

DEC 07 2015

OHIO EPA NEDO

DEED NOTICE (DRAFT)

201500028361
Filed for Record in
MAHONING COUNTY, OHIO
NORALYNN PALERMO, RECORDER
12-01-2015 At 10:42 am.
DEED NOTICE 64.00
OR Book 6158 Page 302 - 305

THIS DEED NOTICE ON REAL PROPERTY ("Notice") is made on this 1ST day of December 2015, by George and Patricia M. Kyprianou whose address is 210 Glenview Road, Canfield, Ohio 44406 ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of real property more particularly described on the attached Exhibit A and further identified as Lot No. 1 in the G. and P. Kyprianou Plat No. 1, consisting of Parcel Number 25-044-0-011.00-0 consisting of 23.714 acres and located on West Akron Canfield Road, Township of Ellsworth, County of Mahoning, State of Ohio ("the Property"); and

WHEREAS, the Property is subject to Director's Final Findings and Orders ("Orders") for Remedial Design ("RD") issued to Browning-Ferris Industries of Ohio, Inc., George and Patricia Kyprianou, and The Arthur A. and Margaret Catherine Horvath Revocable Trust by the Ohio Environmental Protection Agency ("Ohio EPA") and journalized on October 5, 2015. A copy of the Orders may be obtained by contacting Ohio EPA's Division of Emergency and Remedial Response at the Northeast District Office, 2110 East Aurora Road, Twinsburg, Ohio, 44087, (330) 963-1200; and

WHEREAS, the purpose of the Orders is to design the remedy for the Hilltop/Toth Landfill Site as set forth in the Decision Document to protect public health and safety and the environment from disposal, discharge, or release of contaminants. The final remedy is set forth in the Decision Document dated September 10, 2014. There are monitoring, treatment and containment systems on the Property that must not be disturbed. Please contact George and Patricia M. Kyprianou or the Ohio EPA for more information.

NOTICE

For as long as the Property is subject to the Orders as described herein, each instrument hereafter conveying an interest in the Property, or any portion of the Property, shall contain a recital acknowledging this Deed Notice and providing the recording location of this Deed Notice upon such conveyance substantially in the following form: "The real property described herein is subject to Ohio EPA Director's Final Findings and Orders issued on October 5, 2015 as stated in the Deed Notice recorded in the Mahoning County Deed Records on [insert recording date] at [insert recording location , e.g.: Volume _____, Page _____, or Instrument # _____], as if the same were fully set forth herein."

George and Patricia M. Kyprianou

By: George Kyprianou
George Kyprianou

By: Patricia M. Kyprianou
Patricia M. Kyprianou

STATE OF OHIO

SS:

COUNTY OF MAHONING

Before me, a notary public, in and for said county and state, personally appeared George and Patricia M. Kyprianou, who acknowledged to me that they did sign the foregoing Deed Notice as property owners and that the same is their voluntary act.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 1st day of December, 2015.



JENNIFER LYNN GROOVER
Notary Public, State of Ohio
My Commission Expires
AUGUST 9, 2019

Jennifer Lynn Groover
Notary Public

My Commission Expires: _____

THIS INSTRUMENT
PREPARED BY Patricia M. Kyprianou



LEGAL DESCRIPTION
Lot No. 1
G. & P. Kyprianou Plat No. 1

Situated in the Township of Ellsworth, County of Mahoning, and State of Ohio;

Known as being Lot No. 1 in the G. & P. Kyprianou Plat No. 1 as recorded in Volume 119 at Page 244 of the Mahoning County Record of Plats and being further described as follows:

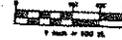
Said Lot No. 1 has a frontage of 92.10 feet on the northerly right-of-way line of Akron-Canfield Road (State Route 224), westerly lines of 507.85 feet, 45.00 feet, and 2021.65 feet, easterly lines of 681.99 feet, 476.40 feet, and 1847.46 feet, a rear line of 518.44 feet and contains within said bounds 23.714 acres of land, as appears by said plat.

