

Record and Return To:
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

INSTR # 2022001493 VOL 621 PG 981
RECORDED 05/19/2022 09:51:06 AM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$12,500.00
STATE CONVEYANCE TAX \$62,500.00

SPECIAL WARRANTY DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that TRINSEO LLC, a Delaware limited liability company, having an address of 1000 Chesterbrook Boulevard, Berwyn, Pennsylvania 19312 (hereinafter referred to as "Grantor"), for valuable consideration received to its full satisfaction from GALES FERRY INTERMODAL, LLC, a Delaware limited liability company, having an address of 549 South Street, Quincy, Massachusetts 02169 (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto the said Grantee and its successors and assigns forever:

That certain piece of land, together with all buildings and improvements thereon, in the Town of Ledyard, County of New London and State of Connecticut, and more particularly described on Schedule A attached hereto and made a part hereof. Said premises is conveyed subject to the encumbrances and other matters described in Schedule B attached hereto and made a part hereof.

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

AND, ALSO, the said Grantor, does for itself and its successors, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, it has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances made by the Grantor.

AND FURTHER, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT and DEFEND the above granted and bargained premises to the Grantee, its successors and assigns, against all lawful claims and demands made or suffered by the Grantor or all persons claiming by, through or under Grantor, except as aforesaid, but against none other.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed on this 29TH day of APRIL, 2022.

Signed, sealed and delivered in the presence of:

TRINSEO LLC

[Signature]
Name: CARRIE DIJULIA

[Signature]

[Signature]

By: David Stasse
Name:
Title: CFO
Hereunto duly authorized

Name: Jennifer Berke Levin

Commonwealth

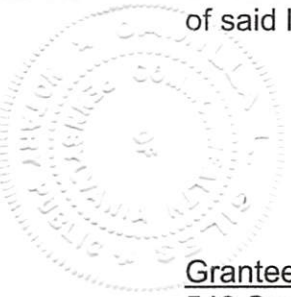
STATE OF PENNSYLVANIA : ss. Berwyn, PA April 29, 2022
COUNTY OF CHESTER : Town

Personally appeared DAVID STASSE, CFO of Trinseo LLC, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed as such CFO and the free act and deed of said limited liability company, before me.

[Signature]
Notary Public

Grantee's Mailing Address:
549 South Street
Quincy, MA 02169

Commonwealth of Pennsylvania - Notary Seal
CAMILLA L. GILES, Notary Public
Chester County
My Commission Expires April 8, 2023
Commission Number 1058568



SCHEDULE A

LEGAL DESCRIPTION

A certain tract or parcel of land, together with the buildings and all other improvements thereon, situated on the northwesterly side of Military Highway (Route #12) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown on a certain plan entitled "Property and Topographic Survey Prepared For Styron LLC 'Allyn's Point Plant' #1737 & 1761 Military Highway – Route 12, Gales Ferry Ledyard, Connecticut Date: Sept. 2, 2010 Scale: 1"=100' Project: 2010063 Job Data Project 2010063DOW Book No. 4173 Drawn CB Checked RHS Cogo File 2010063 CB 4-21-2010 File 2010063 BND.dwg Sheets 1 of 13 and 2 of 13 CME Associates, Inc. 32 Crab Tree Lane, Woodstock, CT 06281 55 Main Street, Suite 340 Norwich, CT 06360 333 East River Drive, East Hartford, CT 06108 50 Elm Street, Southbridge, MA 01550 Phone 888-291-3227 www.cmeengineering.com" and recorded on the Ledyard Land Records as Map #3068, which premises is more particularly bounded and described as follows: 3069

