



1988 00570520

Bk: 1257 Pg: 0520 Doc: DEED
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BOOK 1257 PC 520

343676

KNOW ALL MEN BY THESE PRESENTS

Federico Office Park, Federico Drive, Pittsfield, Massachusetts

THAT WE, JAMES P. SCALISE and LOIS J. SCALISE, husband and wife, of Dalton, Berkshire County, Massachusetts, for consideration paid in the amount of ONE DOLLAR (\$1.00), grant to FEDERICO REALTY CORP., a corporation duly established under the laws of Massachusetts and having its usual place of business at 2 Federico Drive, Pittsfield, Berkshire County, Massachusetts 01201, with QUITCLAIM COVENANTS, the land and buildings in Pittsfield, Berkshire County, Massachusetts, bounded and described as follows:

Lots No. 1, 6, 8, 9 and 10 as shown on a Plan entitled "BUILDING LOT PLAN Of FEDERICO OFFICE PARK Laid Out for James P. & Lois J. Scalise, Pittsfield, Massachusetts, Scale 1" = 80', December 5, 1986, Scalise-Knysh Associates, Inc.", recorded in the Berkshire Middle District Registry of Deeds in Drawer O, Plan 138 ("Plan"), and all the roadway as shown on said plan running northerly and northeasterly from East Street and identified on said Plan as Federico Drive.

See also plan entitled "Revised Lots 2, 3 & 4 Of FEDERICO OFFICE PARK For James P. & Lois J. Scalise, Pittsfield, Massachusetts, Scale 1" = 80', December 2, 1987, Scalise-Knysh Associates, Inc.", recorded in the Berkshire Middle District Registry of Deeds in Drawer 417M, Plan No. 147 ("Revised Plan").

This conveyance is subject to the following:

1. Easement for access granted by Central Berkshire County Development Corp. to Peter N. Petricca, et als, by deed dated October 25, 1973 and recorded with said Registry in Book 944, Page 1154.

2. Thirty (30) foot wide water line easement as granted to the City of Pittsfield and recorded with said Registry in Book 757, Page 259.

NOTE: SEE CORRECTIVE DEED RECORDED
IN BOOK 1260 PAGE 934 ac

3. Easement from James P. Scalise and Lois J. Scalise to New England Telephone and Telegraph Company, Western Massachusetts Electric Company and Warner Cable of Pittsfield-Dalton, dated November 26, 1985 and recorded in said Registry in Book 1133, Page 1197&c.
4. Easement from Nina P. Morse to New England Telephone & Telegraph Company dated July 18, 1916 and recorded in said Registry in Book 384, Page 404.
5. Declaration of Covenants, Conditions and Restrictions, dated June 10, 1987, and recorded in said Registry in Book 1196, Page 977.
6. Subject to the non-exclusive rights and easements of owners of Lots in Federico Office Park to pass on foot or by motor and other vehicles and to use for all purposes of a way, Federico Drive so-called, shown on said plan, to the extent required to obtain access to and from their Lots, which rights and easements shall cease and terminate upon the acceptance of said way as a public way by the City of Pittsfield.
7. Mortgage from grantors herein to First Agricultural Bank, dated May 26, 1987 and recorded with said Registry in Book 1194, Page 737 securing the principal sum of Two Hundred Thousand Dollars (\$200,000).
8. Conditional Approval Contract (Covenant) dated May 11, 1987 and recorded on May 14, 1987 in said Registry in Book 1192, Page 427&c.
9. Restriction as to access as to the Premises as set forth in deed of Central Berkshire County Development Corp. dated September 6, 1985, to the extent the same applies.
10. Collateral Assignment of Leases and Rents according to instrument from James P. Scalise and Lois J. Scalise to First Agricultural Bank dated September 16, 1985 and recorded in said Registry in Book 1127, Page 9&c.
11. Financing Statement according to instrument from James P. Scalise to First Agricultural Bank recorded September 17, 1985 in said Registry in Book 1127, Page 13&c.
12. Financing Statement according to instrument from Lois J. Scalise to First Agricultural Bank recorded September 17, 1985 in said Registry in Book 1127, Page 15&c.

13. Collateral Assignment of Leases and Rents according to instrument from James P. Scalise and Lois J. Scalise to First Agricultural Bank dated February 25, 1986 and recorded in said Registry in Book 1139, Page 486&c.

14. Financing Statement according to instrument from James P. Scalise and Lois J. Scalise to First Agricultural Bank recorded February 25, 1986 in said Registry in Book 1139, Page 507.

This conveyance is made together with the grantors' rights in the following:

1. All the benefits granted in a Release from Central Berkshire County Development Corporation dated October 8, 1985, and recorded in said Registry in Book 1129, Page 232&c.

2. Drain Easement granted by Peter N. Petricca, Robert W. Petricca and Basil A. Petricca to the grantors herein, dated June 22, 1987, and recorded with said Registry in Book 1200, Page 161.

3. Drain and Sewer Easement over Lots 2A and 4A on Revised Plan.

4. Fifty (50) foot Access & Utility Easement as shown on Revised Plan.

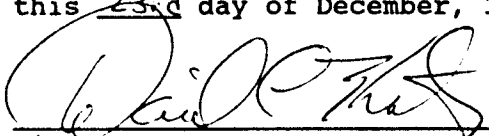
5. Twenty (20) foot and twenty-five (25) foot drain easement over Lot 4A as shown on Revised Plan.

Meaning and intending to convey and hereby conveying all of our right, title and interest in and to the real estate in Federico Office Park, together with and subject to all easements and encumbrances of record.


This conveyance is made subject to the real estate taxes assessed by the City of Pittsfield for the fiscal year beginning July 1, 1988 and ending June 30, 1989.

Being a portion of the premises conveyed to the grantors herein by deed of Central Berkshire County Development Corporation, dated September 6, 1985, and recorded in the Berkshire Middle District Registry of Deeds in Book 1127, Page 1.

IN WITNESS WHEREOF, we have set our hands and seals
this 23^d day of December, 1988.



Witness



James P. Scalise

as to both

Witness



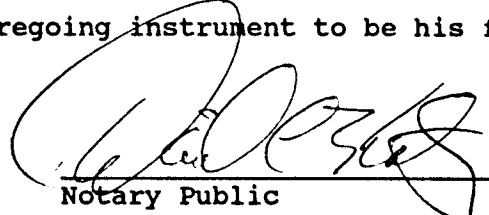
Lois J. Scalise

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

December 23, 1988

Then personally appeared the above named JAMES P.
SCALISE and acknowledged the foregoing instrument to be his free
act and deed of, before me,



Notary Public

My Commission Expires:
June 26, 1992

DCK:rcs:sz:deeds\sca-fed

RECEIVED 2:58 PM DECEMBER 30 1988