

RECORDED: MAY 11, 1987 @ 10:06 AM

DEED BOOK 0009 PAGE 1151 *End*

THIS DEED made the 9<sup>TH</sup> day of April, 1987, between KOPPERS COMPANY, INC., a Delaware corporation with offices at 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219 ("Grantor"),

and

ERIE COKE CORPORATION, a Pennsylvania corporation with offices at P. O. Box 6180, Foot of East Avenue, Erie, Pennsylvania 16512 ("Grantee").

WITNESSETH, that in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to the Grantee, its successors and assigns forever, the following described parcels of real estate, including the improvements thereon, all located in the City of Erie, County of Erie and Commonwealth of Pennsylvania, to-wit:

PARCEL 1

Beginning at a concrete monument at the intersection of the north line of the Pennsylvania Railroad right-of-way property with the east line of Wayne Street, said east line of Wayne Street being 5 feet east of the west line of out-lot No. 555, said beginning point also being N. 26° 22' W. and 97.13 feet from the north line of out-lot No. 555; Thence N. 26° 22' W. along the east line of Wayne Street, a distance of 30 feet to a concrete monument and the northern terminus of Wayne Street as described in City of Erie Ordinance No. 7119, Sect. 3; Thence S. 63° 38' W. along the northern terminus of Wayne Street, a distance of 5 feet to an iron pin; Thence N. 26° 22' W. and passing over concrete monuments at 515 feet and 1,074 feet, a distance of 1,654 feet to a concrete monument; Thence N. 52° 22' 14" W., a distance of 1,679.95 feet to a concrete monument at the east side of a stone breakwater; Thence along the east side of said breakwater N. 18° 20' W., a distance of 826.23 feet to a concrete monument; Thence N. 36° 45' E. on a line just south of the south channel pier, a distance of 484.23 feet to a concrete monument; Thence N. 60° 11' E. on a line just south of the south channel pier, intersecting the west line of out-lot No. 555 produced at 189.42 feet, a distance of 306.57 feet to a point in the waters of Lake Erie; said aforementioned intersection being N. 26° 22' W, and 2,558.36 feet from an angle point in the west property line at the end of the third mentioned

DEPARTMENT OF REVENUE  
OFFICE OF THE COUNTY CLERK  
ERIE COUNTY, PENNSYLVANIA  
3/17/87  
*Judy Swidzki*  
*By [Signature]*

The amount of Realty  
Transfer tax paid  
is \$11,000.00

SCHOOL DISTRICT OF CITY OF ERIE, PA.  
CITY OF ERIE, PENNA.  
TRANSFER TAX  
RECEIVED BY *[Signature]*  
DATE *May 11, 1987*

course; Thence N. 65° 36' E. and along the south edge of the south channel pier, except at approximately its mid length where the line passes onto the channel pier for a short distance, a distance of 1,181.49 feet to a point in Lake Erie and just at the south edge of the channel pier and being a point in the west line of Dunn Street as described in City Ordinance No. 7119, Sect. No. 1; Thence S. 26° 22' 09" E. along the west line of Dunn Street, a distance of 150.09 feet to a point in Lake Erie; Thence N. 65° 34' 08" E. and parallel to the south edge of the south channel pier and along the south line of Dunn Street passing the center line of East Avenue extended at 75.04 feet, a distance of 792.33 feet to a point in the waters of Lake Erie; Thence along a curve to the right having a radius of 400.10 feet, a tangent distance of 386.79 feet and an intersecting angle of 88° 03' 43"; and arc distance of 614.94 feet to a point in the waters of Lake Erie and the west line of Dunn Street; Thence S. 26° 22' 09" E. along the west line of Dunn Street, a distance of 3,579.19 feet to a concrete monument on the shore of Lake Erie being the northeast corner of the Gulf Oil Co. property as recorded in Erie County Court House in D.B. 469-P.129; Thence N. 86° 53' 09" W. along the north line of said Gulf Oil Co. property, a distance of 596.18 feet to a concrete monument, the northwest corner of the Gulf Oil Co. property; Thence S. 24° 33' 09" E. along the west line of said Gulf Oil Co. property, passing over iron pipes at 35.40 feet and 125.03 feet, a distance of 447.75 feet to a concrete monument in the north line of the Pennsylvania Railroad right-of-way property; Thence along a curve to the left having a radius of 533 feet and an intersecting angle of 7° 06' 10", an arc distance of 66.07 feet along said north line of said right-of-way to a concrete monument; Thence S. 82° 25' 35" W. along said north line of said railroad right-of-way 350 feet to a point; Thence continuing along said north line along a curve to the left having a radius of 533 feet, an arc distance of 88.49 feet to a concrete monument; Thence continuing along said north line of the Pennsylvania Railroad right-of-way property S. 72° 54' 50" W., a distance of 42.28 feet to a concrete monument in the east line of East Avenue; Thence N. 26° 20' 10" W. along the east line of East Avenue, a distance of 36.29 feet to a concrete monument in the northern terminus of East Avenue as described in City Ordinance No. 7119; Sec. No. 2; Thence S. 63° 39' 50" W. along the northern terminus of East Avenue, a distance of 100 feet to a concrete monument in the west line of East Avenue, and being 20 feet north of the north line of the Pennsylvania Railroad property as measured along the west line of East Avenue and also being the northeast corner of the Erie Reduction Co. property; Thence S. 80° 45' W. along the north line of said Erie Reduction Co. property, a distance of 436.94 feet to a concrete monument; Thence S. 61° 40' W. along the north line of the Erie Reduction Co. property, a

