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QUITCLAIM DEED

I, Mark A. Candela, Individually, and Evelyn O. Candela, as General Partner of The Evelyn O. Candela Family Limited Partnership, of 134 Uxbridge Road, Mendon, Massachusetts,

For Consideration of LESS THAN ONE HUNDRED DOLLARS AND 00/100 (\$100.00) Paid

Grant to Technical Metal Realty, LLC, a duly existing and validly created limited liability company having an address of 134 Uxbridge Road, Mendon, Massachusetts

with quitclaim covenants

The land in Mendon, Worcester County, Commonwealth of Massachusetts on the southerly side of Uxbridge Road, with the buildings thereon, bounded and described as follows:

FIRST PARCEL

Beginning at a point on the southerly side of Uxbridge Road at land of Rondeau, said point being N. 52° 26' 50" E., 165.95 feet from a Massachusetts Highway Bound on the southerly side of said Road.

THENCE S. 53° 26' 50" W., one hundred sixty-five and ninety-five hundredths feet (165.95') to said Massachusetts Highway Bound;

THENCE westerly by the southerly side of Uxbridge Road by a curve to the right with a radius of 1,240', one hundred fifty-nine and five hundredths feet (159.05') to land of Austin;

THENCE S. 27° 52' 40" E., sixty-nine and ninety-five hundredths feet (69.95') by said Austin land to Second Parcel herein described;

THENCE N. 65° 40' 50" E., three hundred twenty-six and eighty-one hundredths feet (326.81') feet by said Second Parcel of land of Rondeau;

THENCE N. 28° 38' 10" W., one hundred one and seventy hundredths feet, more or less by said Rondeau land to the place of beginning.

22,918

NELSON & O'CONNELL
TITLE COMPANY, INC.

ATTORNEY LAURA A. MANN
221 EAST MAIN ST., SUITE 205
MILFORD, MA 01757

134 Uxbridge Road, Mendon

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Containing twenty six thousand two hundred fifty square feet of land, more or less.

Being the same premises shown and described in a plan entitled "Land of Mendon Mass. Parcel 1 Owned by Elizabeth L. Barbour Parcel 2 Owned by William Irons", which said plan is dated Feb. 7, 1970 and drawn by John R. Andrews, Jr., Registered Land Surveyor, Uxbridge, Mass." and recorded with Worcester District Registry of Deeds, Plan Book 333, Plan 124.

EXCEPTING THEREFROM, the following described parcel of land located on the southerly side of Uxbridge Road, Town of Mendon, bounded and described as follows:

Beginning at a point on the southerly line of Uxbridge Road at an iron pipe set in the ground.

THENCE S. $27^{\circ} 52' 40''$ E. by and with other land of these Grantors to an iron pipe set in the ground being the southeasterly corner of the premises herein conveyed;

THENCE S. $62^{\circ} 07' 20''$ W. by and with other land of these Grantors for a distance of twenty (20) feet to a point at the most southeasterly corner of the premises herein conveyed;

THENCE N. $27^{\circ} 52' 40''$ W. for a distance of Sixty-nine and $95/100$ (69.95) feet by and with other land of Austin to a point on the southerly line of Uxbridge Road;

THENCE easterly by a curve to the right for a curved distance of Twenty and $04/100$ (20.04) feet with a radius of One Thousand Two Hundred Forty (1,240) feet to the point of beginning.

Containing 1,387.02 square feet more or less.

Being those premises described as Parcel "A" on a plan of land of Arthur L. Clark and Marjorie A. Clark to be conveyed to John W. Austin and Olivine B. Austin, Mendon, Mass., dated October 26, 1983. Scale 1" = 20' drawn by John R. Andrews III recorded in Plan Book 515, Plan 47.

