

Bk 17783 P9139 #30020
05-11-2009 @ 02:52P

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **FACEMATE CORPORATION** a/k/a **DHJ FACEMATE CORPORATION** of 5 West Main Street, Chicopee, Hampden County, Massachusetts,

In accordance with an Agreement for Judgment filed with the Hampden County Superior Court, Civil Docket No. HDCV2005-00299

grant to **THE CITY OF CHICOPEE**, a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 17 Springfield Street, Chicopee, Hampden County, Massachusetts

WITH QUITCLAIM COVENANTS

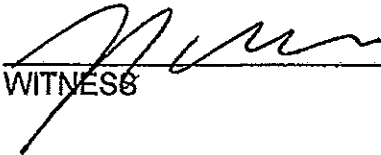
The land located in the City of Chicopee, County of Hampden, Commonwealth of Massachusetts and as bounded and described in the attachment hereto marked "Exhibit A", together with all buildings and improvements and structures located thereon.

Subject to facts shown on survey prepared by Almer Huntley, Jr. & Associates, Inc. dated October 29, 1981 as set forth in Book of Plans 200, Pages 54 thru 61.


BEING a portion of the premises conveyed to the grantor herein by deed of **UNIROYAL, INC.** dated November 10, 1981 and recorded with the Hampden County Registry of Deeds in Book 5191, Page 343.

"THIS TRANSFER DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR CORPORATION."

Executed as a sealed instrument this 30th day of April 2009.



WITNESS



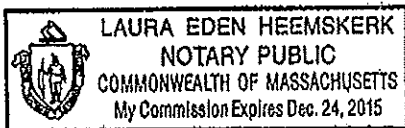
FACEMATE CORPORATION
Its President and Treasurer
Walter F. Mozowski


COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

April 30, 2009

On this 30th day of April 2009 the undersigned notary public, personally appeared **Walter F. Mozowski**, who proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of Facemate Corporation.





Notary Public **LAURA EDEN HEEMSKERK**
My Commission Expires: 12/24/15

EXHIBIT "A"

The following are descriptions of three (3) parcels of land in Chicopee, Massachusetts, shown on 4 sheets of a plan by Almer Huntley, Jr., & Associates, Inc., Surveyors, Engineers, Planners, 125 Pleasant Street, Northampton, Massachusetts entitled "Land in Chicopee, Massachusetts Surveyed for – Uniroyal, Inc." and are bounded and described according to said plan as follows:

PARCEL – A

Beginning at an iron pin on the Westerly line of land of the Boston & Maine Railroad at the Southeasterly corner of land of Chicopee Manufacturing Corporation;

Thence, running Southerly along a curve to the left having a radius of 5445.24 feet an arc distance of 110.25 feet to a point of compound curvature;

Thence, running Southerly along a curve to the left having a radius of 2424.19 feet an arc distance of 141.70 feet to an iron pin;

Thence, running S83°-52'-32"E a distance of 40.25 feet to a point, the last three (3) courses being along the Westerly line of Boston & Maine Railroad;

Thence, running Southerly along land of unknown owners along a curve to the left having a radius of 2384.19 feet an arc distance of 41.56 feet to a point;

Thence, running N83°-52'-32"W a distance of 57.88 feet to the Northeast corner of a 4 story brick building;

Thence, running S06°-31'-30"W along the East face of said building 27.61 feet to a point;

Thence, running Southerly along a curve to the left having a radius of 2445.42 feet an arc distance of 95.121 feet to a point of compound curvature;

Thence, running Southerly and Southeasterly along a curve to the left having a radius of 802.36 feet an arc distance of 263.74 feet to a point;

Thence, running S22°-52'-02"E a distance of 94.28 feet to a point;

Thence, running Southeasterly along a curve to the right having a radius of 8658.28 feet an arc distance of 453.56 feet to a point of compound curvature;

Thence, running Southerly along a curve to the right having a radius of 3028.30 feet an arc distance of 93.00 feet to an iron pin at the Southeasterly corner of the parcel herein described, the last seven (7) courses being along land of the Boston & Maine Railroad;

Thence, running S65°-05'-00"W along land of unknown owners a distance of 135 feet, more or less, to a point on the East edge of the Chicopee River;

Thence, running Northwesterly and Northerly along the East edge of the Chicopee River 1525 feet, more or less, to a point;

Thence, running S83°-23'-38"E along land of Chicopee Manufacturing Corporation 340 feet, more or less, to the point of beginning.

