

# New York State Department of Environmental Conservation

## Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

MAR 31 2011

Rotron, Inc.  
55 Hasbrouck Lane  
Woodstock, NY 12498

Re: Certificate of Completion  
Rotron-Woodstock, Site No. 356009, Town of Woodstock

Dear Mr. Wallace,

Congratulations on having satisfactorily completed the remedial program at the Rotron-Woodstock Site (Site No. 356009). Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter;
- Provide a notice of the COC and a fact sheet describing the institutional and engineering controls (IC/EC) that are required at the site to the Site Contact list within 10 days of issuance of the COC; and
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in September 2012.

If you have any questions regarding any of these items, please contact William Bennett at (518) 402-9662.

Sincerely,

Dale A. Desnoyers, Director  
Division of Environmental Remediation

Enclosure





NYSDEC STATE SUPERFUND PROGRAM (SSF)  
**CERTIFICATE OF COMPLETION**

**CERTIFICATE HOLDER(S):**

**Name**

Rotron, Inc.

**Address**

55 Hasbrouck Lane, Woodstock, NY 12498

**SITE INFORMATION**

**Site No.:** 356009 **Site Name:** Rotron - Woodstock

**Order on Consent: Index No.** W3-0719-95-02 **Order Execution Date:** 12/18/1995

**Site Owner:** Rotron, Inc.

**Street Address:** 55 Hasbrouck Lane

**Municipality:** Woodstock **County:** Ulster **DEC Region:** 3

**Site Size:** 98.00 Acres

**Tax Map Identification Number(s):** 27.18-5-1, 27.18-5-2, 27.18-5-3, 27.18-5-4, 27.18-5-5, 27.18-5-6,  
27.18-5-7.1

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to 6 NYCRR §375-1.9.

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

**Allowable Uses under the SSF:** Industrial

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and a Deed Restriction granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Ulster County with recording identifier 2010-00013927, 2010-00013928, 2010-00013929, 2010-00013930, 2010-00013931, 2010-000132 and 2010-00013933.

**LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in 6NYCRR §375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 and any other applicable provision of law.



## CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 6NYCRR §375-1.9(f)-(g).

## CERTIFICATE MODIFICATION/REVOCATION


This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with 6NYCRR §375-1.9(e)(2) upon a finding that:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens  
Commissioner  
New York State Department of Environmental Conservation

By:

  
Dale A. Desnoyers, Director  
Division of Environmental Remediation

Date:

3/31/11



27.18.5-1

FORM 151X N.Y. DEED-WARRANTY 1964 Ed. 314 NW 958

TULSAH RE-ASSIGNED TO PATRICKS  
Tulsa Law Firm Bookings 1/1/1978**This Indenture,**

Made the 20th day of February

Nineteen Hundred and Seventy-four

Between WOODSTOCK PROPERTY, INC.,

a domestic  
a corporation organized under the laws of State of  
New York, with offices and principal place of  
business in the Village of Woodstock, Ulster  
County, N. Y.

party of the first part, and

ROTRON INCORPORATED, a domestic corporation organized under  
the laws of State of New York, with offices and principal place of  
business at Woodstock, Ulster County, New York

Witnesseth that the party of the first part, in consideration of

-----ONE-----Dollar (\$ 1.00 )

lawful money of the United States,  
paid by the party of the second part, does hereby grant and release unto the  
party of the second part, its successors and assigns forever, all  
THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being at

Woodstock, Town of Woodstock, County of Ulster and State of New York,  
bounded and described as follows:

BEGINNING at a point marked by a rock oak tree being the north-  
easterly corner of a 2.56 acre parcel of land heretofore conveyed to  
Rotron Manufacturing Company, Inc. by deed of April 20, 1957 and  
recorded in the Ulster County Clerk's Office in Liber of Deeds 998  
at page 418; thence from the said oak tree and point of beginning  
running along the westerly line of lands of Rotron Incorporated, to  
and along the westerly line of lands now or formerly of Ervin Labarr,  
formerly Tichenor, on a course of north 36 degrees 06 minutes 30  
seconds east 1103.56 feet to an iron pipe set in the end of a stone  
wall at the bottom of a hill; thence running along a stone wall and  
southwesterly bounds of lands now or formerly Zulma Parker north 66  
degrees 34 minutes 00 west 800.94 feet to an iron rod driven in a  
stone wall at the southeasterly corner of a 50 foot access parcel of  
land conveyed by Zulma Parker to Woodstock Property, Inc. by deed  
recorded in the Ulster County Clerk's Office in Liber of Deeds 1158