distance of 150 feet to an iron pipe, said iron pipe being S. 28° 20' E. and distant 51.89 feet from an offset monument set as a tie-point only; Thence S. 28° 20' E. along the west line of said Erie Reduction Co. property, a distance of 100 feet to an iron pipe in the north line of the Pennsylvania Railroad right-of-way property; Thence along said right-of-way the following three courses -- A curve to the right having a radius of 2,611 feet, a long chord bearing of S. 63° 43' W., a long chord distance of 234.53 feet, an arc distance of 234.61 feet to a concrete monument; Thence S. 66° 17' 25" W., a distance of 26 feet to a concrete monument; Thence along a curve to left having a radius of 870.45 feet, a long chord bearing of S. 49° 16' .08" W. a long chord distance of 509.61 feet, an arc distance of 517.19 feet to a concrete monument to the point of beginning.

PARCEL 2

Also a parcel of land situated south of the Pennsylvania Railroad right-of-way and west of East Avenue as follows:

Beginning at a concrete monument in the south line of the Pennsylvania Railroad right-of-way, said beginning point being S. 72° 54' 50" W. and distant 15.34 feet from the intersection of the south line of said right-of-way with the west line of East Avenue; Thence S. 63° 41' 30" W., parallel to the north line of out-lot No. 554 and 115.5 feet distant from it at right angles, a distance of 659.51 feet to a concrete monument; Thence N. 34° 07' 30" W. a distance of 39.08 feet to a point in the south line of said right-of-way; Thence along said right-of-way the following three courses -- A curve to the left having a radius of 2,677 feet, a long chord bearing N. 61° 45' 40" E., a long chord distance of 180.20 feet, an arc distance of 180.27 feet to a point; Thence along a curve to the right having a radius of 1,290 feet, a long chord bearing of N. 66° 22' 22" E., a long chord distance of 293.87 feet, an intersecting angle of 13° 04' 54" an arc distance of 294.53 feet to an iron pipe; Thence N. 72° 54' 50" E. along the south line of said right-of-way, a distance of 193.68 feet to a concrete monument, the point of beginning.

PARCEL 3

All that certain piece or parcel of land situate in the First Ward, of the City of Erie, County of Erie, and State of Pennsylvania, being described as follows, to-wit:

Beginning at an iron pin in the northern terminus of Wayne Street as described by City Ordinance No. 7119, Section No. 3, said beginning point being S. 63° 38' W. at a distance of 5 feet from a concrete

monument that marks the east line of Wayne Street at its northern terminus;

Thence S. 63° 38' W. along the northern terminus of Wayne Street, a distance of 45 feet to an iron pipe in the west line of Wayne Street;

Thence N. 86° 56' 10" W. a distance of 195.62 feet to a concrete monument;

Thence N. 22° 12' 30" W. a distance of 211.91 feet to a concrete monument;

Thence N. 26° 22' W. passing over iron pipes at distances of 209.83 feet and 747.44 feet, a total distance of 1,097.47 feet to an iron pipe;

Thence N. 39° 00' 20" W., a distance of 1,250 feet to a concrete monument in the present west line of former Interlake Iron Corporation property;

Thence S. 52° 22' 14" E. along the present west line of former Interlake Iron Corporation property, a distance of 1,080 feet to a concrete monument;

Thence S. 26° 22' E. along said west line passing over concrete monuments at distances of 580 feet and 1,139 feet, a total distance of 1,654 feet to the point of beginning.

