

REQUEST FOR PROPOSALS

CITY OF NEW BEDFORD, MASSACHUSETTS

NEW BEDFORD PUBLIC SCHOOLS

SITE ACQUISITION FOR A NEW CENTRAL KITCHEN FACILITY

RFP # 21300038



Bids Due: Wednesday, October 14, 2020 at 1 p.m.

Jonathan F. Mitchell
Mayor

New Bedford Public Schools
455 County Street
New Bedford, MA 02740



CITY OF NEW BEDFORD, MASSACHUSETTS

Request for Proposals # 21300038 Site Acquisition for Central Kitchen Facility



The City of New Bedford, Purchasing Department, in conjunction with the New Bedford Public Schools Food Service Department (NBSFSD), is soliciting sealed proposals for a new Central Kitchen Facility in New Bedford, Massachusetts. The NBSFSD has outgrown its existing Central Kitchen space located at the Paul Rodrigues Administration Building and wishes to move to a new building while remaining central to all schools.

To accommodate a new workspace, the preferred building will be 15,000 to 20,000 square feet in size, contain a loading dock, be centrally located and made up of one parcel, adjacent to highways, and include parking for 34 vehicles, plus the ability to receive on site and unload a tractor trailer combination with a 53' trailer without street obstruction or backing in and out of the street delaying traffic. The NBSFSD will entertain proposals for purchase with an estimated cost of not more than one million dollars (\$1,000,000) as long as the property is free of debts, obligations, liens, or other encumbrances (financial or otherwise) at the time of delivery but would accept a gift property. The property must have had a recent clearance report from action relating to MGL Chapter 21E: MASSACHUSETTS OIL AND HAZARDOUS MATERIAL RELEASE PREVENTION AND RESPONSE ACT. Ideally, the NBSFSD wishes to settle on a property and close on the transaction as soon as reasonably possible.

The proposal process and award of this Contract will be under the provisions of M.G.L. Chapter 30B.

Contract documents may be obtained and/or examined electronically by visiting the City's website <https://www.newbedford-ma.gov/purchasing/> on or after Monday, August 31, 2020.

Due to the coronavirus outbreak, the regular submission process has changed. Sealed proposals can now be only submitted to 309 Smith Street, New Bedford, MA 02740 between Monday – Friday from 8 am – 3 pm. Packages **must** be delivered to above address via receipt-acknowledged delivery service, certified mail that must be signed for, or in person drop-off. The bid **must** clearly state on the exterior that it is for IFB # 21300038 Central Kitchen Site Acquisition, attention to the Purchasing Department. To facilitate the bid opening process, all bidders **must** email purchasing@newbedford-ma.gov to confirm that they have submitted a bid.

All incoming mail- delivered or dropped off- is to be quarantined for a period of at least 48 hours to eliminate the possibility of viral transmission per the New Bedford Health Department. As such, proposals are due on Wednesday, October 14, 2020 at 1 pm Eastern time, but will be opened on Friday, October 16, 2020 at 1 pm Eastern Time. Proposals received after the above time and date will be rejected and returned unopened.

If, at the time of the scheduled proposal due date or opening, City Hall is closed due to uncontrolled events such as fire, snow, ice, wind, or building evacuation, the proposal due date and/or opening will be postponed to the same time on the next normal business day. It is strongly recommended that proposals are mailed or delivered in advanced of the due date and time. The time clock on the wall above the counter of the Purchasing Department will determine the time of the proposal opening.

Attention is called to the fact that supplies furnished as part of this Contract are exempt from the Sales and Use Tax. All proposals submitted should take this factor into consideration and be calculated accordingly.

The Proposer must furnish a Non-Collusion Form and Statement of Taxes with their proposal.

The developer selection will be awarded within sixty (60) days after the proposal opening. The time for award may be extended by mutual agreement between the City and the awarded vendor.

No Vendor may withdraw his/her bid for a period of one year (365 days), excluding Saturdays, Sundays, and legal holidays, after the actual date of the opening thereof.

Proposals must include ALL DOCUMENTS required by the Request for Proposals. The Awarding Authority reserves the right to waive any informality, reject any or all proposals, or accept other than the lowest priced proposal if the City determines that it is in the best interests of the City.

