

Exhibit A

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

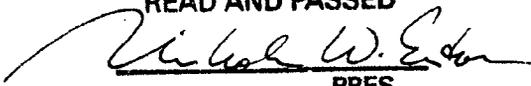
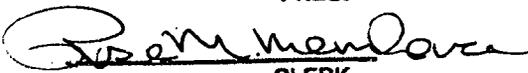
# RESOLUTION OF THE CITY COUNCIL

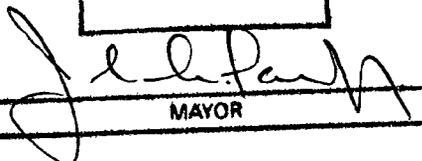
No. 56

Approved February 8, 1990

RESOLVED, That the City of Providence acquire for One Dollar (\$1.00) from McLaughlin & Moran, Inc. certain real property containing approximately 4,500 square feet located on Terminal Road, which said property is a portion of Lot 276 on Assessor's Plat 56 and more particularly shown on Exhibit A attached hereto and incorporated herein.

IN CITY COUNCIL  
FEB 1 - 1990  
READ AND PASSED

  
PRES.  
  
CLERK

APPROVED  
FEB - 8 1990  
  
MAYOR

IN CITY COUNCIL  
DEC 21 1989  
FIRST READING  
REFERRED TO COMMITTEE ON

CITY PROPERTY

*Roseman* CLERK

THE COMMITTEE ON  
CITY PROPERTY

Approves Passage of  
The Within Resolution

*Roseman*  
Chairman  
Clerk

January 24, 1990

Council President Easton (By Request)

EDWARDS & ANGELL

Counsellors at Law

2700 Hospital Trust Tower  
Providence, Rhode Island 02903  
401 274-9200  
Telex 952001 "EAPVD"  
Telecopier 401 276-6611

December 15, 1989

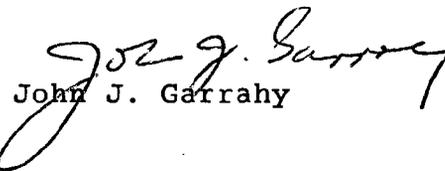
Mrs. Rose M. Mendonca  
City Clerk  
City Hall  
25 Dorrance Street  
Providence, RI 02903

Dear Mrs. Mendonca:

In accordance with our conversation, I enclose herewith 10 copies of a Resolution regarding the conveyance of property from McLaughlin & Moran to the City.

If you have any questions, do not hesitate to contact me.

Very truly yours,

  
John J. Garrahy

Enclosures

cc Charles F. Rogers, Esq.

**PURINGTON  
BUILDING SYSTEMS, INC.**  
870 Waterman Avenue  
EAST PROVIDENCE, RHODE ISLAND 02914  
(401) 438-0880

JOB G. Mann & Co.  
SHEET NO. 1 OF 1  
CALCULATED BY JHW DATE 12-14-89  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE 1" = 30'