PARCEL 4

A certain piece or parcel of land situate in the first ward of the City of Erie, County of Erie, and State of Pennsylvania, being described as follows, to-wit:

Beginning at a point on the south edge of the south channel pier, said beginning point being S. 65° 34' 08" W., a distance of 75.04 feet from the intersection of the center line of East Avenue extended from the south with the south edge of the south channel pier;

Thence N. 65° 34' 08" E. along the south edge of the south channel pier and its extension, passing over the center line of East Avenue extended at 75.04 feet, a total distance of 1,067.81 feet to a point in Lake Erie;

Thence S. 18° 37' 51" W. a distance of 228.27 feet to a point on the southwestwardly curved line of Dunn Street;

Thence along said line of Dunn Street along a curve to the left, having a radius of 400.10 feet, an arc distance of 116.17 feet to the point of tangency in Lake Erie;

Thence S. 65° 34' 03" W. along the south line of Dunn Street, a distance of 792.33 feet to a point in Lake Erie;

Thence N. 26° 22' 09" W., a distance of 150.09 feet to the point of beginning, all submerged in the waters of Lake Erie, and being a part of Dunn Street as laid out and described in City Ordinance No. 7119, Section No. 1, passed, signed and attested on October 19, 1928.

PARCEL 5

A parcel of land in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being further bounded and described as follows:

Beginning at a point in the west line of the Erie Sewage Authority property, said point being 1,141.69 feet northwardly from the center line of East Second Street and 17 feet eastwardly at right angles from the center line of Wallace extended, said point being a corner mentioned in Deed Book 220, Page 258, and recorded in Erie County Court House; thence by said Erie Sewage Authority property on a line curving to the left with a radius of 450 feet, a central angle of 25° 27', an arc distance of 199.88 feet to a point; the following five courses and distances being by remaining land of the Pennsylvania Railroad Company; thence S. 17° 02' 50" E., 104.48 feet to a point; thence N. 45° 26' 55" W., 197.19 feet to a concrete monument distant 50 feet southwestwardly, radially from the first course herein described thence N. 21° 00' 20" W., a distance of 411.50 feet to a concrete monument; thence N. 26° 18' 00" W., a distance of 205.60 feet to a concrete monument; thence N. 14° 21' 00" W. parallel to and 50 feet westwardly at right angles from the west line of said Erie Sewage Authority property, passing over a concrete monument at a distance of 623.10 feet, a total distance of 933.39 feet to a point in the waters of Presque Isle Bay; Thence S. 61° 30' 47" E., a distance of 49.82 feet to a point; thence N. 63° 40' 20" E., a distance of 176.48 feet to a point; thence S. 19° 24' 00" W. by land of the City of Erie, a distance of 286.50 feet to a point in said Bay thence S. 14° 21' 00" E. along said west line of lands of Erie Sewage Authority, passing over a nail in a lead plug at a distance of 64 feet, a total distance of 937.20 feet to a point; thence S. 26° 21' 40" E. still along said west line of lands of Erie Sewage Authority on a line parallel to the center line of Wallace Street extended and 17 feet from it, a distance of 260.73 feet to the point of beginning.

