

32639

UNIROYAL, Inc.
a corporation duly established under the laws of the State of New Jersey
and having its usual place of business at 154 Grove St., Chicopee, MA 01020

Hampden County, Massachusetts

for consideration paid, and in full consideration of One Million Three Hundred Thousand
(\$1,300,000) Dollars
grants to DHJ-Facemate Corporation, a Massachusetts Corporation and having
its usual place of business at 5 West Main Street, Chicopee, MA 01020
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 "Description", ~~together with all buildings and improvements~~
and improvements and structures located thereon.

Subject to any easements and rights of others arising out of instruments
of record made by UNIROYAL, Inc.

Subject to facts shown on survey prepared by Almer Huntley, Jr. &
Associates, Inc. dated October 29, 1981.

Plans 200 Pgs 54 thru 61

The name of United States Rubber Company was changed to
Uniroyal, Inc. on February 27, 1967.

In witness whereof, the said UNIROYAL, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and

delivered in its name and behalf by W. J. Crane

its Senior Vice President-Finance
hereto duly authorized, this

10th

day of November in the year one thousand nine hundred and eighty-one

Signed and sealed in presence of

UNIROYAL, Inc.

[Signature]
ASSISTANT SECRETARY
State of Connecticut
County of New Haven

by *[Signature]*
W.J. Crane, Senior Vice President-Finance

On this *10th* day of November, 1981 before me, appeared W. J. Crane,
to me personally ~~the person whose name is known~~ known, who, being by me
duly sworn, did say that he is the Senior Vice President-Finance of
UNIROYAL, INC. and that the seal affixed to the foregoing
instrument is the corporate seal of said corporation and that said

~~the person whose name is known~~ instrument was signed and sealed in
behalf of said corporation by authority of its board of directors and
~~acknowledged the foregoing instrument to be the free act and deed of said corporation.~~
acknowledged said instrument to be the free act and deed of said corporation.

[Signature]
Notary Public - Justice of the Peace
My commission expires *My Commission Expires*

See
B 5191 P 145
"5221" 344
"5846" 39
"5846" 40
"7088" 418

DESCRIPTION

The following are descriptions of six (6) 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 $S83^{\circ}-52'-32''E$ 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 $N83^{\circ}-52'-32''W$ a distance of 57.88 feet to the Northeast corner of a 4 story brick building;

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Thence, running $S06^{\circ}-31'-30''W$ 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 95.21 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 $S22^{\circ}-52'-02''E$ 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 $S65^{\circ}-05'-00''W$ 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 $S83^{\circ}-23'-38''E$ 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.

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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 $S27^{\circ}-53'-55''E$ along the Southwesterly line of Grove Street 758.42 feet to an iron pin on the Northwesterly line of Front Street;

Thence, running $S20^{\circ}-01'-14''W$ along the Northwesterly line of Front Street 592.97 feet to an iron pin at the Northeasterly corner of land of Stanley Kopcienski & Jennie Frances Kopcienski;

Thence, running $N70^{\circ}-45'-46''W$ 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 $N23^{\circ}-25'-23''W$ a distance of 143.85 feet to a point;

Thence, running $N19^{\circ}-37'-59''W$ a distance of 111.51 feet to a point;

Thence, running $N37^{\circ}-39'-08''W$ 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;

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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.

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 North-easterly 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;

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Thence, running $N48^{\circ}-27'-12''E$ a distance of 112.28 feet to a point;

Thence, running $N37^{\circ}-28'-26''E$ 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 $S69^{\circ}-50'-14''E$ along said Cygan 103.95 feet to the point of beginning.

The above described parcel contains 42,546 square feet, more or less.

PARCEL - D

Beginning at an iron pin on the Easterly line of West Main Street at the Southwesterly corner of land of United States of America;

Thence, running $S85^{\circ}-31'-01''E$ along said land of United States of America 438.15 feet to a concrete bound on the Westerly line of Grove Street;

Thence, running $S06^{\circ}-05'-07''W$ along the Westerly line of Grove Street 862.21 feet to an iron pin on the Northerly line of Oak Street, said iron pin bearing $N04^{\circ}-31'-15''W$ and 40.76 feet from the Northeasterly corner of Parcel - B hereinbefore described;

Thence, running $N83^{\circ}-23'-07''W$ along the Northerly line of Oak Street 441.97 feet to an iron pin on the Easterly line of West Main Street;

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Thence, running N06°-23'-52"E along the Easterly line of West Main Street 707.72 feet to an iron pin;

Thence, running N06°-08'-01"E along the Easterly line of West Main Street 138.16 feet to the point of beginning.

The above described parcel contains 8.621 acres.

PARCEL - E

Beginning at an iron pin on the Easterly line of Hampden Street at the intersection with the Southerly line of West Oak Street;

Thence, running S85°-16'-15"E along the Southerly line of West Oak Street and along land of the Quinnehtuk Company 355.00 feet to an iron pin;

Thence, continuing S85°-16'-15"E along the Quinnehtuk Company 11 feet, more or less, to a point on the West edge of the Chicopee River;

Thence, running Southerly, Southeasterly, Southerly, Southwesterly and Westerly along the edge of the Chicopee River as the same exists presently in accordance with the relocation of the same under plan of U.S. Army Corps of Engineers recorded with Book 3119, Page 206, 2,800 feet, more or less, to a point on the North edge of the Chicopee River;

Thence, running N09°-11'-21"W along land of the Quinnehtuk Company 16 1/2 feet, more or less to an iron pin;

Thence, continuing N09°-11'-21"W along land of Labelle Construction, Inc., land of John J. Senecal & Linda M. Senecal, land of Gary M. Bowler & Judy M. Bowler, land of David M.

