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Kenneth C. Chubb
HUDSON COUNTY
REGISTER OF DEEDS

RECORD & RETURN TO:

McELROY, DEUTSCH & MULVANEY

ATTORNEYS AT LAW
1300 MOUNT KEMBLE AVENUE
P.O. BOX 2975
MORRISTOWN, NJ 07962-2975

DEED

A COPY OF THIS DEED
HAS BEEN SENT TO RECORDER'S OFFICE

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Prepared by *Grace C. Bertone*
Grace C. Bertone

This Deed is made on November 12, 1992 by and between

MILES INC., successor in interest to MOBAY CORPORATION, formerly known as MOBAY CHEMICAL CORPORATION, formerly known as BAYCHEM CORPORATION, formerly known as VERONA-PHARMA CHEMICAL CORPORATION, whose address is Mobay Road, Pittsburgh, PA 15205-9741

referred to as the GRANTOR,

AND

MILES INC. whose address is Mobay Road, Pittsburgh, PA 15205-9741

referred to as the GRANTEE.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of NINETY-NINE and 00/100 DOLLARS (\$99.00) and such other good and valuable consideration and the Grantor acknowledges receipt of this money.

Tax Map Reference: Being currently known as Tax Lot 33 in Block 37 and Tax Lot 28 in Block 32 on the City of Bayonne Tax Maps, Hudson County, New Jersey.

Legal Description: The property deeded hereunder consists of the land and all of the buildings and structures on the land in the City of Bayonne, County of Hudson and State of New Jersey to wit:

TRACT I

ALL that tract, parcel or piece of land formerly known as lots 8A, 9A, 10A, 10B, 11, 34 and 35 in Block 33, which lots now all form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated April 7, 1920 and recorded in the Hudson County Clerk's Office on May 7, 1920 in Deed Book 1354 at page 492.

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COUNTY	STATE	N.P.S.F.	TOTAL
TJF	.00	.00	.00
	DATE	11/21/1992	

pb

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A COPY OF THIS DEED
HAS BEEN SENT TO THE CLERK'S OFFICE

TRACT II

ALL that tract, parcel or piece of land formerly known as lots 8B, and 37 in Block 33 which lots now both form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated September 24, 1920 and recorded in the Hudson County Clerk's Office on October 4, 1920 in Deed Book 1381 at page 216. ✓

TRACT III

ALL that tract, parcel or piece of land formerly known as lots 32 and 33 in Block 33 which lots now both form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated May 2, 1922 and recorded in the Hudson County Clerk's Office on May 3, 1922 in Deed Book 1437 at page 489. ✓

TRACT IV

ALL that tract, parcel or piece of land formerly known as lots 36 and 9B in Block 33 which lots now both form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated August 16, 1924 and recorded in the Hudson County Clerk's Office on September 3, 1924 in Deed Book 1536 at page 393. ✓

TRACT V

ALL that tract, parcel or piece of land formerly known as lots 1, 2, 3A, 4A, 5A, 6A and 7A in Block 33 which lots now all form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated July 26, 1935 and recorded in the Hudson County Clerk's Office on August 24, 1935 in Deed Book 1862 at page 482. ✓

HAS BEEN SENT TO ASSessor'S OFFICE

TRACT VI

ALL that tract, parcel or piece of land formerly known as lots 40, 41, 42, 43, 44B, 45B, 46B, 3B, 4B and 5B in Block 33 which lots now all form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated February 18, 1937 and recorded in the Hudson County Clerk's Office on February 23, 1937 in Deed Book 1892 at page 559. ✓

TRACT VII

ALL that tract, parcel or piece of land formerly known as lots 44A, 45A and 46A in Block 33 which lots now all form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated May 3, 1940 and recorded in the Hudson County Clerk's Office on May 6, 1940 in Deed Book 1970 at page 28. ✓

TRACT VIII

ALL that tract, parcel or piece of land formerly known as lots 38 and 39 in Block 33 which lots now both form a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated February 18, 1941 and recorded in the Hudson County Clerk's Office on February 21, 1941 in Deed Book 1982 at page 611. ✓

TRACT IX

ALL that tract, parcel or piece of land formerly known as lots 33, 34, 35, 36, 37 and 38 in Block 28 which lots are now known as lot 28 in Block 32 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated January 11, 1942 and recorded in the Hudson County Clerk's Office on February 2, 1942 in Deed Book 2010 at page 1. ✓

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A COPY OF THIS DEED
HAS BEEN SENT TO [REDACTED]

TRACT X

ALL that tract, parcel or piece of land formerly known as lot 13 in block 33 which lot now forms a part of lot 33 in Block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated May 28, 1943 and recorded in the Hudson County Clerk's Office on June 3, 1943 in Deed book 2037 at page 77.

TRACT XI

ALL that tract, parcel or piece of land formerly known as lots 12 and 14 in block 33 which lots now both form a part of lot 33 in block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated June 2, 1943 and recorded in the Hudson County Clerk's Office on June 3, 1943 in Deed book 2037 at page 79.

TRACT XII

ALL that tract, parcel or piece of land formerly known as lots 27 and 28 in Block 33 which lots now both form a part of lot 33 in block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated May 5, 1949 and recorded in the Hudson County Clerk's Office on May 12, 1949 in Deed book 2363 at page 391.

TRACT XIII

ALL that tract, parcel or piece of land formerly known as lots 29, 30 and 31 in Block 33 which lots now all form a part of lot 33 in block 37 on the City of Bayonne Tax Maps.

BEING the same lands and premises conveyed to Verona-Pharma Chemical Corporation by deed dated February 26, 1951 and recorded in the Hudson County Clerk's Office on March 1, 1951 in Deed book 2449 at page 135.

A COPY OF THIS DEED
HAS BEEN DEPOSITED IN THE OFFICE OF THE CLERK OF HUDSON COUNTY

TRACT XIV

ALL that tract, parcel or piece of land which includes that property which extends to the original shore line of Newark Bay conveyed by certificate of title dated June 10, 1965 from the Department of Conservation and Economic Development of the State of New Jersey to Verona-Pharma Chemical Corporation which Certificate of Title has not been recorded.

TRACT XV

ALL that tract, parcel or piece of land, a 1 (one) acre riparian grant, conveyed by deed dated June 15, 1967 from the State of New Jersey to Verona-Pharma Chemical Corporation which deed was recorded in the Hudson County Clerk's Office on July 19, 1967 in Deed Book 3020 at page 1.

Verona-Pharma Chemical Corporation merged into Baychem Corporation on September 24, 1971. Baychem changed its name to Mobay Chemical Corporation on July 24, 1974. Mobay Chemical Corporation changed its name on December 23, 1985 to Mobay Corporation. This deed is being made by Miles Inc. as successor in interest to Mobay Corporation to grantee herein to reflect a certain Agreement and Plan of Merger dated December 20, 1991 wherein Agfa Corporation, Bayer USA Inc. and Mobay Corporation merged into Miles Inc. The authority to execute this deed and convey these premises is granted pursuant to Article VI of the Articles of Merger dated December 20, 1991 and attached hereto as Exhibit A.

The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

The Grantor signs this Deed as of the date hereof.

Witnessed by:



Spencer J. Hunley
Secretary

MILES INC., as successor in
interest to MOBAY CORPORATION

By: W. Michael Weaver
W. Michael Weaver
Vice President