

RESOLUTION OF THE CITY COUNCIL

No. 828

Approved December 27, 1994

WHEREAS, Fielding Mfg.- Plastic Molding, Inc., ("Fielding") wishes to construct a loading ramp so as to improve its injection molding enterprise.

WHEREAS, the said construction will benefit the public safety, health and welfare.

NOW THEREFORE BE IT RESOLVED:

His Honor the Mayor is hereby authorized to grant to "Fielding" its successors and assigns a non-exclusive encroachment in or over certain easements and rights of way that the City may have in the former Mutual Street in the City.

1.) The easement shall be non exclusive and shall continue for a term not to exceed twenty-five (25) years;

2.) There may be an option period of not more than 25 years or option periods the total of which shall not exceed twenty-five (25) years;

3.) The easement shall be used only for the construction of a loading ramp and shall not interfere with the operation and maintenance of the existing sewer easement or sewer; and "Fielding" shall comply with any future order of the Department of Public Works so as to allow the City to utilize said sewer and sewer easement;

4.) "Fielding" shall execute an indemnification and hold harmless agreement acceptable to the City Solicitor. Further, "Fielding" shall maintain appropriate insurance in a sum not less than \$100,000 and shall name the City of Providence its agents, servants, officers and employees as an additional named insureds.

5.) "Fielding" by utilizing in any manner the grant contained herein agrees:

a.) That its Petition, plan, drawings, maps and all representations made to the Council Committee are binding against it;

b.) That it shall construct the loading ramp in conformity with those plans, etc. and in accordance with the requisites of the City Department of Inspection and Standards.

6.) A copy of the within shall be recorded and shall operate against successors of grantor and grantee;

7.) Upon such other term as the Mayor and the City Solicitor shall deem necessary and/or meritorious.

IN CITY COUNCIL
DEC 18 1994
READ AND PASSED
James H. Smith
PRES.
Michael S. Clement
CLERK

APPROVED
DEC 27 1994
Vincent A. Cincal
MAYOR

READ AND PASSED
IN CITY COUNCIL

11/17/94

IN CITY COUNCIL

Nov. 17, 1994

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

*Committee on
Public Works
Referred to City Property*

Jan M. Anglin CLERK

THE COMMITTEE ON
CITY PROPERTY

Recommends

Jan M. Anglin
12/6/94
Clerk

*Refer to Committee on
Public Works*

THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Barbara A. Poeris
12/2/94
Chairman
Clerk

From the Clerk's Desk

CITY OF PROVIDENCE
State of Rhode Island and Providence Plantations

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

WHEREAS, Fielding Mfg. - Plastic Molding, Inc.,
is the owner of those certain parcels of real estate on the
southerly side of Oxford Street and the westerly side of Poe Street
in the City of Providence (more specifically described in Exhibit
A attached hereto); and

WHEREAS, a portion of the premises described in Exhibit A was
formerly a portion of Mutual Street, and there exists an unused
sewer line underneath said Mutual Street; and

WHEREAS, said Mutual Street was condemned by the State of
Rhode Island for the purpose of constructing Interstate 95;
(See Book 1106 at Page 366); and

WHEREAS, the State of Rhode Island deeded Parcel I (being a
portion of Mutual Street) to LAREDEF REALTY OPERATIONS INC.
in 1960 in Deed Book 2001 at Page 84, a copy of which is attached
hereto as Exhibit B; and

WHEREAS, Fielding Mfg. - Plastic Molding, Inc. purchased said
Premises in 1972. (See Exhibit A).

WHEREAS, the City of Providence alleges that it may have some
rights of access to the sewer line under Mutual Street at some time
in the future; and

WHEREAS, the Fielding Mfg. - Plastic Molding, Inc. wishes to
build a loading dock at the rear of its building located on

its property as set forth in Exhibit A which will encroach upon Parcel 2 (formerly Mutual Street as set forth in Exhibit B) and over a portion of said sewer line in accordance with a set of plans attached hereto as Exhibit C.

NOW THEREFORE, Fielding Mfg. - Plastic Molding, Inc. respectfully requests that the City of Providence grant a building permit and permission to Fielding Mfg. - Plastic Molding, Inc., to encroach onto Parcel I on Exhibit B and the City of Providence' potential right of access to maintain the sewer line under said parcel, to the extent necessary to build said loading dock in accord with Exhibit C subject to the following condition:

1) If the City of Providence should require access to the sewer line under said Parcel I (formerly Mutual Street) then Fielding Mfg. - Plastic Molding, Inc. shall do all things necessary to allow said access.

Respectfully submitted,

By Charles A. Hambly, Jr.
Charles A. Hambly, Jr.
HIGGINS, CAVANAGH & COONEY
The Hay Building
123 Dyer Street
Providence, Rhode Island 02903-3987
(401-272-3500 Ext. 135/136)

DATE: October 31, 1994

NOV 7 11 30 AM '94
DEPARTMENT OF
PROVIDENCE, R.I.

IN CITY COUNCIL
NOV 17 1994

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Jim M. Casalone CLERK

*Committee on
Referred to City Property*

THE COMMITTEE ON
CITY PROPERTY

Recommends

*Refer to Committee on
Public Works*

Jim M. Casalone
DEC 6 1994 Clerk

THE COMMITTEE ON
PUBLIC WORKS

Approves Passage of
The Within Resolution

Barbara A. Poirier
12/12/94
Chairman
Clerk

From the Clerk's Desk

EXHIBIT A

N 893 966

CWB/hh

2/13/73

BOOK 1173 PAGE 600

KNOW ALL MEN BY THESE PRESENTS

That FEDERAL PRODUCTS CORPORATION, a corporation established under the laws of the State of Delaware, for and in consideration of the sum of TEN (10) DOLLARS and other valuable consideration to it paid by ENGINEERED PLASTICS, INC., a corporation established under the laws of the State of Rhode Island, hereinafter called the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, forever,

Those two (2) parcels of land with all buildings and improvements thereon, situated on the westerly side of Poe Street in the City of Providence and State of Rhode Island, bounded and described as follows:

PARCEL ONE:

Beginning at the northwesterly corner of Oxford Street and Poe Street, being the southeasterly corner of said parcel;

thence westerly bounding southerly on Oxford Street about one hundred twenty eight (128) feet to land now or lately of the State of Rhode Island;

thence northerly bounding westerly on said State of Rhode Island land about two hundred twenty one and 12/100 (221.12) feet to a corner;

thence easterly, bounding northerly on land now or lately of the State of Rhode Island in part, and in part on land now or lately of John Leach about one hundred twenty eight (128) feet to Poe Street;

thence southerly bounding easterly on Poe Street about two hundred twenty one and 12/100 (221.12) feet to Oxford Street at the point and place of beginning.

