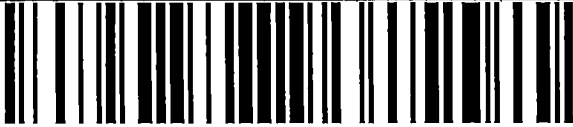


SULLIVAN COUNTY – STATE OF NEW YORK
DANIEL L BRIGGS, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Cover Page	5.00
Recording Fee	50.00
Notations	1.50
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

INSTRUMENT #: 2015-7412

Receipt#: 2015561205
Clerk: CK
Rec Date: 10/28/2015 03:58:18 PM
Doc Grp: RP
Descrip: MISCELLANEOUS
Num Pgs: 6
Rec'd Frm: SAUL EWING LLP

Total: 76.50
**** NOTICE: THIS IS NOT A BILL ****

Party1: JOHN CORTESE CONSTRUCTION
CORPORATION
Party2: JOHN CORTESE CONSTRUCTION
CORPORATION

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

Record and Return To:

SAUL EWING LLP
CENTRE SQUARE WEST
1500 MARKET STREET 38TH FLOOR
PHILADELPHIA PA 19102

Daniel L. Briggs

Daniel L Briggs
Sullivan County Clerk

THIS IS NOT AN INVOICE

**Notice to Successors-in-Title
to Property in Narrowsburg, New York owned by the John Cortese Construction
Corporation
As Recorded on Deeds dated and recorded at Liber 749, page 568, Liber 1223, page 264,
and Liber 1376, page 376.**

Notice is hereby given to all successors-in-title to the property ("Property") owned by the John Cortese Construction Corporation and located in the hamlet of Narrowsburg, in the Town of Tusten, in the County of Sullivan, in the State of New York, that the Property is subject to environmental restrictions.

The Property consists of the following parcels: Parcel 55.2 of the Town of Tusten Tax Map, Section 14, Block 1, which is reflected in the deed dated December 18, 1970 and recorded at the Sullivan County Clerk's Office, Registrar of Deed at Liber 749 and page 568; Parcel 55.7 of the Town of Tusten Tax Map, Section 14, Block 1, which is reflected in the deed dated May 31, 1986 and recorded at the Sullivan County Clerk's Office, Registrar of Deed at Liber 1223 and page 264; and Parcel 55.8 of the Town of Tusten Tax Map, Section 14, Block 1, which is reflected in the deed dated May 8, 1989 and recorded at the Sullivan County Clerk's Office, Registrar of Deed at Liber 1376 and page 376. A legal description of the Property is contained in Exhibit A, attached hereto.

The Property is part of the Cortese Landfill Superfund Site ("Site"), which the U.S. Environmental Protection Agency ("EPA") has placed on the Superfund National Priorities List pursuant to Section 105 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. § 9605, as set forth at 40 C.F.R. Part 300, Appendix B, by publication in the Federal Register on June 10, 1986.

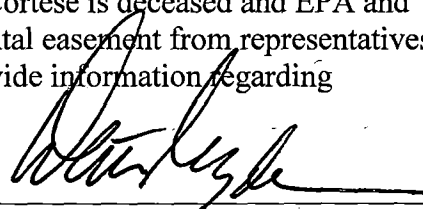
The Site was used as an unpermitted landfill from 1970 until 1981. In 1973, industrial wastes were disposed at the Site, including paint thinners and sludge, solvents, dyes, and petroleum waste products. Unknown quantities of various hazardous substances were disposed at the Site. The Site is subject to a consent decree ("Consent Decree") entered in a matter captioned *United States v. Allied Signal, Inc. et al*, Civ. No. 96-CV-1513, on May 1, 1996 in the U.S. District Court for the Southern District of New York between EPA and Allied-Signal, Inc., successor to the Bendix Company, X-Craft Inc. (sued herein as Cellu-Craft Inc.), Consolidated Edison Company of New York, Inc., Continental Holdings Inc., as successor to Continental Can Company, Inc., Cortese Construction Corporation, Custom Chemical Company, Inc., E.I. du Pont De Nemours & Company, Inc., Falstrom Company, Inc., Flexabar Corporation, Inc., Ganes Chemicals Company, Inc., Halocarbon Products Corporation, Huls America Inc. for named defendant Kay Fries Chemicals, Inc., Inmont Corporation (also known as "BASF Corporation"), Inx Printing Ink Corp., formerly known as Roberts & Carlson, Inc. (Carlson Ink), Keuffel & Esser Company, Inc., ICI Americas Inc., Marisol Company, Inc., National Starch and Chemical Company, Nicholas Enterprises, Inc., as successor to Nicholas Sanitation, Occidental Chemical Corp., the Okonite Company, Inc., Pacquet Oneida, Inc., as successor to Oneida Packaging Products, Radiac Research Corporation, Rhone-Poulenc Inc., R&R Sanitation, SCA Services, Inc., Stepan Company, Inc., and the Town of Tusten (collectively, the "Settling Defendants") pursuant to Sections 106 and 122 of CERCLA, 42 U.S.C. §§ 9606 and 9622. The Consent

