

Tax: \$34,960.00
Date: 10/02/2020
Transfer Tax #: 10381
RECORDER: F3

202000006477

Pages: 4

Recorded: OCT 2, 2020 10:25:06 AM
City of East Providence, Rhode Island
Samantha Burnett, City Clerk

CITY OF EAST PROVIDENCE

RHODE ISLAND REAL ESTATE CONVEYANCE **Quitclaim Deed**

The undersigned, Metacomet Property Company, LLC, a Rhode Island limited liability company ("Grantor"), with an address of c/o Riparian Partners, LLC, One Financial Plaza, Floor 21, Providence, Rhode Island 02903, Attention; Brendan P. Van Deventer for consideration of \$7,600,000.00 paid, does hereby grant, convey, demise and release to Metacomet Property, LLC, a Delaware limited liability company, authorized to do business in the State of Rhode Island ("Grantee") with a mailing address of 700 Narragansett Park Drive, Pawtucket, RI 02861 Attention: Lianne Marshall, with QUITCLAIM COVENANTS, the following described premises:

500 Veterans Memorial Parkway, East Providence, Rhode Island, as described in Exhibit A attached hereto and made a part hereof.

Grantor certifies to Grantee that R.I.G.L. § 44-30-71.3 withholding has been complied with.

Subject to the lien of current taxes and assessments not yet due and payable, and all restrictions, easements, covenants and other matters of record.

BEING the premises conveyed to Grantor by virtue of that certain Quitclaim Deed dated April 3, 2019 and recorded with the Land Evidence Records of the City of East Providence, Rhode Island on April 8, 2019 at 9:38 AM in Book 4120 at Page 268.

[remainder of page intentionally blank]

Property address:
500 Veterans Memorial Parkway
East Providence, RI
Map 107 Block 15 Parcel 1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of this 30th day of ~~October~~, 2020.

Septem

METACOMET PROPERTY COMPANY, LLC,
a Rhode Island limited liability company

By: [Signature]
Name: Brendan P. VanDeventer,
Title: Authorized Person

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on this 30th day of Septem, 2020, before me personally appeared Brendan P. VanDeventer, Authorized Person of METACOMET PROPERTY COMPANY, LLC, a Rhode Island limited liability company, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, to be the party executing the foregoing instrument and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, his/her free act and deed in said capacity and the free act and deed of METACOMET PROPERTY COMPANY, LLC.

[Signature]
Notary Public
Printed Name: JAMES P. REDDING
My Commission Expires: 8/17/24

[Affix Notary Seal]

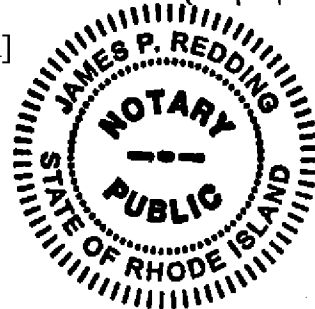


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Those certain tracts or parcels of land with all the buildings and improvements thereon, situated in the City of East Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Tract I: Beginning at the point of intersection of the southeasterly line of Lyon Avenue with the southwesterly line of Fort Street, and running thence southeasterly bounding northeasterly on said Fort Street nine hundred and 45/100 (900.45) feet to the northwesterly line of Bentley Street; thence turning and running southwesterly bounding southeasterly on Bentley Street sixteen hundred seventy-three and 25/100 (1,673.25) feet to the northeasterly line of Douglas Street; thence turning and running northwesterly bounding southwesterly on said Douglas Street nine hundred (900) feet to the southeasterly line of said Lyon Avenue; thence turning and running northeasterly bounding northwesterly on said Lyon Avenue seventeen hundred five and 01/100 (1,705.01) feet to the point or place of beginning. Said tract having an estimated area of 34.93 acres.

Said tract being the first tract described in that certain deed from Pearce - Mauran Land Company to Metacomet Realty Company dated January 5, 1910 and recorded in the office of the City Clerk of the City of East Providence in Deed Book 76 at page 198.

Tract II: Beginning at the point of intersection of the southeasterly line of Lyon Avenue with the southwesterly line of Douglas Street, and running thence southeasterly bounding northeasterly on Douglas Street nine hundred (900') feet to the northwesterly line of Bentley Street; thence turning and running southwesterly bounding southeasterly on said Bentley Street nine hundred seventy-six and 55/100 (976.55') feet, more or less, to the easterly line of Vue De Leau Avenue; thence turning and running northerly bounding westerly on said Vue De Leau Avenue to the southeasterly line of Lyon Avenue; thence turning and running northeasterly bounding northwesterly on said Lyon Avenue six hundred eighty-one and 75/100 (681.75') feet, more or less, to Douglas Street and the point or place beginning. Said tract having an estimated area of 17.14 acres.

