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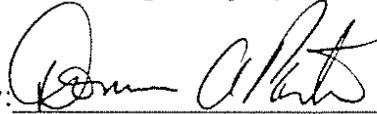
### QUITCLAIM DEED

The Bridgeport Metal Goods Manufacturing Company, a Connecticut corporation with an address of 370 Monument Road, Hinsdale, New Hampshire 03451, for consideration paid, grants to HCP Packaging USA, Inc., a Connecticut corporation with an address of 900 Main Street South, Suite 102, Southbury, Connecticut 06488, with QUITCLAIM covenants,

A certain tract of land with any buildings thereon situate in Hinsdale, Cheshire County, New Hampshire, more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference.

DATED this 2<sup>d</sup> day of August, 2004.

The Bridgeport Metal Goods  
Manufacturing Company

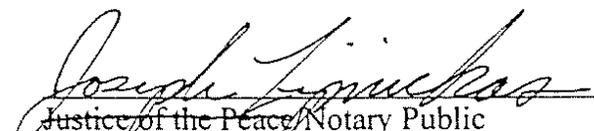
By:   
(Signature)

Print Name: Dominic A. Paratore

Title: President & CEO

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 2<sup>d</sup> day of August, 2004, by Dominic A. Paratore, President and CEO of The Bridgeport Metal Goods Manufacturing Company, on behalf of the corporation.

  
Justice of the Peace/Notary Public  
My commission expires:

Bradley, Burnett, Kinyon, Fernald & Green, P.A.

JOSEPH LIPNICKAS  
NOTARY PUBLIC

50 Washington Street P. O. Box 666 • Keene, NH 03431-0666 MY COMMISSION EXPIRES JANUARY 31, 2006

## Exhibit A

A certain tract of land with the buildings thereon situate in Hinsdale, County of Cheshire, and State of New Hampshire, located at the intersection of the north bound of Monument Road with the east bound of Old Brattleboro Road, bounded and described as follows:

Beginning at an iron pipe in the east bound of said Old Brattleboro Road, which said pipe marks the northwest corner of the tract herein conveyed and the southwest corner of land now or formerly of Eric S. Snelling; thence

North  $88^{\circ} 51' 30''$  East along land now or formerly of said Snelling and land now or formerly of Richard E. Davidson 441.48 feet, more or less, to an iron pipe set September 1969 within an easement to the Connecticut River Power Co., Inc.; thence

South  $9^{\circ} 36' 25''$  East along a line of electric utility poles and along land now or formerly of Chester R. Thomas 1095.70 feet, more or less, to an iron pipe set in September 1969; thence

Continuing on the same course ten feet, more or less, to the northerly bound of Monument Road; thence

North  $57^{\circ} 40'$  West 206 feet, more or less, to a point; thence

North  $65^{\circ} 20'$  West 550 feet, more or less, to a point, the last two courses being along the approximate northerly bound of Monument Road; thence

Continuing along the highway following (but not tangent to) an arc of a curve to the right having a radius of 131.3 feet, a distance of 71.4 feet to a point (the connecting course between these points is North  $32^{\circ} 17'$  West 70.5 feet), thence

North  $9^{\circ} 10'$  East 189.2 feet, more or less, to a point; thence

Following an arc of a curve to the left having a radius of 3274 feet, a distance of 200.0 feet, more or less, to a point; thence

North  $5^{\circ} 40'$  East 298.6 feet to the iron pipe at the place of beginning, the last three courses being along the approximate easterly bound of Old Brattleboro Road.

Being all of the premises conveyed to Bridgeport Metal Goods Mfg. Co., Inc. by deed of Wilfred P. LaFountain and Grace M. LaFountain dated September 23, 1969 and recorded in Vol. 801, Page 494 of the Cheshire County Registry of Deeds. This description is taken from a survey entitled "Bridgeport Metal Goods Mfg. Co., Inc., Hinsdale, New Hampshire" by Roy K. Piper, L.L.S., dated June 11, 1987, recorded in Cabinet 9, Sheet 45 of the Cheshire County Registry of Deeds.

The property is sold subject to unpaid taxes.