at page 1161; thence running along the southwesterly side of the said 50 foot access parcel north 57 degrees 30 minutes 00 seconds west 53.92 feet to an iron rod driven in the said stone wall; thence continuing along lands now or formerly of Zulma Parker north 61 degrees 09 minutes 50 seconds west 105.44 feet to an iron rod driven in the ground; thence running along the southwesterly line of a lot conveyed by Zulma Parker to Clayton Albrecht north 68 degrees 35 minutes 40 seconds west 265.39 feet to an iron rod driven in the ground; thence running along the lands conveyed by Zulma Parker to Herbert Kondo north 59 degrees 00 minutes 40 seconds west 287.00 feet to an iron rod driven in the ground; thence continuing along lands of Kondo north 76 degrees 38 minutes 40 seconds west 135.98 feet to an iron pipe driven in the ground for the northwesterly corner of the lands hereby conveyed; thence running across the easterly end of a strip of land retained by Woodstock Property, Inc., to and along the easterly line of a lot now or formerly belonging to P. Annenucci, south 28 degrees 00 minutes 40 seconds west 284.71 feet to an iron pipe driven in the ground; thence running along the easterly line of a lot now or formerly of Vincent Miraglia south 33 degrees 41 minutes 50 seconds west 200.0 feet to an iron pipe and stones; thence running to and along the lands now or formerly of A. Thompson south 33 degrees 03 minutes 40 seconds west 208.54 feet to an iron pipe and stones; thence running along the easterly line of a lot now or formerly of W. Schnuit south 30 degrees 06 minutes 00 seconds west 189.12 feet to an iron pipe set in a stone wall; thence along said wall and northeasterly bounds of H. Wells south 59 degrees 39 minutes 00 seconds east 188.64 feet to an iron pipe set in said wall; thence running along the northwesterly and northeasterly lines of a lot now or formerly of Margaret Wells north 34 degrees 56 minutes 20 seconds east 60.00 feet to an iron pipe driven in the ground; thence south 61 degrees 32 minutes 40 seconds east 219.37 feet to an iron pipe driven in the ground; thence along the easterly line of the said lot belonging to Margaret Wells south



1314 960

50 degrees 23 minutes 20 seconds west 258.73 feet to an iron pipe driven in the ground at the southeasterly corner of said Wells and on the north line of the road known as DeLisio Lane; thence running easterly along a proposed 100 foot diameter circle for a turnaround at the end of said DeLisio Lane for a length of arc of 280.53 feet to an iron pipe driven in the ground on the southerly line of DeLisio Lane; thence along the south line of said Lane north 61 degrees 28 minutes 30 seconds west 185.83 feet to an iron pipe driven in the ground; thence running along lands now or formerly of Woodstock Property Inc. south 33 degrees 13 minutes 40 seconds west 277.68 feet to an iron pipe driven in the ground; thence running along the north line of lands now or formerly Wichmann south 47 degrees 38 minutes 00 seconds east 386.92 feet to an iron pipe driven in a stone wall on the westerly bounds of other lands of Rotron Incorporated; thence running along the said westerly bounds of the said other lands of Rotron Incorporated north 30 degrees 46 minutes 10 seconds east 573.91 feet to an iron pipe driven in a stone wall; thence continuing along the said other lands of Rotron Incorporated for the following courses and distances: south 39 degrees 16 minutes 00 seconds east 562.80 feet to an iron rod driven in the ground; thence north 53 degrees 09 minutes 00 seconds east 100.00 feet to a point; thence north 86 degrees 25 minutes 00 seconds east 92.39 feet to a point marked by a large pine tree; thence south 66 degrees 40 minutes 00 seconds east 229.07 feet to a point marked by a large pine tree; thence south 52 degrees 54 minutes 00 seconds east 154.61 feet to the point and place of beginning. Containing 39.807 acres..

No right is granted by this conveyance to use the strip of land running along the northerly bounds of Annetucci and thence in a southerly direction to DeLisio Lane and thence to the State Highway Route 375. Notwithstanding, DeLisio Lane may be used as access for ingress and egress from State Highway Route 375 to the westerly corner of the above described premises as an appurtenance and for the benefit

of any one family residence which might hereafter be constructed on said westerly corner of the premises conveyed of approximately 3.4 acres. In no event shall DeLisio Lane be used for access to and from other property of Rotron Incorporated.

Being a portion of the lands conveyed to Woodstock Property Inc. by Harry M. Riseley and Grace A. Riseley, his wife, and Ida M. Riseley by deed dated January 7, 1929 and recorded on January 7, 1929 in Liber of Deeds 535 at page 545, in the Ulster County Clerk's Office. The above described premises as shown on revised survey made by Daniel C. Kleiné, L. S., dated January 28, 1974.

