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BK 28526 PG 234

QUITCLAIM DEED

45/10/02

CHOWDER BROADCAST GROUP LLC

business at 455 Pennsylvania Avenue, Suite 125, Ft. Washington, PA 19034, having a principal place of

for One (\$1.00) Dollar paid, grants to PSS, LLC

a principal place of business at 27 Douglas Road, Webster, MA 01570 a Massachusetts Company with
Covenants With Quitclaim

the land in the Town of Webster, County of Worcester, Commonwealth of Massachusetts on the northerly side of Route 16 formerly owned by L.C.M. Investments, Inc. and shown on a plan of Albert L. Fitzback L.L.S. and dated June 4, 1985 and recorded in Plan Book 539, Plan 89, bounded and described as follows:

BEGINNING at an iron pipe in stones on the northerly side line of Route 16 at the southeasterly corner of the parcel to be described; said iron pipe being the southwesterly corner of land now or formerly of Tremblay Realty Trust;

THENCE in a general southwesterly direction along the northerly side line of Route 16 by a curve to the right having a radius of 960.00 feet and a length of ~~520.81~~ ^{530.81} feet to a Worcester County Highway Monument; *ef*

THENCE N. 33 degrees 48' 44" W. along land of L.C.M. Investments, Inc. for a distance of 248.05 feet to a point;

THENCE N. 24 degrees 27' 20" W. along land of L.C.M. Investments, Inc. for a distance of 269.31 feet to a drill hole at the corner of stonewalls;

THENCE N. 77 degrees 32' 45" E. along land now or formerly of Elmer R. Smith for a distance of 477.49 feet to an iron pipe in stones;

THENCE S. 44 degrees 52' 20" E. along land now or formerly of Tremblay Realty Trust for a distance of 203.42 feet to the iron pipe at the point of beginning.

The above described parcel contains 4.25 acres.

In witness whereof, the said CHOWDER BROADCAST GROUP LLC has caused its
seal to be hereto affixed and these presents to be signed in its name and behalf
by Eric Seltzer, its Managing Member, this ~~30th~~ ^{30th} Day of

~~OCTOBER~~ 2002

CHOWDER BROADCAST GROUP LLC

By

Eric Seltzer
Eric Seltzer

COMMONWEALTH OF MASSACHUSETTS

Worcester

ss.

October 30, 2002

Then personally appeared the above-named Eric Seltzer and acknowledged the foregoing instrument to be the free act and deed of CHOWDER BROADCAST GROUP LLC.

Barry W. Sims
Notary Public Barry W. Sims
My commission expires: 12/2/05

Return to:
PSS, LLC
27 Douglas Road
Webster, MA 01570

ATTEST: WORC. Anthony J. Vigliotti, Register

27 Douglas Road, Webster, MA 01570

02 DEC 24 PM 1:47