



60 2016 00072445

Nassau County
Maureen OConnell
County Clerk
Mineola, NY 11501

Instrument Number: 2016- 00072445

As

D98 - MISC DEEDS**Recorded On: July 27, 2016****Parties: ENVIRONMENTAL PROTECTION AGENCY****TO****Recorded By: CAROL FITZPATRICK****Billable Pages: 2****Num Of Pages: 3****Comment:**

**** Examined and Charged as Follows: ****

D98 - MISC DEEDS 55.00 Blocks - Deeds - \$300 300.00

Recording Charge: 355.00**Property Description:**

Line	Section	Block	Lot	Unit	Town Name
1	9	672	4		N. HEMPSTEAD

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Document Number: 2016- 00072445

Receipt Number: 340234

Recorded Date/Time: July 27, 2016 11:49:54A

Book-Vol/Pg: Bk-D VI-13390 Pg-418

Cashier / Station: 0 GJS / NCCL-CCH1FP2

Record and Return To:

US ENVIRONMENTAL PROTECTION AGENCY REG 2

EMERGENCY & REMEDIAL RESPONSE DIVISION

290 BROADWAY 20TH FL ATT JOEL SINGERMAN

NEW YORK NY 10007

**County Clerk Maureen O'Connell**

Notice to Successors-In-Title: S9-B672-05-22-2003, Lot 4

Notice is hereby given to all successors-in-title to the property ("Property") located at 435 First Street, Mineola/North Hempstead, New York, that the Property is subject to environmental restrictions. The Property consists of one parcel of land, as recorded on the Nassau County Department of Assessment Tax Map S9-B672-05-22-2003 and recorded at the Nassau County Clerk's Office, Registrar of Deed at Liber 09885 and Page 0553.

The Property is part of the Jackson Steel Superfund Site ("Site"), which the United States Environmental Protection Agency ("EPA") placed on the Superfund National Priorities List pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9605, as set forth at 40 C.F.R. Part 300, Appendix B, by publication in the *Federal Register* on February 4, 2000.

Based upon the results of a remedial investigation to determine the nature and extent of contamination and a feasibility study to identify and evaluate remedial alternatives, a Record of Decision for the Site was issued by EPA in 2004. The selected remedy, as modified by EPA's 2007 Explanation of Significant Differences ("ESD"), included, among other things, the excavation and off-Site disposal of the contaminated surface soil and contaminated material in on-Site sumps, a trench, and dry wells; in-situ soil vapor extraction ("ISVE") to treat the volatile organic compound ("VOC")-contaminated subsurface soil and in-situ chemical oxidation to treat the VOC-contaminated groundwater in the Upper Glacial Aquifer.

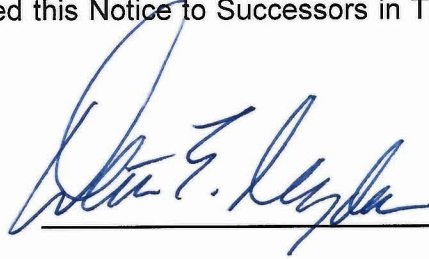
While the cleanup objectives for the groundwater and soil were met in 2006 and 2008, respectively, EPA continued to operate the ISVE system until 2013 because VOC vapors were still being recovered from underneath the Jackson Steel building's floor.

VOCs present in soil and groundwater, even at low levels, can migrate into buildings. This process, which is called vapor intrusion, can result in unacceptable human exposures to VOCs inside occupied buildings. To prevent such exposure at the Site, if the existing building located on the Property is occupied or replaced with another structure, vapor intrusion sampling and/or mitigative measures to prevent exposure to VOCs may be necessary.

Consistent with the requirements of an ESD issued by EPA on June 20, 2016, so that EPA and New York State Department of Environmental Conservation ("NYSDEC") can determine an appropriate course of action related to vapor intrusion, this notice is prepared to provide perpetual notice to any potential purchaser, lessee, or other user of the Property that EPA and NYSDEC must be notified if and when a determination is made that the existing building will be occupied or replaced with another structure.

Because the record owners of the Property could not be identified to record a deed notice, EPA is filing this notice to successors-in-title to provide notice to any successors-in-title to provide information regarding the various restrictions on uses of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Notice to Successors in Title this 26th day of July, 2016.



Walter E. Mugdan, Director
Emergency and Remedial Response
Division
Environmental Protection Agency,
Region 2
290 Broadway, 19th Floor
New York, NY 10007

State of New York)
) ss.:
County of New York)

On the 26th day of July in the year 2016 before me, the undersigned, personally appeared Walter E. Mugdan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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 acknowledgement



Record and Return To:

U.S. Environmental Protection Agency, Region 2
Attention: Joel Singerman
Emergency and Remedial Response Division
290 Broadway, 20th Floor
New York, NY 10007