Said parcel comprises Parcel No. 1 on R. I. Highway Plat No. 1457, formerly a portion of Mutual Street, together with the parcel adjoining said Parcel No. 1 on the south and extending southerly therefrom to Oxford Street.

Together with all of the grantor's right, title and interest in and to that certain strip of land seven and one half (7- $\frac{1}{2}$) feet in width adjoining said parcel on the west as set forth in grant of easement from John F. Capaldi on behalf of the State of Rhode Island to Laredo Realty Operators, Inc., dated May 22, 1962 and recorded with said Records in Book 1114 at page 924.

PARCEL TWO:

That parcel of land, with all buildings and improvements thereon, situated on the westerly side of Poe Street in the City of Providence and State of Rhode Island bounded easterly by Poe Street about two hundred eighty (280) feet,

southerly by land now or lately of John Leach about

one hundred and 30/100 (100.30) feet,
westerly by land now or lately of the State of Rhode
Island about two hundred eighty (280) feet, and
northerly by land now or lately of the State of Rhode
Island about one hundred and 30/100 (100.30) feet.

Said parcel is shown as Parcel No. 2 on R. I. Highway
Plat No. 1457.

Said two parcels comprise the same premises conveyed
as PARCEL TWO and PARCEL THREE, respectively, in deed from
Federal Products Corporation (Rhode Island corporation) to
Federal Products Corporation (Delaware corporation) dated
June 30, 1969 and recorded in said records in Book 1156
at page 68.

Subject to reservations as to appurtenant easement of
right of light, air or access, and as to the right to main-
tain wall and drain contained in deed from Angelo A.
Marcello as Director of Public Works of the State of Rhode
Island to Laredef Realty Operators, Inc. dated November 22,
1966 and recorded in said records in Book 200 at page 84.

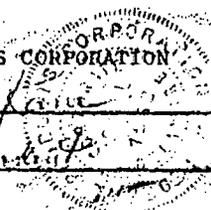
Subject to taxes assessed as of December 31, 1972.

IN WITNESS WHEREOF, said FEDERAL PRODUCTS CORPORATION has
caused these presents to be signed and its corporate seal to be
hereunto affixed by its proper officer, duly authorized, this
19th day of March 1973.

FEDERAL PRODUCTS CORPORATION

By

John J. Konec
President



3-19-73
REGS
TAX

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In *Providence*, in said County on the *19th* day
of *March*, 1973, before me personally appeared the above
named *John J. Konec, President*
of said FEDERAL PRODUCTS CORPORATION, to me known and known by me
to be the person executing the foregoing instrument for and in
behalf of said FEDERAL PRODUCTS CORPORATION, and he acknowledged
said instrument, by *him* executed in *his* said capacity to be
his free act and deed and the free act and deed of said
FEDERAL PRODUCTS CORPORATION.

Edward J. Loughran
Notary Public
My commission expires *June 30, 1976*

Received for Record at 3 o'clock 23 min P M
MAR 19 1973 *Edward J. Loughran* Recorder of Deeds

EXHIBIT B

KNOW ALL MEN BY THESE PRESENTS, THAT

6342001 REC 84

I, Angelo A. Marcello, as Director of Public Works of the State of Rhode Island, acting on behalf of the State of Rhode Island and Providence Plantations, in pursuance of and by virtue of Title 37, Chapter 7, Sections 1-4 of the General Laws of Rhode Island, 1956, for consideration of the sum of ONE AND 00/100 DOLLARS (\$1.00) paid to it by LAREDEF REALTY OPERATORS, INC. a corporation with its principal business office in Providence, Rhode Island, of the City of Providence, State of Rhode Island and Providence Plantations, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said LAREDEF REALTY OPERATORS, INC., its successors and assigns forever all the right, title, interest, property, claim and demand which the said State of Rhode Island and Providence Plantations now has, or of right ought to have or claim, in and to

These certain parcels or tracts of land together with all buildings and improvements thereon, situated along the westerly side of Poe Street so called in the City of Providence, County of Providence, State of Rhode Island and Providence Plantations and designated as Parcel No. 1 and Parcel No. 2 on Plat No. 1457 by the Rhode Island Department of Public Works, Division of Roads and Bridges, together with all rights appurtenant to said land, excepting and reserving therefrom to the Greater however, any appurtenant easement of right of light, air or access, the purpose of said exception and reservation being to restrict access to the abutting highway namely Interstate Route 95, and also excepting and reserving the right to maintain the wall on the westerly boundaries of said parcels and also the right to maintain the drain on said Parcel No. 2 as said drain is shown on said plat No. 1457 said land being further described as follows:

PARCEL NO. 1

Beginning at a point in the State Highway Line on the westerly side of Poe Street said State Highway Line being established by Plat No. 1161 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 30th day of September 1960 and also said point of beginning being one hundred eighty-one more or less (181±) feet northwesterly from the northerly line of Oxford Street so called; thence turning an interior angle of ninety degrees, no minutes and twenty-five seconds (90°-00'-25") in a southwesterly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a point and also said point being in the State Highway Line as established by Plat No. 1183 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 19th day of December 1960; thence turning an interior angle of eighty-nine degrees, fifty-nine minutes and thirty-five seconds (89°-59'-35") in a northwesterly direction a distance of forty and 12/100 (40.12) feet to a point; thence turning an interior angle of ninety degrees, no minutes and twenty-five seconds (90°-00'-25") in a northeasterly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a

I, Angelo A. Marcollo, as Director of Public Works of the State of Rhode Island, acting on behalf of the State of Rhode Island and Providence Plantations, in pursuance of and by virtue of Title 37, Chapter 7, Sections 1-3 of the General Laws of Rhode Island, 1956, for consideration of the sum of ONE AND 00/100 DOLLARS (\$1.00) paid to it by LAREDEF REALTY OPERATORS, INC. a corporation with its principal business office in Providence, Rhode Island, of the City of Providence, State of Rhode Island and Providence Plantations, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said LAREDEF REALTY OPERATORS, INC., its successors and assigns forever all the right, title, interest, property, claim and demand which the said State of Rhode Island and Providence Plantations now has, or of right ought to have or claim, in and to

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race, color, or national origin against such traveling public or highway users in their access to and use of the facilities and services so constructed, maintained or otherwise operated, and that the grantee, shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 15, Code of Federal Regulations, Commerce and Foreign Trade, Subtitle A, Office of the Secretary of Commerce Part 8 (15 C.F.R. Part 8), and as said Regulations may be amended.

