

DEED

THIS INDENTURE made the 27th day of December in the year

of our Lord two thousand five (2005).

BETWEEN INLAND PRODUCTS, INC., a corporation organized, existing and in good standing under the laws of the County of Franklin, State of Ohio, Party of the First Part,

AND

ERIE COKE CORP., a Pennsylvania Corporation, of the City of Erie, County of Erie and Commonwealth of Pennsylvania, Party of the Second Part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

---SEVENTY THOUSAND AND NO/100-----(\$70,000.00)-----DOLLARS

lawful money of the United States of America, unto the party of the first part, well and truly paid by the said party of the second part, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, release and confirm unto the said party of the second part, its, his, her or their heirs, executors, administrators, successors and assigns, all that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and bounded and described as follows, to-wit: The place of beginning of the premises hereby conveyed is the intersection of the North line of the right-of-way of the Anthracite Coal and Iron Company, which right-of-way is now owned by the Philadelphia and Erie Railroad Company, with the West line of East Avenue, and may be ascertained in the following manner, - a stone may be found in the center of Queen Street 60 feet west of the east line of East Avenue and 40 feet east of the West line of East Avenue, by measuring northwardly from said stone, parallel to the west line of East Avenue 654.4 feet, the north line of the right-of-way of the Anthracite Coal and Iron Company (which right-of-way is now owned by the Philadelphia and Erie Railroad Company) may be found at a point 40 feet east of and at right angles to the west line of East Avenue; thence measuring North seventy-seven degrees fifteen minutes West (N 77° 15' W) forty-one and eighty-five hundredths (41.85) feet, said place of beginning may be found. From said place of beginning said land is bounded and described as follows - North seventy-seven degrees fifteen minutes West (N 77° 15' W) by and along the North line of the right-of-way of the Anthracite Coal and Iron Company, now the right-of-way of the Philadelphia and Erie Railroad Company, one hundred and ninety-one feet (191') to point of curve; thence by and along the North line of the right-of-way of the Anthracite Coal and Iron Company (now the right-of-way of the Philadelphia and Erie Railroad Company) by a curve to the left with a radius of one thousand three hundred and fifty-six (1,356') feet, three hundred and eight and eighty-two hundredths (308.82') feet to point of reverse curve; thence by and along the North line of the right-of-way of the Anthracite Coal and Iron Company (which right-of-way is now owned by the Philadelphia and Erie Railroad Company), by a curve to the right with a radius of two thousand six hundred and seventy-seven (2,677') feet, sixty-eight (68') feet to a stake in the North line of the right-of-way of the Anthracite Coal and Iron Company (which right-of-way is now owned by

002923

RECEIPT FOR PAYMENT
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Erie County - Recorder of Deeds
Courthouse: 140 West Sixth St
Erie, Pa 16501

Receipt Date: 1/31/2006
Receipt Time: 11:16:13
Receipt No.: 758180

Instrument Number: 2006-002923

Book#: 1303 Page#: 0908

Paid By Remarks: KNOX/ERIE COKE
RT11;15AM CGR

----- Receipt Distribution -----

Fee/Tax Description	Payment Amount	Payee Name
DEED	13.00	ERIE COUNTY GENERAL FUND
DEED - WRIT	.50	BUREAU OF RECEIPTS & CNTR M.D
DEED - RTT STATE	700.00	BUREAU OF RECEIPTS & CNTR M.D
DEED - RTT SCHOOL	350.00	ERIE SCHOOL DISTRICT
DEED - RTT LOCAL	350.00	CITY OF ERIE
LOW INCOME HOUSING	10.50	ERIE COUNTY LOW INCOME HOUSIN
J.C.S. / A.T.J	10.00	BUREAU OF RECEIPTS & CNTR M.D
CO REC MGT ACCT	2.00	ERIE CO RECORD MGT ACCOUNT
ROD REC MGT ACCT	3.00	ERIE CO ROD RECORD MGT ACCT

Check# 595	\$1,439.00	
Total Received.....	\$1,439.00	



2006 JAN 31 11:15 8

RECORDER OF DEEDS
ERIE COUNTY, PA.

the Philadelphia and Erie Railroad Company); thence North twenty-three degrees thirty minutes West (N 23° 30' W) one hundred (100') feet to a stake; thence North sixty-six degrees thirty minutes East (N 66° 30' E) one hundred and fifty (150') feet to a stake; thence North eighty-five degrees and thirty-five minutes East (N 85° 35' E) four hundred thirty-six and ninety-four hundredths (436.94') feet to a stake in the West line of East Avenue; thence Southwardly by and along the west line of East Avenue twenty (20') feet to the place of beginning, containing eighty-six hundredths (86/100) of an acre more or less. Bearing Erie County Tax Index No. (14) 10-34-203.

Subject to the restriction by The Erie Reduction Company of a the right-of-way for one railroad track over said premises crossing said premises within a distance of four hundred (400') feet West of East Avenue, set forth in Erie County Deed Book 1282 at Page 436.

Being the same premises conveyed to party of the first part by deed dated October 1, 1977, and recorded October 3, 1977, in Erie County Deed Book 1282 at Page 436.

This deed is executed and delivered pursuant to a resolution of the Board of Directors of grantor authorizing it.

The party of the first part has no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania having been or presently being disposed of on or about the property described in this deed.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof,

To Have and to Hold the said lot or piece of ground above described with the message or tenement thereon erected unto the said party of the second part, its, his, her, or their heirs, executors, administrators, successors and assigns forever.

AND the said party of the first part, hereby does and will warrant SPECIALLY the property hereby conveyed.

In Witness Whereof, the said party of the first part has hereunto caused its corporate seal to be affixed and attested this 27 day of December A.D. two thousand five (2005).

(Corporation Seal)

INLAND PRODUCTS, INC.

By Gary Baas
Gary Baas, President

Attest: [Signature]
Secretary



STATE OF OHIO

COUNTY OF FRANKLIN

SS:

On this, the 27th day of December, 2005, before me a Notary Public of the aforesaid County and State, the undersigned officer, personally appeared Gary Baas, President of Inland Products, Inc., known to me (or satisfactorily proven) to be the attorney named in the foregoing indenture and by virtue and in pursuance of the authority therein conferred upon him acknowledged the said indenture to be the act and deed of the said corporation.

In witness whereof, I hereunto set my hand and official seal.

Judy K Lambert
Notary Public

I, Timothy M. Zieziula, Esq., hereunto certify that the residence of the within named Grantee is:

P.O. Box 6180, Erie, PA 16512-6180

[Signature]