PARCEL 6

All that certain piece or parcel of land located in the City of Erie, County of Erie, and State of Pennsylvania beginning at a concrete monument which was set as a reference monument in 1907 for the Pennsylvania Soldiers' and Sailors' Home property, said monument being on the north line of Erie Sewage Authority property and being N. 81° 48' 50" E. at a distance of 16.52 feet from the extension of the breakwater line; thence S. 81° 48' 50" W. passing into the waters of Presque Isle Bay at a distance of 350 feet, a distance of 909.28 feet to a point; thence N. 19° 24' 00" E., 286.50 feet to a point; thence N. 63° 40' 20" E. 483.51 feet to a point; thence N. 18° 40' 20" E. leaving the waters of Presque Isle Bay at 360 feet and passing a concrete monument at a distance of 412.37 feet, an iron pipe at a distance of 641.73 feet, a total distance of 968.92 feet to a concrete monument in the west line of former Interlake Iron Corporation property; thence S. 39° 00' 20" E. along the west line of said former Interlake Iron Corporation property, a distance of 1,185.68 feet to an iron pipe; thence S. 26° 22' 00" E. along said west line, a distance of 263.80 feet to a concrete monument; thence S. 81° 48' 50" W. along the extension of the north line of the Erie Sewage Authority property 810.35 feet to the place of beginning, it being the easterly end of the same line described in the first course of this description.

PARCEL 7

Beginning at a point on the common line of former Interlake Iron Corporation and Erie Port Commission, said point also being on the Right Right-of-Way Line of the proposed access road to the East Bay Area; thence along the Right Right-of-Way Line of said proposed access road by a curve to the right 199.09 ft. having a radius of 370.28 ft. to a point; thence continuing on the Right Right-of-Way Line of proposed access road; N. 16° 23' 10" E. a distance of 527.51 ft. to a point; thence continuing along the Right Right-of-Way Line of proposed access road by a curve to the left 344.90 ft. having a radius of 327.94 ft. to a point; thence continuing along the Right Right-of-Way Line of proposed access road, N. 44° 10' 50" W., a distance of 291.04 ft. to a point; thence continuing along the Right Right-of-Way Line of proposed access road by a curve to the right 116.47 ft. having a radius of 533.69 ft. to a point; thence along the common line of former Interlake Iron Corporation and Erie Port Commission, S. 52° 14' 00" E., a distance of 591.27 ft. to a point; thence along the common line of former Interlake Iron Corporation and Erie Port Commission, S. 39° 00' 20" E., a distance of 64.32 ft. to a point; thence along the common line of former Interlake

Iron Corporation and Erie Port Commission, S. 18° 40' 20" W., a distance of 959.37 ft. to the place of beginning.

EXCEPTING THOSE PARTS OF THE FOREGOING PARCELS WHICH ARE INCLUDED IN THE FOLLOWING DESCRIBED PARCELS:

PARCEL A

All that piece or parcel of land in the City of Erie, Pennsylvania, being further bounded and described as follows:

Beginning at a concrete monument in the west line of Dunn Street, as laid out by Ordinance No. 7119, Section No. 1, said beginning point being N. 26° 22' 09" W. at a distance of 166 feet from the intersection of the said west line of Dunn Street with the north line of the Land Lighthouse Park property, said beginning point also being the northeast corner of the Gulf Oil Company property as described in the Erie County Court House in Deed Book 469, Page 129; thence N. 86° 53' 09" W. along the north line of the Gulf Oil Company property and its extension, passing over a concrete monument at a distance of 596.18 feet, a total distance of 721.71 feet to a concrete monument on the shore of Lake Erie; thence N. 26° 22' 09" W. passing over the shore line of Lake Erie at approximately 80 feet, a distance of 3,247.61 feet to a point in Lake Erie; thence N. 18° 37' 51" E. on a line that is at 45° to the west line of Dunn Street, a distance of 502.88 feet to a point in Lake Erie said point being located on a curved portion of the southwestwardly line of Dunn Street; thence along a curve to the right having a radius of 400.1 feet, an arc distance of 498.77 feet to a point in Lake Erie on the west line of Dunn Street; thence S. 26° 22' 09" E. along the west line of Dunn Street; a distance of 3,579.19 feet to the point of beginning which is submerged by the waters of Lake Erie, excepting approximately one acre located at its south end.