That in the event of breach of any of the above nondiscrimination covenants, the State shall have the right to re-enter said lands and facilities thereon, and the above described lands and facilities shall thereupon revert to and vest in and become the absolute property of the State and its assigns.

WE HAVE AND TO HOLD the same, with all rights, privileges and appurtenances thereunto appertaining unto and to the use of the said LARDEF REALTY OPERATORS, INC., its successors and assigns, forever.

And I, Angelo A. Marcello, as Director as aforesaid, acting on behalf of the State of Rhode Island and Providence Plantations, as aforesaid for myself and for my successors and assigns, do covenant with the said LARDEF REALTY OPERATORS, INC., its successors and assigns, that I, as Director, acting on behalf of the State of Rhode Island and Providence Plantations, and my successors and assigns, will warrant and defend the aforescribed premises unto the said LARDEF REALTY OPERATORS, INC., its successors and assigns, forever against the lawful claims and demands of all persons claiming by, through or under the said State of Rhode Island and Providence Plantations.

IN TESTIMONY WHEREOF, I, the said, Angelo A. Marcello, as Director as aforesaid, in behalf of the State of Rhode Island and Providence Plantations have caused these presents to be signed in accordance with said Title 37, Chapter 7, Sections 3 and 4 of the General Laws of Rhode Island, 1956, this 22nd day of November, A. D. 1966.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Signed in presence of:

Luigi DelVecchio

Angelo A. Marcello
Director of Public Works

STATE OF RHODE ISLAND
PROVIDENCE, SC.

STATE OF RHODE ISLAND

PROVIDENCE, SC.

In Providence, in said County on this 23rd day of November,
A. D. 1966, before me personally appeared Angelo A. Marcello, to me known
and known by me to be the Director of Public Works of the State of Rhode Island
and Providence Plantations and the person, who, for and in behalf of the
State of Rhode Island and Providence Plantations, executed the foregoing
instrument, and he acknowledged said instrument, by him so executed, to be his
free act and deed, his free act and deed in his capacity as Director of Public
Works of the State of Rhode Island and Providence Plantations and the free act
and deed of the State of Rhode Island and Providence Plantations.

Angelo A. Marcello
Director of Public Works

Approved as to form:

J. David Pashigian
Attorney General

Approved by:

William T. Brennan
Chairman, State Properties Committee

Approved as to substance:

Director, Department of Administration

No Revenue Stamps Required.

Received for Record at 9 o'clock 115 min. 11 AM

DEC 6 1966 Walter A. Long Recorder of Deeds

77

Steven P. Fielding
President

FieldingTM

Fielding Manufacturing

780 Wellington Avenue, Cranston, RI 02910-2938
Tel: 401-461-0400 Fax: 401-941-2222

Plastic Injection Molding / Miniature Zinc Die Casting / Tooling

Fielding™

November 23, 1994

Mr. Mike Clement
25 Dorrance Street
Providence, RI 02903

Dear Mr. Clement,

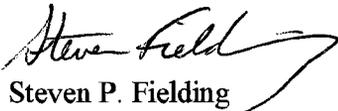
Our company has been trying to get a building permit for a loading dock at our molding plant. We have been advised to submit this request to the city council.

Fielding Mfg. - Plastic Molding, Inc. formally requests abandonment of the sewer line on our property at 35 Oxford Street, Providence, Plat Map - 47, Lot Block - 376.

We have attempted to expedite this process since it is the only obstacle to getting a final building permit. We are an enterprise zone company (formerly Engineered Plastics, Inc.); reference certificate #21 attached. It is critical that we get this matter resolved and a building permit issued so that we can pour the foundation before the ground freezes. This addition to our building is critical to our operational and energy efficiency requirements.

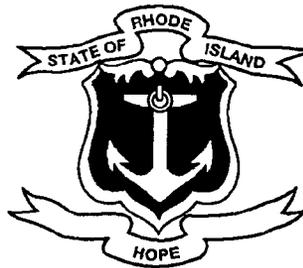
Please contact me immediately if any questions. Your expedited help on this matter would be greatly appreciated.

Sincerely,



Steven P. Fielding
President

SPF/jv
attachment
cc: Chuck Hambly
Tom Brindamour



RHODE ISLAND ENTERPRISE ZONE CERTIFICATION

Engineered Plastics, Inc.

*is hereby recognized by the Rhode Island Enterprise Zone Council
as a Qualified Business in the Port of Providence Enterprise Zone.*

February 2, 1993

Certification Date

December 31, 1994

Expiration Date

A handwritten signature in cursive script, appearing to read "Grace Wallace", is written over a horizontal line.