Awarding Authority
City of New Bedford
Purchasing Department
Molly Gilfeather, Director of Purchasing

We respectfully cannot agree to this paragraph in its entirety for reasonable concerns but do suggest an alternative timeline if our proposal is rejected. Please see letter attached.

END OF SECTION – GENERAL INFORMATION, INVITATION FOR BIDS

General Conditions and Requirements

1. Proposal Rules:

This proposal is solicited and will be awarded pursuant to the rules set forth in Chapter 30B of the Massachusetts General Laws.

2. Proposal Submission:

Proposals must be submitted by 1 pm on Wednesday, October 14, 2020 in two (2) separate, sealed envelopes marked:

1. 21300038 Site Acquisition Central Kitchen – Technical Proposal
2. 21300038 Site Acquisition Central Kitchen – Cost Proposal

One (1) original and one (1) copy of each proposal is required. Technical proposals containing any cost information will be disqualified. Sealed proposals must be submitted to 309 Smith Street, New Bedford, MA 02740 between Monday – Friday from 8 am – 3 pm. Packages must be delivered to above address via receipt-acknowledged delivery service, certified mail that must be signed for, or in person drop-off. Proposers must email purchasing@newbedford-ma.gov to notify the City that a proposal was submitted.

3. Reviewing Period:

All proposals meeting general requirements and conditions may be held by the City of New Bedford for a period not to exceed sixty (60) days from the date of the opening of proposals for the purpose of reviewing the proposals and investigating qualifications of proposers, and negotiations prior to the awarding of the contract.

4. Basis of Proposal Award:

The City shall award to the responsible and responsive proposer submitting the proposal considered the most advantageous, taking into consideration the proposal's criteria and price. Upon a selection of the most advantageous proposal, the City will enter into negotiations for a purchase and sale agreement and/or long term lease agreement.

5. Cost to the City:

The City will entertain proposals to purchase the property for not more than one million dollars (\$1,000,000) as long as the property is free of debts, obligations, liens, or other encumbrances (financial or otherwise) but would accept a steeply discounted or gift property. The City will consider long term lease proposals (at least 10-20 years) for the property that fits the same criteria as the proposals to purchase the property.

6. Evaluation of Proposal:

The Committee shall evaluate each proposal's comparative evaluation criteria. The Committee shall assign a rating system to each criterion. The Committee shall then take into consideration the prices and decide the best overall proposal. The best overall proposal is not necessarily the proposal receiving the highest rating for the "Comparative Evaluation Criteria" or the proposal with the most inexpensive terms. The Committee will select the proposal based on the evaluation.

7. RFP Cancellation/ RFP Selection

The City of New Bedford may cancel this RFP, or reject in whole or in part any and all proposals, if the City determines that cancellation or rejection is in the best interest of the City, and it may select the proposal that it deems to be in the best interest of the City.

8. Interpretation of Contract Documents

All invitation for interpretation of Contract Documents must be in writing. Oral interpretation by the Awarding Authority, its employees or others shall not be binding or have any validity.

Any clarification for interpretation of the Contract Documents shall be submitted in writing to: purchasing@newbedford-ma.gov no later than Monday, September 28, 2020 at 4 pm prevailing time. If necessary, an Addendum to the Contract Documents will be issued and where feasible, copies of such Addenda will be emailed to all bidders of record as well as placed on the City's website under the Purchasing page. It is the responsibility of each bidder to verify the number of Addenda issued and to secure any needed copies from the **Purchasing webpage** before submitting a bid.

SCHEDULE:

Legal Notice to Bidders in CommBuys, Standard Times, & Central Register	Monday, August 31, 2020
RFP Available	Monday, August 31, 2020
Questions Due to City of New Bedford	Monday, September 28, 2020, at 4 pm
Responses to Questions/Addenda Issued	Thursday, October 1, 2020
Proposals Due to City of New Bedford	Wednesday, October 14, 2020 at 1 pm
Opening of Technical Proposals	Friday, October 16, 2020 at 1 pm
Selection of Contract Award- estimated	Friday, December 4, 2020
Executed Contract	Thursday, December 31, 2020

Scope

1. General Location of Property:

The preferred site for the new Central Kitchen Facility should be located near the center of the downtown area, have access to highways, public transportation and include off street parking.

