

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, OLIN CORPORATION, a Corporation duly established under the laws of Virginia and having its usual place of business in the City of Stamford, County of Fairfield and State of Connecticut for consideration paid, the Grantee herein is a solely owned subsidiary of Grantor and therefore the consideration is less than One Hundred Dollars, grants to OLIN CHEMICALS AND CHLOR ALKALI, INC., a Delaware corporation with a place of business at 501 Merritt 7, Norwalk, Connecticut with *Quitclaim Covenants* the land in Wilmington, Middlesex County, Commonwealth of Massachusetts being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This transaction does not constitute a sale of all or substantially all of the Grantor's Massachusetts assets.

IN WITNESS WHEREOF, the said OLIN CORPORATION, has caused these presents to be signed, acknowledged and delivered in its name and behalf as a sealed instrument by Peter C. Kosche, its Senior Vice President, this 7th day of August, 1998.

FOR AUTHORITY see corporate vote recorded herewith.

Signed and sealed
in the presence of

Handwritten initials

OLIN CORPORATION

Christopher John

By *Peter C. Kosche*
Peter C. Kosche
Its Senior Vice President

STATE OF CONNECTICUT

ss.

Aug. 7, 1998

COUNTY OF FAIRFIELD

Personally appeared the above-named Peter C. Kosche, Senior Vice President of OLIN CORPORATION and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation, before me.

Susan Ronson

Notary Public

My commission expires: 4/30/1999

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SUSAN RONSON
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 30, 1999

The Property mailing address is: 51 Eames Street, Wilmington, MA 01887-3393

10/06/98 10:48:35 69423 31.50 65

EXHIBIT A

Parcel A

A certain parcel of land situated in Wilmington, County of Middlesex, Massachusetts situated on the southerly side of Eames Street being comprised of several parcels of registered and unregistered land as shown on a plan entitled "Plan of Land in Wilmington, Mass.," dated July 9, 1980 by Dana F. Perkins & Assoc., Inc. and recorded ~~herewith~~, being further bounded and described as follows:

Beginning at the most northerly point of the parcel herein described at a point on the southerly sideline of Eames Street and the westerly sideline of the land now or formerly of the Boston & Main Railroad as shown on said plan; thence running

Along the easterly sideline of the land now or formerly of the Boston & Maine Railroad by the following six (6) courses, S 37° 51' 09" E 285.43 feet by the remains of a stone wall, S 81° 51' 09" E 26.99 feet, S 37° 51' 09" E 389.00 feet, S 33° 49' 53" E 843.72 feet, 31.55 feet on a curve to the right having a radius of 5958.75 feet, and S 15° 51' 29" W 95.69 feet to a point at the land now or formerly of New England Resins & Pigments Corp.; thence

Along the land now or formerly of said New England Resins & Pigments Corp., S 10° 09' 31" E 832.50 feet to a point on the line between the City of Woburn and the Town of Wilmington; thence

By the town line along said land now or formerly of New England Resins & Pigments Corp., owners unknown and the City of Woburn, S 60° 32' 25" W 1048.38 feet to a point on the easterly sideline of other land now or formerly of the Boston & Main Railroad as shown on said plan;

Northerly along the easterly sideline of said land now or formerly of the Boston & Maine Railroad by the following two (2) courses, 510.21 feet on a curve line to the left having a radius of 1951.10 feet, and N 14° 48' 27" W 1938.47 feet to a point on the southerly sideline of Eames Street; thence

Along the southerly sideline of Eames Street by the following three (3) courses N, 58° 11' 02" E 317.36 feet, 112.20 and N 43° 14' 02" E 103.11 feet to a point on the westerly sideline of said land now or formerly of the Boston & Maine Railroad and the point of beginning.

The above described parcel of land contains 49.2 acres, more or less and includes within it the following described parcel of registered land:

PARCEL B

That certain parcel of registered land situated in Wilmington, in the County of Middlesex and the Commonwealth of Massachusetts, bounded and described as follows