Beginning at a drill hole found in a stone wall in the northwesterly monumented highway line of Military Highway (Route #12) at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Herbert W. Pearson and Joan L. Pearson as shown on the above referenced plan; thence running South $11^{\circ}07'01''$ West for a distance of 162.03 feet to a Connecticut Highway Department Monument found; thence running South $10^{\circ}06'20''$ West for a distance of 121.86 feet to a Connecticut Highway Department Monument found; thence running South $14^{\circ}08'05''$ East for a distance of 109.75 feet to a monument; thence running South $10^{\circ}06'27''$ West for a distance of 199.95 feet to a Connecticut Highway Department Monument found; thence running South $09^{\circ}17'11''$ West for a distance of 224.16 feet to a Connecticut Highway Department Monument found; thence running along the arc of a curve to the left with a radius of 489.65 feet, a central angle of $30^{\circ}01'19''$, a chord bearing of South $13^{\circ}02'17''$ West, a chord length of 253.64 feet for a distance of 256.57 feet to a Connecticut Highway Department Monument found; thence running South $23^{\circ}26'41''$ West for a distance of 192.50 feet to a monument; thence running South $18^{\circ}15'10''$ West for a distance of 72.13 feet to a monument; thence running South $25^{\circ}11'30''$ West for a distance of 49.94 feet to a monument; thence running along the arc of a curve to the right with a radius of 1,372.69 feet, a central angle of $01^{\circ}40'06''$, a chord bearing of South $26^{\circ}47'40''$ West, a chord length of 39.97 feet for a distance of 39.97 feet to a monument; thence running South $62^{\circ}12'50''$ East for a distance of 20.01 feet to a monument; thence running along the arc of a curve to the right with a radius of 1,392.69 feet, a central angle of $09^{\circ}12'25''$, a chord bearing of South $32^{\circ}13'30''$ West, a chord length of 223.55 feet for a distance of 223.79 feet to a Connecticut Highway Department Monument found; thence running South $36^{\circ}53'10''$ West for a distance of 189.49 feet to a monument; thence running South $34^{\circ}49'50''$ West for a distance of 121.15 feet to a monument; thence running South $34^{\circ}07'20''$ West for a distance of 246.10 feet to a monument; thence running along the arc of a curve to the left with a radius of 1,707.28 feet, a central angle of $20^{\circ}59'52''$, a chord bearing of South $15^{\circ}51'30''$ West, a chord length of 622.19 feet for a distance of 625.69 feet to a monument; thence running South $00^{\circ}26'29''$ East for a distance of 281.41 feet to a Connecticut Highway Department Monument found; thence running South $14^{\circ}16'40''$ East for a distance of 133.67 feet, in part along the face of a