Decree was subsequently amended on August 3, 2012 with the agreement of all Settling Defendants except for Cortese Construction Corporation, X-Craft Inc., and Keuffel & Esser Company, Inc. because these companies were dissolved and thus unavailable to sign the amendment. The Consent Decree, as amended, requires that Settling Defendants implement the remedial actions for the Site as set forth in EPA's Records of Decision dated September 30, 1994 and October 5, 2010. The selected remedy provides for, in relevant part:

- a) A prohibition on soil excavation, including landscaping and surficial regrading, at the Property without prior written approval by EPA;
- b) A prohibition on the installation or utilization of groundwater supply wells on any part of the Property; a prohibition on the hydrological alteration of groundwater in any way; a prohibition on the withdrawal of groundwater underlying the Site for any purpose other than groundwater monitoring and/or treatment, without prior written approval by EPA, until such time as otherwise notified by EPA; and
- c) A prohibition on any use or activity at the Property, unless otherwise provided for in the Consent Decree as amended and its accompanying Statements of Work, that may disturb the integrity of any of the response actions implemented at the Site, without prior written approval by EPA.

Further information regarding the Site is available by contacting: Emergency and Remedial Response Division, U.S. Environmental Protection Agency, 290 Broadway, 19th Floor, New York, NY 10007. An information repository regarding the Site is located at the Tusten-Cochecton Library, 198 Bridge Street, Narrowsburg, NY 12764.

The Cortese Construction Corporation executed the Consent Decree. *See United States v. Allied-Signal, Inc. et al.*, Civil Action No. 96-CV-1513 (S.D.N.Y.). According to information obtained from the New York State Department of State Division of Corporations, the Cortese Construction Corporation has been dissolved. Because John Cortese is deceased and EPA and Settling Defendants have been unable to obtain an environmental easement from representatives of his estate, EPA files this notice to successors-in-title to provide information regarding restrictions on use of the Property.



Walter Mugdan, Director
Emergency and Remedial Response Division
U.S. Environmental Protection Agency, Region 2

Sworn to before me this

25th day of September, 2015


Notary Public

AMELIA M. WAGNER
Notary Public, State of New York
No. 4964205
Qualified in Westchester County
Commission Expires March 26, 2018

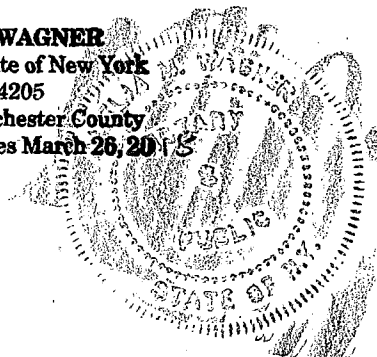


Exhibit A

Legal Descriptions

Parcel 14-1-55.8

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Tusten, County of Sullivan and State of New York and being a portion of Lot No. 1 in the Seventh Division of the Minisink patent, and more particularly described as follows:

Beginning at a stake and stones at the most southwesterly corner of the lands of Town of Tusten (Liber 750, Page 1132); Thence North $79^{\circ} 11'$ East for 100.0 feet in the line of the lands of said Town of Tusten to a point; thence South $10^{\circ} 28'$ East for 899.7 feet to a point; thence South $5^{\circ} 32'$ East for 540.5 feet to a point; thence South $82^{\circ} 20'$ West for 100.0 feet to a point in the easterly bounds of the lands of Consolidated Rail Corporation (Liber 908, page 254); thence North $7^{\circ} 32'$ West for 425.0 feet: in said railroad bounds to a point; thence South $74^{\circ} 34'$ West for 146.0 feet in said railroad bounds to a point; thence North $57^{\circ} 47'$ East for 183.0 feet in the line of the lands of John Cortese Construction Corporation (Liber 1223, Page 264) to a point; thence North $10^{\circ} 28'$ West for 952.8 feet, 53.8 feet in the line of said John Cortese Construction Corporation and 899.0 feet in the line of other lands owned by said John Cortese Construction Corporation (Liber 749, page 568) to the point or place of beginning, containing $3.46\pm$ acres of land.