ENTERPRISE ZONE

CERTIFICATION OFFICER

R.I. Department of Economic Development

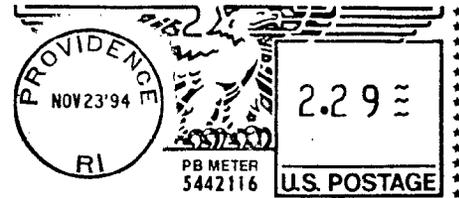
RIEZP No. 21

FieldingTM

Fielding Manufacturing
780 Wellington Avenue, Cranston, RI 02910-2938

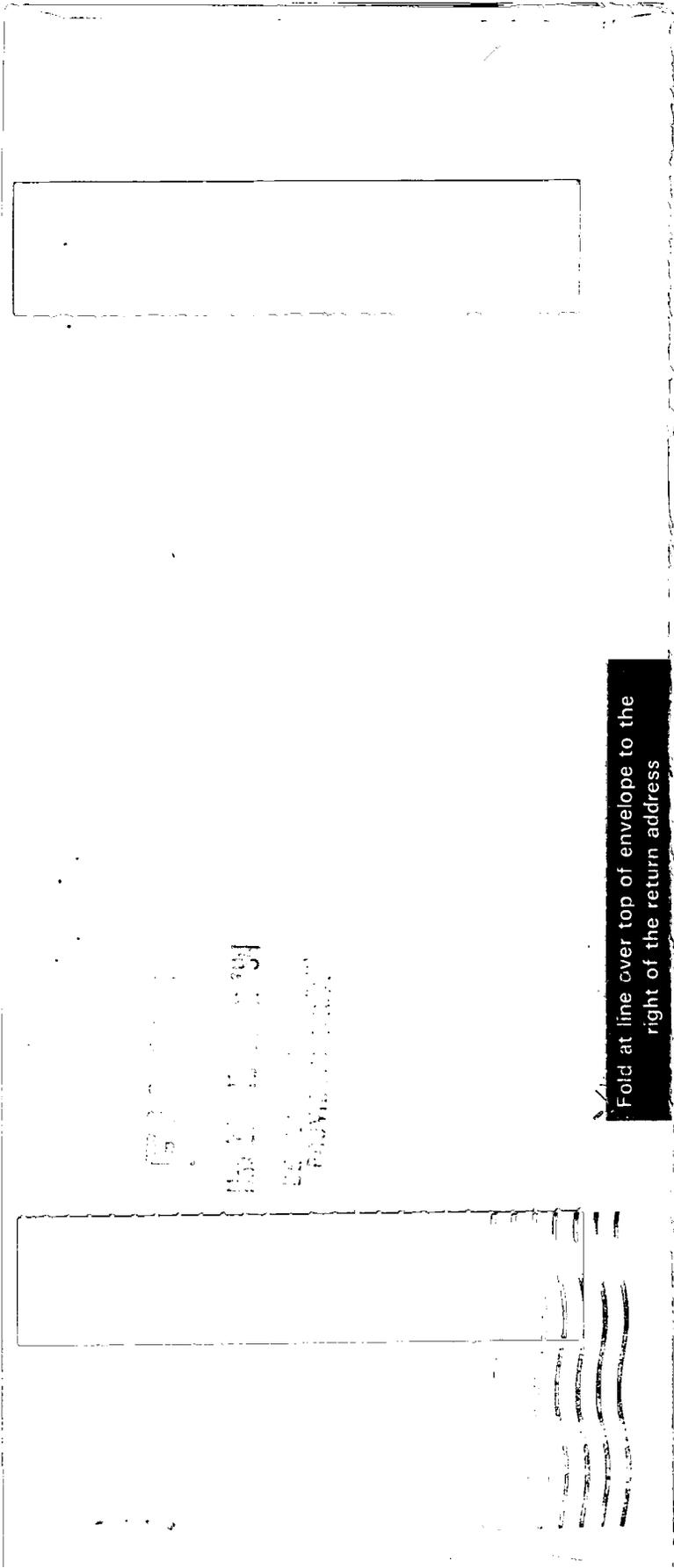
RETURN RECEIPT REQUESTED

CERTIFIED
P 129 443 212
MAIL



MR. MIKE CLEMENT
25 DORRANCE STREET
PROVIDENCE, RI 02903





1000 ...
...
1000 ...
...

Fold at line over top of envelope to the
right of the return address

HIGGINS, CAVANAGH & COONEY

KENNETH P. BORDEN
 GERALD C. DEMARIA*
 JOHN T. WALSH, JR.*
 CHARLES A. HAMBLY, JR.
 STEPHEN B. LANG
 LAWRENCE P. MCCARTHY, III
 JAMES A. RUGGERI*
 MADELINE QUIRK
 MICHAEL D. LYNCH
 JAMES T. HORNSTEIN
 JOHN J. HOGAN
 JOHN F. KELLEHER
 RAJARAM SURYANARAYAN*
 VIVIAN B. DOGAN*
 PATRICK B. LANDERS*
 PAUL S. CALLAGHAN*
 JODIE R. SMALL*
 BRENDA A. DOYLE

ATTORNEYS AT LAW
 THE HAY BUILDING
 123 DYER STREET
 PROVIDENCE, R.I. 02903-3887
 401-272-3500
 800-274-5299

JAMES H. HIGGINS, JR.
 1952-1975
 JOHN P. COONEY, JR.
 1960-1981
 JOSEPH V. CAVANAGH
 1952-1985
 FAX
 401-273-8780

November 30, 1994

*ALSO ADMITTED IN MA
 **ALSO ADMITTED IN NY

John J. Lombardi, Esq.
 202 Broadway
 Providence, RI 02903

Re: City Properties Committee/Fielding Manufacturing

Dear John:

Enclosed herewith is a copy of a petition filed with the City Council which was referred to the City Properties Committee.

My client who has been operating his business from this location on Oxford Street since the 1960's, has expended substantial sums of money in order to put a loading dock on the back of his building.

The loading dock will be located on a piece of property that was formerly Mutual Street. This property has been owned by us or our predecessors in title since 1966. Apparently there is an unused sewer line 14 feet below the surface of Mutual Street.

When we originally requested a building permit for this project everything was approved, however, we were requested to meet with Mr. John D'Amico at the City Solicitor's Office in order to review the matter with him. Mr. D'Amico felt that the City may have a right of access to that sewer line in the future and wished us to file a petition with the City Council requesting permission to build the loading dock and grant the City access to the sewer line if that ever became necessary in the future.

We have filed that petition and it has been referred to your committee. Believing that there was no problem with obtaining this permission, my clients have begun work to the interior of the building. With the cold weather coming on it is imperative that they get the permission from your committee to continue with the construction before the frost comes so that there will not be a serious disruption to their business. I would appreciate your

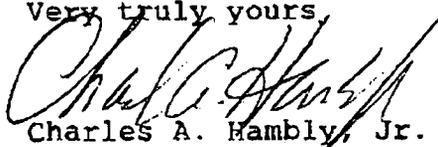
HIGGINS, CAVANAGH & COONEY

John J. Lombardi, Esq.
November 30, 1994
Page 2

cooperation in scheduling a meeting as soon as possible in order to deal with this matter.

Thank you.

