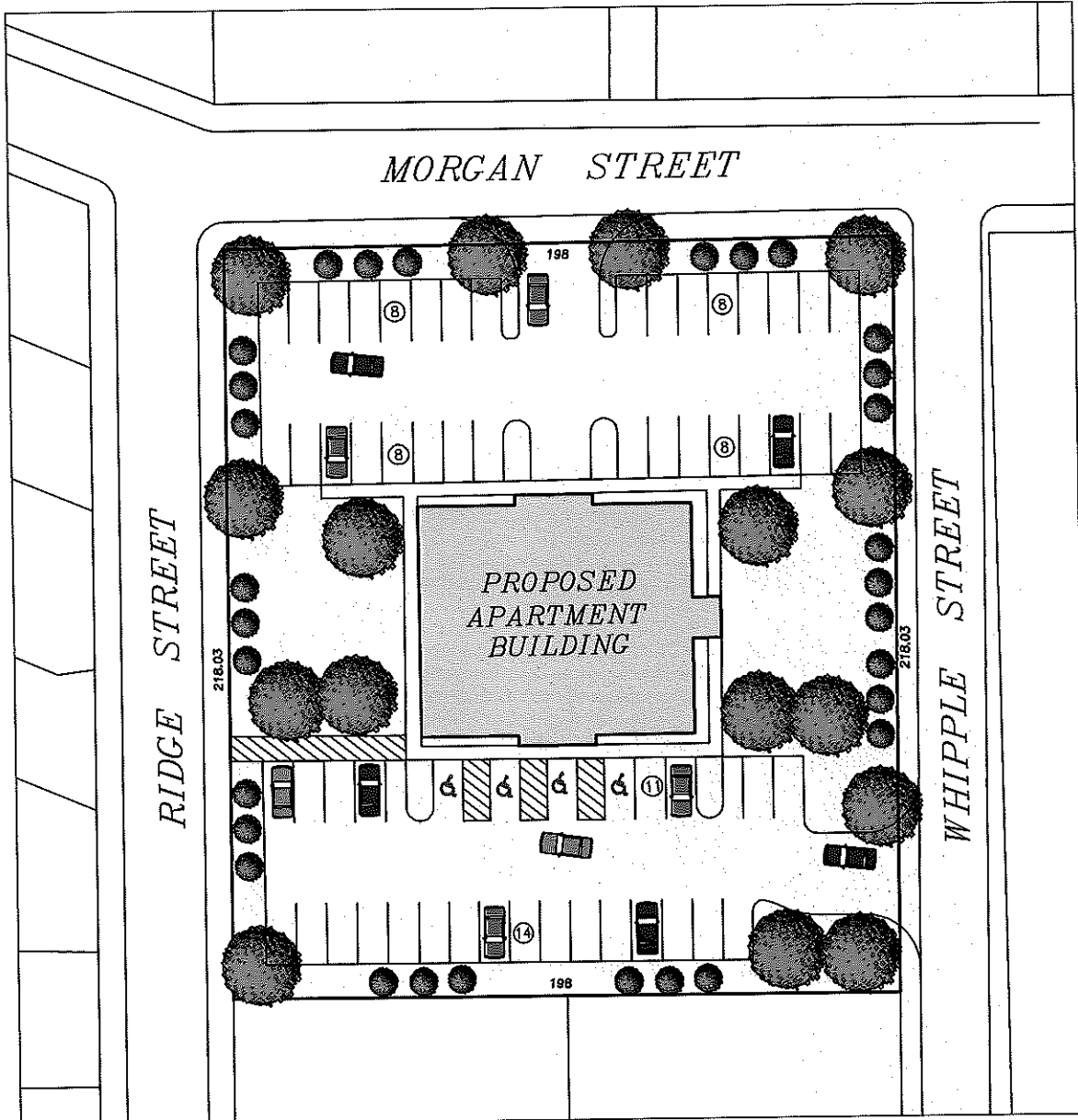
We are currently the owners of the TA Restaurant located at 408 South Main St. for the past nine years. We recently purchased real estate at 420 South Main St directly across the street from the Restaurant. Additionally, we rent parking spaces for our business. We are invested in the area and hopefully will continue to invest in the future. The downtown area of Fall River is where we choose to earn our living. It is becoming increasingly difficult to plan long term for any future investments in our current business with the issue of parking outstanding. We consistently hear from a number of businesses in the area that they would benefit greatly by having additional parking, even if only to find somewhere for employees to park.

Our proposal for the property is as follows:

- Create permanent parking for the long term stability of the TA Restaurant.
- Create off street parking for several neighboring businesses.
- Preserve the structure of the building and explore residential and professional live/work spaces.

Estimates for the residential and professional live/work spaces are currently in process. Work on the proposal will commence immediately upon award.

