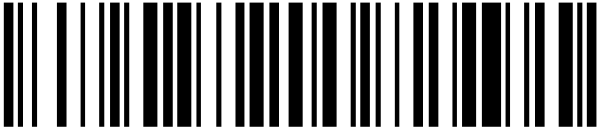


GREENE COUNTY – STATE OF NEW YORK
MARILYN FARRELL COUNTY CLERK
411 MAIN STREET CATSKILL, NEW YORK 12414

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

INSTRUMENT #: D2026-1368

Receipt#: 20260305130

Clerk: MF

Rec Date: 07/07/2026 11:22:26 AM

Doc Grp: D

Descrip: DEED MISC

Num Pgs: 5

Rec'd Frm: CSC

Total: 65.00
**** NOTICE: THIS IS NOT A BILL ****

Party1: NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

NYSDEC

GWIAZDZINSKI THOMAS G JR

Town: DURHAM

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a
(5) & 319 OF THE REAL PROPERTY LAW OF
THE STATE OF NEW YORK.

Record and Return To:

CSC

Marilyn Farrell
Greene County Clerk

ENVIRONMENTAL NOTICE

To be issued in lieu of Environmental Easement/Deed Restriction as referenced in DER-33

THIS ENVIRONMENTAL NOTICE is made the 25th day of June 2026, by the New York State Department of Environmental Conservation (NYSDEC), having an office for the transaction of business at 625 Broadway, Albany, New York 12233.

WHEREAS, a parcel of real property identified as Becker Electronics (Site # 420007), located on 2163 Route 145 in the Town of Durham, County of Greene, State of New York, designated by the Greene County Clerk's Office as tax ID: Section: 50.01 Block: 1 Lot: 38, which is the same lands conveyed by Emerald Square Enterprises, LLC to Thomas G. Gwiazdzinski, Jr. by deed dated March 9, 2015 and recorded in the Greene County Clerk's Office on March 9, 2015 in Book 1484 of Deeds at Page 1 and being more particularly described in Appendix "A", attached to this noticed and made a part hereof, and hereinafter referred to as "the Property" is the subject of a Order on Consent executed by Becker Electronics Manufacturing Corporation as part of NYSDEC's State Superfund Program; and

WHEREAS, NYSDEC approved a cleanup to address contamination disposed at the Property and such cleanup was conditioned upon certain limitations.

NOW, THEREFORE, NYSDEC provides notice that:

FIRST, the Property subject to this Environmental Notice is as shown on a map attached to this Notice as Appendix "B" and made a part hereof.

SECOND, unless prior written approval by NYSDEC or, if NYSDEC shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results or may result in a significantly increased threat of harm or damage at any site as a result of exposure to soils. A violation of this provision is a violation of 6 NYCRR 375-1.11(b)(2).

THIRD, no person shall disturb, remove, or otherwise interfere with the installation, use, operations, and maintenance of engineering controls required for the Remedy, including but not limited to those engineering controls described in the SMP and listed below, unless in each instance they first obtain a written waiver of such prohibition from NYSDEC or Relevant Agency.

FOURTH, the remedy was designed to be protective for the following uses: **Commercial** as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and **Industrial** as described in 6 NYCRR Part 375-1.8(g)(2)(iv). Therefore, any use for purposes other than Commercial and Industrial without the express written waiver of such prohibition by the Relevant Agency may result in a significantly increased threat of harm or damage at any site.

FIFTH, no person shall use the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from NYSDEC or Relevant Agency. Use of the groundwater without appropriate treatment may result in a significantly increased threat of harm or damage at any site.

SIXTH, it is a violation of 6 NYCRR 375-1.11(b) to use the Property in a manner inconsistent with this environmental notice.

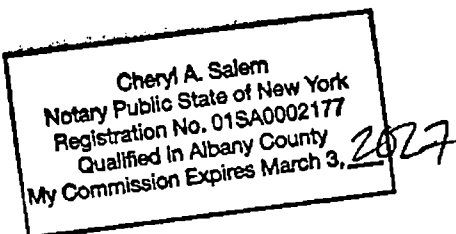
IN WITNESS WHEREOF, the undersigned, acting by and through NYSDEC of Environmental Conservation as Designee of the Commissioner, has executed this instrument the day written below.

By: Andrew Guglielmi
Andrew Guglielmi, Director
Division of Remediation

STATE OF NEW YORK)
COUNTY OF Albany) ss:

On the 25 day of June, in the year 2026, before me, the undersigned, personally appeared Andrew Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

Cheryl A. Salem
Notary Public – State of New York



Appendix A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF DURHAM, COUNTY OF GREENE, STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF NEW YORK STATE ROUTE 145 (FORMERLY KNOWN AS THE SUSQUEHANNA TURNPIKE) AS ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF EMERALD SQUARE ENTERPRISE LLC AS DESCRIBED IN DEED BOOK 1396 AT PAGE 105 ON THE NORTHWEST AND LANDS NOW OR FORMERLY OF THOMAS G. GWIAZDZINSKI, JR. AS DESCRIBED IN DEED BOOK 1484 AT PAGE 1 ON THE SOUTH; THENCE RUNNING ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 48°16'07" EAST, 96.29 FEET TO A POINT; 2) SOUTH 46°46'05" EAST, 137.19 FEET TO A POINT; 3) SOUTH 45°10'21" EAST, 119.69 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS NOW OR FORMERLY OF THOMAS G. GWIAZDZINSKI, JR. ON THE NORTHWEST AND LANDS NOW OR FORMERLY OF WELDON HOUSE, INC. AS DESCRIBED IN DEED BOOK 1449 AT PAGE 272 ON THE SOUTH; THENCE RUNNING ALONG SAID PROPERTY DIVISION LINE AND GENERALLY, IN PART, ALONG A STONE WALL SOUTH 66°26'04" WEST, 729.27 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS NOW OR FORMERLY OF EMERALD SQUARE ENTERPRISE LLC ON THE NORTHWEST; SAID LANDS NOW OR FORMERLY OF THOMAS G. GWIAZDZINSKI, JR. ON THE NORTHEAST AND SAID LANDS NOW OR FORMERLY OF WELDON HOUSE, INC. ON THE SOUTH; THENCE RUNNING ALONG SAID PROPERTY DIVISION LINE AND IN PART ALONG THE NORTHWESTERLY BUILDING FACE OF A SINGLE STORY METAL BUILDING AS IT STOOD ON JANUARY 22, 2024 NORTH 33°47'20" EAST, 441.10 FEET TO THE NORTHERLY CORNER OF SAID BUILDING, AS IT STOOD ON JANUARY 22, 2024; THENCE CONTINUING ALONG SAID PROPERTY DIVISION LINE NORTH 44°50'00" EAST, 236.06 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 129,139.600 SQUARE FEET OR 2.965 ACRES OF LAND, BEING MORE OR LESS.

Appendix B