2. Size and Geometry of the Property:

The subject property structure should be a minimum of 15,000 - 20,000 square feet in size, and also enough adjacent land to include employee parking. Ideally, the overall property size should be approximately 45,000 s.f. and should be located near the City of New Bedford downtown area and will be one parcel of a suitable geometry that allows for efficient entrance for a loading dock and required parking for 34 vehicles and the ability to receive and unload a tractor trailer combination with a 53' trailer without street obstruction or require backing in and out of the street delaying traffic. The preferred property should be served by Natural Gas and 3 Phase electric power.

3. Site Conditions:

The subject property should be in full compliance with any and all applicable Federal, State, or local requirements. If present, any environmentally sensitive land should be clearly defined. Preferably, the subject property should have, or be able to reasonably obtain at no cost to the City, clean MGL Chapter 21E: MASSACHUSETTS OIL AND HAZARDOUS MATERIAL RELEASE PREVENTION AND RESPONSE ACT, Phase I/II environmental reports issued within the past 18 months. The preferred proposal will also have a geotechnical evaluation of the property.

4. Costs of Preparing Proposal:

All costs involved in preparing the proposal submittal will be borne by the proposer. The City of New Bedford will not be liable for any costs associated with the creation of the proposal submittal or any supporting documents.

5. Schedule:

Evaluations of the proposals will take place during the sixty (60) day evaluation period. The City expects to choose a site and enter into negotiations with the owner as soon as possible. To ensure adherence to a fairly aggressive schedule for design, the City wishes to close on a property within 1 year (365 days) of the submission opening date.

6. Minimum Submittal Requirements:

Each proposal must contain the following documentation in support:

1. A map showing the subject property and its location near the downtown area
2. A survey prepared by a registered Massachusetts land surveyor showing the metes and

bounds of said property.

3. A notarized statement of ownership.

4. A statement of existing infrastructure on the property including but not limited to sewer, water, type of utilities, telephone/data, vaults, and any easements.

In addition, if the following reports/studies exist, they should be included

5. A copy of any Phase I/II environmental and any geotechnical reports.

End of Section – Scope

Evaluative criteria

All proposed sites will be evaluated based upon specific comparative evaluation criteria. The following point schedule will be utilized:

Highly advantageous: 5 points
Response excels on the specific criterion

Advantageous: 3 points
Response meets evaluation standard for the criterion

Least Advantageous: 1 point
Response does not fully meet the criterion or leaves a question or issue not fully addressed

Does Not Meet: 0 points*
Does not address the criterion

*Proposal is automatically eliminated from further consideration if “0 points” is received in any category.

Comparative criteria

The following comparative criteria will be used to evaluate proposed sites.

1. Location and size of the site

The preferred site for the new Central Kitchen should be located near the downtown area. The subject property should be a minimum of 45,000 square feet in size

- ☒ A site of 45,000 square feet or more located within the area specified in the RFP would be considered highly advantageous.

- ☐ A site of less than 45,000 square feet but greater than 35,000 square feet located within the area specified in the RFP would be considered advantageous.
- ☐ A site of less than 35,000 square feet but greater than 25,000 square feet located within the area specified in the RFP would be considered least advantageous.

2. Site Conditions and Geometry

The subject property should be in full compliance with any and all applicable Federal, State, or local requirements. If present, any environmentally sensitive land should be clearly defined. Ideally the property should be of a suitable geometry that allows for efficient development of the building and required parking. The most desirable property will be one which requires the least grading and/or demolition

- ☒ A site that is relatively flat, has no environmental restrictions, and requires little or no demolition would be considered highly advantageous.
- ☐ A site that is relatively flat, has some environmental restrictions, and requires demolition of simple structures would be considered advantageous.
- ☐ A site that requires substantial grading, has environmental restrictions, and requires heavy remediation and demolition would be considered least advantageous.

3. Ease of Access from Main Thoroughfare(s)

The preferred site will fit into the near designated downtown area without having a negative impact on traffic flow and surrounding properties.

