

STEEL PRODUCTS
Your Power Link Between Ideas & Reality

1699 Commerce Drive
Stow, Ohio 44224
330-888-6633
FAX 330-888-8535

SPECIALIZED
MACHINE
MANUFACTURING

CAD-CAM

CNC MACHINING

PLATE
FABRICATING

MIL-SPEC
MANUFACTURING

MACHINE
ASSEMBLY

CMM
INSPECTION

QUALITY
ASSURANCE
MANAGEMENT

PROJECT
MANAGEMENT

August 21, 2006

VIA FEDERAL EXPRESS

Ms. Pam Allen
Ohio Environmental Protection Agency
Lazarus Government Center
Division of Hazardous Waste Management
P.O. Box 1049
Columbus, Ohio 43216-1049

RECEIVED
OHIO EPA

AUG 24 2006

DIV. OF HAZARDOUS
WASTE MGT.

Re: 1699 Commerce Drive, Stow, Summit County, Ohio
Notice of Conveyance of Parcel #56-00711

Dear Ms. Allen:

Pursuant to Paragraph 11 of the Environmental Covenant ("Covenant") entered into by Steel Products Corporation of Akron ("Steel Products") and the Ohio EPA for the above-referenced property, Steel Products hereby notifies the Ohio EPA that a portion of the property (Parcel #56-00711) has been transferred. The new owner of Parcel #56-00711 is 711 Commerce, Ltd., whose address is 526 South Main Street, Suite 306, Akron, OH 44311-4406, and whose telephone number is (330) 761-1030. The closing date for transfer of ownership of Parcel #56-00711 occurred on August 14, 2006.

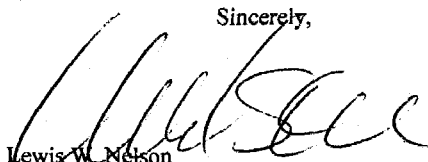
Also enclosed with this notice is the following information related to the transfer of Parcel #56-00711, as required by Paragraph 11 of the Covenant:

Deed with a corresponding legal description of the property evidencing the conveyance of Parcel #56-00711 from Steel Products to 711 Commerce, Ltd recorded with the Summit County Fiscal Officer on August 14, 2006 as Instrument No. 55356030.

A copy of the tax map of Parcel #56-00711. To the best of our knowledge, no survey of this parcel was prepared and thus no survey map is available.

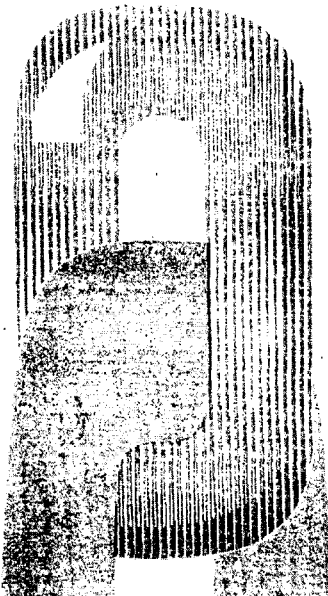
If you have any questions regarding the above notice or the enclosed information, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,


Lewis W. Nelson
Vice President of Operations
Steel Products Corporation of Akron

Enclosures

cc: Terry Finn, Esq.
Mitch Gingrich, Esq.
Elisa Miller, Esq., Ohio EPA



The Talon Group Order No. 13740117 ✓

GENERAL WARRANTY DEED
(Pursuant to Ohio Revised Code Section 5302.05)

KNOW ALL MEN BY THESE PRESENTS, that STEEL PRODUCTS CORPORATION OF AKRON (SUCCESSOR BY REASON OF MERGER WITH THE BLANN COMPANY), an Ohio corporation (the "Grantor"), for valuable consideration paid, grants with general warranty covenants, to 711 COMMERCE, LTD., an Ohio limited liability company (the "Grantee"), whose tax-mailing address is ^{6541 HAMMOND TRAIL DR.} HEWSON, OH, 441236, the following real property ("Property"):

[The legal description of the Property is attached hereto as Exhibit A and incorporated herein by reference.]

Also known as: vacant lot Commerce Drive, Stow, Ohio

Permanent Parcel No(s): 56-00711; ST0000802020000

Prior Instrument Reference:

The Property is subject, however, to all applicable zoning ordinances, legal highways, taxes and assessments, if any, not yet due and payable, all applicable restrictions, conditions, limitations, rights of way, reservations and easements of record.

17203
TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV CODE
\$121,550.00 480.40 FEE
Consideration
JOHN A. DONOFFRIO By CML
Fiscal Officer Deputy Fiscal Officer
No. of pages 3

TRANSFERRED
2006 AUG 14 PM 3:43
JOHN A. DONOFFRIO
FISCAL OFFICER
COUNTY OF SUMMIT



55356030

Pg: 1 of 3
08/14/2006 03:43
DE 36.00

Executed as of the 8 day of August, 2006.

GRANTOR:

STEEL PRODUCTS CORPORATION OF AKRON, an
Ohio corporation

By: William H. MacCracken
William H. MacCracken
Its: Chairman

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said county and state, personally appeared William H. MacCracken, as Chairman of **STEEL PRODUCTS CORPORATION OF AKRON**, an Ohio corporation, who acknowledged that he did execute the foregoing instrument on behalf of the corporation, and that the same was his free act and deed.


IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this 8 day
of August, 2006.

[Signature]
Notary Public

This Instrument prepared by:
John M. Coyne, III, Esq.
Roetzel & Andress
A Legal Professional Association
222 South Main Street
Akron, OH 44308
(330) 376-2700
jcoyne@ralaw.com



GARY A. TUTTLE, Notary Public
Residence - Trumbull County
State Wide Jurisdiction, Ohio
My Commission Expires 5/14/11

 **55356030**
Pg: 2 of 3
08/14/2006 03:45F
DE 36.00
John A. Donofrio, Summit Fiscal Officer

1374011

LEGAL DESCRIPTION

Real property in the City of Stow, County of Summit, State of Ohio, and is described as follows:

SITUATED IN THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

AND KNOWN AS BEING PART OF ORIGINAL STOW TOWNSHIP LOT 75 AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF COMMERCE DRIVE, SAID POINT BEING SOUTH 89° 48' 48" WEST, 1405.00 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE EXTENDED EASTERLY WITH THE EAST LINE OF SAID LOT 75 AND THE CENTER LINE OF DARROW ROAD, STATE ROUTE 91; THENCE, SOUTH 89° 48' 48" WEST, ALONG SAID NORTHERLY LINE OF COMMERCE DRIVE, 180.00 FEET TO AN IRON PIPE;

THENCE NORTH 0° 11' 12" WEST, 429.10 FEET TO AN IRON PIPE SET IN THE SOUTH LINE OF MEADOWBROOK LAKE ALLOTMENT, UNRECORDED; THENCE NORTH 89° 57' 41" EAST, ALONG SAID SOUTH LINE OF MEADOWBROOK LAKE ALLOTMENT, UNRECORDED, 180.00 FEET TO AN IRON PIPE;

THENCE SOUTH 0° 11' 12" EAST, 428.64 FEET TO AN IRON PIPE AND THE PLACE OF BEGINNING, AND CONTAINING 1.7722 ACRES OF LAND, AS SURVEYED IN AUGUST, 1977 BY CHARLES W. SHAVER, REGISTERED PROFESSIONAL SURVEYOR NO. 5257, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PPN: 56-00711 ST0000802020000

Description approved by Tax Maps
Approval good for 30 days from

8/14/06 JML ST/8



John A Donofrio, Summit Fiscal Officer

55356030

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08/14/2006 03:40
DE 38.00