Very truly yours,



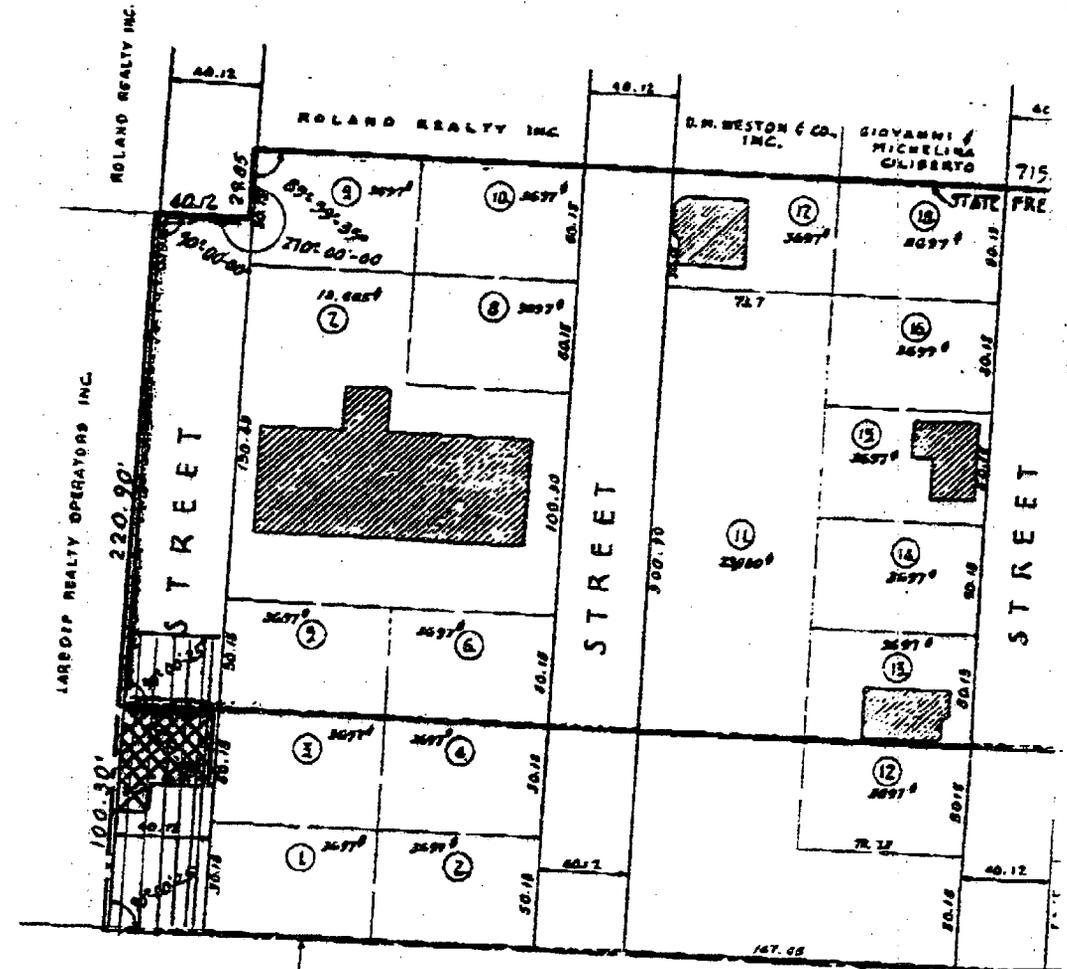
Charles A. Hambly, Jr.

CAH:sn

PARCEL NO.	ASSESSOR'S		PROPERTY OWNER
	PLAT NO.	LOT NO.	
1	47	279	M. S. ALPER & SON INC.
2	..	225
3	..	200
4	..	222
5	..	201
6	..	221
7	..	219	OSCAR W. HULTGREN & W. FLORENCE
8	..	218
9	..	189	ROLAND REALTY INC.
10	..	217
11	..	136	RHODE ISLAND HOSPITAL TRUST CO.
12	..	187	JOSEPH M. BIRQUARD BREDETSY

PARCEL NO.	ASSESSOR'S	
	PLAT NO.	LOT NO.
13	47	371
14	..	136
15	..	135
16	..	134
17	..	197
18	..	135
19	..	107
20	..	96
21	..	108
22	..	95
23	..	109
24	..	94

~~Pt 1163~~ Pt 1161



BLUE-LOADING DOCK
 RED-LAND OWNED
 BY FIELDING
 MFG.

EXHIBIT A

N 893 966

CWB/hh

2/13/73

BOOK 1173 (L&A GNN)

KNOW ALL MEN BY THESE PRESENTS

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Those two (2) parcels of land with all buildings and improvements thereon, situated on the westerly side of Poe Street in the City of Providence and State of Rhode Island, bounded and described as follows:

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thence westerly bounding southerly on Oxford Street about one hundred twenty eight (128) feet to land now or lately of the State of Rhode Island;

thence northerly bounding westerly on said State of Rhode Island land about two hundred twenty one and 12/100 (221.12) feet to a corner;

thence easterly, bounding northerly on land now or lately of the State of Rhode Island in part, and in part on land now or lately of John Leach about one hundred twenty eight (128) feet to Poe Street;

thence southerly bounding easterly on Poe Street about two hundred twenty one and 12/100 (221.12) feet to Oxford Street at the point and place of beginning.

Said parcel comprises Parcel No. 1 on R. I. Highway Plat No. 1457, formerly a portion of Mutual Street, together with the parcel adjoining said Parcel No. 1 on the south and extending southerly therefrom to Oxford Street.

Together with all of the grantor's right, title and interest in and to that certain strip of land seven and one half (7-1/2) feet in width adjoining said parcel on the west as set forth in grant of easement from John P. Capaldi on behalf of the State of Rhode Island to Larodet Realty Operators, Inc., dated May 22, 1962 and recorded with said Records in Book 1114 at page 924.

PARCEL TWO:

That parcel of land, with all buildings and improvements thereon, situated on the westerly side of Poe Street in the City of Providence and State of Rhode Island bounded easterly by Poe Street about two hundred eighty (280) feet,

southerly by land now or lately of John Leach about

one hundred and 30/100 (100.30) feet,
westerly by land now or lately of the State of Rhode
Island about two hundred eighty (280) feet, and
northerly by land now or lately of the State of Rhode
Island about one hundred and 30/100 (100.30) feet.

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Plat No. 1457.

Said two parcels comprise the same premises conveyed
as PARCEL TWO and PARCEL THREE, respectively, in deed from
Federal Products Corporation (Rhode Island corporation) to
Federal Products Corporation (Delaware corporation) dated
June 30, 1969 and recorded in said records in Book 1156
at page 68.

Subject to reservations as to appurtenant easement of
right of light, air or access, and as to the right to main-
tain wall and drain contained in deed from Angelo A.
Marcello as Director of Public Works of the State of Rhode
Island to Laredo Realty Operators, Inc. dated November 22,
1966 and recorded in said records in Book 300 at page 84.