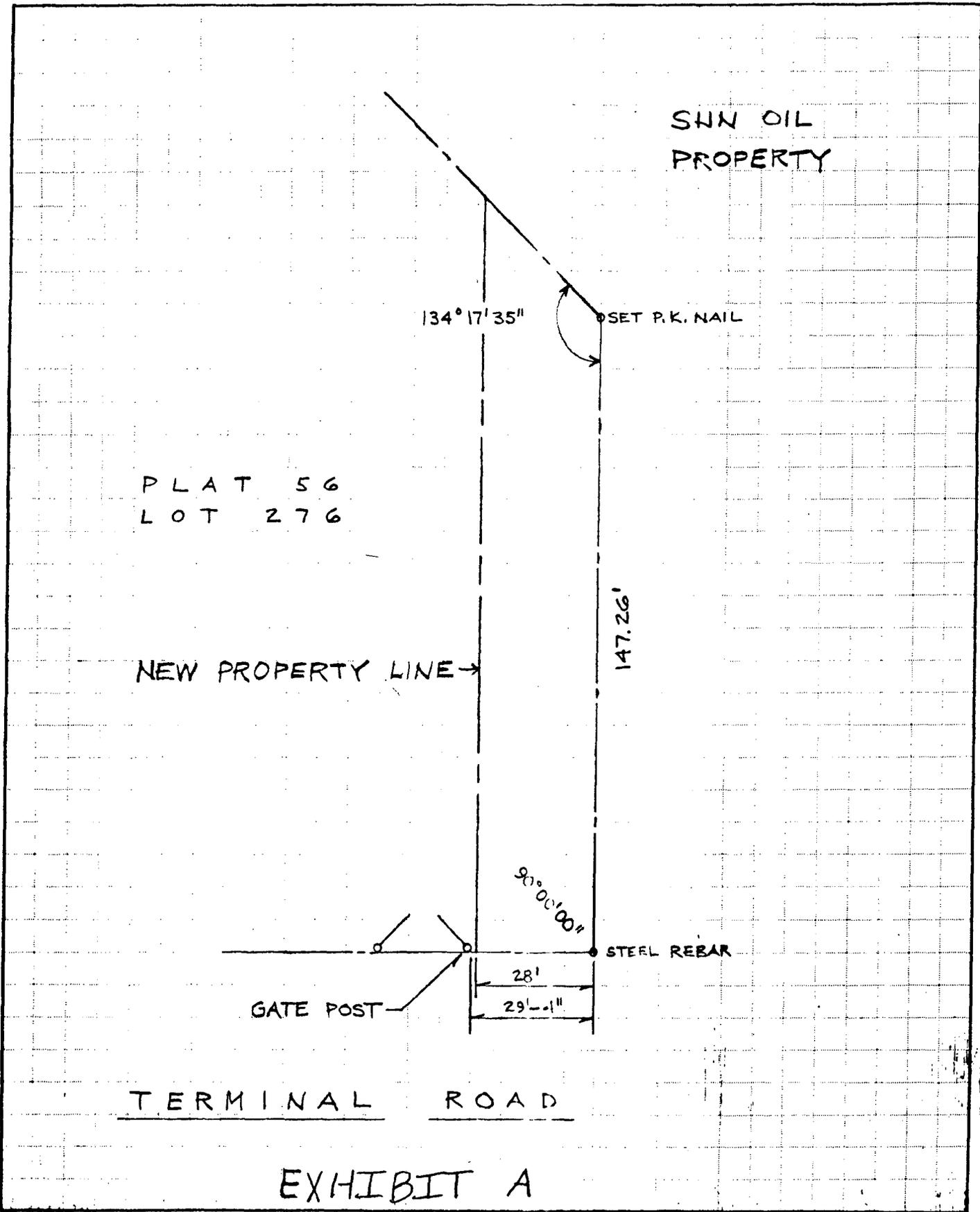
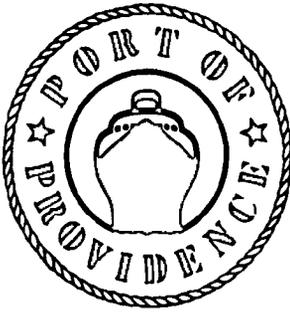


EXHIBIT A



JOHN R. D'ANTUONO  
PORT DIRECTOR  
(401) 781-4717

January 25, 1990

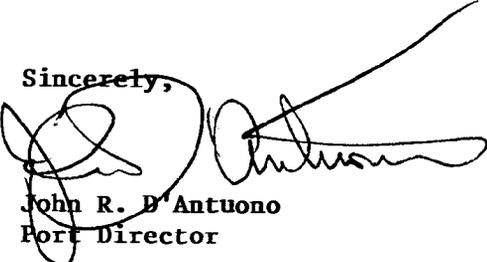
Ms. Rose Mendonca, City Clerk  
City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Dear Ms. Mendonca:

The attached minutes indicate the Commission's actions relative to the acceptance of land from McLaughlin and Moran. The attached letter from Sun Oil indicated the willingness to accept environmental responsibility for the land in question. I would recommend that the transfer of title not be finalized until such time as a lease agreement is agreed to by Sun Oil.

If you have any questions and I can be of any assistance please call.

Sincerely,



John R. D'Antuono  
Port Director

JRD/jh

cc: Patricia McLaughlin

attachments



Sun Refining and  
Marketing Company  
35 Terminal Road  
Providence, R.I. 02905-5595

December 20, 1989

Port of Providence  
Port Administration Building  
Municipal Wharf  
Providence, R.I. 02905

Dear John D'Antuono,

After conversations with G. Mann & Co., it has been determined that approximately 4,100 Sq. Ft. of land to the west of our lot #2 lease may be available to Sun Refining & Marketing as additional property to lease from the Port of Providence. It would be further identified as H to J on our lease document dated July 19, 1972 per your drawing dated November 15, 1961.

Sun Refining & Marketing Co. would be interested in this additional square footage at our current lease rate of \$.11 per square foot. We would also lease this property free and clear from any environmental liability that was caused by the previous owner or the Port of Providence. Assuming we could agree on the above, Sun would be pleased to lease this needed additional square footage.

I am available for any further discussion you may want.

Have a pleasant Holiday Season.

Sincerely,

A handwritten signature in cursive script that reads "Kevin C. Brennan".

Kevin C. Brennan  
Northeast Distribution Mgr.

cc: Billings L. Mann, Jr.

PORT COMMISSION MEETING DECEMBER 7, 1989

The Port Commission meeting of December 7, 1989 was called to order by Commission Chairman William H.D. Goddard at 9:35 A.M. in the Marine Terminal Building, Port of Providence.

Minutes of the October meeting were approved as written.

Jo-Anne Call Gave the operations report.