The northerly six hundred (600') feet of said tract being the land conveyed by Gulf Refining Company to Metacomet Realty Company by deed dated August 10, 1922 and recorded in said office in said City of East Providence in Deed Book 88 at Page 335; and the southerly three hundred (300') feet of said tract being the second tract conveyed to Metacomet Realty Company by deed from Pearce - Mauran Land Company, dated January 5, 1918 and recorded in said office in Deed Book 76 at Page 198.

Tract III: Beginning at a point in the southeasterly line of Bentley Street directly opposite the center line of Douglas Street and running thence southeasterly at a right angle with said Bentley Street and bounding northeasterly on Tract IV Hereinafter described six hundred fifty-five (655') feet, more or less, to a stone bound; thence turning a right angle and running southwesterly one hundred ten (110') feet, more or less to the mouth of a brook on the shore of Watchemoket Cove at high water marks; thence in a general southwesterly direction bounding southeasterly on said Cove to Veterans Memorial Parkway; thence turning and running in a general northerly direction westerly on said Parkway to Bentley Street; thence turning and running northeasterly bounding

northwesterly on said Bentley Street ten hundred eleven (1,011') feet, more or less, to the point of place of beginning. Said tract having an estimated are of 14.2 acres.

Said tract being the third tract described in that certain deed from Pearce-Mauran Land, Company to Metacomet Realty Company, dated January 5, 1918 and recorded in said office in said City of East Providence in Deed Book 76 at page 198.

Tract IV: Beginning at the point of intersection of the southeasterly line of Bentley Street with the southwesterly line of Fort Street; and running thence southwesterly bounding northwesterly on said Bentley Street sixteen hundred ninety-one (1,691') feet, more or less, to a point directly opposite the center line of Douglas Street; thence running southeasterly at right angle with said Bentley Street, bounding southwesterly on Tract III above-described six hundred fifty-five (655) feet to a stone bound thence turning a right angle and running southwesterly one hundred ten (110') feet, more or less, to the south of a brook at high water mark where it discharges into Watchemoket Cove; thence running in a general southerly direction on a meandering line and bounding westerly and southerly on said Cove to land now or lately or Alfred G. Kent; thence turning and running easterly bounding southerly on said Kent land to the northeasterly corner thereof; thence turning and interior angle of 84°00'00" and running northerly bounding easterly on land now or lately of Seth A. Kent two hundred forty-four and 15/100 (244.16') feet to the northwesterly corner of said last named Kent land and an old stone bound; thence turning and running northeasterly bounding southeasterly of said Seth Kent land in part, in part on land now or lately of Axel V. Tornfeldt et al, in part on land now or lately of Willis T. Huntley et al, in part of land now or lately of Leonard Linhares et al, in part on land now or lately of Carl F. Larson et al, in part on the land now or lately of Seth Kent, in part on land now or lately of John D. Fonles et al to Fort Street; thence turning and running northwesterly bounding northeasterly on Fort Street and angling therewith to Bentley Street and the point or place of begging. Said tract having an estimated area of 41.11 acres.

Said Tract being the same premises conveyed to Metacomet Realty Company be deed from William R. Randall dated January 5, 1918 and recorded in said office in said City of East Providence in Book 78, Page 3.

Together with all the right, title and interest in and to the Fort Street, Shepard Avenue, Bentley Avenue and Douglas Street as shown on that plat entitled: "COMMISSIONERS PLAT IN THE BILL IN EQUITY EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL. NO. 1746. SURVEYED AND DRAWN BY WALTER DEXTER East Providence, R.I. No., 1880" which plat is recorded in the Records of Land Evidence of the City of East Providence in Plat Book 4 at Page 23 and (copy) on Plat Card 67.

Together with all of the right, title and interest in Watchemoket Cove and the waters thereof, the land under the same and the shores thereof, which are appurtenant to the to the land including those rights in that Equity Suit No. 6116, Appellate Division of the Supreme Court for the County of Providence entitled: "Pearce-Mauran Land Co. vs Edward D. Pearce et al trustees et al".

Less and excepting so much of the land described in a deed from Metacomet Realty Company to Joseph D. Correia and Flora G. Correia dated December 16, 2003 and recorded December 19, 2003 in Book 2168, Page 36 and land taken in the layout of the Barrington Parkway now known as Veterans Memorial Parkway.