Parcel 14-1-55.7

All that tract, piece or parcel of land situate in the Town of Tusten, County of Sullivan, State of New York, being a portion of the premises conveyed to Mule Deer Hunting Club by deed recorded in the Sullivan County Clerk's Office in Liber 728 of Deeds at page 874 and more particularly bounded and described as follows:

A fifty foot wide strip of land located adjacent to and contiguous to the 5.3 acre parcel of land conveyed by the party of the first part to the party of the second part by deed dated December 18, 1970 and recorded in the Sullivan County Clerk's Office on December 21, 1970 in Liber 749 of Deeds at page 568. Being intended to convey herein a fee interest in and to the fifty foot roadway and easement referred to in said earlier deed.



Parcel 14-1-55.2

ALL THAT PIECE, PARCEL and TRACT of land situate in the Town of Tusten, Sullivan County, New York and being a portion of premises conveyed to the Mule Deer Hunting Club, Inc. , by deed recorded in the Sullivan County Clerk's Office in Liber 728 of Deeds at Page 874 and bounded and described as follows:

BEGINNING at an iron rod located North 78 degrees 04 minutes 30 seconds East 87.21 feet from an iron rod in the westerly line of lands of the Erie Railroad Company and in the easterly line of a 50-foot wide right of way (or a proposed road leading from the premises herein described through lands of Mule Deer Club to the Town of Narrowsburg, said point of beginning being the northwesterly corner of the premises herein described and being located in the southerly line of lands proposed to be conveyed to the Town of Tusten; thence from said point of beginning running along the line of lands proposed to be conveyed to the Town of Tusten, North 78 degrees 04 minutes 30 seconds East 198.52 feet to a stake and stones corner at the base of a steep hill; thence on a line running along the base of the steep hill, cutting through the lands of Mule Deer Club, South 08 degrees 01 minutes 36 seconds East 1199.28 feet to a stake and stones corner at the base of rock ledges; thence still cutting lands of Mule Deer Club, along the northerly line of a new proposed 50-foot wide roadway, South 63 degrees 47 minutes West 151.16 feet to a stake and stones for a corner; thence still cutting same and running along the easterly line of said 50-foot wide roadway, North 12 degrees 17 minutes West 1207.92 feet to an iron bar for a corner; thence still along same, North 43 degrees 05 minutes 30 seconds East 45.22 feet to the point and place of beginning. CONTAINING 5.3 acres.

Together with a right of way over and across the herein mentioned 50-foot wide roadways adjacent to and leading from the herein described, premises, through other lands of Mule Deer Club, to the Town of Narrowsburg, the said right of way to be used in common with the grantors, their heirs and assigns and the grantee, his heirs and assigns, and others. As surveyed by Victor E. Orben, R. S. August 5, 1970, Drawing No. G-264.

EXCEPTING AND RESERVING THEREFROM:

ALL that certain plot, piece or parcel of land, lying and being in the Town of Tusten, Sullivan County, New York and being a portion of premises conveyed to the Mule Deer Hunting Club, Inc., by deed recorded in the Sullivan County Clerk's Office in Liber 728 of Deeds at page 874 and bounded and described as follows:

BEGINNING at a point located on the westerly boundary of a 5.30 acre parcel of land presently owned by John Cortese Construction Corporation (Liber 749 of Deeds at page 568) which point is 275 feet from the northwesterly corner of said 5.30 acre parcel running thence North 12 degrees 17 minutes West 275 feet to the northwesterly corner of said 5.30 acre parcel; thence North 43 degrees 05 minutes 30

seconds East 45.22 feet to a point on the southerly boundary of a 6.95 acre parcel of land conveyed by Mule Deer Hunting Club, Inc., to Town of Tusten (Libor 750, page 1129) ; thence North 78 degrees 04 minutes 30 seconds East 198.52 feet to the northeasterly corner of the aforementioned 5.30 acre parcel; thence South 00 degrees 01 minutes 36 seconds East 300 feet along the easterly boundary of said 5.30 acre parcel to a point; thence South 81 degrees 49 minutes West 214+/- feet to the westerly boundary of the aforementioned 5.30 acre parcel to the point or place of beginning, containing approximately 1.53 +/- acres of land.

TOGETHER with a right of way over and across a 50 foot wide roadway adjacent to and leading from the herein described premises through other lands of Mule Deer Hunting Club, Inc., and others, said right of way to be used in common with the grantors, their heirs and assigns and the grantees, their heirs and assigns and others.

(L) 30
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