- ☒ A site that has multiple access points for pedestrians and vehicles would be considered highly advantageous.
- ☐ A site that has at least one access point for pedestrians and vehicles would be considered advantageous.
- ☐ A site that has little or no access for pedestrians and vehicles would be considered least advantageous.

4. Site Features

The preferred site would offer natural views and be generally visible to the public. It might offer gathering places and small garden areas.

- ☒ A site positioned so that the Central Kitchen Facility would have a view, be easily visible from surrounding thoroughfares, and not be overwhelmed by surrounding buildings would be considered highly advantageous.
- ☐ A site positioned so that the Central Kitchen Facility would have a view, be

somewhat visible from surrounding thoroughfares, and not be overwhelmed by surrounding buildings would be considered advantageous.

- ☒ A site positioned so that the Central Kitchen Facility would have a partial view, but not be visible from surrounding thoroughfares would be considered least advantageous.

5. Available Infrastructure

- ☒ A site that has water and sewer service and drainage infrastructure that are in reasonable and sound operating condition as well as natural gas service would be considered highly advantageous.
- ☐ A site that has water and sewer service and drainage infrastructure that requires modernizing and natural gas service and would be considered advantageous.
- ☐ A site that has water and sewer service and drainage infrastructure that require modernizing and no natural gas service and would be considered least advantageous.

The Cost Proposal must be submitted in a separate,
sealed envelope as outlined in Instructions to Proposers.

COST PROPOSAL

RFP # 21300038 City of New Bedford School Department Central Kitchen Site Acquisition

Paul A. Piva

(Print Name of Proposer)

449 North Street New Bedford

(Address of Proposed Site)

Size of Property: 1.276 Acres ^{Approximately} 55,582.96 SF
(Building 16,611 SF)

Asking price \$ 1,000,000

Write in Numbers

One Million Dollars

Write in Words

Dollars

Most Recent Appraised Value (if available): \$ N/A

Assessed Value by the City of New Bedford: \$ 718,200

The undersigned agrees that, if he is selected as the most advantageous proposer, he will, within ten (10) days, Saturdays, Sundays, and legal holidays excluded, after presentation thereof by the awarding authority, execute a Notice of Award of contract in accordance with the terms of this Proposal.

The undersigned further certifies under the penalties of perjury that this proposal is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

The undersigned hereby certifies, under penalty of perjury, that the said undersigned has paid all State Taxes (Income Taxes, Unemployment Taxes, Excise Taxes, Real Estate Taxes, etc., etc.) due in

compliance with the Tax Laws of the Commonwealth of Massachusetts M.G.L. Chapter 30C
Sections 47A thru 49A.

Date: 10/1/20 Company: N/A

Name of Proposer: Paul A. Piva
(Print)

Name of Proposer: Paul A. Piva N/A
(Authorized Signature) (Title)

~~Business~~ ^{Home} Address: 12 Deepwood Drive
MATTAPUSETT, MA 02739

Telephone #: 508-992-5424

Email: STELLA @ UPPERDECK LTD. COM

Note: If the proposer is a corporation, indicate the State of Incorporation under the signature and affix the Corporate seal; if a partnership, give full names and residential address if different from the business address.



NOT APPLICABLE

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

**CITY OF NEW BEDFORD
MASSACHUSETTS**

**VOTE OF CORPORATION AUTHORIZING
EXECUTION OF CORPORATE AGREEMENTS**

At a meeting of the Board of Directors of _____ duly called and

held on _____, 20____ at which a quorum was present and acting
throughout, the following vote was duly adopted.

VOTED: That _____, a _____ of the corporation,
be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and behalf of the
corporation contract documents with the City of New Bedford, the above mentioned documents to include
but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts,
Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company
bonds to secure bids and proposals and the performance of said contract and payment for labor and
materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall
deem proper. A true copy.

ATTEST:

Name (Print)

Signature

(Affix Corporate Seal)

Title

Date

**CITY OF NEW BEDFORD
MASSACHUSETTS**

NON-COLLUSION AND TAX COMPLIANCE FORM

CERTIFICATE OF NON-COLLUSION

The undersigned certified under penalties of perjury that this bid 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.