ALSO GRANTING AND CONVEYING ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being at Woodstock, Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point in the center of the town road known as Chestnut Hill Road running between Zena and State Highway Route 212, 40.05 feet distant on a course of south 34 degrees 40 minutes east from an iron rod driven in the ground marking the southwesterly corner of a 2.427 acre parcel of land heretofore conveyed by the party of the first part to James R. Burke, Jr. and Mary Burke, his wife, lying on the northeasterly side of said Chestnut Hill Road; thence from said point of beginning and running along the northerly line of the strip of land hereby described, passing through an iron rod driven in the ground 27.33 feet distant from the said point of beginning on a course of south 54 degrees 39 minutes west for a distance of 301.75 feet to an iron rod driven in the line of a stone wall and northeasterly bounds of lands of Woodstock Property, Inc; thence running along the line of said stone wall and lands of Woodstock Property, Inc. south 57 degrees 21 minutes east 53.92 feet to an iron rod driven in said wall; thence running along the southerly line of the strip herein described north 54 degrees 39 minutes east 280.97 feet to a point in the center of Chestnut Hill Road, aforesaid, passing through



101014 962

an iron rod driven in the ground on the southwesterly side of said Chestnut Hill Road 26.74 feet distant from the corner in the road last mentioned; thence running along the center of said Chestnut Hill Road north 34 degrees 40 minutes west 50.00 feet to the point and place of beginning. Containing 0.334 part of an acre.

Subject to a 100 foot wide electric power line easement crossing the above described premises as described in a survey of Daniel C. Kleine, dated September 28, 1964, and subject to the right of the public in and to Chestnut Hill Road.

The above described premises being a part of the 40 acre parcel described in a deed from Andrew S. Goodrich to Neilson T. Parker as recorded in Liber 432 of Deeds at page 55. Said Neilson T. Parker died a resident of Ulster County, N. Y. on December 11, 1928, leaving Zulma S. Parker his widow and residuary legatee, who conveyed the above premises to Woodstock Property, Inc. by deed dated October 7, 1964 and recorded in the Ulster County Clerk's Office in Liber of Deeds 1158 at page 1161.

This conveyance is made in the regular course of business actually conducted by the party of the first part and does not constitute all or substantially all of the assets of the party of the first part.

Nº 88324

STATE OF FLORIDA  
COUNTY OF PINELLAS } ss.

I, Harold Mullendore, Clerk of the County of Pinellas, and also Clerk of the Circuit Court of the said County, the same being a Court of Record,

DO HEREBY CERTIFY THAT, Shirlee L. Martin

whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such proof and acknowledgment, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, and authorized by the laws of said State to take the acknowledgments and proofs of deeds or conveyances, for land, tenements or hereditaments in said State, to be recorded therein. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe the signature to said certificate of proof or acknowledgment is genuine; that I have compared the impression of the seal affixed thereto with a specimen impression thereof filed or deposited in my office, and that I believe the impression of the seal upon the original certificate is genuine.

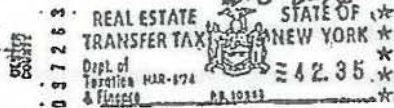
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, this 20 day of Feb 74.

HAROLD MULLENDORE, Clerk Circuit Court

By Vida Weston  
Deputy Clerk

Together with the appurtenances and all the estate and rights of the party y  
of the first part in and to said premises,

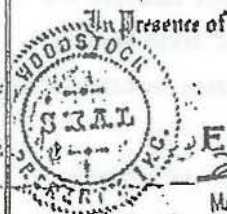
On here and to hold the premises herein granted unto the part y of the  
second part, its successors and assigns forever.



And the party of the first part covenants as follows:

First, That the part y of the second part shall quietly enjoy the said premises;  
Second, That the party of the first part will forever warrant the title to said premises.

Third, That, in compliance with Sec. 13 of the Lien Law, the grantor will  
receive the consideration for this conveyance and will hold the right to receive such  
consideration as a trust fund to be applied first for the purpose of paying the cost of  
the improvement and will apply the same first to the payment of the cost of the  
improvement before using any part of the total of the same for any other purpose.



FILED  
MAR - 6 1974

ALBERT SPADA  
NOTARY PUBLIC

In Witness Whereof, the  
party of the first part has caused its corporate  
seal to be hereunto affixed, and these presents  
to be signed by its duly authorized officer  
this 20 day of February  
Nineteen Hundred and Seventy-four

WOODSTOCK PROPERTY, INC.

By Anthony J. De Lisio  
President

FLORIDA  
State of ~~NEW YORK~~  
County of ~~PINEBURG~~  
before me personally came

On this 20 day of February  
Nineteen Hundred and Seventy-four

ANTHONY J. DE LISIO

to me personally known, who, being by me duly sworn, did depose and say that  
he resides in Woodstock, N. Y. that he is  
the President of Woodstock Property, Inc.  
the corporation described in, and which executed, the within instrument; that he  
knows the seal of said corporation; that the seal affixed to said instrument is  
such corporate seal; that it was so affixed by order of the Board of Directors  
of said corporation; and that he signed his name thereto by like order.

Albert Spada  
Notary Public, State of Florida at Large  
My Commission Expires Jan. 3, 1975  
Bonded by American Fire & Casualty Co.

Recorded on the 6 day  
of March 1974 at 2:05  
of the County of Pineburg  
Book 1314  
Page 958

Albert Spada  
Notary

1314 968





Engineers / Surveyors  
Planners  
Environmental Scientists  
Landscape Architects

*Chazen Engineering, Land Surveying & Landscape Architecture Co., P.C.*

*Chazen Environmental Services, Inc.*

*21 Fox Street, Poughkeepsie, New York 12601*

*Phone: (845) 454-3980 Fax: (845) 454-4026*

*[www.chazencompanies.com](http://www.chazencompanies.com)*

*Capital District Office: (518) 273-0055*

*Orange County Office: (845) 567-1133*

*North Country Office: (518) 812-0513*

## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 2

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the herein described parcel previously described in Liber 998 of deeds at page 418, said point being located N 72°40'58" E 2846.75 from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with southerly side Hasbrouck Lane; thence S 46°30'53" W 535.01 feet; S 46°21'06" W 77.82 feet, N 38°20'52" W 372.78 feet, S 50°55'08" W 262.20 feet, N 42°47'52" W 727.28 feet, N 30°38'16" E 338.82 feet, S 39°07'09" E 563.65 feet, N 53°17'51" E 100.00 feet, N 85°42'51" E 92.50 feet, S 66°53'09" E 229.70 feet, S 53°38'09" E 148.89 feet, N 37°18'47" E 232.27 feet and S 50°24'46" E 260.50 feet to the point or place of beginning.

CONTAINING 10.80 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from Nancy M. Schoonmaker and Frank Schoonmaker to Rotron Manufacturing Company Inc. in deed liber 998 page 418 dated April 20, 1957.

July 27, 2010



Engineers / Surveyors  
Planners  
Environmental Scientists  
Landscape Architects

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## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 3

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the herein described parcel, previously described in Liber 962 of deeds at page 8, said point being located N 54°00'15" E 1520.63 feet from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with southerly side Hasbrouck Lane; thence, N 33°38'12" E 0.11 feet N 30°38'16" E 223.60 feet, S 42°47'52" E 727.28, S50°55'08" W 165.00 feet, S 42°47'52" E 240.00 feet, S49°25'11" W 50.02 feet and N 42°47'03" W 890.87 feet to the point or place of beginning.

CONTAINING 3.67 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from Nancy M. Schoonmaker and Frank Schoonmaker to Rotron Manufacturing Company Inc. in deed liber 962 page 8 dated April 10, 1956.





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Planners  
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## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 4

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the herein described parcel, previously described in Liber 1111 of deeds at page 1105, said point be located N 79°23'54" E 2312.70 feet from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with the southerly side Hasbrouck Lane; thence S 48°01'22" W 557.00 feet, N 37°01'52" W 158.03 feet, N 49°35'57" E 93.79 feet, N 49°25'11" E 50.02 feet, N 42°47'52" W 240.00 feet, N 50°55'08" E 427.20 feet and S 38°20'52" E 372.78 feet to the point or place of beginning.

CONTAINING 4.16 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from Tana Caro and Angelica Caro to Rotron Manufacturing Company Inc. in deed liber 1111 page 1105 dated August 30, 1961.



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## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 5

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the herein described parcel, previously described in Liber 1086 of deeds at page 164, said point be located N 59°36'09" E 1202.41 feet from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with the southerly side Hasbrouck Lane; thence N 34°10'00" E 300.77 feet, N 33°38'12" E 43.77 feet, S 42°47'03" E 890.87 feet, S 49°35'57" W 93.99 feet, S 46°47'57" W 253.17 feet, N 55°42'03" W 17.42 feet, N 28°05'57" E 33.60 feet, N 10°26'57" E 39.26 feet, N 41°39'03" W 207.03 feet, N 76°27'03" W 63.72 feet and N 44°41'03" W 499.39 feet to the point or place of beginning.

CONTAINING 6.15 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from Jack Constant Van Rijn and Christiane M. Van Rijn to Rotron Manufacturing Company Inc in deed liber 1086 page 164 dated August 14, 1959.





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*Chazen Engineering, Land Surveying & Landscape Architecture Co., P.C.*

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*Orange County Office (845) 567-1133*