stone wall, to a Connecticut Highway Department Monument found; thence running South 04°39'30" West for a distance of 519.88 feet to a point, the last nineteen courses being bounded generally easterly by Military Highway (Route #12); thence running North 81°33'39" West for a distance of 257.70 feet, in part along the centerline of a boulder wall to a point; thence running North 52°20'12" West for a distance of 163.05 feet to a drill hole found in a stone wall corner; thence running South 08°08'55" West for a distance of 403.21 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 03°50'00" West for a distance of 239.14 feet along the centerline of a stone wall to the centerline intersection of stone walls, the last four courses being bounded by land now or formerly of Clifford E. Cline and Emillia A. Cline as shown on the above referenced plan; thence running North 87°02'11" West for a distance of 110.00 feet along the centerline of a stone wall to a stone wall corner; thence running South 03°39'13" East for a distance of 76.08 feet along the centerline remains of stone wall to a point; thence running South 04°59'07" West for a distance of 29.38 feet along the centerline of a stone wall to the end of said stone wall; thence running South 06°55'03" West for a distance of 89.03 feet to the centerline end of a stone wall; thence running South 01°58'46" West for a distance of 81.31 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 00°34'40" East for a distance of 66.40 feet along the centerline of a stone wall to a drill hole set at the centerline intersection of stone walls, the last six courses being bounded by land now or formerly of The Community Methodist Church of Gales Ferry, Incorporated as shown on the above referenced plan; thence running South 87°49'41" West for a distance of 90.88 feet along the centerline of a stone wall to a point; thence running South 88°57'21" West for a distance of 54.00 feet along the centerline of a stone wall to a point; thence running North 83°02'56" West for a distance of 41.46 feet to the centerline end of a stone wall; thence running South 87°16'54" West for a distance of 378.54 feet along the centerline of a stone wall to the end of said stone wall; thence running North 81°49'07" West for a distance of 86.00 feet to a point; thence running South 65°46'08" West for a distance of 397.00 feet along the top of ledge as shown on the above referenced plan to a drill hole found, the last six courses being bounded generally southerly by land now or formerly of The Community Methodist Church of Gales Ferry, Incorporated as shown on the above referenced plan; thence running South 85°50'28" West for a distance of 182.54 feet to a point; thence running South 79°24'45" West for a distance of 140.12 feet to a drill hole found at the centerline end of a stone wall; thence running North 88°32'45" West for a distance of 79.57 feet along the centerline of a stone wall to a drill hole found at the end of said stone wall, the last three courses being bounded generally southerly by land now or formerly of Allen D. Smith and Elizabeth T. Smith as shown on the above referenced plan; thence running North 44°37'34" West for a distance of 139.73 feet along the top of ledge as shown on the above referenced plan to a drill hole found; thence running North 14°43'45" West for a distance of 137.64 feet to a drill hole found; thence running North 76°05'32" West for a distance of 46.67 feet to a drill hole found; thence running North 68°33'24" West for a distance of 10.00 feet along the centerline of a stone wall to a drill hole found; thence running North 24°59'24" West for a distance of 42.00 feet along the centerline of a stone wall to a drill hole found; thence running North 17°55'36" East for a distance of 19.01 feet along the centerline of a stone wall to a drill hole found at the centerline intersection of stone walls; thence running North 56°32'25" West for a distance of 124.84 feet along the centerline of a stone wall to a point; thence running North 58°36'49" West for a distance of 142.91 feet in part along the centerline of a stone wall to the centerline intersection of stone walls, the last eight courses being bounded generally southwesterly by land now or formerly of James L.

Lewis as shown on the above referenced plan; thence running North 57°38'30" West for a distance of 100.00 feet along the centerline of a stone wall bounded southwesterly by land now or formerly of Marie E. Bridgman as shown on the above referenced plan to an iron pipe found in a stone wall; thence running North 57°21'14" West for a distance of 248.95 feet, in part along the centerline of a stone wall, bounded southwesterly by land now or formerly of James Lewis to a drill hole found; thence running North 34°38'46" East for a distance of 7.16 feet to a point; thence running along the arc of a curve to the right with a radius of 1,382.39 feet, a central angle of 12°52'26", a chord bearing of North 38°19'30" East, a chord length of 309.96 feet for a distance of 310.61 feet to a point; thence running North 45°14'17" West for a distance of 0.50 feet to a point; thence running North 44°45'43" East for a distance of 1,325.48 feet to a point; thence running along the arc of a curve to the left with a radius of 5,779.15 feet, a central angle of 12°11'30", a chord bearing of North 38°39'58" East, a chord length of 1,227.39 feet for a distance of 1,229.71 feet to a boundary point; thence running North 32°34'13" East for a distance of 1,155.30 feet to a boundary point; thence running North 30°45'17" East for a distance of 520.26 feet to a monument found; thence running North 57°25'47" West for a distance of 94.02 feet to a boundary point; thence running South 31°17'18" West for a distance of 514.13 feet to a boundary point; thence running South 32°34'13" West for a distance of 1,161.30 feet to a boundary point; thence running along the arc of a curve to the right with a radius of 5,680.15 feet, a central angle of 02°57'34" for a distance of 293.38 feet to a boundary point at "Point 'A'" as shown on the above referenced plan; thence running along the arc of a curve to the right with a radius of 5,680.15 feet, a central angle of 06°00'27" for a distance of 595.57 feet to a point, the last twelve courses being bounded by land now or formerly of The Providence and Worcester Railroad Company as shown on the above referenced plan; thence running in a meandering easterly direction along the high water mark of the Thames River for a distance of 3,225 feet, more or less, as shown on the above referenced plan to a boundary point; thence running South 69°01'50" East for a distance of 38 feet, more or less, to a point in the centerline of The Providence and Worcester Railroad Company at Station 3416+06 as shown on the above referenced plan; thence continuing South 69°01'50" East for a distance of 54.11 feet to a brass plug found in ledge, the last two courses being bounded northeasterly by land now or formerly of The Providence and Worcester Railroad Company; thence running South 69°01'50" East for a distance of 465.03 feet, in part along the centerline of stone wall, bounded northeasterly in part by land now or formerly of Craig Sacco and Karen Sacco and in part by land now or formerly of Herbert W. Pearson and Joan L. Pearson, each as shown on the above referenced plan, to the drill hole found at the point and place of beginning.

