

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**SPENCER, GLEASON, HEBE & RAGUE, P.C.
17 CENTRAL AVENUE
WELLSBORO, PA 16901**

Instrument Number - 200400475

Recorded On 1/20/2004 At 9:20:50 AM

* Instrument Type - MISCELLANEOUS

* Total Pages - 6

Invoice Number - 71922

* Direct Party - OSRAM SYLVANIA PRODUCTS INC

* Indirect Party - OSRAM SYLVANIA INC

* Customer - SPENCER, GLEASON, HEBE & RAGUE, P.C.

*** FEES**

RECORDING FEES	\$15.00
COUNTY IMPROVEMENT FUND	\$2.00
RECORDER IMPROVEMENT FUND	\$3.00
STATE WRIT TAX	\$0.50
TOTAL	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

BK 0755PG7831

DEED NOTICE FOR OSRAM SYLVANIA
(FOR THE PROPERTY AT ONE JACKSON STREET, WELLSBORO, PA)

This Deed Notice is made the 19th day of January, in
the year two thousand four (2004).

BETWEEN

OSRAM SYLVANIA, INC., of Wellsboro, Tioga County, Pennsylvania,
GRANTOR

A N D

OSRAM SYLVANIA, INC., of Wellsboro, Tioga County, Pennsylvania,
GRANTEE

SPENCER, GLEASON,
HEBE & RAGUE, P.C.
ATTORNEYS-AT-LAW
WELLSBORO, PA.

BK0755PG7832

**DEED NOTICE FOR OSRAM SYLVANIA
(FOR THE PROPERTY AT ONE JACKSON STREET IN WELLSBORO, PA)**

1. Pursuant to Section 304(m) of Pennsylvania's Land Recycling and Environmental Remediation Standards Act ("Act 2"), 35 P.S. § 6026.304(m), Osram Sylvania Products, Inc. hereby acknowledges that hazardous substances and hazardous wastes were released to a portion of the land described in the deed (the "Land" or the "property"). The surface area size and exact location of the released substances on the Land (the "Release Area") is as shown on the map attached hereto as Exhibit A. The types of hazardous substances and hazardous wastes present in the Release Area include hydrofluoric acid and lead. The concentration of lead within the Release Area was detected at a level that exceeds both the soil to groundwater and direct contact statewide health standards as set forth in the regulations implementing Act 2, 25 PA CODE § 250.1 *et seq.*

The Act 2 Cleanup Plan, approved by the Pennsylvania Department of Environmental Protection (the "PADEP") by letter dated October 23, 2003 describes the remediation measures performed at the Release Area (mainly the installation of a protective concrete cap) and demonstrates that site-specific pathway elimination for all potential exposure pathways (direct contact, infiltration/leaching to groundwater and surface runoff) related to the Release Area is achieved by the remediation measures. Consistent with determinations of the PADEP, and in accordance with the provisions of Section 304 of Act 2 (35 P.S. § 6026.304), this deed is subject to the following restrictions: Owner shall have a continuing duty to maintain the integrity of the approved cap overlying the Release Area and shall comply with all post remediation care requirements as set forth in the above-referenced Act 2 Cleanup Plan.

In order to maintain the liability protection of Act 2, 35 P.S. § 6026.101 *et seq.*, for the Release Area, where the approved cap is breached or removed, remaining soils or other materials where such excavation or removal occurs (the "Area") shall either: (1) meet applicable statewide health standards or numeric based site-specific standards approved by the PADEP (or its successor) in writing; or (2) be covered with material which eliminates the pathway of exposure to the underlying contamination and is capable of physically supporting the intended use of the Area. Such alternative cover shall be placed on the Area within such period of time as set forth in a worker health and occupational safety plan developed with respect to such Area as approved by the PADEP (or its successor). The alternative cover shall thereafter be maintained by the landowner in good and proper repair.

Pursuant to Sections 304 of Act 2, 35 P.S. § 6026.304, the above restrictions and covenants shall apply to and run with the land and no modification of these restrictions or covenants shall be made, except as authorized pursuant to Section 903 of Act 2, 35 P.S. § 6026.903. This hazardous substance and hazardous waste acknowledgement is required to be included in the description of the Land (to the extent that it contains the Release Area) described in this deed for all future conveyances or transfers of the Land pursuant

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to Section 512(b) of the Hazardous Sites Cleanup Act, 35 P.S. § 6020.512(b) and Section 405 of the Solid Waste Management Act, 35 P.S. § 6018.405.

2. The shallow groundwater beneath the property contains hexavalent chromium and arsenic in excess of EPA's Maximum Contaminant Levels ("drinking water standards"). Groundwater within the property boundary shall not be used as a "drinking water supply," as that term is defined in Section 101(7) of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. § 9601(7), so long as groundwater impacts remain above drinking water standards.