Subject to taxes assessed as of December 31, 1972.

IN WITNESS WHEREOF, said FEDERAL PRODUCTS CORPORATION has
caused these presents to be signed and its corporate seal to be
hereunto affixed by its proper officer, duly authorized, this
19th day of March 1973.

FEDERAL PRODUCTS CORPORATION
By *[Signature]*

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In *Providence*, in said County on the *19th* day
of *March*, 1973, before me personally appeared the above
named *Federal Products Corporation*
of said FEDERAL PRODUCTS CORPORATION, to me known and known by me
to be the person executing the foregoing instrument for and in
behalf of said FEDERAL PRODUCTS CORPORATION, and he acknowledged
said instrument, by *him* executed in *his* said capacity, to be
his free act and deed and the free act and deed of said
FEDERAL PRODUCTS CORPORATION.

[Signature]
[Signature]
My commission expires March 20, 1976.

Recorded for Record at *3* o'clock *23* min *P* M
MAR 19 1973 *[Signature]* *[Signature]*

319
3 AGS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Rhode Island and Providence Plantations, this 20th day of August, 1954.

I, Angelo A. Marzella, as Director of Public Works of the State of Rhode Island, acting on behalf of the State of Rhode Island and Providence Plantations, in pursuance of and by virtue of Title 37, Chapter 7, Section 1-1 of the General Laws of Rhode Island, 1952, for consideration of the sum of TWO HUNDRED DOLLARS (\$200.00) paid to it by LARNEY REALTY OPERATORS, INC., a corporation with its principal business office in Providence, Rhode Island, of the City of Providence, State of Rhode Island and Providence Plantations, the receipt whereof is hereby acknowledged, do hereby make, release and forever quit claim unto the said LARNEY REALTY OPERATORS, INC., its executors and assigns forever all the right, title, interest, property, claim and demand which the said State of Rhode Island and Providence Plantations now has, or of right ought to have or claim, in and to

Those certain parcels or tracts of land together with all buildings and improvements thereon, situated along the westerly side of Poe Street so called in the City of Providence, County of Providence, State of Rhode Island and Providence Plantations and designated as Parcel No. 1 and Parcel No. 2 as Plat No. 1167 by the Rhode Island Department of Public Works, Division of Roads and Bridges, together with all rights appurtenant to said land, including and conveying therefrom to the Greater however, any easements, easements of light, air or access, the purpose of said easements and reservations being to run and connect to the abutting highway namely Interstate Route 95, and also conveying and reserving the right to maintain the wall on the westerly boundary of said parcels and also the right to maintain the drain on said Parcel No. 2 as said drain is shown on said plat No. 1167 said land being further described as follows:

PARCEL NO. 1

Beginning at a point in the State Highway Line on the westerly side of Poe Street said State Highway Line being established by Plat No. 1161 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 29th day of September 1950 and also said point of beginning being one hundred eighty-one more or less (181.2) feet northerly from the northerly line of DeFord Street so called; thence turning an interior angle of ninety degrees, no minutes and twenty-five seconds (90°-00'-25") in a southwesterly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a point and also said point being in the State Highway Line as established by Plat No. 1163 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 19th day of December 1950; thence turning an interior angle of ninety-nine degrees, fifty-nine minutes and thirty-five seconds (99°-59'-35") in a northerly direction a distance of forty and 12/100 (40.12) feet to a point; thence turning an interior angle of ninety degrees, no minutes and twenty-five seconds (90°-00'-25") in a northerly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a

RECORDED BY OTHERS, THIS 2001 MAY 84

I, Angelo A. Krawtchuk, as Director of Public Works of the State of Rhode Island, acting on behalf of the State of Rhode Island and Providence Plantations, in pursuance of and by virtue of Title 37, Chapter 3, Sections 3-1 through 3-10 of the General Laws of Rhode Island, 1956, for consideration of the sum of ONE HUNDRED DOLLARS (\$1.00) paid to it by LARNEY REALTY COMPANY, INC., a corporation with its principal business office in Providence, Rhode Island, of the City of Providence, State of Rhode Island and Providence Plantations, the receipt whereof is hereby acknowledged, do hereby release, release and forever quit claim unto the said LARNEY REALTY COMPANY, INC., its successors and assigns forever all the right, title, interest, property, claim and demand which the said State of Rhode Island and Providence Plantations now has, or of right ought to have or claim, in and to

These certain parcels or tracts of land together with all buildings and improvements thereon, situated along the westerly side of Fox Street so called in the City of Providence, County of Providence, State of Rhode Island and Providence Plantations and designated as Parcel No. 1 and Parcel No. 2 on Plat No. 1457 by the Rhode Island Department of Public Works, Division of Roads and Bridges, together with all rights against the said land, existing and subsisting therefrom to the Greater however, any apparent abatement of right of light, air or access, the purpose of said abatement and restriction being to restrict access to the abutting highway namely Interstate Route 95, and also including and reserving the right to maintain the mill on the westerly boundaries of said parcels and also the right to maintain the drains on said Parcel No. 2 as said drains is shown on said Plat No. 1457 said land being further described as follows:

PARCEL NO. 1

Beginning at a point in the State Highway line on the westerly side of Fox Street said State Highway line being established by Plat No. 1161 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 10th day of September 1963 and also said point of beginning being one hundred eighty-one and one half (181 1/2) feet northwesterly from the northerly line of Oxford Street so called; thence turning an interior angle of ninety degrees, no minutes and twenty-five seconds (90°-00'-25") in a southwesterly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a point and also said point being in the State Highway line as established by Plat No. 1163 by the Rhode Island Department of Public Works, Division of Roads and Bridges and filed in the office of the Recorder of Deeds of the City of Providence on the 19th day of December 1963; thence turning an interior angle of eighty-nine degrees, fifty-nine minutes and thirty-five seconds (89°-59'-35") in a northwesterly direction a distance of forty and 12/100 (40.12) feet to a point; thence turning an interior angle of sixty degrees, no minutes and twenty-five seconds (60°-00'-25") in a northeasterly direction a distance of one hundred twenty-eight and 00/100 (128.00) feet to a

BOOK 2101 PAGE 82

race, color, or national origin against such traveling public or highway users in their access to and use of the facilities and services so constructed, maintained or otherwise operated, and that the grantor, shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 15, Code of Federal Regulations, Commerce and Foreign Trade, Subtitle A, Office of the Secretary of Commerce Part 3 (15 C.F.R. Part 3), and as said regulations may be amended.