Exhibit A

RECEIVED

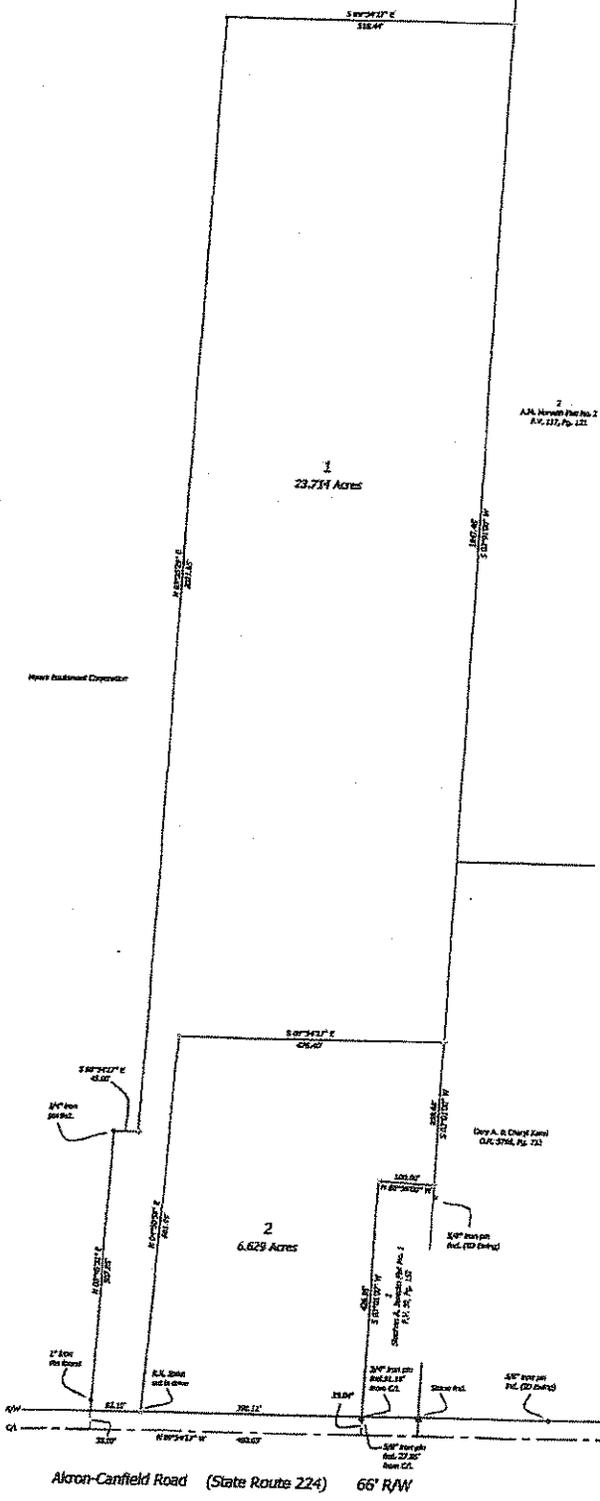
OCT 28 2010

G. & P. Kyrianiou Plat No. 1
Part of Great Lot 15
Ellsworth Township
Mahoning County, Ohio
November, 2009



Measurement based on	30
State plan based on	30
State plan based on	30
Original 1/27/09	30
Measurement based on	30
Area to be	23.714 Acres
Area to be	6.629 Acres
Total area	30.343 Acres

Book of Survey
Book No. of Mahoning County, Ohio, Vol. 1, Page 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



I do hereby certify that I have surveyed this area and prepared this plat shown herein, that said plat is correct and true in accordance with the laws in this State.

George Kyrianiou *George Kyrianiou*

State of _____)
County of _____)

As witness hereof and hereunto set my hand and affixed my official seal this _____ day of _____, 2009.

Approved by the Mahoning County Board of Health this _____ day of _____, 2009.

Approved by the Mahoning County Planning Commission this _____ day of _____, 2009.

Chairman _____ Director _____

Returned for transfer this _____ day of _____, 2009.

Received for record this _____ day of _____, 2009.

Recorded for volume _____ of page _____ of the Mahoning County Record of Plats, this _____ day of _____, 2009.

Mahoning County Auditor

Mahoning County Recorder



Alcon-Canfield Road (State Route 224) 66' R/W