

QUITCLAIM DEED

Springborn Laboratories, Inc., a corporation duly established under the laws of the State of Delaware, having its usual place of business at 790 Main Street, Wareham, MA 02571 ("Grantor") for Two Million Dollars (\$2,000,000.00) and other valuable consideration paid grants to Smithers Wareham Real Estate, LLC, a Delaware limited liability company, having its usual place of business at 425 West Market Street, Akron, OH 44303 ("Grantee") with quitclaim covenants, the land and improvements in Wareham, County of Plymouth and Commonwealth of Massachusetts and more particularly described on Exhibit A attached hereto and made a part hereof.

For Grantor's title see deed dated January 18, 1996 recorded with the Plymouth County Registry of Deeds on January 25, 1996 in Book 14098, Page 123.

IN WITNESS WHEREOF, the said Grantor has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Dr. Robert C. Springborn, Chairman and President, and Michael A. Burr, Secretary and Treasurer, duly authorized, this 5<sup>th</sup> day of March, 2002.

Signed and sealed in the presence of:

[Signature]  
Name:

[Signature]  
Name:

SPRINGBORN LABORATORIES, INC.

By: [Signature]  
Dr. Robert C. Springborn,  
Chairman and President

By: [Signature]  
Michael A. Burr,  
Secretary and Treasurer

Property Address: 790 Main Street  
Wareham, Massachusetts 02571

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
11 MAR 2002 10:41AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 21687 Pg 71-74

**CANCELLED**  
PLYMOUTH DEEDS REG#18 PLYMOUTH  
03/11/02 10:23AM 01  
000000 #9910 \$9120.00  
FEE \$9120.00  
CASH \$9120.00

MAIL 5  
Commonwealth Land Title Ins. Co.  
77 Franklin ST. 6<sup>th</sup> Floor  
Boston, MA 02110

STATE OF Massachusetts  
COUNTY OF Suffolk ss.

March 5, 2002

Personally appeared Dr. Robert C. Springborn, Chairman and President of Springborn Laboratories, Inc. as aforesaid, signer of the foregoing instrument, and acknowledged the same to be his free act and deed as such officer and the free act and deed of said corporation, before me.



Name:

Notary Public

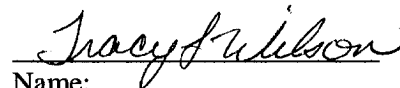
My Commission Expires: January 31, 2008

Gerard P Richer

STATE OF Massachusetts  
COUNTY OF Suffolk: ss.

March 6, 2002

Personally appeared Michael A. Burr, Secretary of Treasurer of Springborn Laboratories, Inc. as aforesaid, signer of the foregoing instrument, and acknowledged the same to be his free act and deed as such officer and the free act and deed of said corporation, before me.



Name:

Notary Public

My Commission Expires: 6/14/07

Tracy J Wilson

**EXHIBIT A**

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The land with the buildings thereon in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

**PARCEL ONE:** The land in that part of Wareham, Plymouth County, Massachusetts, known as South Wareham, bounded and described as follows:

Beginning at a point in the Southerly side line of Old County Road (formerly a State Highway) at or near the underpass where said side line intersects the Westerly line of the location of the Old Colony Railroad, so-called;

thence running South 18 degrees 57' 30" East, two hundred sixteen and 61/100 (216.61) feet by said location to a bound;

thence South 8 degrees 34' 20" East, eighty and 45/100 (80.45) feet by said location to a bound;

thence Southerly and Southwesterly, three hundred fifty-one and 43/100 (351.43) feet in a curve by said location to a bound;

thence South 30 degrees 31' 30" West, one hundred thirty-seven and 56/100 (137.56) feet by said location to a bound;

thence South 59 degrees 28' 30" East, fifty-five and no/100 (55.0) feet by said location to a bound in the Westerly line of Rolling Mill Road, so-called;

thence South 27 degrees 35' 30" West, three hundred eighty-seven and 03/100 (387.03) feet by said Rolling Mill Road to a stone bound;

thence North 34 degrees 31' 50" West, six hundred thirty-seven and 09/100 (637.09) feet by land of Tobey Hospital to a stone bound;

thence North 34 degrees 31' 50" West, thirty and no/100 (30.0) feet, more or less, by said land of Tobey Hospital to the middle of a small brook;

thence Northeasterly, four hundred forty-two and no/100 (442.0) feet by the middle of said brook to a bound at the Easterly corner of land now or formerly of Myrtle Vose;

thence North 35 degrees 29' 10" West, sixty-one and 22/100 (61.22) feet by said land of Vose to a stone bound;

thence North 50 degrees 49' 10" East, two hundred seven and 57/100 (207.57) feet by land of said Vose to a bound;

thence North 37 degrees 01' 30" West, one hundred fifty-six and 83/100 (156.83) feet by said land of Vose to a bound standing in the Southerly side line of Fearing Hill Road, so-called;

**EXHIBIT A**

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thence Southeasterly, sixty-three and 37/100 (63.37) feet by Fearing Hill Road on a curve to a County bound;

thence South 52 degrees 31' East, seventy and 53/100 (70.53) feet by said Old County Road to a bound; and

thence Easterly, one hundred twenty-six and 78/100 (126.78) feet by said Old County Road to the point of beginning.

**PARCEL TWO:** That certain parcel of land situated in the South Wareham section of the Town of Wareham, County of Plymouth and Commonwealth of Massachusetts, shown on a plan entitled "New York, New Haven and Hartford Railroad Real Estate and Right of Way Department Land in Wareham, Mass. To be conveyed to John J. Beaton Co. Scale 1" = 100' May 1941," and bounded and described as follows:

Beginning at a point distant one hundred thirteen and 37/100 (113.37) feet Southwesterly from the monumented base line of the railroad from Middleboro to Provincetown, radially thereto, at station 672 + 54.83 thereof; and thence running Easterly, bounding Northerly on remaining railroad land, twenty-four and 87/100 (24.87) feet to a point distant ninety-one and 38/100 (91.38) feet Southwesterly from said monumented base line, measured radially thereto, at station 672 + 66.16 thereof; thence turning to the right and running Southerly in a curve to the right of five hundred eighty-four and 79/100 (584.79) feet radius, bounding Easterly on said remaining railroad land, ninety-three and 23/100 (93.23) feet to a point distant one hundred forty-two and 26/100 (142.26) feet Southwesterly from said monumented base line, measured radially thereto, at station 673 + 41.95 thereof; and thence continuing Southerly in a curve to the right of three hundred eighty-six and 26/100 (386.26) feet radius, still bounding Easterly on said remaining railroad land, sixty-three and 23/100 (63.23) feet to a point distant one hundred eight-five and 71/100 (185.71) feet Southwesterly from said monumented base line, measured radially thereto, at station 673 + 86 thereof; and thence continuing Southerly in a straight line, still bounding Easterly on said remaining railroad land, one hundred sixty-three and 54/100 (163.54) feet to a point distant three hundred nine and 73/100 (309.73) feet Southwesterly from said monumented base line, measured radially thereto, at station 674 + 86.42 thereof; thence deflecting to the right and running Westerly, bounded Southerly on land now or formerly of Seth F. Tobey, thirty-seven and 69/100 (37.69) feet to a point; thence deflecting to the right and running Northerly, bounding Westerly on said land now or formerly of Seth F. Tobey, one hundred thirty-seven and 56/100 (137.56) feet, to a point; and thence continuing Northerly in a curve to the left of four hundred eighty-eight and no/100 (488.0) feet radius, still bounding Westerly on said land now or formerly of Seth F. Tobey, one hundred seventy-one and 53/100 (171.53) feet to the point of beginning.

#324979