*North Country Office (518) 812-0513*

## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 6

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the herein described parcel, previously described in Liber 1086 of deeds at page 162, said point be located N 83°46'10" E 678.12 feet from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with the southerly side Hasbrouck Lane; thence N 34°10'00" E 646.38 feet, S 44°41'03" E 499.39 feet, S 76°27'03" E 63.72 feet, S 41°39'03" E 207.03 feet, S 10°26'57" W 39.26 feet, S 28°05'57" W 33.60 feet, S 55°42'03" E 17.42 feet, N 46°47'57" E 253.17 feet, N 49°35'57" E 0.20 feet, S 37°01'52" E 158.03 feet, N 48°01'22" E 557.00 feet, N 46°21'06" E 77.82 feet, S 51°08'40" E 191.60 feet, S 46°59'20" W 647.90 feet, S 62°04'40" E 211.30 feet, S 51°26'40" E 114.10 feet, S 42°34'40" E 104.70 feet, S 53°10'40" E 127.37 feet, S 54°00'46" W 139.97 feet, S 53°59'27" W 386.08 feet, S 39°34'27" W 105.73 feet, S 40°20'18" W 80.22, S 52°25'15" W 39.35 feet, S 37°58'11" W 84.84 feet, N 36°47'03" W 712.67 feet, N 42°33'55" E 121.00 feet, N 43°49'59" W 768.58 feet, S 34°09'21" W 317.23 feet and N 53°31'31" W 119.46 feet to the point or place of beginning

CONTAINING 23.00 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from J. Constant Van Rijn and Christiane M. Van Rijn to Rotron Incorporated in deed Liber 1272 page 551 dated January 3, 1972.

July 27, 2010



Engineers / Surveyors  
Planners  
Environmental Scientists  
Landscape Architects

*Chazen Engineering, Land Surveying & Landscape Architecture Co., P.C.*  
*Chazen Environmental Services, Inc.*  
21 Fox Street, Poughkeepsie, New York 12601  
Phone (845) 454-3980 Fax (845) 454-4026  
[www.chazencompanies.com](http://www.chazencompanies.com)

Capital District Office (518) 273-0055  
Orange County Office (845) 567-1133  
North Country Office (518) 812-0513

## Appendix A

### SURVEY DESCRIPTION SECTION 27.018 BLOCK 5 LOT 7.1

ALL that plot, piece or parcel of land situate and being in the Town of Woodstock, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the herein described parcel, previously described in Liber 1161 of deeds at page 863, said point be located S 37°46'59" E 118.78 feet from a concrete highway monument found at the intersection with the easterly side of NYS Route 375 with the southerly side of Hasbrouck Lane; thence N 29°19'00" E 160.13 feet, S 62°00'00" E 100.00 feet, N 29°19'00" E 333.80 feet, N 53°36'01" E 348.07 feet, N 29°13'00" E 190.27 feet, N 21°50'40" E 252.78 feet, N 66°03'00" W 594.57 feet, N 20°44'39" E 100.18 feet, S 66°03'00" E 923.43 feet, S 34°10'00" W 947.15 feet, S 49°33'00" W 573.96 feet, N 39°17'00" W 82.98 feet and N 38°32'00" W 179.83 feet to the point or place of beginning.

CONTAINING 10.69 ACRES MORE OR LESS

BEING and intended to be all the certain tract or parcel of land described in a conveyance from Ethel C. Hasbrouck to Rotron Manufacturing Company in deed Liber 1161 page 869 dated January 6, 1965.

July 27, 2010





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**Chazen**  
**COMPANIES**  
Engineers/Surveyors  
Planners  
Environmental Scientists  
Landscape Architects

Dutchess County Office:  
21 Fox Street Poughkeepsie, NY 12601  
Phone: (845) 454-3980

Capital District Office:  
547 River Street Troy, NY 12180  
Phone: (518) 273-0055

North Country Office:  
100 Glen Street Glens Falls, NY 12001  
Phone: (518) 812-0513

**ROTRON MANUFACTURING CO INC.**

**APPENDIX B**  
**KEY MAP**  
**SECTION 27.018, BLOCK 5, LOT 1**

**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

drawn	checked
date	scale
7/27/10	1"=450'
project no.	
49801.00	
sheet no.	

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Phone: (845) 434-3980

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**ROTRON MANUFACTURING CO INC.**

**APPENDIX B  
KEY MAP  
SECTION 27.018, BLOCK 5, LOT 2**

**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

drawn	checked
date	scale
7/27/10	1"=450'
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49801.00	
sheet no.	

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**ROTRON MANUFACTURING CO. INC**

**APPENDIX B**  
**KEY MAP**  
**SECTION 27.018, BLOCK 5, LOT 3**

**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

drawn	checked
date	scale
7/27/10	1"=450'
project no.	
49801.00	
sheet no.	

