LIMITED WARRANTY DEED

THE CURTIS CORPORATION, a Connecticut corporation with an office at 993 Hamilton Avenue, Watertown, Connecticut 06795 (referred to as "Grantor") for the consideration paid, does hereby give, grant, bargain, sell, and confirm unto **MERIDEN PROPERTIES, LLC,** Wyoming limited liability company with an address at 163 Pratt Street, Meriden, Connecticut Connecticut (referred to as "Grantee") all such right and title as Grantor has in the real property situated in the Town of Meriden, County of New Haven, and State of Connecticut, known as 153, 163, 169, 171 & 177 Pratt Street, 103 & 105 Twiss Street, Meriden Connecticut and more particularly identified by the Meriden Assessor as Map 0301 Block 0257 Lots 0008-0006-0005-0009 (009B & 009A) consisting of approximately 1.49 +/- acre(s), and being more particularly bounded and described on Schedule A attached hereto and made a part hereof (the "Premises").

TO HAVE AND TO HOLD the above granted and bargained Premises, with the privilege and appurtenances thereof, unto Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself, its successors and assigns, covenants with Grantee, its successors and assigns, that said Premises are free from all encumbrances made or suffered by the Grantor, except rights of tenants in possession.

Said Premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law; declarations, restrictions, covenants and easements of record; any state of facts an accurate survey or personal inspection of the Property might reveal; provided they do not interfere with the present location of any building now located on the Property or prevent the use of the Property as a residence or render title to the Property unmarketable; and to taxes owing to the Town of Meriden on the Grand List of October, 2006, not yet due and payable, and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

AND FURTHERMORE, Grantor does by these presents bind itself, its successors and assigns forever, to warrant and defend the above granted and bargained Premises to Grantee, its successors and assigns, against the claims and demands made by Grantor, or by any person claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

2000.00 MUNICIPAL CONVEYANCE TAX
4.00 STATE CONVEYANCE TAX
IRENE G. MASSE, MERIDEN CITY CLERK

Executed and delivered as of this 28th day of September, 2007.

Witnessed by:

William R. Crowe

Christina P. Burnham

THE CURTIS CORPORATION

John Marinaro
Its Vice President

STATE OF CONNECTICUT :
: ss. Old Saybrook September 28, 2007
COUNTY OF MIDDLESEX :

On this 28th day of September, 2007, personally appeared John Marinaro as Vice President of THE CURTIS CORPORATION, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed and the free act and deed of said corporation, before me.

William R. Crowe
Commissioner of The Superior Court

Grantee's Mailing Address
Christopher Z. Komondy
29 Liberty Street
Chester, CT 06412

SCHEDULE A

All those certain pieces or parcels of land, with the buildings and improvements thereon, situated in the City of Meriden, County of New Haven and State of Connecticut, more particularly bounded and described as follows:

PARCEL 1 - 103 and 105 TWISS STREET; 153 PRATT STREET: All those certain pieces or parcels of land, together with any improvements thereon, known as No. 103 Twiss Street, 105 Twiss Street and 153 Pratt Street, situated in the City of Meriden, County of New Haven and State of Connecticut, as shown on a map entitled, "Map of Property of Lucy Pepe Twiss Street and Pratt Street Meriden, Conn., June 1948, Scale 1" = 10' H.E. Daggett Civil Engineer, Meriden, Conn.", on file in the Meriden Town Clerk's Office, and more particularly bounded and described as follows:

NORTHERLY: by Pratt Street, as shown on said map, 58.24 feet;

EASTERLY: by land now or formerly of Curtiss Way Corporation, as shown on said map, 150.3 feet;

SOUTHERLY: by land now or formerly of Mary and Martin Marosz, 60 feet; and

WESTERLY: by Twiss Street, as shown on said map, 128.5 feet.

PARCEL 2 - 163 PRATT STREET: All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Meriden, County of New Haven and State of Connecticut, bounded and described as follows:

NORTHERLY: on Pratt Street, on land now or formerly of Anthony J. and Nellie K. Magnoli, and land now or formerly of Shirley S. Flamer, each in part;

EASTERLY: on land now or formerly of Anthony J. and Nellie K. Magnoli, and on land now or formerly of the City of Meriden, each in part;

SOUTHERLY: on land now or formerly of the City of Meriden, on land now or formerly of Mary Grabowski and John Ostrowski, and land now or formerly of Mary Marosz, each in part;

WESTERLY: on land now or formerly of Mary Grabowski and John Ostrowski, on land now or formerly of Mary Marosz, and land now or formerly of Lucy Pepe, each in part.

Said land having a frontage of 102 feet, more or less, on Pratt Street

PARCEL 3 - 171 PRATT STREET: All that certain piece or parcel of land with the buildings and improvements thereon, situated in the City of Meriden, County of New Haven and State of Connecticut, known as 171-175 Pratt Street and shown on a map entitled "Map Showing Property of Frank J. Sarafin located on Pratt Street, Meriden, Connecticut Surveyed & Drawn by Philip A. Merian Reg. Prof. Engr. Conn. 1319 Scale 1"=10'", which map is on file in the Meriden Town Clerk's Office, further bounded and described as follows:

NORTHERLY:	by Pratt Street, as shown on said map, 58.5 feet;
EASTERLY:	by land now or formerly of John B. Franz, as shown on said map, 118.3 feet;
SOUTHERLY:	by land now or formerly of the Curtis Way Corp., as shown on said map, 24.1 feet;
WESTERLY:	by said land now or formerly of the Curtis Way Corp., 3.05 feet;
SOUTHERLY: (again)	by said land now or formerly of the Curtis Way Corp., 31.25 feet; and
WESTERLY: (again)	by said land now or formerly of the Curtis Way Corp., 93.6 feet

PARCEL 4 - 177 PRATT STREET: A certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of Meriden, County of New Haven and State of Connecticut, known as 177 Pratt Street, and bounded and described as follows:

NORTHERLY:	on Pratt Street, 67 feet, more or less;
EASTERLY:	on the proposed Benham Avenue,1 43.4 feet, more or less;
SOUTHERLY:	by land now or formerly of Eastern Color Print-Curtis Way Incorporated, 48.7 feet, more or less; and
WESTERLY:	by land now or formerly of Anthony J. and Nellie K. Magnoli, 116.41 feet, more or less.

SAID PREMISES ARE SUBJECT TO:

1. Building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises.

2. Taxes on the October 1, 2006 tax list.

3. Tenants in possession.

RECEIVED FOR RECORD 10/1/07 AT 5:45
CITY CLERK IRENE G. MASSÉ, MMC