

RE: AMERICAN STEEL FOUNDRIES SEBRING
COVENANT
CORRESPONDENCE
RCRA – C HAZARDOUS WASTE
MAHONING COUNTY
ID# OHD017497587

SUBJECT: NOTICE OF CONVEYANCE OF AN INTEREST IN SEBRING LANDFILL
CASE NO. 13 CH 26175
DATED: OCTOBER 12,, 2015

SWANSON, MARTIN & BELL, LLP

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Michael J. Maher
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October 12, 2015

VIA FEDERAL EXPRESS OVERNIGHT DELIVERY

Ohio Environmental Protection Agency
Lazarus Government Center
Division of Environmental Response and
Revitalization
P.O. Box 1049
Columbus, Ohio 43216-1049

Ohio Environmental Protection Agency
Division of Environmental Response and
Revitalization
2110 East Aurora Road
Twinsburg, Ohio 44087
Attention: Edward D'Amato or successor for
the Sebring Landfill Facility

**Re: Notice of Conveyance of an Interest in Sebring Landfill Facility
Case No. 13 CH 26175**

Dear Ohio EPA/Mr. D'Amato:


Pursuant to Paragraph 11 of the Environmental Covenant approved by Ohio EPA, enclosed please find information regarding Amsted Industries, Inc.'s October 2, 2015, conveyance of the Sebring Landfill facility:

- Quit Claim Deed, dated October 2, 2015.
- Legal description for the conveyed property, dated September 25, 2015.
- Survey, dated September 25, 2015.
- Transferee name: FSS Properties, LLC.
- Transferee mailing address: 5401 Victoria Avenue, Davenport, Iowa 52807.
- Transferee telephone number: 330/823-6152.

Please contact me with any questions.

Very truly yours,

SWANSON, MARTIN & BELL, LLP



Michael J. Maher

MJM/jp

Enclosures

cc: R. Ribbing

RECEIVED

OCT 13 2015

OHIO EPA NEDO

TAX MAP DEPT.

OK BY *[Signature]*QUIT CLAIM DEED

(Pursuant to Ohio Revised Code Section 5302.11)

KNOW ALL MEN BY THESE PRESENTS that AMSTED INDUSTRIES, INCORPORATED, a Delaware corporation ("Grantors"), for valuable consideration paid, grants to FSS PROPERTIES, LLC, an Iowa limited liability company ("Grantee"), whose tax mailing address is 5401 VICTORIA AVE. DAVENPORT, IA 52807, the following real property ("Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Subject to: (a) general real estate taxes not due and payable as of the date of Closing; (b) acts of Grantee and those parties acting through or for Grantee; (c) covenant that all future uses of the Property shall be limited to industrial uses; and (d) permitted exceptions listed on Exhibit B hereto.

DATED this 8 day of September, 2015.

201500023768

Filed for Record in

MAHONING COUNTY, OHIO

NORALYNN PALERMO, RECORDER

10-02-2015 At 03:42 pm.

DEED 80.00

OR Book 6150 Page 2602 - 2607

This Conveyance has Complied with Section 315.202

Fee \$ 37.00 Receipt # 3547Permissive Tax 111.00Exempt 10-02-15 DateBy *[Signature]* DeputyRALPH T. MEACHAM
MAHONING COUNTY AUDITOR

GRANTOR:

AMSTED INDUSTRIES, INCORPORATED

By: *[Signature]*
Edward Brosius, Assistant Secretary

GRANTEE:

FSS PROPERTIES, LLC

By: _____
Its: _____

Prepared by:

John D. Malarkey
Swanson, Martin & Bell, LLP
330 North Wabash, Suite 3300
Chicago, IL 60611
312/923-8265



OR 6150 PG.2604

CHARLES F. HAMMONTREE, P.E., P.S.
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CPSWQ, LEED-AP
JAMES C. BOLLUBON, P.E., P.S.
ROBERT J. HAMMONTREE, III
MICHAEL M. VALE, P.E., CPESC, CPSWQ

HAMMONTREE & ASSOCIATES, LIMITED

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5233 Stoneham Road
North Canton, Ohio 44720

Phone (330) 499-8817
Toll Free 1-800-394-8817
Fax (330) 499-0149
www.hammontree-engineers.com

KARL J. OPRISCH, P.E.
MARK E. FRANZEN, P.E.
PAUL V. McQUADE, MSCE, P.E.