PARCEL B

All that piece or parcel of land bounded and described as follows:

Beginning at a point in Lake Erie on the South line of the South pier of the channel entrance of Presque Isle Bay extended Eastwardly, said point being the Northwest corner of the first parcel of land described in the deed dated October 30, 1928 and recorded in Erie County Deed Book 322, Page 377, (said parcel also being exception numbered "(a)" of "Tract II" in the deed from Perry Furnace Company to former Interlake Iron Corporation recorded in Erie County Deed Book 435, Page 516); thence South 26° East 1752.55 feet more or less to

a point in Lake Erie to the place of beginning; thence South 75° 10' West 1172.85 feet more or less to a point in Lake Erie; thence South 26° East 2500 feet more or less to a point in the western line of East Avenue, extended; thence by various courses and distances Easterly along the North line of East Avenue as laid out by City of Erie Ordinance 7119, Section 2, the North line of the Pennsylvania Railroad right of way and line of Gulf Oil Corporation to the Southeast corner of the property described in Erie County Deed Book 825, Page 387, said corner being on the West line of the first parcel of land described in Erie County Deed Book 322, Page 377 and also being on the West line of Dunn Street; thence North 26° West (North 26° 22' 9" West as per the deed recorded in Erie County Deed Book 825, Page 387); along the West line of Dunn Street and the land described in the deed recorded in Erie County Deed Book 322, Page 377 and along the East line of the land described in the Erie County Deed Book 825, Page 387 to the point of beginning.

PARCEL C

Beginning at a monument in the northwestern corner of Parcel 1 conveyed herein, said monument being further located as follows:

Beginning at Point "A" on the U.S. Harbor Line as shown upon Drawing No. 28-F-9 of the U.S. Army Engineer District, Buffalo; said Point "A" being also the northeast corner of land of the City of Erie; thence S. 30° 37' E., 3.47 feet along the easterly line of land of the City of Erie to a drill hole and copper set in the concrete of the south channel pier; thence continuing along the east line of the City of Erie S. 18° 20' E., 13.40 feet to the above described monument, the point of beginning of the land conveyed herein;

Thence N. 36° 45' E., 30 feet along the northerly line of land of the former Interlake Iron Corporation to a point;

Thence S. 18° 20' E., 20 feet to a point;

Thence S. 36° 45' W., 30 feet to a point on the easterly property line of the City of Erie;

Thence along said easterly property line of the City of Erie N. 18° 20' W., 20 feet to the monument, the place of beginning.

PARCEL D

Beginning at a point in the Centerline of proposed access road to the East Bay Area, said point P.C. Sta. 10+00.00 being at the North Rail of the R/R



aiding into the former Interlake Iron Corporation plant; thence by a curve to the left 76.42 ft. having a radius of 55.00 ft. to a stake; thence S. 87° 05' 50" W., a distance of 138.15 ft. to a stake; thence by a curve to the right 361.15 ft. having a radius of 287.94 ft. to a stake; thence N. 20° 40' 20" W. a distance of 650.65 ft. to a stake; thence by a curve to the left 387.17 ft. having a radius of 287.94 ft. to a stake; thence S. 08° 06' 20" E., a distance of 40.00 ft. to a point on the Left R/W Line of proposed access road to the East Bay Area, said point at P.T. Sta. 28+87.34, being the place of beginning for Right-of-Way Taking. Thence continuing along the Left Right-of-Way Line of proposed access road to the East Bay Area, S. 81° 53' 40" W., a distance of 444.16 ft. to a point; thence continuing along the Left Right-of-Way Line of proposed access road to the East Bay Area by a curve to the right 635.98 ft. having a radius of 450.28 ft. to a point on a common line of former Interlake Iron Corporation and Erie Port Commission; thence along said common line of former Interlake Iron Corporation and Erie Port Commission, N. 63° 45' 10" E., a distance of 75.96 ft. to a point; thence along the common line of former Interlake Iron Corporation and Erie Commission, N. 18° 40' 20" E., a distance of 9.55 ft. to a point on the Right Right-of-Way Line of the proposed access road to the East Bay Area; thence along the Right Right-of-Way Line of said proposed access road by a curve to the left 542.94 ft. having a radius of 370.28 ft. to a point; thence continuing along the Right Right-of-Way Line of proposed access road to the East Bay Area, N. 81° 53' 40" E., a distance of 444.16 ft. to a point; thence continuing along the Right Right-of-Way Line of proposed access road to the East Bay Area by a curve to the right 231.00 ft. having a radius of 327.94 ft. to a point on the South Boundary Line of former Interlake Iron Corporation; thence along said Boundary Line, S. 81° 53' 40" W., a distance of 214.43 ft. to a point on the Left Right-of-Way Line of proposed access road to the East Bay Area, said point being P.T. Sta. 28+87.34, place of beginning for Right-of-Way Taking.