Paul A. Pina

Signature of individual submitting bid

NOT APPLICABLE

Name of business/organization

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes reporting of employees and contractor, and withholding and remitting child support.

Paul A. Pina

Signature of person submitting proposal

NOT APPLICABLE



**City of New Bedford
Mayor Jonathan F. Mitchell**

CERTIFICATE OF PAYMENT OF STATE TAX

Pursuant to M.G.L. Ch. 62C, sec 49A, I/we certify under the penalties of perjury that I/we have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

10/1/20
Date

Federal Identification Number

Name of Company

Street

City, State, Zip

Name, Company Officer

Signature, Company Officer

Real Property Disclosure Statement
DISCLOSURE OF BENEFICIAL INTEREST 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. c. 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: City of New Bedford
[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): Paul A. Piva

Purchaser(s) or Lessee(s): City of New Bedford

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above.

Note: 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 10 percent of the outstanding voting shares need not be disclosed.

NOT APPLICABLE

Name

Address

_____	_____
_____	_____
_____	_____

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts, or is an employee of the Division of Capital Asset Management and Maintenance, except as noted below:

NOT APPLICABLE

Name

Title or Position

_____	_____
_____	_____

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 the 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 Asset and Management and Maintenance within 30 days following the change or addition.

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

Paul A. Piva

Signature

Paul A Piva

Printed Name

NOT APPLICABLE

Title:

10/1/20

Date:

Greetings to the City of New Bedford!

Thank you for sending us the RFP and we are hoping that my property is chosen by the City of New Bedford and its leaders.

My family has never done this type of transaction so we aren't familiar with all the specifics.

We are submitting our documents subject to the language in bold being modified as per the following explanation.

From what we read, it seems to be agreeable excluding the following matter below.

The main concern is the language on page 3 where it specifically says:

"No Vendor may withdraw his/her bid for a period of one year (365 days), excluding Saturdays, Sundays and legal holidays, after the actual date of the opening thereof."

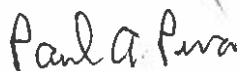
If we understand this correctly, should the City of New Bedford choose another party by 12/31/2020 per these documents, then my family and I would not be able to withdraw our bid and use our property including selling/leasing it out until sometime in April of 2022 but we would still have the obligation of paying the real estate taxes, etc.

As you can understand, this is something we can't agree too. Of course we would be happy to discuss a more practical time frame specifically 3-4 months.

