

Document executed in:

COMMONWEALTH OF PENNSYLVANIA)
)
) LIMITED WARRANTY DEED
COUNTY OF ALLEGHENY)
) OF REAL PROPERTY

~~June~~ ^{July} THIS LIMITED WARRANTY DEED, executed to be effective as of the 1st day of ~~June~~, 2004, by Bayer MaterialScience LLC, a Delaware limited liability company, f/k/a Bayer Polymers LLC, a Delaware limited liability company, whose mailing address is 100 Bayer Road, Pittsburgh, Pennsylvania 15205 (hereinafter referred to as "Grantor"), to LANXESS Corporation, a Delaware corporation, whose mailing address is 100 Bayer Road, Pittsburgh, Pennsylvania 15205 (hereinafter referred to as "Grantee").

WITNESSETH:

IN CONSIDERATION of the sum of Five and No/100 (\$5.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Limited Warranty Deed grants, bargains, sells and releases to Grantee, the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Property is sold subject to any past due or accrued property taxes and is made subject to any conditions, restrictions or easements affecting the Property, including any which may be shown on a recorded plat or which may be revealed by an inspection of the Property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any wise incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular said property unto Grantee and Grantee's heirs, successors and assigns, forever.

GRANTOR covenants to warrant and forever defend all and singular said Property unto Grantee and Grantee's successors and assigns from and against Grantor and Grantor's successors and assigns, but no others.

FILED, RECORDED, INDEXED
08/11/2004 01:43:22PM
Rec Fee: 15.00 St Fee: 20272.20
Co Fee: 8576.70 Pages: 9
Issued to: MCNAIR LAW FIRM
Register of Deeds Berkeley Co., SC
Cynthia B. Forte

RECEIVED

08/11/2004

ASSESSOR
BERKELEY COUNTY SC

WITNESS the Hand and Seal of the Grantor this 1 day of July in the year of our Lord two thousand four and in the two hundred twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
presence of:

BAYER MATERIALSCIENCE LLC, a
Delaware limited liability company, f/k/a
Bayer Polymers LLC, a Delaware limited
liability company

[Signature]
(WITNESS #1)

By: [Signature]

[Signature]
(WITNESS #2)

Its: VP & Senior Admin.

STATE OF Pennsylvania)
COUNTY OF Allegheny)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within-named Bayer MaterialScience LLC, a Delaware limited liability company, f/k/a Bayer Polymers LLC, a Delaware limited liability company, by John F. Shock, its VP & SAO, sign, seal, and as its act and deed, deliver the within-written Limited Warranty Deed for the uses and purposes therein mentioned, and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

[Signature]
(WITNESS #1)

SWORN TO before me this
30th, day of June, 2004

Margaret H. Setcavage
Notary Public ~~for South Carolina~~
My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margret H. Setcavage, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 10, 2007
Member Pennsylvania Association Of Notaries

EXHIBIT A**Tract "A"**

All that certain piece, parcel or tract of land located in Berkeley County, South Carolina shown as Tract "A" containing 1,343.153 Acres/58,507,744.68 SF on Plat of Survey entitled "Boundary Adjustment Survey Showing the Property Line Abandonment of TMS# 246-00-00-003, and TMS# 246-00-00-004, and Creating Tract 'A', on the Eastern Side of Bushy Park Road Containing a Total of 1,343.153 Acres and Retaining the Tax Designation of 246-00-00-003, Also Creating Tract 'B' on the Western Side of Bushy Park Road Containing a Total 206.035 Acres & the Tax Designation of 246-00-00-004, Owned by Bayer Polymers, LLC, located on Bushy Park Road, in Berkeley County, South Carolina" dated June 22, 2004 and prepared by Berenyi Incorporated and recorded in Plat Cabinet Q at Page 224-A in the Office of the Register of Deeds for Berkeley County, South Carolina (the "Survey") and having the following courses, metes, measurements and boundaries:

TO FIND THE POINT OF BEGINNING, locate the 3/4" rebar set at the intersection of the northern side of the Back River and the eastern side of Bushy Park Road, thence running along the eastern right-of-way of Bushy Park Road N20°17'05"E a distance of 2231.14', to a 3/4" rebar set, thence running along the arc of a curve with an length of 338.17', with a radius of 1300', and a chord bearing of N12°49'57"E and a chord distance of 337.22', to a 3/4" rebar set, thence continuing along the eastern right-of-way of Bushy Park Road bearing N05°22'49"E, a distance of 3270.03' to a 3/4" rebar set, thence running along the arc of a curve with an length of 572.28', with a radius of 1600', and a chord bearing of N04°51'59"W and a chord distance of 569.23', to a 3/4" rebar set, thence running N15°06'46"W a distance of 1900.01', to a 3/4" rebar set, thence running along the arc of a curve with an length of 816.30', with a radius of 1150.00', and a chord bearing of N05°13'19"E and a chord distance of 799.27', to a 3/4" rebar set, thence running N25°33'25"E a distance of 3884.04', to a 3/4" rebar set, thence running along the arc of a curve with an length of 690.15', with a radius of 1600.00', and a chord bearing of N13°11'59"E and a chord distance of 684.81', to a 5/8" rebar found, thence turning and running N86°17'55"E a distance of 79.94', to a 5/8" rebar found, thence turning and running S02°02'56"W a distance of 100.83', to a 5/8" rebar found, thence turning and running N86°54'14"E a distance of 109.29', to a 5/8" rebar found, thence turning and running N03°05'46"W a distance of 100.41', to a 3/4" rebar set, thence turning and running N86°54'38"E a distance of 1827.08', to a 5/8" rebar found, thence turning and running N14°09'00"E a distance of 1045.16', to a 5/8" rebar found, and the mean low water mark of the Cooper River thence turning and running along the mean low water mark on western side of the Cooper River to the intersection of the Cooper River and Back River, thence turning and running along the mean low water mark of the northern side of the Back River to a 3/4" rebar set at the intersection of the northern side of the Back River the eastern side of Bushy Park Road, and also the Point Of Beginning. Less and excepting from Tract "A" Interior Parcels 1, 2, 3, 4 & 5 as shown on the Survey.

Said Tract "A" as described contains 1343.153 acres or 58,507,744.68 SF more or less, not including Parcels 1, 2, 3, 4 & 5 as shown on the Survey.

TMS #246-00-00-003

TOGETHER WITH:Tract "B"

All that certain piece, parcel or tract of land located in Berkeley County, South Carolina shown as Tract "B" containing 206.035 Acres/8,974,897.73 SF on the Survey and having the following courses, metes, measurements and boundaries:

TO FIND THE POINT OF BEGINNING, run North along Bushy Park Road ±6834' past the intersection of the northern side of Back River and the eastern side of Bushy Park Road, to an asphalt drive heading in a westerly direction, thence turning and running in a westerly direction down the drive and across a 200' SCE&G transmission line right-of-way to a 5/8 rebar found, and the Point Of Beginning, thence running S86°53'14"W a distance of 2325.88' to a 3/4" rebar set, thence turning and running along the mean low water mark of the western side of the Back River to a 3/4" rebar set, thence turning and running N86°53'48"E a distance of 1311.17' to a 3/4" rebar set, thence turning and running S30°16'25"E a distance of 925.86' to a 3/4" rebar set, then turning and running along an arc of a curve with an length of 1218.03', with a radius of 1250.00', and a chord bearing of S02°21'30"E and a chord distance of 1170.41' to a 3/4" rebar set, thence turning and running S25°33'25"W a distance of 373.03' to a 3/4" rebar set, thence turning and running S87°26'53"W a distance of 905.86' to a 3/4" rebar set, thence turning and running S20°03'53"W a distance of 851.90' to a 3/4" rebar set, thence turning and running S08°20'49"W a distance of 574.77' to a 3/4" rebar set, thence turning and running S28°17'53"W a distance of 261.70' to a 3/4" rebar set, thence turning and running S29°47'52"W a distance of 371.20' to a 3/4" rebar set, thence turning and running S38°31'07"E a distance of 400.19' to a 3/4" rebar set, thence turning and running N51°49'53"E a distance of 285.12' to a 3/4" rebar set, thence turning and running N38°35'52"E a distance of 448.70' to a 3/4" rebar set, thence turning and running S25°33'25"W a distance of 1573.44' to a 3/4" rebar set, thence turning and running along an arc of a curve with an length of 510.58', with a radius of 1500.00', and a chord bearing of S15°48'20"W and a chord distance of 508.12' to a 3/4" rebar set, thence turning and running along an arc of a curve with a length of 153.92', with a radius of 1500.00', and a chord bearing of S03°06'53"W and a chord distance of 153.85', thence turning and running along an arc of a curve with an length of 400.24', with a radius of 1500.00', and a chord bearing of S07°28'08"E and a chord distance of 399.05' to a 3/4" rebar set, thence turning and running S15°06'46"E a distance of 593.85' to a 3/4" rebar set, thence turning and running N86°53'14"E a distance of 51.12' to a 3/4" rebar set, thence turning and running S15°06'46"E a distance of 872.02' to a 5/8" rebar found and the Point Of Beginning.

Said Tract "B" as described contains 206.035 Acres or 8,974,897.72 SF more or less.

TMS #246-00-00-004

TOGETHER WITH:Interior Property Parcel "2"

All that certain piece, parcel or tract of land located in Berkeley County, South Carolina shown as Interior Property Parcel 2 containing 4.362 Acres/190,000.00 SF on the Survey and having the following courses, metes, measurements and boundaries:

TO FIND THE POINT OF BEGINNING, run North along Bushy Park Road $\pm 8311'$ past the intersection of the northern side of Back River and the eastern side of Bushy Park Road, to an asphalt road, designated as 14th Street and heading in a northeasterly direction, thence turning in a northeasterly direction and run $\pm 50'$ to a 3/4" rebar set, thence turning and running N79°46'31"E a distance of 588.49' to a 5/8" rebar found, thence turning and running S03°06'08"E a distance of 380.01' to a 3/4" rebar set, thence turning and running S02°56'09"E a distance of 119.87' to a 3/4" rebar found and the Point Of Beginning, thence turning and running N86°54'08"E a distance of 500' to a 3/4" rebar found, thence turning and running S03°05'52"E a distance of 380' to a 3/4" rebar found, thence turning and running S86°54'08"W a distance of 500' to a 3/4" rebar found, thence turning and running N03°05'52"W a distance of 380' to a 3/4" rebar found, and the Point Of Beginning.

Said Parcel "2" as described contains 4.362 Acres or 190,000.00 SF more or less.

TMS #246-00-00-012

TOGETHER WITH:Interior Property Parcel "3"

All that certain piece, parcel or tract of land located in Berkeley County, South Carolina shown as Interior Property Parcel 3 containing 4.362 Acres/190,000.00 SF on the Survey and having the following courses, metes, measurements and boundaries:

TO FIND THE POINT OF BEGINNING, run North along Bushy Park Road $\pm 8311'$ past the intersection of the northern side of Back River and the eastern side of Bushy Park Road, to an asphalt road, designated as 14th Street and heading in a northeasterly direction, thence turning in a northeasterly direction and run $\pm 50'$ to a 3/4" rebar set, thence turning and running N79°46'31"E a distance of 588.49' to a 5/8" rebar found, thence turning and running S03°06'08"E a distance of 380.01' to a 3/4" rebar set, thence turning and running S02°56'09"E a distance of 119.87' to a 3/4" rebar found, thence turning and running N86°54'08"E a distance of 500' to a 3/4" rebar found, thence turning and running S03°05'52"E a distance of 380' to a 3/4" rebar found, thence turning and running N86°54'08"E a distance of 120' to a 3/4" rebar found and the Point Of Beginning, thence turning and running N03°05'52"W a distance of 380' to a 3/4" rebar found, thence turning and running N86°54'08"E a distance of 500' to a 3/4" rebar found, thence turning and running S03°05'52"E a distance of 380' to a 3/4" rebar found, thence turning and running S86°54'08"W a distance of 500' to a 3/4" rebar found, and the Point Of Beginning.

Said Parcel "3" as described contains 4.362 Acres or 190,000.00 SF more or less.

TMS #246-00-00-013

TOGETHER WITH:

Easements under that portion of land shown as "250 Foot Wide Transmission Line Right Of Way" on the Survey for installation and maintenance of pipes and pipelines as set forth in Deed from Bayer Corporation to Bayer Polymers LLC dated July 16, 2003 and recorded in Book 3577 at Page 9.

TOGETHER WITH:

Easement for ingress, egress and access to Tract B across 250 foot wide SCE&G transmission line right of way as shown on the Survey.

TOGETHER WITH:

All easements, rights of way, rights, privileges, entitlements and appurtenances thereto set forth in section 3.01 and section 4.02 of that certain Indenture (Title to Real Estate) from SCE&G to Verona-Pharma Chemical Corporation dated April 5, 1968 and recorded in Book C-86 at Page 142 in the Office of the Register of Deeds for Berkeley County, South Carolina.

TOGETHER WITH:

All easements, rights of way, rights, privileges, entitlements and appurtenances thereto set forth in section 3.01 and section 4.02 of that certain Indenture (Title to Real Estate) from the Commissioner of Public Works of the City of Charleston to Verona-Pharma Chemical Corporation dated April 5, 1968 and recorded in Book C-86 at Page 143 in the Office of the Register of Deeds for Berkeley County, South Carolina.

TOGETHER WITH:

All easements, rights of way, rights, privileges, entitlements and appurtenances thereto set forth in section 3.10 and section 4.02 of that certain Indenture (Title to Real Estate) from SCE&G to Verona-Pharma Chemical Corporation dated June 5, 1969 and recorded in Book A-199 at Page 95 in the Office of the Register of Deeds for Berkeley County, South Carolina.

TOGETHER WITH:

All easements, rights of way, rights, privileges, entitlements and appurtenances thereto set forth in section 4.02 of that certain Indenture (Title to Real Estate) from SCE&G to Baychem Corporation dated September 7, 1973 and recorded in Book A-260 at Page 34 in the Office of the Register of Deeds for Berkeley County, South Carolina.

Derivation: Being the same property conveyed to Bayer Polymers LLC by Bayer Corporation by Limited Warranty Deed of Real Property dated July 16, 2003 and recorded in Book 3577 at Page 9 in the Office of the Register of Deeds for Berkeley County, South Carolina.

STATE OF ~~SOUTH CAROLINA~~)
)
 COUNTY OF ~~BERKLEY~~)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Bushy Park, bearing Berkeley County Tax Map Number 246-00-00-003, and was transferred by Bayer MaterialScience LLC to LANXESS Corporation on July 1, 2004.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): Grantee is a state agency (see exemption #2) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$7,797,000.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 7,797,000

(b) Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 7,797,000

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 28,848.90.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: an officer of the Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

JF Shock
Responsible Person Connected with the Transaction

SWORN to before me this 30th
day of June, 2004.

John (Jay) F. Shock
Print or Type Name Here
Executed in Allegheny County, Pennsylvania

Margret H. Setcavage
Notary Public ~~for South Carolina~~
My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Margret H. Setcavage, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 10, 2007

Member, Pennsylvania Association Of Notaries