PARCEL E

All of the three pieces of land in the City of Erie, County of Erie, Commonwealth of Pennsylvania, described as follows:

Piece No. 1

Commencing at the U.S. Corps of Engineers monument located on the Erie Harbor South Pier, designated point No. 13 (at U.S. Corps of Engineers reference coordinates N. 10,397.690 E. 12,029.240);

Thence South 24° 13' East a distance of 1.48 feet to a point designated No. E-1 (U.S. Corps of Engineers reference coordinates N. 10,396.34 E. 12,029.85) being the point of beginning of the project limits;

Thence North 65° 47' East a distance of 281.64 feet to a point designated No. F (U.S. Corps of Engineers reference coordinates N. 10,511.87 E. 12,286.70);

Thence South 24° 41' 35" East a distance of 932.71 feet to a point designated No. G (U.S. Corps of Engineers reference coordinates N. 9,664.44 E. 12,676.35);

Thence South 54° 36' 30" West a distance of 1,258.44 feet to a point designated No. I (U.S. Corps of Engineers reference coordinates N. 8,935.60 E. 11,650.45);

Thence North 37° 20' West a distance of 1,053.90 feet to a point designated No. B (U.S. Corps reference coordinates N. 9,773.58 E. 11,011.31);

Thence North 36° 48' 10" East a distance of 250.73 feet to a point designated No. C (U.S. Corps of Engineers reference coordinates N. 9,974.34 E. 11,161.52);

Thence North 60° 24' East a distance of 305.89 feet to a point designated No. E (U.S. Corps of Engineers reference coordinates N. 10,125.43 E. 11,427.49);

Thence North 65° 47' East a distance of 660.45 feet to the point of beginning of the project limits (No. E-1) containing 32.89 acres, more or less.

Piece No. 2

Beginning at Point designated No. B on the boundary of Erie Harbor Confined Dredging Disposal Area, Site 2 (at U.S. Corps of Engineers reference coordinates N. 9,773.58 E. 11,011.31);

Thence South 37° 20' East a distance of 290.10 feet to a point designated No. J (U.S. Corps of Engineers reference coordinates N. 9,542.92 E. 11,187.24);

Thence South 45° 40' West a distance of 320.00 feet to a point designated No. K (U.S. Corps of Engineers reference coordinates N. 9,319.29 E. 10,958.35);

Thence North 18° 20' West a distance of 280.00 feet to a point designated No. A (U.S. Corps of Engineers reference coordinates N. 9,585.08 E. 10,870.28);

Thence North 36° 48' 10" East a distance of 235.42 feet to the point of beginning (point No. B), containing 1.68 acres of land, more or less.

Piece No. 3

Beginning at Point designated No. F on the Boundary of Erie Harbor Confined Dredging Disposal Area, Site 2 (at U.S. Corps reference coordinates N. 10,511.87 E. 12,286.70);

Thence North 65° 47' East a distance of 50.0 feet to a point designated No. F-2 (U.S. Corps of Engineers reference coordinates N. 10,532.38 E. 12,332.30);

Thence South 24° 41' 35" East a distance of 982.71 feet to a point designated No. G-2 (U.S. Corps of Engineers reference coordinates N. 9,639.53 E. 12,742.83);

Thence South 54° 36' 30" West a distance of 1,308.44 feet to a point designated No. I-2 (U.S. Corps of Engineers reference coordinates N. 8,881.73 E. 11,676.18);

Thence North 25° 31' 50" West a distance of 59.70 feet to the point previously designated No. 1 (U.S. Corps of Engineers reference coordinates N. 8,935.60 E. 11,650.45);

Thence North 54° 36' 30" East a distance of 1,258.44 feet to a point designated No. G (U.S. Corps of Engineers reference coordinates N. 9,664.44 E. 12,676.35);

Thence North 24° 41' 35" West a distance of 932.71 feet to the point of beginning (point No. F), containing 2.84 acres of land, more or less.

PARCEL F

All of the three pieces of land in the City of Erie, County of Erie, Commonwealth of Pennsylvania, described as follows:

Piece No. 1

Commencing at the U.S. Corps of Engineers monument located on a concrete pier known as the Erie Harbor South Pier designated Point No. 13.