Excepting from the above-described premises the following parcel of land, known as the "Allyn Burying Ground", bounded and described as follows:

Beginning at the face of a stone wall corner at the southwesterly corner of the herein excepted parcel on the dividing line between the herein excepted parcel and land now or formerly of Trinseo LLC; thence running North 49°16'42" West for a distance of 94.90 feet along the face of a stone wall to a face of stone wall corner; thence running North 28°09'31" East for a distance of 78.87 feet along the face of a stone wall to a face of stone wall corner; thence running South 53°35'06" East for a distance of 101.72 feet along the face of a stone wall to a face of stone wall corner; thence running South 33°34'13" West for a distance of 85.28 feet along the face of a stone wall to the point and place of beginning of said excepted parcel.

Said premises is conveyed together with:

1. Rights reserved in a Deed from Louie B. Watermen and Carrie E. Watermen to The State of Connecticut dated May 8, 1947 and recorded on June 21, 1947 in Volume 18, Page 532 and conveyed to The Dow Chemical Company in a Deed dated September 18, 1950 and recorded on September 18, 1950 in Volume 20, Page 488 of the Ledyard Land Records.
2. Rights contained in a Warranty Deed from Leon E. McLaughin to The Dow Chemical Company, dated September 27, 1950 and recorded in Volume 20, Page 492 of the Ledyard Land Records.
3. Any and all rights and interests created by virtue of a certain Certification of Discontinuance of Highways or Private Ways by the Board of Selectman of the Town of Ledyard dated November 16, 1950 and recorded on November 16, 1950 in Volume 20, Page 553 of the Ledyard Land Records.
4. Any and all of the rights, easements and agreements contained in a Deed from The Norwich and Worcester Railroad Company and The New York, New Haven and Hartford Railroad Company to The Dow Chemical Company dated November 16, 1950 and recorded on December 16, 1950 in Volume 20, Page 568 of the Ledyard Land Records and as shown on the above referenced plan to be recorded on the Ledyard Land Records.

SCHEDULE B

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation and public or private law including, but not limited to, planning and zoning and inland wetland regulations.
2. Municipal taxes due to the Town of Ledyard on the Grand List of October 1, 2021 and thereafter, the obligations for which the Grantee herein assumes and agrees to pay according to the terms thereof.
3. Matters that would be shown by a current accurate survey and inspection of the property.
4. Right of access to burial ground as reserved in deed from Thomas Allyn to Moses Williams, Addison Gilman and Nathan Carruth, dated July 31, 1843 and recorded September 14, 1843 in Volume 1, Page 633 of the Ledyard Land Records and deed dated July 19, 1843 and recorded December 11, 1843 in Volume 1, Page 637 of the Ledyard Land Records.
5. Rights as contained in a certain Indenture between Norwich and Worcester Railroad Company and William Gilman and Carruth referenced in Volume 1, Page 633 of the Ledyard Land Records.
6. Easement granted by Charles H. Brown in favor of the Shore Line Electric Railway Company, dated July 31, 1918 and recorded December 14, 1918 in Volume 12, Page 195 of the Ledyard Land Records.
7. Right to discharge surface water as granted by David W. Winkler to the State of Connecticut by deed dated May 1, 1947 and recorded May 10, 1947 in Volume 14, Page 588 of the Ledyard Land Records.
8. Right to discharge surface water granted by Wilbur Payne and Peggy A. Payne to the State of Connecticut by deed dated April 22, 1947 and recorded May 22, 1947 in Volume 14, Page 592 of the Ledyard Land Records.
9. Right to discharge surface water as taken in Certificate dated April 22, 1947 and recorded April 23, 1947 in Volume 18, Page 503 of the Ledyard Land Records.
10. Right to discharge surface water as granted by L.E. McLaughlin to the State of Connecticut, dated June 8, 1949 and recorded June 25, 1949 in Volume 15, Page 287 of the Ledyard Land Records.
11. Easement from the Norwich and Worcester Railroad Company and The New York, New Haven and Hartford Railroad Company to The Connecticut Light and Power Company, dated February 11, 1935 and recorded May 18, 1935 in Volume 16, Page 66 of the Ledyard Land Records.

12. All rights acquired by Norwich and Worcester Railroad for the location of its right of way, as contained in a deed from Leon E. McLaughlin dated September 27, 1950 and recorded September 27, 1950 in Volume 20, Page 492 of the Ledyard Land Records.
13. Statement dated November 27, 1950 on behalf of The Dow Chemical Company to provide access to the cemetery located at Allyn's Point, recorded December 9, 1950 in Volume 20, Page 552 of the Ledyard Land Records.
14. Easements and conditions set forth in a Quitclaim Deed from Norwich and Worcester Railroad Company and the New York, New Haven and Hartford Railroad Company to The Dow Chemical Company, dated November 16, 1950 and recorded December 16, 1950 in Volume 20, Page 568 of the Ledyard Land Records.
15. Right of Way from The Dow Chemical Company to The Connecticut Light and Power Company, dated June 18, 1951 and recorded July 5, 1951 in Volume 21, Page 139 of the Ledyard Land Records.
16. Drainage easement from The Dow Chemical Company to the State of Connecticut, dated August 6, 1976 and recorded January 11, 1977 in Volume 103, Page 66 of the Ledyard Land Records.
17. Memorandum of Lease Agreement by and between The Dow Chemical Company and Americas Styrenics LLC, dated May 1, 2008 and recorded August 26, 2008 in Volume 457, Page 942 of the Ledyard Land Records.
18. Assignment and Assumption of Ground Lease from The Dow Chemical Company to Styron LLC dated April 1, 2010 and recorded April 6, 2010 in Volume 474, Page 813 of the Ledyard Land Records.
19. Gas distribution easement from Styron LLC and Americas Styrenics LLC to Yankee Gas Services Company, dated June 4, 2010 and recorded June 4, 2020 in Volume 476, Page 465 of the Ledyard Land Records.
20. Ground Lease by and between The Dow Chemical Company and Styron LLC dated June 17, 2010, as evidenced by Memorandum of Lease Agreement by and between The Dow Chemical Company and Styron LLC dated June 15, 2010 recorded in Volume 476 at Page 1069.
21. Five (5') foot fence encroachment as shown on a plan entitled "Property and Topographic Survey Prepared for Styron LLC "Allyn's Point Plant" #1737 & 1761 Military Highway - Route 12, Gales Ferry Ledyard, Connecticut Date: Sept. 2, 2010 Scale: 1" = 100' Project: #2010063 Sheet 2 of 13 Job Data Project 2010063 DOW Book No. 4173 Drawn CB Checked RHS COGO File 2010063 CB 4-21-2010 File 2010063 BND.dwg".