Exhibit A

September 25, 2015

DESCRIPTION OF A 14.866 ACRE PARCEL

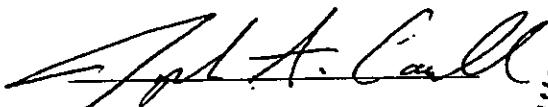
Situated in the Northeast and Northwest Quarters of Section 33 (T-18, R-5), Smith Township, Mahoning County, Ohio, as conveyed to Amsted Industries Inc. by Deed Volume 1115, Page 571 of the Mahoning County Records, conveyed to Amsted Industries Inc. by Official Record Volume 809, Page 286 of the Mahoning County Records.

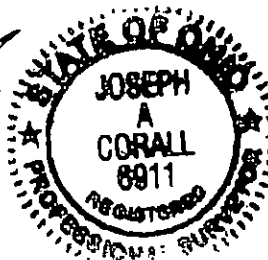
Beginning at a 3 inch illegible disk known as County Monument SM 37 found in a monument box at the intersection of Lake Park Boulevard (50 foot right of way) and Heacock Coal Road (not dedicated, maintenance only);

1. Thence N 88°46'21" E along the centerline of said Lake Park Boulevard a distance of 640.62 feet to a point witnessed by a monument G-1 with "H&A" disc found which bears S 01°17'59" E at 25.00 feet;
2. Thence S 01°17'59" E along a west line of a parcel conveyed to Tecumseh Village Mobile Home Park by Deed Volume 3448, Page 309 of the Mahoning County Records, a distance of 553.70 feet to a point witnessed by a monument G-1 with "H&A" disc found 0.06 feet south and 0.08 feet west;
3. Thence S 88°39'21" W along a north line of said Tecumseh Village Mobile Home Park parcel, a distance of 140.12 feet to a point witnessed by a monument G-1 with "H&A" disc found 0.03 feet south and 0.21 feet east;
4. Thence S 01°27'39" E along a west line of said Tecumseh Village Mobile Home Park parcel, and passing 0.29 feet west of a 1/2" rebar with "H&A" cap at a distance of 169.85 feet, and passing 0.08 feet west of a 1/2" rebar at a distance of 295.11 feet, and passing 0.11 feet west of a 1/2" rebar at a distance of 408.75 feet, a total distance of 415.65 feet to a point witnessed by a 1/2 inch pipe with "H&A" cap found 0.38 feet south and 0.13 feet east;

5. Thence S 77°45'16" W along a north line of said Tecumseh Village Mobile Home Park parcel, a distance of 233.80 feet to a point witnessed by a monument G-1 with "H&A" disc found 0.17 feet south and 0.06 feet east;
6. Thence S 00°22'00" W along a west line of said Tecumseh Village Mobile Home Park parcel passing 0.06 feet east of a monument G-1 with "H&A" disc found at 157.74 feet, a total distance of 177.31 feet to point in Heacock Coal Road (not dedicated, no width or centerline determined);
7. Thence N 89°34'49" W along the north line of a parcel conveyed to Village of Sebring by Deed Volume 1198, Page 71 of the Mahoning County Records and in said Heacock Coal Road, a distance of 301.51 feet to an 5/8 inch rebar with "H&A" cap set;
8. Thence N 00°22'00" E in said Heacock Road, also known as Edwinton Avenue (not dedicated, no width or centerline determined) and a parcel conveyed to the Village of Sebring by Deed Vol. 557, Pg. 63, a distance of 1183.35 feet to the place of **Beginning**;

The above described tract contains a total of 14.866 acres, 0.368 acres of which are in the right of way and 5.598 acres are in the Northwest Quarter Section 33, and 9.268 acres are in the Northeast Quarter Section 33. As surveyed under the supervision Leland Dillworth, Ohio P.S. 7481 of Hammontree & Associates, Limited, Engineers, Planners and Surveyors of North Canton, Ohio in November 2014; legal description written by Joseph A. Corall P.S. 6911 also of Hammontree & Associates, Limited. The basis of bearings for this survey is Ohio State Plane Coordinate System, Ohio North Zone (3401), NAD83 (1986).


Joseph A. Corall, Ohio P.S. 6911



9-25-2015

Date

