GOULD BRIDGEPORT

19737

QUITCLAIM DEED

PAID 30.00

Sylvan J. Dlesk, Jr. and Rosalia J. Dlesk, of Ohio County, West Virginia, grant to Sylvan J. Dlesk, Jr. and Rosalie J. Dlesk, for their joint lives, remainder to the survivor of them, whose tax mailing address is c/o Custom Carpet, 590 National Road, Wheeling, West Virginia, 26003, all their right, title and interest in the real property located in the Township of Colerain, Belmont County, Ohio, which is described on Exhibit A hereto.

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS

1) The owner and/or occupant of the above-described premises covenants that it shall not engage in, cause, or allow the use of said property, for any residential use whatsoever;

2) The owner and/or occupant of the above-described premises covenants that it shall not engage in, cause, or allow the use of said property, for any school, day-care center or playground use whatsoever;

3) The owner and/or occupant of the above-described premises covenants that it shall not engage in, cause, or allow the use of said property, for any non-industrial use where it would be reasonable to expect that adults or children would be exposed to the premises' soil or groundwater;

4) The owner and/or occupant of the above-described premises covenants that it shall not engage in, cause, or allow, the drilling, construction, installation, development, operation or use of any well for potable water at, on or within said property;

5) The owner and/or occupant of the above-described premises covenants that each deed, title, lease, or other instrument conveying an interest in said property, shall contain and be subject to the foregoing restrictive covenants.

Said restrictive covenants shall run with the land, shall be binding upon any and all successors in interest, and all assignees, lessees, sublessee, operators,

tenants, licensees and agents, and any and all persons who acquire an interest in the said property, and shall be for the benefit of Sylvan J. Dlesk, Jr., Rosalie J. Dlesk, Gould Electronics Inc., the United States Environmental Protection Agency, the Ohio Environmental Protection Agency, and their successors and assigns, each of whom shall be privileged to enforce these covenants by appropriate action in a court of competant jurisdiction.

Prior instrument reference: Volume 703, page 324, Belmont County Records.

Witness our hands this 25 day of July, 1996.

Signed and acknowledged
in the presence of:

Sylvan J. Dlesk Jr
Sylvan J. Dlesk, Jr.

Rosalie J. Dlesk
Rosalie J. Dlesk

TAX MAP TRANSFER
By R E Hardy
NOV 27 1996
FRED F. BENNETT
County Engineer

Witnesses as to Grantors

STATE OF West Virginia)
) SS:
COUNTY OF Ohio)

The foregoing instrument was acknowledged before me this 25 day of July, 1996, by Sylvan J. Dlesk and Rosalie Dlesk, Husband and Wife.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
GARY S. MARTIN
Progressive Bank
875 National Road
Wheeling, West Virginia 26003
My Commission Expires Nov. 4, 2002

Notary Public
My Commission Expires: Nov. 4, 2002.

This instrument prepared by Louis H. Weinstein, Esquire, Squire, Sanders and Dempsey, 4900 Society Center, 127 Public Square, Cleveland, Ohio 44114-1304

TRANSFERRED
FEE 2.50 DATE 11-29-96
SECT. 319.202 R.C. FEE EXD
N.A. PAPPANO, AUDITOR
Sherrill K. Pratt DEPUTY

EXHIBIT A

VOL 723 PAGE 817

Parcel 1:

Situated in the State of Ohio, County of Belmont, Township of Colerain, and being in Section 10, Township 6, Range 3 and containing 16.431 acres (Parcel 1) and 1.301 acres (Parcel 2) described in a deed to Imperial Clevite Inc. of record in Deed Book 602, page 612, Recorder's Office of Belmont County, Ohio, being more particularly described as follows:

BELMONT CO. RECORD OF
VOL. 213 PAGE 865
RECEIVED
NOV 29 1 18 PM '96
RECORDED DEC 2 1996
STANLEY SIMONCIC
RECORDER

Beginning at an iron pin set, said iron pin bears South 44° 27' 59" West, a distance of 3166.77 feet from the Northeast corner of the Southeast Quarter of said Section 10, said iron pin being in a northerly line of a tract of land as conveyed to The Parkersburg Steel Company (by merger) of record in Deed Book 550, Page 512; also being a southeasterly corner of a 0.041 acre tract of land as conveyed to The Parkersburg Steel Company of record in Deed Book 564, Page 449;