- Northwesterly feet; by Eames Street, four hundred forty-three and 74/100 (443.74)
- Northeasterly two hundred eighty-five and 43/100 (285.43) feet;
- Northerly twenty-six and 99/100 (26.99) feet, and
- Northeasterly ten hundred thirteen and 4/100 (1,013.04) feet, by land now or formerly of the Boston and Main Railroad;
- Easterly by lands now or formerly of Consolidated Chemical Industries and of Merrimac Chemical Co., nine hundred seventeen and 21/100 (917.21) feet;
- Southeasterly by Phelps Street, five hundred twenty-two and 43/100 (522.43) feet;
- Southwesterly by Wilmington Avenue, two hundred forty-five (245) feet;
- Southeasterly by the end of said Wilmington Avenue, by land now or formerly of Ann Russo and by the end of Linwood Avenue, two hundred twenty (220) feet;
- Northeasterly by said Linwood Avenue, seventy (70) feet;
- Northwesterly by a line crossing Linwood Avenue and by said Anna Russo land, one hundred ten (110) feet;
- Southwesterly thirty-five (35) feet, and
- Northwesterly seventy (70) feet, by said Anna Russo land;
- Northeasterly by said Wilmington Avenue, thirty-five (35) feet;
- Southeasterly seventy (70) feet
- Northeasterly one hundred five (105) feet, and
- Northwesterly seventy (70) feet by other land now or formerly of Anna Russo;
- Northeasterly by said Wilmington Avenue, seventy (70) feet;
- Southeasterly by said Phelps Street, three hundred twenty (320) feet, and
- Southwesterly by Longwood Avenue, nineteen hundred sixty-nine and 81/100 (1,969.81) feet.

SEE CERTIFICATE 33908
LAND COURT

All of said boundaries are determined by the Land Court to be located as shown on plan 27579-A, which is filed with Certificate of Title 11786, the same being compiled from a plan drawn by Emmons & Fleming, Surveyors, dated April 17, 1957, and

additional data on file in the Land Registration Office, all as modified and approved by the Court, and said land is shown as Lot one (1) and two (2) on said plan.

So much of said Lot 2 as is included within the limits of said Phelps Street, Linwood Avenue and Longwood Avenue is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of the land hereby registered as is located within the limits of said Wilmington Avenue is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of said Lot 2 as is included within the limits of the ditches, shown on said plan, is subject to such rights as may exist at the time of original decree.

For title of the grantor to said registered land see Middlesex County Northern District Land Court Transfer Certificate of Title No. 24003; for title to said unregistered land see deed of Stepan Chemical Company dated September 12, 1980 and recorded with Middlesex North District Registry of Deeds in Book 2438 at page 105.

PARCEL C

That certain land in Wilmington, Middlesex County, Massachusetts, being shown as Lots "A", "B", "C", "D" and "E" on a plan entitled, "Plan of Land in Wilmington, Mass., Scale 1"=60', March 31, 1981, Dana F. Perkins and Assoc., Inc., Civil Engineers and Surveyors, Reading-Lowell, Mass." to be recorded herewith, and bounded and described according to said plan as follows:

LOT A

SOUTHERLY: by land now or formerly of Olin Corporation 45.42 feet;
EASTERLY: by Longwood Avenue 105.00 feet;
NORTHERLY: by land now or formerly of Anna Russo 45.00 feet;
WESTERLY: by land now or formerly of Boston and Main Railroad 105.00 feet.
containing 4,731 square feet of land according to said plan.

LOT B

SOUTHERLY: by land now or formerly of Olin Corporation 45.00 feet;
EASTERLY: by Longwood Avenue 910.00 feet;
NORTHERLY: by land now or formerly of Harry L. Marshall 45.00 feet;
WESTERLY: by land now or formerly of Boston and Main Railroad 910.00 feet.
Containing 40,950 square feet of land according to said plan.

LOT C

SOUTHERLY: by land now or formerly of Harry L. Marshall 45.00 feet;
EASTERLY: by Longwood Avenue 105.00 feet;
NORTHERLY: by land now or formerly of Olin Corporation 45.00 feet;
WESTERLY: by land now or formerly of Boston and Maine Railroad 105.00 feet.

Containing 4,725 square feet of land according to said plan.

LOT D

SOUTHERLY: by land now or formerly of Olin Corporation 45.00 feet;
EASTERLY: by Longwood Avenue 35.00 feet;
NORTHERLY: by land now or formerly of Olin Corporation 45.00 feet;
WESTERLY: by land now or formerly of Boston and Main Railroad 35.00 feet.

Containing 1,575 square feet of land according to said plan.

LOT E

SOUTHERLY: by land now or formerly of Olin Corporation 45.00 feet;
EASTERLY: by Longwood Avenue 105.00 feet;
NORTHERLY: by land now or formerly of National Polychemicals, Inc. 45.00 feet;
WESTERLY: by land of Boston and Maine Railroad 105.00 feet.

Containing 4,725 square feet of land according to said plan.

Together with all the right, title and interest of the Grantor in and to the lot labeled "21" and "Harry L. Marshall" on said plan, being the lot located between the aforesaid Lot B and Lot C.

Together also with all right, title and interest of the Grantor in and to Longwood Avenue as shown on said plan.

For title reference see Deed of Nicholas Triantos and Louis G. Manolis a/k/a Louis Manolis dated April 2, 1981 and recorded with Middlesex North District Registry of Deeds in Book 2471 at page 680