Thence North 65° 47' East a distance of 281.64 feet to a point;

Thence South 24° 41' 35" East a distance of 932.71 feet to a point;

Thence South 54° 36' 30" West a distance of 415.51 feet to a point;

Thence South 37° 20' East a distance of 59.7 feet to a point being the point of beginning of the property hereinafter described and conveyed;

Thence from said point of beginning South 37° 20' East a distance of 482.3 feet to a point;

Thence South 54° 36' 30" West a distance of 842.93 feet to a point;

Thence North 37° 20' West a distance of 482.3 feet to a point;

Thence North 54° 36' 30" East a distance of 842.93 feet to the point of beginning of the property herein described and conveyed, containing 9.333 acres, more or less.

Piece No. 2

Commencing at the U.S. Corps of Engineers monument located on a concrete pier known as the Erie Harbor South Pier designated Point No. 13.

Thence North 65° 47' East a distance of 281.64 feet to a point;

Thence South 24° 41' 35" East a distance of 932.71 feet to a point;

Thence South 54° 36' 30" West a distance of 1258.44 feet to a point being the point of beginning of the property hereinafter described and conveyed;

Thence from said point of beginning South 37° 20' East a distance of 542.00 feet to a point;

Thence South 54° 36' 30" West a distance of 80.05 feet to a point;

Thence North 37° 20' West a distance of 1293.27 feet to a point;

Thence North 45° 40' East a distance of 80.60 feet to a point;

Thence South 37° 20' East a distance of 763.80 feet to the point of the beginning of the property herein described and conveyed, containing 2.396 acres, more or less.

Piece No. 3

Commencing at the U.S. Corps of Engineers monument located on a concrete pier known as the Erie Harbor South Pier designated Point No. 13.

Thence North 65° 47' East a distance of 281.64 feet to a point;

Thence South 24° 41' 35" East a distance of 932.71 feet to a point;

Thence South 54° 36' 30" West a distance of 365.51 feet to a point;

Thence South 37° 20' East a distance of 59.7 feet to a point being the point of beginning of the property hereinafter described and conveyed;

Thence from said point of beginning South 37° 20' East a distance of 482.3 feet to a point;

Thence South 54° 36' 30" West a distance of 50.0 feet to a point;

Thence North 37° 20' West a distance of 482.3 feet to a point;

Thence North 54° 36' 30" East a distance of 50.0 feet to the point of beginning of the property herein described and conveyed, containing 0.554 acres, more or less.

Prior Instrument Reference: Being the same premises which INTERLAKE, INC., a state of Delaware corporation, by Deed dated February 29, 1980, and recorded in the Office of Recorder of Deeds in and for Erie County, Commonwealth of Pennsylvania, in Deed Book 1382, Page 150-163 inclusive, conveyed to Koppers Company, Inc.

The premises herein conveyed and the warranties made in connection with such conveyance are subject to the following terms, conditions, exclusions, exceptions, defects and reservations:

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power.
3. All conditions, restrictions, easements, exceptions and reservations of record, and to such state of facts as an accurate survey and inspection of the premises would disclose.
4. Easements or claims of easements not shown by the public records, except any such unrecorded easements or claims of easements granted or claimed by, through or from Grantor other than those claimed by prescription or disclosed to Grantee.