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ROTRON MANUFACTURING CO. INC

APPENDIX B  
KEY MAP  
SECTION 27.018, BLOCK 5, LOT 4

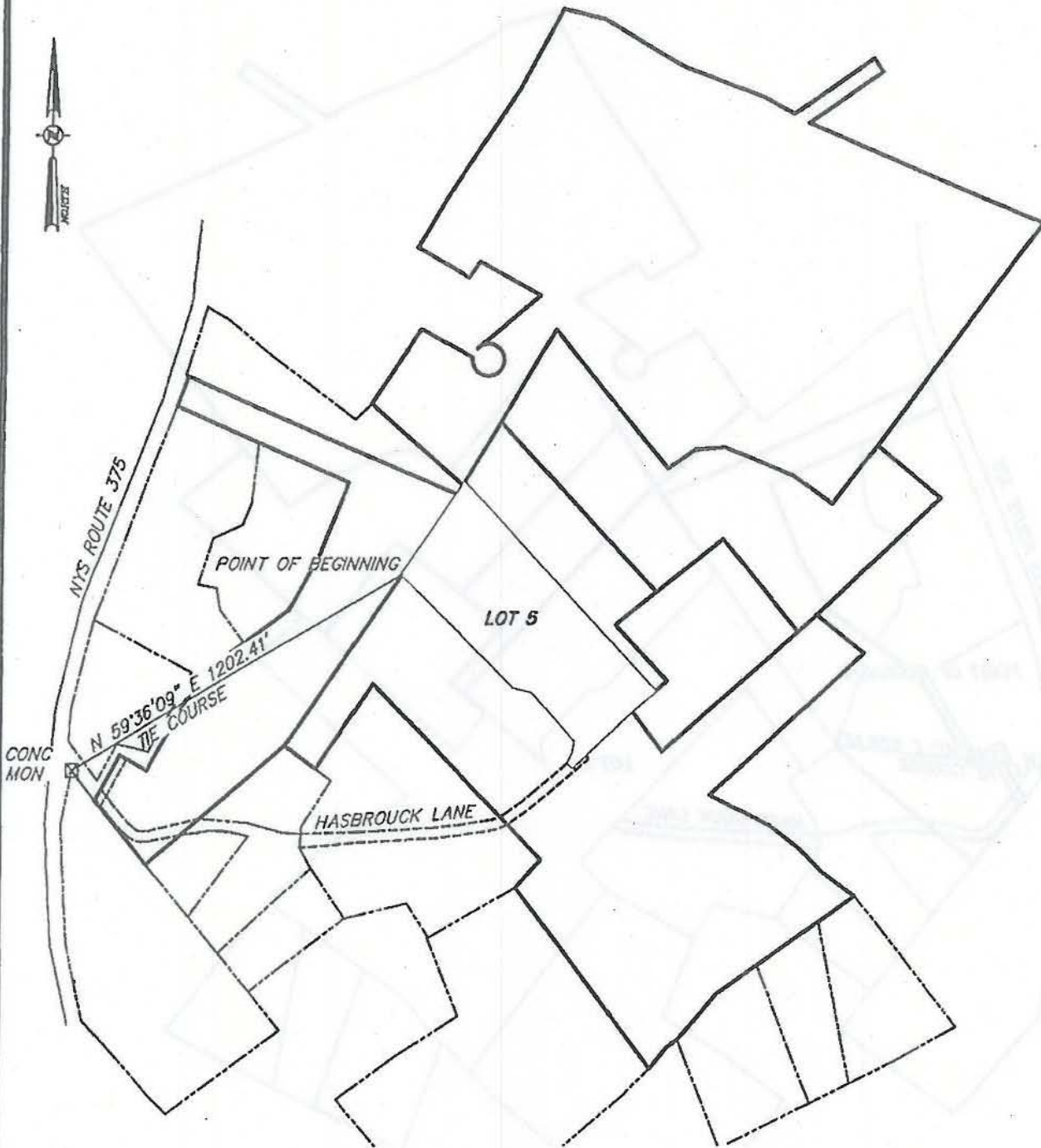
TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK

drawn	checked
date 7/27/10	scale 1"=450'
project no. 49801.00	
sheet no.	

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**ROTRON MANUFACTURING CO. INC**

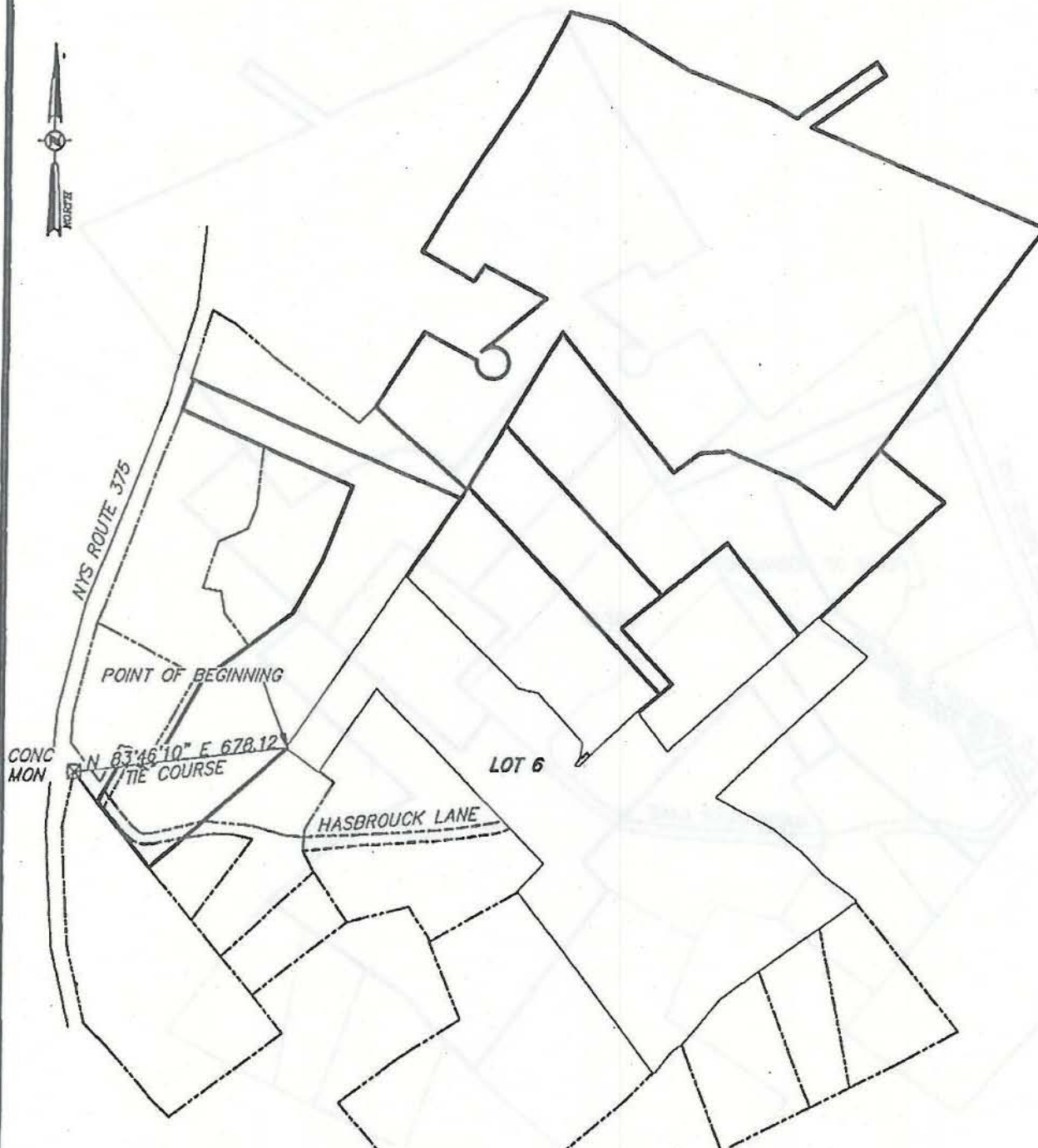
**APPENDIX B  
KEY MAP  
SECTION 27.018, BLOCK 5, LOT 5**

**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

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project no. 49801.00	
sheet no.	

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**ROTRON MANUFACTURING CO. INC**

