



Instr # 2016-06933
Local Tax \$ 18500
State Tax \$46250

VOL 9456 PG 18
08/08/2016 11:46:30 AM
3 Pages
QUIT CLAIM

Michael B. Smart City Clerk

Return to:

Daniel T. Janis, Esq.
Davis, Malm & D'Agostine, PC
One Boston Place
Boston, MA 02108

QUITCLAIM DEED
Connecticut Statutory Form

KNOW YE, THAT **MAGNICO ENERGY LLC** a Connecticut limited liability company having an address of 16 Prospect Avenue, Darien, Connecticut 06820 for consideration paid, grants to **SAFETY-KLEEN SYSTEMS, INC.** a Wisconsin corporation, c/o Clean Harbors, Inc., 42 Longwater Drive, P.O. Box 9149, Norwell, Massachusetts 02061-9149

With QUITCLAIM COVENANTS

All those certain pieces or parcels of land, with the buildings and all other improvements located thereon, situated in the City and County of New Haven, and State of Connecticut, known as 120 Forbes Avenue, and more particularly described as follows:

EAST PARCEL:

Beginning at a Connecticut Highway Department monument (CHD) at the intersection of the easterly line of Waterfront Street and the northeasterly Highway Line of Interstate Route 95.

Thence running along said Waterfront Street along a curve to the left having a radius of 3,048.96 feet, a delta angle of 11° 30' 22", an arc length of 612.30 feet and a chord bearing of North 00° 03' 16" East a distance of 611.27 feet to a point, North 05° 41' 54" West a distance of 383.66 feet to a point on the United States Harbor Line and State of Connecticut Bulkhead and Pierhead Line of the Quinnipiac River;

Thence running along said United States Harbor Line and State of Connecticut Bulkhead and Pierhead Line of the Quinnipiac River North 76° 16' 44" East a distance of 193.16 feet to a point at the northwesterly corner of land now or formerly of Williams Terminals Holding L.P.;

Thence running along said land now or formerly of Williams Terminals Holding L.P. South 03° 30' 54" East a distance of 1,218.20 feet to a point, South 32° 58' 36" West a distance of 67.05 feet to a monument, South 36° 36' 56" West a distance of 107.38 feet to a point on the northerly street line of Forbes Avenue (Route 1);

Thence running along said northerly street line of Forbes Avenue (Route 1) North 45° 52' 54" West a distance of 83.53 feet to a point at the southeasterly corner of land now or formerly of The State of Connecticut;

18500.00
/

46250.00
/

Thence running along said land now or formerly of The State of Connecticut North 44° 11' 42" East a distance of 28.48 feet to a point; North 46° 01' 16" West a distance of 59.76 feet to a point on said northeasterly Highway Line of Interstate Route 95;

Thence running along said northeasterly Highway Line of Interstate Route 95 along a curve to the left having a radius of 1,502.40 feet, a delta angle of 07° 46' 22", an arc length of 203.82 feet and a chord bearing of North 11° 39' 57" West a distance of 203.64 feet to the point and place of beginning.

WEST PARCEL:

Beginning at a point, said point being at the Intersection of the westerly street line of Waterfront Street and the northeasterly Non-Access Highway Line of Interstate Route 95;

Thence running along said northeasterly Non-Access Highway Line of Interstate Route 95 North 52° 13' 10" West a distance of 161.34 feet to a point at the southerly most corner of land now or formerly of United Illuminating Company;

Thence running along said land of United Illuminating Company North 04° 30' 57" West a distance of 397.33 feet to a point on the United States Harbor Line and State of Connecticut Bulkhead and Pierhead Line of the Quinnipiac River;

Thence running along said United States Harbor Line and State of Connecticut Bulkhead and Pierhead Line of the Quinnipiac River North 37° 39' 08" East a distance of 170.48 feet to a point; North 76° 16' 44" East a distance of 2.99 feet to a point on said westerly street line of Waterfront Street;

Thence running along said westerly street line of Waterfront Street South 05° 41' 54" East a distance of 375.20 feet to a point of curvature, along a curve to the right having a radius of 2,988.96 feet, a delta angle of 04° 56' 27", an arc length of 257.76 feet and a chord bearing of South 03° 13' 40" East a distance of 257.96 feet to the point and place of beginning.

Said East and West Parcels are together with an appurtenant easement, 60 feet wide, for the purpose of having access to Waterfront Street, and as more particularly depicted in Volume 1934 at Page 261 of the New Haven Land Records.

Said premises are further bounded and described as follows:

Those two certain pieces or parcels of land located in the City of New Haven, County of New Haven and State of Connecticut, shown as "N/F R & H TERMINAL, LLC #120 FORBES AVENUE VOL. 5584 PG. 309 TAX PARCEL 081/0974/00200 236,880 SQ. FT. OR 5.438 ACRES" and "N/F R & H TERMINAL, LLC #120 FORBES AVENUE VOL. 5584 PG. 309 TAX PARCEL 081/0974/00200 63,695 SQ. FT. OR 1.462 ACRES" on that certain map or plan entitled "LAND OF R & H TERMINAL, LLC. #120 FORBES AVENUE NEW HAVEN, CONNECTICUT surveyed JC, JP, JF Drawn JF Checked JM Approved JM Scale 1"=50' Project No. 07S1003 Date 2/05/08 Revised to 6/4/2012 CAD File: BS07S100302 Title PROPERTY

786932.2

SURVEY Sheet No. BS-1", prepared by BL Companies Architecture Engineering Planning
Landscape Architecture Environmental Sciences 355 Research Parkway Meriden, CT 06450
(203) 630-1406 (203) 630-2615 Fax; which map or plan is filed in the Office of the Town Clerk
of the City of New Haven, to which reference may be had.

Signed this 4th day of August, 2016

Witnessed by:

Barbara S. Miller
Barbara S. Miller

Seth L. Cooper
Seth L. Cooper

Magnico Energy LLC

By: Nicholas Cirillo
Operating Manager

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. Fairfield August 4, 2016

Personally Appeared Nicolas Cirillo, Operating Manager of Magnico Energy, LLC, a member
managed Connecticut limited liability company, signer and sealer of this document, and
acknowledged the same to be his free act and deed as such Operating Manager, and the free act
and deed of such company, before me.

Seth L. Cooper
Seth L. Cooper
Commissioner of the Superior Court

H:\A\Magnico\NH terminal\Sale\quit.claim.deed.final.doc

08/08/2016 11:46:30 AM
Michael B. Smart City Clerk
City of New Haven