

EXHIBIT E

LARUSSO WARRANTY DEED

A 1982 PAGE 286
 VOL. 1500
 W 1266 - Warranty Deed, Individual or Corporation

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
 90 EXCHANGE PL. AT BROADWAY, N. Y. C. 10004

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That We, VINCENT B. LORUSSO, SR., BARTHOLOMEW J. LORUSSO, JR. and BARTHOLOMEW LORUSSO, SR.

1982

for the consideration of FOUR MILLION (\$4,000,000.00) DOLLARS

received to our full satisfaction of CONNECTICUT RESOURCES RECOVERY AUTHORITY, A political subdivision of the State of Connecticut, 179 Allyn Street, Hartford, CT 06103

do give, grant, bargain, sell and confirm unto the said CONNECTICUT RESOURCES RECOVERY AUTHORITY, A political subdivision of the State of Connecticut

All two pieces of land, with all the improvements thereon, situated in the said Town of Waterbury bounded and described as follows:

FIRST PIECE:

- | | |
|-----------------|---|
| EASTERLY | - By land now or formerly of State of Connecticut as shown on said map, 130.0 feet, more or less; |
| SOUTHEASTERLY | - By land now or formerly of New York, New Haven and Hartford Railroad Company, as shown on said map, 767.0 feet, more or less; |
| SOUTHERLY | - By land now or formerly of New York, New Haven and Hartford Railroad Company, as shown on said map, 511.55 feet; |
| EASTERLY AGAIN | - By land now or formerly of New York, New Haven and Hartford Railroad Company, as shown on said map, 50 feet; |
| SOUTHERLY AGAIN | - By land now or formerly of New York, New Haven and Hartford Railroad Company, as shown on said map, 724.55 feet; |
| WESTERLY | - On Highland Avenue, as shown on said map, 540 feet, more or less; |
| NORTHWESTERLY | - On Highview Street, as shown on said map, 740 feet, more or less; |
| EASTERLY | - 170.0 feet, more or less, by other land of Vincent B. LoRusso, Jr., et. al.; |
| NORTHEASTERLY | - 965.0 feet, more or less, by other land of said LoRusso, et. al., to the place of beginning. |

Being a portion of premises conveyed to Vincent B. LoRusso, Sr., Bartholomew J. LoRusso, Jr. and Bartholomew LoRusso, Sr. by The Par Service Corporation (A Connecticut Corporation) by Warranty Deed dated March 3, 1982, Recorded March 5, 1982, in Waterbury Land Records, Volume 1545, Page 72.

Subject to:

- Easement - 165 foot right of way - Jennie A. Upson, Cornelia W. Kelsey, Lena Upson and Ruth W. Brevoort to The Connecticut Light & Power Company dated October 21, 1929, October 22, 1929, October 24, 1929, recorded October 29, 1929 in Waterbury Land Records, Volume 433, Page 550.
- Relinquishment of all rights of access directly to and from the relocation of Route #8 as in Certificate of Taking by the State of Connecticut dated April 16, 1963, recorded April 19, 1963 in Waterbury Land Records, Volume 842, Page 589 and as in quit-claim deed from The Par Service Corporation to The State of Connecticut dated January 12, 1965, recorded March 23, 1965 in Waterbury Land Records, Volume 876, Page 74.

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3. Easement - Estate of Thomas C. Upson by C. M. Upson, Atty. to The American Telephone & Telegraph Company recorded February 20, 1901 in Waterbury Land Records, Volume 170, Page 225. MAY AFFECT SAID PREMISES.
4. Easement - Fred P. Upson, Cornelia L. Upson, Charles S. Wright and Harriet C. Wright to The American Telephone & Telegraph Company recorded January 16, 1905, in Waterbury Land Records, Volume 187, Page 352. MAY AFFECT SAID COMPANY.
5. Easement - Ralph J. Tremaglio et al to The Connecticut Light & Power Company dated October 4, 1940, recorded October 16, 1940 in Waterbury Land Records, Volume 806, Page 638. MAY AFFECT SAID PREMISES. Together with all rights granted by Permith from the State of Connecticut - Department of Environmental Protection to Vincent B. LoRusso dated March 10, 1983, recorded March 30, 1983 in Waterbury Land Records, Volume 1607, Page 227, for establishing & operating a bulky waste disposal area on 6.2 acres of property at the intersection of Highland Avenue and Highview Street.