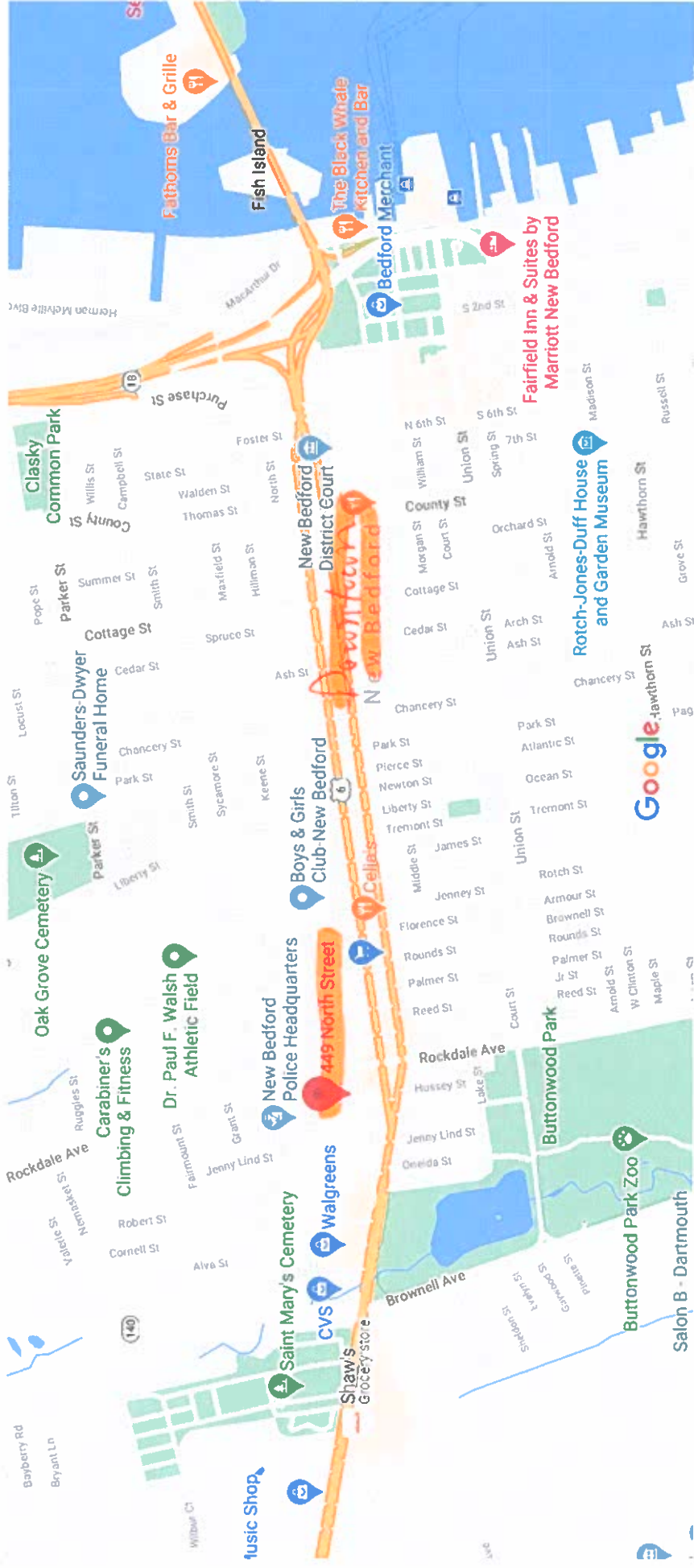
If this is not something the city can agree too, then please disregard our submission and please let us know when we can pick up our submission as it contains our personal information.

If this is agreeable, kindly review and we will hope we are chosen.

Thank you,



Paul A. Piva
Owner



approximately

MORTGAGE INSPECTION PLAN

PROPERTY LOCATION: 449 NORTH STREET - NEW BEDFORD, MA



PREPARED BY:

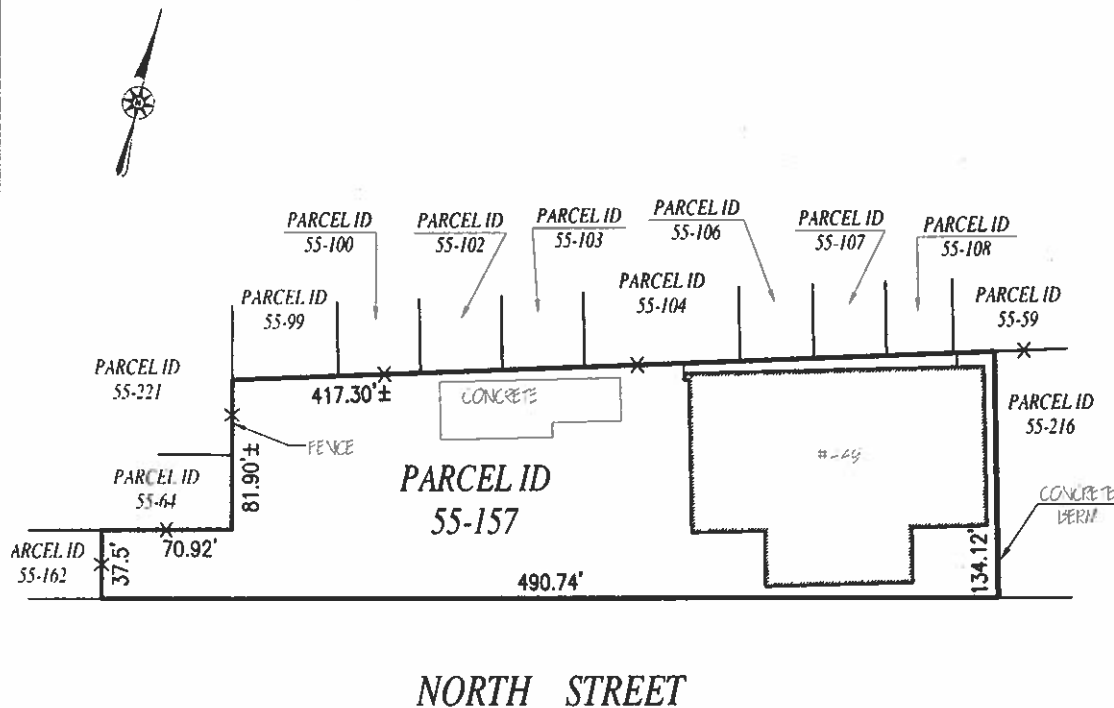


www.FarlandCorp.com

21 VENTURA DRIVE
DARTMOUTH, MA 02747
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

NOTE: THIS PLAN IS NOT TO BE USED FOR PERMITTING PURPOSES.



NOTE: EXISTING FENCE, CONCRETE, AND CONCRETE BERM APPEAR TO BE CLOSE TO PROPERTY LINE. AN ACCURATE INSTRUMENT SURVEY WOULD BE REQUIRED TO VERIFY THE LOCATION RELATIVE TO POTENTIAL ENCROACHMENT.

REF: DEED BOOK 1816 PAGE 1018

I certify to STELLA XIFARAS and PAUL A. PIVA and that there are no visible encroachments or easements except as shown and that this Plan was prepared under my immediate supervision.

FLOOD DETERMINATION:

By graphic plotting only the BUILDING shown hereon DOES NOT fall within a special flood hazard zone as delineated on the Flood Insurance Rate Map 25005C0389F, effective date: JULY 7, 2009

ZONING DETERMINATION:

Our measurements indicate that the location of the BUILDING shown on this plan is close to the property line. A zoning determination cannot be made without an instrument survey.



SCALE: 1" = 80'

DATE: 09/30/20

JOB NO: 20-602

PLEASE NOTE: The structure(s) as shown on this plot plan are approximate only. An actual survey is necessary for a precise determination of the building location and encroachments, if any exist, either way across property lines. This plan must NOT be used for recording purposes or for use in preparing deed descriptions and must NOT be used for variance or building plan purposes. This plan must NOT be used for locating property lines. Verification of building locations, property line dimensions, fences or lot configuration can only be accomplished by an accurate instrument survey which may reflect different information than what is shown here on. Please note that this is "NOT A BOUNDARY SURVEY" and is "FOR MORTGAGE PURPOSES ONLY".

6. (3)

AFFIDAVIT OF OWNERSHIP:

This is to certify that I, Paul A. Piva, am the owner of 449 North Street, New Bedford, MA 02740, Book #01816 and Page #1018, dated January 16, 1981 in the Bristol County (S.D.) Registry of Deeds.

Paul A. Piva
October 14, 2020

Witness my hand and seal this 14 day of October, 2020

The Commonwealth of Massachusetts

Bristol, ss

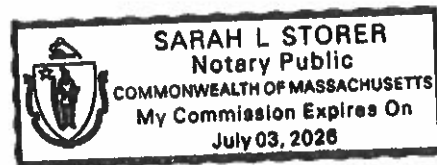
October 14, 2020

Then personally appeared the above-named Paul A. Piva and acknowledged the foregoing instrument to be his free act and deed before me.

Sarah L. Storer

Notary Public

My Commission Expires: 7-3-20



6(4)

449 North Street
New Bedford, MA 02740

I have owned the property above for approximately 40 years. To the best of my knowledge, the property has the following:

- a. City sewer & water
- b. Telephone
- c. Easement by the electric company
- d. Three phase electric power
- e. Natural gas
- f. Two loading docks
- g. Six offices
- h. Three showrooms
- i. Huge storage area
- j. Two bathrooms and one full bath with shower
- k. Parking for 75+ cars
- l. Loft storage area

Signed,



Paul A Piva

October , 2020

6. (6)
1816 1018

By *Ed. Pappas*
8-31-88 2197-28

MASSACHUSETTS DEEDS-123 (STANDARD) 700

443

WABETA REALTY CORP.