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Pietras & Dolores A. Pietras, land of George H. Menard & Suzanne M. Menard and land of Eugene Salwa & Zofia Salwa 926.00 feet to an iron pin at the Southeast corner of Mayflower Avenue;

Thence, running $N10^{\circ}-37'-51''E$ along the Easterly end of Mayflower Avenue, land of Curtis W. Lippert & Rita J. Lippert, land of Stanley Grygiel & Molly K. Grygiel, land of Donald J. Benoit & Doris T. Benoit, land of Roger W. Proulx & Doris T. Benoit, land of Nellie A. Bielanski, land of Antonia F. Moran, land of Gerald R. Plante & Elaine Plante, land of Joel J. Cote & Joyce M. Cote and land of the City of Chicopee 804.39 feet to an iron pin at the Southwesterly corner of land of Theodore Murdza & Ann M. Murdza, said iron pin also being at the intersection of the Southerly line of Nelson Street with the Easterly line of Hampden Street;

Thence, running $N84^{\circ}-05'-25''E$ along said Murdza 132.00 feet to an iron pin;

Thence, running $N02^{\circ}-52'-15''W$ along said Murdza 66.00 feet to an iron pin;

Thence, running $S84^{\circ}-05'-25''W$ along said Murdza 132.00 feet to an iron pin on the Easterly line of Hampden Street;

Thence, running $N02^{\circ}-52'-15''W$ along the Easterly line of Hampden Street 197.34 feet to the point of beginning.

Excepting from Parcel - E the following description of a parcel of land of the Quinnehtuk Company being 16 1/2 feet in width and bounded and described as follows:

Beginning at a point on the Westerly edge of the Chicopee River; said point being $S85^{\circ}-16'-15''E$ and 16 1/2 feet, more or less, from the Southeasterly terminus of West Oak Street;

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Thence, running Southerly, Southeasterly, Southerly, Southwesterly and Westerly along the edge of the Chicopee River 2,800 feet, more or less, to a point on the North edge of the Chicopee River;

Thence, running N09°-11'-21"W along other land of the Quinnehtuk Company 16 1/2 feet, more or less, to an iron pin;

Thence, running Easterly, Northeasterly, Northerly, Northwesterly and Northerly 16 1/2 feet from and parallel with the edge of the Chicopee River to a point on the Southeasterly terminus of West Oak Street;

Thence, running S85°-16'-15"E along other land of the Quinnehtuk Company 16 1/2 feet, more or less, to the point of beginning.

The area of Parcel - E after exclusion of the above described Quinnehtuk Company exception is 30.94 acres, more or less.

PARCEL - F

Beginning at an iron pin on the Easterly line of Hampden Street at the Southwesterly corner of land of Western Massachusetts Electric Company;

Thence, running S53°-47'-58"E along land of Western Massachusetts Electric Company and land of the City of Chicopee 264.13 feet to a concrete bound;

Thence, running S79°-48'-58"E along land of the City of Chicopee and land of the Quinnehtuk Company 165.00 feet to an iron pin;

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Thence, continuing $S79^{\circ}-48'-58''E$ along land of the Quinnehtuk Company 10 feet, more or less, to a point on the Westerly edge of the Chicopee River;

Thence, running Southerly along the West edge of the Chicopee River 36 feet, more or less to a point on the West edge of the Chicopee River;

Thence, running $N85^{\circ}-16'-15''W$ along land of the Quinnehtuk Company 12 feet, more or less, to an iron pin;

Thence, continuing $N85^{\circ}-16'-15''W$ along land of the Quinnehtuk Company and along the Northerly line of West Oak Street 360.00 feet to an iron pin on the Northerly line of West Oak Street at the intersection with the Easterly line of Hampden Street;

Thence, running $N02^{\circ}-52'-15''W$ along the Easterly line of Hampden Street 191.10 feet to the point of beginning.

Excepting from Parcel - F the following description of a parcel of land of the Quinnehtuk Company being 16 1/2 feet in width and bounded and described as follows;

Beginning at a point on the West edge of the Chicopee River, said point being $S85^{\circ}-16'-15''E$ and 16 1/2 feet, more or less, from the Northeasterly terminus of West Oak Street;

Thence, running $N85^{\circ}-16'-15''W$ along other land of the Quinnehtuk Company 16 1/2 feet, more or less, to a point at the Northeasterly terminus of West Oak Street;

Thence, running Northerly 16 1/2 feet from and parallel with the West Edge of the Chicopee River 30 feet, more or less, to a point at the Southeasterly corner of land of the City of Chicopee;

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Thence, running N79°-48'-58"E along other land of the Quinnehtuk Company 16 1/2 feet, more or less, to a point on the West edge of the Chicopee River;

Thence, running Southerly along the West edge of the Chicopee River 36 feet, more or less, to the point of beginning.

The area of Parcel - F after exclusion of the above described Quinnehtuk Company exception is 34,775 square feet, more or less.

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093613 COMMONWEALTH OF MASSACHUSETTS
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MEMBER 093614 COMMONWEALTH OF MASSACHUSETTS
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