SECOND PIECE:

Shown with yellow lines on a Map entitled "New York, New Haven & Hartford Railroad Real Estate and Right of Way Department Land in Waterbury, Conn., to be conveyed to Dora Vineburg, Scale 1"=100', October 1944" and bounded and described as follows:

Beginning at a point in the easterly line of Highland Avenue, distant 25 feet southeasterly measured radially from the monumented center line of location of the former New York and New England Railroad leading from Boston, Massachusetts to Hudson River, New York, as shown on said Map; thence Northeasterly bounding northwesterly on remaining railroad land in a curved line to the right having a radius of 1537.88 feet concentric with and distant 25 feet southeasterly, measured radially from monumented center line of location 208 feet; more or less, to a point distant 25 feet southeasterly measured from Station 8030 - 20 of the monumented center line of location; thence southeasterly bounding northeasterly on remaining railroad land in a line drawn radially to said monumented center line of location at Station 8030 - 20 thereof, 125 feet to land now or formerly of The Bristol Company; thence southwesterly bounding southeasterly on land now or formerly of said The Bristol Company in a curved line to the left, having a radius of 1412.88 feet concentric with and distant 150 feet southeasterly measured radially from said monumented center line of location 265 feet more or less to said Highland Avenue; thence northly bounding westerly on said Highland Avenue, 149 feet, more or less, to the point or place of beginning, containing 0.69 of an acre, more or less.

SUBJECT TO: (1) Building lines, if established, and any and all provisions of any planning or zoning ordinance enacted by the Town of Waterbury, and any and all provisions of any ordinance, municipal regulation or public or private law. (2) Rights - Any existing rights or obligation under a Deed from Thomas C. Upson to The Boston, Hartford & Erie Railroad Company dated December 19, 1868, and recorded in Volume 81, Page 231 of the Waterbury Land Records, for a cattle pass and for a water course. May affect said premises. (3) Drainage Conditions - Existing drainage conditions as referred to in a Deed, Dora Vineburg to The Par Land Company dated October 18, 1954, and recorded in Volume 702, Page 382 of the Waterbury Land Records.

As part consideration for this conveyance, the Grantors shall have the right of first refusal to purchase Piece One and Piece Two on the terms of any bonafide offer made to and acceptable to the Grantee. The Grantors shall have 30 days from the date of the Grantors receipt of written notice from the Grantees of the existence and terms of such offer to exercise their first right to purchase Piece One and Piece Two.

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors heirs, executors, and administrators, covenant with the said grantee its successors and assign, that at and until the conveying of these presents, We are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above stated.

And Furthermore, We the said grantors do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its successors heirs, executors, and administrators, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, We have hereunto set our hands and seals the day of December 1986.

Signed, Sealed and Delivered in the presence of

Walter R. Gaffin
Mary S. Gaffin

VINCENT B. LORUSSO, SR.
BARTHOLOMEW J. LORUSSO, JR.
BARTHOLOMEW LORUSSO, SR.

RECEIVED FOR RECORD

1986 DEC 10 11:10:40

TOWN CLERK
WATERBURY, CT.

NO CONVEYANCE TAX RECEIVED

Gloria M. Gallo
TOWN CLERK

State of Connecticut, County of NEW HAVEN

On this the 9th day of December 1986, before me, the undersigned officer, personally appeared

Vincent B. LoRusso, Sr., Bartholomew J. LoRusso, Jr., and Bartholomew LoRusso, Sr. known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand.

Walter R. Gaffin
COMMISSIONER OF THE SUPERIOR COURT

State of Connecticut, County of

On this the day of the undersigned officer, personally appeared who acknowledged himself to be the

being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand.

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