PROPOSED N.B. BORDEN APARTMENTS



PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Founce Corner Road
Dartmouth, Ma 02747
(508) 998-2125
FAX (508) 998-7554

10 Purchase Street, Suite 210
Fall River, MA 02726
(508) 679-5648

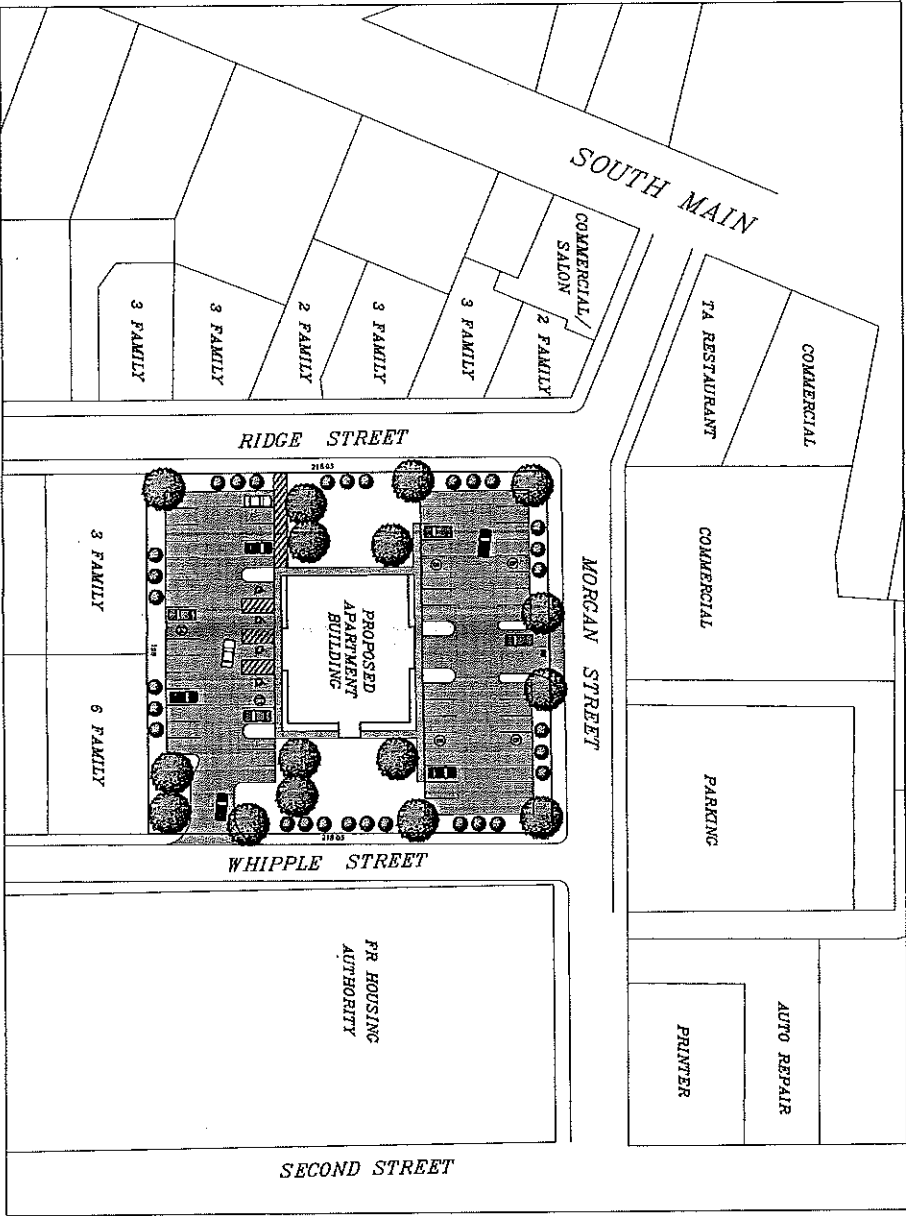
PARCEL SUMMARY

MAP I-08 LOT 11
45 MORGAN STREET
FALL RIVER, MA

LOT AREA: 43,170 SQ.FT.±

ZONING: A2 (APARTMENT DISTRICT)
MIN. FRONTAGE - 100'
MIN. AREA - 10,000 SQ. FT.
+ 2,000 SQ.FT. PER ADD. UNIT

PROPOSED N.B. BORDEN APARTMENTS MORGAN STREET, FALL RIVER MA



PARCEL SUMMARY
 MAP 1-08 LOT 11
 45 MORGAN STREET
 FALL RIVER, MA
 LOT AREA: 43,170 SQ.FT.
 ZONING: A2 (APARTMENT DISTRICT)
 MAX. PERMITTED BUILDING SQ. FT.
 10,000
 MAX. PERMITTED FLOOR AREA UNIT
 + 2,000 SQ.FT. PER ADD. UNIT

SITEC
 Civil and Environmental Engineering
 Land Use Planning
 SITEC, Inc.
 46 South Center Road
 Derrisfield, MA 02747
 (508) 938-2125
 FAX (508) 938-7534
 10 Purchase Street, Suite 210
 Fall River, MA 02720
 (508) 679-3848