a corporation duly established under the laws of MASSACHUSETTS
and having its usual place of business in Boston

Suffolk County, Massachusetts, for consideration paid in the
amount of One Hundred Thirty-Eight Thousand (\$138,000.00) Dollars
grants to PAUL R. PIVA and ROSEMARY PIVA, husband and wife as joint tenants,

of 141 Bellvue Street, New Bedford, MA

with partition covenants

the land is New Bedford, Bristol County, Massachusetts with the building thereon
known as and numbered 443 North Street, New Bedford, Massachusetts containing
two parcels bounded and described as follows:
(See map and description of map)

PARCEL 1

Beginning at the southeast corner of the land hereby conveyed and the
southwest corner of land of Tide Water Associated Oil Company, at a
point in the north line of North Street, distant westerly therein one
hundred six and 18/100 (106.18) feet from its intersection with the
west line of Rockdale Avenue, thence northerly by said land of Tide
Water Associated Oil Company one hundred thirty-four and 12/100
(134.12) feet to the south line of land of Antoni & Carol Okolski;
thence westerly by last named land, land now or formerly of Theresa M.
Malione, land of other owners and land now or formerly of Mary E.
Diamond four hundred seventeen and 30/100 (417.30) feet, more or less,
to the southwest corner of said Diamond land and the northwest corner
of the land hereby conveyed; thence westerly by land now or formerly
of Charles C. and Harriet M. Cornell, Mary E. Seed and another owner
one hundred nineteen and 4/10 (119.4) feet, more or less, to said north
line of North Street, and thence easterly therein four hundred twenty
and 25/100 (420.25) feet to the point of beginning. Containing
82,947 square feet, more or less.

Being the same premises conveyed to the grantor by deed of Hyman Miller
dated October 23, 1847 recorded in Bristol South District Registry of
Deeds Book 931, Page 355.

PARCEL 2

Beginning at a drill hole in the Southwest corner of the premises, said
point being Fifty-nine and 50/100 (59.50) feet from the intersection of the
North line of North Street with the East line of Jenny Lind Street; thence
running northerly thirty-seven and 5/10 (37.5) feet to a stake; thence turn-
ing and running easterly in line of land now or formerly of Mary E. Seed
Seventy and 22/100 (70.22) feet to a stake; and thence turning and running
easterly thirty-seven and 5/10 (37.5) feet in line of land now or formerly
of Wabeta Realty Corp. to the North line of North Street; thence westerly
therein Seventy and 42/100 (70.42) feet to a drill hole and point of begin-
ning. Containing Nine and 73/100 (9.73) square rods, more or less.

Being the same premises conveyed to grantor by William S. Dorney dated
September 2, 1930 recorded in said Deeds at Book 1322, Page 133.

Subject to such restrictions and covenants of record if any there be.

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In witness whereof, the said **WARREN REALTY CORP.**
 has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
 delivered to its name and behalf by **Howard H. Miller**
 its **President and**
Treasurer **herein duly authorized, this** **11th**
 day of **January** **in the year one thousand nine hundred and eighty-one.**
 Signed and sealed in presence of **WARREN REALTY CORP.**

Howard H. Miller
 by **Howard H. Miller, President and Treasurer**

Printed and published at the office of the Secretary of the Commonwealth of Massachusetts, Boston, Massachusetts.

The Commonwealth of Massachusetts

Suffolk, ss.

January 19 81

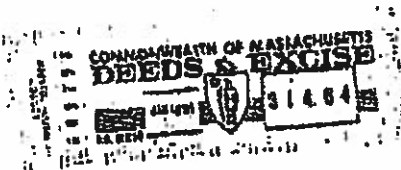
Then personally appeared the above named **Howard H. Miller, President and Treasurer**
 and acknowledged the foregoing instrument to be his free act and deed of the **Warren Realty Corp.**

Before me

James J. Hignell
 Notary Public - Suffolk County

My commission expires

Sept 22 "83



Received & Recorded Jan. 16, 1981 at 9 hrs. 6 min. P.M.

Attest John Gomes Register

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