5. All taxes for the year 1987 and subsequent years.
6. Premises, easements or rights-of-way granted by Interlake Iron Corporation to Gulf Oil Corporation by the deed dated November 27, 1945, recorded in Erie County Deed Book 469 at page 129.
7. Access easement and right-of-way granted by Interlake Iron Corporation to the City of Erie described in the deed dated June 14, 1960, recorded in Erie County Deed Book 825 at page 383.
8. Access easement and right-of-way granted by Interlake Iron Corporation to the City of Erie described in the deed dated December 1, 1960, recorded in Erie County Deed Book 830 at page 538.
9. Right-of-way granted by Interlake Iron Corporation to the Pennsylvania Electric Company by contract dated May 1, 1944, recorded in Erie County Contract Book 23 page 491, said right-of-way being for lines from the Pennsylvania Soldier's and Sailor's Home through the entrance channel to Presque Isle Bay, terminable upon sixty (60) days' notice to be given by Interlake Iron Corporation.
10. Sewer easements granted by Interlake Iron Corporation to the City of Erie by contract dated April 5, 1950 and recorded in Erie County Contract Book 35 at page 525, and more particularly described therein.
11. Right-of-way granted by Interlake Iron Corporation to the Pennsylvania Gas Company to lay a one-inch gas transmission line, described in the contract dated June 30, 1961 and recorded in Erie County Contract Book 90 at page 351.
12. Railroad rights-of-way, easements and side tracks, wherever located.
13. Unrecorded lease between Perry Furnace Company and Buffalo Slag Company as described in deed recorded in Deed Book 435 at page 516.
14. Pipeline easement and channels as shown on property plat map dated February 8, 1968.
15. Rights of the public, the Commonwealth of Pennsylvania, and the City of Erie in and to those portions of the premises taken or used for rights-of-way, roads or highways. We note specifically the rights of the aforesaid bodies in and to that part of the Parcel 4 dedicated as Dunn St.
16. Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
17. Rights of the Commonwealth of Pennsylvania, if any, in and to those portions of the premises presently or formerly constituting land submerged under the waters of Lake Erie.

18. Rights of the United States arising by reason of its control of navigable waters in the interest of navigation and commerce in and to those portions of the premises presently or formerly constituting submerged lands.
19. Rights of the United States Government to maintain currently existing harbor lines and to establish future harbor lines.
20. Questions of area, acreage and apportionment of accretions.
21. Right-of-Way granted to City of Erie as described in document recorded in Erie County Deed Book Volume 148, page 603.
22. Power line easement to Pennsylvania Electric Company, dated July 26, 1973.
23. Easement dated October 5, 1961, whereby Interlake granted an easement to Pennsylvania Electric Company.
24. Right-of-Way Grant dated September 18, 1968 from Interlake to Pennsylvania Electric Company.
25. Easement Agreement dated November 17, 1960, whereby Interlake granted Gulf Oil Corporation a certain easement.
26. Easement granted to Gulf Oil Corporation by deed dated June 14, 1960.
27. Light Pole Easement dated October 15, 1973, whereby Interlake granted Pennsylvania Electric Company an easement to install street light poles.
28. Right-of-Way License Agreement between Koppers Company, Inc. and Pennsylvania Electric Company covering the Electric Company's construction; etc., an electric line, recorded in Erie County Deed Book, Volume 1407, page 81.
29. Right-of-Way Agreement between Koppers Company, Inc. and Pennsylvania Electric Company, covering the Electric Company's construction, etc., electric transmission and/or distribution line, etc., recorded in Erie County Deed Book, Volume 1539, page 413.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, as well in law, as in equity, of the said Grantor of, in or to the above described

premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said Grantee and to its successors and assigns, forever.

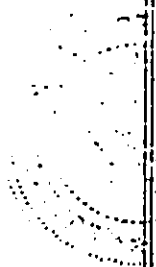
AND the said Grantor covenants that it will WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

ATTEST: KOPPERS COMPANY, INC.

By: *Thomas E. Soume*  
Title: Assistant Secretary

By: *Frank L. Lundy*  
Title: PRESIDENT



[Corporate Seal]

NOTICE

THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

ATTEST: ERIE COKE CORPORATION

By: *Michael D. Shelton*  
Title: Asst. Secretary

By: *J. A. Crane*  
Title: PRES.

[Corporate Seal]



STATE OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY )

ss.:

BOOK 0009 PAGE 1167

On this the 9th day of April, 1987, before me, Maureen M. Kuntic, the undersigned officer, personally appeared Allen C. Tenley, who acknowledged himself to be the President of Koppers Company, Inc., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Maureen M. Kuntic  
Notary Public

[S.E.A.L.]

My Commission Expires:

MAUREEN M. KUNTIC, NOTARY PUBLIC  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES JULY 3, 1991  
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I, J. D. CRANE, do hereby certify that the general office address of Erie Coke Corporation is P.O. Box 6180  
Foot of East Avenue, Erie, PA 16512.

WITNESS my hand this 9th day of April, 1987.

J. D. Crane  
PRES.