That in the event of breach of any of the above nondiscrimination covenants, the State shall have the right to re-enter said lands and facilities thereof, and the above described lands and facilities shall thereupon revert to and vest in and become the absolute property of the State and its assigns.

WITNESSED AND SO HELD the same, with all rights, privileges and appurtenances thereto appertaining unto and to the use of the said LAND OF REALTY OPERATORS, INC., its successors and assigns, forever.

And I, Angela A. Karcalle, as Director as aforesaid, acting on behalf of the State of Rhode Island and Providence Plantations, as aforesaid for myself and for my successors and assigns, do covenant with the said LAND OF REALTY OPERATORS, INC., its successors and assigns, that I, as Director, acting on behalf of the State of Rhode Island and Providence Plantations, and my successors and assigns, will warrant and defend the aforesaid covenants unto the said LAND OF REALTY OPERATORS, INC., its successors and assigns, forever against the lawful claims and demands of all persons arising by, through or under the said State of Rhode Island and Providence Plantations.

IN WITNESS WHEREOF, I, the said, Angela A. Karcalle, as Director as aforesaid, in behalf of the State of Rhode Island and Providence Plantations have caused these presents to be signed in accordance with said Title 37, Chapter 7, Sections 3 and 4 of the General Laws of Rhode Island, 1956, this 20th day of November, A. D. 1966.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Signed in presence of:

James S. ... *Angela A. Karcalle*
Director of Public Works

STATE OF RHODE ISLAND
PROVIDENCE, SC.

2001 87

STATE OF RHODE ISLAND
PROVIDENCE, RI

In Providence, in said County on this 9th day of November,
A. D. 1994, before me personally appeared Angelo A. Marcello, to me known
and known by me to be the Director of Public Works of the State of Rhode Island
and Providence Plantations and the person, who, for and in behalf of the
State of Rhode Island and Providence Plantations, executed the foregoing
instrument, and he acknowledged said instrument, by him so executed, to be his
free act and deed, his free act and deed in his capacity as Director of Public
Works of the State of Rhode Island and Providence Plantations and the free act
and deed of the State of Rhode Island and Providence Plantations.

Angelo A. Marcello
Director of Public Works

Approved as to form:

J. David [Signature]
Attorney General

Approved by:

William T. [Signature]
Commissioner, State Properties Division

Approved as to substance:

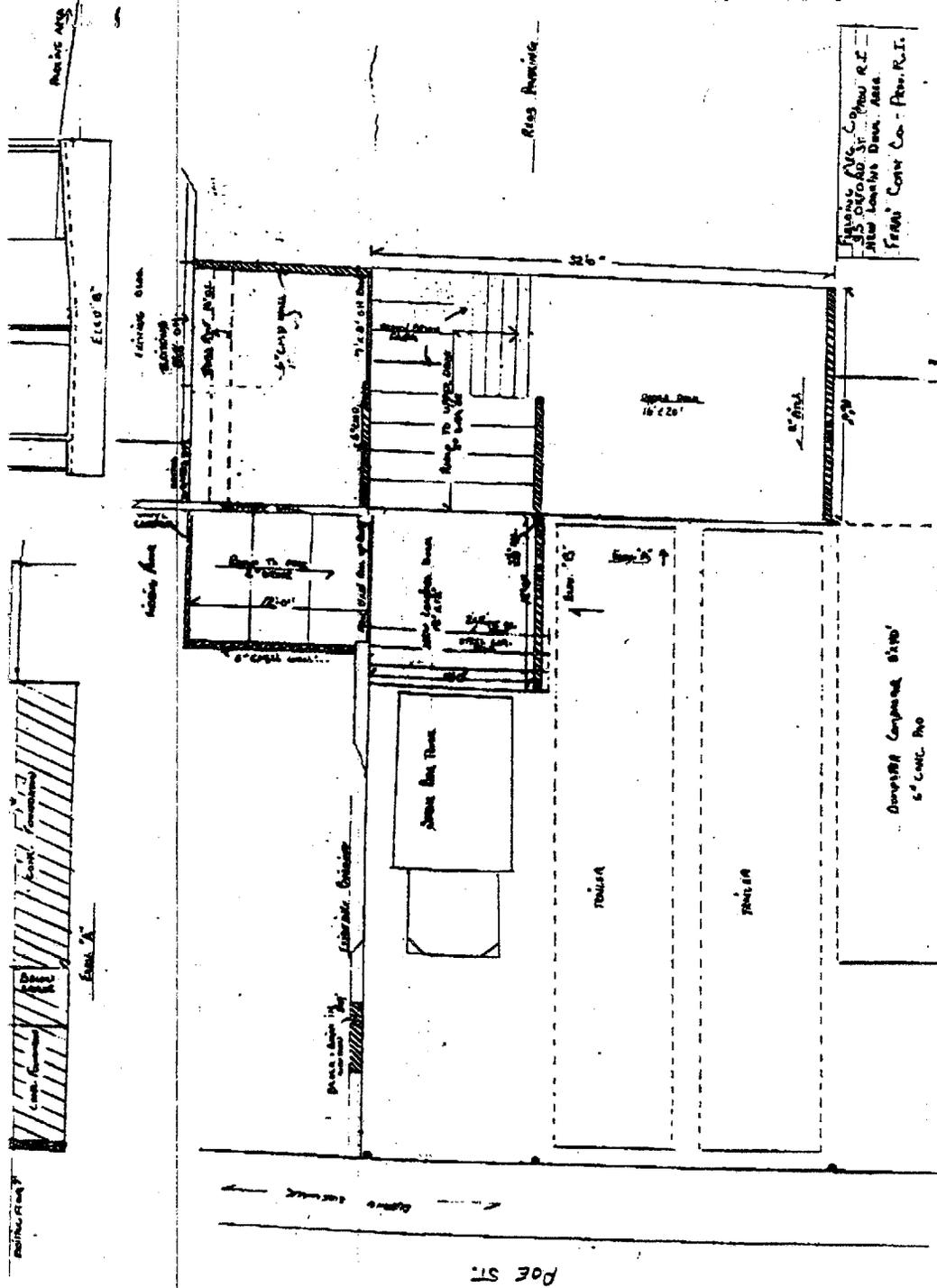
[Signature]
Director, Department of Administration

No Revenue Stamps Required.