Thence North 33° 26' 40" East, with an easterly line of said 0.041 acre tract, a distance of 30.00 feet to an iron pin set, the northeasterly corner of said 0.041 acre tract;

Thence North 52° 08' 10" West, with a northerly line of said 0.041 acre tract, a distance of 60.00 feet to an iron pin set, a northwesterly corner of said 0.041 acre tract and being in an easterly line of the Baltimore and Ohio Railroad;

Thence northeastwardly with the easterly right-of-way line of said Railroad, the following 4 courses and distances;

1) North 33° 26' 40" East, a distance of 277.46 feet to an iron pin found;

2) North 33° 04' 30" East, a distance of 834.00 feet to an iron pin set;

3) North 35° 04' 30" East, a distance of 102.30 feet to an iron pin set;

4) North 39° 00' 30" East, a distance of 85.34 feet to a point in Wheeling Creek;

Thence with Wheeling Creek the following 7 courses and distances:

1) South 11° 25' 00" East, a distance of 251.21 feet to a point;

2) South 5° 12' 40" East, a distance of 293.00 feet to a point;

3) South 1° 42' 40" East, a distance of 303.00 feet to a point;

4) South 6° 42' 40" East, a distance of 231.00 feet to a point;

5) South 1° 35' 00" West, a distance of 265.30 feet to a point;

6) South 42° 17' 00" West, a distance of 303.60 feet to a point;

7) South 67° 50' 00" West, a distance of 37.60 feet to an iron pin found, the southeasterly corner of said original 18.0559 acre tract;

ence North 52° 08' 10" West, with a southerly line of said (original) 18.0559 acre tract, the northerly line of said The Parkersburg Steel Company tract, passing a monument found at a distance of 60.00 feet, a distance of 703.88 feet to the true point of beginning and containing 16.431 acres of land, more or less.

NOTE: Bearings used in this description are assumed. A bearing of North 52° 08' 10" West, was used in a South line of the original 18.0559 acre tract as called for in Deed Book 472, Page 703, and all other bearings used were calculated from this meridian. Bearings are of the same meridian as of The Graphite Bronze Subdivision as recorded in Plat Book 12, Page 104 of the Belmont County Plat Records.

The above description was prepared by Kosanchick and Associates, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from information obtained from an actual field survey of the premises in January, 1987.

Parcel 2:

Situated in the State of Ohio, County of Belmont, Township of Colerain and being part of Section 10, Township 6, Range 3 and containing 1.301 acres of land more or less; being all out of Graphite Bronze Subdivision as recorded in Plat Book 12, Page 104 (all references to Plat Books and Deed Books refer to the records of the Recorder's Office, Belmont County, Ohio), said 1.301 acres being more particularly described as follows:

Beginning at a Railroad spike set, the southwesterly corner of said Graphite Bronze Subdivision, in a easterly right-of-way line of State Route 40;

Thence North 36° 52' 00" East, with said easterly right-of-way line, a distance of 163.61 feet to a monument found; a northwesterly corner of said Subdivision;

Thence South 66° 23' 10" East, with a northerly line of said Subdivision, a southerly line of a 1.079 acre tract, a distance of 313.56 feet to a monument found a northeasterly corner of said Subdivision, a westerly right-of-way line of the Baltimore and Ohio Railroad;

Thence South 33° 26' 40" West, with the said westerly right-of-way line, a distance of 213.45 feet to an iron pin set, a northeasterly corner of 0.156 acre tract of land, as described in a deed to The Parkersburg Steel Company of record in Deed Book 564, Page 449;

Thence North 54° 38' 00" West, with a northerly line of said 0.156 acre tract, a distance of 283.53 feet to a railroad spike, set a point on a curve;

Thence northwesterly, with an arc of a curve to the right, having a radius of 35.00 feet, a central angle of 41° 18' 07" the chord of which bears North 33° 59' 10" West, a chord distance of 24.69 feet to a point of curve;

Thence southwesterly, with an arc of a curve to the left, having a radius of 35.00 feet, a central angle of 43° 00' 00", the chord of which bears South 52° 35' 09" West, a chord distance of 25.65 feet to the true point of beginning and containing 1.301 acres of land more or less.

NOTE: Bearings used in this description are from the recorded plat of said Graphite Bronze Subdivision in Plat Book 12, Page 104.

The above description was prepared by Kosanchick and Associates, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from information obtained from an actual survey of the premises in January, 1987.