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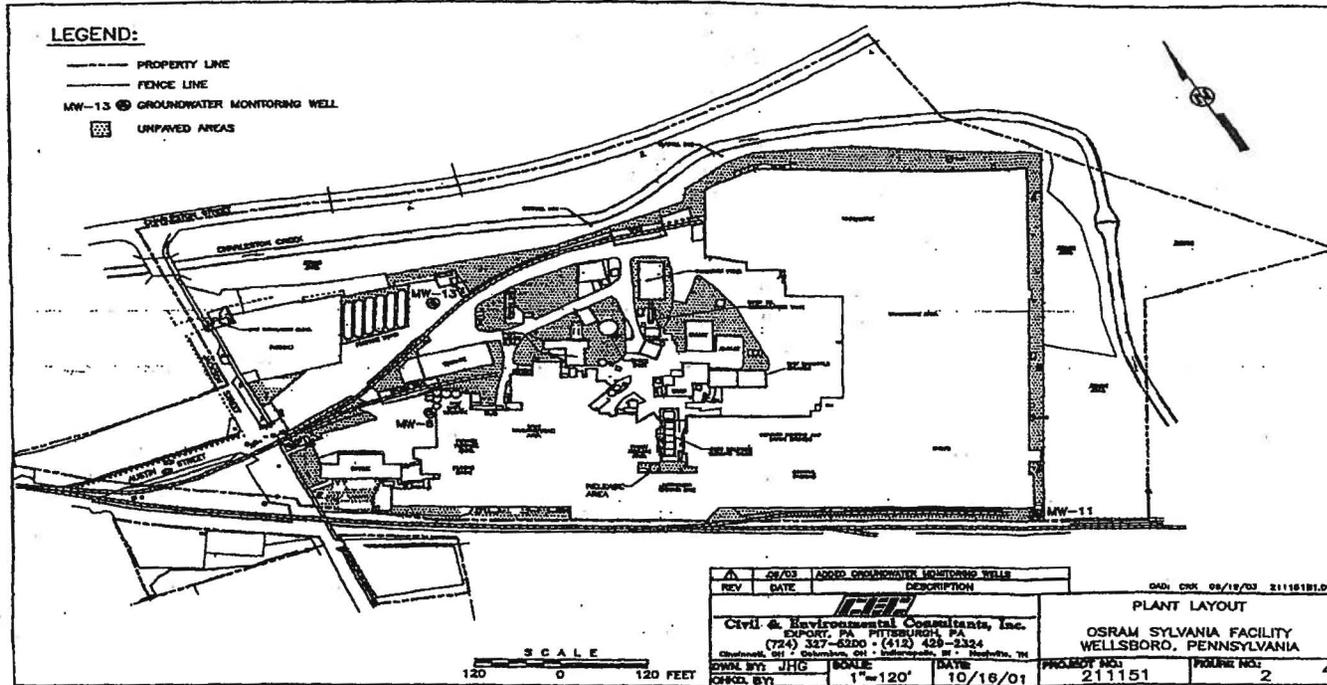


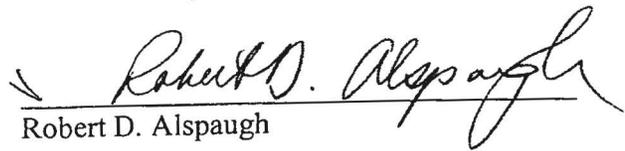
Exhibit A

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF TIOGA }

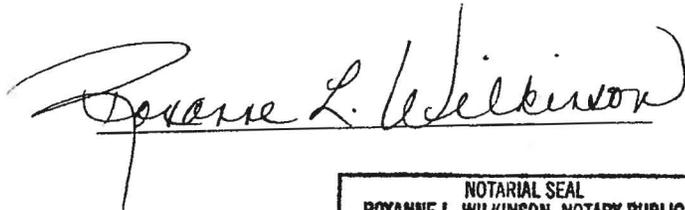
I, Robert D. Alspaugh, as the duly authorized representative of Osram Sylvania Products, Inc., Wellsboro, Pennsylvania, do hereby execute the within Deed Notice concerning the real property of Osram Sylvania Products, Inc., situated within the Borough of Wellsboro, Tioga County, Pennsylvania; more particularly described in Tioga County Deed Book 731 at page 450.

Osram Sylvania Products Inc.


Robert D. Alspaugh

On this, the 19th day of January, 2004, before me a notary public, the undersigned officer, personally appeared Osram Sylvania Products Inc., **ROBERT D. ALSPAUGH**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



NOTARIAL SEAL
ROXANNE L. WILKINSON, NOTARY PUBLIC
WELLSBORO BORO., TIOGA COUNTY
MY COMMISSION EXPIRES MARCH 26, 2005