Tonnage is down in lumber as a portion has been lost to New London. Calcium chloride has also been lost to New London. The rates are low in New London due to non-I.L.A. personnel unloading the ships and we cannot compete.

Scrap metal has increased in tonnage.

Granite has arrived in the Port. The Port will realize dockage, wharfage and storage income from this commodity.

Overtime for October was \$911.87. \$588.74 was billed to Patriot Metals for clean-up after the Artemis fire. Water to ships was \$188.81. The balance of \$134.32 was for City overtime.

John D'Antuono reported on the lighting for the dock area. He has gone through the Planning Department for design services and the Master Lease Program will be used to fund this project. Gaskell Associates are the engineers who will be designing the lighting for the Port.

It has been recommended that C & D Construction be the contractor to repair the masonry wall in transit shed #1. C & D was the low bidder for the project at \$8,850.

A motion was made and seconded to pay legal fees to Galland, Kharash, Morse & Garfinkle in the sum of \$776.12. The vote was unanimous.

Chairman Goddard requested a vote regarding the Independent Cement License for an easement with an annual fee of \$4,000. The annual increase would be computed according to the Consumer Price Index. Commissioner McGee made an amendment to the vote suggesting that Independent Cement submit the annual Consumer Price Index calculation to the Port. A motion was made and seconded. The vote was unanimous.

A motion was made and seconded to go into executive session.

Adjourned: 9:50 A.M.

Open session resumed after the executive session concluded.

A vote to recommend to approve the Patriot settlement is contingent upon Commissioner Freeman's approval. The vote was unanimous.

A motion was made and seconded to approve the granting of an easement to Narragansett Water Quality Commission contingent on settlement of issues of the Capitol Center Pumping Station. The vote was unanimous.

Chairman Goddard recommended accepting land from Mclaughlin and Moran contingent upon receiving an indentification from Sun Oil Company to hold the City harmless relative to any contamination in the property.

A motion was made and seconded to adjourn. Adjourned: 10:50 A.M.

Respectfully submitted:  
Julie Harnad

**PRESENT**

Chairman Goddard  
Commissioner Donald A. Lopes  
Commissioner Donald J. Lopes  
Commissioner Stanley Weiss  
Commissioner Philip McGee

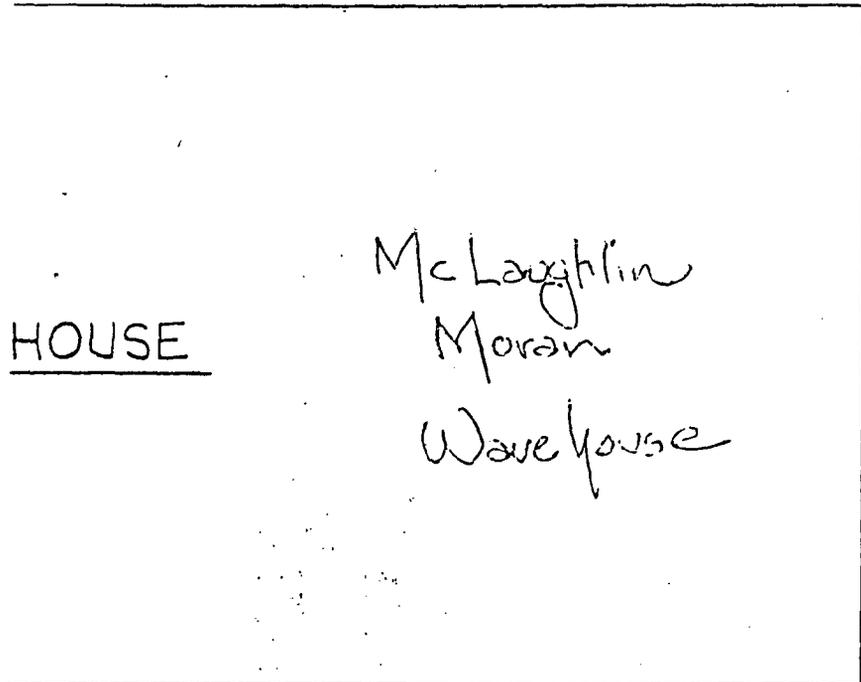
**ABSENT**

Commissioner Robert Freeman  
Commissioner John Rollins

**ALSO PRESENT**

John D'Antuono, Port Director  
Jo-Anne Call, Marketing Director  
Billings Mann, Mann Chemical  
Tom Brillat, U.R.I.  
John Castellucci, Providence Journal  
Zeno Trabucchi, Patriot Metals  
Jan Van Hemert, Patriot Metals

16



134° 17' 35"

SET P. K. NAIL

PROPOSED  
LINE →

← EXISTING  
LINE

147.26'

SUN OIL  
BUILDING

90° 00' 00"

STEEL REBAR

18.63'

18'

VT MFG. CO., LESSEE

35

TERMINAL ROAD