The above described parcel contains 10.07 acres, more or less.

PARCEL – B

Beginning at an iron pin on the Southerly line of Oak Street at the intersection with the Southwesterly line of Grove Street;

Thence, running S27°-53'-55"E along the Southwesterly line of Grove Street 758.42 feet to an iron pin on the Northwesterly line of Front Street;

Thence, running S20°-01'-14"W along the Northwesterly line of Front Street 592.96 feet to an iron pin at the Northeasterly corner of land of Stanley Kopcienski & Jennie Frances Kopcienski;

Thence, running N70°-45'-46"W along said Kopcienski 209.80 feet to an iron pin on the Easterly line of the Boston & Maine Railroad;

Thence, running Northwesterly along a curve to the left having a radius of 1004.57 feet an arc distance of 28.60 feet to a point of compound curvature;

Thence, running Northwesterly along a curve to the left having a radius of 3144.55 feet an arc distance of 153.68 feet to a point;

Thence, running N23°-25'-23"W a distance of 143.85 feet to a point;

Thence, running N19°-37'-95"W a distance of 111.51 feet to a point;

Thence, running N37°-39'-08"W a distance of 63.19 feet to a point;

Thence, running Northwesterly along a curve to the left having a radius of 8740.78 feet an arc distance of 347.36 feet to a point;

Thence, running N22°-52'-02"W a distance of 94.28 feet to a point;

Thence, running Northwesterly and Northerly along a curve to the right having a radius of 719.86 feet an arc distance of 236.62 feet to a point of compound curvature;

Thence, running Northerly along a curve to the right having a radius of 2,362.94 feet an arc distance of 108.37 feet to a point, the last nine (9) courses being along the Easterly line of the Boston & Maine Railroad;

Thence, running S83°-23'-07"E along land of unknown owners and along the Southerly line of Oak Street 452.92 feet to the point of beginning.

The above described parcel contains 13.112 acres.

EXCEPTING THEREFROM said parcel previously conveyed to Chicopee Municipal Employees Credit Union by deed dated January 9, 1987 and recorded with the Hampden County Registry of Deeds in Book 6493, Page 595.

EXCEPTING THEREFROM said parcel previously conveyed to Thomas M. Zombik and Veronica T. Zombik by deed dated January 31, 1989 and recorded with the Hampden County Registry of Deeds in Book 7089, Page 304.

EXCEPTING THEREFROM said parcel previously conveyed to John Salema a/k/a Joao Salema and Natalia Salema a/k/a Maria N. Salema by deed dated May 8, 1997 and recorded with the Hampden County Registry of Deeds in Book 9855, Page 107.

PARCEL – C

Beginning at an iron pin on the Northwesterly line of Front Street at the Southeasterly corner of land of Thaddeus M. Cygan & Caroline A. Cygan;

Thence, running S19°-59'-46"W along the Northwesterly line of Front Street 371.99 feet to a point;

Thence, running Southwesterly along said Front Street along a curve to the right having a radius of 620.28 feet an arc distance of 97.61 feet to an iron pin at the Northeasterly corner of land of Front Street Automotive and Parts, Inc.;

Thence, running N79°-28'-42"W along said Front Street Automotive and Parts, Inc. 151.82 feet to an iron pin in the Northeasterly line of land of the Boston & Maine Railroad;

Thence, running N48°-27'-12"E a distance of 112.28 feet to a point;

Thence, running N37°-28'-26"E a distance of 109.46 feet to a point;

Thence, running Northeasterly and Northerly along a curve to the left having a radius of 722.02 feet an arc distance of 295.08 feet to an iron pin at the Southwesterly corner of the aforementioned Cygan; the last three (3) courses being along land of the Boston & Maine Railroad;

Thence, running S69°-50'-14"E along said Cygan 103.95 feet to the point of beginning.

The above described parcel contains 42,545 square feet, more or less;