

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 2, 2025

Mr. Matthew Loncar
Chromium Corporation
1 Campus Drive, C/O James Miller
Parsippany, New Jersey 07054

Re: Municipal Setting Designation (MSD) Certificate for Chromium Corporation, Cybershield of Texas Site, located at 308 Ellen Trout Drive, Lufkin, Angelina County, TX; MSD No. 523; Voluntary Cleanup Program (VCP) No. 1227; Customer No. CN600130041; Regulated Entity No. RN100212679

Dear Mr. Loncar:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on May 16, 2024 and additional information supporting this MSD application on May 28, 2024, November 21, 2024, December 13, 2024, January 27, 2025, March 28, 2025, July 15, 2025, and September 24, 2025. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2332 or via email at austin.klein@tceq.texas.gov.

Sincerely,

Austin Klein

Austin Klein, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 523

cc: Anthony Ekonomou, BGE Environmental Services Group (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



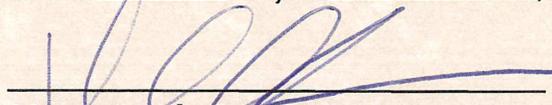
MUNICIPAL SETTING DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 523, in the City of Lufkin, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 2nd day of October, 2025



Merrie Smith, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

CYBERSHIELD OF TEXAS, INC.

THE STATE OF TEXAS.
"TO WHOM IT MAY CONCERN"
COUNTY OF ANGELINA

I, Michael G. Parker, Registered Professional Land Surveyor, do hereby certify that the attached plot is a true and correct plot showing all that certain tract of land described as follows, to-wit:

BEING all that certain tract or parcel of land and situated in Angelina County, Texas, out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being all that of certain 12.00 acre tract described in a deed from Lufkin Industrial Development Authority to Chromium Corporation of Texas dated June 20, 1980 and recorded in Volume 505 on Page 251 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purpose and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 12.00 acre tract and the Southwest corner of Lot No. 2 of the D & S INDUSTRIAL PARK, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet C on Slide 82-A of the Map and Plat Records of Angelina County, Texas, a 1/2" pipe found for corner in the East right-of-way line of Spence Street (F.M. Highway No. 3439), said pipe witnessed by a chain link fence corner bearing S 24° E 5.5 feet;

THENCE S 76° 00' 00" E (called S 76° 00' 00" E) with the North boundary line of the said 12.00 acre tract and the South boundary line of the said Lot No. 2, at 839.70 feet (called 842.86 feet) the Northeast corner of the said 12.00 acre tract and the Southeast corner of the said Lot No. 2, a 1/2" pipe found for corner in the West boundary line of that certain 200 acre tract described as first tract in a deed from L.H. Denman to Mary Claire Denman, et al dated October 16, 1941 and recorded in Volume 449 on Page 577 of the Real Property Records of Angelina County, Texas, said pipe witnessed by a chain-link fence corner bearing S 40° W 4.8 feet;

THENCE S 00° 28' 31" W (called S 00° 18' 05" W) with the East boundary line of the said 12.00 acre tract and the West boundary line of the said 200 acre tract, at 659.37 feet (called 662.58 feet) the Southeast corner of the said 12.00 acre tract, a 1/2" pipe found for corner in the North right-of-way line of State Highway Loop No. 287, said pipe witnessed by a chain link fence corner bearing N 10° E 4.9 feet, a 1/2" rod bearing S 51° 33' 46" E 6.10 feet, and a concrete right-of-way monument bearing S 62° 44' 54" E 11.54 feet;

THENCE five calls with the South boundary line of the said 12.00 acre tract and the North right-of-way line of the said State Highway Loop No. 287 as follows:

- (1) N 62° 44' 54" W (called N 62° 52' 00" W), at 346.74 feet (called 346.71 feet) the beginning of a 02° 29' 33" curve to the left, a 1/2" pipe found for corner.
- (2) Northwesterly with the said curve to the left (Central Angle = 01° 51' 12" Radius = 2298.79 feet with Long Chord Bearing and Distance = N 63° 43' 34" W 74.35 feet (called N 63° 48' 00" W 74.35 feet)), at 74.35 feet an "x" chiseled in concrete for corner, said "x" witnessed by a chain link fence corner bearing N 47° W 6.9 feet;
- (3) S 25° 20' 51" W 50.00 feet (called S 25° 17' W 50.00 feet), an "x" chiseled in concrete for corner, said "x" witnessed by a fire hydrant bearing S 85° W 62.0 feet;
- (4) Northwesterly with a 02° 32' 52" curve to the left (Central Angle = 10° 36' 48" Radius = 2248.79 feet with Long Chord Bearing and Distance = N 69° 57' 33" W 415.96 feet (called N 69° 41' 45" W 421.90 feet)), at 416.56 feet a 1/2" pipe found for corner witnessed by a concrete right-of-way monument bearing S 10° 44' 48" E 0.95 feet and a chain link fence corner bearing N 24° E 4.0 feet;
- (5) N 59° 51' 50" W (called N 59° 35' 00" W), at 167.01 feet (called 167.15 feet) the Southwest corner of the said 12.00 acre tract; a 1/2" pipe found for corner in the East right-of-way line of the aforesaid Spence Street (80 right-of-way), said pipe witnessed by a concrete right-of-way monument bearing N 76° 43' 36" W 1.01 feet and a chain link fence corner bearing N 73° E 5.6 feet;

THENCE N 14° 01' 14" E (called N 14° 00' 00" E) with the West boundary line of the said 12.00 acre tract and the East right-of-way line of the said Spence Street (F.M. Highway No. 3439), at 504.83 feet (called 504.71 feet) the point and place of beginning and containing 11,899 acres of land, more or less.

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Matthew Loncar, as an authorized representative of
Chromium Corporation, known to me to be the person
whose name is subscribed below who being by me first duly sworn, upon their oath,
stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.

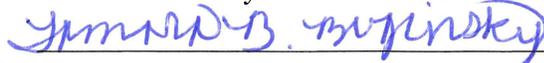

Signature

Date: May 20, 2024

Matthew Loncar
Printed Name
Senior Vice President, Business Affairs,
General Counsel and Secretary
Title

STATE OF New Jersey
COUNTY OF Morris

SUBSCRIBED AND SWORN before me on this the 20th day of
May 2024, to which witness my hand and seal of office.


Notary Public in and for the State of New Jersey