Witness my hand at Providence, RI on 9th day of November, 1994

DEC 2 1994 [Signature] Recorder of Deeds

EXHIBIT C



FERRIS CONSTRUCTION COMPANY, INC.
 35 OXFORD ST.
 NEW LONDON, CT 06105
 FERRIS CONSTRUCTION COMPANY, INC.
 35 OXFORD ST.
 NEW LONDON, CT 06105

CITY OF PROVIDENCE
State of Rhode Island and Providence Plantations
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

WHEREAS, Fielding Mfg. - Plastic Molding, Inc.,
is the owner of those certain parcels of real estate on the
southerly side of Oxford Street and the westerly side of Poe Street
in the City of Providence (more specifically described in Exhibit
A attached hereto); and

WHEREAS, a portion of the premises described in Exhibit A was
formerly a portion of Mutual Street, and there exists an unused
sewer line underneath said Mutual Street; and

WHEREAS, said Mutual Street was condemned by the State of
Rhode Island for the purpose of constructing Interstate 95;
(See Book 1106 at Page 366); and

WHEREAS, the State of Rhode Island deeded Parcel I (being a
portion of Mutual Street) to LAREDEF REALTY OPERATIONS INC.
in 196⁶ in Deed Book 2001 at Page 84, a copy of which is attached
hereto as Exhibit B; and

WHEREAS, Fielding Mfg. - Plastic Molding, Inc. purchased said
Premises in 1972. (See Exhibit A).

WHEREAS, the City of Providence alleges that it may have some
rights of access to the sewer line under Mutual Street at some time
in the future; and

WHEREAS, the Fielding Mfg. - Plastic Molding, Inc. wishes to
build a loading dock at the rear of its building located on

its property as set forth in Exhibit A which will encroach upon Parcel 2 (formerly Mutual Street as set forth in Exhibit B) and over a portion of said sewer line in accordance with a set of plans attached hereto as Exhibit C.

NOW THEREFORE, Fielding Mfg. - Plastic Molding, Inc. respectfully requests that the City of Providence grant a building permit and permission to Fielding Mfg. - Plastic Molding, Inc., to encroach onto Parcel I on Exhibit B and the City of Providence' potential right of access to maintain the sewer line under said parcel, to the extent necessary to build said loading dock in accord with Exhibit C subject to the following condition:

- 1) If the City of Providence should require access to the sewer line under said Parcel I (formerly Mutual Street) then Fielding Mfg. - Plastic Molding, Inc. shall do all things necessary to allow said access.

Respectfully submitted,

By Charles A. Hambly, Jr.
Charles A. Hambly, Jr.
HIGGINS, CAVANAGH & COONEY
The Hay Building
123 Dyer Street
Providence, Rhode Island 02903-3987
(401-272-3500 Ext. 135/136)

DATE:

October 31, 1994

HIGGINS, CAVANAGH & COONEY

THE HAY BUILDING
123 DYER STREET
PROVIDENCE, RI 02903-3987
401-272-3500

FACSIMILE COVER SHEET

TO: John J. Lombardi
FROM: Charles Sambley
DATE: Nov. 30, 1994
NUMBER OF PAGES INCLUDING COVER SHEET: 13

NUMBER TO CALL IF THERE IS A PROBLEM: 1-800-274-5299

OUR FAX NUMBER: 1-401-273-8780

MESSAGE:

The information transmitted in this facsimile message is sent by an attorney and may contain information that is confidential and privileged under the law. It is intended for the use of only the individual named above.

If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

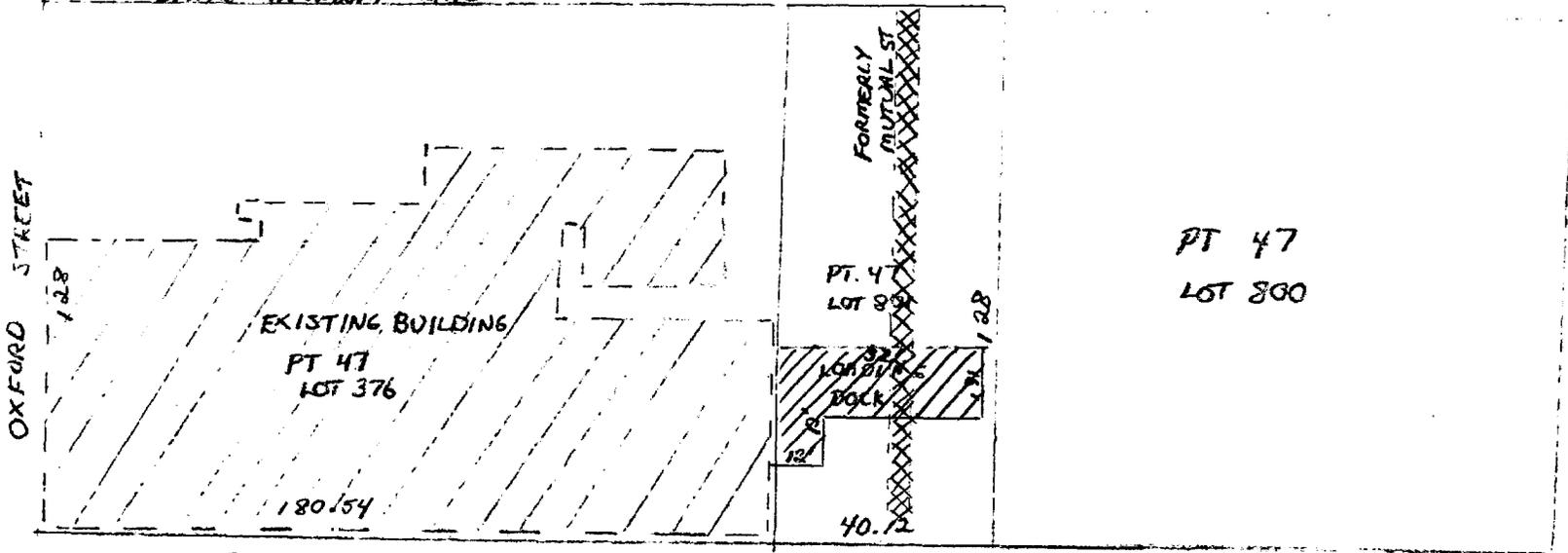
If you receive this communication in error, please notify us immediately by telephone and return the original communication to us at the above address by mail.

Thank you. Higgins, Cavanagh & Cooney

RTE 95



STATE HIGHWAY LINE



POE STREET

MUTUAL STREET