**APPENDIX B  
KEY MAP  
SECTION 27.018, BLOCK 5, LOT 6**

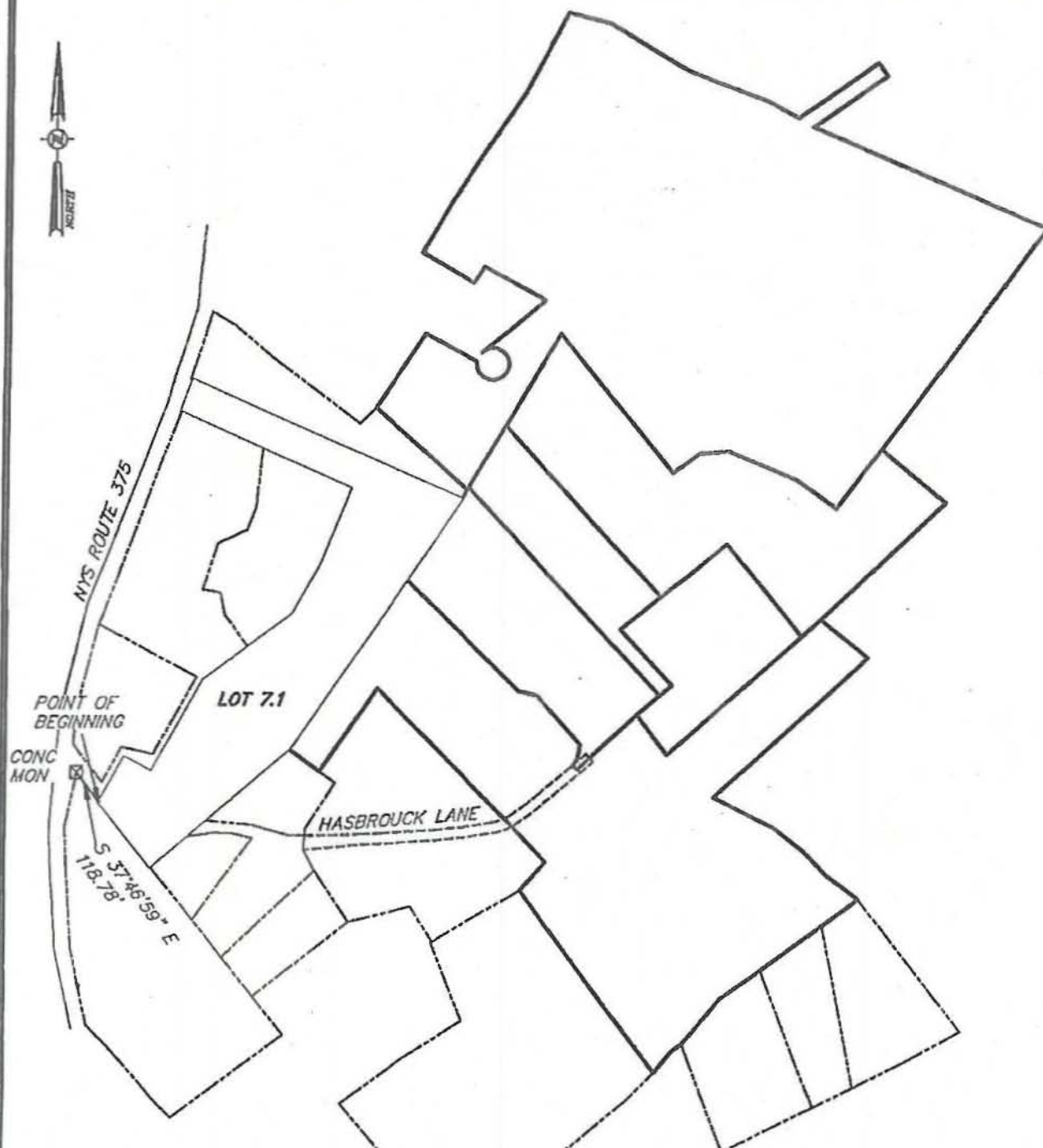
**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

drawn	checked
date	scale
7/27/10	1"=450'
project no.	49801.00
sheet no.	

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Landscape Architects

*Dutchess County Office*  
21 Fox Street Poughkeepsie, NY 12601  
Phone: (845) 454-3550

*Capital District Office*  
547 River Street Troy, NY 12180  
Phone: (518) 273-0055

*North Country Office*  
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**ROTRON MANUFACTURING CO. INC**

**APPENDIX B**  
**KEY MAP**  
**SECTION 27.018, BLOCK 5, LOT 7.1**

**TOWN OF WOODSTOCK, ULSTER COUNTY, NEW YORK**

drawn	checked
date 7/27/10	scale 1"=450'
project no. 49801.00	
sheet no.	

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**NOTICE OF CERTIFICATE OF COMPLETION**  
**Inactive Hazardous Waste Disposal Site Program**  
**Pursuant to 6 NYCRR Part 375-1.9(d)**

***Rotron-Woodstock Site, 3-56-009***  
***55 Hasbrouck Lane***  
***Woodstock, NY 12498***

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Rotron, Inc. for a parcel approximately 98 acres located at 55 Hasbrouck Lane in the Town of Woodstock, Ulster County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☐ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☐ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Deed Restriction as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Road, by contacting the Regional Environmental Remediation Engineer.



**WHEREFORE**, the undersigned has signed this Notice of Certificate

Rotron, Inc.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**

Rotron, Inc.  
55 Hasbrouck Lane  
Woodstock, NY 12498



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

3/31/2011



SITE DESCRIPTION

SITE NO. 356009

SITE NAME Rotron - Woodstock

SITE ADDRESS: 55 Hasbrouck Lane

ZIP CODE: 12498

CITY/TOWN: Woodstock

COUNTY: Ulster

ALLOWABLE USE: Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: 1 year

Description of Institutional Control

Rotron Mfg Co Inc.

Delisio Lane

Legacy Restriction

Block: 5

Lot: 1

Sublot:

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-1

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 2

Sublot:

Section: 027



Subsection: 18

S\_B\_L Image: 27.18-5-2

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 3

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-3

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 4

Sublot:

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-4

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 5

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-5

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 6

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-6

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 7

Sublot: 1

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-7.1

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

#### Description of Engineering Control

**Rotron Mfg Co Inc.**

Delisio Lane

Legacy Restriction

Block: 5

Lot: 1

Sublot:

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-1

Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 2

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-2

Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 3

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-3



Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 4

Sublot:

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-4

Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 5

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-5

Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 6

Sublot:

Section: 027

Subsection: 18

S\_B\_L Image: 27.18-5-6

Groundwater Containment

Pump & Treat

Vapor Mitigation

Lot: 7

Sublot: 1

Section: 27

Subsection: 18

S\_B\_L Image: 27.18-5-7.1

Groundwater Containment

Pump & Treat

Vapor Mitigation