SECOND PARCEL

Beginning at a drill hole in a stone at land of Rondeau, land of William Irons, and First Parcel herein described, said drill hole being S. $28^{\circ} 38' 10''$ E., one hundred one and seventy-four hundredths feet from the southerly side of Uxbridge Road;

THENCE S. $28^{\circ} 38' 10''$ E. One hundred feet (100');

THENCE S. 69° 17' 35" W., six hundred twenty-two and eighty-six hundredths feet (622.86') to a stone wall at land of Hackenson, the last two courses being by land of William Irons.

THENCE N. 22° 39' 40" W., one hundred feet (100') by said wall and said land of Hackenson to land of Austin;

THENCE N. 85° 26' 40" E., one hundred sixteen and four tenths (116.4') feet by land of Austin to a point;

THENCE N. 65° 40' 50" E., one hundred seventy-four and seventy-eight hundredths feet by Austin land to a point;

THENCE N. 65° 40' 50" E., three hundred twenty-six and eighty-one hundredths feet (326.81') by said First Parcel to the place of beginning.

Containing fifty-one thousand four hundred twenty-five square feet of land, more or less.

THIRD PARCEL

Beginning at a drill hole in a wall at the northwesterly corner of the lot hereby described at other land of grantees;

THENCE N. 69° 29' 32" E., 622.61 feet to a point on the westerly line of Lot #2 as shown on plan herein mentioned below.

THENCE S. 24° 29' 03" E., 105 feet by said line of Lot #2 to the northwesterly line of Lot #4 on said plan;

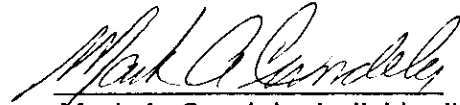
THENCE S. 69° 28' 32" W. by Lot #4 a distance of 626.03 feet to a wall at land now or formerly of one Nuttall;

THENCE N. 22° 37' 00" W. Along said wall and Nuttall land, 105 feet to the point of beginning.

Containing 1,503 acres, more or less, according to said plan.

For title see deed January 7, 1998 and recorded in the Worcester District Registry of Deeds in Book 19623, Page 384.

Witness our hands and seals this 28th day of December, 2011.



Mark A. Candela, Individually



Evelyn O. Candela, as General
Partner of The Evelyn
O. Candela Family Limited
Partnership, and not individually

COMMONWEALTH OF MASSACHUSETTS

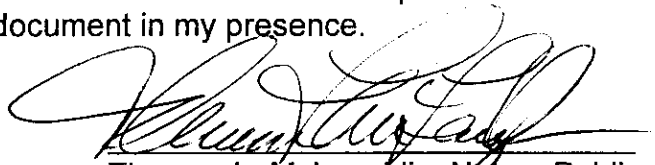
WORCESTER, SS.

December 28, 2011

On this 28th day of December, 2011 before me, the undersigned notary public, personally appeared Mark A. Candela and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document in my presence.



THOMAS L. MCLAUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 9, 2012



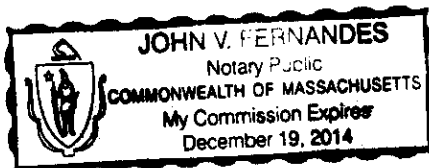
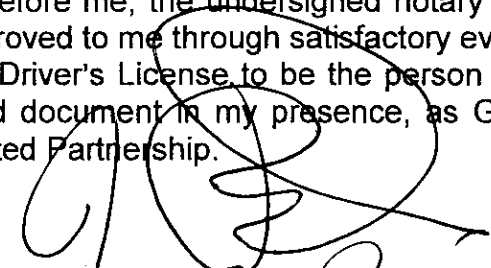
Thomas L. McLaughlin, Notary Public
My Commission Expires: 3/9/2012

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

December 28, 2011

On this 28th day of December, 2011 before me, the undersigned notary public, personally appeared Evelyn O. Candela and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document in my presence, as General Partner of The Evelyn O. Candela Family Limited Partnership.

John V. Fernandes, Notary Public
My Commission Expires: